

**PLANNING BOARD MEETING MINUTES**

Wednesday, October 25, 2023 – 6:00 PM

Planning Board Public Meeting

\*Lincoln Town Hall, 148 Main Street, Lincoln NH

\*Hybrid meeting available both in person & via Zoom Meeting Platform to allow for town wide participation. A quorum of Planning Board members must be physically present at the meeting. Although there is space in the large conference room for 8-12 guests in addition to the Board members, the public is welcome to participate remotely using ZOOM. Planning Board Meetings can be attended in-person at the Town Hall Building. Recordings of all Planning Board meetings can be found at [www.youtube.com](http://www.youtube.com) (Lincoln NH Planning Board Meeting 10-25-2023). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

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(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for same link, meeting ID and passcode.)

**I. CALL TO ORDER** by the Chairman James Spanos:

A. **Planning Board Members Present:** Chair James Spanos, Vice-Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Danielle Black

B. **Planning Board Member Excused:** Member Paul Beaudin and Alternate Mark Ehrman

C. **Staff Present:** Planner Carole Bont

D. **Consultant:** None

**E. Guests Present:**

- **Michael (Mike) J. Donahue, Sr.**, nonresident, (**ABUTTER**) 68 Potato Hill Road, Woodstock, NH 03293 and owner of J&M Donahue, Inc. (Excavating & Concrete), 1162 Daniel Webster Highway, PO Box 56, Woodstock, NH 03293-0056, and winning bidder for contract to develop the Lincoln Industrial Park in exchange for two (2) lots and rights of first refusal (RFR) for the other lots. (Via Zoom.) Co-owner with Bobbi Anne Donahue of the first two (2) lots on the right on Arthur Salem Way in the Lincoln Industrial Park:
  - (1) Arthur Salem Way Lot #1 (Map 109, Lot 025) (0.49 Acres); and
  - (2) Arthur Salem Way Lot #3 (Map 109, Lot 024), (0.48 Acres).
- **Douglas P. Hayward**, nonresident, (**APPLICANT**), P.O. Box 7763, North Port, FL 34290 and co-owner with Edna P. Hayward of 179 Main Street (Map 118, Lot 078) and owner/operator of Nachos Mexican Grille and More Restaurant and Bar at 179 Main Street, Lincoln, NH 03251.
- **"iPhone13"** – is an unidentified participant #1 who named their computer handle, "iPhone13" (via Zoom).
- **Doriann Jasinski**, nonresident, 33 Presidential Drive, Southborough, MA 01772, co-owner with Lawrence J. Jasinski, of 196 Black Mountain Road (Map 130, Lot 095) (Via Zoom).

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**II. CONSIDERATION of meeting minutes from:**

**A. September 27, 2023 (Wednesday)- Not available currently.**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin.

**B. October 11, 2023 (Wednesday)- Not available currently.**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Danielle Black.

*Chair Spanos appoints Alternate Danielle Black to sit for Member Beaudin who is excused.*

**Chair Spanos motions to pass over the minutes.**

**Alternate Black seconds, all in favor**

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**IV. NEW BUSINESS**

**A. Kurt O'Connell d/b/a O'Connell Builders, LLC:**

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**At 6:02 PM, Chair Spanos advises there is a request for the Planning Board to skip over the Kurt O'Connell matter for now and move on to Douglas Hayward's matter as Hayward is present and then return to the Kurt O'Connell matter.**

**Motion made and seconded. All in favor.**

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**IV. NEW BUSINESS**

**A. Conceptual – CON 2023-15 M118 L078 Douglas & Edna P. Hayward (property owners) & Edson J. Pereira and Wendal P. Lima d/b/a Nachos Mexican Grille ("Investors")**

**Douglas G. Hayward & Edna P. Hayward (a/k/a Edna Rosa Hayward)** own 179 Main Street (Map 118, Lot 078). On the front portion of the lot is a mixed-use building with one (1) three (3) bedroom apartment upstairs and a restaurant downstairs known as Nachos Mexican Grille Restaurant. There is a large porch that wraps around the front and along one (1) side of the bottom floor with eight (8) outdoor tables and four (4) chairs per table for a total of approximately thirty-two (32) outdoor seats. The rear of the lot has a gravel parking area. The applicants want to enclose some or a portion of the porches and serve people in those areas throughout the winter months.

1. **Property Owners: Douglas G. Hayward & Edna P. Hayward (a/k/a Edna Rosa Hayward)**  
PO Box 7763  
North Port, FL 34290-7763

**2. Applicants/“Investors”:**

**Edson J. Pereira** d/b/a  
Garra Plastering, Inc.  
9 Bagnall Ave  
Saugus, MA 01906

**Wendel P. Lima** d/b/a  
Garra Plastering, Inc.  
9 Bagnall Ave  
Saugus, MA 01906

**3. Subject Parcel: 179 Main Street (Map 118 Lot 079) (0.31 Acres)**  
General Use (GU) District. Minimum setbacks are fifteen feet  
(15’) from the front, sides and rear property boundary lines

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**Presentation/Discussion:**

**Enclosing the Porch During the Winter to Add Seating**

Mr. Hayward says he received a memo or something regarding parking at Nacho’s Restaurant. He is unsure what is going on but he wanted to address it.

Planner Bont reports Mr. Hayward’s brother-in-law or his partner, Wendal P. Lima came into the Town Offices. Wendal P. Lima and Edson J. Pereira wanted to propose enclosing the porch. As a temporary measure, they had put plastic up around the outside deck. The Fire Chief Ron Beard stopped by because he was concerned about the use of a plastic enclosure combined with the heaters. Fire Chief Beard told them they needed to speak with the Town Planner.

Mr. Hayward said Wendal P. Lima and Edson J. Pereira want to be able to serve food to customers on the porch all winter long. He said that the Fire Chief discussed with those two (2) using an alternate source of heat such as electric heating. Mr. Hayward continues that this deck/porch area would not be closed in permanently but only seasonally.

Mr. Hayward said that he and his wife are retired and live most of the time in Florida. His brother-in-law and partner have taken over running the restaurant. They want to try their idea of enclosing the porch this winter and see if they can increase the seating during the Town’s busy months when the skiers are here. They want to know if enclosing the porch would allow them to “bring in more volume”. Mr. Hayward said that right now there is enough seating for forty (40) people inside and fifty (50) outside.

Chair Spanos advises they need to evaluate how many seats were approved with the original site plan and how many are there now. Mr. Hayward believes the original plan was for seventy-six (76) seats and there are currently eighty-four to eighty-five (84-85) seats.

### **Number of Onsite Parking Spaces**

Chair Spanos asks how many parking spaces there are.

Mr. Hayward reports there are twenty (20) parking spaces on his lot. And that was without consideration for the fact that he shares the parking lot owned by his neighbor Gary Chaiken who owns Village Ski and Sport, Inc. at 173 Main Street (Map 118, Lot 077). The two (2) businesses have been sharing the same space. Both businesses have parking lots in the rear that are adjacent to each other. Nachos is busier at night and during the lunch hours whereas Village Ski and Sport is busier first thing in the morning when people pick up their skis and snowboard and late in the afternoon when people return their equipment. Mr. Hayward said, in addition, Nachos has two (2) parking spaces on the street (NH Route 112/Main Street/Kancamagus Highway).

Mr. Hayward said two (2) parking spaces needed for the residential dwelling units are needed for the three (3) bedroom apartment upstairs.

### **Source of Approval for Outdoor Seating**

Planner Bont asks if the outdoor seating came into place for Nachos during COVID, like it did many other businesses. Mr. Hayward states outdoor seating at Nachos was in place before that. Only the porch roof or cover was recent.

*Note: The porch roof was installed without a Land Use Authorization Permit.*

### **What is Required for Outdoor Seating?**

Alternate Black states that all that is needed is to confirm seating and parking.

Mr. Hayward asks how you even formulate parking as some other places in Town don't have any parking, like FlapJacks Pancake House at 149 Main Street and the Thai Nine Restaurant at 151 Main Street.

Chair Spanos advises Mr. Hayward that the Planning Board needs to ascertain what is currently there for seating and parking spaces versus what was approved by the Planning Board as part of their Site Plan Review approval.

Planner Bont explains that Mr. Hayward has indoor and outdoor seating. Her question is this: is the Planning Board going to apply the same rules to this restaurant that the Planning Board has applied to every other restaurant. The rule the Planning Board has been applying is: if a restaurant has twenty (20) seats outside on the porch or deck, then the restaurant has to have twenty (20) spare seats inside to move the outside customers inside during inclement weather. The Planning Board granting permission to have as many outdoor seats as indoor seats, does not mean the restaurant can double the seating overall.

Chair Spanos says that rule was in effect only during COVID. Mr. Hayward is asking for indoor seating that is more permanent, so Chair Spanos thinks there is a difference.

Planner Bont reminded Chair Spanos that the Planning Board applied that rule even after COVID was supposedly over. The rule was still applied.

Mr. Hayward believes he is "grandfathered in" maybe?

Vice Chair Chenard confirms Mr. Hayward's Nachos Restaurant has been there since about 2005-2006. Mr. Hayward agrees.

### **Number of Parking Spaces to Cover Number of Seats and Residential Tenants**

Selectmen's Representative Robinson believes the reason for the Planning Board's flexibility in its requirement for adequate parking spaces was that for the outdoor places that weren't covered, the restaurant owners wanted to and needed to and should keep an empty table inside due to weather. If seats on the deck or porch becomes covered or enclosed, then there is a need for additional parking for those additional tables. Plus, the employee spaces.

Vice Chair Chenard believes if the parking is reconfigured there would be more than adequate amount of parking spaces at Nachos for those additional seats.

### **Roof Over the Porch/Deck & Proposed Enclosed Walls**

Selectmen's Representative Robinson asks what the enclosure is going to consist of as far as a roof and walls.

Mr. Hayward says there is already a roof over the deck on the side of the building.

Planner Bont reports she has never been given an application for a Land Use Authorization Permit for the roof over the deck.

Selectmen's Representative Robinson refers to a photo provided by the Planner from the Property Assessment Cards, but the photo is out of date because there is no roof over the side deck.

Mr. Hayward said he didn't realize he needed a Land Use Permit for the roof. He says he talked to the "planning manager".

Planner Bont advises she is the only one in the planning department.

Then Mr. Hayward said he believes he called in and may have talked to the "fire guy" but now he is not sure who he talked to.

Planner Bont advises getting a permit now may be difficult. She asked if the roof was on the side of the building. It is. He will need an after-the-fact Land Use Authorization Permit.

Alternate Black asks what the plastic walls would be replaced with or if they would remain plastic. Mr. Hayward says he doesn't want to keep it plastic. He may consider enclosing it all in with windows and walls and heat. It's just not there yet.

Alternate Black recommends that Mr. Hayward come in with a wrapped site plan with measurements with the calculations for what parking areas he has and how many seats.

Chair Spanos doesn't believe there is enough information to make a decision.

The Planning Board agrees that Mr. Hayward will have to come back with more information.

Selectmen's Representative Robinson believes that if the deck wasn't in the original site plan it may trigger a review.

November 8<sup>th</sup> is the next Planning Board meeting. Planner Bont confirms there is enough time. Planner Bont provided Douglas Hayward with an application for a Land Use Authorization Permit for the roof over the deck.

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#### IV. NEW BUSINESS

##### A. Kurt O'Connell d/b/a O'Connell Builders, LLC:

O'Connell Buildings, LLC made an offer to the Town of Lincoln Board of Selectmen to purchase one lot and to purchase a Right of First Refusal on a second lot, both lots in the "Lincoln Business Park" a/k/a "Lincoln Industrial Park".

**Applicant:** Kurt O'Connell d/b/a  
O'Connell Builders, LLC  
6 East Side Road  
Woodstock, NH 03262

**Property Owner:** Town of Lincoln  
148 Main Street  
PO Box 25  
Lincoln, NH 03251-0025

**Property:**

- a. Parcel known as "Lot 2" in the Lincoln Business Park (a/k/a Lincoln Industrial Park) with an address of "Arthur Salem Way Lot #2" (Tax Map 109, Lot 018) (0.47 Acres) located in the Small Business District (SBD); and
- b. Parcel known as "Lot 4" in the Lincoln Business Park (a/k/a Lincoln Industrial Park) with an address of "Arthur Salem Way Lot #4" (Tax Map 109, Lot 019) (0.36 Acres) located in the Small Business District (SBD).

**Project:**

On October 13, 2023, Board of Selectmen received an offer to purchase:

1. **Parcel** known as "Lot 2" in the Lincoln Business Park (a/k/a Lincoln Industrial Park) with an address of "Arthur Salem Way Lot #2" (Tax Map 109, Lot 018) (0.47 Acres) located in the Small Business District (SBD); and
2. **Recorded Right of First Refusal to Purchase** second parcel (abutting "Lot 2"), known as "Lot 4" (Tax Map 109, Lot 019) in the Lincoln Business Park (a/k/a Lincoln Industrial Park) with an address of "Arthur Salem Way Lot #4" (Tax Map 109, Lot 019) (0.36 Acres) located in the Small Business District (SBD).

**Applicable Laws:**

Per NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both:

"The Selectmen shall have the authority to acquire or sell land, buildings or both; provided, however, they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies, where a board or commission or both, exist."

The Planning Board will hold a public hearing on Wednesday, October 25, 2023, at 6:00 PM to make a recommendation to the Board of Selectmen about the proposed sale.

After receiving the recommendation from the Planning Board and prior to voting on the proposed sale, the Board of Selectmen is required to hold two (2) public hearings at least 10 days but not more than 14 days apart. (See NH RSA 41:14-a.)

In accordance with **RSA 41:14 – Acquisition or Sale of Land, Buildings, or Both** the Board of Selectmen will hold Two (2) Public Hearings on:

1. Monday, November 6, 2023, 5:30 PM; and
2. Monday, November 20, 2023, 5:30 PM.

After receiving input from Public Hearings, the Board of Selectmen will vote on whether to accept the offer and sell the property.

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## **Presentation/Discussion**

### **Lincoln Business Park a/k/a Lincoln Industrial Park**

At 6:23:25 PM, discussion began regarding whether the Planning Board should recommend that the BOS permit Kurt O'Connell to purchase the first subject lot and purchase a right of first refusal for the second subject lot.

Vice Chair Chenard asks, regarding purchasing first right of refusal, how long does a right of first refusal go for?

Selectmen's Representative Robinson reports the Board of Selectmen (BOS) voted at their last meeting and accepted Kurt O'Connell's offer, but their acceptance excluded the right of first refusal.

Selectmen's Representative Robinson says the reason the BOS rejected the right of first refusal because two (2) things got push back a few years ago when this was tried before:

1. **Changed the Deed Covenants and Restrictions:** The idea of employees being required to be onsite versus offsite. That was resolved by the Town voting to change the deed covenants and restrictions on the lots, allowing businesses like Mr. O'Connell's where sometimes there will be employees onsite, but most of the time those employees will be offsite at construction sites.
2. **Right of First Refusal.** BOS agreed to a Right of First Refusal last time, however there were reasonable and valid points for not granting a Right of First Refusal.
  - a. Because the subject lot is public land, the offer to purchase the lot has to be accepted at a public meeting and then the BOS asks the PB for a recommendation, so the matter has to have a public meeting with PB and then two (2) more public meetings are required to be held by the BOS. This process ensures the information about the sale is out there. Therefore, the BOS didn't want to tie this up through a right of first refusal.

Chair Spanos asks Selectmen's Representative Robinson if he will do an appraisal.

Selectmen's Representative Robinson believes that the BOS will hire someone to do an appraisal and the Town will be paying for it. That appraisal and sale would help extend value for the other lots.

Alternate Black asks once the sale goes through, are the other lots going to be advertised. Selectmen's Representative Robinson reports they have not signed a listing agreement to advertise.

Selectmen's Representative Robinson says their goal is to provide a place to do business for local people with contracting businesses such as Mr. O'Connell who are working locally and hiring locally. Alternate Black agrees it's great to sell this way then to try and get the best price. This is good for the community.

Chair Spanos asks if there is still the restriction for self-storage. Selectmen's Representative Robinson affirms.

Alternate Black asks, once the property is purchased, are they allowed to put up a fence to protect their inventory? Any restrictions for that? Selectmen's Representative Robinson says no. However, Chair Spanos says any commercial building or structure that a property owner wants to build will have to go the Planning Board for Site Plan Review approval. Planner Bont affirms.

**Chair Spanos asks if the Board wants to open the hearing for public comment.**

**Motion made to open the meeting to public comment.**

**Vice Chair Chenard seconds, all in favor**

*No comments made.*

**Chair Spanos motions to close public comment.**

**Vice Chair Chenard seconds, all in favor.**

**Motion to recommend the sale of the lot [to Kurt O'Connell] by Alternate Black.**

**Vice Chair Chenard seconds. 4 yes, 0 nays, Selectmen's Representative Robinson abstains.**

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**III. 6:00 PM CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).**

**B. Review Pemi Base Camp**

- a. SPR 2022-20 M121 L050 South Peak LLC (Mark Bogosian d/b/a) & Loon Mountain Recreation Corporation (Brian Norton, President and General Manager)**

Do changes to the Pemi Base Camp since the 2004 approval for Pemi Base Camp Ski Warming Hut in South Peak by the Planning Board amount to what would be considered "a substantial change or expansion of use" such that the Pemi Base Camp needs another Site Plan Review approval? The Planning Board voted "yes" (3-2). Review files and response from Attorney for Loon President & General Manager Brian Norton.

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**Discussion:**

**Review Pemi Base Camp**

Chair Spanos informed the Board that Member Beaudin had requested this matter be postponed until the Planning Board meeting on November 8, 2023. Chair Spanos agrees this is a reasonable request. Planner Bont confirms there will be room on the agenda.

**Vice Chair Chenard makes the motion to postpone discussion on the Pemi Base Camp to November 8, 2023.**

**Alternate Black seconds, all in favor.**

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**III. 6:00 PM CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).**

**A. Review Possible Amendments to Zoning Ordinance (Land Use Plan Ordinance [LUPO]) including but not limited to changing the characteristics of the General Use (GU) District in different parts of Town.**

**1. General Use (GU) District**

- i. Along portions of Connector Road & US Route 3/Daniel Webster Highway & Liberty Road
- ii. Along southwest end of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway
- iii. Along northeast end of Lincoln Village along both sides of Main Street/NH Route 112/Kancamagus Highway as far east as Loon Village.
- iv. Along both sides of East Branch Pemigewasset River.

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**Presentation/Discussion:**

At 6:39:11 PM, Vice Chair Chenard excuses himself from the meeting.

Before leaving, Chair Spanos mentions that the Planning Board will be discussing the proposed US Route 3 re-zoning. Chair Spanos asked Vice Chair Chenard if he has any concerns. Vice Chair Chenard advises that he does, but that he doesn't feel well.

Chair Spanos says there will be another hearing. Vice Chair Chenard says he is not in favor of relaxing the current restrictions. **(It was not clear what Vice-Chair Chenard said before leaving.)**

**Discussion Began Regarding the Zones on US Route 3**

Planner Bont shows the Planning Board the location of the General Use (GU) District areas on a map she handed out to members of the Planning Board. Then she went up to the zoning map on the board in the meeting room and described the areas of General Use (GU) District.

There are three general areas of the General Use (GU) District:

1. Along portions of Connector Road & US Route 3/Daniel Webster Highway & Liberty Road
2. Along southwest end of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway and along both sides of East Branch Pemigewasset River.
3. Along northeast end of Lincoln Village along both sides of Main Street/NH Route 112/Kancamagus Highway as far east as Loon Village and along both sides of East Branch Pemigewasset River.

In reality, Planner Bont advises there is not a lot of available land for development in the General Use (GU) District.

Chair Spanos asks the question, should there be three (3) separate names for the three (3) areas of General Use (GU) District land and as time goes forward in order to distinguish each zone.

Alternate Black asks if there have been any requests from business owners along that US Route 3 strip?

Planner Bont suggests the Planning Board name the three (3) General Use District areas “General Use 1”, “General Use 2”, and “General Use 3”.

Alternate Black believes it would be good to get some businesses up on US Route 3. Selectmen’s Representative Robinson believes it would be good to restrict some businesses in the downtown area. For example, motor vehicle sales, service.

Planner Bont recommends they look at the Land Use Plan Ordinance (zoning ordinance) in the book she provided.

On Page 32 of the Land Use Plan Ordinance, look at Section Number 2 Land Use Schedule where the ordinance lists the types of residential uses, public uses, business uses, and industrial uses. In the General Use (GU) District, basically, everything is allowed.

Selectmen’s Representative Robinson suggests the following names:

- 1. General Use Downtown; and
- 2. General Use Route 3

Chair Spanos confirms he only wants two (2) General Use Districts or zones.

Selectmen’s Representative Robinson advises they could go further than that but at a minimum this would work.

Selectmen’s Representative Robinson suggests they distinguish between the two General Use (GU) Districts now before the Planning Board is faced with something bizarre – a request that they all hate but is allowed under the Land Use Plan Ordinance. He continues that they should consider some density changes on US Route 3 to permit long term multifamily housing that could incentivize workforce housing as opposed to short term rentals.

Planner Bont asks if Selectmen’s Representative Robinson is thinking of a different type of category other than “Restricted Multifamily Residential Housing”.

Chair Spanos believes that is pretty generous. He believes that US Route 3 has a lot of infrastructure already in place that is not being used. Chair Spanos suggests calling it the “Route 3” zone or the “North Lincoln” zone.

Chair Spanos reports they will have a hearing on that, and they agree to split it into 2 zones.

**Chair Spanos asks if there are any more questions or are they ready to move on.**

**Members agreed and confirmed the Board was moving on at 6:54:12 PM.**

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**VI. PUBLIC PARTICIPATION AND OTHER BUSINESS:**

Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

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## **Discussion**

### **Multi-Family Housing**

Chair Spanos asking if Doriann (Jasinski) who is present on Zoom if she is there to discuss the Pemi Base Camp.

Doriann Jasinski states that she is just there to listen in on everything. Ms. Jasinski states she is concerned about multifamily housing. She understands affordable housing is needed. She would like to know what the PB plans on doing to create bylaws to help the people who live in Town and those that work here.

### **Seeking Input Re: 460 US Route 3 Pemi Cabins LLC**

Planner Bont said the new owners of the Pemi Cabins would like to convert one (1) of the cabins into two (2) motel units from one (1) cabin. Planner Bont states that in the notes on the assessment cards that a lot has happened without a permit. The last building permit she has from the former owners was in 2007. She could only do an analysis if she looks at all the assessment cards since 2007. Questions asked about which cabin they wanted to convert. Chair Spanos tells Planner Bont to tell the new owners that the Planning Board needs more information.

### **Additional Public Input**

Chair Spanos asks if there is anyone from the public that would like to speak.

*None.*

### **Short Term Rental Ordinance**

Chair Spanos mentions the Selectmen's Representative has handed the Planning Board a draft Short-Term Rental Ordinance. There is a disagreement between the Planning Board and the Board of Selectmen about whether to consider it. Chair Spanos said the Planning Board needs to consult with legal counsel.

Selectmen's Representative Robinson states this is a discussion of what should be on the Town Warrant in March of 2024. The Planning Board voted not to have a discussion about Short Term Rentals. The BOS believes the public should be able to weigh in. This draft Short Term Rental Ordinance would limit these rentals to the General Use (GU) District, Mountain Residential (MR) District and the Village Center (VC) District. Short Term Rentals would not be allowed in the Village Residential (VR) District, the General Residential (GR) District and the Rural Residential (RR) District.

Selectmen's Representative Robinson states the draft Short Term Rental Ordinance is based off of another town's ordinance (Town of Gilford). The Board of Selectmen gave the Planning Board a copy as a courtesy. Selectmen's Representative Robinson asks if the Planning Board wants to reconsider and take it on for discussion.

Chair Spanos confirmed they have a legal right to have a hearing and recommend changes at the hearing. The draft Short Term Rental Ordinance doesn't necessarily have to be on the Town Warrant.

Alternate Black thinks the Planning Board should consider a Short Term Rental Ordinance. She thinks it's important.

Chief Spanos requests to have this put on the agenda for when it's in the window for the public hearing.

Chair Spanos asks if there is any other business. None.

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**VII. ADJOURNMENT.**

**Motion to Adjourn made by Member Noseworthy.**

**Second by Alternate Black.**

**All in favor.**

**Meeting adjourned at 7:05:29 PM.**

Respectfully submitted,

*Kara Baker*  
Recording Secretary

Date Approved: November 8, 2023

  
Chairman Spanos