

**PLANNING BOARD MEETING MINUTES
PLANNING BOARD 1ST MONTHLY MEETING
& PUBLIC HEARING**

Wednesday, January 10, 2024 – 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 (Lincoln NH Planning Board Meeting 01-10-2024). 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 for same link, meeting ID and passcode.)

I. CALL TO ORDER by the Chairman of Planning Board (PB)

Present: Chairman James Spanos, Selectmen's Representative Tamra Ham (in person) & Selectmen's Representative O.J. Robinson (via Zoom) alternating, Vice Chairman Joseph Chenard, Member Stephen Noseworthy, Member Paul Beaudin, and Alternate Danielle Black.

Excused: Alternate Member Mark Ehrman

Staff Present: Planner Carole Bont, Deputy Fire Chief/Code Enforcement Officer Ryan Fairbrother (via Zoom), Town Manager Carina Park (via Zoom – for a portion of the meeting).

Professional Consultant: Town Engineer Raymond (Ray) H. Korber, KVPartners, LLC (via Zoom)

Guests (In Person): See attached spreadsheet of 65 people who attended in person.

Guests (via Zoom): See attached spreadsheet of 128 people who attended via Zoom platform (not including staff, board members or professional consultant).

II. CONSIDERATION of meeting minutes from:

• **December 13, 2023 (Wednesday)**

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

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

Chairman Spanos suggests a motion be made to skip item II and go to item III, Short Term Rental Ordinance.

Motion made by Vice-Chair Chenard, seconded by Member Beaudin. All in favor.

A. 1st PUBLIC HEARING ON PROPOSED CHANGES TO ZONING ORDINANCE

[2nd Public Hearing, if required: Wed., January 24, 2023, at 6:00 PM]

on the following proposed zoning amendments:

Full text of proposed amendments is on file at the Town Offices open M-F 8 AM – 4:00 PM.

Proposed Amendments to Zoning Ordinance (Land Use Plan Ordinance [LUPO]) including:

- 1. Create 2 General Use (GU) Districts** by changing the characteristics of the General Use (GU) District in different parts of Town:
 - a. General Use DownTown**
Along both ends of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway and along both sides of East Branch Pemigewasset River.
 - 1) **Business Uses** like (a) Manufactured Housing Park, (b) Motor Vehicle Sales & Service & (c) Gas/Fuel Sale & Storage are permitted by Special Exception.
 - 2) **Industrial Uses** like (a) Earth, Gravel & Stone Removal, & (b) Manufacturing Other than a Home Business are permitted by Special Exception.
 - 3) **Industrial Uses** like (a) Junk Yards, and (b) Bulk Storage/Warehousing are not permitted.
 - 4) **Change Dimensional Setback Requirements** for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and the side setbacks from 5 feet to 10 feet.
 - b. General Use Route 3**
Along portions of Connector Road & US Route 3/Daniel Webster Highway & Connector Road and Liberty Road
 - 1) **Business Use** – Campgrounds are permitted without a Special Exception.
 - 2) **Change Dimensional Requirements:**
 - a) Reduce Minimum Lot Size for Duplex from 22,500 SF to 15,000 SF with a maximum of 3,000 SF of total living space, otherwise, Minimum Lot Size for Duplex is 22,500 SF.
 - b) Reduce side and rear setback requirements, staying with 15-foot setbacks in front, but reducing sides and rear setbacks from 15 feet to 5 feet.
 - c) Increase the Percentage of Maximum Lot Coverage from 70% to 75%.
- 2. Revise Characteristics of Village Center (VC) District**
 - a. Veterinarian & Dog Kennels are permitted by Special Exception;
 - b. Industrial Uses like Manufacturing Other than a Home Business is permitted by Special Exception.
 - c. Industrial Uses like Bulk Storage/Warehousing are not permitted.
 - d. Change the Dimensional Setback Requirements for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and side setbacks from 5 feet to 10 feet.
- 3. Add Short-Term Rentals Ordinance** to the LUPO as recommended by the Board of Selectmen (Proposed by Board of Selectmen)

Discussion:

Chair Spanos asks if the board has any questions or comments. None made.

Motion to open to public comment.

Motion made by Vice Chair Chenard, seconded by member Beaudin. All in favor. None opposed.

Chair Spanos tells the public that they will all get a chance to speak, if desired, and to keep comments to 5 minutes if possible. He would like those that are in favor of this to speak first.

Background:

- a. **Someone from the public** asks for an explanation of what the proposed ordinance would be.
- b. Board of Selectmen (BOS) Representative Robinson discusses the history and why BOS got to where it did with the proposed Short-Term Rental (STR) Ordinance.
- c. Member Beaudin advises the [proposed Short-Term Rental] Ordinance being discussed tonight was introduced to the Planning Board (PB) by the Board of Selectmen (BOS). This is not a PB sponsored ordinance.
- d. BOS Robinson advises when the PB was looking at proposed changes to the Land Use Plan Ordinance, the majority of the PB voted to *not* have any discussion on STR as part of any proposed ordinance change. Meanwhile, the BOS heard from many people about the negative effect that the proliferation of STRs has had residents of the Town of Lincoln. The BOS members felt that instead of allowing only three (3) BOS members decide whether they wanted any type of control over the Short-Term Rentals that the Town voters should decide.
- e. BOS Robinson advises there is already a Short-Term Rental Ordinance in effect in Lincoln that includes the requirement that the units be registered; and the ordinance talks about safety and parking, etc.
- f. BOS Robinson advises this proposed Short-Term Rental Ordinance would restrict the creation of new Short-Term Rental units in the three (3) main residential zones unless, of course, those Short-Term Rental Units already exist. The BOS has been receiving complaints from Town residents that the Town of Lincoln is no longer a community, but rather it is one big hotel. Many houses on the small residential streets such as Church Street, Pleasant Street and School Street, have been converted into single unit hotels. The change is negatively affecting the fabric of the community as locals have nowhere to live.
- g. BOS Robinson discloses that he owns several Airbnb's in Town. He says that sometimes the Airbnb guests are much better to have as neighbors, than year-round tenants. Airbnb guests are out of the unit most of the time doing fun stuff elsewhere as opposed to a year-round neighbor who is disturbing and is living next to you 24/7.
- h. BOS Robinson continues that the Town is losing full time residents who will become our basketball coaches, scout leaders and school volunteers; in other words, all of the people that it takes to create a real community. Locals are moving out of Town.

Chair Spanos asks the PB members again if they have anything they would like to say.

- i. Vice Chair Chenard says he is totally against it for one reason:
 - i. Clearbrook;
 - ii. Coolidge Falls;
 - iii. Ramshorn; and
 - iv. A bunch of other condo developments.

Chenard says each [Condo or Homeowners'] Association has the right to control what they want in their unit [development]. Their decisions affect the downtown community. The old mill houses are being converted into Airbnbs (Short Term Rentals). He feels owners of those homes would be strongly restricted by this ordinance in the long term. The rent is too high.

- j. **David Roberts:** First public speaker, **David Roberts**, has a place at Rams Horn and is the president of the Rams Horn Condominium Association for the last fifteen (15) years. He feels the proposed STR ordinance is not very clear on what it is proposing.

David Roberts says in Rams Horn, they are trying to get rid of STR's. David Roberts asks if this ordinance would make it so their Board [of Directors] could not change their bylaws?

Vice Chair Chenard advises, in his opinion, no. They should be able to make their own regulations for their own community.

Chair Spanos adds that any current, registered STR would be "grandfathered" but no new STRs would be allowed in those restricted zoning districts after March 15, 2024.

David Roberts continues with the question that if everyone in Rams Horn registered their property as an STR would they be grandfathered?

Chair Spanos affirms but also adds that grandfathering is only with the Town. The Rams Horn Condominium Association Board of Directors can be more stringent and [restrict or prohibit STRs in Rams Horn].

David Roberts adds that there are fifty-one (51) units in Ramshorn. Each unit provided two (2) parking spaces. Most units have one (1) parking space in a garage. Each unit is also given two (2) guest parking passes. That leaves only twenty-five (25) parking spots for one hundred (100) guest passes. If the unit is a STR, even more cars would be coming, causing even more of a challenge for parking at Rams Horn.

- k. **Kathleen Dodge:** **Kathleen Dodge** of Maple Street said she is a full-time resident. To begin, she commends the PB for considering this issue. Referencing whether the Town's ordinances can affect condominium or homeowner's association bylaws, she believes the Town ordinance would supersede association documents. However, she suggests the Planning Board ask an attorney to be sure.

Kathleen Dodge says her first question is: Was there an impact study done that supports the complaints and their impact on the community?

Chair Spanos advises the PB did not propose this proposed STR ordinance. Therefore, the PB hasn't had any studies done nor received any *written* complaints.

Member Beaudin confirms no data has been provided by the BOS to show any studies done.

Kathleen Dodge says her second question is: What is the percentages of Short-Term Rental Units (STRs) versus Long-Term Rental Units (LTRs)? Has the Town done an occupancy study?

Chair Spanos is not aware of any such data being provided to the PB.

Kathleen Dodge says her next question is: Who processes the STR registrations?

Planner Bont advises the Town hired a company called "*Granicus*". When *Granicus* was first hired, their data indicated that the Town of Lincoln had about 900 STR's advertising on Short-Term Rental platforms with some overlap, meaning some units were advertised on more than one STR platform. This is how many were advertising.

Planner Bont also said Fire Chief Ron Beard also did research to figure out how many STR were listed on various Short Term Rental platforms and tried to confirm the occupancy of those rental

units due to capacity issues. For example, a unit might have three (3) bedrooms which would suggest a maximum of six (6) guests, however, the advertisement on the STR platform may indicate that the rental unit sleeps fourteen (14) guests.

Kathleen Dodge asks if this third (3rd) party company [Granicus] is prepared, if this proposed STR Ordinance passes, for the number of people who will start registering?

Planner Bont states that Granicus has had an additional sixty (60) dwelling units register in the past few days.

1. **Kyle Turley:** Kyle Turley said he is an owner of property on Flume Road in Coolidge Falls. He is on the Board of Directors for Coolidge Homeowners Association (a/k/a Coolidge Falls Homeowners Association) but was attending the meeting in a personal capacity. He identified himself as “an attorney who will make some points with some level of expertise”. He advises that he is generally against the STR ordinance being proposed. He rents out the property he owns. He sent a letter into the PB and will point out the highlights of that letter:

1. The section that requires collecting data for all occupants, almost certainly will violate all sorts of data protection laws, especially those pertaining to children.
2. The requirement for a certain number of parking spaces per sleeping unit. He doesn't believe the proposed STR Ordinance should tie the required number of parking spaces to the number of sleeping units. That decision should be up to the HOA, not the Town. Instead, the number of required parking spaces should be tied to the number of individuals the house can host.
3. Currently the proposed STR Ordinance states that all safety requirements must be adhered to. The example given was National Fire Safety Codes. Some of the houses built before 2006 most likely will not comply with every single requirement of the National Fire Safety Codes. At a minimum, Mr. Turley suggests that at a minimum, the houses built under the old National Fire Safety Codes be grandfathered into the old National Fire Safety Codes.

Chair Spanos asks Mr. Turley if the Town is collecting data, would he expect that it would not be able to be given out without a court order.

Kyle Turley responds, he is not providing legal advice, but that it depends on the situation. Mr. Turley says that regarding Airbnb's, hotels, etc., the “global laws” would have to be complied with because owners are advertising to guests outside the US and renting to guests from other countries.

- m. **Jane Duguay:** Jane Duguay asks that the PB get back to discussing where her house is located (36 Pollard Road – Map 117, Lot 087) , in the Village. What areas of Town are included in the restriction of STRs? Does the restricted area include all of Pollard Road and the Linwood School area?

Chair Spanos advises STRs are prohibited in the Rural Residential (RR) District where her house is located. He continues that new STRs would not be allowed in:

- Village Residential (VR)
- General Residential (GR)
- Rural Residential (RR), and
- Small Business Development (SBD) Districts.

Jane Duguay:

- She personally feels that an Airbnb (Short Term Rental) is not horrific and sometimes is better than a full-time rental.
- In order to evict a regular tenant you need to involve civil court and sometimes it takes years to get any money from the tenants who do not pay their rent.
- She feels property owners have the right to do what they want with their homes since they own them.
- Turns to speak to someone else in the crowd and is reminded by Chair Spanos that her comments need to be directed to the Planning Board.
- She asks if the PB will stop second homeowners from renting out their homes with the proposed STR Ordinance.

Chair Spanos advises with this ordinance it would [in certain zoning districts].

Jane Duguay

- Says she wishes the PB good luck; it will never happen!
 - She feels the current zoning ordinances are not enforced in the Town of Lincoln anyway. She advises she knows this firsthand.
 - She says, "Shame on the Town for letting it [the Town] look like it looks!"
- n. **Unidentified Male: Unidentified male voice, off camera**, advises he would be remiss if he doesn't mention regarding owning your property, he completely agrees with that but when your property and your activity starts to impact other people then it crosses a line.
- Unidentified Male** says the point he wants to make was regarding a bad fire they had about seven (7) years ago up in Rams Horn, when they lost three (3) very expensive homes. Their insurance policy used to cost \$25,000/year. It now costs \$150,000. Their insurance company will cut their insurance by \$40,000 if they get rid of STRs.
- o. **Unidentified Female:** Unknown unidentified Female speaking off camera, commented that anybody who wants to can go to the Town's website online and see what the current zoning locations are by street and building with an interactive map.
- p. **Brett Owen: Brett Owen** owns what was formerly 31 O'Brien (now 34 Meadow Lane). He asked the Planning Board to confirm whether this proposed STR Ordinance was "fumigated" [i.e., instigated(?)] by Townspeople and residents who don't have an affordable place to live. He advises that although he sympathizes with that sentiment, what has the Town done to incentivize or develop housing for low income or affordable housing or workforce housing? He says "Nothing!"
- Brett Owen** says everything in Town that he sees is "luxury this" and "luxury that". What is the State and what is the Town doing to change that? Nothing! The Town is collecting taxes from everybody and doing nothing but allowing/encouraging these giant developments to continue.
- Vice Chair Chenard agrees. Chenard says that about ten (10) years ago he tried to encourage the Town to provide an incentive for developments with condos, to include some lower quality units within the developments to provide for less expensive units that locals might be able to afford, but nobody wanted to hear it.
- q. **Sarah Umberger: Sarah Umberger** considers herself a "hybrid" as she has both a Long-Term Rental (LTR) unit *and* a Short-Term Rental (STR) unit. Regarding incentives, she has seen at other ski resort towns where communities try and pay their property owners an incentive to convert their STR units to LTR units. She would be up for a conversation if somebody wanted to match her for \$50,000, [she is presently getting for the rental of her STR unit]. She would

probably do that. She continues to say that she understands there have been efforts in bringing in affordable housing. However, she doesn't like people telling her what she can do with her property.

- r. **Unidentified Male: Unidentified Male Voice** (couldn't understand what he said his name was - 41:17) said he owns a condo at the Village of Loon (VOL) and one at Riverfront at Loon Mountain. Regarding grandfather clauses, he asks for the grandfathering to be better defined in the proposed STR Ordinance. Is there anything in the STR Ordinance regarding what happens with the sale of the property?

Chair Spanos says he must look at that part.

Unidentified Male advises the PB that the proposed STR Ordinance doesn't say anything about grandfathering.

Member Beaudin says something that qualifies for grandfathering qualifies because "it's preexisting" (the rest is inaudible 41:45).

Chair Spanos advises that "grandfathering" lasts in perpetuity; grandfathered rights stay with the unit if it is sold. However, you can't let your STR registration lapse or the grandfathering lapses.

Unidentified Male continues that he would like to echo what Vice Chair Chenard said earlier. There are about two hundred forty (240) units in the Village of Loon (VOL), but there are only three (3) or four (4) year-round residents. At Riverfront at Loon there are about one hundred twenty-six (126) units and only three (3) or four (4) full-time residents. When dealing with the problem, why have a blanket Rural Residential (RR) zone restriction, instead of creating some type of overlay district that deals with the locations where the supposed problems are?

BOS Robinson addressed Chair Spanos. BOS Robinson says he would like to address some of the comments via Zoom. He says he can wait until the PB goes back into session. He makes Chair Spanos aware that there are several people on Zoom with their hands up who would like to speak.

- s. **Michelle Loizeaux: Michelle Loizeaux** says she is one of the few full-time residents in the Village at Loon (VOL). She wanted to address the comment about the proliferation of issues due to Short Term Rentals because of STR platforms like Airbnb. She showed a rental book of her family's property from 1997-2001. Michelle Loizeaux said they haven't rented the property since the early 2000's and have no plans to, however, she is not in support of the STR ordinance. She believes the right to have STRs is a property right for units in the Village of Loon (VOL) for at least the past thirty (30) years. Also, this is true of time shares there.
- t. **Jordan Cullen (on Zoom): Jordan Cullen** identified himself as an employee of Loon Mountain. He wanted to speak about the lack of availability of housing for employees of Loon Mountain. He reports it is nearly impossible for Loon employees to find housing. He is not living in Lincoln now. He is living in Woodstock. He states that he doesn't want to see the STR's run into the ground, but this will happen if the lack of affordable housing is ignored. If Loon cannot hire employees, it will cause a serious economic downturn in the community. He states that if you talk to any Loon employee, they will tell the PB the same thing. He also feels a lack of housing for people with other important roles in the community such as first responders makes it also impossible for the community to thrive. It makes first responders' jobs harder, driving to where they need to be. Implementing some measures to limit the amount of STRs like Airbnb's and promote construction or renting to Long Term Renters (LTRs) is desperately needed.
- w. **Domenic Leco: Domenic Leco** says he is a property owner in the Village of Loon (VOL) on Big Rock Road. Being in the VOL and based on where some of the restrictions are in some of those zones, it does not seem as though it is equitable where there are similarly situated [Condo or Homeowners'] associations in some zones that will be allowed to have STR versus long standing

associations like the VOL that have traditionally been part of the fabric of the Lincoln community. Mr. Leco does not believe it is an equitable distribution of who can or cannot have a STR in certain areas.

- x. **Margarita Dufresne:** Margarita Dufresne says she lives on 10 Pleasant Street. She is not for the proposed STR Ordinance as it stands. But she feels “it is headed in a nice trajectory”. It’s a complex problem requiring a complex solution. She believes there is one simple question: What type of Town do you want to live in in the future? With the current trajectory, there’s not going to be any full-time residents living here which means no kids to go to the childcare center, to go to the schools, to use the Recreation Department. She states this would likely mean these facilities would close just because there aren’t any full-time residents in Lincoln to go to those things. She feels common ground must be sought.
- y. **Blaise Duguay:** Blaise Duguay lives on Pollard Road and owns a piece of property on Maltais Farm Road. He says what he is hearing is that the BOS feels this STR Ordinance is going to lower property values enough so that a Loon employee might be able to afford a house. He feels that it is asinine. He asks, if you can get property value to go down 40% who do you think is going to buy the houses? Would the grocery store employee ever going to be able to afford to?

Blaise Duguay says:

- He works with Airbnb people every day as he remodels their condos and does their additions. According to Duguay, ninety-nine percent (99%) of them are couples working two (2) 9 AM – 5 PM jobs with 2 ½ children who come up 8 weeks out of the year. Those couples can only afford their house by renting out their second homes through STR platforms like Airbnb when they’re not there. You’re taking this opportunity away (i.e., to own a second home) from those who make less than \$500,000/year.
 - Resort developments like Village of Loon, Coolidge Falls, Clearbrook, Ramshorn have never been the heart of the community. He states he knows a lot of people in Town who live in the heart of the community [i.e., downtown] who rent out their homes by using STR platforms like Airbnb as a part of their retirement plan. He feels this proposed STR Ordinance is not a real solution to a problem the Town has.
 - Furthermore, there is no data to back up any of this. A large part of the community works for the owners of STR’s. (Unable to understand at 55:05, too much noise in the room.)
- z. **Vicky Duguay Martin:** Vicky Duguay Martin lives on Pollard Road. She is a full-time resident. She comments that she is very much opposed to this STR Ordinance.

Vicky Duguay Martin states:

- She agrees there is a lot of concern for affordable housing in Town, but this proposed STR Ordinance is not the way to address it.
- This proposal intentionally devalues a lot of people's properties. She feels this is ignoring all the people who already own property in Lincoln and who will see their property values degrade.
- When “we do become a shell of a Town because the BOS has not adequately ... and our whole Town is not adequately assessed... and address our affordable housing issue” and she wants to sell her house it is worth a lot less. [largely unintelligible on the recording] She states that in the proposal it states that they are looking to protect people’s property value. She asks whose property values are they trying to protect?
- She feels it is widely unfair to property owners in these large areas of Town who would not be able to rent out their homes as STRs. This STR Ordinance gets in the way of

people's plan to generate income and to plan for their retirement. She feels it is unfortunate that the BOS put this STR Ordinance forward, but that the BOS is not at the PB hearing to address or answer questions.

[Note: Two of the three Selectmen were present at the PB meeting.]

Vicky Duguay Martin asks the following questions:

- Why are they allowing STRs at South Mountain [South Peak Resort] but nowhere else?
 - *(Note: South Peak Resort is in the General Use (GU) District)*
- Village Center [(VC) District] makes a little bit more sense, but why Village Center?
- Is this in perpetuity?
- Under the proposed STR Ordinance, you can register your place [as a STR] and then you sell your place and the new owners can Airbnb the place, and then they sell and the third new owner can Airbnb it. Meaning that the value of your home will hold up to you selling it *if* you're currently an STR.
- How will this be addressed at the Town Meeting?
- Is this proposal going to be one of the proposals that people come in earlier in the day and vote on without ever hearing any discussion or any information or will this be a proposal that everybody has to sit in Town meeting and listen to everybody's perspective? This is a hot button issue. A lot of people are upset about the lack of affordability of housing in Town. When they hear that Airbnb's will be limited, they will vote for that without understanding the nuances.

Member Beaudin asks Chair Spanos if this proposed warrant article would be voted on during the day?

Chair Spanos affirms yes as that is how the NH State Statute is stated; proposed zoning amendments are voted on by ballot during the day.

Member Beaudin believes there will be Town staff at the voting place during voting hours in the day to help answer people's questions about proposed zoning amendments during the day, however, there will not be any discussion or back and forth at the Town meeting which is held at night after the ballot voting is completed.

aa. James (Jim) Martin asks, as it stands, is this proposed STR Ordinance going to be voted on at the Town meeting? (Too many people talking 1:00:02-1:00:12, unintelligible.)

Member Beaudin states that has not been determined yet. He states the Town's BOS has spoken to their Town attorney about what the BOS can do and what the PB responsibilities are.

bb. Jack _____ (couldn't understand his last name): Jack _____ owns property in Town, but is not a registered voter. Is it only registered voters or taxpayers who can vote?

Chair Spanos answers only full-time residents who are registered voters can vote.

Jack _____ confirms with Chair Spanos that the Town of Lincoln has just a small number of registered voters, and those people are not necessarily the same people who are paying all of the property taxes.

Chair Spanos advises this is state law. In order to vote at Lincoln's Annual Town Meeting, a voter must be a primary resident of Lincoln *and* must be registered to vote.

Jack _____ responds that it doesn't make sense because most homeowners don't live here.

(BOS Robinson excuses himself and by prior arrangement, BOS Ham is to take over in his place)

until his return.)

BOS Ham, standing in for BOS Robinson as a PB member asks to speak while BOS Robinson is indisposed.

Chair Spanos advises BOS Ham that BOS Robinson is still seated and he can talk.

BOS Ham states BOS Robinson plans on talking at the end.

Chair Spanos suggests BOS Ham speak as a resident instead of as a BOS Representative.

BOS Ham states that BOS Robinson will address that question after the public hearing is over. As far as the taxation without representation, (1:01:54-1:02:02, too many people talking at the same time, can't understand what is being said)

Chair Spanos asks all to stop talking at once.

Tamra Ham says that according to State law, she can only vote where she lives or where her primary residence is. Nothing can be done about that.

cc. Eugene Robert (Rob) White (on zoom). Rob White says he has seen this scenario play out in a few states. The example he gives is Florida. STRs were put to a vote by referendum. The law was written by "extremists". It did pass a vote. However, just because the vote passed, doesn't make it legal. That ordinance was in direct conflict with the State of Florida's Constitution.

Rob White says:

- Believes the STR Ordinance represents the illegal taking of property, Homeowners Associations (HOAs) can do what they want, but with a single-family home, you're allowed to lease your home.
- Provided examples of what is thought of as negative experiences with STRs like Airbnb's. However, Rob White says that for every one (1) negative situation there are ninety-nine (99) other rentals that night that had no problems.
- The issues with STRs are:
 - Occupancy
 - Noise
 - Parking
 - Trash

There should be regulations of those matters with fines.

- He agrees with the previous comments that those renting out their homes as STR's are not doing it to make money, but to be able to afford to be in Lincoln and to experience the beauty and the nature and the sports.
- He feels that STR's bring in new travelers, new money, new investment to the Town. "This is accountability communication."
- He chose to invest in Lincoln versus Woodstock since Woodstock banned STRs.
 - (WHAT IS HE TALKING ABOUT?!)
- Agrees there is a need for affordable housing in Lincoln, but this STR Ordinance is not the way to do it. He recommends coming up with a solution by creating a team or committee, with representatives from all sides and the team or committee should then partner with your successful vacation rental owners.

dd. Tanya Stasio (on Zoom): **Tanya Stasio** says she is a full-time resident of the Village of Loon (VOL). *(Note: Her property tax bills are mailed to Maine.)*

Tanya Stasio says:

- She does STR in the summer.
- She states that even if the proposed Short Term Rental Ordinance (STR) was revoked for full time residents or property owners, it will not solve the housing problem.
- She says her only option is STR. She can't rent LTR. VOL already has a time share. She is not in favor of this ordinance as of right now.
- She is also requesting more details on being grandfathered in. If she is registered now, would that grandfathering go along with the property?
- Her suggestion regarding renting STR's through Airbnb or VRBO, is that there can be a fee put in there where an "x" amount of dollars goes back into the school system or to sidewalks or to clean up trash.

ee. Adam Donati: **Adam Donati** says he lives on Main Street and is a full-time resident. His questions are:

- When is the last time a study was done regarding a shortage of housing?
- And if there has been a housing shortage study, what has the Town of Lincoln done about it?

Vice Chair Chenard states, what can we do about it? The Town doesn't have the land.

Planner Bont recalls that a few years ago a nonprofit organization called "Affordable Housing, Education and Development" (AHEAD) was invited to give a presentation and AHEAD asked for a show of support to provide housing in Lincoln. At the public hearings there was not one person at those hearings who spoke in favor.

ff. Unidentified Male voice comments that there was land found for the new police station and fire station.

Planner Bont said that land for the police station was the same land AHEAD was interested in to use for housing.

Chair Spanos says the town voters voted to use that land for the new police station instead.

Resident Ham states that twice now the BOS has tried to address workforce housing on the land where the police station is going now. They also looked at another piece of Town property for that purpose. More people than are in the room now attended those hearings and yelled at the BOS stating they were all in favor of workforce housing, just not in their backyard!

gg. Unidentified Male voice off camera states Loon provides housing for their employees; other businesses should do so also.

Chair Spanos advises that Loon providing housing for its employees is not a topic for this meeting.

hh. Blaise Duguay suggests raising the minimum wage to \$40/hour.

ii. Unidentified Male voice off camera asks why we have to lower people's property values to make housing in the Town of Lincoln affordable. What is "affordable"?

jj. Unidentified Female voice states a house in the Town of Lincoln was affordable when she bought her house back in 1997.

Legal Threat #1

kk. Kyle Turley: Kyle Turley commented that “If this passes, there will be litigation!”

Kyle Turley says:

- Regarding the purchase of his property in Coolidge Falls, there was a recent proposal to adopt an amendment to the condo association bylaws to ban STR’s in Coolidge Falls and it failed.
- Recommends addressing specific issues instead.
- Recommends “Do this more incrementally.”

ll. Blaise Duguay: Blaise Duguay asks the question if they are aware that there is currently a bill in the NH legislature to ban Towns from regulating STRs?

Chair Spanos advises he is aware there is currently a bill in the NH legislature to ban Towns from regulating STRs.

mm. Michael Najjar: Michael Najjar owns a condo in Village of Loon (VOL).

Michael Najjar says:

- He and his wife have never rented out their condo in the twenty-five (25) years they’ve owned it. He submitted a letter a couple of days ago with lots of points that he will not go through all now.
- As he is listening, he believes that he should be in favor. He doesn’t want to rent his condo and he’s going to see a forty percent (40%) drop in the value of his condo. If the STR Ordinance passes, he would expect to see that percentage drop in value reflected in his property tax assessment and, consequently, his tax bill; then that would be good.

Michael Najjar’s questions are:

- What do the police have to say?
- Where do the police see problems?
- What locations are the police being called to due to the behavior of the STR’s?

Chair Spanos advises they have nothing to do with that.

Michael Najjar states that then there isn’t really a problem there.

- He describes the area of Town where Church Street is and behind the hardware store and asks what zone that is.

Planner Bont advises those small village homes are in the Village Residential (RR) District and small village homes south of the school are in the General Residential (GR) District.

Michael Najjar says:

- He feels that if the PB and the BOS want to make housing more affordable for those small homes near Town, then a solution would be to change the zoning ordinance and prohibit STR’s in areas right in the downtown area; and not prohibit STRs in the large condo resort developments.
- States that the example of Section 5.8 of the proposed STR Ordinance states that if you rent for a long term, (over 180 days) or fail to keep your registration up for STR’s, you lose your grandfathered status. He feels that is a significant problem. He doesn’t feel

this proposed ordinance solves anything. There are other legal avenues like “eminent domain” as well.

nn. Robert A. (Bob) Furey, Jr., lives on Winter Way and has been a winter resident for 40 years.

(Note: Bob Furey's property tax bill is mailed to Concord, NH.)

Bob Furey, Jr. hears that most objections come from people who have HOA's. He would suggest this proposal may be more palatable if none of the HOA's are affected and exempt from the STR Ordinance. They will never be able to change the values and costs of living in dwelling units in the HOA's to make those units affordable.

oo. Blaise Duguay: Blaise Duguay states that this STR Ordinance is just going to make other things more expensive. It will not make things more affordable.

pp. Blair Weeden: Blair Weeden states he lives on 51 Mansion Hill Drive. He doesn't feel that this proposed STR Ordinance should move forward. He does not think the Town should have the right to tell anybody that their personal property could not be rented out. He asks, if this ordinance moves forward then everyone will go and register their home as a STR so that in 20 years, they could begin a STR.

qq. Unidentified Male: Unidentified Male voice in audience states you have to rent it for at least one (1) night every six (6) months. This will not drive down the value, it is just shifting which properties have more value. He suggests creating low-income housing on the outskirts of Town. If you take away everyone's STRs and only owners can use their homes, then you'll only have 6-8,000 people on the weekend and no one during the week like there is now.

rr. Unidentified Female: Unidentified Female (1:24:46, can't hear name – name stated too quietly) advises she is a developer from out of state. There is a proliferation of Short-Term Rentals in her hometown too. In her hometown they've required STR registration. In her hometown she is seeing seventy percent (70%) of the lights off at night in the homes. Local shops are only open a few months during the year and are closed the rest of the year. Developers need to bring their own housing.

ss. Jamie Saxe: Jaime Saxe advises she's been “serving in this Town for over 25 years”. She states that this Town used to be a three (3) season Town and now it's a four and a half (4 ½) season Town. She thinks the Town of Lincoln would survive fine without the STR Ordinance. Employee housing is a great idea, but it doesn't mean you need to know your job before moving to Town. Where you work shouldn't depend on whether you live in Town.

(Note: Jaime Saxe lives in Woodstock.)

tt. Steven Cimaszewski has owned a unit in Forest Ridge since 2007. He asks:

- What is the next step of the PB?
- Does the PB recommend the STR Ordinance?
- Can the PB amend it?
- Does the PB recommend against it?
- How does this process work?
- If so, how does this proceed before it goes to the Town Meeting?

PB Discussion Re: Process

Chair Spanos states that if a substantial change is made to the proposed STR Ordinance tonight, the PB must hold another hearing in two (2) weeks. He hopes those that people who have weighed in on this matter will have some channel to make proposals and amend it before the Town Meeting.

Chair Spanos advises taking public comment is the reason to have a hearing. After the PB closes public comment, then the PB will meet amongst themselves and make a decision.

BOS Ham asks to explain. She states that the STR Ordinance started as a proposed BOS warrant article. If the PB amends the proposed STR Ordinance, it becomes a PB warrant article. If the PB doesn't support the proposed STR Ordinance, it remains a BOS warrant article.

Member Beaudin said the PB can amend the language.

Vice Chair Chenard asks that if the proposed STR Ordinance becomes a PB article, does the PB have the right to reject it?

Chair Spanos asks to keep public comment open, and they can discuss after.

Chair Spanos suggests closing public comment so that BOS Robinson can speak.

- uu. **Kyle Turley** has one last question: If the PB does make a change such as STR's are allowed everywhere, is that a change that can be made?

Chair Spanos says it is unclear and up for debate.

- vv. **Susan Chenard** (cannot be heard 1:35:40-1:36:05). Susan Chenard suggests the PB make zone changes and that whether or not pre-existing STRs are grandfathered needs more detail in the STR Ordinance. She suggests the PB fine tune the wording regarding collecting data.

- ww. **Unidentified Male: Unidentified Male** asking a process question. If the PB takes the warrant article, does it become something discussed during the Town meeting?

Chair Spanos says no. The proposed STR Ordinance as a PB warrant article gets voted on during the day. If someone is for or against, they need to lobby their ...(cannot understand the words here. 1:38:00)...so to speak.

Planner Bont reminds everyone that if there is a substantive change in the proposed STR Ordinance then there will be a 2nd public hearing in 2 weeks.

Unidentified Male: Asks if there is something already planned?

Chair Spanos advises there is already a PB meeting for that time and they would add this proposed STR Ordinance to the agenda.

- xx. **Chuck McQuade:** If the article made it to the Town meeting, does the PB make a recommendation on the ballot on whether the PB has pros or cons for it?

Chair Spanos says it does not at this time. But the PB's recommendation will go on the ballot as "Recommended by the PB" or "Not Recommended by the PB".

Motion to close public comment by Member Beaudin, seconded by Vice Chair Chenard. All in favor.

Planning Board Discussion:

Should Developers Create Housing for Their Employees

Vice Chair Chenard states:

- With this proposed STR Ordinance, when people bring in their businesses, they should bring in housing for their employees as well.
- When a developer brings in a new development, the developer expects the Town to take care of their employee housing problem for them and, in addition, the developer expects the Town's people to subsidize them. And then the developers take their money and leave. That's what happens to a lot of these businesses.
- He brought this problem up with the PB several times in the past – 15, 20, 25 years ago – how regulations can give them more density than their property. He begins to discuss (unintelligible 1:40:29 to 1:40:45) ... Developers could finish off some of the residential units with lesser quality materials and then make those units available to their employees at a lesser cost. For example, developers could finish off some dwelling units with lesser quality floor tile and with lesser expensive pine trim vs oak or mahogany trim.
- In his opinion that the PB should have considered giving property tax discounts 20 years ago for developers who create employee housing units and other things he is not qualified for.

Where Does Money for Registration of STRs Go?

Vice Chair Chenard asks Planner Bont how much the fee is to register a STR?

Planner Bont advises one hundred dollars (\$100) per unit for one year.

Vice Chair Chenard said he believes that there is about fifty thousand dollars (\$50,000) in collected revenue from Airbnb's right now. He wants to know where that money goes.

Planner Bont says that money is used for the software and services that Granicus provides to the Town to help register and monitor Short Term Rentals in Lincoln.

BOS Ham reports that the money collected for Short Term Rental Registration is going into the General Fund because it has to be budgeted.

Should Developers Create Housing for Their Employees

Vice Chair Chenard feels each developer, for example, the developer of Forest Ridge, should be required to provide housing for his employees on another lot.

Vice Chair Chenard brings up the Fox House that Loon Mountain Ski Area Resort (Loon) used to use to provide employee housing for its employee and how that house was obliterated when Loon sold the land.

Chair Spanos asks Vice Chair Chenard to stick to the topic.

Intent of Public Hearing on Proposed STR Ordinance

BOS Robinson:

- Advises the intent of the PB's public hearing was to allow the Town's people to express their thoughts on the BOS's proposed STR Ordinance.
- Advises the BOS doesn't have major problems with occupancy, noise, traffic or trash. That is not the primary purpose behind this proposed Short-Term Rental (STR) Ordinance. The ordinance came about because the downtown area of Lincoln is becoming one big hotel and the Town no longer has a sense of community.

- Heard public comments about Loon employees and restaurant employees who can't afford housing in Lincoln, but he adds that the Town can't even provide affordable housing for our better paid employees, like our police officers, teachers, general managers, accountants or bookkeepers. They need housing too.
- Said this proposed STR ordinance does not address that issue. The purpose of the proposed STR Ordinance is to maintain or create a sense of community.
- One of the proposed additions to the STR Ordinance was not approved by the BOS. It was in Section 5.8 regarding "grandfathering". It said: "In any unit within an HOA that is registered with the state of NH and registered in the Town of Lincoln as a STR then all units of that HOA will be grandfathered for STR's". He suggests that if anyone wants to propose an amendment, that those proposed amendments need to be made tonight so that the PB can discuss this.

Legal Advice

Member Beaudin feels that the PB is going to have to get some legal guidance on its options. Other than the Town attorney because the advice he gave us...

Member Beaudin was cut off by Chair Spanos who said that the legal advice Beaudin was referring to came from the attorney at the NH Municipal Association, not the Town Attorney.

Member Beaudin states Town Attorney Jason Dennis also looked at it.

Chair Spanos affirms he was in contact with the NH Municipal Association legal counsel, not the Town Attorney.

Member Beaudin continues that "they said it could go either way."

Planning Board Member Opinions

Member Beaudin says:

- PB has listened to well thought out concerns from property owners.
- He doesn't believe the addition of the proposed STR Ordinance to the Land Use Plan Ordinance is going to do anything but pit Rural Residential (RR) owners against HOA property owners.
- Many property owners expressed their concerns regarding wanting to be able to do what they want with their own property.
- There are lot of cities and towns where the majority of employees live outside of those cities and towns. Employees commute into town where they work whether they are professionals, like teachers, policemen or fireman, or lower paid workers, like service workers or ski area employees.
- Town of Lincoln is not the only town that does not having enough volunteers to provide on call emergency services. Town officials have discussed having a full-time fire department and the Town will have to address this issue at some point.
- PB and BOS will need to look at whether the STR ordinance proposed will devaluc property. Beaudin doesn't believe the Town has considered how many properties the proposed ordinance would affect and how many property owners will be asking for abatements.
- Town has impact fee ordinances that could address some of the housing shortages.
- He is against the STR ordinance and proposes that the PB talk to an attorney first before making any decisions.

- He feels there is no urgency, and a STR Ordinance could be put off for another year.

Member Noseworthy says:

- STR Ordinance “is a bunch of nonsense”. He doesn’t think it should leave the room.
- He wouldn’t waste money on a lawyer nor waste any more time talking about it.
- Inspections and enforcement are a joke and nobody does any of it.
- He is ashamed of this and it’s just “sticking it to the little guy.”

Letters Received from Members of the Public

Chair Spanos states there were some letters that should have been read during public comment. They will be incorporated and attached to the minutes. (See attached letters.)

1. Kyle Turley
2. Michael Najjar
3. Hugh Deery
4. Michael Najjar on behalf of the VOL Homeowners Association

Discussion re: Process

Member Beaudin asks for clarification on “how this [process] works”. He states that the BOS can put an ordinance on the ballot to be voted at the Town Meeting during the day. Can the PB effectively “pull that article” simply by not approving it?

Chair Spanos says he is unsure.

Member Beaudin then advises the PB to speak to an attorney.

Chair Spanos suggests members of the Planning Board vote with their conscience and take it from there.

Member Beaudin asks if the PB changes the language, does the amended ordinance then become the PB’s ordinance?

Member Beaudin asks BOS Robinson if the BOS would consider postponing this proposed STR Ordinance for a year.

BOS Robinson advises he can’t speak on behalf of the entire BOS board, but the BOS does have a meeting next week and could update then. BOS Robinson suggests the following options for Member Beaudin.

1. The PB does not approve it and it goes before the Town, not approved.
2. The PB adopt an amendment to it, such as grandfathering the HOA, which would trigger a 2nd hearing
3. Versus scrapping the whole thing.

Member Beaudin asks if he can make an amendment to the section of the proposed ordinance that restricts STRs in all zones and delete that from the current proposal (i.e., deleting Section 5.7). Would that would be enough of a textual change?

BOS Robinson states he is not a lawyer but feels that an amendment that guts the purpose of the ordinance would not be honored.

The audience started to ask questions. Chair Spanos reminded them that public comment is over.

BOS Robinson make a motion that they add the following language to section 5.8:

“Additionally, any residential unit that is part of an HOA that is registered with the State of NH and there is one or more units in that HOA that are currently registered with the Town of Lincoln as a STR, then all of the units of that HOA will be grandfathered to allow STR.”

Chair Spanos asks for a second.

(Multiple people in the audience begin talking over each other and cannot decipher what is being said.)

No one seconds the motion; the motion fails.

Member Beaudin makes a motion to take out section 5.7 which speaks to the allowed zones.

Someone in the audience states that the requirements still apply no matter what.

Member Beaudin agrees and states but at least it would be [restricted] in all zones.

Chair Spanos asks for a second. (Could not tell if someone seconded it. (2:04:40).)

Member Noseworthy comments that he would rather put the STR Ordinance on hold or throw it away.

Member Beaudin states that they must work together, or it won't happen at all.

BOS Robinson states that in the beginning of this process, the BOS asked the PB to be involved in a discussion and the PB said “no”.

Member Beaudin agrees.

BOS Robinson states that now the PB is trying to force the BOS to talk with the PB when originally, they refused to.

Member Beaudin says the people here [at the PB public hearing] tonight don't like what the BOS presented, and this is the BOS's ordinance. [Members of] the audience took the time out of their lives to come and say they don't like it and the BOS is still trying to “ram it down their throats.”

BOS Robinson disagrees and states that he wanted to listen to what the people said tonight, and he heard what they said. BOS Robinson said the PB wouldn't even allow the BOS to bring the subject of a possible STR Ordinance to the public to allow the public to talk about it.

Legal Advice Proffered by Property Owner and Attorney Kyle Turley Attending Public Hearing

yy. Kyle Turley from the audience suggests that the PB remove Section 1.2 not Section 5.7.

(The reason stated was too garbled to understand. (2:07:20))

Vice Chair Chenard makes a motion to reopen public discussion before the PB votes on this.

Chair Spanos seconds.

Kyle Turley reminds the PB that he is an attorney but does not practice this type of law (municipal law). He does not represent the Town and no one in the room is his client*.

Kyle Turley states that if this amendment's purpose is to try to delay it, he pointed out that Section 1.2 says that STR's are defined in Section 2.1. And if the PB removes Section 1.2 and Section 2.1 that would defeat the application of the Ordinance to Short Term Rentals.

**(Note: Although he may not have a “client in the room”, he does own one dwelling unit in a duplex that he rents out as a short-term rental at 43A Flume Road [Map 132, Lot 052].)*

BOS Ham says that she finds removing inspection and safety requirements that are part of the proposed Short-Term Rental Ordinance worrisome. For example, there is one STR that the Town discovered has 12 sets of bunk beds in the basement with one stairway in and out, no windows, no bulkhead and it locks from upstairs.

Chair Spanos asks why that requirement must be in the ordinance if it is already in the current Short-Term Rental Ordinance that requires registration.

BOS Ham says they must mirror each other.

Kyle Turley states he agrees safety requirements are necessary, but the way it is stated in the proposed Short Term Rental Ordinance that “all codes that are listed must be adhered to”, the effect of the ordinance will be that it will force the removal of many older homes from being an STR.

Alternate Member Black asks the PB if “they” [the Fire Department] have already inspected all of the STR’s? [No Answer.]

Town Manager Park states that because we don’t know right now if the PB legally can amend the BOS’s article, wouldn’t it be best to continue the public hearing until the following PB meeting. (2:13:23) She agrees with Member Beaudin that the PB needs more legal advice.

Chair Spanos reminds everyone that this is the meeting to make changes. The 2nd meeting is the final meeting with no changes being made.

Member Beaudin asks Town Manager Park if the PB can make changes to the ordinance up until February 5th?

Town Manger Park affirms that if a 2nd public hearing is necessary, the PB can continue the public hearing and the PB can have as many public hearings as necessary within a certain time frame. The final deadline for public hearings is believed to be February 5th.

Chair Spanos reminds Town Manager Park that they have already spoken to two (2) different attorneys who have two (2) different opinions.

Town Manager Park says that after this public hearing the BOS may present something different or feel different after hearing tonight’s public comment. She continues that rather than put something on the warrant that is not enforceable, it would be best to come to common ground for the next public hearing or present something that would result in the BOS voting against it.

Legal Threat #2

zz. Sharon Asiaf (on Zoom) How much money has the town put in to the budget for 2024s’ legal fees?

Town Manager Park advises the budget has not been voted on yet for 2024 but believes right now it is at \$95,000.

Sharon Asiaf (on Zoom)

- Said she recommends that the Town of Lincoln amend that legal budget as the Town would need a minimum of half million dollars (\$500,000);
- Said she has “dealt with this in Boston” and has spoken to Airbnb.
- *Said she has a home in Lincoln as a 2nd home that is not currently rented out, but she would like that potential as a future option.
- Said she has “a history of dealing with this in Boston; it is very expensive”.

- Said she “and others have already spoken to Airbnb” and they “have the money and are willing to legally fight this fight.”
- Requests in the PB meeting minutes it be noted if the Town will be amending their [legal] budget.

*(*Note: Sharon Kay Asiaf and/or Peter G. Asiaf are not currently listed as property owners in the Town of Lincoln. She is listed as an employee of SGH Property Management, 715 Boylston Street, Suite 120, Boston, MA 02116 and Chairman of the Board of Julie's Family Learning Program, 133 Dorchester St., Boston, MA 02127. They both have a home address of 874 E Broadway, South Boston, MA 02127-2323)*

Chair Spanos advises that the PB doesn't vote on legal budgets.

BOS Ham says that the PB can have a non-meeting with Town counsel and a nonpublic, closed-door meeting between now and the next public hearing with Town counsel to get their opinion.

Chair Spanos advises the Lincoln Planning Board does not have Town counsel present at the Planning Board meeting right now and has no budget specifically for Town counsel.

BOS Ham says the Town has a budget line item for legal advice, and the PB is entitled to it.

Further Public Discussion:

Aaa. Vicky Duguay Martin: Wants to reiterate that “it's not just the condo complexes and HOAs that are concerned about this proposal”. There are a lot of residents [in the downtown area] who have spent a lot of time and money to live in this Town and to protect the value of their property – whether they choose to STR now or later.

Chair Spanos reminds the public that the \$100 fee may continue to rise as well.

Bbb. Paul Schirduan, resident of Village of Loon (VOL). He agrees with Ms. Martin, and he resents that there is even any discussion about giving any HOAs [in a particular zoning district] favoritism.

Ccc. Unidentified Male in public advising there is a typo in Section 1.2 that says not more than 90 per 30 consecutive days so at minimum (words are then garbled by others talking over each other 2:19:29).

Chair Spanos believes that has been corrected and he does not see that on his copy.

Member Beaudin confirms his.

Ddd. Jeannie Beaudin. She wants to recommend that the individual members of the PB who made the initial motion to pull the language regarding Section 5.7 to hold their motion and take into consideration Town Manager Park's recommendation that they continue the public hearing until the next date possible.

Eee. Noreen Michienzi of Waldo Drive. Wants clarification regarding the PB and if they don't have an opinion on this ordinance and the BOS does have this on the warrant, she would like everyone to know that the voters, her friends, and not just those that have rental properties. (Too many people talking at the same time at 2:21:31 to 2:21:53.)

Vice Chair Chenard requests the public to address the Planning Board only.

Chair Spanos asks the public to stop cross examining each other.

Fff. Michelle, No Last Name Stated. Looking for clarification if the public hearing is extended, what is that date?

Chair Spanos advises that if the hearing is continued, it will be continued until Wednesday, January 24th at 6:00 PM.

Michelle, No Last Name Stated confirms that if another amendment is made there could be another hearing.

Chair Spanos affirms.

Ggg. Unknown Unidentified Male: Unknown Unidentified Male voice says the BOS could withdraw their proposed STR warrant article before then.

Chair Spanos agrees but he doesn't think they will.

Hhh. Matthew (Matt) Grosshandler: Said he "is a resident of Big Coolidge"*. Matthew N. Grosshandler is d/b/a Big Coolidge SP, LLC, 33-1 Big Coolidge Road, Lincoln, NH 03251 (Map 127, Lot 077). Advises he doesn't rent often, but he has. He believes the proposed terms and amendment can be restrictive and are overly burdensome. Some components make sense. But an evaluation of some kind needs to be considered before putting the STR Ordinance in place.

**(Note: Matthew (Matt) Grosshandler is not listed as a property owner in Lincoln, NH. However, Matthew (Matt) Grosshandler is d/b/a Big Coolidge SP, LLC & Big Coolidge SP, LLC owns 33 Big Coolidge Road #1 with an address of 33-1 Big Coolidge Road, Lincoln, NH. However, the mailing address is Matthew Grosshandler's residential address of 113 Norwood Street, Sharon, MA 02067).*

Iii. Robert (Bob) A. Furey, Jr. said he is of Winter Way*. He suggests that this proposed STR Ordinance *not* be sent for public vote without modifications.

(Note: Robert A. Furey Jr. & Janet W. Furey, Trustees of Robert Andreas Furey, Jr Revocable Trust, 95 Conant Street #411, Concord, NH 01742 own 27 Winter Way #4 (Map 121 Lot 047000-01-00045).

Jjj. Blaise Duguay. Asks as it stands now the PB has a motion and seconded, Chair Spanos interrupts and believes the motion will be withdrawn but he doesn't know yet. Mr. Duguay says, "I hope you don't."

Kkk. John ("Jack") J. Severino: Asks since they've already spent 2½ hours on this subject tonight, why doesn't the PB get it done tonight? He states he and others may not be able to travel up to NH again. He traveled over 250 miles tonight. Chair Spanos asks for his name (2:24:40) can't make out what he says. Sounded like "Jack Severino".

Lll. Michelle, No Last Name Stated: She states: The unknown is how the BOS is going to react to this and there is still an opportunity to write the amendment in. There's also the unknown variable if it is written in tonight that it could result in litigation.

Chair Spanos, if one party chooses that, they consider the comments heard tonight.

Mmm. Vicky Duguay Martin: states she agrees that something needs to be changed in the language tonight since so many people made an effort to be there.

Nnn. Michelle, No Last Name Stated: Asks if making an amendment tonight would solidify it?

Chair Spanos says no, it will require a 2nd public hearing.

Ooo. Unknown Unidentified Male voice in audience says that these are complicated issues and if they try and do this in real time it would be another (can't understand the words). He says he is all about trying to get it done but he recommends having studies done. However, given the timeline there needs to be time for people to think about it

Ppp. Member Beaudin asks what time that allows the PB if they choose to meet with an attorney including finding an attorney. Chair Spanos recommends they finish public comment then will talk more.

Qqq. Male voice off camera, says he would like to reiterate that pulling out sections 1.1, 1.2 and 5.7 vs null and voiding the whole thing, it seems as if the BOS is ready to go forward regardless of what anyone says.

Rrr. Michael Najjar (on Zoom) comments that he would like to thank everyone for allowing everyone to speak and spending as much time and a lot of work has been done already.

Motion to close public hearing by Member Beaudin. Vice Chair Chenard seconded. All in favor.

Member Beaudin reminds the board there is an open motion requesting to pull out Section 5.7 and he wishes to amend his motion to include pulling out Section 1.2. Which will get another public hearing and it shows that the PB is behind the public that came there tonight.

Vice Chair Chenard seconds.

Chair Spanos reads the 2 sections. 4 in favor, 1 abstention. BOS Robinson abstains and will talk about it with the BOS before he votes.

Chair Spanos thanks the public for coming and speaking.

Chair Spanos announces a 5 MINUTE RECESS (2:32:19) (8:32:19 PM)

(Note: On Zoom, PJD, was not muted and several times there was yelling and swearing coming from his microphone. BOS Robinson requests Planner Bont mute PJD. She acknowledges and muted him.)

BACK IN SESSION (2:41:30) (8:41:30 PM)

Chair Spanos suggests the PB skip the next three (3) items on the agenda and go directly to:

7. "Adjust the Zoning District Designation to comport with recent minor boundary line adjustment between 2 adjacent lots owned by Thomas Tremblay, Trustee.

Motion made by Member Beaudin to discuss the Tremblay Subdivisions (Lot Line Adjustment).

(2:41:30) (8:41:30 PM)

Vice Chair Chenard seconds.

BOS Robinson has a question: Is the adjustment of the Zoning District Designation for Tom Tremblay quicker before getting into a longer discussion?

Chair Spanos agrees and asks if anyone has an objection?

All members say no.

Motion made by Member Beaudin. Seconded by BOS Robinson. All in favor.

Skip next three items:

4. ~~Add Definition of "Useable Space" to Definition Section of LUPO & to Site Plan Review Regulations and to Subdivision Regulations. [Note: "Adequate Useable Space" is already in Article VIII Board of Adjustment, Section A. Board of Adjustment related to appeals for a Special Exceptions] (Recommended by Town Attorney)~~

5. ~~Revise Definition of Multi-Family Housing~~

6. ~~Add Definition of Dwelling Unit~~

And went to:

Discussion Of Mr. Trembley's Line Adjustment Begins At (2:42:19) (8:42:19 PM)

7. **Adjust the Zoning District Designation** to comport with recent minor boundary line adjustment between 2 adjacent lots owned by Thomas Tremblay, Trustee. One lot is located in the General Use (GU) District. One lot is located in the Rural Residential (RR) District.

Property Owner: Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust. PO Box 235, Lincoln, NH 03251-0235

Applicant's Surveyor: Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561.

Minor Subdivision (BLA): December 13, 2023, Planning Board approved a minor subdivision (a/k/a Lot Line Adjustment [LLA] or Boundary Line Adjustment [BLA]) to adjust the rear boundary line between the following two (2) properties.

Properties:

(1) 189 Main Street (Map 117, Lot 004)

- a) Property is located within the General Use (GU) District and is 0.77 Acres or 33,541 SF.
- b) Lot has 2 structures on it – 1 structure with a restaurant/take out business known as “Half baked, Fully Brewed” and a 2nd structure with a mixed use – a Single-Family Residence upstairs and a Coldwell Banker Real Estate Office on the ground floor.

(2) 19 Louann Lane (just changed to 3 Meadow Lane) (Map 117, Lot 017)

- a) Property is located within the Rural Residential (RR) District, is 0.46 Acres or 20,038 SF.
- b) Lot has a single-family residence with an attached garage on the lot.

Explanation: Two lots share a rear boundary line. BLA shifted rear boundary line of 189 Main Street slightly towards Main Street, giving the rear lot (189 Map Street) (Map 117, Lot 017) an additional 0.04 Acres of land increasing the size from 0.46 acres to 0.50 acres and reducing the size of 189 Main Street (Map 117, Lot 004) from 0.73 Acres to 0.69 Acres. This leaves a slice of land 5 feet wide on the west end and 15 feet wide on the east end with a General Use (GU) District designation. Entire Village Center (VC) District is the area follows the property boundary lines for the “front lots”. PB recommends that Zoning District Boundary Line align with adjustment in property boundary lines.

Chair Spanos summarizes what was stated on the agenda

Motion to open public comment made by Member Beaudin. Seconded by Vice Chair Chenard. All in favor.

BOS Ham asks if the warrant article changes the zoning district designation on either lot or if it just changes the line between the two adjacent zoning districts to correspond with the lot line adjustment between the two lots.

Chair Spanos affirms and says it is just housekeeping. The line between the two zoning districts will match the property boundary line.

Motion made to close public hearing by Member Beaudin. Vice Chair Chenard seconded. All in favor.

Member Beaudin motions for this to be put on the Town Warrant. Vice Chair Chenard seconds. All in favor.

Motion Made by Member Beaudin to discuss the Subdivision two (2) subdivisions.

Vice Chair Chenard seconds.

Anyone has an objection? All members say no.

Chair Spanos goes over the agenda for this portion of the meeting.

IV. NEW BUSINESS

A. TWO (2) MAJOR SUBDIVISIONS:

1. **SUB 2023-08 M114 L049.3 Kyle McManus d/b/a Coolidge Ridge, LLC – Major Subdivision dividing One Lot into 10 Lots: 4 lots for duplexes & 6 lots for Single Family Residences (SFR).**
2. **SUB 2023-09 M114 L049 Ethan Conley agent for Sean G. Conley d/b/a C2 Equity Partners, LLC d/b/a Lincoln Valley Development, LLC – Major Subdivision dividing One Lot into 18 lots: 17 lots for 17 Single Family Residences (SFR) and 1 lot for 1 duplex.**

1. **Application#1 for Major Subdivision of vacant land at the top of Mansion Hill & at termination of Mansion Hill Drive & Valley View Lane, dividing one lot into 10 lots: 4 lots for Duplexes & 6 lots for Single Family Residences (SFR).**

Applicant/Property Owner: Kyle R. McManus of Total Construction Solutions Co., 2 Mockingbird Lane, Kingston, NH 03848 d/b/a **Coolidge Ridge, LLC**, 2 Mockingbird Lane, Kingston, NH 03848. (Formerly land of Raymond A. Legare & Pauline A. Legare, Trustees, Raymond A. & Pauline A. Legare Trust, c/o Susan L. Smith, 107 Howe Hill Road, Benton, NH 03785).

Applicant/Property Owner's Agent: Ethan Conley, 16 Kayla Avenue, Salem, NH 03079

Applicant's surveyor: James M. Lavelle, LLS, 2 Starwood Drive, Hampstead, NH 03841

Applicant's Engineer: Keith Curran, P.E., Bohler Engineering, Inc., 3 Executive Park Drive, Suite 202, Bedford, NH 03110 & 352 Turnpike Road, Southborough, MA 01772.

Property: Mansion Hill #LO (Map 114, Lot 049003-00-00000) (6.81 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres)

Proposal: To create 10 parcels for 4 duplexes & 6 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive and Valley View Lane, depending on the location of the individual lots :

Lot 01 (0.48 Acres) Single Family Residence (SFR);	Lot 02 (0.55 Acres) Duplex;
Lot 03 (0.34 Acres) SFR;	Lot 04 (0.37 Acres) SFR;
Lot 05 (0.38 Acres) SFR;	Lot 06 (0.38 Acres) SFR;
Lot 07 (0.38 Acres) SFR;	Lot 08 (0.38 Acres) Duplex;
Lot 09 (0.38 Acres) Duplex;	Lot 10 (0.38 Acres) Duplex;

2. **Application#2 for Major Subdivision of land on Mansion Hill & at termination of White Birch Lane dividing one lot into 17 lots for 17 Single Family Residences (SFR) and 1 lot for 1 duplex.**

Applicant/Property Owner: Ethan Conley, acting as agent for Sean G. Conley d/b/a C2 Equity Partners, LLC d/b/a **Lincoln Valley Development, LLC**, 7 Colchester Road, Windham, NH 03087. C2 Equity Partners LLC's registered agent's name is Andrew L. Share, Esq., Nixon Peabody, LLP, 900 Elm Street, Manchester, NH 03101. (Formerly land of Raymond A. Legare & Pauline A. Legare, Trustees, Raymond A. & Pauline A. Legare Trust, c/o Susan L. Smith, 107 Howe Hill Road, Benton, NH 03785).

Applicant/Property Owner's Agent: Ethan Conley, 16 Kayla Avenue, Salem, NH 03079

Applicant's surveyor: James M. Lavelle, LLS, 2 Starwood Drive, Hampstead, NH 03841

Applicant's Agent/Engineer: Keith Curran, P.E., Bohler Engineering, Inc., 3 Executive Park Drive, Suite 202, Bedford, NH 03110 & 352 Turnpike Road, Southborough, MA 01772.

Property: Mansion Hill #LO (Map 114, Lot 049) (10.11 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres) the property includes an existing pump house building and associated wells.

Proposal: To create 17 parcels for 17 Single Family Residences and 1 lot with 1 duplex, all with access to the proposed developments to be provided from an extension of White Birch Lane:

Lot 11 (0.38 Acres) SFR;	Lot 12 (0.38 Acres) SFR;
Lot 13 (0.38 Acres) SFR;	Lot 14 (0.38 Acres) SFR;
Lot 15 (0.38 Acres) SFR;	Lot 16 (0.38 Acres) SFR;
Lot 17 (0.38 Acres) SFR;	Lot 18 (0.38 Acres) SFR;
Lot 19 (0.38 Acres) SFR;	Lot 20 (0.38 Acres) SFR;
Lot 21 (0.38 Acres) SFR;	Lot 22 (0.38 Acres) SFR;
Lot 23 (0.38 Acres) SFR;	Lot 24 (0.38 Acres) SFR;
Lot 25 (0.38 Acres) SFR;	Lot 26 (0.38 Acres) SFR;
Lot 27 (0.38 Acres) SFR;	Lot 28 (0.38 Acres) SFR.

Road and Infrastructure: Also creating an extension to White Birch Lane with associated infrastructure.

Two Proposals Together: To create a total of 28 parcels for 5 duplexes & 23 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive, White Birch Lane and Valley View Lane, depending on the location of the individual lots.

Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept each application as complete & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, the applications will stay on the Planning Board agenda until such time as the applications are either approved or disapproved.

Motion made by Member Beaudin to discuss the Two (2) Proposed Subdivisions (2:41:30) (8:41:30 PM)

Vice Chair Chenard seconds.

Chair Spanos goes over the agenda for this portion of the meeting.

Agent Authorization:

Member Beaudin asks if the PB still had the letter of authorization from the owner (Legare) stating that this could be presented.

Planner Bont states that the Legares no longer own the property so no owner authorization from the Legares is needed. "They" bought it, meaning Kyle McManus d/b/a **Coolidge Ridge, LLC** purchased Map 114, Lot 049.3 and Sean Conley d/b/a C2 Equity Partners d/b/a **Lincoln Valley Development, LLC** purchased Map 114, Lot 049. Both have authorized Ethan Conley as their agent to act on their behalf. There is an authorization for Ethan Conley to act as agent for both Coolidge Ridge, LLC & Lincoln Valley Development, LLC.

Presentation:

Applicant's Engineer Keith Curran, PE Senior Project Manager for Land Development and Engineer at Bohler Engineering, Inc. presented the two (2) proposed subdivision plans.

Member Beaudin asks if Mr. Curran has the most recent Technical Review Team (TRT) report. Mr. Curran confirms he received it this evening.

Applicant's Engineer Curran has a map showing the area at the end of Mansion Hill, the two (2) original subdivided areas and how each area will be further subdivided.

(Note: Applicant's Engineer Curran is way out of the range of the microphone and only about every other word is heard. I'm hoping the summary I'm gathering is enough. (2:52:00))

Length of Driveway to Lot 6

Chair Spanos asks how long the driveway is to lot 6?

Applicant's Engineer Curran states he can't tell off the top of his head but he could scale it using the map.

(Note: On Zoom, PJD, again makes negative remarks again and is yelling.) Planner Bont tried to re-mute his microphone.)

Stormwater Management

Applicant's Engineer Curran states that with their plans, they are following all the Town Regulations and the State's Regulations when it comes to storm water management, including the 25-year volume requirements.

Member Beaudin asks if they are reviewing offsite mitigations.

Applicant's Engineer Curran affirms they are.

Member Beaudin comments that it seems that many of the recently installed catch basins, etc., in different parts of Town that are already built [to the standard at the time] have turned out to be undersized and have still caused flooding. He asks what type of considerations are being taken into account for the increased number of rain events and the increased volume of water per rain event over ever-shorter periods of time. He referred to the recent examples of (1) Forest Ridge Resort, and (2) the recent flooding that occurred at the Father Roger Bilodeau Community Center (Community Center).

Applicant's Engineer Curran states that Bohler Engineering, Inc., has been more conservative regarding rainfall events. For example, for a 24-hour storm, they picked the larger number of rainfall events than they could have.

Town Engineer Ray Korber is asked by Member Beaudin if the increased flooding is considered in the future build out of Forest Ridge and how the drainage is affected.

Town Engineer Korber advises the best way to handle the increased number and volume of rain events is to comply with the Town's Storm Water Management Ordinance. Member Beaudin asks if we are having more 25-year events than is "the normal" or are we having more 50-year and 100-year flood events more often now.

Town Engineer Korber suggests that the Planning Board can update the Stormwater Management Ordinance to the threshold of the 50-year flood event if they want to. The intensity and frequency of intense storms is increasing. He states the way that drainage facilities are developed now is different than the way they developed drainage facilities thirty (30) years ago. They used to be developed for a ten (10) year event.

In regard to the Community Center drainage, Town Engineer Korber states it is important to keep that stream clear and clean including the culvert. Routine maintenance is necessary.

Self-Contained Grinder Pumps on Each Lot

Applicant's Engineer Curran states that instead of there being one collective pump station, each homeowner will have their own self-contained grinder pump on their lot to maintain. Member Beaudin asks for confirmation that it is the homeowner's responsibility for common utilities. Mr. Curran states it depends on (unintelligible 3:06:57).

Chair Spanos asks if the pumps will be installed when the land is divided.

Applicant's Engineer Curran states those self-contained grinder pump will be installed with the home.

Maintenance of All Water Drainage Structures and Roadways

Planner Bont asks who will maintain all the water drainage structures.

Applicant's Engineer Curran says they would like the Town to take ownership of the roads [and drainage structures]. For example, they would like the Town to take over maintenance of Mansion Hill, when they add one hundred fifty feet (150') to the already public road called "Mansion Hill Road".

Chair Spanos advises that would have to go to Town Meeting.

Phased Project

Member Beaudin asks if this is a phased project.

Applicant's Engineer Curran affirms it is. Member Beaudin follows up with if the primary utilities and infrastructure, will that be phased as well.

Unidentified Male voice, off camera states name but is too far from microphone to be heard. (3:09:46) describes how the project and the infrastructure will be done in sections.

Member Beaudin asks if this project is phased, wouldn't it impact how drainage works until the project complete.

Water and Sewer Capacity Analysis

Member Beaudin also asks if they've done a study to ensure there is available water and sewer.

Applicant's Engineer Curran affirms they have done a water capacity analysis [using the Weston & Sampson, Inc.'s water model created for the Town of Lincoln] (via) Town Engineer Korber, but he doesn't have the numbers in front of him. However, Applicant's Engineer Curran needs to speak to Public Works Director Nate Hadaway about sewer design and "they" are still under review. He doesn't see it being an issue.

Water Adequate for Fire Flow

Alternate Member Black asks if there is enough water for fire hydrants.

Applicant's Engineer Curran that is all in the water capacity analysis.

Traffic Study

Member Beaudin asks if a traffic study was done.

Applicant's Engineer Curran says no they did not.

Legal Abutters to Include Those Impacted, But Not Direct Abutters

Planner Bont states that when she gave notice to the abutters, she did it based on minimal statutory requirements. She adds, the people who live on much of Mansion Hill Road are not technically considered "legal abutters", however they do have a claim that they would be "directly impacted" by this project and therefore should be treated as legal abutters. She asks the PB to decide whether the Board wants her to include those properties as legal abutters.

Chair Spanos asks for a list. Planner Bont says she can create one.

Chair Spanos asks if anyone has an issue with that?

Chair Spanos asks the PB again if they have any issues with including the Mansion Hill residents in the abutters.

Member Beaudin, Member Noseworthy, Chair Spanos and Vice Chair Chenard agree. They are unable to get an answer from BOS Robinson via Zoom at that moment.

Chair Spanos states 4 are yes, 1 no vote. Planner Bont will get the additional abutter notices out by Friday.

Discussion continued with confirming all who will be affected and getting notices out.

Second Means of Egress from Subdivision

Member Beaudin asks why the subdivision engineers didn't attempt to make another exit out of the subdivision.

Applicant's Engineer Curran there is no ownership to Pollard Road.

Vice Chair Chenard gives history of a previous PB that tried to get the applicant to come off of a property on Pollard Road but there wasn't enough of a turn radius.

Who Should be Considered a Directly Impacted Abutter – Abutter Input

John Gardner, who lives on Mansion Hill, raised his hand to speak.

Gardner asks where does the traffic associated with the Mansion Hill Subdivision stops impacting.

Gardner feels the impact of a development like this could impact lots as far as East Spur Road and down Pollard Road.

Chair Spanos advises they will open public comment in a moment.

Planner Bont states she does not think her list of abutters is going to include all of Pollard Road. The list will include everyone who has access from Mansion Hill Road include until it intersects with East Spur Road.

Is East Spur Road a Town Road

Member Beaudin asks if East Spur Road is a [Class V] Town [maintained] road. Planner Bont confirms it is.

List of Concerns – Technical Review Team (TRT) Memorandum

Chair Spanos asks Planner Bont if there was anything else.

Planner Bont states that the Planning Board may want to talk to Town Engineer Ray Korber about the issues raised in his memo to the Planning Board.

Town Engineer Korber discusses his memo. The project is in the Design Review stage; he is about 90% of the way through it. His memo articulates some of the observations and comments that the PB may want to take in to consideration.

- 1. Ownership of the roadway and utilities needs to be clarified.**
- 2. Storm water management issues.** To ensure the wetlands complex that's located on the property is preserved and protected.

Member Beaudin asks, based on the comments of Town Engineer Korber and the plan that is submitted, does this plan take care of the wetlands area.

Town Engineer Korber advises that there will be wetlands on each individual property. Nothing says that the owners can go to the wetlands bureau and request wetlands permits to fill the

wetlands. If the entire development is under an HOA, there are mechanisms that can be put in place to not allow property owners to fill in the wetlands.

Member Beaudin asks if that should be a condition of approval.

Town Engineer Korber says no. He suggests that they may want to understand that in more detail before being approved. For example, if there is an HOA, there should be documents showing that.

Chair Spanos asks if it is possible for the Applicants to give a conservation easement to a nonprofit to protect the wetlands.

Town Engineer Korber says they could, but it may not be necessary to go to that extent.

3. Long-term operation and maintenance responsibilities of the permanent storm water management facilities, ownership needs to be determined.

Member Beaudin asks if the PB needs to request a plan on how “it” (i.e., long-term operation and maintenance responsibilities of the permanent storm water management facilities) will be addressed.

Town Engineer Korber states that “it” is in the Storm Water Maintenance Plan that applicants must submit an Inspection and Maintenance Plan as part of complying with the Stormwater Management Ordinance (SMO).

Member Beaudin asks Applicant’s Engineer Curran if this has been addressed.

Applicant’s Engineer Curran states that they haven’t.

Member Beaudin asks the PB how the PB can approve an application if they don’t know who is responsible for the stormwater management infrastructure.

Town Engineer Korber agrees that the PB shouldn’t approve the application until they know.

Application Not “Complete” Until All Abutters Directly Affected Are Notified

Planner Bont advises she believes that the Planning Board shouldn’t accept the application until it is “complete” and it will not be “complete” until she has all the abutter notices out. She suggests the PB continue the hearing.

Planner Bont was asked to define “abut.” She advises, she already told them, that abutting properties are the properties that abut the stream [that was directly affected by flooding caused by water coming from both Forest Ridge Resort and Mansion Hill in the past] and properties that have access through Mansion Hill Road. And, according to the state statute, those are the properties that are “directly affected”. All properties for those who live on Mansion Hill. She couldn’t assume that those lots would be considered legal abutters until the PB determines that.

Chair Spanos asks if there are any other questions from the board.

Member Beaudin asks if they can move on without having that information.

Chair Spanos agrees they do not have enough to accept the application but there are a few letters that he would like to reference and to still have public comment to benefit the applicant.

Planner Bont notifies the PB that BOS Robinson can no longer participate, therefore, BOS Ham is available in case there is anything left to vote on.

Requests to be Considered “Directly Affected” Abutters

The following people have requested to be treated as “directly affected abutters”:

1. Craig Santos of 34 Mansion Hill Dr has been asked to be treated as an abutter.

2. Paul and Wendy Tanner of 32 Mansion Hill Dr have asked to be considered an abutter.
3. Gary Casinghino & Denise Raiche-Casinghino of 9 Valley View Lane have asked to be considered abutters.

Abutter Comments Submitted in Writing

Abutter Frank Pasciuto has submitted comments that will be attached to the minutes.

Abutter Comments

Motion made to open public comment made by Member Beaudin.

Seconded by Vice Chair Chenard. All in favor.

1. **Susan Doran**, speaking, also sent in an email requesting to be considered an abutter at 35 Mansion Hill Drive.

Planner Bont confirms she does have the email, but the email came in after Planner Bont had come in for the meeting.

2. **Tammy Gionet Dutilly**, 229 Pollard Road would like to be considered an abutter as she is affected in 2 ways:
 - a. First, because of [the additional] traffic [coming down Mansion Hill Drive and turning onto Pollard Road].
 - b. Second, the brook which runs along [the rear of] her property and her dad's property.

Chair Spanos asked Planner Bont if 229 Pollard Road would be considered an abutter already.

Planner Bont states that both of Tammy Gionet Dutilly's [mother Mildred Gionet] lots (1) Map 114, Lot 62 & (2) Map 114, Lot 063, are located diagonally across Pollard Road at the bottom of Mansion Hill Drive [on the southeast corner of the intersection between Mansion Hill Drive, East Spur Road and Pollard Road] and points it out on the map. Those two lots would be considered to be "directly affected" abutters. [Tammy Gionet Dutilly's lot (Map 114, Lot 029) is next to those lots. Her lot would also be considered a "directly impacted" abutting lot due the brook on her lot.]

Applicant's Engineer Curran comments they will have to do this again if some else finds out they might be an abutter. He asks when will it stop?

Chair Spanos advises that Planner Bont will be figuring out the boundaries before the next meeting.

Tammy Gionet Dutilly discusses a situation that occurred when the previous Town Manager, Butch Burbank, was working for Lincoln. At that time, she brought to that BOS's attention that her neighbor was being negatively impacted by a flood in their house [related to construction up in Forest Ridge] when the brook overflowed. She knows this project will affect her. Same brook.

3. **John Kimball** (on Zoom). 9 White Birch Lane resident. (9 White Birch Lane [Map 114, Lot 041] is owned by Ann Marie Kimball).

John Kimball wants to discuss:

- Wetlands and the impact of the drainage [from Forest Ridge Resort and Mansion Hill that flows] by the Community Center.
- Forest Ridge [Resort] Project [located uphill from Mansion Hill] and if Forest Ridge was a multi-phase development.

Chair Spanos advises Forest Ridge Resort was "plan-based development".

John Kimball wants to discuss:

- If runoff from the Forest Ridge Resort development “trumps” run off from [the proposed Mansion Hill/]White Birch development because “we” mentioned that any future development on Forest Ridge Resort could impact the amount of runoff that reaches the Community Center.
- He doesn’t want to see the Town get into legal action.

Chair Spanos says Forest Ridge Resort development has already been approved by prior Planning Boards. However, the developers of Forest Ridge Resort development do have to come in for PB approval for every phase as they create additional subdivision sites.

Impact of Forest Ridge Resort on Mansion Hill Project

John Kimball asks:

- Could this Mansion Hill project negatively impact what was already approved for Forest Ridge Resort?

Chair Spanos advises that Forest Ridge was approved on its own merits.

Stormwater Runoff Due to Increase in Impervious Surfaces

John Kimball asks:

- Looking at the proposed lot sizes, there aren’t going to be many [pervious] yards and there are going to be lots of [impervious] driveways.
- In clearing at the top of Mansion Hill there is a significant amount of water that comes down through the area already. Additional impervious surfaces will compound that problem.
- The houses located lower than that development probably don’t have current intrusion of water. However, he is concerned that may change.
- What provisions or protections will be provided to existing landowners?

Chair Spanos advises the Town has a Stormwater Management Ordinance that, [if the threshold is met] requires a Storm Water Management Plan which stipulates post-development runoff cannot exceed predevelopment runoff.

- What if the project does cause water intrusion into neighbors’ properties, will there be provisions to compensate?

Member Beaudin believes that as a phased project it would be noticed after the first or second phase then [drainage problems] could be addressed at each phase.

- Can provisions to compensate neighbors for water intrusion be included in the proposal, so they don’t have to be reactive.

Chair Spanos advises he doesn’t think the PB can force a developer to pay to waterproof a basement.

Work Force Housing

John Kimball wants to discuss:

- The first 2 ½ hours of the PB meeting was spent talking about STR’s, and Vice Chair Chenard brought up a point that there is very little land to develop for Workforce Housing but here are two (2) parcels that could be used for Workforce Housing. He asks if this is the right type of development to be approved for the Town of Lincoln.

Chair Spanos says it is the developers' prerogative to submit an application for their development and the PB evaluates whether [their plan for development] conforms to the various Town ordinances. The PB can't tell developers to withdraw their applications and submit a plan for something else.

Pedestrian Traffic

John Kimball wants to discuss:

- Most of the current foot traffic on Mansion Hill Drive, does not come from the homeowners on Mansion Hill Drive, but more from the condominium development off Manor Drive R/W called Mansion Hill Condominium Association, Inc. He'd like to know if there is going to be any requirement that a sidewalk be created to handle increased pedestrian traffic.

Chair Spanos advises that the developer would have to be asked to create sidewalks by the municipality.

Heavy Equipment Traffic

John Kimball wants to discuss:

- Have the roads have been evaluated to see if they can handle year-round heavy-duty equipment traffic [during construction of the project].

Chair Spanos advises the PB to consider a bond to protect the taxpayers from that.

Drainage

4. **Matthew Leidner** (on Zoom), 75 Manor Drive (Map ., a direct abutter of the project.

Matthew Leidner wants to discuss:

- Screen-shared a plan pointing out that his lot would be on the west side of the development. [His lot is part of Mansion Hill Condominium Association.] His concern is specific to the infiltration Basin on the proposal.
 - Basin 1.1. The outfall from the basin is aimed directly into Mansion Hill Condos.
- He explains what areas the drainage as designed would affect.
- Although the Applicants meet the storm water requirement, in that the flow that crosses the property line is not increased from existing, that doesn't consider its characteristics.
- He calculated that the proposed drainage plans will increase their watershed on the Mansion Hill Condos property by about 62%.
- The calculations the developers present in the storm water analysis factor in only ideal conditions.
- His questions regarding these issues are:
 - Is it appropriate for a new projects drainage to be a point source discharged into an abutting property with no easement?
 - What type of assurance is that this basin will be maintained long-term?
 - Can the designer redirect the outfall of the basin elsewhere?
- His other concern is regarding the basin in the southwest corner and that it will be above ground, along his property line and he would be looking at a berm as well as rip rap spillway. He would like the PB to consider:

- Requiring the developer to plant a dense row of evergreen screening in the corner of the property.
- The size of the trees be required at the time of planting.

Chair Spanos asks Applicant's Engineer Curran if he would like to respond.

Applicant's Engineer Curran states that he and Town Engineer Korber spoke last night about having more area in the proposed condition and they will talk more about it. They plan to reduce the volume and peak to that property line. And there has been discussion about green spacing in that area.

Water Resources & Migration Route for Geese

5. **Paul Schirduan**, lives at 55 Church Street (M114 L024) at intersection of Church Street and Pollard Road. **Paul Schirduan** says:
 - Regarding the creek, he doesn't believe there has ever been an analysis or maintenance done on it.
 - Migratory geese land there in the fall. Are any federal laws concerning protecting migratory pathways?

Impact on Forest Ridge Resort Development

6. **Brian Holub** of 23 Hemlock Drive [Map 121 Lot 001] (owned by David L. Holmberg, Trustees, Brian E. Holub 2019 Irrevocable Trust, 22 Liberty Drive Unit 5B, Boston, MA 02210)]. **Brian Holub** says:
 - He is representing [New] Jefferson Holdings, LLC, the successor developer of Forest Ridge Resort.
 - He would like to have it reiterated, for the public record, that regardless of the Mansion Hill Subdivision approval or disapproval, it has no impact on the already approved lots the developers have in Forest Ridge Resort.

Chair Spanos advises that is correct.

Can Firetrucks Turn Around Without a Cul de Sac at End of Valley View Lane?

7. **Eugene Heaney** [d/b/a Heaney Gaelic Group, LLC] of [5] Valley View Lane (Map 114 Lot 042). **Eugene Heaney** says:
 - Regarding the water issue, he used to build houses up on Valley View Lane. (4:08:18- too quiet to hear what is being said).
 - How are the fire trucks going to make it up there and turn around? There needs to be a cul-de-sac at the end of Valley View Lane.

Member Beaudin states that the Town's Fire Chief does have to approve the plans.

Is Road Wide Enough to Accommodate Sidewalk and Street Lights?

8. **John ("Jack") J. Severino** [owns 11 Franklin Street (Map 112, Lot 071) and 10 Valley View Lane (Map 114, Lot 047)] says:
 - How wide is the extension of White Birch going to be?
 - Applicant's Engineer Curran advises the extension of White Birch Lane will be the same width as existing portion of White Birch Lane – 20 feet wide.
 - (4:11:02 multiple people speaking at once, unable to understand.)

- Planner Bont states that Director of Public Works Nate Hadaway tells her the Town's Road Standards are the same as NH DOT Road Standards.
- Chair Spanos requests that Town Engineer Ray Korber answer.
- Town Engineer Korber is still on Zoom and advises that a 20-foot wide [Right of Way] is the minimum Town standard and is articulated in the Town's Regs. The NH DOT road standards apply to roadway construction – the pavement structure – and the developer's plan does comply with that.
- Town Engineer Korber states the Planning Board can request more width. The Town does not need to agree to a width of twenty feet (20').
- An unnamed person asks if the width of twenty feet (20') is intended just for vehicles. What if you want to put in sidewalks or streetlamps?
- Applicant's Engineer Currant advised that sidewalks and streetlamps would require extra width.

Who is Going to Oversee the Development of the Project?

9. **Harold Bearden** [owns 15 Valley View Lane (Map 114, Lot 044)] says:

- Asks if the developer has any previous projects that they could show the Town that are similar in size?
- How is the town going to oversee this project?
- Who does the inspection for the town?

Chair Spanos advises the Town has two (2) code enforcement officers with the assistance of the Town engineer that will oversee what has been approved.

[Note: Town only has one Code Enforcement Officer – was Fire Chief, is now Deputy Fire Chief who is done as of Friday, March 1, 2024.]

Developer Kyle McManus says: Regarding the question about previous projects, the developer states that he has built over 4 million square feet.

- Any Firestone Tire facility in New England;
- Taco Bell in Maine;
- 36-lot development in Massachusetts; and
- 11-lot development in Haverhill, Massachusetts.
- He intends to take much pride in this development.
- He and his brother both plan on owning a home in this new development.

Development Poorly Configured, Not in Keeping with Character of Neighborhood

10. **Frank Pasciuto** [owns 16 Valley View Lane (Map 114, Lot 046) and 10 Green Ridge Road #2 (Map 113, Lot 067000-02-00004)] says:

- He submitted a letter to the Planning Board. (See attached letter.)
- He feels the lot configuration is bizarre.
- Lot configuration doesn't take into account the character of the neighborhood.

Intention to Create Short Term Rentals

Frank Pasciuto:

- The duplexes the developers are planning to build are most likely going to be Short Term Rentals (STRs) and is a concern of his.

Anticipated Increase in Stormwater Runoff Needs Third Party Reviewer to Oversee Development

Frank Pasciuto:

- Doesn't feel the land is appropriate for what the developers want to do.
- Reminds the PB that the land on Mansion Hill absorbs an enormous amount of water and can retain that water for weeks. He feels if the developers interrupt that water retention process, the increased stormwater runoff will have a negative impact on abutters.
- In the Stormwater Management Ordinance (SMO) the PB has the right to ask for a formal [Stormwater Management] plan and he thinks the PB should do that considering the history of flooding issues on Pollard Road.
- The PB should retain a 3rd party registered, professional engineer, to oversee the development of that lot, independent of what the developer is doing.

Chair Spanos advises Town Engineer Ray Korber will be reviewing that.

Need HOA to Manage Private Roads, Water and Sewer Infrastructure, Require Escrow or Bonding

Frank Pasciuto:

- Brings up a PB meeting in July (2023) where it addressed an issue of an HOA.
- PB must confirm that the development on Mansion Hill will have an HOA.
- Sewers are a concern and must be addressed. Regarding homeowners being responsible for their portion of the sewer lines, there needs to be bonding or escrow that is required to make sure there are funds there to take care of it.
- There should be a subdivision performance bond in place.
 - He's concerned about the land be disrupted and then the development won't be completed.
 - He requests the infrastructure be complete before any homes are built.

Preserve Natural Resources

Frank Pasciuto:

- In the Town's strategic plan ["Master Plan"], the goal is to identify, preserve and protect the natural environment of Lincoln to include wildlife habitats.
- There isn't much land left in the Town where the general public and the community has access to like these [conserved] 13 acres that abuts this development. There won't be public access to this land if the development is built.
 - He is referring to Pollard Road (NS) #LO (Map 117, Lot 053) 12 Acres owned by Society for Protection of NH Forests, 54 Portsmouth Street, Concord, NH 03301-5486

Development Too Dense, Impact on Stormwater Runoff, Filtration System for Drinking Water & Air

11. **Cheryl Ewing, President of Mansion Hill Condo Association** [owns 69 Manor Drive #8 (Map 114, Lot 027000-00-00120) says:

- The density of this project is Proposal #2 and the developers haven't talked about Proposal #1 which is less dense.
- Is concerned about the slope and spillway that will drain on to everyone's driveways; she already has issues with the runoff as it currently drains.
- The subject land is a sponge and if you take out the trees and put in concrete and driveways there will be a big spillway running down the hill.
- The wetland on the Mansion Hill property is a filtration system for the environment; it is a filtration system for the water we drink and the air we breathe. If the Planning Board allows the developers to start to destroy that filtration system, then they are asking for another major problem.

Star Wars Like Shaped Lots Not Reasonable and Lots Are Comprised Primarily of Wetlands

12. **Gary Casinghino**, [resides at 9 Valley View Lane (Map 114, Lot 043) says:

- He agrees that there are several problems with the current proposal that have already been stated by other speakers.
- Points to the diagram on Applicant **Coolidge Ridge LLC's** Sheet C302.
 - At the top of Valley View Lane, the proposal is for 3 duplexes.
 - To say the shape of these lots for the duplexes is extremely unusual – is an understatement. He feels the shape of the lots looks like something out of Star Wars. The shape of the lots is described as long, narrow and odd shaped – designed for a sole purpose of meeting the required minimum lot size required for a duplex.
 - The narrow areas are not meaningful to the useable area and three (3) people would barely fit walking side by side.
 - The odd shape of the lots is out of character for the neighborhood and will create an eye sore.
- Points to the diagram for Applicant **Lincoln Valley Development, LLC's** lots.
 - Proposed development has the same issues as in the other subdivision.
 - The houses consume most of the lot and the rest of each lot is consumed by wetlands.
 - He pointed to the bad example of Lot 16. He feels this is not an environmentally friendly development. The developers need to develop responsibly.

Star Wars Like Shaped Lots Not Reasonable and Lots Are Comprised Primarily of Wetlands

13. **Kristen Blais**, [resides at 72 Mansion Hill Drive (Map 114, Lot 049001) says:

- She will be negatively impacted substantially by this development. The access road from Mansion Hill to Valley View includes what the grade will be.

Applicant's Engineer Curran says that the access road from Mansion Hill to Valley View is not a through road. The roads will not be connected. The developer of **Coolidge Ridge, LLC**, will be creating just two (2) driveways to Lots 6 and 7. He confirms those two lots (6 & 7) meet the minimum lot size requirements.

- Conversations were being held between multiple people talking over each other and with Applicant's Engineer Curran, 4:39:02-4:55, recorder was unable to understand.

Chair Spanos reminds the public that the comments being made must be made to the board, not the applicant.

Duplexes Crammed in Close Together Does Not Fit in a Neighborhood of Single Family Homes

14. Unidentified Male Voice asks

- How will the duplexes fit in with their neighborhood?

Chair Spanos advises the duplexes are permitted in the Mansion Hill neighborhood based on the Town of Lincoln's zoning ordinance (Land Use Plan Ordinance).

- **Same Unidentified Male Voice** asks if the Town Planning Board members are looking after their community's interests or the Applicants' interests.

Chair Spanos advises the Planning Board is following what the voters enacted for a zoning ordinance.

- **Same Unidentified Male Voice** asks the Planning Board members if this proposed subdivision and development was proposed in their neighborhood, how would they like to see three (3) duplexes crammed together at the end of their street if they were living in a neighborhood of single-family homes.

Member Beaudin states he has had an entire development (Forest Ridge Resort) created behind his house. He states that Lincoln has changed a lot over the years.

Emergency Vehicles Will Have Difficulty Accessing New Homes

Kristen Blais continues... says:

- **Kristen Blais**, now realizing the access road from Mansion Hill to Valley View is not a roadway, said she has more concerns wondering how emergency vehicles will get through.

Chair Spanos reminds her that the Fire Chief will be reviewing all plans.

15. Another Unidentified Male Voice comments, too quietly for the recorder to pick up and talks to the public.

Vice Chair Chenard asks him to address the board so they can hear him.

- **Another Unidentified Male Voice** repeats Kristen Blais' concern about whether the Fire Department will be able to reach the homes.

Member Beaudin reminds him that the Fire Chief will be looking at the developer's proposed plans. Member Beaudin asks if the Fire Chief has looked at the plans yet?

Applicant's Engineer Curran said he thought Fire Chief Ron Beard was included in this part.

Member Beaudin advises the PB that they will have to invite the Fire Chief for the next hearing.

Will Negatively Impact Safety and Privacy of Existing Neighborhood

16. Tammy Gionet Dutilly [owns 229 Pollard Road (Map 113, Lot 061)] spoke on behalf of herself and her mother Mildred Gionet [(owns 233 Pollard Road (Map 113, Lot 063) and vacant lot Pollard Road #LO (Map 113, Lot 062)] says:

- She realizes realtors and developers are in it to make money, but she feels when "these people," (referring to the property owners in the audience), bought their property to retire in, they purchased with the expectation that they would be living in a quiet neighborhood with other owners of single-family homes.

- From her front window she can see children playing, the elderly walkers and the minimal traffic that is presently coming down Mansion Hill Drive. These proposed 27 single-family homes and five (5) duplexes whose occupants will all enter and exit through the bottom of Mansion Hill Drive will [negatively] affect that.
- She told stories about some experiences she's had and her concern that her and her mother's privacy that will be lost when these single-family homes and duplexes are built.
- She's glad the Police Department will be moving there [to the bottom of Mansion Hill Drive – Pollard Road #LO (Map 113, Lot 035)] in hopes police presence will help slow down traffic, catch those drivers who squeal their tires and make noise in the middle of the night across the street from her house.
- She spoke about more experiences regarding her concerns about how increased traffic will negatively impact the safety of elderly residents of Lincoln Green Apartments [24 Lincoln Green Road (Map 113, Lot 072) owned by Avesta Lincoln Green LP] who walk up and down Mansion Hill Drive and along Pollard Road and East Spur Road.
- She suggests the roadways associated with these two (2) subdivisions go through Forest Ridge Resort instead of through the intersection of Mansion Hill Drive, Manor Drive, East Spur Road and Pollard Road.

Private Road Forest Ridge Road is Not Available as Means of Access

17. **Tamra Ham**, Member of the Board of Selectmen, [d/b/a Ham Rentals LLC owns 205 Pollard Road (Map 113, Lot 058)] says:

- Forest Ridge Road is a private road; therefore, the Planning Board can't force Forest Ridge Resort to let anybody drive through.
- On the other hand, Mansion Hill Drive is a Town road that any member of the public can drive along.

Town Voters Refused to Purchase This Land for the Town in Recent Past

Tamra Ham continues....:

- Not that many years ago the Board of Selectman came to the Town with a recommendation and an article on the Town Meeting Warrant that the Town buy the land at the top of Mansion Hill Road at a reasonable price and it was voted down at the Town Meeting.
- Voters in the Town of Lincoln did not want the land at the top of Mansion Hill to be owned by the Town, so evidently, those voters evidently wanted that land to be developed.
- She reminds the audience that at the beginning of this PB meeting when discussing Short Term Rentals, everyone spoke out about how no one should be able to tell people what to do with their own property, yet now everyone in this same audience is trying to tell these two applicants what they can and can't do with their property. This is a double standard.

Development Too Dense, Impact on Stormwater Runoff,

Cheryl Ewing, President of Mansion Hill Condo Association continues... says:

- Her greatest concern is maintaining the integrity of the wetlands and the proposed overdevelopment with the amount of density is a poor choice.

HOA Should Maintain Roadways, Not Taxpayers

Cheryl Ewing, President of Mansion Hill Condo Association continues... says:

- Regarding an HOA, the Mansion Hill Condominium Association maintain all their roads, why does the Town have to take care of this new Mansion Hill development?
- This development should have an HOA, so the Town is not responsible.

Make the Development Less Dense

Cheryl Ewing, President of Mansion Hill Condo Association continues... says:

- Make the development smaller and it should work.

Chair Spanos asks Ms. Ewing what she would consider a reasonable density?

- A reasonable density would be half of the number of lots and homes proposed.
- Those lots that include wetlands should not have any development.
 - Examples she gave were lots 25, 21, 28, 19, 18, 16, 23 and
 - Where they want to put the infiltration system Basin; “You can’t even get in there.”

Member Beaudin states he appreciates all the comments tonight, but he also has lived here a long time, and the ordinances were voted in by everybody and the ordinances are what tell the PB what they can approve and what can’t be approved. They are changed constantly. They never see anyone at these meetings until it affects them in their backyard. He feels it’s tough to sit up there sometimes as a longtime resident but now things have changed. You can’t stop progress, but you can control it and make it easier to live with. This applicant is designing something that goes by the regulations that were voted in by the taxpayers of the Town of Lincoln.

Will Negatively Impact Existing Neighborhood

Tammy Gionet Dutilly continues... says:

- She doesn’t think anyone is telling them not to develop, but to be respectful of others who live up there.
- She continues that “these poor souls [who live on Mansion Hill and Manor Hill Drive] are going to get screwed over for money and because of the water and sewer.”

Perc Tests for Infiltration Basins and To Prevent Water from Coming Down Mansion Hill Drive

18. **Mark Gallant (on Zoom)**, [owns 21 Valley View Lane (Map 114, Lot 049002)] says:

- **Mark Gallant** (on Zoom) owns a property at the end of Valley View Lane.
- **Mark Gallant** had questions for Town Engineer Ray Korber, regarding the percolation “perc” tests done on the lot above his [Mansion Hill #LO (Map 114, Lot 049003) owned by Coolidge Ridge LLC].

Note: A percolation test or a “perc test” analyzes the drainage capability of raw land for future development. a perc test measures soil’s moisture absorption rate. More specifically, a perc test determines how long it takes for the soil to drain moisture added to the ground. Perc tests are often important for any property that utilizes a septic system, as perc tests can help determine the best place to install a drain, leach field, or other septic system elements. Most perc tests are completed by trained professionals that specialize in either septic system design or land surveying.

<https://www.fortunebuilders.com/perc-test/#:~:text=What%20is%20a%20Perc%20Test%3F,-ln%20brief%2C%20a%20perc>

Mark Gallant continues... says:

- The hole the developers' engineer dug for the perc test was only six feet (6') into the property line and is located nowhere near where there is poor percolation. Can a perc test be done anywhere on the land and "that's good enough"?

Town Engineer Korber says you should do a perc test where you want your storm water management practice to be. In this development there are two (2) infiltration basins that are being proposed. The perc test needs to be done within the footprint of the basin itself. Since the perc test is determining the infiltration of the soil that gets calculated to determine the runoff on the site.

- **Mark Gallant** says he could be mistaken but he saw Rex Caulder [of Caulder Construction, LLC] dig a hole and put a stake in the ground. He assumed that was a perc test above his lot where the runoff basin would not be located. Does anyone confirm where the perc tests are being taken?

Town Engineer Korber states that in the plans the applicants submitted, they did identify where they did test pits across the property.

Applicant's Engineer Curran states they did numerous tests, more than just the two (2) basins, to make sure they were getting storm water. Where the tests were being done, they had GPS there.

- **Mark Gallant's** next question is about the amount of water volume from the three (3) duplexes and coming down Valley View Lane. He says he knows the house that he believes is owned by Dave Rodgers floods every time there is a heavy water situation. He is concerned about curb cuts. When water tests are being done, does anyone assess the street to see if it can handle the volume of water running down.

Applicant's Engineer Curran states that they have proposed infiltration systems that would take the runoff from the road. Confirming there is underground storage.

- **Mark Gallant** wasn't aware the plans were available to the public; he asks if he can pick up a copy of the plans for the site. Planner Bont advises he just has to email her and ask for them.

Perc Tests for Infiltration Basins & To Prevent Water from Coming Down Mansion Hill Drive

19. **Jeffrey (Jeff) Dellicolli (on Zoom)**, [owns 9 Duck Pond Way #8 (Map 114, Lot 026000-0H-00064)] says:

- People have the right to do what they want on their property, but he does agree this is a very large project proposed for an area that is currently pristine. He just wants to make sure it is done correctly and right.
- **Jeffrey (Jeff) Dellicolli** is concerned about stormwater runoff and he is particularly concerned about the basin that is labeled "PP-1". He heard comments from the Applicants' engineer that there would be a "Net 0 of water drainage or watershed". What is the percentage of water that basin will hold in comparison with what currently remains on the property?
- **Jeffrey (Jeff) Dellicolli's** other concerns are that the basins may freeze over and cause problems due to lack of maintenance.

Applicant's Engineer Curran says:

- It is not just the whole site; [the plan for development] includes the four discharge areas.

Applicant's Engineer Curran says the western part of the property Mr. Dellicolli is talking about is a "discharge area". The drainage plan increases the infiltration that goes to that discharge point. In sum, the developers will have less runoff on their site, post construction, than they do now.

Applicant's Engineer Curran agrees that not maintaining this drainage infrastructure will cause issues down the road which is why it will be a requirement of each homeowner to maintain the drainage infrastructure on their property and the individual property owners will be held accountable if not.

Applicant's Engineer Curran said if there is an HOA, the HOA would be responsible for the maintenance.

Jeffrey (Jeff) Dellicolli continues...

- Asks if there is an HOA, would the developers consider entering a surety bond that guarantees that any damage done to any abutters would be their responsibility.

Applicant's Engineer Curran says he cannot speak to that now; they will have to discuss it.

Jeffrey (Jeff) Dellicolli continues...

- What's the guarantee that this design will work? What if this design is not built properly and everybody else [down below] gets flooded?

Chair Spanos advises the developers would be required to post a performance bond.

Jeffrey (Jeff) Dellicolli continues...

- He wishes luck to the owners who bought the land as he feels the land is unusable, and he guesses there is a sucker born every day.

Chair Spanos would like to close public comment for a moment and continue this hearing until February 14th 2024 at 6:00 PM.

Motion by _____ . [Unable to hear who motioned (5:11:30)]

Member Beaudin seconds. All in favor.

Planning Board agrees to allow one more speaker, Stephen S. Kelley.

Basement Flooded by Water Coming Down from Mansion Hill

20. Stephen S. Kelley, [owns 22 Mansion Hill Drive (Map 113, Lot 050)] says:

- **Stephen S. Kelley & Nicole A. Kelley** have owned on Mansion Hill for 17 years
- Wants to state a couple of his concerns, one being the increase in stormwater runoff.
- **Stephen S. Kelley** has had over six feet (6') of water in his basement a couple of times in the past, and it seems to be due to the same issues that caused flooding over near the Lincoln-Woodstock Community Child Care Center at 194 Pollard Road (Map 113, Lot 054).
- This year **Stephen S. Kelley** had brown water bubbling up near the slab of his foundation. He feels like it can only be related to recent developments on Mansion Hill.
- On Mansion Hill they have children that are always playing in the yard and in the street.

Unidentified Female Voice says there are sometimes 10 kids out there playing and traffic is a concern.

Unidentified Male states it would be nice to see this roadway access go through to Pollard Road or Forest Ridge Drive instead of Mansion Hill Drive.

Chair Spanos closes public comment and asks for a motion to continue February 14th at 6:00 PM.

Member Beaudin motions to close public comment.

Vice Chair Chenard seconds. All in favor.

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

1st PUBLIC HEARING ON PROPOSED CHANGES TO ZONING ORDINANCE

Proposed Amendments to Zoning Ordinance (Land Use Plan Ordinance [LUPO]) including:

1. **Create 2 General Use (GU) Districts** by changing the characteristics of the General Use (GU) District in different parts of Town:
 - a. **General Use Downtown**
Along both ends of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway and along both sides of East Branch Pemigewasset River.
 1. **Business Uses** like
 - (a) Manufactured Housing Park,
 - (b) Motor Vehicle Sales & Service &
 - (c) Gas/Fuel Sale & Storageare permitted by Special Exception.
 2. **Industrial Uses** like
 - (a) Earth, Gravel & Stone Removal, &
 - (b) Manufacturing Other than a Home Businessare permitted by Special Exception.
 3. **Industrial Uses** like
 - (a) Junk Yards, and
 - (b) Bulk Storage/Warehousingare not permitted.
 4. **Change Dimensional Setback Requirements** for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and the side setbacks from 5 feet to 10 feet.
 - b. **General Use Route 3**
Along portions of Connector Road & US Route 3/Daniel Webster Highway & Connector Road and Liberty Road
 1. **Business Use** – Campgrounds are permitted without a Special Exception.
 2. **Change Dimensional Requirements:**
 - a. Reduce Minimum Lot Size for Duplex from 22,500 SF to 15,000 SF with a maximum of 3,000 SF of total living space, otherwise, Minimum Lot Size for Duplex is 22,500 SF.
 - b. Reduce side and rear setback requirements, staying with 15-foot setbacks in front, but reducing sides and rear setbacks from 15 feet to 5 feet.
 - c. Increase the Percentage of Maximum Lot Coverage from 70% to 75%.
2. **Revise Characteristics of Village Center (VC) District**
 - a. Veterinarian & Dog Kennels are permitted by Special Exception;
 - b. Industrial Uses like Manufacturing Other than a Home Business is permitted by Special Exception.
 - c. Industrial Uses like Bulk Storage/Warehousing are not permitted.
 - d. Change the Dimensional Setback Requirements for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and side setbacks from 5 feet to 10 feet.

Discussion:

At the beginning of the meeting, at approximately 6:00 PM, Chairman Spanos suggested a motion be made to skip item II and go to item III, Short Term Rental Ordinance.

Motion was made to skip item II and go to item III, Short Term Rental Ordinance by Vice-Chair Chenard. Seconded by Member Beaudin. All in favor.

However, when the PB finally finished discussion of most of the other business on the agenda and returned to the rest of the 1st Public Hearing on Proposed Changes to Zoning Ordinance, it was 5:14:56 or 11:14:56 PM.

Member Beaudin said he doesn't agree that doing zoning definitions should be dealt with at 11:00 PM at night.

Chair Spanos polls the board.

Vice Chair Chenard says do it tonight.

Member Beaudin says no.

The Board is now tied.

BOS Robinson votes to table the rest of the hearings to January 24, 2024 at 6:00 PM.

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

A. Review Pemi Base Camp Letter

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? Planning Board voted "yes" (3-2). Review files and response from Attorney for Loon President & General Manager Brian Norton.

Write letter explaining all of the changes that were made that constitute a "substantial change or expansion of use".

Member Beaudin mentions that Pemi Base Camp would get continued again.

Member Beaudin motions to continue the rest of the agenda to January 24th, 2024 at 6:00 PM.

Vice Chair Chenard seconds. All in favor.

Chair Spanos asks if Pemi Base Camp can be added to the January 24th Agenda at 6:00 PM.

Planner Bont confirms it can.

Vice Chair Chenard motions to move Pemi Base Camp to the January 24th agenda at 6:00 PM..

Member Beaudin seconds. All in favor.

Member Beaudin asks if they can meet weekly until they are caught up.

Planner Bont states advises she can't.

Chair Spanos advises next week there is Budget Committee Meeting.

Vice Chair Chenard asks one more question of Chair Spanos but it could not be understood, something about his property and

being illegal.

Chair Spanos advises he doesn't believe the PB is going after that right now.

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

B. Review Pemi Base Camp Letter

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? Planning Board voted "yes" (3-2). Review files and response from Attorney for Loon President & General Manager Brian Norton.

Write letter explaining all of the changes that were made that constitute a "substantial change or expansion of use".

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.

NOT ON THE AGENDA

UPDATE RE: DRAINAGE PROBLEM BETWEEN RAYMOND BERGLUND, 11 SCHOOL STREET (MAP 113, LOT 098) AND JAYNE LUDWIG, 12 PLEASANT STREET (MAP 113, LOT 092) AND PLANS FOR SOLUTION FROM PLANNING BOARD MEETINGS OF JUNE 8, 2022 AND AUGUST 10, 2022.

Member Beaudin asks what is going on with Member Noseworthy's property.

Member Noseworthy states, nothing.

Member Beaudin asks if it can be added to the January 24th 20agenda. Chair Spanos tells Planner Bont to do so for the February 14th meeting so the abutter can be notified.

VII. ADJOURNMENT.

Motion to adjourn meeting by Member Beaudin.
Vice Chair Chenard seconds, all in favor. (5:23:00) or adjourned at 11:23:00 PM.

Respectfully submitted,

Kara Baker
Recording Secretary

Date Approved: 3/13/2024


Chairman Spanos

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Avery	Sherwood B (Barry)	Property Owner	Resident	76 Maltais Farm Road	107-018	Sherwood B. Avery & Jody Avery, 76 Maltais Farm Road, Lincoln, NH 03251-9801	Sherwood B. Avery & Jody Avery, 76 Maltais Farm Road, Lincoln, NH 03251-9801
Avery	Danielle	Tenant	Resident	11 Pollard Road	117-104	Jaswinder (Jesse) Singh d/b/a K & H Properties, LLC d/b/a & Kancamagus ("Kanc") Motor Lodge & Restaurant, PO Box 505, 11 Pollard Road, Lincoln, NH 03251-0505	Danielle Avery, 11 Pollard Road, Lincoln, NH 03251
Avery	Jody	Property Owner	Resident	76 Maltais Farm Road	107-018	Sherwood B. Avery & Jody Avery, 76 Maltais Farm Road, Lincoln, NH 03251-9801	Sherwood B. Avery & Jody Avery, 76 Maltais Farm Road, Lincoln, NH 03251-9801
Balch	Dorie	Property Owner	Nonresident	6 Overbrook Hamlet Way #4	127-141	Jeffrey & Dorie Balch, PO Box 31, Barrington, RI 02806	Jeffrey & Dorie Balch, PO Box 31, Barrington, RI 02806
Balch	Jeffrey	Property Owner	Nonresident	6 Overbrook Hamlet Way #4	127-141	Jeffrey & Dorie Balch, PO Box 31, Barrington, RI 02806	Jeffrey & Dorie Balch, PO Box 31, Barrington, RI 02806
Bearden	Harold	Property Owner	Resident	15 Valley View Lane	114-044	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Land, PO Box 476, Lincoln, NH 03251-0476	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Land, PO Box 476, Lincoln, NH 03251-0476
Bearden	Lynne	Property Owner	Resident	15 Valley View Lane	114-044	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Land, PO Box 476, Lincoln, NH 03251-0476	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Land, PO Box 476, Lincoln, NH 03251-0476
Beaudin	David	Town of Lincoln, Water Plant Operator (former property owner & former resident)	Nonresident	None	None	N/A	David W. Beaudin, co-owner with Mary Conn of 240 Eastside Road, North Woodstock NH 03262 (Woodstock Tax Map 113, Lot 032-010-000-000000).
Beaudin	Kathryn J (Jeannie)	Property Owner	Resident	2 Louis Lane	117-069	Paul J. Beaudin II & Kathryn J., PO Box 872, Lincoln, NH 03251-0872	Paul J. Beaudin II & Kathryn J., PO Box 872, Lincoln, NH 03251-0872
Blais	Kristen	Property Owner	Resident	72 Mansion Hill Drive	114-049001- 00-00000	Kristen Blais, 72 Mansion Hill Drive, Lincoln, NH 03251	Kristen Blais, 72 Mansion Hill Drive, Lincoln, NH 03251

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Calaio	Brian	Property Owner	Resident	17 White Birch Lane	114-048	Brian Calaio & Lynn Murray, 17 White Birch Lane, Lincoln, NH 03251	Brian Calaio & Lynn Murray, 17 White Birch Lane, Lincoln, NH 03251
Casinghino	Gary	Property Owner	Resident	9 Valley View Lane	114-043	Gary Casinghino & Denise Raiche-Casinghino, 9 Valley View Lane, Lincoln, NH 03251	9 Valley View Lane, Lincoln, NH 03251
Celino	Deborah (Debbie)	Property Owner	Resident	255 Pollard Road	113-044	Deborah Celino, Trustee of Deborah Marie Celino Revocable Trust, 255 Pollard Road, Lincoln, NH 03251	Deborah Celino, Trustee of Deborah Marie Celino Revocable Trust, 255 Pollard Road, Lincoln, NH 03251
Chenard	Susanne A. (Susan)	Property Owner & Loon Reservation Service Employee	Resident	19 Maple Street	118-069	Susanne A. Chenard, 11 Liberty Road, Lincoln, NH 03251	Susanne A. Chenard, 11 Liberty Road, Lincoln, NH 03251
Conley	Ethan J.	Ethan J. Conley is the Developer & agent for <u>Lincoln Valley Development, LLC.</u> & Developer & Agent for <u>Coolidge Ridge, LLC</u> who are property owners	Nonresident	N/A	2 Mansion Hill Lots: (1) <u>Coolidge Ridge LLC</u> owns Mansion Hill #LO [M114 L049.3]; AND (2) <u>Lincoln Valley Development, LLC</u> owns Mansion Hill #LO [M114 L049]	(1) Lincoln Valley Development, LLC. [Primary owner is Sean G. Conley d/b/a C2 Equity Partners, LLC & C2 Equity Partners, LLC is d/b/a Lincoln Valley Development, LLC] AND (2) Coolidge Ridge, LLC. [Primary owner is Kyle R. McManus d/b/a Total Construction Solutions d/b/a Coolidge Ridge, LLC.] Ethan J. Conley is the agent for Lincoln Valley Development, LLC. AND (2) Coolidge Ridge, LLC.	Ethan Conley, 16 Kayla Avenue, Salem, NH 03079

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Conley	Sean G.	Primary Owner for (1) Lincoln Valley Development, LLC. [Sean G. Conley is d/b/a C2 Equity Partners, LLC & C2 Equity Partners, LLC is d/b/a Lincoln Valley Development, LLC]. Ethan J. Conley is the agent for Lincoln Valley Development, LLC.	Nonresident	Mansion Hill #LO	114-049	(1) Lincoln Valley Development, LLC. [Primary owner is Sean G. Conley d/b/a C2 Equity Partners, LLC & C2 Equity Partners, LLC is d/b/a Lincoln Valley Development, LLC] Ethan J. Conley is the agent for Lincoln Valley Development, LLC.	Sean G. Conley, 7 Colchester Road, Windham, NH 03087
Curran PE	Keith	Senior Project Manager, Land Development & Engineer for (1) Lincoln Valley Development, LLC. [Primary owner is Sean G. Conley d/b/a C2 Equity Partners, LLC & C2 Equity Partners, LLC is d/b/a Lincoln Valley Development, LLC] AND (2) Coolidge Ridge, LLC. [Primary owner is Kyle R. McManus d/b/a Total Construction Solutions d/b/a Coolidge Ridge, LLC.] Ethan J. Conley is the agent for Lincoln Valley Development, LLC. AND (2) Coolidge Ridge, LLC.	Nonresident	None	2 Mansion Hill Lots: (1) Coolidge Ridge LLC. owns Mansion Hill #LO [M114 L049.3]; AND (2) Lincoln Valley Development, LLC owns Mansion Hill #LO [M114 L049]	(1) Lincoln Valley Development, LLC. [Primary owner is Sean G. Conley d/b/a C2 Equity Partners, LLC & C2 Equity Partners, LLC is d/b/a Lincoln Valley Development, LLC] AND (2) Coolidge Ridge, LLC. [Primary owner is Kyle R. McManus d/b/a Total Construction Solutions d/b/a Coolidge Ridge, LLC.] Ethan J. Conley is the agent for Lincoln Valley Development, LLC. AND (2) Coolidge Ridge, LLC.	Keith Curran, PE, Bohler Engineering, Inc., 352 Turnpike Road, Southborough, MA 01772
Dodge	Kathleen	Tenant	Resident	21 Maple Street	118-070	Benjamin Thibault, 21 Maple Street, Lincoln, NH 03251	21 Maple Street, Lincoln, NH 03251-4418
Donati	Adam	Tenant	Resident	97 Main Street	113-076	Dana N. Bartlett & Cynthia E. Bartlett, PO Box 16, Colebrook, NH 03576	97 Main Street, Lincoln, NH 03251
Doran	Susan Watson	Property Owner	Resident	35 Mansion Hill Drive	114-029	Susan M. Watson & Thomas J. Doran, 35 Mansion Hill Drive, Lincoln, NH 03251	Susan M. Watson & Thomas J. Doran, 35 Mansion Hill Drive, Lincoln, NH 03251

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

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Dufresne	Margarita	Tenant	Resident	10 Pleasant Street	113-093	Timothy Bishop, 22 Roosevelt Avenue Unit 13, Hudson, NH 03051	10 Pleasant Street, Lincoln, NH 03251
Duguay	Blaise N.	Tenant & Owner	Resident	36 Pollard Road (tenant) PO Box 231, Lincoln, NH 03251- 0231 & 87 Maltais Farm Road (Owner)	117-087	Jane & Arthur DuGuay Etal., 668 West Side Road, Bethlehem, NH 03574 (tenant); Blaise N. Duguay, 36 Pollard Road PO Box 231, Lincoln NH 03251-0231 (Owner)	Jane & Arthur DuGuay Etal., 668 West Side Road, Bethlehem, NH 03574 (tenant); Blaise N. Duguay, 36 Pollard Road PO Box 231, Lincoln NH 03251-0231 (Owner)
Dutilly	Tammy Gionet	Property Owner	Resident	229 Pollard Road	113-061	Tammy Gionet, 229 Pollard Road, PO Box 291, Lincoln, NH 03251-0291	Tammy Gionet, 229 Pollard Road, PO Box 291, Lincoln, NH 03251-0291
Ewing	Cheryl	President of Mansion Hill Condominium Association & Property Owner	Nonresident	69 Manor Drive	114-027000- 00-00120	William D. Ewing & Cheryl Ewing, 54 Eagle Drive, Bedford, NH 03110-4412	William D. Ewing & Cheryl Ewing, 54 Eagle Drive, Bedford, NH 03110-4412
Gardner	John E	Property Owner	Resident	28 Mansion Hill Drive	113-048	John E. Gardner & Riley E. O'Connell, 28 Mansion Hill Drive, Lincoln, NH 03251	John E. Gardner & Riley E. O'Connell, 28 Mansion Hill Drive, Lincoln, NH 03251
Gruber	William (Bill)	Property Owner	Nonresident	56 Mansion Hill Drive	114-038	William & Gabrielle Gruber Trust, 7 Warren Avenue #6, Boston, MA 02116	William & Gabrielle Gruber Trust, 7 Warren Avenue #6, Boston, MA 02116
Gruber	Gabrielle	Property Owner	Nonresident	56 Mansion Hill Drive	114-038	William & Gabrielle Gruber Trust, 7 Warren Avenue #6, Boston, MA 02116	William & Gabrielle Gruber Trust, 7 Warren Avenue #6, Boston, MA 02116
Gutro	Matthew	Tenant	Resident	391 US Route 3	106-006	James P. Gutro, Jr., & Lisa M. Gutro, 391 US Route 3, Lincoln, NH 03251	James P. Gutro, Jr., & Lisa M. Gutro, 391 US Route 3, Lincoln, NH 03251
Haase	Meg	Spouse of Property Owner	Resident	17 Boyle Street	117-065	Robert A. Haase, 17 Boyle Street, PO Box 384, Lincoln, NH 03251-0384	Robert A. Haase, 17 Boyle Street, PO Box 384, Lincoln, NH 03251-0384
Halloran	Kimberly (Kim)	Property Owner	Resident	14 Beechnut Drive	130-121	Kevin Halloran & Kimberly Halloran Trustees, Halloran Heirloom Ownership Trust, 14 Beechnut Drive, Lincoln, NH 03251	Kevin Halloran & Kimberly Halloran Trustees, Halloran Heirloom Ownership Trust, 14 Beechnut Drive, Lincoln, NH 03251

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

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Heaney	Eugene	Property Owner	Resident	5 Valley View Lane	114-042	Eugene Heaney d/b/a Heaney Gaelic Group, LLC, 5 Valley View Lane, Lincoln, NH 03251	Heaney Gaelic Group, LLC, 5 Valley View Lane, Lincoln, NH 03251
Holub	Brian	Property Owner	Resident	23 Hemlock Drive	121-001	David L. Holmberg, Trustees of the Brian E. Holub 2019 Irrevocable Trust, 22 Liberty Drive Unit 5B, Boston, MA 02210	David L. Holmberg, Trustees of the Brian E. Holub 2019 Irrevocable Trust, 22 Liberty Drive Unit 5B, Boston, MA 02210
Kelley	Nicole A	Property Owner	Resident	22 Mansion Hill Road	113-050	Stephen S. Kelley & Nicole A. Kelley, 22 Mansion Hill Drive, Lincoln, NH 03251-4228	Stephen S. Kelley & Nicole A. Kelley, 22 Mansion Hill Drive, Lincoln, NH 03251-4228
Kelley	Stephen S	Property Owner	Resident	22 Mansion Hill Road	113-050	Stephen S. Kelley & Nicole A. Kelley, 22 Mansion Hill Drive, Lincoln, NH 03251-4228	Stephen S. Kelley & Nicole A. Kelley, 22 Mansion Hill Drive, Lincoln, NH 03251-4228
Loizeaux	Michelle	Property Owner	Nonresident/ Resident?	10 Potash Road #2	127-246	Mark B. Loizeaux & Cynthia M Loiseaux, 7 Alwyn Terrace, Flemington, NJ 08822-1980	Mark B. Loizeaux & Cynthia M Loiseaux, 7 Alwyn Terrace, Flemington, NJ 08822-1980
Ludwig	Jayne Sue	Property Owner	Resident	12 Pleasant Street	113-092	Jayne Sue Ludwig, 12 Pleasant Street, PO Box 103, North Woodstock, NH 03262	Jayne Sue Ludwig, 12 Pleasant Street, PO Box 103, North Woodstock, NH 03262
Martin II	James	Property Owner	Resident	72 Pollard Road (M117 L058), Meadow Lane (LO) formerly Louann Lane (LO) (M117 L025001), Louann Lane #LO (M117 L116)	117-058, 117-025001, 117-116	James R. Martin, II & Victoria Martin, 72 Pollard Road, Lincoln, NH 03251	James R. Martin, II & Victoria Martin, 72 Pollard Road, Lincoln, NH 03251
Martin	Victoria	Property Owner	Resident	72 Pollard Road	117-058	James R. Martin, II & Victoria Martin, 72 Pollard Road, Lincoln, NH 03251	James R. Martin, II & Victoria Martin, 72 Pollard Road, Lincoln, NH 03251
McDermott	Kathleen	Tenant	Nonresident?	16 Valley View Lane	114-046	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251
McQuade	Charles F. (Chuck)	Property Owner	Nonresident	7 Overbrook Hamlet Way #2	127-138	Charles F. McQuade & Natalie B. McQuade & Paul G. Sawyer & Susan J. Sawyer, 40 Glendale Avenue B, Uxbridge, MA 01569	Charles F. McQuade & Natalie B. McQuade & Paul G. Sawyer & Susan J. Sawyer, 40 Glendale Avenue B, Uxbridge, MA 01569

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Michienzi	Noreen P.	Property Owner	Resident	36 Waldo Drive	130-048	Vincent Michienzi & Noreen P. Michienzi, 76 Mashnee Road, Bourne, MA 02532	Vincent Michienzi & Noreen P. Michienzi, 76 Mashnee Road, Bourne, MA 02532
Michienzi	Vincent	Property Owner	Resident	36 Waldo Drive	130-048	Vincent Michienzi & Noreen P. Michienzi, 76 Mashnee Road, Bourne, MA 02532	Vincent Michienzi & Noreen P. Michienzi, 76 Mashnee Road, Bourne, MA 02532
Murray	Lynn	Property Owner	Resident	17 White Birch Lane	114-048	Brian Calaio & Lynn Murray, 17 White Birch Lane, Lincoln, NH 03251	Brian Calaio & Lynn Murray, 17 White Birch Lane, Lincoln, NH 03251
Nelson	Robert (Bob)	Property Owner	Resident	62 Mansion Hill Drive	114-037	Robert J. Nelson & Joann S. Nelson, Trustees, Nelson Family Revocable Trust, 62 Mansion Hill Drive, Lincoln, NH 03251	Robert J. Nelson & Joann S. Nelson, Trustees, Nelson Family Revocable Trust, 62 Mansion Hill Drive, Lincoln, NH 03251
O'Connell	Riley E	Property Owner	Resident	28 Mansion Hill Drive	113-048	John E. Gardner & Riley E. O'Connell, 28 Mansion Hill Drive, Lincoln, NH 03251	John E. Gardner & Riley E. O'Connell, 28 Mansion Hill Drive, Lincoln, NH 03251
Owen	Brett	Property Owner	Nonresident	34 Meadow Lane	117-025002-00-00000	Brett Owen & Marion V. Owen, 10 Hatchetts Hill Road, Old Lyme, CT 06371	Brett Owen & Marion V. Owen, 10 Hatchetts Hill Road, Old Lyme, CT 06371
Pascuito	Frank	Property Owner	Resident	16 Valley View Lane	114-046	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251
Pascuito	Virginia	Property Owner	Resident	16 Valley View Lane	114-046	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251	Frank & Virginia Marie Pasciuto, 16 Valley View Lane, PO Box 192, Lincoln, NH 03251
Peznola	Jessica (Jess)	Realtor for Pinkham Real Estate	Nonresident	claims 44 Church Street - not an owner - lives in Littleton	114-019-which unit of 8 units?	Pinkham Real Estate, 2558 White Mountain Highway, PO Box 543, North Conway, NH 03860	Pinkham Real Estate, 2558 White Mountain Highway, PO Box 543, North Conway, NH 03860
Reed	Dolores	Property Owner	Resident	173 Pollard Road	114-025	Kathleen M. O'Connor Trustee, Delores A. Reed, PO Box 957, Lincoln, NH 03251-0957	Kathleen M. O'Connor Trustee, Delores A. Reed, PO Box 957, Lincoln, NH 03251-0957

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

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Roberts III	David G. (Dave)	Property Owner	Nonresident	9 Rampasture Lane	126-021000-03-000D1	David G. Roberts III, 62 Woodland Road, North Hampton, NH 03862	David G. Roberts III, 62 Woodland Road, North Hampton, NH 03862
Rutherford	Randall S. (Randy)	Linwood Fixit, LLC, 85 Paradise Road, North Woodstock, NH 03262	Nonresident	N/A	N/A	Randall Rutherford d/b/a Linwood Fixit, LLC, 85 Paradise Road, North Woodstock, NH 03262	Randall Rutherford d/b/a Linwood Fixit, LLC, 85 Paradise Road, North Woodstock, NH 03262
Sadler	Michael	Property Owner	Nonresident	39 Flume Road	123-051	Michael Sadler & Bridgett Sadler, 27 Kirkland Drive, Stow, MA 01775	Michael Sadler & Bridgett Sadler, 27 Kirkland Drive, Stow, MA 01775
Saxe	Jaime Robin	N/A	Nonresident	N/A	N/A	Jaime Robin Saxe, 9 Hiltz Drive, North Woodstock, NH 03262	Jaime Robin Saxe, 9 Hiltz Drive, North Woodstock, NH 03262
Schirduan	Paul H.	Property Owner	Resident	55 Church Street	114-024	Paul H. Schirduan, 55 Church Street, Lincoln, NH 03251	Paul H. Schirduan, 55 Church Street, Lincoln, NH 03251
Sellingham	Mark	Conservation Commission for Town of Woodstock, NH	Nonresident	N/A	Woodstock 118-006	N/A	Mark Sellingham, 7 Algonquin Road, Woodstock, NH 03293
Tremblay	Gail	Spouse of Property Owner	Resident	3 Meadow Lane (M117 L017), 189 Main Street (M117 L004), Louann Lane (LO) (M117 L019)	117-017, 117-004, 117-019	Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251	Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251
Tremblay	Thomas P.	Property Owner	Resident	3 Meadow Lane (M117 L017), 189 Main Street (M117 L004), Louann Lane (LO) (M117 L019)	117-017, 117-004, 117-019	Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251	Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251
Turley	Kyle	Property Owner & Attorney & formerly on Board of Directors for Coolidge Falls	Nonresident	43A Flume Road	123-052	Kyle Turley & Amy Turley, 17 1/2 Beacon Street, Derry, NH 03038	Kyle Turley & Amy Turley, 17 1/2 Beacon Street, Derry, NH 03038
Umberger	Sarah A.	Property Owner & Real Estate Agent - Lincoln - Coldwell Banker, PO Box 161, Center Harbor, NH 03226	Nonresident	51 Pollard Road #2	117-112	Sarah H. Umberger, 65 Grafton Drive, Bedford, NH 03110	Sarah H. Umberger, 65 Grafton Drive, Bedford, NH 03110
Weeden	Blair	Property Owner	Resident	51 Mansion Hill Drive	114-032	Blair T. Weeden & Dori L. Weeden, 51 Mansion Hill Drive, Lincoln, NH 03251	Blair T. Weeden & Dori L. Weeden, 51 Mansion Hill Drive, Lincoln, NH 03251

Planning Board Meeting January 10, 2024 - Guests - In Person Attendance

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Weeden	Dori L.	Property Owner	Resident	51 Mansion Hill Drive	114-032	Blair T. Weeden & Dori L. Weeden, 51 Mansion Hill Drive, Lincoln, NH 03251	Blair T. Weeden & Dori L. Weeden, 51 Mansion Hill Drive, Lincoln, NH 03251
Welsh	James	Property Owner	Resident	10 East Spur Road (M113 L041001), 16 East Spur Road (M113 L041), 22 East Spur Road (M113 L041000-MH)	113-041001, 113-041, 113-041000-MH	James Welsh, 16 East Spur Road, PO Box 286, Lincoln, NH 03251-0286	James Welsh, 16 East Spur Road, PO Box 286, Lincoln, NH 03251-0286

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A	Laura	Unknown	Unknown	4 properties owned by people named "Laura A." - Don't know which one.	Unknown	4 properties owned by people named "Laura A." - Don't know which one.	Unknown
Arsenault	Sean	Unknown	Nonresident	2 properties owned by people named "Arsenault" - None owned by Sean Arsenault. No property owners with this name.	No property owners with this name.	2 properties owned by people named "Arsenault" - None owned by Sean Arsenault	Unknown
Asiaf	Sharon	Sharon Asiaf, (1) Property Manager, SGH Property Management, 715 Boylston Street, Suite 120, Boston, MA 02116. (2) Sharon Kay (Soutter) Asiaf (& Peter Asiaf), 874 East Broadway, South Boston, MA 02127-2323	Nonresident	No property owners with this name.	No property owners with this name.	Sharon Asiaf, (1) Property Manager, SGH Property Management, 715 Boylston Street, Suite 120, Boston, MA 02116. (2) Sharon Kay (Soutter) Asiaf (& Peter Asiaf), 874 East Broadway, South Boston, MA 02127-2323	Sharon Asiaf, (1) Property Manager, SGH Property Management, 715 Boylston Street, Suite 120, Boston, MA 02116. (2) Sharon Kay (Soutter) Asiaf (& Peter Asiaf), 874 East Broadway, South Boston, MA 02127-2323
B	Paul	Unknown	Unknown	8 properties owned by people named "Paul B". Don't know which one this is or if he is even a property owner.	Unknown	8 properties owned by people named "Paul B". Don't know which one this is or if he is even a property owner.	Unknown
Bearden	Lynne	Property Owner	Resident	15 Valley View Lane	114-044	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Lane, PO Box 476, Lincoln, NH 03251-0476	Harold Bearden & Lynne Bearden, Trustees, Bearden Family Trust of 2019, 15 Valley View Lane, PO Box 476, Lincoln, NH 03251-0476
Bell	L (Lauren L)	Property Owner	Resident	431 US Route 3	105-109	Lauren L. Bell & Christopher R. Bell, 455 US Route 3, Lincoln, NH 03251	Lauren L. Bell & Christopher R. Bell, 455 US Route 3, Lincoln, NH 03251
Berni	Kevin F.	Property Owner	Nonresident	23 West Branch Road #1	122-006000-0C-00101	Kevin F. Berni & Rebecca A. Berni, 317 Christian Street, Lowell, MA 01850	Kevin F. Berni & Rebecca A. Berni, 317 Christian Street, Lowell, MA 01850
Bignami	Adrian	Property Owner	Nonresident	84 Beechnut Drive	131-002	Adrian Bignami & Petra Bignami, 146 Tappan Street, Brookline, MA 02445	Adrian Bignami & Petra Bignami, 146 Tappan Street, Brookline, MA 02445
Blake	Lisa	Property Owner	Nonresident	61 Manor Drive #2	114-027000-0N-00106	James M. Blake & Lisa D. Blake, 3 Graham Terrace, Quincy, MA 02169	James M. Blake & Lisa D. Blake, 3 Graham Terrace, Quincy, MA 02169

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Brasky	William (Bill) J.	Unknown	Unknown	No property owners with this name.	No property owners with this name.	N/A	Unknown
Breault	Cassandra L.	Property Owner	Nonresident	23 Hummingbird Road #4	114-027000-0L-00092	Donald R. Breault & Cassandra L. Breault, Trustees, William J. Breault Joint Revocable Trust, 9 Gabrielle Drive, Hudson, NH 03051	Donald R. Breault & Cassandra L. Breault, Trustees, William J. Breault Joint Revocable Trust, 9 Gabrielle Drive, Hudson, NH 03051
Brotherton	William (Bill)	Property Owner	Resident?	13 Big Coolidge Road #2	127-063	William J. Brotherton & Alison A. Brotherton, Trustees, William J. Brotherton & Alison A. Brotherton Joint Revocable Trust, PO Box 1297, Lincoln, NH 03251-1297 & 3 Barker Street, Danvers, MA 01923, 7 Linden St, Marblehead, MA 01945 and 11 Myrtle St, Beverly, MA 01915	William J. Brotherton & Alison A. Brotherton, Trustees, William J. Brotherton & Alison A. Brotherton Joint Revocable Trust, PO Box 1297, Lincoln, NH 03251-1297 & 3 Barker Street, Danvers, MA 01923, 7 Linden St, Marblehead, MA 01945 and 11 Myrtle St, Beverly, MA 01915
Brown	William C. (Bill)	Property Owner	Nonresident	Owens 2 properties: (1) 25 Sunset Drive (130-105); & (2) Black Mountain Road (SS) #LO (130-104)	Owens 2 properties: (1) 25 Sunset Drive (130-105); & (2) Black Mountain Road (SS) #LO (130-104)	William C. Brown & Deborah M. Brown, Trustees, Brown Beechwood Realty Trust, 101 Bay Shore Drive, North Falmouth, MA 02556	William C. Brown & Deborah M. Brown, Trustees, Brown Beechwood Realty Trust, 101 Bay Shore Drive, North Falmouth, MA 02556
Burlingame	Mary Lou ("Mary Lou")	Property Owner	Resident	Owens 2 properties: (1) 61 Manor Drive #1 (114-027000-0N-00105); (2) 61 Manor Drive #5 (114-027000-0N-00109)	Owens 2 properties: (1) 61 Manor Drive #1 (114-027000-0N-00105); (2) 61 Manor Drive #5 (114-027000-0N-00109)	Donald Burlingame & Mary Lou Burlingame, PO Box 1517, Lincoln, NH 03251-1517	Donald Burlingame & Mary Lou Burlingame, PO Box 1517, Lincoln, NH 03251-1517
Burns	James Francis	Property Owner d/b/a Black Sheep Properties, LLC & Black Sheep Realty, LLC & Business Development for South Peak Resort owns 2 Parcels	Resident	Owens 2 properties: (1) 36 LaBrecque Street (113-021); (2) 23 Hummingbird Road #1 (114-027000-0L-00089)	Owens 2 properties: (1) 36 LaBrecque Street (113-021); (2) 23 Hummingbird Road #1 (114-027000-0L-00089)	James Francis Burns & MacKenzie Brigid Gaudet, 36 LaBrecque Street, Lincoln, NH 03251	James Francis Burns & MacKenzie Brigid Gaudet, 36 LaBrecque Street, Lincoln, NH 03251
Busa	Jenna	Property Owner	Nonresident	23 Hummingbird Road #7	114-027000-0L-00095	Charles & Jenna Busa, 18 Algonquin Road, Quincy, MA 02169	Charles & Jenna Busa, 18 Algonquin Road, Quincy, MA 02169
Butler	Amanda	Property Owner & Realtor Infinity Realty Group	Nonresident	50 Fox Run Road #2	127-190000-00-00000	Amanda Butler & James Butler, IV, 8 Danbury Court, Londonderry, NH 03053	Amanda Butler & James Butler, IV, 8 Danbury Court, Londonderry, NH 03053

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Cardella	Joan S. (1-860-324-8324)	Unknown - Joan S. Cardella is listed owner of phone number.	Unknown - Joan S. Cardella is listed owner of phone number.	No property owner listed for name of Cardella.	No property owner listed for name of Cardella.	Joan Cardella, 57 Parsonage Street, Rocky Hill, CT 06067 or 71 Tavern Circle, Middletown, CT 06457	Joan Cardella, 57 Parsonage Street, Rocky Hill, CT 06067 or 71 Tavern Circle, Middletown, CT 06457
Caron	Meagan (1-603-723-9874)	2 parcels are owned by persons with last name of "Caron", but no one with name "Meagan Caron" who is associated with this phone number.	Nonresident	No property owner with name "Meagan Caron" listed.	No property owner with name "Meagan Caron" listed.	Meagan Caron, 1343 Glebe Strt, Taunton, MA 02780-5121	Meagan Caron, 1343 Glebe Strt, Taunton, MA 02780-5121
Cartier	Rudolph (Rudy)	Property Owner	Nonresident	29 Hummingbird Road #2	114-027000-0M-00098	Brenda Stevens & Rudolph Cartier, Trustees, Cartier-Stevens Family Trust of 2011, 553 North Road, Candia, NH 03034	Brenda Stevens & Rudolph Cartier, Trustees, Cartier-Stevens Family Trust of 2011, 553 North Road, Candia, NH 03034
Chandler	Mark (Matt)	Property Owner	Nonresident	19 Birch Road #2	129-031	Mark Chandler & Jean Skarbek, 90 Winchester Street, Bradford, MA 01835	Mark Chandler & Jean Skarbek, 90 Winchester Street, Bradford, MA 01835
Choe	Kyuryoun (K.) Tina	Property Owner	Nonresident	87 Fox Run Road #1	127-133	Jean M. Choe-Albano & K Ann & K Tina Choe, Trustees, Jean M. Choe Revocable Trust FBO K Tina Choe, 425 E 58th Street, Apt 22A, New York, NY 10022	Jean M. Choe-Albano & K Ann & K Tina Choe, Trustees, Jean M. Choe Revocable Trust FBO K Tina Choe, 425 E 58th Street, Apt 22A, New York, NY 10022
Cimaszewski	Steven	Property Owner in Forest Woods Condo Association	Nonresident	115B Woodland Loop	114-082000-06-00049	Cimaszewski, Steven A & Lina Matta Cimaszewski 7 Everett Drive Newburyport, MA 01950	Cimaszewski, Steven A & Lina Matta Cimaszewski 7 Everett Drive Newburyport, MA 01950
Conn	Mary	N/A	Nonresident	No property owner listed for name of Mary Conn.	No property owner listed for name of Mary Conn.	N/A	Mary Conn co-owner with David W. Beaudin of 240 Eastside Road, North Woodstock NH 03262 (Woodstock Tax Map 113, Lot 032-010-000-00000).
Cote	Joseph	Property Owners listed are: Steven Cote & Kathleen Cullen-Cote. No property owner listed as Joseph Cote.	Unknown	There are four properties with owners with the last name Cote, but no Joseph Cote is listed as a property owner.	There are four properties with owners with the last name Cote, but no Joseph Cote is listed as a property owner.	Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645	Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645

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				Property Owners listed are: Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645. No property owner listed as Jordan Cullen or Cullen-Cote. Property listed is 4 Twin Tip Terrace #9 (114-078000-01-00009)	Property Owners listed are: Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645. No property owner listed as Jordan Cullen or Cullen-Cote. Property listed is 4 Twin Tip Terrace #9 (114-078000-01-00009)	Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645	Steven Cote & Kathleen Cullen-Cote, 26 Walker Woods Drive, Harwich, MA 02645
	Jordan ("Jordan C")	Property Owners listed are: Steven Cote & Kathleen Cullen-Cote. No property owner listed as Jordan Cullen or Cullen-Cote.	Nonresident	Owns 4 Lots: (1) 302 South Peak Road (117-125); (2) 23 West Branch Road #7 (122-006000-0C-00203); (3) 9 Meadow Lane (117-019004-00-00000); AND (4) 15 Meadow Lane (117-019005-00-00000).	Owns 4 Lots: (1) 302 South Peak Road (117-125); (2) 23 West Branch Road #7 (122-006000-0C-00203); (3) 9 Meadow Lane (117-019004-00-00000); AND (4) 15 Meadow Lane (117-019005-00-00000).		
Dauksis	Shannon M.	Developer & Property Owner	Nonresident	85 Fox Run Road #1 & #2	127-132	Shannon M. Dauksis & Joseph W. Dauksis, 16 Forest Road, Westwood, MA 02090-1211	Shannon M. Dauksis & Joseph W. Dauksis, 16 Forest Road, Westwood, MA 02090-1211
Deery	Christine Santa Maria	N/A - husband Hugh J. Deery is a property owner	Nonresident	47 LABRECQUE STREET		Hugh J. Deery & John L. Sullivan, 20 Marylins Way, Walpole, MA 02081	Hugh J. Deery & John L. Sullivan, 20 Marylins Way, Walpole, MA 02081
Degan	Kathy J.	Property Owner	Nonresident	9 Duck Pond Way #8		David G. Degan & Kathy J. Degan, 42 Anderson Drive, Tyngsboro, MA 01879	David G. Degan & Kathy J. Degan, 42 Anderson Drive, Tyngsboro, MA 01879
DelliColli	Jeffrey	Property Owner	Nonresident	No property owner listed for name of Douglas Dolan.	114-026000-0H-00064	Jeffrey DelliColli, 5 Stagecoach Road, South Hampton, NH 03827	Jeffrey DelliColli, 5 Stagecoach Road, South Hampton, NH 03827
Dolan	Douglas	Realtor, Century 21 Mountainside Realty, 49 Main Street, Lincoln, NH 03251	Nonresident	No property owner listed for name of Jenna Dore.		Douglas Dolan, Realtor, Century 21 Mountainside Realty, 49 Main Street, Lincoln, NH 03251	Douglas Dolan, Realtor, Century 21 Mountainside Realty, 49 Main Street, Lincoln, NH 03251
Dore	Jenna	Realtor, O'Rourke Realty, 126 Main Street, North Woodstock, NH	Nonresident	No property owner listed for name of Blake Drouin		Jenna Dore, North Woods Vacation Rentals, LLC, 399 Route 49, Campton, NH 03223	Jenna Dore, North Woods Vacation Rentals, LLC, 399 Route 49, Campton, NH 03223
Drouin	Blake	Realtor/Lead Administrator/ Sales Associate, Century 21 Mountainside Realty, 49 Main Street, PO Box 850, Lincoln, NH 03251-0850	Nonresident?			Blake Drouin, Century 21 Mountainside Realty, 49 Main Street, PO Box 850, Lincoln, NH 03251-0850	Blake Drouin, Century 21 Mountainside Realty, 49 Main Street, PO Box 850, Lincoln, NH 03251-0850

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Drouin	Brenton (Brent)	Realtor, Century 21 Mountainside Realty, 49 Main Street, PO Box 788, Lincoln, NH 03251-0788 & Property Owner	Nonresident?	49 Main Street #A (112-055000-00-0000A) & 49 Main Street #B (112-055000-00-0000B)	49 Main Street #A (112-055000-00-0000A) & 49 Main Street #B (112-055000-00-0000B)	Brenton (Brent) Walter Drouin d/b/a BDBC Holdings, LLC, 49 Main Street #A & #B, PO Box 788, Lincoln, NH 03251-0788 & 39 Fraser Road, Thornton, NH 03285	Brenton (Brent) Walter Drouin d/b/a BDBC Holdings, LLC, 49 Main Street #A & #B, PO Box 788, Lincoln, NH 03251-0788 & 39 Fraser Road, Thornton, NH 03285
Elder	Abigail ("Abby Elder")	Unknown - Not listed as a property owner	Unknown	No property owner listed for name of Abby Elder.	No property owner listed for name of Abby Elder.	Unknown	Unknown
Erler-Roberts	Abby ("Abby Erler")	Senior Merchandise Planner for Everlane, North Woodstock, NH - Not listed as a property owner	Unknown	No property owner listed for name of Abby Erler.	No property owner listed for name of Abby Erler.	Unknown	Unknown
Ewing	Cheryl	Property Owner & President of Board of Directors of Mansion Hill Condo Assn, Inc.	Nonresident	69 Manor Drive #8	114-027000-00-00120	William D. Ewing & Cheryl Ewing, 54 Eagle Drive, Bedford, NH 03110-4412	William D. Ewing & Cheryl Ewing, 54 Eagle Drive, Bedford, NH 03110-4412
F	Richard ("Rick F")	Unknown	Unknown	2 properties with owners with the name "Richard (Rick F) F", but don't know which one.	2 properties with owners with the name "Richard (Rick F) F", but don't know which one.	N/A	N/A
Fairbrother	Ryan	Town of Lincoln Deputy Fire Chief, Code Enforcement Officer	Staff	N/A	N/A	Town of Lincoln, Fire Department, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025	Town of Lincoln, Fire Department, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025
Fitzpatrick	Kevin	Property Owner	Nonresident	10 Bunker Lane #102	118-010000-01-00102	Kevin Fitzpatrick & Kristen Fitzpatrick, 10 Boston Post Road, Wayland, MA 01778	Kevin Fitzpatrick & Kristen Fitzpatrick, 10 Boston Post Road, Wayland, MA 01778
Flynn	(he/him)	Unknown	Unknown	4 properties owned by different people named "Flynn" - None owned by "(he/him Flynn"	4 properties owned by different people named "Flynn" - None owned by "(he/him Flynn"	Unknown	Unknown
Ford	Tyler Dennis	Property Owner	Nonresident	50 Fox Run Road #1	127-189000-00-00000	Lydia M. Brown & Tyler Dennis Ford, 35 Hodgdon Way, Unit 1414, Portsmouth, NH 03801	Lydia M. Brown & Tyler Dennis Ford, 35 Hodgdon Way, Unit 1414, Portsmouth, NH 03801
Furey, Jr.	Robert A. (Bob) ("27-4")	Property Owner	Nonresident	27 Winter Way #4	121-047000-01-00045	Robert A. (Bob) Furey, Jr. & Janet W. Furey, Trustees, Robert Andreas Furey Jr Revocable Trust, 95 Conant Street #411, Concord, MA 01742	Robert A. (Bob) Furey, Jr. & Janet W. Furey, Trustees, Robert Andreas Furey Jr Revocable Trust, 95 Conant Street #411, Concord, MA 01742

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Gallagher II	John B.	Property Owner	Nonresident	15 Owl Street #1	127-045	John B. Gallagher II & Abigail J. Gallagher, 1 Oxford Street, Merrimack, NH 03054	John B. Gallagher II & Abigail J. Gallagher, 1 Oxford Street, Merrimack, NH 03054
Gallant	Mark W.	Property Owner	Nonresident	21 Valley View Lane	114-049.2	Mark W. Gallant & Eileen C. Gallant, 39 Cypress Avenue Shrewsbury, MA 01545	Mark W. Gallant & Eileen C. Gallant, 39 Cypress Avenue Shrewsbury, MA 01545
Glocker	Rudolph Karl (Rudy)	CEO of Burgeon Outdoor Apparel & Tenant in Village Shops	Nonresident	25 South Mountain Drive #A4 or #16	118-046	Rudy Glocker, 64 Jenness Hill Road, PO Box 1457, Meredith, NH 03253-1457 & Boston, MA	Rudy Glocker, 64 Jenness Hill Road, PO Box 1457, Meredith, NH 03253-1457 & Boston, MA
Glocker	Randy	N/A	Nonresident	No property owner listed for name of Randy Glocker.	No property owner listed for name of Randy Glocker.	Unknown	Unknown
Grogan	William (Bill)	Property Owner	Nonresident	3 Riverside Terrace #1A	118-039001-01-0000A	William Grogan, 9 Running Brook Circle, Natick, MA 01760	William Grogan, 9 Running Brook Circle, Natick, MA 01760
	Matthew (Matt)	Matthew Grosshandler, Co-Founder & VP of Operations, Bald Hill Builders, LLC, 25 Walpole Park South, #10, Walpole, MA 02081 (build hotels, condos, schools, restaurants, etc.) No properties listed in his name.		No property owner listed for name of Matthew Grosshandler. (d/b/a Big Coolidge SP, LLC, Business: 33-1 Big Coolidge Road, Lincoln, NH 03251)	No property owner listed for name of Matthew Grosshandler. (d/b/a Big Coolidge SP, LLC, Business: 33-1 Big Coolidge Road, Lincoln, NH 03251)	Matthew Grosshandler, Co-Founder & VP of Operations, Bald Hill Builders, LLC, 25 Walpole Park South, #10, Walpole, MA 02081 (build hotels, condos, schools, restaurants, etc.) No properties listed in his name. Residence: 113 Norwood Street, Sharon, MA 02067 (d/b/a Big Coolidge SP, LLC, Business: 33-1 Big Coolidge Road, Lincoln, NH 03251)	Matthew Grosshandler, Co-Founder & VP of Operations, Bald Hill Builders, LLC, 25 Walpole Park South, #10, Walpole, MA 02081 (build hotels, condos, schools, restaurants, etc.) No properties listed in his name. Residence: 113 Norwood Street, Sharon, MA 02067 (d/b/a Big Coolidge SP, LLC, Business: 33-1 Big Coolidge Road, Lincoln, NH 03251)
Grosshandler	HOWEVER, mailing address is 113 Norwood Street, Sharon, MA 02067	HOWEVER, mailing address is 113 Norwood Street, Sharon, MA 02067	Nonresident	1 Big Coolidge Road, Lincoln, NH 03251	HOWEVER, mailing address is 113 Norwood Street, Sharon, MA 02067	HOWEVER, mailing address is 113 Norwood Street, Sharon, MA 02067	HOWEVER, mailing address is 113 Norwood Street, Sharon, MA 02067
Grove	Janet K.	Property Owner	Nonresident	69 Manor Drive #6	114-027000-00-00118	Janet K. Grove, Trustee, Janet K. Grove Family Trust, 3187 Redstone Lane, Boulder, CO 08305	Janet K. Grove, Trustee, Janet K. Grove Family Trust, 3187 Redstone Lane, Boulder, CO 08305
Guerrette	Nichole M.	Property Owner	Nonresident	227 Main Street #128	117-117000-08-00128	Graig P. Guerrette & Nichole M. Guerrette, 42 Reservoir Drive, Danvers, MA 01923	Graig P. Guerrette & Nichole M. Guerrette, 42 Reservoir Drive, Danvers, MA 01923
Halpin	Dr. Thomas	Property Owner	Nonresident	20 Potash Road #1	127-194	Dr. Thomas Halpin, 32 Applewood Road, West Boylston, MA 01583-1308	Dr. Thomas Halpin, 32 Applewood Road, West Boylston, MA 01583-1308

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Himmer	Kory	Property Owner Sheila Horne, Realtor CRS, Barrett Sotheby's International Realty - Lexington 1688 Massachusetts Avenue Lexington, MA 02420	Nonresident	31 Summer Drive #2	121-047000-0R-00092	Kory Himmer & Kristina Himmer, 41 Stetson Avenue, Swampscott, MA 01907	Kory Himmer & Kristina Himmer, 41 Stetson Avenue, Swampscott, MA 01907
Horne	Sheila		Nonresident	No property owner listed for name of Sheila Horne.		Sheila Horne, Realtor CRS, Barrett Sotheby's International Realty - Lexington 1688 Massachusetts Avenue Lexington, MA 02420	Sheila Horne, Realtor CRS, Barrett Sotheby's International Realty - Lexington 1688 Massachusetts Avenue Lexington, MA 02420
Hoover	Renee A	Property Owner	Nonresident	35 Maple Street	114-015	Guy W. Hoover IV & Renee A. Hoover, 11 Scenic Drive, PO Box 224, North Woodstock, NH 03262- 0224	Guy W. Hoover IV & Renee A. Hoover, 11 Scenic Drive, PO Box 224, North Woodstock, NH 03262- 0224
Karpinski	Andrea	Property Owner	Nonresident?	3 Riverside Terrace #1B	118-039001-01-0000B	Nicholas A. Dufour & Andrea S. Karpinski, Trustees, The Karpinski/Dufour Trust of 2023, PO Box 23, Lincoln, NH 03251- 0023 OR 217 Spofford Road, Auburn, NH 03032	Nicholas A. Dufour & Andrea S. Karpinski, Trustees, The Karpinski/Dufour Trust of 2023, PO Box 23, Lincoln, NH 03251- 0023 OR 217 Spofford Road, Auburn, NH 03032
Kelly	Courtney Walsh	Property Owner & Contractors	Nonresident	6 Notchview Lane #7	103-001000-01-00007	Courtney Walsh Kelly & Brian G. Kelly, 4 Silver Birch Lane, Bourne, MA 02532	Courtney Walsh Kelly & Brian G. Kelly, 4 Silver Birch Lane, Bourne, MA 02533
Kempf	Zander (Zander's Iphone)	Developer - Had P&S to Purchase undeveloped portions of Forest Ridge Resort from New Jefferson Holdings, LLC - not sure of status	Nonresident	Had P&S to Purchase undeveloped portions of Forest Ridge Resort from New Jefferson Holdings, LLC - not sure of status	Had P&S to Purchase undeveloped portions of Forest Ridge Resort from New Jefferson Holdings, LLC not sure of status	Zander Kempf, Clear Summit Investments, Inc., 42 Main Street, Suite 100, Antrim, NH 03440	Zander Kempf, Clear Summit Investments, Inc., 42 Main Street, Suite 100, Antrim, NH 03440
Kimball	John Henry	N/A	Nonresident? No address in Lincoln listed.	No property owner listed for name of John Henry Kimball.	No property owner listed for name of John Henry Kimball.	2 properties owned by people named "Kimball" - None owned by John Kimball	Unknown
Kimball	Mia	N/A	Nonresident? No address in Lincoln listed.	No property owner listed for name of Mia Kimball.	No property owner listed for name of Mia Kimball.	2 properties owned by people named "Kimball" - None owned by Mia Kimball	Unknown
Korber, PE	Raymond H. (Ray)	Town Engineer	SubContractor	N/A	N/A	KV Partners LLC PO Box 7721 Gilford, NH 03249-7721	KV Partners LLC PO Box 7721 Gilford, NH 03249-7721
LaBonte	Jennifer R. (Jenn)	Property Owner	Nonresident	13 Owl Street #2	127-043	Gerald P. LaBonte, Jr. & Jennifer LaBonte, 503 Uxbridge, MA 01569	Gerald P. LaBonte, Jr. & Jennifer LaBonte, 503 Uxbridge, MA 01569

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Leco	Domenic	Property Owner	Nonresident	11 Big Rock Road #3	127-162	Domenic Leco & Amy (Winn) Leco, 5 Mary Ann Way, North Attleboro, MA 02760	Domenic Leco & Amy (Winn) Leco, 5 Mary Ann Way, North Attleboro, MA 02760
LeDoux	Elizabeth	Property Owner	Nonresident	53 Winter Way #2	121-047000-0D-00016	Ryan LeDoux & Elizabeth LeDoux, 10 Springfield Circle, Merrimack, NH 03054	Ryan LeDoux & Elizabeth LeDoux, 10 Springfield Circle, Merrimack, NH 03054
Leidner	Jennifer Lynn ("Jenn L") & ("Jen L75 Manor")	Property Owner	Nonresident	75 Manor Drive #4	114-027000-0P-00124	Matthew Adam Leidner & Jennifer Lynn Leidner, 25 Andersen Drive, Boxford, MA 01921	Matthew Adam Leidner & Jennifer Lynn Leidner, 25 Andersen Drive, Boxford, MA 01921
Leidner	Matthew Adam	Property Owner	Nonresident	75 Manor Drive #4	114-027000-0P-00124	Matthew Adam Leidner & Jennifer Lynn Leidner, 25 Andersen Drive, Boxford, MA 01921	Matthew Adam Leidner & Jennifer Lynn Leidner, 25 Andersen Drive, Boxford, MA 01921
Lincoln Lafayette Realty LLC	A. Michael Blaney is Arthur Michael Blaney d/b/a "Lincoln Lafayette Realty, LLC"	Property Owner	Nonresident	20 Marcalus Road #1	122-006-000-0V-00113	Lincoln Lafayette Realty LLC, 59 Adams Street, Westboro, MA 01581	Lincoln Lafayette Realty LLC, 59 Adams Street, Westboro, MA 01581
M	Michael (Mike)	Unknown	Unknown	There are 14 properties with owners with first name Michael and last name starting with M. Don't know which one this is.	Unknown	Unknown	Unknown
Madaris	Michelle	Property Owner	Nonresident	10 Bunker Lane #201	118-010000-01-00201	Cory Madaris & Michelle Madaris, 7 Lincoln Road, Wayland, MA 01778	Cory Madaris & Michelle Madaris, 7 Lincoln Road, Wayland, MA 01778
McCarthy	Bridget	N/A	N/A	There are two properties with owners with the last name McCarthy. No property owner listed for name of Bridget McCarthy.	No property owner listed for name of Bridget McCarthy.	Unknown	Unknown
McGinley	Jennifer L. (1-215-868-4576)	There is one property owned by people with last name McGinley. Phone is listed for Jennifer L. McGinley. Jennifer L. McGinley is not a property owner.	Nonresident	90 Loon Mountain Road #1149D	126-018000-MC-1149D	David S. McGinley & Karen S. McGinley, 35 Pebble Beach Drive, Bedford, NH 03110-6126; Jennifer L. McGinley, 4754 Marple Street, Philadelphia, PA 19136-3323	David S. McGinley & Karen S. McGinley, 35 Pebble Beach Drive, Bedford, NH 03110-6126; Jennifer L. McGinley, 4754 Marple Street, Philadelphia, PA 19136-3323

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Meinhardt	Craig F.	Property Owner	Nonresident	13 Duck Pond Way #6	114-026000-0G-00054	Craig F. Meinhardt & Pamela Meinhardt, 382 Acton Road, Chelmsford, MA 01824	Craig F. Meinhardt & Pamela Meinhardt, 382 Acton Road, Chelmsford, MA 01824
Miedico	Darryl	N/A	N/A	No property owner listed for name of Darryl Miedico.	No property owner listed for name of Darryl Miedico.	Darryl Miedico, 6 Partridge Road, Windham, NH 03087	Darryl Miedico, 6 Partridge Road, Windham, NH 03088
Najjar	Michael C.	Property Owner & Attorney		14 Big Rock Road #2	127-155	Michael Najjar & Sharon Stirling, 132 Thissell Avenue Unit 116, Dracut, MA 01826	Michael Najjar & Sharon Stirling, 132 Thissell Avenue Unit 116, Dracut, MA 01826
P	Jeffrey ("Jeff P Woodstock")	Unknown	Nonresident	Unknown	Unknown	Jeff P., Woodstock, NH 03262 (Last name and address unknown)	Jeff P., Woodstock, NH 03262 (Last name and address unknown)
Park	Carina	Town Manager	Staff	N/A	N/A	Town of Lincoln, Town Manager, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025	Town of Lincoln, Town Manager, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025
Parten	Ethan	Property Owner	Nonresident	36 Fox Run Road #1	127-254	Ethan Rogers Parten & Juliana Parten 308 Stonebridge Road Wayland, MA 01778	Ethan Rogers Parten & Juliana Parten 308 Stonebridge Road Wayland, MA 01778
Proehl	Jeffrey R.	Realtor, Tertia M. Cote Real Estate, 227 Main Street, Lincoln, NH 03251	Nonresident - realtor	No properties in Lincoln owned by Jeffrey R. Proehl	No properties in Lincoln owned by Jeffrey R. Proehl	No properties in Lincoln owned by Jeffrey R. Proehl	1006 Daniel Webster highway, North Woodstock, NH 03262
Robinson	OJ	Chair Board of Selectmen & BOS Representative on Planning Board	Resident	2 parcels owned by Orrin Robinson - (1) 83 Hanson Farm Road (105-026); & (2) Orrin Robinson d/b/a Cloud 9 Properties, LLC - 72 Hanson Farm Road (105-014)	105-026 & 105-014	Orrin Robinson & Cloud 9 Properties, LLC, 83 Hanson Farm Road, Lincoln, NH 03251	Orrin Robinson & Cloud 9 Properties, LLC, 83 Hanson Farm Road, Lincoln, NH 03251
Saisselin	Juliette Carole Riva	Broker at Gordian Knot, 42 Broadway, Suite 12-129, New York, NY 10004 & property owner	Resident?	22 Beech Road #2	127-174	Juliette Carole Riva Saisselin, Broker, Gordian Knot, 42 Broadway, Suite 12-129, New York, NY 10004 AND William Killion & Juliette C. Saisselin, PO Box 143, Lincoln, NH 03251-0143	Juliette Carole Riva Saisselin, Broker, Gordian Knot, 42 Broadway, Suite 12-129, New York, NY 10004 AND William Killion & Juliette C. Saisselin, PO Box 143, Lincoln, NH 03251-0144
Scribi	James V. ("Jim Scribi") and ("Jim Scribi Quincy")	Property Owner	Nonresident	69 Manor Drive #3	114-027000-00-00115	James V. Scribi, 16 Owens Place, Quincy, MA 02169	James V. Scribi, 16 Owens Place, Quincy, MA 02169

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Senthilkumar	Kanmani	Property Owner	Nonresident	7 Big Coolidge Road #2	127-060	Kanmani Senthilkumar & Panchatcharam Senthilkumar, 40 Stoney Hill Road, Shrewsbury, MA 01545	Kanmani Senthilkumar & Panchatcharam Senthilkumar, 40 Stoney Hill Road, Shrewsbury, MA 01545
Severino	John ("Jack") J.	Property Owner	Nonresident	(1) 10 Valley View Lane (M114 L047)	114-047	John J. & Lyn K. Severino, 394 Cambridge Street, Winchester, MA 01890	John J. & Lyn K. Severino, 394 Cambridge Street, Winchester, MA 01890
Smith	Justin	Vice President of Resort Operations/ Northeast at Vacation Resorts International, Winthrop, MA, former General Manager for Village At Loon	Nonresident	No properties in Lincoln owned by Justin Smith.	No properties in Lincoln owned by Justin Smith.	Unknown	Unknown
Stasio	Tanya	Property Owner	Nonresident	33 Fox Run Road #4	127-241	Tanya Stasio, 55 Trickery Pond Road, Naples, ME 04055	Tanya Stasio, 55 Trickery Pond Road, Naples, ME 04055
Tanner	Thomas	Property Owner	Resident	32 Mansion Hill Drive	114-054	Thomas Tanner & Wendy Tanner, 32 Mansion Hill Drive, Lincoln, NH 03251	Thomas Tanner & Wendy Tanner, 32 Mansion Hill Drive, Lincoln, NH 03251
Tanner	Wendy	Property Owner	Resident	32 Mansion Hill Drive	114-054	Thomas Tanner & Wendy Tanner, 32 Mansion Hill Drive, Lincoln, NH 03251	Thomas Tanner & Wendy Tanner, 32 Mansion Hill Drive, Lincoln, NH 03251
Tomaso	Sean	Fire Fighter & Emergency Dispatcher for Town of Lincoln NH & Tenant of Jettison LLC	Resident	8 Mayford Lane	108-037000-MH-00001	Sean Tomaso, 8 Mayford Lane, Lincoln, NH 03251	Sean Tomaso, 8 Mayford Lane, Lincoln, NH 03251
Tranchida	David	Property Owner	Nonresident	17 Hummingbird Road #7	114-027000-OK-00087	David Tranchida, Trustee, David & Pamela Revocable Trust, 7 Courtland Street, Pawcatuck, CT 06379	David Tranchida, Trustee, David & Pamela Revocable Trust, 7 Courtland Street, Pawcatuck, CT 06379
Tropeano	Lauren	Property Owner	Nonresident	17 Highwood Road #3	129-094	Lauren Tropeano & Giovanni Tropeano, 31 Bridle Ridge Drive, North Grafton, MA 01536	Lauren Tropeano & Giovanni Tropeano, 31 Bridle Ridge Drive, North Grafton, MA 01536
Turley	Amy	Property Owner & Realtor Purple Finch Propertie	Nonresident	43A Flume Road	123-052	Kyle Turley & Amy Turley, 17 1/2 Beacon Street, Derry, NH 03038	Kyle Turley & Amy Turley, 17 1/2 Beacon Street, Derry, NH 03038

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Yager	David P.	Property Owner (1) d/b/a DLNR Family Limited Partnership & (2) d/b/a Madijah, LLC & (3) 1 of 5 Investors in New Jefferson Holdings, LLC.	Nonresident	d/b/a <u>DLNR Family Limited Partnership</u> owns 1 unit: (1) 10 Hemlock Drive (121-007); d/b/a <u>Madijah, LLC</u> owns 19 units: (1) 1238 Woodland Loop (114-082000-02-00041); (2) 1118 082000-02-00041); (2) 1118 Woodland Loop (114-082000-08-00053); (3) 111A Woodland Loop (114-082000-08-00054); 12 Twin (114-082000-08-00054); 12 Twin Tip Terrace - all 12 units (114-078000-03-00001 to 00012) including 4 <u>Common Areas</u> : (1) 2 Twin Tip Terrace (114-078); (2) Twin Tip Terrace (114-078); (2) Woodland Loop (114-077000-CL-00000); (3) Parc 2 Forest Ridge (13.52 Acreage) (114-079000-CL-00000); and (4) Woodland Loop (114-081000-CL-00000). Is 1 of 5 investors in <u>New Jefferson Holdings, LLC</u> which owns 5 parcels: (1) LO Parcel 3 (408-001); (2) Woodland Loop #LO (115-011); (3) Pond Woodland Loop (115-010); (4) Woodland Loop LO (114-080001-00-080001-00-00000); and (5) Parcel 2 Forest Ridge (115-017).	d/b/a <u>DLNR Family Limited Partnership</u> owns 1 unit: (1) 10 Hemlock Drive (121-007); d/b/a <u>Madijah, LLC</u> owns 19 units: (1) 1238 Woodland Loop (114-082000-02-00041); (2) 1118 082000-08-00053); (3) 111A Woodland Loop (114-082000-08-00054); 12 Twin Tip Terrace - all 12 units (114-078000-03-00001 to 00012) including 4 <u>Common Areas</u> : (1) 2 Twin Tip Terrace (114-078); (2) Twin Tip Terrace (114-078); (2) Woodland Loop (114-077000-CL-00000); (3) Parc 2 Forest Ridge (13.52 Acreage) (114-079000-CL-00000); and (4) Woodland Loop (114-081000-CL-00000). Is 1 of 5 investors in <u>New Jefferson Holdings, LLC</u> which owns 5 parcels: (1) LO Parcel 3 (408-001); (2) Woodland Loop #LO (115-011); (3) Pond Woodland Loop (115-010); (4) Woodland Loop LO (114-080001-00-080001-00-00000); and (5) Parcel 2 Forest Ridge (115-017).	(1) David Yager d/b/a DLNR Family Limited Partnership, 57 Flanagan Drive, Framingham, MA 01701; (2) David Yager d/b/a Madijah, LLC, 57 Flanagan Drive, Framingham, MA 01701; AND (3) David Yager & 4 others d/b/a New Jefferson Holdings, LLC, c/o Shepard Law Office, 160 Federal Street, 13th Floor, Boston, MA 02110.	
White III	Eugene Robert (Rob)	Property Owner	Nonresident	16 Mountain Brook Circle #1	116-012000-04-00010	Eugene Robert White II & Kathryn White, 1695 Rainbow Court, Marco Island, FL 34145	Eugene Robert White II & Kathryn White, 1695 Rainbow Court, Marco Island, FL 34145
White	Kathryn (Kate)	Property Owner	Nonresident	16 Mountain Brook Circle #1	116-012000-04-00010	Eugene Robert White II & Kathryn White, 1695 Rainbow Court, Marco Island, FL 34145	Eugene Robert White II & Kathryn White, 1695 Rainbow Court, Marco Island, FL 34145

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				d/b/a 12 Plummer Hill Drive SPE, LLC (1) 12 Plummer Hill Drive (Map 114, Lot 070) & (2) 16 Plummer Hill Drive (Map 114, Lot 070001-00-00000) ALSO (3) 19 School Street (M113 L101), (4) 153 Pollard Road #12 M114 L019000-02-00020), (5) 5 White Oak Lane #B-6 (M115 L004000-08-00014), (6) 22 Maple Street (M118 L071)	114-070, 114- 070001-00-00000, 113-101, 114-019999-02-00020, 115- 004000-08-00014, 118-071	Jan Wolowski & Grazyna Wolowski, PO Box 1012, Lincoln, NH 03251-1012	Jan Wolowski & Grazyna Wolowski, 12 Plummer Hill Drive, PO Box 1012, Lincoln, NH 03251- 1012
Wolowski	Grazyna	Property Owner	Resident				
Unknown	15084	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Admin	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Aria's Mom	Unknown	Unknown	There are 0 Property Owners whose first name is Aria.	Unknown	Unknown	Unknown
Unknown	Brent	Unknown	Unknown	There is 1 Brent and 1 Brenton (goes by Brent) who is a property owner. Don't know which one this is or if he is even a property owner.	Unknown	Unknown	Unknown
Unknown	Brian	Unknown	Unknown	There are 25 Property Owners whose first name is Carol - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Carol	Unknown	Unknown	There are 27 Property Owners whose first name is Brian - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Dan (#1)	Unknown	Unknown	There are 29 Property Owners whose first name is Daniel - Don't know which one this is.	Unknown	Unknown	Unknown

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Unknown	Dan (#2)	Unknown	Unknown	There are 29 Property Owners whose first name is Daniel - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Dave	Unknown	Unknown	There are over 100 Property Owners whose first name is David - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Diana	Unknown	Unknown	There are 4 Property Owners whose first name is Diana - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Forest Ridge Resident	Unknown	Unknown	There are more than 100 Forest Ridge properties. Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Frank	Unknown	Unknown	There are 16 Property Owners whose first name is Frank - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Guest 27	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Iphone	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Iphone 20	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Iphone 223	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Jen's Iphone	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Jenn	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	John	Unknown	Unknown	There are over 100 Property Owners whose first name is John - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Jon	Unknown	Unknown	There are 14 Property Owners whose first name is Jonathan - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Jon	Unknown	Unknown	There are 14 Property Owners whose first name is Jonathan - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Kelsey	Unknown	Unknown	There are no Property Owners whose first name is Kelsey.	There are no Property Owners whose first name is Kelsey.	There are no Property Owners whose first name is Kelsey.	Unknown

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Unknown	Margaret ("Maggie (2)")	Unknown	Unknown	There are 25 Property Owners whose first name is Margaret - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Michael (#1)	Unknown	Unknown	There are over 100 Property Owners whose first name is Michael - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Michael (#2)	Unknown	Unknown	There are over 100 Property Owners whose first name is Michael - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Peter	Unknown	Unknown	There are 43 Property Owners whose first name is Peter - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	PJD	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	pjd	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Samsung SM-S916U	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Samsung SM-G973U	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Samsung	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Unknown	Sheila - Home	Unknown	Unknown	There are 3 Property Owners Named "Sheila" - Sheila Micciche, Sheila B. Pedrotty & Sheila Warnter - don't know which one	Unknown	Unknown	Unknown
Unknown	Shirley	Unknown	Unknown	There are 2 Property Owners Named "Shirley" - Shirley J. Alino & Shirley Chan - don't know which one	Unknown	Unknown	Unknown
Unknown	Steve	Unknown	Unknown	There are 35 Property Owners whose first name is Steven - Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Tanya	Unknown	Unknown	There are 4 Property Owners whose first name is Tanya - Don't know which one this is.	Unknown	Unknown	Unknown

Last Name	First Name	Company/ Title	Resident?	Lincoln Property Owned Street Address	Map/Lot	Property Owned by	Mailing Street Address
Unknown	Tanya's Iphone	Unknown	Unknown	There are 4 Property Owners whose first name is Tanya – Don't know which one this is.	Unknown	Unknown	Unknown
Unknown	Terri's Iphone	Unknown	Unknown	There are no property owners whose first name is Terri.	Unknown	Unknown	Unknown
Unknown	"The Lookout Board" (Jim Dolce d/b/a)	Unknown	Unknown	There is property owner whose name is Jim or James Dolce.	There is property owner whose name is Jim or James Dolce.	Chief Executive Officer & Chairman of the Board Jim Dolce, The Lookout Board, 3 Center Plaza, Suite 330 Boston, MA 02108	Chief Executive Officer & Chairman of the Board Jim Dolce, The Lookout Board, 3 Center Plaza, Suite 330 Boston, MA 02108

