

**APPROVED**

**LINCOLN PLANNING BOARD  
PUBLIC HEARING AND MEETING MINUTES**

Wednesday, October 13, 2021 – 6:00 PM  
Lincoln Town Hall, 148 Main Street, Lincoln NH

**This hybrid meeting will be available both in person with social distancing and via the Zoom Meeting Platform to allow for town wide participation. There is room in the room for between 8 and 12 guests in addition to the Board members. The public is encouraged to participate remotely using ZOOM by going to:**

Join Zoom Meeting

<https://us02web.zoom.us/j/86928399765?pwd=bitRUFBRTEZzZjRiaGQ0N2tqb1tvUT09>

**Meeting ID: 869 2839 9765**

**Passcode: 509417**

**Or dial by your location 1-929-205-6099 US (New York)**

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

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

**Present:** Chair James Spanos, Vice Chairman Joe Chenard (joins the meeting at approximately 6:36 PM), Selectmen's Representative O.J. Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Mark Ehrman (joined meeting at 6:02 PM).

**Excused:** Mark Ehrman (joined meeting at 6:02 PM, not seated);

**Staff Present:** Fire Chief & Code Enforcement Officer/Health Officer/Zoom Host and Moderator Ronald Beard, Planner Carole Bont, Planning Board Recorder Judy Sherriff (via Zoom), Deputy Fire Chief Ryan Fairbrother (via ZOOM).

**Town Consultants Present:** Town Engineer Ray Korber and Town Attorney Peter Malia (both via Zoom)

**Guests:**

- **Kathryn J. (Jeanne) Beaudin. resident**, and co-owner with Paul Beaudin II, PO Box 872, Lincoln, NH 03251-0872 of 2 Louis Lane, (Map 117, Lot 069) via ZOOM.
- **Susanne (Susan) A. Chenard**, resident of 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069). Alternate member of the Zoning Board of Adjustment. (Arrived at 6:45 PM)
- **Jack Daly**, resident, 186 Black Mountain Road, owned by John & Donna Daly Living Trust, PO Box 450, Lincoln, NH 03251-0450 (Map 130, Lot 097) Member of Board of Selectmen and Member of Capital Improvement Plan (CIP) Committee.
- **Andrew Pike**, nonresident, (APPLICANT – Dipak Patel & Gary Patel d/b/a MANI, LLC Hampton Inn's Design-Build Contractor), President, Opechee Construction, 11 Corporate Drive, Belmont, NH 03220

- **David Sherborne**, nonresident, (APPLICANT – Dipak Patel & Gary Patel d/b/a MANI, LLC Hampton Inn’s Design-Build Contractor), Architect & Vice President, Opechee Construction, 11 Corporate Drive, Belmont, NH 03220
- **Barry Stowe**, nonresident, (APPLICANT – Dipak Patel & Gary Patel d/b/a MANI, LLC Hampton Inn’s Design-Build Contractor), Civil Design Manager, Opechee Construction, 11 Corporate Drive, Belmont, NH 03220

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

- **September 22, 2021**
  - (Board of Selectmen’s Representative O.J. Robinson, Member Steve Noseworthy, Member Paul Beaudin, Chairman Spanos recused himself as he was not present at this meeting)

**MOTION to approve by Member Beaudin**

**Second by Board of Selectmen’s Representative O.J. Robinson**

**All in favor.**

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

**IV. NEW BUSINESS.**

**A. SUB 2021-06 M112 L002 & L003 Mani LLC – Hampton Inn**

**Application for Minor Subdivision (boundary lot adjustments) between 2 adjacent lots on Main Street/NH Route 112/Kancamagus Highway reconfiguring them in a slightly different way than in the Site Plan Review approved by the Planning Board in 2018 for the Hampton Inn.**

- **Map 112, Lot 002 that will host the Hampton Inn (Map 112 Lot 002 currently 1.056 acres) will become 1.94 acres.**
- **Map 112, Lot 003, (vacant for now) currently 1.266 acres will become 0.38 acres.**

**Planning Board will also finalize and approve the Site Plan Review Plan as amended with minor changes the Planning Board has already determined to be *de minimis*.**

**Applicant/Property Owner/Agent:** Dipak Patel d/b/a Mani, LLC  
87 Wallace Hill Road  
Franconia, NH 03580

**Applicant/Property Owner/Agent:** Gaurangkumar (“Gary”) Patel d/b/a Mani, LLC  
1815 East West Parkway  
Fleming Island, FL 32003.

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

**Properties:** (1) Main Street (Lot 3) #LO (Map 112, Lot 002); and  
(2) Main Street (Lot 2) #LO (Map 112, Lot 003).  
Property is located in Village Center (VC) District where minimum lot size is 15,000 SF or 0.34 Acres and maximum lot coverage is 80%.

**Agent:** Spencer Dauer, Project Manager (Applicant for Land Use Permit)  
Opechee Construction Corporation  
11 Corporate Drive  
Belmont, NH 03220

**Presentation:**

Opechee Construction Corporation's Architect David Sherborne began by introducing the members of the Opechee Construction Corporation team with him at the meeting: Mr. Andrew Pike, President and Mr. Barry Stowe, Civil Design Manager.

Applicant's Architect Sherborne stated that back on August 25, 2021 they were before the Planning Board seeking *de minimus* modifications of the existing site plan which was approved.

Tonight, they are requesting approval of the minor subdivision boundary lot adjustments between the two adjacent lots in a slightly different manner than the original site plan review approval in 2018 to better coordinate the driveway use. They are also seeking the finalization approval of the Site Plan for the minor changes that were determined to be *de minimus* at the August 25, 2021 meeting.

**Questions**

**Clarification of Proposed Changes**

Chairman Spanos asks for clarification regarding the lot line adjustment.

Applicant's Architect Sherborne explained that with the change, the property line is now centered on the driveway and runs parallel to the back side of the parking spaces to the hotel. This was done to realign the parking areas to makes more sense.

Applicant's Civil Design Manager Stowe added that currently there are two (2) parcels with a center internal interior lot line and the Applicant is looking to readjust that line.

**How are the lot sizes compared with what was previously submitted?**

Applicant's Civil Design Manager Stowe explained that the lot sizes are very similar to the previous lot sizes and the smaller lot is just a tad over fifteen thousand (15,000) square feet and will better align with the drive aisles making it more sensible to the site layout. The smaller lot size has been increased by approximately fifteen hundred square feet (1,500 SF) which now makes the lot a total of sixteen thousand five hundred fifty-three square feet (16,553 SF). He further explained that as part of the Site Plan Review approval one of the conditions of that approval was that the applicant would seek a boundary line adjustment. They are seeking to satisfy that condition at this meeting.

*(Vice Chairman Joe Chenard joined the meeting at approximately 6:36 PM.)*

**Is there a plan for future construction on that lot?**

Applicant's Civil Design Manager Stowe answered that the smaller lot would be a zoning compliant vacant lot that could be subject to possible future development. The property owners are leaving their options open and do not have any plan as to what might go there.

**Will that smaller lot be used for parking for the Hampton Inn on the larger lot?**

Applicant's Civil Design Manager Stowe explained that there will be twelve (12) parking spaces on that smaller lot with a permanent easement for those spaces to benefit the larger hotel lot. The easement line is shown on the boundary adjustment plan.

The final document, the easement deed, would be executed by the owner prior to any sale or if the lot was to be leased.

**Does the larger parcel have enough parking spaces to support the Hampton Inn without the twelve (12) extra spaces?**

Applicant's Civil Design Manager Stowe responded that the larger parcel does have enough parking spaces to support the Hampton Inn without the twelve (12) extra spaces as previously approved.

**Will the smaller lot have enough room left over for a building?**

Member Beaudin wondered if the smaller lot will be used for parking for the larger lot with the Hampton Inn, that would not allow very much space for a building to go on the smaller lot. How would that work?

Applicant's Civil Design Manager Stowe explained that the smaller lot will be a separate vacant parcel that will have some parking that is east to be used by the Hampton Inn on the larger lot. In the future, if the property owner wanted to do anything with the smaller lot, the property owner would have to go through the entire Site Plan Review approval process again and it would be clear how the smaller lot would be used. The property owner would have to go back to the NH Department of Transportation (DOT) and get all the necessary state approvals.

**How many parking spaces will there be?**

After the Planning Board had a discussion regarding the number of spaces, Mr. Sherborne clarified that there will be a total of one hundred four (104) spaces which is greater than the approved number of one hundred three (103) spaces.

**Will there be a six foot (6') high chain link fence installed per request of NH DOT Aeronautics, Rail & Transit Bureau?**

Applicant's Architect Sherborne explained that there will be a six (6) foot high chain link fence expanse along the property line.

A discussion regarding why the fence is necessary occurred.

Member Beaudin said that in his opinion requiring a fence would hold the Hampton Inn to a higher standard than any of the other businesses along the Railroad property. Planner Bont asked whether some of the businesses along the strip predated the Town's adoption of Site Plan Review Regulations in 1988. Much discussion with people loudly speaking over each other about which businesses may or may not have had Site Plan Review approval or predated Site Plan Review Regulations. Some businesses predated Site Plan Review. Others did not. The

Planning Board did not require anyone before now to erect a fence separating their lots from the Railroad property.

Alternate Mark Ehrman (seated as an Alternate but not seated as a voting member for the meeting tonight) disagreed with the positions taken by Member Beaudin and by Selectmen's Representative Robinson. He said his comments were more in line with what Vice Chair Chenard said. The other properties on this strip were built at a time when the Land Use Plan Ordinance and the Site Plan Review Regulations were different than they are now. Those other businesses along the strip are long-standing and approved businesses whereas the matter before the Planning Board is a new application for Site Plan Review approval under the current version of the LUPO and Site Plan Review Regulations. This is an attempt to impose a more reasonable degree of restriction.

Alternate Ehrman said this is the only site along the railroad tracks that has comparable intensity of development of the site. The level of intensity can be gleaned from the number of rooms (93), the size of the building, the amount of drainage, the amount of parking, the amount of required snow removal that are necessary for this site to be successful. That is a plausible and reasonable basis for requiring a six-foot (6') high chain-link fence. He does not think that the fence requested by NH DOT Aeronautics, Rail & Transit Bureau is unreasonable or expensive or onerous for a building of this scope and influence on traffic flow in the Town. If this site does not successfully deal with these issues such as snow removal when there are large snow loads then it is going to be difficult. The applicant has done serious and intensive planning about it. However, when push comes to shove in periods of intense snowfall it is going to be difficult for them to be successful. He does not think the NH DOT's request is unreasonable.

He does not know what, if any effect, the decision as a Planning Board can have or should have on the NH DOT. For the Town Planning Board to opine either way about the NH DOT's request is not reasonable.

Member Beaudin said why did the NH DOT Aeronautics, Rail & Transit Bureau (NH DOT Bureau) fail to attend the Site Plan Review hearings when they notified back in 2018? Planner Bont explained that State employees were not allowed to attend night meetings because all overtime for State employees has been frozen for several years now. Member Beaudin felt that NH DOT had their chance to give input and failed to do so in a timely manner. Therefore, the Planning Board did not feel compelled to require a fence or anything else requested by NH DOT Bureau.

Vice Chair Chenard started speaking, but Member Beaudin interrupted him and talked over him. (Comments were indiscernible.)

Vice Chair Chenard said that previously, the lot had a significant buffer between the train tracks and the lot in the rear of the lot that included Thornapple and other vegetation that would deter people from walking through it and provided a barrier between the development on the lot and the Railroad Lot behind it. Now the trees and vegetation are all cleared out. The vegetation is all gone. The train is visible and is going to be an attraction by itself. The other places in town have a much wider buffer of trees and vegetation between the business use in the front of the lot and the railroad tracks behind the lot. You don't think that people who stay at the hotel are going to be attracted by the train and go back there to play on the train?

Member Beaudin said there are other spots in town like behind McDonalds Restaurant where trains can be seen by the public and there is no fencing there either.

The Planning Board determined that the fence issue is not something the Planning Board should be discussing and if the property owners want to put up a fence to address the NH DOT Bureau's concerns of it is up to the applicant.

Chairman Spanos polled the board. "Should we impose a fence requirement?" The Planning Board voted "no" except Vice Chairman Chenard who voted "no, with reservations." It is determined that the Planning Board is not going to impose any fence requirement or conditions to address the NH DOT Bureau's concerns.

Applicant's Civil Design Manager Stowe said it will be up to the property owner to decide whether or not to address the abutter's concerns by erecting a fence.

**Will the Applicant Move the Propane tanks away from the Railroad Tracks?**

Applicant's Civil Design Manager Stowe said the propane tanks will be buried and will comply with State regulations. [There is no "building" on the railroad tracks.]

**What changes have been made since the August 25, 2021 approval?**

Applicant's Architect Sherborne read through the list of approved items and then the changes that were made since the last approval.

**Unmodified Elements:**

1. The entrance location remains.
2. The building is four (4) stories tall.
3. There will be ninety-three (93) rooms.
4. The architectural design elements in terms of proportion and materials remain the same.
5. Emergency access around the entire perimeter of the building remains.
6. The parking arrangement around the perimeter of the building remains.
7. Driveway egress and ingress points remain the same.
8. Driveway connections with the neighboring businesses remains the same.
9. The refuse area in the north east corner of the site remains.
10. They are providing a patio off the pool room.
11. A gazebo as an outdoor amenity is provided (relocated out of the rear setback area).
12. A sidewalk connection to the public way from the entrance remains.
13. The ADA curb ramp improvements along the public way remain unchanged.

**Modified Elements:**

1. The building length was reduced by forty-five feet (45') and went from two hundred sixty-one feet (261') down to two hundred sixteen feet (216'). This was achieved by working with the Hilton and their design standards and making the rooms slightly

narrower structural base with the rooms being slightly narrower which reduced the footprint. (Note: "Hampton by Hilton", formerly known as and still commonly referred to as Hampton Inn) is a brand of hotels trademarked by Hilton Worldwide.)

2. Single story pool appendage was removed and was integrated into the main building footprint. This change allowed for the footprint reduction of five thousand three hundred thirty square feet (5,330 SF). This change reduced the square footage from eighteen thousand four hundred ten square feet (18,410 SF) to thirteen thousand eighty square feet (13,080 SF). The overall lot coverage was reduced by six and four tenths' percent (6.4%) which complies with the new zoning requirements. This change reduced the lot coverage from seventy-six and one tenth percent (76.1%) down to sixty-nine and seven tenths' percent (69.7%).
3. Parking spaces were added for a total of one hundred sixteen (116) spaces which meets the new zoning requirements of 1.25 parking spaces per room. Parking spaces required for the Hampton Inn that were formerly located on the vacant lot were deleted.
4. Southerly "Lot 3" curb cut will be closed per New Hampshire DOT requirements.
5. The location of the three (3), buried, one thousand (1,000) gallon propane tanks will be placed greater than twenty-five feet (25') from the building and much greater than that from the property boundary lines (with the abutting NH DOT Railroad property).

#### **What are the landscaping plans?**

Applicant's Civil Design Manager Stowe stated that there is a full landscape design and there are no plans to plant "burning bush" as previously discussed due to the invasiveness of the species and the law prohibiting planting it in New Hampshire.

*Note: Is Burning Bush Invasive? It depends on where you are, but generally yes, burning bush is considered invasive.*

<https://www.gardeningknowhow.com/ornamental/shrubs/burning-bush/burning-bush-control.htm>

*Some states, like New Hampshire, have actually prohibited using this shrub.*

See [http://www.gencourt.state.nh.us/rules/state\\_agencies/agr3800.html](http://www.gencourt.state.nh.us/rules/state_agencies/agr3800.html).

*Chapter Agr 3800 INVASIVE SPECIES*

*PART Agr 3802 NH PROHIBITED INVASIVE SPECIES*

*Agr 3802.01 NH Prohibited Invasive Species.*

*(a) The following species, listed by scientific name in the New Hampshire prohibited invasive species list in Table 3800.1, shall be prohibited:*

*Table 3800.1 New Hampshire Prohibited Invasive Species List*

#### **What were the changes to the refuse area?**

Town Attorney Peter Malia asks for clarification regarding the dumpster enclosure.

Applicant's Civil Design Manager Stowe and Andrew Pike, President of Applicant's Construction Firm Opechee Construction, explained that Hilton requires the enclosures have to match the building's architecture; it has upgraded siding to match the building. The Hilton's



specifications for the refuse area includes an enclosure to screen the dumpster container and to house a storage unit with an overhead sliding door.

Town Attorney Peter Malia asked the Planning Board if they were satisfied with the exterior of the building.

Chairman Spanos polled the Planning Board asking if they were satisfied with the appearance with the exterior, facade, materials, and the colors, etc. All planning board members answered “yes”.

**Clearing the lot up to the property line with land owned by the NH DOT Aeronautics, Rail & Transit Bureau where the railroad tracks are located.**

Vice Chairman Chenard discussed clearing of the area up to the railroad tracks and how it was necessary due to the condition of the area. Vice Chairman Chenard said a plan to replant vegetation in that area is in place and will be an improvement from the type of vegetation that was there.

**Outstanding Conditions for Approval.**

**1. Design and approval of the fire suppression system.**

- a. Since the last meeting on August 25, 2021, Applicant’s Architect Sherborne stated they have submitted a full building permit set with the fire suppression plans that were submitted to the Town and New Hampshire State Fire Marshall on September 29, 2021. The State of NH has a thirty (30) day review period and they are anticipating to have that review completed by October 29, 2021. This is a condition that they would need to meet prior to construction materials being delivered to the site and any above ground construction.

**2. New Hampshire DOT Driveway Permit**

- a. The NH DOT Driveway Permit received approval on September 1, 2021.

**3. Firefighting Accessibility Around the Building**

- a. Firefighting accessibility around the building was updated on sheet C106 and was submitted prior to the August 25, 2021 meeting.

**4. Lot Line Adjustment**

- a. The proposed Lot Line Adjustment was presented to the Planning Board at tonight’s meeting to get final approval and sign off.

**5. Conditions of Approval Extension**

- a. Conditions of approval satisfaction extension run up to April 2022 and the proposed modifications were approved as *de minimus* at the August 25, 2021 meeting.

**6. Sewer Capacity Study Supports the Proposed Number of Rooms**

- a. The number of rooms remained unchanged and will not change the amount of discharge into the Town sewer. The sewer discharge is being reserved for the



Hampton with the 2019 Site Plan Review approval with the rest of the sewer capacity being allocated on a first come, first served basis.

**Motion to open to public hearing on both the proposed subdivision and the Site Plan Review final approval and comment by Selectmen's Representative O.J. Robinson**  
**Second by Member Beaudin**  
**All in Favor**

**Public Input:**

Board of Selectmen member Jack Daly, sitting in the audience, commented that the Planning Board may want to reconsider their decision regarding the issue of the six-foot chain-link fence that the NH DOT Aeronautics, Rail & Transit Bureau asked for. He feels that whether to put the fence up is an issue between the developer and their abutters (i.e., NH DOT Aeronautics, Rail & Transit Bureau or "The Railroad"). He is concerned with the public safety and believes that the developer should deal with the issue rather than putting the liability on the Town with the Planning Board making the decision saying that the six-foot (6') chain-link fence was not wanted. Vice Chairman Chenard agreed with Selectman Daly.

**Motion to close public hearing and comment by Member Beaudin**  
**Second Selectmen's Representative O.J. Robinson**  
**All in favor**

**Chairman Spanos reviewed the subdivision application checklist (see attached).**

Planner Bont asked about the propane tanks and if the propane tanks are shown on the mylar submitted. Applicant's Civil Design Manager Stowe explained that the mylar he has for the Planner is for the Site Plan and the utilities are not shown there. The revision occurred on the utility plan; Applicant's Civil Design Manager Stowe has a hard copy with the red line markup which he will leave with Planner Bont for the file. (Need a digital copy of red lined markup utility plan.)

**Motion that the application is complete by Vice Chairman Chenard**  
**Second Selectmen's Representative O.J. Robinson**  
**All in favor**

**Motion to approve the lot line adjustment as presented: by Vice Chairman Chenard**  
**Second Selectmen's Representative O.J. Robinson**  
**All in favor**

**Motion to find the conditions of approval have been met contingent upon number one being approved by the State of New Hampshire Fire Marshall by Selectmen's Representative O.J. Robinson**  
**Second Member Beaudin**  
**All in favor**

**Motion that the Town staff issue a Conditional Land Use Authorization Permit for utilities and drainage, etc. but no structure until condition one is met by Member Beaudin  
Second Vice Chairman Chenard  
All in favor**

*(Town Attorney Malia left the meeting at 6:53 PM.)*

**B. Stormwater Management Ordinance and Area of Disturbance – Continue Discussion.**

Planner Bont discussed emails dated September 24, 2021, sent from Selectmen's Representative O.J. Robinson. (See attached emails).

Chairman Spanos asked Town Engineer Ray Korber if the Planning Board can change an ordinance without going in front of the Board of Selectmen. Town Engineer Ray Korber said he was not certain and would have to review his notes for that answer.

Chairman Spanos explains that in the ordinance it states that the Planning Board grants the waivers and in the latest discussion the staff was going to be allowed to grant waivers.

Chair Spanos said that in his opinion, this proposed change would require the Planning Board to take the issue to the Town Meeting. The Planning Board is not able to assign the staff to issue waivers because the ordinance does not list a specific designee.

Town Engineer Korber recalled that the memorandum prepared by him, Planner Bont and Town Attorney Peter Malia that was sent to the Planning Board addressed this issue. He will look further into it.

The Planning Board discussed the recommendation to change the definition of disturbance and how that would require a public hearing. After the public hearing the Planning Board would decide if they wanted to take the proposed definition of disturbance to the Town Meeting.

Chairman Spanos expressed his opinion that he feels it is a lot of work for staff to give an applicant an extra ten percent (10%) and the applicant could just apply for a waiver.

Selectmen's Representative O.J. Robinson brought up the point that the issue was more about the amount of time the waiver process takes. The goal was to speed up the process by allowing the staff to make the smaller single-family home waivers only within the ten (10) percent limit.

Town Engineer Korber agreed with Selectmen's Representative O.J. Robinson's statement.

Chairman Spanos stated that the Planning Board has only granted two (2) waivers all year.

Town Engineer Korber acknowledged that a request for a waiver does not happen often, but there have been occasions where the requirement made it difficult for the homeowner. Mr. Gallant was one homeowner who was impacted by the length of the waiver process. The goal was to allow for a little flexibility in applying the regulation where it does not circumvent or do injustice to the ordinance itself.

Member Beaudin said he was not comfortable with making changes to how waivers are given and how hardship is determined. He feels these decisions should be made by elected officials or

by board members, not staff. He notes that out of the total number of permits issued in a year only a small number actually required a waiver.

Planner Bont explained the process for the applying for a waiver. A request for the waiver is made. There is paperwork and a fee. Then the applicant must provide a list of abutters and pay for all of the abutters to be notified (certified mail, return receipt requested) and also pay for the legal advertisement in the local newspapers. He has to wait for the hearing, then the minutes and Notice of Decision.

Member Beaudin said he does not think that process should be a problem for the homeowners. He does not feel the staff granting waivers is going to speed up the permit process.

Member Noseworthy adds that he does not think that ten percent (10%) is worth making the change to the ordinance.

Chairman Spanos suggested that if the Planning Board is not interested in moving forward with this proposed policy, they could table it.

**Motion to table the Stormwater Management Ordinance and Area of Disturbance**

**Discussion by Member Beaudin**

**Second Member Noseworthy**

**Four in favor of tabling the discussion and one opposed (OJ Robinson).**

**Motion that the Planning Board recommend a change to the Land Use Ordinance to add the definition of “disturbance” as written in the memo (see attached) and to go through the public review process that allows the board to bring the issue to the Town Meeting by Selectmen’s Representative O.J. Robinson**

**Second Member Beaudin**

**All in favor**

A discussion between members regarding the maximum height requirement of thirty-five feet measured from ground level to the primary eaves on the uphill said of the structure as it relates to the Hampton Inn. Planner Bont suggested crafting the language to better handle the issue of maximum height as the Hampton Inn’s effort to bypass the maximum height requirement will come up again in other cases in the future.

Selectmen’s Representative O.J. Robinson and Member Beaudin agreed if there are any other issues or suggestions for changes to the Land Use Plan Ordinance (LUPO) they should be addressed at the next board meeting. Chairman Spanos suggests if anyone has any thoughts that they send Planner Bont an email so she can put the proposed changes to the Land Use Plan Ordinance (LUPO) on a list for their consideration.

*(Town Engineer Korber left the meeting at 7:09 PM.)*

### **C. CIP Spreadsheet Discussion**

Member Beaudin is the Planning Board's Representative for the CIP. The recommendations from the CIP committee are complete and there is a consolidated spreadsheet (see attached).

Items discussed are highlighted on the spreadsheet whether it was to move it out to another year or to reduce it or change it. The Planning Board suggested that the staff review the current CIP and look at the wording and make sure the projects' definitions and updates are current. Planner Bont explained that it will take a few days to look at everything and work on any changes that may be needed. Member Beaudin will prepare a summary of major changes for the public hearing.

### **Schedule**

Planning Board members will bring any questions they have to the next board meeting which will be prior to the public hearing. The Planning Board agreed that the CIP will be presented on November 10, 2021. The board agreed to cancel the Planning Board meeting that would normally be scheduled for the Wednesday before Thanksgiving.

**Motion to adjourn by Member Beaudin**

**Second by Chairman Spanos**

**All in favor**

Respectfully submitted,

*Judy Sherriff*  
Recording Secretary

Date Approved: October 27, 2021

  
James Spanos, Chairman