

**LINCOLN PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**WEDNESDAY, SEPTEMBER 23, 2015 – 6:00PM**  
**LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

**APPROVED**

**Present:** Chairman Jim Spanos, OJ Robinson - Selectmen's Representative, John Hettinger, Paula Strickon, Callum Grant (alternate)

**Members Excused:** Vice-Chairman R. Patrick Romprey, Ron Beard (alternate & Fire Chief), Taylor Beaudin (alternate), Norman Belanger (alternate)

**Members Absent:** None

**Staff Present:** Planning and Zoning Administrator Carole Bont, and Wendy Tanner (recorder)

**Staff Absent:** Town Manager and Town Planner Alfred "Butch" Burbank

**Guests:**

- David Beaudin, resident of 10 Louis Lane, Lincoln, NH 03251

- I. **CALL TO ORDER** by the Chairman of Planning Board; announcement of excused absences, if any, and seating of alternates(s), if necessary.

*Callum Grant is seated.*

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

- September 9, 2015

**Motion to approve the minutes from September 9, 2015 with minor changes as reviewed.**

**Motion: Paula Strickon      Second: John Hettinger**

**All in Favor: (4-0)**

**III. NEW BUSINESS**

- A. **6:00 PM –Application for Site Plan Review Approval for Change of Use/Expansion of Use to add the Ice Castle Event at the Hobo Railroad Facility this coming winter (2015 – 2016).** Ryan Davis (d/b/a Ice Castles, Inc., 3731 West South Jordan Parkway, Suite 102-402, South Jordan, UT 84095) requests Site Plan Review approval to add the Ice Castle Event at the Hobo Railroad Facility at 64 Railroad Street (Tax Map 112, Lots 18 and 19) in accordance with Article IV, Section A of the Lincoln Site Plan Review Regulations. The property is located in the General Use (GU) District. Tax Map 112, Lots 018 and 019 are owned by Brenda Clark, Benjamin Clark and Jennifer Clark, PO Box 9, Lincoln, NH 03251.

Upon a finding by the Board that the application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the application as complete, and, if the Planning Board finds the application to be complete, then a public hearing on the merits of the proposal will follow immediately.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

The letter dated September 21, 2015 from Attorney Christopher A. Swiniarski says that Swiniarski represents “Hobo Corporation and its affiliates (the “Owner”), as owners and operators of the Property. (The letter was read into the minutes and is attached to these minutes as Appendix A.) The Hobo Corporation and its affiliates have requested a continuance until October 14, 2015.

Chair Spanos said that the Town Attorney Peter Malia recommends that the Planning Board grant the request for an extension.

Grant asked what aspect of the jurisdiction of the Planning Board was being questioned by the Hobo Corporation.

Bont said that the argument the Hobo Corporation presents is that the property was a tourist attraction before and that holding the Ice Castle at that site is not a change in use in any way. Their argument is that hosting the Ice Castle is not a change in use or an expansion of use, but that argument has not officially been presented to the Planning Board. There have been discussions between Ben Clark, the Hobo Corporation Attorney, the Town Clerk, the Planning and Zoning Administrator, the Lincoln Police Chief and two members of the State of New Hampshire Department of Transportation. The talks are continuing until events play out.

**Motion to continue the application to October 14, 2015 at 6:00 PM.**

**Motion: OJ Robinson      Second: John Hettinger**

**All in Favor: (5,0)**

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

**Riverfront Park**

Bont said that the Board of Selectmen is asking people to volunteer to be committee members on the Riverfront Park Committee. Hettinger is very familiar with this committee as he was on this original Riverfront Park Committee when it was first enacted several years ago. The BOS talked about resurrecting this committee to look at the overall plans and goals for that area. Brook Rose designed a poster soliciting volunteers that she was going to post. Bont believes that one of the posters already has been posted in the Community Center.

Chair Spanos asked if there was any idea how often the committee would meet. Bont did not know and thought that meeting times would not be determined until an actual committee was formed. Robinson said that it would be up to the committee to decide meeting dates and times.

Strickon said that she had been appointed to the North Country Council as the town representative and that all the meetings are held on Wednesday which conflicts with the Planning Board meetings. Strickon said that she needs to find someone else to represent the town at the

North Country Council meeting. Strickon said that if someone else would go to the North Country Council meetings, she would volunteer to be on the Riverfront Park Committee.

Chair Spanos asked if anyone else would like to volunteer to be the town's representative to North Country Council. There was no response. Robinson asked if the Town Representative to North Country Council had to be someone from the Planning Board. Strickon was not sure but said that most people who attend are from the Planning Board. Strickon said that the North Country Council meetings are fun. Anyone that wants to join would not be able to attend the Planning Board meetings.

Bont said that she has communicated to North Country Council several times telling them that Lincoln cannot attend because our Planning Board meetings are the same day, (always on Wednesday).

Jane Ludwig will be the Board of Selectmen's representative on the Riverfront Park committee.

Chair Spanos requested that Bont send an email to other Planning Board members who were not present tonight asking if any of them would like to join the Riverfront Park committee or if they would prefer to be the representative for Lincoln at the North Country Council; Strickon could then join the Riverfront Park committee.

Hettinger said that he was the first member of the committee last time it was formed. Hettinger said that as time went on people lost interest or motivation and stopped coming to the meetings. Hettinger said that consequently, the Town backed off on its support for the committee working to create the park and the trails. Hettinger said that this new committee may only be for the Riverfront Park and the Riverwalk Trail going through the park.

Hettinger said that originally the committee was responsible for tying in all the trails around Lincoln and the White Mountains. Hettinger said that it was a fairly large and aggressive effort and there was a lot of work involved. Hettinger said that there is a lot of environmental work involved. The committee learned that it would have to determine if there were any archeological relics around, Indian sites, any grasses or fauna that need to be protected, anything endangered. The Committee then would have to determine how the park or trails would affect wildlife. Hettinger said that everyone in the town is very busy; consequently, it was difficult to find people willing to do these things that required an awful lot of work. Hettinger said that the committee eventually came to a crashing end with no one wanting to participate or do the work. Hettinger has mixed emotions about resurrecting the committee. He would be happy to put his comments in, but he is not sure about trying to do all of that work again when the last time it failed. Hettinger said that there used to be a web page on the town web site that had all the minutes of all the meetings and all the documentation and the project description. It has all been pretty well recorded.

Bont said that may have been on the old web site, however, now the town has a new website. She is not sure that information is on the new website. Hettinger said, "yes", but that the information was probably still around somewhere. Hettinger said that he has some of the records, permits and things.

Chair Spanos said that the previous plan was for the land along the East Branch of the Pemigewasset River.

Bont said that the a permit under the Shoreland Protection Act would have been one of the permits required.

Hettinger said that there are different property owners along the river so each time the trails cross a different property owner's property the process for approval got very involved. About half of the trails went into the Town of Woodstock. Bottom Line: Who is going to do the work to maintain all of those trails?

Chair Spanos asked if there were people from Woodstock on the committee in the past. Hettinger said "yes". Hettinger said that it depended upon what part of the project you were working on; the Town of Woodstock may or may not need to be involved. If you are looking at trails in Lincoln Woods or going up toward Franconia Notch, then you would probably need the Town of Woodstock involved. There is a portion of the trail called The Heritage Trail that went from Massachusetts to Canada and the Town of Woodstock had to find a place for this trail to go. If you are just looking at the park, only the Town of Lincoln would need to be involved.

Robinson said that he thought the primary focus of this Riverfront Committee would be to look only at that twenty (20) acre lot that the Town owns. Robinson said that the Committee's conversation could extend to other aspects of Main Street. Discussion could include things like safely getting to the park via sidewalks and bicycling. If the Riverfront Park is going to be a park near a trail system they can also look at the trail system outside that twenty (20) acre lot. Their primary focus is the Park but not limited to only the Park.

Robinson said that at this point we do not need the Woodstock people to be involved. If the committee wants to get Woodstock involved because they are looking at trails outside of the park that extend into the Town of Woodstock they may want to do that. It is entirely up to that committee to decide. How far they want to go? What schedule they want to keep? Do they want to focus on only the Park now and look at trails in a year or two? What they want to look at in the future?

Hettinger said that being on the committee also requires writing grant applications; they need people who can write grants. Hettinger said that back when he was on the committee, a trail alone cost about \$75 per linear foot. Parking lots added more cost.

### **Stakeholders for the 2015 Master Plan Update**

When Karen Fitzgerald of FitzDesign first started work on the Master Plan Update for Lincoln, she asked the Planning Board members who stakeholders would be to include in an outreach effort as a part of creating the Master Plan Update. Recently Fitzgerald e-mailed Bont who forwarded the e-mail to the board. In response, Hettinger suggested John Imbrescia be included as a stakeholder. However, Bont said that Marcia Imbrescia is the person who is most

responsive to e-mails sent to The Village Shops and Bont suggested we include Marcia Imbrescia as a stakeholder.

Chair Spanos said that we had an outreach program and collected all the surveys and asked why these people whom we refer to as “stakeholders” are getting their own opportunity to give input to the master plan update.

Bont forwarded Chair Spanos’ question to Karen Fitzgerald and invited her to respond but did not receive a response. Strickon said that there are people that should be on the list that are not and others that should not be on the list.

Bont said that when Fitzgerald first started she asked the Planning Board members in a meeting and these are the names Fitzgerald pulled together from that meeting. Chair Spanos said that Burndy should have a say and it seems that some business owners have been excluded.

Callum said that the fire chief and the ambulance chief should be on the list.

Hettinger suggested that one or two of the motel owners on Route 3 be included.

There was a brief discussion about others that should be included on the list.

Robinson said that some of the larger open land owners should be on the list, like Forest Ridge, Loon Mountain, South Mountain, and the Clark family members and Tommy Clark.

Chair Spanos said that the two resorts on Route 3 - The Beacon and Woodward’s – should be added. The Beacon is now a Days Inn.

Callum asked what context is this sub-division of stakeholders in?

Bont said that what we do not know is what the purpose of stakeholders list is. Bont is waiting for that response from Fitzgerald.

Robinson said that it looks like Fitzgerald is just looking for input on the maps we have developed.

Bont said Fitzgerald’s inquiry from these stakeholders could be along the lines of: What are your future plans? Are you going double the size of this development or business? Are you going to add condominiums here? She knows that for other towns redoing their master plans they have gathered this type of information.

Robinson said that we need to make it clear that everyone in town has the ability to give input. This list is only because these people are larger stakeholders, whether as an employer or as a landowner or having a specific position, like the Chief of Police. Robinson said that this effort to involve large impact stakeholders is not to say that their input is not more valuable than other people’s input.

Tanner said that this lists appears to be the people who can make the biggest impact on the town.

Strickon said we do not have any of the major housing areas on the list.

Robinson said he suggested Forest Ridge because they have undeveloped land.

Hettinger said that it would help if we talk to Fitzgerald first to determine what the list is for because this might get very complicated if you get 50 different inputs, but we certainly do not want to overlook anyone.

Bont said she would talk to Karen about it.

### **Next Planning Board Meeting**

The next meeting is October 14, 2015.

- V. 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.

### **VI. ADJOURNMENT**

**Motion to adjourn at 6:31 PM:**

**Motion: Paula Strickon      Second: Callum Grant**

**All in Favor: (5-0)**

Respectfully submitted,

Wendy Tanner,  
Planning and Zoning Recorder

Dated: September 23, 2015

  
James Spanos, Chairman