

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 24, 2016 – 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), Norman Belanger (alternate).

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

Members Absent: None

Staff Present: Town Manager and Town Planner Alfred "Butch" Burbank, Planning and Zoning Administrator Carole Bont, and Wendy Tanner (recorder)

Guests:

- Karen Fitzgerald – Landscape Architect - FitzDesign Inc., 1222 Bennington Road, Francestown, NH 03043-3014

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

Meeting was called to order at 6:01 PM.

There was a brief discussion about when terms expire and that Taylor Beaudin no longer has the time to devote to the Planning Board and did not want his term extended.

The Selectmen at their meeting on February 22, 2016 voted to extend Jim Spanos and Pat Romprey for 3 year terms and Norm Belanger and Paula Strickon for two (2) year terms. The reason for the two (2) versus three (3) year terms was to stagger the expiration of the Board members terms, but in the future all terms will be 3 year terms.

Ron Beard, Callum Grant and John Hettinger all have terms that have not expired.

II. CONSIDERATION of meeting minutes from:

- January 27, 2016

MOTION: To approve the minutes of January 27, 2016 with grammatical corrections.

Motion: John Hettinger **Second:** Paula Strickon **All in favor.**

- February 10, 2016

The minutes from February 10, 2016 will be considered at the next meeting.

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

1. **Master Plan Update 2015-2016:** Karen Fitzgerald of FitzDesign to work on and review drafts of Master Plan Chapters. **This is a work session. There will be no public input.**

Karen Fitzgerald said that the Dropbox was not working out so from now on the draft chapters will be sent directly to Wendy Tanner and Carole Bont and they can disperse them to the Planning Board members. Fitzgerald will incorporate the corrections and edits from each Planning Board member into one document.

Fitzgerald showed an example of a color graphic page and what it would look like in the Master Plan.

Chair Spanos asked to review each of the three chapters.

INTRODUCTION

Public Participation in the Process

It was questioned how many public meetings were held. In the beginning the meetings were monthly and a survey was taken to obtain more public input.

There were a few grammatical corrections to the current “Introduction” Chapter.

HOUSING AND NEIGHBORHOODS

The term “natural increase” and what it means was explained. Fitzgerald clarified how she obtained some of the numbers in the paragraphs.

The difference between median and average home price was discussed, the difference being that the median is the middle price. Some felt that the multi-million dollar homes in town could drive the average up, but the median price would stay fairly low.

A dialog of condominium versus a single family home and that they should be classified the same for residential counts. The words “including residential condominiums” should be added. It should be noted in the Master Plan that condominiums are considered single family homes. Further discussion around RiverWalk which is considered time-share / hotel units should be clarified in the numbers.

It was discussed that “owner-occupied” should say “full time occupied” because many homes are owner occupied only during the weekends.

There was a concern that the population that is graduating from high school and do not want to continue to live at home, cannot afford to live in Lincoln and are forced to leave town.

Scholarships will give you some idea as to how many of these children are going on to further education and give you an idea if it is technical training or college. It was discussed to make it a goal for the town to provide better jobs for the town in the future, but doing that was a difficult task. The fact that Lincoln is or has become a retirement community was discussed and if that trend could be reversed or changed to support the younger generations. Many of the Board members agreed that their own children cannot afford to live in Lincoln.

If you build affordable housing, how do you keep it that way and keep it from becoming a vacation rental neighborhood. A discussion ensued about land in Lincoln and that there is not much buildable land left. Most of the vacant land is White Mountain National Forest.

Fitzgerald said for the wrap up of the chapter, “Looking Forward” should list the direction that the Town is striving to reach.

NATURAL RESOURCES

Several grammatical corrections were recommended in the Natural Resources chapter.

A discussion ensued about the different wildlife habitat tiers and the conditions of these habitats in New Hampshire and how each ranks in the Town of Lincoln.

- Tier 1: Top Ranked Habitat in the State
- Tier 2: Top Ranked Habitat the in Biological Region
- Tier 3: Supporting Landscapes

Fitzgerald showed the Planning Board the map that relates to the different wildlife tiers.

The amount of erodible soils that are in the Town of Lincoln was discussed and logging in erodible areas. The map shows that in the Town of Lincoln, 73% of undeveloped land is made up of highly erodible soils. The map also shows that is land that is developable, and not located in the White Mountain National Forest.

How to mitigate any type of erosion was questioned. If the Planning Board needs to add something to the Land Use Ordinance to cover erodible soils or not was discussed.

Bont thought that when the Land Use Ordinance was written, the rules were not made thinking of people building on very steep lots on the side of a mountain and that the 15,000 square feet per lot was meant for flatter lots that were easier to build on. There was a discussion about possibly increasing the square feet of a buildable lot but that would cut down on profits but would solve the problem of not having enough room on the lot to build the house when it was in a steeper terrain. A discussion ensued about lot sizes and erosion and water runoff.

Fitzgerald said that changes to the ordinance may not be necessary if you are required to come before the Planning Board with erosion plans for your lot, that could start the thinking. Run off is the big issue there, but you have to protect your drinking water among other things.

Fitzgerald, early in the Master Plan development meetings, showed a sample of a table that had every chapter with action items and who would be responsible so that the next Master Plan could come along and build on that.

There was a discussion about how different lots would have to be treated differently by the Planning Board, with different rules for each lot. Homeowners would not like the difference in treatment and feel the Planning Board was being unfair. Board members agreed that different lots would need to be treated differently and that something would have to be done.

Robinson said that the Master Plan should not be about writing an ordinance, it should be about focusing on a vision. The biggest development problem we have in town is steep slope development. Maybe we change the process, not the ordinance for steep slope development. Robinson said that we must be sure to have the same process for everyone.

Fitzgerald reminded the Planning Board that they are writing the Master Plan for future generations in Lincoln.

There was a brief discussion about Hazardous Material and Contaminated Sites and that the first paragraph should be removed.

Fitzgerald will send out more chapters for Planning Board review as they are completed.

The next meeting on the Master Plan will be April 27, 2016.

There was a brief discussion about water in town and developments that re-pump town water. Town Manager/Planner Burbank explained that if a development pumps town water, they must be licensed.

IV. NEW BUSINESS

- 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

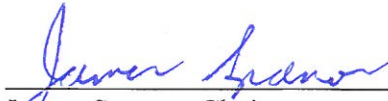
MOTION: To Adjourn at 7:45.

Motion: Paula Strickon Second: Norm Belanger All in Favor.

Respectfully submitted,

Wendy Tanner,
Planning and Zoning Recorder

Dated: February 24, 2016



James Spanos, Chairman