

LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, JULY 13, 2016 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH

APPROVED

Present: Chairman Jim Spanos, OJ Robinson - Selectmen's Representative, John Hettinger, Vice-Chairman R. Patrick Romprey and Paula Strickon

Members Excused: Norman Belanger (alternate), Ron Beard (alternate & Fire Chief), Callum Grant (alternate)

Members Absent: None

Staff Present: Wendy Tanner (recorder)

Staff Absent: Town Manager and Town Planner Alfred "Butch" Burbank, and Planning and Zoning Administrator Carole Bont,

Guests:

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

The meeting was called to order at 6:01 PM.

Norman Belanger, Ron Beard and Callum Grant were excused.

- II. **CONSIDERATION** of meeting minutes from:
- June 29, 2016

Review of the minutes was moved to later in the meeting.

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

1. **6 P.M.: Site Plan Review:** Application for Site Plan Review approval for expansion of use from a motel to a combination motel and rental cabins. Applicant Mehul Patel (& Falguni Patel) d/b/a Rodeway Inn™ of 417-419 US Route 3, (also known as Daniel Webster Highway), Lincoln, NH 03251-0304 is currently operating the Rodeway Inn™ in the former Red Doors Motel on property owned by Kushi Corporation, 417-419 US Route 3, (also known as Daniel Webster Highway), Lincoln, NH 03251 (Map 106, Lot 017). The property is located in the General Use (GU) District.

Rodeway Inn™ currently has two buildings with the following:

- The larger building has 24 units.
- The smaller building has 6 units.

Applicant wants to build 10 rental cabins behind the Rodeway Inn™ with access to come from Hanson Farm Road.

The hearing scheduled for May 25, 2016, was continued to June 22, 2016 at 6 PM, and again until July 13, 2016 PM.

The Patel's engineer was not ready with draft plans, the hearing scheduled for July 13, 2016 will be continued to a date specific of July 27, 2016.

Motion to continue the hearing for Site Plan Review approval for expansion of use from a motel to a combination motel and rental cabins to July 27, 2016.

Motion: Paula Strickon Second: Pat Romprey All in favor.

IV. NEW BUSINESS

Master Plan

There was a brief discussion about different aspects of the Master Plan. No decisions were made.

Linwood School Building

The Planning Board had a brief discussion about the Lin-Wood Public School and the current activities of renovating and building at the school.

Chair Spanos explained to the Board that one issue was that the School Officials had not notified the State Fire Marshall's Office of their intentions. Romprey stated that he believed that the same thing happened in the past.

Tanner explained that the Map and Lot file for the school has paperwork that shows the issues that happened in the past, which is similar to what is happening now.

There was a brief discussion about modifying the rules for Site Plan Review. No decisions were made.

Building Without a Permit

The Planning Board discussed building around town and it was mentioned that many people begin building without a permit.

Tanner explained that there are many building projects around town that need a final inspection before a Land Use Compliance Certificate can be issued.

Now that Fire Chief Ron Beard is working full time, he could help catch up with these inspections.

There was a brief discussion about inspections and people who are adding water or sewer and bedrooms without permits and what happens if the assessing process catches these additions.

Building Offenses

The Board discussed many of the different offenses to the building ordinances.

- Adding bathrooms, washer and bedrooms after the house is built
- Street vendors without permits

- Restaurants with outside seating 2-3 months of the year
- Roofs over decks that turn into enclosed areas

Pat Romprey felt strongly that there should be more enforcement of the ordinance with these types of issues.

Review of the minutes of June 29, 2016

Motion to approve the minutes of June 29, 2016 as amended.

Motion: OJ Robinson Second: John Hettinger

All in favor: (3-0)

Patrick Romprey abstained.

Paula Strickon had left the meeting.

- 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 6:36 PM

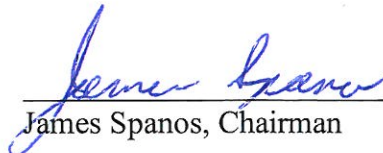
Motion: John Hettinger Second: OJ Robinson

All in favor: (4,0)

Respectfully submitted,

Wendy Tanner,
Planning and Zoning Recorder

Date Approved: 7 / 27 / 16


James Spanos, Chairman