

LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, MAY 13, 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, Ron Beard (alternate & Fire Chief), Callum Grant (alternate) Taylor Beaudin (alternate), Norman Belanger (alternate)

Members Excused: Vice-Chairman R. Patrick Romprey

Members Absent: None

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

Guests:

- Kevin McNamara Broker from Re/Max in the Mountains, 264 Main Street, Lincoln, NH 03251, representing applicant Rabbi Levi Krinsky of Chabad Lubavitch of NH, 7 Camelot Place, Manchester, NH 03104 and property owner Michael E. Cotto of 17 Open Trail Road, Sandwich, MA 02563-3120 (55 Main Street, Tax Map 112, Lot 066).
- Susan Chenard of Loon Reservation Service 264 Main Street, Suite 12, P.O. Box 785, Lincoln, NH 03251 also representing Rabbi Levi Krinsky

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

The meeting was called to order at 6:02 PM

Vice-Chair Romprey was excused.

- II. CONSIDERATION** of meeting minutes from:

- April 29, 2015

Motion to accept the minutes from April 29, 2015 with typographical changes.

Motion: John Hettinger Second: Paula Strickon

All in Favor: (3-0)

O.J Robinson Abstained from the vote.

III. NEW BUSINESS

- A. 6:00 PM** – On Wednesday, April 22, 2015, at 7:00 pm, the Planning Board (PB) started the public hearing, and then continued the public hearing to April 29, 2015, at 6:00 pm on the application. On April 29, 2015, the Planning Board again opened the public hearing and then **continued the public hearing to a date certain** - Wednesday, May 13, 2015, at 6:00 pm - and will consider the following matter:

1. **Site Plan Review - Application for Site Plan Review approval for change of use from residential duplex to multi-family housing.** Applicant David Rodgers d/b/a Great Stone Face Skier, LLC, requests Site Plan Review approval to change the use of a dwelling from a duplex to multifamily housing with three living units in accordance with Article VI of the Lincoln Site Plan Review Regulations, Section B,2 of the Land Use Plan Ordinance. The lot is 29 Main Street, (Tax Map 112, Lot 026) located in the Village Center (VC) District. Also included is a request that the Planning Board grant a waiver of the minimum lot size dimensional requirement of 15,000 sq. ft. per dwelling unit as permitted in the Village Center District by the Land Use Plan Ordinance. The property is owned by Great Stone Face Skier, LLC, PO Box 68, Lincoln, NH 03251-0068.

Upon a finding by the Board that the applications meet the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the applications as **complete**, and, if the Planning Board finds the applications 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.

Bont explained that the Town is waiting for the State Fire Marshal’s Office Report and it is not available for this meeting. Bont explained that she has been in contact with David Rodgers and his attorney. His attorney is advising Mr. Rodgers, but not necessarily representing him on this matter before the Planning Board. Bont also spoke with Heidi Hurley who works for Herbert Lahout and explained to Ms. Hurley that this public hearing would need to be postponed to another day because we did not have the information needed to continue. Bont recommended that the hearing be continued to Wednesday, May 27, 2015, at 6:00 pm.

Chair Spanos asked where we were in relation to the 45 day clock (he meant the 65 day clock). He asked if the applicant would need to ask for an extension.

Per RSA 674:4, I(c), (1) when a completed application has been accepted, the planning board has 65 days to approve, conditionally approve, or disapprove the application. This 65-day period starts the day after the decision was made to accept the application as complete. (If the board meets on Wednesday night and accepts the application that night, then Thursday is day 1, Friday is day 2, etc. (RSA 21:35). The 65-day period for the planning board to vote on an application may be extended in one of the following ways, as provided in RSA 676:4, I(f):

- *The applicant and the board agree to an extension for a set period of time.*
- *The applicant and the board agree to halt the running of the review for a set period of time, i.e., “stop the clock,” until necessary material is prepared and submitted.*

- *The planning board requests an extension of time from the board of selectmen or town/city council. Such an extension cannot exceed one additional 90-day period. Any extension of time or delay in the process should be carefully documented in the records of the planning board and in writing to the applicant.*

Planning Board Handbook 2014

Bont said that the Town can ask the applicant to sign a request for an extension to include an agreement to waive the 65 day clock.

Bont said that the applicant brought in a copy of the recorded easement from Great Stone Face Skier, LLC to Herbert Lahout. A copy of the easement will be e-mailed to the Planning Board members so they can review the terms of the easement. Robinson asked if she was referring to the easement for ingress/egress over the burdened estate property owned by David Rodgers d/b/a Great Stone Face Skier, LLC for the benefit of property owned by Herbert Lahout that was the result of an agreement between David Rodgers and Herbert Lahout. Bont agreed. She said that the easement was recorded so the terms of the agreement as evidenced in the deeded and recorded easement is now public knowledge.

Robinson asked whether anyone remembered if there were any conditions imposed by the Planning Board regarding that the shared right-of-way needed to be paved to a specific point when the Planning Board was asked to approve the restaurant on Lahout's property. Bont did not recall any such condition.

Chair Spanos said that at that time the Planning Board was reviewing Herbert Lahout's application for what later became Lahout's tenants' (Lincoln Nail Salon); the Planning Board was not reviewing David Rodgers' Great Stone Face Skier, LLC property.

Robinson said that at the time of the public hearing on the Nail Salon on property owned by Herbert Lahout, Lahout was talking about getting access. At the time Lahout claimed that the that he had an adequate right-of-way over land owned by Great Stone Face Skier, LLC that right-of-way was his access to Main Street/NH Route 112.

Hettinger said that at the time of the review Lahout had talked about paving the first fifteen feet (15') from the curb cut.

Robinson confirmed that paving the entrance was not a condition although it had been mentioned during the hearing. When Lahout talked about "paving it all", Robinson thought that the right of way was included.

Fire Chief Ron Beard said that when he did his final inspection of Lahout's property, he and Lahout spoke about doing something to get access to the property. Chief Beard made it clear that Herbert Lahout and his tenants and their customers could not drive over the curb. The terms of access had to be worked out between Rodgers and Lahout. Chief Beard said that a week or two later Rodgers and Lahout came up with this agreement (easement) and said they had settled their differences.

Bont said Rodgers and Lahout did not tell the town how they had settled their differences.

Robinson said that as part of their Site Plan Review approval the Planning Board approved the plan with *X* number of parking spaces. Lahout technically met the dimensional requirements for the *X* number of parking spaces. Lahout said the lot would be paved. Robinson said that he thought that part of the agreement between Rodgers and Lahout extended to paving that right of way. Robinson made it clear that he did not remember exactly, but only thought that was the case.

Chair Spanos said that the Planning Board asked Lahout to demonstrate that he had the authority to use the right-of-way, but Spanos did not recall asking anyone to pave the right-of-way.

Motion to postpone the hearing for change of use from residential duplex to multi-family housing to Wednesday, May 27th, at 6:00 pm.

Motion: John Hettinger Second: OJ Robinson

All in Favor: (4-0)

b. 6:00 PM – Conceptual – Whether Rabbi Levi Krinsky could rent and operate a temporary religious meeting space for approximately sixty (60) days in the former Sport Thoma building on Route 112 (Tax Map 112, Lot 066 on 55 Main Street) owned by Michael E. Cotto? If he needs Site Plan Review approval, what parts of Site Plan Review checklist would he need to comply with? Because it is temporary meeting place to be used for prayer would he need a Special Exception as he would if he were converting a building or building a synagogue?

Kevin McNamara presented on behalf of both Rabbi Krinsky and the property owner, Michael Cotto. McNamara said that Rabbi Krinsky and the Jewish community would like to rent the building at 55 Main Street with a short term lease for July and August, and maybe part of September to accommodate his flock. Many members of Rabbi Krinsky's flock come to Lincoln from many other states on vacation and they need to have a place of worship. McNamara said that the former Sport Thoma building is an empty ski shop right now. McNamara said that he was asked to count the parking spaces on the side of the building. There are ten (10) spaces on the side of the building. McNamara said that ten (10) spaces would handle sixty (60) people at six (6) per vehicle.

Chair Spanos mistakenly stated that the Planning Board allows for four (4) people per car and the ten (10) spaces would handle forty (40) people (Spanos meant 6 people per car).

ARTICLE V. GENERAL REGULATIONS**Section A. PARKING AND OFF-STREET LOADING.**

1. *All proposed new construction shall provide for adequate off-street parking spaces in accordance with the following standards, subject to modification by the approval of a special exception pursuant to Article V, Section A,3. A single parking space is defined as being one hundred seventy (170) square feet in area and having additional adequate area for maneuvering.*

H. Public Assembly – any theater, hall or auditorium, provisions for at least one (1) space for each six (6) seats.

Land Use Plan Ordinance Rev. 2015

McNamara was told that there would probably not be more than forty (40) or fifty (50) people there at any given time and that most of the time people would be coming and going and not staying.

Chair Spanos asked if the building would be open to the general public or just to that specific group. McNamara said it would just be open to just that specific group.

Hettinger asked if they were Hasidic Jews. The answer was yes. Hettinger said that it was his understanding that Hasidic Jews are not allowed to drive on Saturdays.

According to Jewish law, the operation of a motor vehicle constitutes multiple violations of prohibited activities on Shabbat (Saturday) the Jewish day of rest and seventh day of the week. Shabbat is observed from a few minutes before sunset on Friday evening until the appearance of three stars on Saturday night. The Torah prohibits driving on Shabbat. The laws of Shabbat also place limits on the distance one may travel beyond the town where one is spending Shabbat, regardless of the method of transportation.

McNamara said that was correct. There would probably not be any cars there on Saturday, but that there would be cars there on Sunday thru Friday.

Strickon said that the documentation said they would be staying at Clearbrook Resort, Coolidge Falls Resort, Loon Mountain, The Village at Loon and The Mountain Club on Loon. That would mean a lot of walking and sometimes after dark in black clothing. Strickon wondered if this location was acceptable to them.

McNamara said that decision about whether the location of the rental was acceptable to the Rabbi's flock was up to the Rabbi. Rabbi Krinsky does want to rent the space.

Hettinger said that his understanding is that this particular group often has many more than forty (40) people meeting at one time. Hettinger said that there are NH State Fire & Safety rules that govern the number of people allowed in a building of a certain size for a public assembly. Furthermore, there are no sprinklers in that building.

Chair Spanos asked the Fire Chief if the applicant would need a State of New Hampshire Department of Safety Division of Fire Safety “Permit to Operate a Place of Assembly”. (See NH RSA 155:17-39.) Chief Beard says yes.

Strickon asked how many bathrooms were in the building. McNamara said there is only one (1) bathroom. Fire Chief Beard said that if the group has more than fifteen (15) people in the Place of Assembly under the New Hampshire State Fire Safety Code, they would need ADA approved bathroom facilities with both men’s and ladies bathrooms. Chief Beard confirmed that before the building was vacant, the property housed a retail shop and, therefore, did not need two bathrooms. McNamara said that it was ok, but he did not think that owner of the building would add a bathroom for a two month lease. McNamara said that if that was the case, that another bathroom is required, he was pretty sure that the owner would not want to deal with that.

Chief Beard said that he understands that there are two apartments upstairs and questioned where those renters park. McNamara said that the apartment tenants park out behind the building.

Chief Beard explained that he had a similar situation with the Lincoln Nail Salon. The owners of the salon had to sign a document that they would not exceed more than fifteen (15) people at any given time in the building. Chief Beard explained that was how the owners of the salon were able to receive approval from the State Fire Marshal’s Office for only one unisex bathroom. Chief Beard said that if they go over the threshold number of fifteen (15) people in a public place of assembly, they will need two (2) bathrooms.

Chair Spanos asked if it mattered that the proposed minyan was like a private club and not open to the general public.

*Minyan literally means “count”. In Judaism, a **minyan** (Hebrew: [min’jan]) is the quorum of ten Jewish adults required for public worship. The smallest congregation which is permitted to hold public worship is one made up of ten men (boys over thirteen years old). According to many Orthodox streams of Judaism, adult females do not count in the minyan. The most common activity requiring a minyan is public prayer.*

Chief Beard said that even if the proposed minyan is like a private club, the minyan still has to accommodate that number of people in the structure. Chief Beard said he would look up the regulations to see if there was an exception for a private club, but he did not think there was. He will double check and report back to the Planning Board.

Robinson asked if there was a regulation regarding sprinklers that would apply. Would they be required to install sprinklers?

Chief Beard said that because the proposed location is a pre-existing building and not a new building he did not think there was even a fire alarm system in the building. Chief Beard said that the access from the apartment would have to be made so they could not have to

look down into the space below. McNamara said that the doors to the apartments were dead bolted from the inside. Fire Chief Beard said it was okay then.

Chair Spanos asked when the building would be occupied. McNamara said July and August. Bont said when she spoke to Rabbi Krinsky, Krinsky said the use would start in “June, right after Memorial Day”. McNamara said Rabbi Krinsky told him that it would be about two months, maybe a little longer into Memorial Day weekend. McNamara said that it may be a moot point if the building was not acceptable the way it is.

Strickon asked if because they will be using an existing building, will they also want an erub. Strickon said that an erub is an extension that extends an area so that things you can do in your home you can now do outside your home in a neighborhood. For example, you can carry umbrellas if it is going to rain. Otherwise umbrellas would have to be strung around the neighborhood.

Eruv or Eiruv or erub is a ritual enclosure that some communities construct in their neighborhoods as a way to permit Jewish residents or visitors to carry certain objects outside their own homes on Sabbath and Yom Kippur. An eruv accomplishes this by integrating a number of private and public properties into one larger private domain, thereby countermending restrictions on carrying objects from the private to the public domain on Sabbath and holidays.

Wikipedia

Hettinger said that there were many people who attended the minyan services at Loon Mountain. He cannot remember too many times that there were less than fifteen (15) people. McNamara said that he was not saying there would be less than fifteen (15) people.

Belanger asked if they are moving their gathering place from Loon Mountain to this location. McNamara said that was correct. McNamara said Rabbi Krinsky’s group was looking for a place on Main Street and there are only two empty spots on Main Street.

Robinson said the Hasidic Jewish visitors are of real value to this community. They have been coming to Lincoln for years. They have made Lincoln a second home for the summer months. Robinson said that the visitors go to Clarks Trading Post and other attractions around town. It would be beneficial for the Town to accommodate them. Robinson said that his personal concern over the proposed use of that building is the limited number of parking spaces on the site. Robinson said that if the Planning Board could figure out the bathroom issues and if there are enough exits and fire protection in that location or somewhere in town, Robinson believes it would be important to accommodate them and keep them in touch with the town.

Hettinger asked McNamara whether they had checked with the Village Shops. He stated there were some large rooms there available for rent.

McNamara said he has not worked with the Village Shops for this purpose. McNamara said that Sue Chenard was involved with this project and could perhaps interject.

Sue Chenard said that Rabbi Krinsky spoke with a representative for the Village Shops but the person at the Village Shops was not sure if the Village Shops could adequately secure the location to ensure the security of their clients' religious items. They keep their big Torah scroll there. The scroll is hard to adequately secure somewhere. The scroll is roughly four feet by five feet (4'X5'). Chenard said that they looked into renting at the Village Shops, but unfortunately the Village Shops space will not work out.

Strickon said in her mind there would be a transportation issue on Saturday nights.

Chenard said that because her clients cannot drive on Saturday and The Village is three (3) miles away, they typically have get-togethers at a number of homes. They have to have a minimum of ten (10) people to hold a meeting. Chenard said that there are various condos and townhouses that they have rented. When the walking was too far they have their meetings at those condos and townhouses in smaller groups. Chenard said that they are looking to make their reservations closer to downtown if they can make "this" happen (meaning a meeting place in town). They like to walk, but they cannot drive on Friday evenings through Saturday evening.

Robinson said that the issue of their transportation was not a Planning Board issue. In the past and for numerous years they have been at Loon Mountain. So unless they are staying at The Mountain Club, they have had a long walk to get there. Robinson said that he did not think the distance of their walk is the Planning Board's concern. The Planning Board's concern is their lease of the building at 55 Main Street as a meeting place. Robinson said that the Planning Board's concerns are: Does the building meet the New Hampshire Fire Code? Does the building have enough bathrooms? Does the property have enough onsite parking?

Chair Spanos asked if they would need to come into the Planning Board for Site Plan Review. Spanos said that they are just making use of a building as a meeting place. They are not really converting the space to a synagogue. It is a temporary meeting space.

Hettinger said that because the proposed use of the building involves an area of public assembly there are specific rules that apply.

Chair Spanos said the building would have to meet the requirements of the New Hampshire Fire Code.

Fire Chief Beard asked Chenard and McNamara if their clients had anything against using portable toilets. Chief Beard said that he could go to the State Fire Marshal with the suggestion that a portable toilet might meet the requirements for a second bathroom. Chief Beard was not sure if they would actually use a portable toilet.

Robinson said that if the use of a portable toilet for the second required bathroom is the solution to that concern, the remaining question is: are there an adequate number of parking spaces?

McNamara said that if most of the service time the tenants would not be driving, he did not see an issue with parking.

Robinson said that McNamara's clients are not allowed to drive only from Friday night through Saturday night. They can drive the rest of the week. They have services twice per day every day.

McNamara said that from what he was told, people will go in when they want to pray during the week, not like the large groups on Friday and Saturday.

Strickon said that every morning at approximately 8:00 AM there is what is called a minyan. In order to have a minyan they need a minimum of ten (10) men. In the morning is when most of the men get together to pray for morning service. Strickon said that evening prayers can be done anytime. Strickon said that parking in the morning is probably not an issue because the stores are not clogged at 8:00 AM in the morning.

McNamara said that there is municipal parking available on Main Street as well. Chair Spanos said that the Planning Board is no longer allowing individual property owners on Main Street to count municipal parking spaces to meet their onsite parking requirements. McNamara said that there is still parking on Main Street and that is the reality of it.

Hettinger asked Fire Chief Beard to look at the maximum people that could meet in that building. McNamara said there are six thousand (6,000) square feet there. Robinson asked if that was on the first floor alone. McNamara said that the first floor has three thousand (3,000) square feet. They are renting out the basement and the first floor. The basement also has three thousand (3,000) square feet.

Fire Chief Beard asked if they had a planned layout of where the tables and chairs would go and how many. McNamara said that they would have folding tables and chairs.

Bont pointed out to the Fire Chief Beard that there was an assessment card in his packet in front of him and it showed the configuration of the floor plan.

Fire Chief Beard said that based on the size of the space there could be a bathroom issue and a parking issue. McNamara said that if Fire Chief Beard could resolve the bathroom issue by getting approval from the State Fire Marshal's office to allow an outdoor portable bathroom the Planning Board could focus on the issues associated with the square footage and parking.

McNamara said that if the Rabbi's request is approved he could tell Rabbi Krinsky that at any time there cannot be any more than forty (40), or fifty (50) or sixty (60) people or whatever number the Planning Board decides is the maximum number of people allowed in the building at a time at a time in the building. Whether or not the Rabbi can accept those limits will be totally up to the Rabbi.

Chair Spanos asked if there would be access to the property twenty-four 24 hours per day, 7 days per week (24x7). McNamara said yes. McNamara said that, “Like the Lincoln Nail Salon which can only have fifteen (15) people in it at one time, how do you police that?”

Chair Spanos said that in his opinion there is no new use. The Rabbi was only proposing to make use of a vacant building as a meeting place. Chair Spanos said that the Rabbi needs to meet the requirements of both the New Hampshire Fire Code and the Americans with Disabilities Act Title III (ADA). Spanos polled the Planning Board to see if there were any other thoughts.

Strickon said that if they meet those requirements she does not see any further issues.

Hettinger also agreed if the Rabbi meets the state requirements under the New Hampshire Fire Code and the Americans with Disabilities Act Title III (ADA) for the maximum number of people, the requisite number of bathrooms, the accessibility issues and adequate onsite parking he had no other issues.

Robinson asked about the parking requirement. He did not see how the Rabbi’s group could possibly meet that requirement. Robinson asked if the Planning Board would waive that requirement. Chair Spanos cautioned the Planning Board that this was only a Conceptual Review and not a Site Plan Review so the Planning Board members cannot waive anything in this meeting. Chenard said that a lot of their visitors are going to walk anyway so there may not be a parking issue. Hettinger said it worries him that the visitors will park across LeBrecque Street at the Century 21 Real Estate Office where the property is owned by 49 Main Street, LLC on 49 Main Street (Tax Map 112, Lot 055). These people will be coming in from out of state; they will not know that they should not park there.

McNamara said that parking lot at the Century 21 building is well posted for no parking. Hettinger said it worries him that they will take up the spaces of good tax paying citizens. McNamara said that it is clearly marked that they should not park there right now.

McNamara said that when the property was being used as the retail shop Sport Thoma there were no problems with parking at the Century 21 building. Strickon said the new proposed use would be a different use. With the new proposed use, there will become a point in time where there will be a concentrated group of people in the morning and then again in the evening, when there will be a large number of people who will be parking. Strickon felt that during the evening hours they may have an issue with parking.

Chair Spanos said that the Planning Board will look at maximum usage for parking.

Belanger and Beaudin had nothing further to add, but agreed that parking could be an issue.

Grant said that he has known Rabbi Krinsky for a number of years. He agreed with Robinson that this group does bring a tremendous amount of business to the town; the Planning Board should try to accommodate their requests. Grant believes that this particular location has many problems with parking and restroom issues. Grant said that if these issues

can be resolved so be it, however he did not agree with this location. However, this location was not his choice.

Fire Chief Beard said that he would check into fire and safety issues associated with the location and get back to the Planning Board.

Bont asked if the Planning Board needed to have a Site Plan Review Hearing for this proposal. Chair Spanos asked how soon they could come in for Site Plan Review.

Fire Chief Beard asked if they had tried to consolidate into one facility. McNamara said that they did, but could not find anything locally to accommodate all their wishes. There was a brief discussion about other venues in the area and how long the approval process would take.

Chenard and McNamara wanted to know how long the process would take. Bont asked how fast they could fill out the paperwork. Chenard said quickly and she would help get it done. Bont asked if they could have the paperwork in by tomorrow (Thursday) to meet the newspaper deadline to make a hearing for June 10th. Bont asked Fire Chief Beard if he could look at the building tonight. Bont would need the notice to the paper by Friday morning at 11:00 AM to appear in the paper by the 20th. The notice would need to be written and at the Littleton Courier newspaper office by 11:00AM the next morning. Bont said that the Planning Board could not hold a hearing until June 3rd, 2015, which is not a normal day for them to meet, so they would meet the next week, June 10, 2015.

Fire Chief Beard said that he believes the porta-potty would work for a temporary use. Whether the tenants actually used the porta-potty or not, he would have no control over. Grant asked what the neighbors would think about the porta-potty in the yard. McNamara said that he would put the porta-potty between the retail shop called "Cloud 9" and the former Sport Thoma ski shop. Beaudin laughingly suggested the porta-potty could go beside the gas shed.

Fire Chief Beard said he would call McNamara tomorrow to do an inspection. McNamara said that someone would be available to let Beard in. Beard asked when Bont would need his report. Bont said early Thursday afternoon and that it would need to be written up and to the paper by Friday morning. Bont asked if there were items on the Site Plan Review Checklist that could be waived.

Robinson wanted the Planning Board to be aware that only the internal use of the building and parking requirements would be changing; the building itself was not changing from what is now.

The Planning Board went over the items on the Site Plan Review Checklist to the Planning Board to see if any of them would be waived or not applicable. Bont said they could print the map from the interactive maps of the lot and that could be the Site Plan Map. Robinson said they should be able to waive all the outside items that would not be changing. Spanos

said that it should be a rudimentary Site Plan. Robinson agreed. Bont said that they would need number 15.

Chair Spanos said that the location of the porta-potty should be on the site plan. Hettinger said that the porta-potty should be placed where it would not destroy the ambiance of the town. Hettinger pointed out that there are other stores and taxpayers that are living there or doing business there and they should not be effected.

The Planning Board will be meeting on June 10th for this application.

The Planning Board thanked Kevin McNamara.

McNamara left the meeting.

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

Master Plan (Work Session)

The discussion tonight focused on the draft questions for the Master Plan Update Survey.

Question 5: What is the “village center”?

Bont explained the handouts to the Planning Board. There was a map showing the Town of Lincoln with the Village Center District of Lincoln highlighted.

Hettinger said that in several different questions included in the draft survey reference “village center” but he was not sure if the average resident would know what the “village center” encompasses. Where does it begin? Where does it end? How far back from NH Route 112 does it go? Does the “Village Center” mean something different than what is on the Zoning Map which is part of the Land Use Plan Ordinance?

Bont showed a map of the Village Center District to the Planning Board. Bont pointed out as an example a parcel of undeveloped land near the Common Man where several people have asked her what they can construct on that lot. This particular lot is presently outside of the Village Center District in the General Use District, but is close to the Village Center District. Bont asked the Planning Board if they wanted the term “village center” as used in the draft question to be about what is defined as the “Village Center District” for zoning purposes, or whether they wanted to expand the definition of the “village center” for the purposes of this survey to include development up as far as the Loon International Bridge? Or do they want to cut it off somewhere else? Bont said that on page 2, question number 5 includes option (e) where the daft question asks whether the person taking the survey wants development along NH Route 112 (also known as Main Street or the Kanc). Does the Planning Board want the question to include all of NH Route 112? Should the question include NH Route 112 only as far as the Loon International Bridge? Does the Planning Board want to give people the option of choosing all of

NH Route 112 as a separate option?

Robinson asked for confirmation that this suggestion is just to define the “Village Center” zone for the people who are taking the survey.

Bont said that using the words “village center” in the questionnaire is confusing because Lincoln has already defined one of its zoning districts as the “Village Center” District. Lincoln has year round residents who think they know where the “Village Center” is, but their perception may not match what Lincoln has defined as the “Village Center District”. Lincoln also has owners of rental properties and business owners and other people who will not necessarily agree on where the “village center” is. Bont said that there are a lot of people who think that Woodstock is part of Lincoln. Chair Spanos said that some people may think that Loon is the village center of Lincoln.

There was a brief discussion of what defines “downtown”.

Robinson said that for the purposes of the survey, from McDonalds to Forest Ridge Road would be considered Village Center. Bont asked if everyone agreed with that. There was no objection.

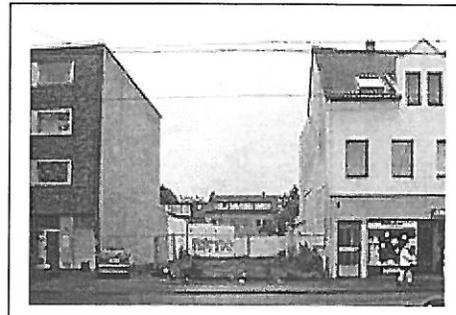
Bont said the draft question is “Where should future development occur? Circle all that apply.”

Question 5: What is “infill development”?

One of the options was “Infill development within village center”.

Strickon asked what “infill” means to the average person. Strickon felt that the question needed to be changed to something simpler to understand. Bont said that was a good point.

In urban planning, **infill** is the rededication of land in an urban environment, usually open space, to new construction. Infill also applies within an urban polity to construction on any undeveloped land that is not on the urban margin. The slightly broader term “land-recycling” is sometimes used instead. Infill has been promoted as an economical use of existing infrastructure and a remedy for urban sprawl. Its detractors view it as overloading urban services, including increased traffic congestion and pollution, and decreasing urban green-space. Wikipedia



(Photo #1: Urban infill, Lancaster England. The small buildings in the center stand on a former garden.) (Photo #2: Example of a potential urban infill site.)

Chair Spanos said that the result of infill is to make a developed area more dense. Bont asked for a better way to describe it. Robinson asked if we could get rid of the word “new”.

The Planning Board had considerable discussion around question 5 and what outlines the “Village Center District” and what options for question 5 should be on the survey. It was determined that words like “infill” should not be used and that more simple terms should be used in the questions so that the answers are more accurate. There was discussion about the definition of “new development” versus expansion of the existing development and wording for each line item.

Development in the Village Center was a topic. Robinson asked if we were trying to find out if people would want development “in” the Village Center or “around” the Village Center or new development versus replacement development. The Planning Board decided that the wording would be “new development in the Village Center” or “replacement development in the Village Center”.

Question 5: Expand the boundaries of the “Village Center District”?

The Planning Board wanted to add a question to include “development that expands the boundaries of the Village Center”.

Question 3: Business Owners who are not property owners and not residents

Bont said that another question she added was number 3 on page 1. It relates to business owners that have a business in Lincoln but do not live in Lincoln. Bont said there are many people that own businesses here that do not live here. The question asked of them is “What motivated you to bring your business to Lincoln and what obstacle doing business did you find in Lincoln”.

Question 4: What is your work situation?

Robinson said that question 4 needed another option of “you do not work in Lincoln, but you do not work more than twenty-five (25) miles from Lincoln”.

Question 6: What type of housing development would you like to encourage?

Bont said that question 6 asks “what type of housing development would you like to see Lincoln encourage”. Bont asked if the Planning Board wanted to see apartments or in-law apartments on this list.

Robinson said we need to make that an option. Strickon agreed.

Chair Spanos said that “Affordable/Workforce housing could wind up being a large apartment building as well.

Hettinger asked what category the Lincoln Green would be listed under.

Strickon said Lincoln Green is listed under Elderly/Disabled.

Question 7: Economic Development Goals to encourage (on a scale of 1-5, 5 being least important)

Bont said that on question 7 the scale numbering should be the opposite of what is proposed. Currently the numbering is 1 for most important and 5 for least important. The Planning Board agreed that it should be the other way around; 1 for the least important, 5 for the most important.

Question 8: What type of businesses or services would you like to see more of?

Bont said that Hettinger added several more options to number 8. Medical Laboratory, Architectural/Design Firm, Software Development, Ski/Hiking/Sporting Equipment Wholesale Distributor were added. Hettinger explained that if we want to get professional services in town, perhaps in the business park, these proposed businesses bring in higher income to the town. Hettinger told an example of a resort town in Colorado that worked to also bring in a lot of professional businesses. As result many people wanted to come to work there because they wanted to work in and around where they have all these outdoor recreational activities.

Question 7: Transportation Goals (on a scale of 1-5, 5 being least important)

Robinson asked about question 9E; what are “traffic calming” measures? Bont said that when planners talk about traffic calming, they mean the sort of devices like rotaries and speed bumps. Bont also said that they also talk about making the downtown area more visually appealing so people will slow down to look.

Strickon thought that the word “calming” should be changed so that people will understand what it means. Strickon said it was a planning term that the average person might not understand. Bont said that she could put in parenthesis “like” and list some traffic calming measures. Bont will ask Karen Fitzgerald if 9E should be reworded.

Hettinger added “better access to local businesses/restaurants for snowmobilers” and “more municipal parking”.

Grant said that snowmobile trails is part of a State system of trails. Grant asked what exactly Hettinger was looking for with this question. Hettinger said that the last 4 or 5 items he added to the draft survey were questions presented in a previous survey asked by the Town of Lincoln. Hettinger said that if we put them back in again we can see if the people are still interested in those goals.

Hettinger mentioned that one of the concerns that became apparent in the previous survey was that the snowmobilers needed a parking lot. At the time they talked about the lot behind Price Chopper being used as parking for snowmobiles. If there were a parking lot there people could

drive in with their trailers and have snowmobile access all over town. That was one of the results of the survey that came out 10 years ago. Hettinger said that this type of snowmobile parking could make Lincoln a central hub for snowmobile trails in the White Mountains. The snowmobile trails are not limited to use by snowmobilers. It also opens up the same trails for cross country ski trails, hiking and recreational people.

Hettinger explained that the idea ten years ago was to make Lincoln a center hub for both winter and summer recreational activities including kayaking.

Hettinger also added “provide a location for seasonal/winter events such as the Ice Castle to prevent traffic congestion”. Hettinger explained that it was a good idea to have the Ice Castle in town because it brings in so many people/tourists to the town. It is good for all businesses. Beaudin said that as the winter went on the town and the Ice Castle management got a handle on the traffic congestion.

Beaudin said he thought the Ice Castle people did not get clean enough water for their purposes. Robinson said that was one of the stipulations for Ice Castle. No way without town water.

Hettinger said that feedback on the need for a dog park was numerous, but not in the last 4 or 5 years. Chair Spanos asked if a “pet friendly” park would work. Hettinger agreed it would.

Grant said that traveling with dogs was a problem. Grant has had problems traveling in the past looking for places to let the dog run or even to walk a dog where some parks are not “pet friendly”. 40% of U.S. homes now have dogs.

Question 12: Recreational Opportunities

Robinson said that for question 12, instead of asking if there are adequate recreational areas in town, ask people to rank the types of recreational activities we have available by importance on a scale of 1 thru 5. Items on the list should be kayak/canoe (put in and take out), public tennis, skateboard park, public playground, walk/bike trails, amphitheater and preserving public access to swim holes. Robinson said that you might put “dog park” in this category and rank it the same way.

Strickon asked about winter activities such as ice skating, cross country skiing, snowshoeing and sledding.

Chair Spanos said there should be a question about casino gambling. Types of gambling would be slot machines, off site betting, table games, bingo/Keno.

Question 13: Rate Town Services

On the first draft original survey there was a question asking to rate each of the different divisions of the Town, i.e. Town Clerk, Selectmen, Assessing, Welfare...etc. Hettinger was not in favor of adding this section to the survey. Hettinger felt that number 16 “Other Comments” field at the end of the survey could cover any input about the Town and its offices. The other

members of the Planning Board agreed and felt there would not be enough value added.

Question 14: What Town Services Are Not Being Provided That Should Be?

Question 15: Top Three Places in Lincoln to Take Out Of Town Guests?

Robinson felt that 14 and 15 should be left in. Other Planning Board members agreed.

General Survey Matters

Strickon asked if the survey would be available both in print and on the internet. Bont said yes. She added that we were hoping to get the survey included with the tax bill.

Beaudin asked if the room in the Town Hall was too small for the public participation portion of the survey. Bont had sent out a message to the Planning Board. She was supposed to take a look at the School to use as a setting for the public participation portion of the survey. Bont said that they set up tables in a large room with different categories at each table. Karen Fitzgerald thought the Town Hall would be too small.

There was a discussion about how many people would attend a public participation portion of the public input and if the Town Hall would suffice. Robinson felt that the public participation portion should be kept at the Town Hall because it is a town function. Then a date for the survey was discussed. It was decided that a weekend was the best time, perhaps a Saturday.

Bont asked if we had a box so that people that print the survey and do it at home can bring it to the Town Hall anytime. Robinson suggested using the ballot box which is not in use the rest of the year

Bont said that they would be using The Survey Monkey to prevent people using the internet from submitting more than one survey.

Motion to open public hearing.

Motion: John Hettinger Second: OJ Robinson

All in Favor: (4-0)

Susan Chenard said that if you send the Master Plan Update Survey out with the property tax bill many people will not get the survey because their mortgage company pays their bill. Chenard asked if you could do something like what the Police Department does when they send out a message about things that are going on in town to everyone in the town.

Robinson said he believed that the Police Department messaging app is only for emergencies or warning related.

Chief Beard said that he thought the Police Department advertised different events in town.

Robinson said that does not get “pinged” out to people. Robinson thought there was one that you can ping out to cell phones. At this point the Planning Board was guessing at the technology that could be used. This will be researched by several members of the Planning Board before the survey is sent out.

Bont asked if we want to have food or an ice cream social to get people to come.

Motion to close public hearing.

Motion: Paula Strickon Second: OJ Robinson

All in Favor: (4-0)

Sign Issues

Bont made the Planning Board aware that there is a sign issue between Udderly Delicious and El Greco’s. This is not a town issue, but Udderly Delicious came in for a sign permit and may not receive it until he and his landlord resolves their issues with El Greco’s.

Bont also explained that Dennis Ducharme came in looking for a sign permit that was about 40 feet by 80 feet in size. Bont explained that Ducharme was told to make it smaller and that Ducharme will be coming in next week to discuss the sign and perhaps an integrated sign plan as well as the sales trailer.

- 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 7:22 PM

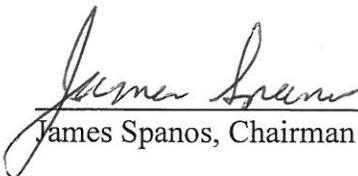
Motion: OJ Robinson Second: John Hettinger

All in Favor: (4-0)

Respectfully submitted,

Wendy Tanner, Planning and Zoning
Recorder

Dated: May 13, 2015


James Spanos, Chairman