

**LINCOLN BOARD OF SELECTMEN'S**

**APPROVED**

**MEETING MINUTES**

**MONDAY, APRIL 19, 2023 – 2:00PM**

**LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH**

**(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)**

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**Lincoln Board of Selectmen Present:** Chairman, OJ Robinson, Vice Chair, Tamra Ham and Selectman Jack Daly

**Staff Present:** Town Manager, Carina Park, and Executive Assistant Jane Leslie

**Public Present via Zoom:** Paul Beaudin, II

**Public Present:** Wayne Baltzer, Kevin McNamara (Remax in the Mountains), Kevin Sullivan, Bill Sullivan

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**I. CALL TO ORDER**

Chairman Robinson called the meeting to order at 2:00 p.m.

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**II. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING**

**MOTION: “To approve the BOS meeting minutes of April 10, 2023 as amended.”**

**Motion:** Tamra Ham

**Second:** Jack Daly

**All in favor.**

**MOTION: “To approve the Non-Public BOS meeting minutes of March 27, 2023 presented.”**

**Motion:** Tamra Ham

**Second:** Jack Daly

**All in favor.**

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**III. BUSINESS PARK *Discussion with Kevin McNamara, Remax in the Mountains***

Kevin McNamara (Remax in the Mountains Real Estate Agency) asked the Board what the status and future was for the Business Park. Kevin explained that he has received multiple inquiries this past year from various contractors about purchasing lots in the park, and questioned whether or not they were for sale (and if the town was interested in Remax marketing the unsold lots). There was a brief discussion about the Board's previous considerations of putting workforce housing on some of the lots, and changing the covenants and deed restrictions. There was also a discussion about mixed housing and businesses within the park, which Mr. Sullivan (business owner in the park) was not in support of (supports other businesses).

*(Selectman Ham departed the meeting at 2:20pm)*

Kevin McNamara reiterated that in the near future, if the Board decides to put the lots back on the market, he would be happy to list the property and/or sell the lots. A discussion ensued regarding the larger local businesses in town needing workforce housing for their employees, and Kevin feels that this is the responsibility of the individual business owners (to find/provide housing) and not the Town of Lincoln.

All were in agreement that the covenants and restrictions on the deeds were not reasonable and too restrictive, and needed to be reviewed and discussed further. OJ feels that they need to (1) determine what the easements mean (enforceable by law?), and, (2) what changes would they need to make to be able to put a business such as a building contractor, electrician, painting company etc. into the Business Park, and, (3) what process does the town need to go through to adopt said changes. The Board agreed to make the following motion so that Town Manager Park can reach out to Town Counsel for guidance on the wording and process to change the deed restrictions for lots at the Business Park:

**MOTION: “For Town Manager Park to consult with Town Counsel about the wording and process to change the deed restrictions at the Business Park.”**

**Motion:** Jack Daly

**Second:** OJ Robinson

**All in favor.**

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#### **IV. OLD/NEW BUSINESS**

*(Selectman Ham returned to the meeting at 2:50pm)*

##### **Town Manager Updates:**

###### **Eversource:**

Eversource is proposing a substantial upgrade to their structures and poles over the course of the next three (3) years which will start at Beebe River in Campton, and travel up to Whitefield. This project's proposed start date will begin in 2026, and will be done in three (3) separate segments (approx. 20-mile stretch), and the permitting process will be regulated by the US Forest Service (not the municipalities).

###### **Grafton County ARPA Funds Application - Fire Department Structural Analysis:**

Carina submitted an application to Grafton County for a \$50k grant for the Fire Departments evaluation and structural analyses/air quality evaluation.

###### **South Peak Water Tank Project Timeline:**

A contract has been signed with Horizons Engineering to conduct additional survey work (13-acres) on South Peak which will be completed by May 1<sup>st</sup>.

###### **Long-Term Debt Project Funding - Bank of NH Interest Rates:**

Bank of NH's 10-year fixed rate is 5.65%; 15-year fixed rate is 5.9%, and 20-year fixed rate is 6.2% (these rates are guaranteed for the next 45-days). Union Bank is currently compiling proposals and funding options for the town. Carina is also working on the Bond Bank application which should be submitted later on in the week.

###### **Nobis Riverfront Park Site Assessment:**

Ray Korber submitted a supplemental site assessment from Nobis which is recommending additional site work be done to better delineate the extent of soil contamination at this location; this is because the site assessment work conducted to date was limited to the area of the proposed Riverfront Park. The Board agreed to invite Town Engineer, Ray Korber (and Nobis) to the next BOS meeting on May 8<sup>th</sup> to discuss this matter further.

###### **South Peak Resort:**

Mark Bogosian (Longfellow Construction/South Peak Resort owner) submitted an email to the Town (Planning Board) stating that they are in favor of updating their Master Plan, and currently working on the same.

##### **NEW BUSINESS:**

##### **OLD BUSINESS:**

###### **Jeannine Wood Litigation:**

A hearing was held with the Judge to discuss what would/would not be admissible in court.

###### **East Spur Road/Pollard Road Benches:**

DPW Director Hadaway will be ordering the benches to be placed on (1) Tammy Gionet-Dutilly's property, and, (2) on East Spur Road.

### **Skateboard Park Site Work:**

There was a brief discussion about costs for the site work at the skatepark location, and whether or not the Skate Park funds would be used to contribute towards a portion of the equipment rental fees. Tammy explained that the Town's Memorandum of Understanding (MOU) with the Skatepark developers is that the Town will prepare the site at the town's expense (not the skateparks expense). The skatepark developers are paying for the company to design and build the skatepark.

### **Public Participation:**

Wayne Baltzer commented that he found the meeting very informative, and feels that the Board made a very important decision regarding the use of the Business Park.

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### **V. NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (c,e) Personnel, Legal & Union Contract**

**MOTION: "To go into Non-public session pursuant to RSA 91-A:3 (III) (c)**

**Motion: Tamra Ham                      Second: Jack Daly                      All in favor**

The BOS went into Non-public session at 3:20 p.m.

**MOTION: "To re-enter public session."**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

The Board reconvened public session at 4:00 p.m.

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### **VI. ADJOURNMENT**

With no further business to attend to, the Board made the following motion:

**MOTION: "To adjourn."**

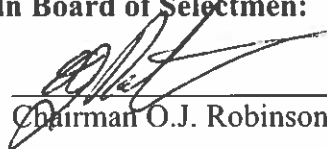
**Motion: OJ Robinson                      Second: Tamra Ham                      Motion carries.**

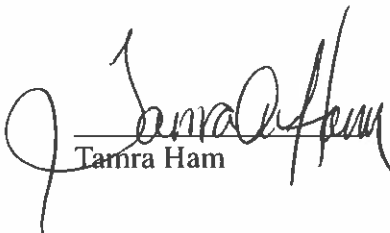
The meeting adjourned at 4:00 p.m.

  
Respectfully Submitted,  
Jane Leslie

Approval Date: May 8, 2023

**Lincoln Board of Selectmen:**

  
Chairman O.J. Robinson

  
Tamra Ham

  
Jack Daly

