

**LINCOLN BOARD OF SELECTMEN'S  
MEETING MINUTES  
MONDAY, NOVEMBER 6, 2023 – 5:30PM  
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH  
(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)**

**APPROVED**

---

**Lincoln Board of Selectmen Present:** Chairman, OJ Robinson, Vice Chair, Tamra Ham and Selectman Jack Daly  
**Staff Present:** Town Manager, Carina Park, Executive Assistant, Jane Leslie, Deputy Fire Chief, Ryan Fairbrother and Assistant Fire Chief, Michael Weden.  
**Public Present via Zoom:** Paul Beaudin II, Fire Chief, Ron Beard, Lieutenant, David Tomaso and Cynthia Lloyd  
**Public Present:** Debbie Celino, Jim Welsh, Wayne Baltzer, Al Poulin and Terence Faherty

---

### **I. CALL TO ORDER**

Chairman Robinson called the meeting to order at 5:32 p.m.

---

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

**MOTION: “To approve the BOS meeting minutes of October 23, 2023 as amended.”**

**Motion:** Tamra Ham

**Second:** Jack Daly

**All in favor.**

---

### **III. INDUSTRIAL BUSINESS PARK PUBLIC HEARING – PROPOSED PURCHASE OF TOWN-OWNED LAND (First of two (2) public hearings: 2<sup>nd</sup> public hearing November 20, 2023 Pursuant to RSA 41:14-a)**

OJ summarized the offer and proposed Purchase and Sales Agreement that O’Connell Builders (Kurt O’Connell) submitted to the Town for Lot 2 (Map 109, Lot 018) located in the Small Business District (Arthur Salem Way). The offer/selling price is \$68,200, and a deposit has been made in the amount of \$1,000, and the Buyer agrees that an additional deposit of earnest money in the amount of \$4,000 (remainder due - \$63,200) will be delivered within ten (10) days of the Effective Date. OJ noted the additional provisions in the proposed agreement:

- 1) This offer is subject to the Seller verifying the four corner pins of the subject lot.
- 2) Buyer to pay the full NH Real Estate Transfer Tax and the cost of Deed Preparation.
- 3) ~~The Town of Lincoln agrees to grant Buyer a recorded right of first refusal for Lot #4, Tax Map 109, Lot 019.~~ (The Board of Selectmen have deleted Provision #3 “right of first refusal” in their counter-offer)
- 4) The Buyers offered purchase price includes a 6% commission payable to Coldwell Banker Life-styles at the time of the Transfer of Title.
- 5) Offer is subject to an appraisal conducted by, and at the expense of, The Town of Lincoln with results satisfactory to the Town. If the price is acceptable to the Town and the Buyer is duly notified, this contingency shall be satisfied. If the appraisal is not acceptable to the town, meaning the appraisal is in excess of the price offered in the Agreement, the Buyer will have the right of first refusal to accept the appraised value or terminate, and otherwise withdraw this offer and receive a full refund of any deposited funds.
- 6) Offer is subject to the satisfactory review and comment period by the Planning Board on or before October 25, 2023; said review and comment to be acceptable to both Parties. The offer is further subject to satisfactory review and comment period at Public Hearings scheduled for November 6<sup>th</sup> and November 20<sup>th</sup> in the presence of the Select Board with said review and comment acceptable to both Parties. If there is any objection raised at the aforementioned review and comment periods

that result of a change to this Agreement that is not acceptable to the Buyer, the Buyer reserves the right to terminate this Agreement and receive a full refund of any deposited funds.

OJ opened the Hearing up for public comment:

Carina explained that the Town has engaged with a commercial appraisal firm (Milne-Allen Appraisal Co., Inc.) that will be in town the week of November 11<sup>th</sup> to the 13<sup>th</sup> to conduct the appraisal.

Jim Welsh commented to the Board that the last time there were land sale discussions on the Business Park (2019), there were discussions about contractors storing their equipment and leaving the site, and he feels that this would be classified as self-storage. OJ responded that it is his understanding that the equipment on site is for the projects that O'Connell Builders will doing in Lincoln (e.g., if an electrician is storing equipment for a project that O'Connell Builders is doing in town, there equipment would be on his site), however, the lot could not be sublet to a contractor for self-storage.

Paul Beaudin commented that it is great that the restrictions on the Business Park lots have been changed and the town has received an offer, however, questioned if local realtors have been notified of the restriction changes so that they could advertise the same to see what other offers the town could potentially receive (is the Town really getting the highest dollar amount it can get for these lots above and beyond the appraised value?).

Jack Daly responded that the appraisal is a guideline for the town to use, and the value of any property is what a buyer is willing to pay for it. OJ remarked that he would be in favor of sending notices out to the local (Lincoln & Woodstock) Real Estate Brokerage firms, however, with the appraisal imminent, he would suggest waiting until after the appraisal is received to support the price with a legitimate appraisal to set the bottom-line expectations.

With no further public input, the following motion was made:

**MOTION: "To close the public hearing and continue it on November 20, 2023."**

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

---

#### **IV. TAX COLLECTOR APPOINTMENT**

The Board discussed the Tax Collector Appointment and the following motion was made:

**MOTION: "To appoint Kristene Klepser as Tax Collector."**

**Motion:** Jack Daly      **Second:** OJ Robinson      **Motion carries.**

**Abstained:** Tamra Ham (Kristene Klepser is Selectman Ham's daughter)

---

#### **V. FIRE DEPARTMENT STRUCTURAL EVALUATION**

Deputy Fire Chief, Ryan Fairbrother and Assistant Fire Chief, Michael Weden joined the Selectmen's meeting (Chief Beard was participating via Zoom) to go over some of the Fire Department's structural deficiencies discovered during a recent Dubois & King structural analysis. Ryan explained that the building at 16 Church Street was built in 1990 (33 years old) and noted the following recommended long-term improvements should the town decide to keep the Fire Department at this location:

- Space/Storage Needs – 1) one of the biggest problems the Fire Dept. currently faces. Much of the equipment is stored on the perimeter walls of the firehouse which poses a problem for the Dept. specifically getting in/out of the apparatus; 2) a portion of the department bathrooms are used to store miscellaneous items that the department cannot find a proper storage area for (totes, spare Class A uniforms, winter shovels), 3) would like to expand office space to provide the officers with desks and proper storage for any projects they may be working on, 4) the department has discussed

purchasing a storage container to place between the Library and Fire Dept. to house some of the miscellaneous equipment that is not utilized every day.

- Air Quality/Plymovent: At the present time, the Firehouse has only the two (2) exhaust fans that are located in the cupola (exhaust fumes from the vehicles are pumped into the station anytime a truck leaves which occasionally blows directly onto the bunker gear). A Plymovent system would ensure that the exhaust fumes from the apparatus would not be getting into the fire officers gear and would not expose members to the fumes.
- Bathroom Upgrades: The current bathroom situation has been inadequate for the needs of the department. In the long term the department would like to upgrade the bathrooms to new toilets, urinals and showers, adding lockers for the members to store their personal items as they decontaminate after exposure on a call.

Ryan summarized some of the biggest deficiencies that the Dubois & King Structural Analysis discovered:

- Roof truss system – multiple locations observed where the lateral truss bracing is not provided. Dubois & King to come back and conduct a \*full engineering analysis of the truss system.

\*There is \$40k from the County's ARPA funds that was requested for the Structural Analysis; during the last CIP meeting the Committee was trying to match the funds that were put into the CIP last year, and additional funds were put into the Fire Dept.'s infrastructure line.

A discussion ensued on financing for the recommended repairs (roof truss and ventilation system) and whether or not the structure itself should be repaired prior to the ventilation system. The Board agreed that once they receive the engineers plans (most likely in the spring 2024) they could then plan on installing the ventilation system in the summer. The Board also discussed possible increased storage options (building a separate auxiliary storage building) for the department.

Al Poulin asked about using the center bay at the station (moving Lafrance Antique fire truck elsewhere) for the storage of an ATV or other equipment. Paul Beaudin commented that when the building was constructed, the center bay was used for the older Lafrance fire truck, and when the parking area down below was put in, it was supposed to be for any future expansion of the department. Paul suggested a needs assessment be conducted for space which can help decide if a new building should be built versus putting band aids on current deficiencies. A discussion ensued regarding the pros and cons of building a new fire station versus repairing the current building.

Paul Beaudin feels that it's time for both Lincoln and Woodstock fire departments to combine departments and resources, in particular because both communities share in so many other endeavors, and he feels both towns need to keep trying to make this work.

---

## **VI. LOON MOUNTAIN REC. CORP. – TOWN OF LINCOLN SHARED USE AGREEMENT FOR SOUTH PEAK WATER TANK**

Carina explained that the US Forest Service (USFS) has agreed that this *Shared Use Agreement* is not going to be a requirement of the permit, but rather a recommendation, and due to the time constraints with the water tank, they are allowing the Town to work it out with LMRC outside of the permit process. Town Counsel has reviewed the Agreement, and the Board would discuss further during non-public session.

Paul Beaudin questioned why the town would have to enter into a "Shared Use Agreement" with LMRC for a town project. OJ explained that the land that the water tank will sit on is USFS owned land under a special use permit held by LMRC (LMRC has a "Use Agreement" with the USFS, and the Town needs a "Shared Use Agreement" between Loon and the Town for the piece of land the tank will sit on).

---

## **VII. OLD/NEW BUSINESS**

### **Town Manager Report:**

#### **Kanc Rec Ski Area 2023-2024:**

The Board reviewed the new hours for the Kanc Ski Area for the upcoming winter season (see attached). The changes are a direct result of input received during the public input meetings held last month. Discussions will also be held regarding the incorporation of additional changes within the building such as new wall storage for the candy window and upgraded storage cubbies.

Paul Beaudin added that the CIP Committee has increased the amount of money available to the Kanc Rec by an additional \$60k.

#### **2024 BOS Meeting Schedule:**

Carina provided the Board with a proposed 2024 meeting schedule. Similar to last year, Carina questioned whether or not the Board would consider meeting early (prior to the budget committee meetings) on Tuesday, January 2<sup>nd</sup> (Monday is a holiday). The joint Lincoln/Woodstock Budget Committee meeting is scheduled for Wednesday, January 17<sup>th</sup> and they could hold their joint Selectmen's meeting immediately prior. OJ asked that Carina forward the board the department budgets that are ready for review prior to Thanksgiving so the Selectmen have time to review them. The Board also agreed to hold their budget work session(s) at 4pm on December 4<sup>th</sup> and determine a future date if necessary.

#### **Grafton County Tax Bill:**

The Town received the County Tax Bill in the amount of \$1,969,842.00 which is due December 18<sup>th</sup>.

#### **New Police Station:**

The Town had its first meeting with Bonnette Page & Stone (BPS) last week to review the bid proposal, permitting, and the construction schedule. A contract for services is being drafted and expected to be signed this week. The goal is to have the contractor on-site starting in December to begin the tree clearing and erosion control measures.

#### **Town Holiday Party:**

The tentative date for the town's holiday party is Friday, December 8<sup>th</sup> at the Riverwalk (this venue has not been confirmed at this time).

#### **Riverfront Park Project:**

The Town is applying for a Brownfield Grant to do the environmental cleanup. Nobis and Town Engineer, Ray Korber have been hired to lead the grant application process. The cost of the grant administration and the drafting of the remedial action plan is between \$8k-\$15k.

#### **Nelson Communications v. Town of Lincoln:**

The Nelson trial has been converted to a Bench Trial (a trial that does not involve a jury but is conducted by the judge alone) and is scheduled for February 13<sup>th</sup> – 16<sup>th</sup>, 2024.

#### **Jeannine Wood Trial:**

The Jeannine Wood jury selection has been scheduled for April 1, 2024 at 9:00 AM. The trial is scheduled for April 22<sup>nd</sup> – April 30<sup>th</sup>.

### **NEW BUSINESS:**

**Linwood Ambulance Service:**

Meg Haase, President of the Board of Trustees for Linwood Ambulance submitted the following letter to the Board of Selectmen:

*To the Selectboard of Town of Lincoln, this is to inform you that David Tauber is no longer the Chief of the Linwood Ambulance. As of today, 11/05/23 Jon Bouffard MBA, NRP, FP-C will be the Interim Chief of the Linwood Ambulance. Respectfully Submitted, Meg Haase, President of the Board of Trustees Linwood Ambulance*

**Upper Pemigewasset Historical Society:**

The Historical Society's Annual Meeting is scheduled for Wednesday, November 8<sup>th</sup> at 6:00 PM (26 Church St.). There will be a presentation by Inez McDermott on "The Old Man: His Life and Legacy."

**Grafton County Economic Development Council:**

The 2023 Grafton Regional Development Corp. will be holding their annual meeting on Thursday, November 16<sup>th</sup> at 6:00 PM. OJ will be attending this meeting on behalf of Lincoln.

**Public Participation:**

Paul Beaudin commented that there was a recent water service leak on Upper Black Mountain Road, and Public Works Director, Nate Hadaway had assisted with the repairs and did a great job. The Board commented that they have a great, responsible, and helping Public Works Director.

---

**VIII. NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (e) Legal**

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

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

The BOS went into Non-public session at 6:50 p.m.

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

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

The Board reconvened public session at 7:25 p.m.

---

**IX. ADJOURNMENT**

After review of the weekly payables and 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 7:25 p.m.

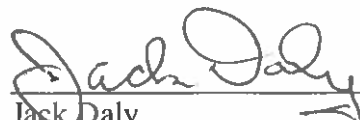
  
Respectfully Submitted,  
Jane Leslie

Approval Date: November 20, 2023

**Lincoln Board of Selectmen:**

  
Chairman O.J. Robinson

\_\_\_\_\_  
Tamra Ham

  
Jack Daly



**November 6, 2023**  
**Board of Selectmen's Meeting**  
**Please PRINT Legibly**

WAYNE BALTZER

(Print Name)

Debbie Celina

(Sign Name)

Debbie Celina

Jim Welsh

Jim Welsh

TERENCE FAHRTY





## **PUBLIC NOTICE**

### **Public Hearing(s) on Proposed Purchase of Town Owned Land.**

#### **TOWN OF LINCOLN BOARD OF SELECTMEN**

**Monday, November 6, 2023 and Monday, November 20, 2023 – 5:30PM**

**Lincoln Town Hall, 148 Main Street, Lincoln, NH**

On Monday, November 6, 2023, and again on Monday, November 20, 2023, commencing at 5:30 pm the Board of Selectmen will hold Public Hearings in accordance with **RSA 41:14 – Acquisition or Sale of Land, Buildings, or Both**:

Board of Selectmen received an offer to purchase:

1. Parcel owned by the Town of Lincoln known as “Lot 2” in the Lincoln Industrial Park (Tax Map 109, Lot 018) located in the Small Business District; and
2. Recorded Right of First Refusal to purchase second parcel abutting “Lot 2”, known as “Lot 4” (Tax Map 109, Lot 019) located in the Small Business District.

Per NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both:

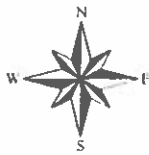
“The Selectmen shall have the authority to acquire or sell land, buildings or both; provided, however, they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies, where a board or commission or both, exist.”

The Planning Board will hold a public hearing on Wednesday, October 25, 2023 at 6:00pm to make a recommendation to the Board of Selectmen.

After receiving the recommendation from the Planning Board and prior to voting on the proposed sale, the Board of Selectmen are required to hold two (2) public hearings at least 10 but not more than 14 days apart. See NH RSA 41:14-a. The first Board of Selectmen public hearing will be November 6, 2023 at 5:30 PM; the second public hearing will be November 20, 2023.

After receiving input from Public Hearings, the Board of Selectmen will vote on whether to accept the offer and sell the property.





M1p8 L018 and M109 L019 Town of Lincoln Arthur Salem Way Lots #2 & #4

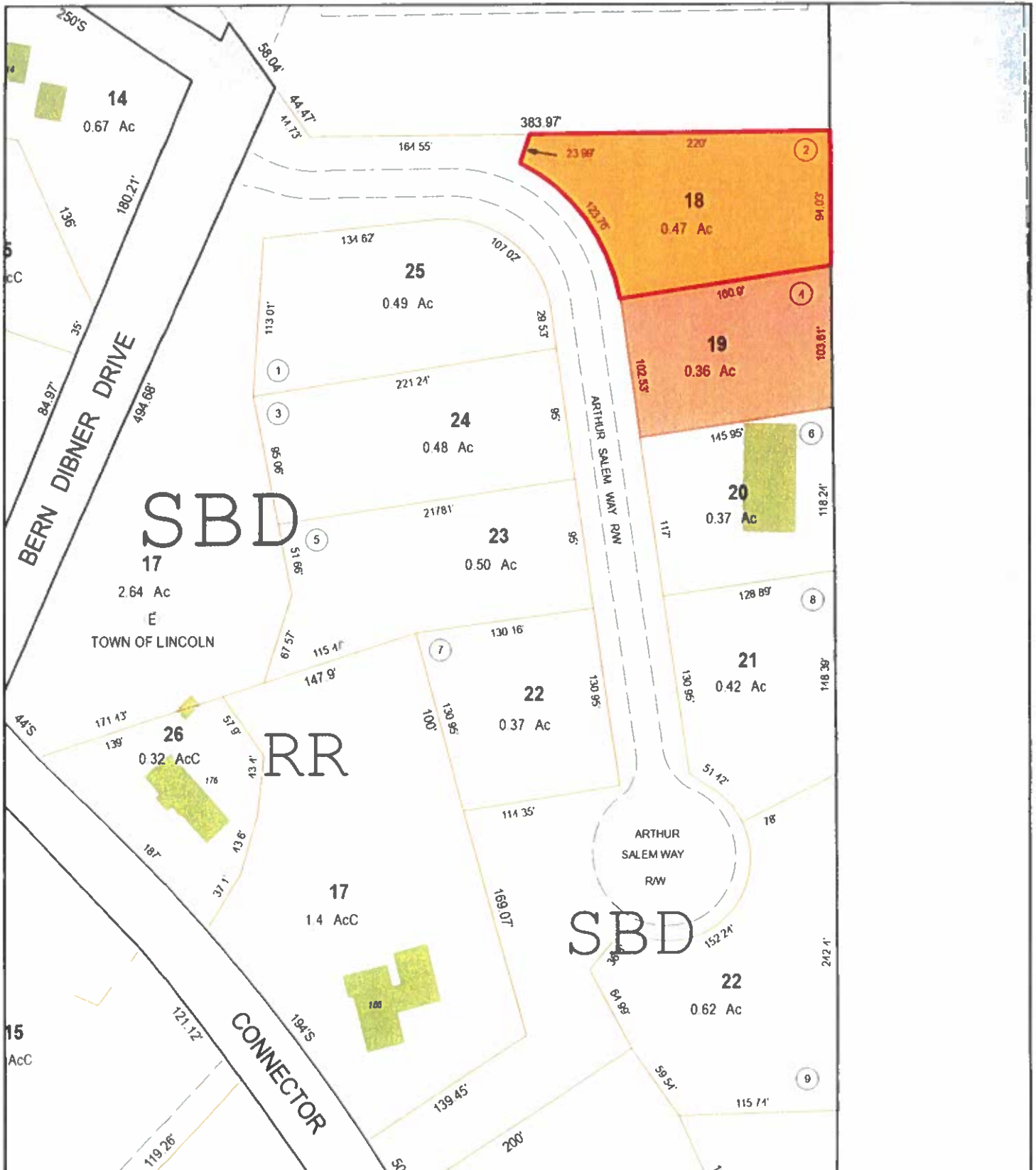
Lincoln, NH

1 inch = 100 Feet



www.cai-tech.com

October 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# The Kanc' Ski Area 2023-2024

## The Rope Tow SKI SLOPE hours are:

Monday – Thursday 3:00 – 5:00 pm &

Fridays from 3:00 -5:00 p.m. starting in February (after Lin-Wood Winter Activities).

Saturdays 10:00 am –4:00 pm (rope shuts off from 12-12:30 pm)

Sundays 10:00 am –3:00 pm (rope shuts off from 12-12:30 pm)

Nights—Fridays & Saturdays 7:00 – 9:00 pm

December vacation week (once conditions allow us to open) 10:00 am-4:00 pm

February vacation week 10:00 am - 4:00 pm & 7:00-9:00 pm

\* Starting November 1st - Season and day passes are available at  
[linwood.recdesk.com](http://linwood.recdesk.com). \* Pre-purchase online, and you'll avoid the wait!

## Rope Tow Rates are:

### Resident:

Day Rate: (10 am-3 or 4 pm) \$5

After-school: (3-5 pm) \$3

Evening Rate: (7-9 pm): \$3

### Season Passes:

Individual: \$30

Family: \$75

### Swipe Passes:

Five swipe passes \$23

(for use by up to 5 people)



LINCOLN-WOODSTOCK  
**KANC**  
SKI AREA

### Non Resident:

Day Rate: (10 am-3 pm) \$40

After-school: (3-5 pm) \$30

Evening Rate: (7-9 pm): \$30

### Season Passes:

Individual: \$200

Family: \$500

- On Saturdays, Sundays, and vacation weeks hot dog lunches will be offered from 12-12:30 p.m., along with indoor & outdoor eating spaces.
- This year, the game room will be open from 12:30-4 p.m. on Saturdays, and 12:30-3 pm on Sundays & 12:30-4pm during vacation weeks) when an adult non-employee volunteers to supervise upstairs.
- The ski-up window will remain open for all your snack needs.
- The expanded sledding hill will be OPEN from dawn to dusk. You must provide your own sled.
- We will not open if temperatures are below 10 degrees if it is predicted to rain heavily, or if it is heavily raining during a shift.
- When you arrive, you must get your pass scanned, and then you can head directly to the rope tow loading area.
- We ask that you please be kind and patient with the staff that are working.

If you have any questions you can call either The Lincoln-Woodstock Recreation Department at 745-8958 or visit our website at [www.lincolnnh.org/recreation](http://www.lincolnnh.org/recreation)

**Dates and times are subject to change.**





# Board of Selectmen's Meeting Calendar

2024

January

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

HOLIDAY

5:30 BOS

display







Linwood Ambulance Service  
PO Box 26,12 Profile Drive  
Woodstock, NH 03262  
603-745-3904 Voice  
603-745-7737 Fax  
[www.linwoodambulance.org](http://www.linwoodambulance.org)



A non-profit serving the Towns of Lincoln and Woodstock NH

November 5, 2023

To the Selectboard of Town of Lincoln,

This is to inform you that David Tauber is no longer the Chief of The Linwood Ambulance. As of today November 5, 2023 Jon Bouffard MBA, NRP, FP-C will be the Interim Chief of the Linwood Ambulance.

Respectfully Submitted

Meg Haase

President of the Board of Trustees Linwood Ambulance

