

LINCOLN BOARD OF SELECTMEN'S MEETING MINUTES
WEDNESDAY, JANUARY 17, 2024 – 4:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH
(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)

APPROVED

Board of Selectmen Present: Chairman OJ Robinson, Vice Chair, Tamra Ham and Jack Daly
Staff Present: Town Manager, Carina Park and Executive Assistant Jane Leslie
Public Present via Zoom Video Conferencing: Susan Chenard & Frank Pasciuto
Public Present: Wayne Baltzer, Paul Beaudin, Jim Spanos and Timmie Miller

I. CALL TO ORDER

Chairman Robinson called the meeting to order at 4:00 pm.

II. SHORT-TERM RENTAL FOLLOW-UP DISCUSSION *(follow-up from 1/10/24 Planning Board Public Hearing)*

OJ updated the public on the Planning Board's January 10th public hearing regarding proposed zoning amendments to the Board of Selectmen's Short-Term Rental Ordinance. OJ explained that the driving force behind the proposed changes was to get this out in front of the public to see what they had to say regarding this matter, versus the Board of Selectmen making this lone decision. OJ noted that a majority of the attendees were *not* in support of the proposed changes (few in attendance were in support of it). OJ feels that the public hearing had been well-publicized and they had heard enough feedback from the community regarding the proposed changes, and he was prepared to move forward, and the Board making a decision.

Tammy commented that the Selectmen constantly hear from the public that they are not doing enough to help with the housing shortage in town, and that the community is losing teachers, law enforcement and people who want to work in the community because there is *no* workforce housing (the rents are too high, and the homes are overpriced) yet, when AHEAD was going to come into Lincoln and build affordable workforce housing there was nominal community support for this initiative. Tammy further explained that they felt that these proposed zoning changes would help alleviate the shortage of workforce housing, although it wouldn't mitigate the issue entirely (it was a step in the right direction). Tammy feels that the residents should be able to vote on this matter, especially because there were only a handful of residents in attendance at the January 10th public hearing (a bulk of the audience was second homeowners) and this should be a warrant article for March Town Meeting.

Jack Daly commented that he is against putting this on the warrant, and has taken everything that was discussed during the public hearing into consideration. Jack feels that there is a Short-Term Rental Ordinance in place, and if it is enforced by the Police Department when there are complaints (one of the reasons people were looking for a change) and the Town enforces the ordinance as written, they will be in better shape going forward. Jack also feels that he has heard enough from the locals and non-locals regarding this matter, and there is no need to put this on the town warrant. OJ agreed with Jack, and does not feel that this needs to go before Town Meeting.

Carina commented that there were a lot of good points discussed during the public hearing and agreed with Jack and OJ that they should *not* put this on the warrant in its current state, however, there was discussion about creating an overlay to the zoning that would affect certain condo developments and allow the short-term rentals to continue.

OJ acknowledged that part of the board's intent was to keep the residential streets in the downtown area (West St., Labrecque St., Franklin St. etc.) that at one time were filled with families that went through the school system and participated in the community 365-days a year, no longer exists (community has become a big hotel).

Jack feels that with the two (2) new hotels slated to be built in the near future, that this may subsequently cause less of a demand for short-term rentals in town. OJ made the following motion and opened the discussion up for further comment:

MOTION: "Based on the public hearing last week, the Board of Selectmen withdraw the proposed ordinance to the Land Use Plan."

Motion: OJ Robinson Second: Jack Daly

Timmie Miller commented that the public hearing was the first public meeting that she attended in Lincoln, and noted that there was a lot of discussion. She questioned whether it was possible to offer tax breaks to those property owners who rent their homes to long-term renters as an incentive. Carina explained that the Planning Board and Selectmen could incentivize people for building long-term housing within a particular zone, but they could not offer tax breaks by law. A discussion ensued on various incentives that could be offered to developers, and the following motion was made:

MOTION: "Based on the public hearing last week, the Board of Selectmen withdraw the proposed ordinance to the Land Use Plan."

Motion: OJ Robinson Second: Jack Daly

Motion carries.

Opposed: Tamra Ham

OJ noted that the Selectmen will be officially notifying the Planning Board of tonight's decision.

III. REVIEW AND APPROVAL-MINUTES OF THE PREVIOUS MEETING (12/18/23 & 1/02/24)

MOTION: "To approve the BOS meeting minutes of December 18, 2023 as amended."

Motion: Tamra Ham Second: Jack Daly

All in favor.

MOTION: "To approve the BOS Non-Public meeting minutes of December 18, 2023 as presented."

Motion: Tamra Ham Second: Jack Daly

All in favor.

MOTION: "To approve the BOS meeting minutes of January 2, 2024 as presented."

Motion: Tamra Ham Second: Jack Daly

All in favor.

IV. ESTIMATED REVENUES APPROVAL

The Board reviewed the Estimated Revenues, which increased slightly from the previous year.

V. OLD/NEW BUSINESS

Town Manager's Report:

South Peak Water Storage Tank:

The sub-contractors were supposed to begin working on the access road this past Monday (1/15/24) and were unable to begin, however, the work is still scheduled to begin this week.

New Police Station Construction:

Construction has begun for the new Police Station on the corner of Mansion Hill and Pollard Road. The State Fire Marshall's office conducted pre-pour inspections of the footings last week, and the foundation on Tuesday. There is an issue with procuring a transformer, as the NH Electric Coop (NHEC) had previously told Bonnette, Page & Stone (BPS) that it would be 24-36 months out. Efforts are being made at this time

with the NHEC to try to get this timeline reduced, or the town would look into alternative solutions.

Fire Department Truss Engineering:

Dubois & King (Structural Engineers) will be onsite at the Fire Station on Thursday, January 18th to measure and document existing roof trusses for the engineering report.

Short-Term Rental Registrations:

As of Tuesday, January 16th there have been 91 *new* short-term rental registrations for 2024, and a renewal reminder letter is going to be sent out in the coming days. Carina explained that as a result of recently proposed zoning changes to short-term rentals, they are noticing property owners trying to register vacant parcels in anticipation of future short-term rentals on the vacant land, and she appealed to the Board for guidance on how to proceed going forward. The Board agreed to discuss this at their next scheduled meeting on January 31st at 4pm.

* The Selectmen adjourned the meeting at 4:28 pm to begin their joint board meeting with Woodstock Selectmen.

VI. NON-PUBLIC SESSION Pursuant to RSA 91-A: 3II (a,c,e,j)

There was no non-public session.

VII. RECONVENING BOARD OF SELECTMEN'S MEETING

Chairman Robinson reconvened the Board of Selectmen's meeting at 4:56 pm.

BUSINESS PARK ADDENDUM FROM PURCHASER KURT O'CONNELL

The Board reviewed the 2nd Addendum to the Purchase and Sales Agreement with Kurt O'Connell d/b/a O'Connell Builders for Lot 2 (Map 109 Lot 018) in the Business Park. Mr. O'Connell is requesting that the time for the closing be extended to "on or before February 14, 2024." After a brief discussion the following motion was made:

MOTION: "To extend closing date to February 14, 2024."

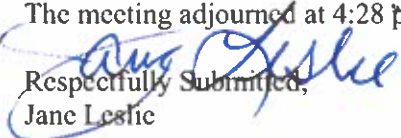
Motion: OJ Robinson

Second: Tammy

All in favor

VIII. ADJOURNMENT

The meeting adjourned at 4:28 p.m.


Respectfully Submitted,
Jane Leslie

Approval Date: January 31, 2024

LINCOLN BOARD OF SELECTMEN:


Chairman O.J. Robinson


Tamra Ham


Jack Daly

ADDENDUM TO THE PURCHASE AND SALES AGREEMENT



This 2nd Addendum to the Purchase and Sales Agreement with an effective date of 10/06/2023 between
Town of Lincoln ("SELLER"), and
Kurt O'Connell ("BUYER"), for
the property located at 4 Arthur Salem Drive, Lincoln, NH 03251, NH 03251
hereby agree to the following:

1. The time for closing has been extended to on or before February 14, 2024. All other conditions of the above referenced Agreement remain unchanged.
2. The amount of the escrow deposit is \$4,000.

All other aspects of the aforementioned Purchase and Sales Agreement shall remain in full force and effect. The aforementioned Purchase and Sales Agreement, together with this Addendum (and all prior addenda, if any), constitute the entire agreement and understanding between the parties hereto concerning the subject matter thereof, and supersede any agreements and understandings prior to the date hereof, whether written or oral, and may not be amended except in a writing executed by all parties.

Each party is to receive a fully executed copy of this Agreement. This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

Kurt O'Connell
OPTIONAL: add photo
in this box to verify your
identity using your phone
BUYER DATE / TIME

BUYER DATE / TIME

Jamarcus 1/23/24 8:00am
SELLER DATE / TIME

Jerome 1/23/24 8
SELLER DATE / TIME

