

**LINCOLN BOARD OF SELECTMEN'S
MEETING MINUTES
JULY 12, 2021 – 5:30PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH**

APPROVED

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

Staff Present: Fire Chief, Ron Beard and Administrative Assistant, Jane Leslie

Staff Excused: Town Manager Burbank

Public Present via Zoom: Paul Beaudin and Terry Mullen (Castlebury Fairs)

Public Present: *There was no public present*

I. CALL TO ORDER

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

II. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING

MOTION: “To approve the BOS meeting minutes of June 21, 2021 as amended.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: “To approve the Non-Public BOS meeting minutes of June 21, 2021 as presented.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: “To approve the BOS meeting minutes of June 28, 2021 as amended.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: “To approve the Non-Public BOS meeting minutes of June 28, 2021 as presented.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: “To approve the BOS meeting minutes of July 6, 2021 as presented.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

III. AIR B&B Discussion

Chairman Robinson explained that the Board had received an email from the Airbnb Public Policy Team with useful information on how the Town and Airbnb can collaboratively work together to promote responsible short-term rental (STR) hosting (*see attached*) in Lincoln. Selectman Daly explained that he spoke with Kelly Fay, an Airbnb Representative who is Lincoln's point of contact, and asked her for a listing of all of the STR's in town, however, Ms. Fay responded that the only way this information could be released to the public would be through a court-ordered subpoena. Daly noted that he also met with Chief Morris on Friday, and forwarded him information on an Airbnb law enforcement portal located on their website. Daly added that he provided Ms. Fay with a copy of the Town's Short-term Rental Ordinance and registration form to review and assist her when drafting a document for the Airbnb website that will detail Lincoln's STR Hosts obligations based on the town's various ordinances, and the Board can review it prior to it being uploaded to their Airbnb platform.

The Board thought this was all good information and was happy that both the Police and Fire Chief are also going to be part of this process, and have this valuable tool available to them. Robinson also feels that if Airbnb sends out the Town's STR Ordinance to each of their Lincoln hosts, it may be more impactful

and remind those that have not registered yet with the town to do so.

Selectman Daly updated the Board on his search for someone to assist the Town with identifying STR operators, and believes he may have someone who will do it for free of charge. Daly explained that his friend is willing to come to Town Hall and sit with staff and show them how to locate the STR units in Lincoln. Chairman Robinson commented that in his opinion, if a STR has not registered with the town, it is not because of the modest \$50 registration fee, but rather something else that the host does not want the town to be aware of (e.g., bathrooms, bedrooms, parking, not paying rooms & meals tax etc.). The Board thanked Selectman Daly for taking the lead on this matter and obtaining all of this valuable information.

III. PROPOSAL TO STOCK LOON POND WITH BROOK TROUT

Chairman Robinson explained that the Town received a request from David Boyle for permission to stock the Loon Pond with fingerling brook trout. Selectman Daly commented that he has spoken to some of the town's older residents who used to fish up at Loon Pond, and he was told that at one point in time it was a terrific fishing spot. Daly also noted that he had spoken with Loon Mountain who has no objections to the pond being stocked, and he feels that if Fish & Game is willing to stock it and it isn't costing the town any money, it could potentially become another added attraction in town. Robinson responded that his two primary concerns are, (1) is this in any way going to be detrimental to Loon Mountain, and, (2) are there any potential future issues that can come up with regards to it being a town water source. Robinson would like to verify with Director Hadaway that this would not interfere with anything when he has to draw down on the pond.

Paul Beaudin agreed with Robinson that it is important to verify that stocking the pond will not put further restrictions on the town in the future.

Robinson proposed that DPW Director Hadaway check with Fish & Game and verify that at *any point* in the future, the stocking of this pond will *never* restrict the town's right to draw water down to the level that it can be currently drawn down to. The board also thought it would be best to have this communication done via email for future reference.

IV. OLD/NEW BUSINESS

West Street Road Repair Project:

Selectman Daly explained that he received a phone call from a resident on West Street stating that some type of ejector pump(s) are running all night long, and suggested that the Board get an update on the status of the project from Director Hadaway. Robinson commented that all of the sewerage from Route 3, Mansion Hill and East Spur Road all comes down West Street, which is one of the problems that the previous contractor ran into (they couldn't move it), however, the current contractor is well-equipped to do this job.

Kanc Parking Area:

Selectman Daly asked the Board if they would like to make a decision about the Kanc Rec parking area tonight. Robinson responded that they can certainly take steps to decide what they want to do, and discuss the various proposals (putting the parking on the town-owned land or moving the sledding hill) because the final decision is ultimately up to the Selectmen. Robinson suggested holding a work session with both Rec Director Tower and DPW Director Hadaway on Monday, August 9th at 5pm, which will be the start of a process (no decision will be made at that time). Robinson continued to explain that at some point, after the Selectmen have more information, they may want to make a public announcement of their plans

and invite the abutters and interested parties to participate.

Town Manager Screening Committee:

Selectman Daly asked the Board if they would like to begin the process of setting up a Town Manager Screening Committee. Robinson responded that he would initially like to see what MRI (Municipal Resources Inc.) receives for applicants, and once the pool is established, the board can then put a committee together fairly quickly.

Ladies Bathtub:

Chairman Robinson explained that the discussion about Ladies Bathtub that was going to be discussed tonight has been postponed until July 26th in cooperation with the residents of the Riverfront Condos.

Public Participation:

Paul Beaudin asked about the South Peak approvals and motion that the Board made last week, and requested the numbers of the lots that will have service based on the recent July 6th BOS motion (how many lots will increase over what is actually built today). Beaudin explained that it was his understanding that Planner Carole Bont had come up with a draft of lots that are numbered and he would like to receive a copy of that. Beaudin asked the board if they knew exactly how many lots there were. Daly responded that based on his calculations, there are 26 out of the 68 lots that were transferred to FC-LOON that have been sold. Beaudin asked if FC-LOON is going to be allowed to be hooked into the booster pump system and able to build. Daly responded that if the buyers have closed on the lots, those individuals (not FC-LOON) will be allowed to seek a land use permit (nothing located in the high-pressure zone will be getting a land use permit). Beaudin asked out of the 26 lots sold, how many of them are located in the high-pressure zone? Daly responded that he believes there is only one (1) lot in the high-pressure zone. Beaudin feels that it would be nice to know (from the Town's standpoint) how many lots are going to be able to be put onto the booster pump system that are *not* located in the high-pressure zone so that the town has this defined going forward. Beaudin questioned under the basis for design for the units at South Peak, the units that have been built (or proposed to be built) will they be allowed to be built based on the basis of design and their master plan, or, will they be able to continue to build the size homes that are currently being constructed (2-3 times the size of what the basis of design was)? Beaudin feels that this is a permitting issue, and if the town is allowing permits to be issued for designs that are larger than the basis for design, this would be different than what the site plan review approved, and the master plan. Beaudin asked the board if the new houses are going to have to comply with the basis for design and the master plan? Robinson responded that he does not believe that the town has done this with *any* development that has been built in Lincoln, and explained that when a developer comes forward with a master plan (a conceptual idea), it is really more than a conceptual, and more like an approved blue print for how it is going to be developed. Robinson does not feel that there is any enforcement that everything has to be "average." Robinson explained that he does not really have an answer(s) to Paul's questions, however, he may reach out to Town Counsel for guidance.

Castlebury Fairs

Terry Mullen, Castlebury Fairs owner addressed the board and explained that she is trying to schedule her summer and fall craft fairs because she has to relocate her location, and has been trying to reach SAU Superintendent, Judith McGann, however, she has not heard back from anyone. Mullen asked the board for guidance and assistance in reaching out to the school as she is not familiar with their protocol. Selectman Ham suggested Terry reach out to Jay Duguay (School Board Chairman) and get on to the School Board's agenda for their next scheduled meeting (July 21st) and have this discussion directly with the board. Robinson commented that as long as all of the safety and organizational issues are taken care of, he fully supports the Castlebury fair at the school.

NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (e) Attorney Correspondence – South Peak

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

Motion: Tamra Ham Seconded: Jack Daly All in favor

The Board of Selectmen went into Non-public session at 6:15

MOTION: “To re-enter public session.”

Motion: OJ Robinson Seconded: Tamra Ham All in favor

The Board of Selectmen came out of Non-public session at 6:30

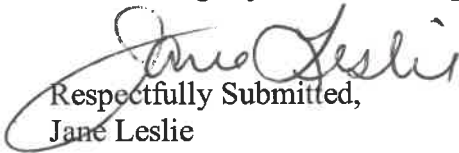
V. ADJOURNMENT

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

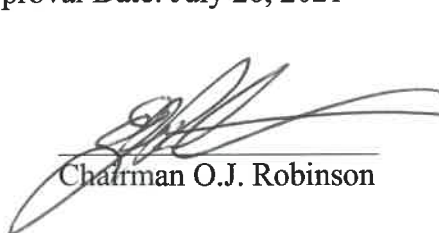
MOTION: “To adjourn.”

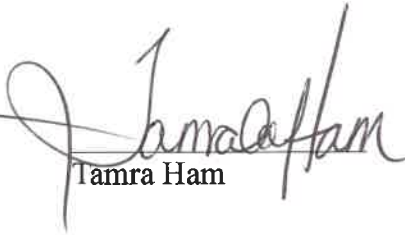
Motion: Jack Daly Second: Tamra Ham All in favor.

The meeting adjourned at 6:35 p.m.


Respectfully Submitted,
Jane Leslie

Approval Date: July 26, 2021


Chairman O.J. Robinson


Tamra Ham


Jack Daly

Town Hall

From: Tamra Ham
Sent: Thursday, June 24, 2021 6:42 PM
To: Town Manager; Town Hall
Subject: Fwd: Airbnb in Lincoln, NH

Sent from my iPhone

Begin forwarded message:

From: Kelly Fay <kelly.fay@airbnb.com>
Date: June 24, 2021 at 2:53:40 PM EDT
To: "O.J. Robinson" <robinsonbos@lincolnnh.org>, Tamra Ham <hambos@lincolnnh.org>, Jack Daly <dalybos@lincolnnh.org>
Subject: Airbnb in Lincoln, NH

Dear Hons. Robin, Ham, and Daly:

I'm reaching out on behalf of Airbnb's Public Policy team to introduce myself as your point of contact. We welcome the opportunity to discuss how we can work together to attract visitors to your region, as well as promote responsible short-term rental (STR) hosting.

We provide a [Neighborhood Support Line](#) that provides your staff and community members direct access to report issues and concerns; the toll-free number for your reference is (855) 635-7754.

In addition, we can set up a Responsible Hosting Page with information specific to Lincoln, NH. Here is one example: [Responsible Hosting In Easton, PA](#)

Please do not hesitate to reach out with questions or concerns.

Best Regards,
Kelly

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Kelly Fay
Public Policy
New York

