

MEETING MINUTES

AUGUST 23, 2021 – 5:30PM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

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

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

Public Present via Zoom: Paul Beaudin and Denise Heredeon

Public Present: Michael Dovholuk, Jean Bill, Raymond D'Amante, Dave Beaudin, Doriann Jasinski (196 Black Mountain Road) and Christopher Boldt, Esq., DTC Lawyers

I. CALL TO ORDER

Chairman Robinson called the meeting to order at 5:30 pm.

II. PUBLIC HEARING – REQUEST FOR APPROVAL TO ADD LIVING SPACE

Chairman Robinson opened up the meeting and explained that the Board of Selectmen had received a request to hold a public hearing related to an appeal request from Lawrence & Doriann Jasinski that they be granted approval to build living space above a nonconforming garage. Robinson read the following proposed project:

Applicants Lawrence & Doriann Jasinski, own a house that was in conformance with the Land Use Plan Ordinance at the time it was built, however, later when the Mountain Residential (MR) District was created, the existing garage fell within the twenty-five-foot (25') front setback area. The applicants would like to do an overall renovation & expand the residence by adding a bedroom over the existing nonconforming garage. The property is located in the Mountain Residential (MR) District. It is part of the Beechwood II Homeowners Association.

Land Use Plan Ordinance Article III.C.3 states:

A nonconforming use may not be expanded, except upon a finding by the Board of Selectmen or their designee that

(a) the expansion reflects the nature and purpose of the existing non-conforming use so as not to constitute a different use and

(b) the expansion will not have a detrimental impact on the neighborhood in which the use is located."

Robinson explained that the Selectmen's role tonight is to (1) listen and understand the nature of the Jasinski's request for their proposed project, and, (2) decide if it fits with the two (2) criteria above (*see a,b*).

Attorney Chris Boldt of Donahue, Tucker & Ciandella, PLLC (Lawrence & Doriann Jasinski's legal counsel) greeted the board and explained that the plans he was presenting tonight (*see attached*) are for a renovation project on an existing home up at 196 Black Mountain Road. Boldt noted that it is reflected in the plans that the front 25' setback line passes at an angle through roughly the front third of the garage (also through that same front third of the proposed bedroom to be located above the garage). The Selectmen reviewed the project plans with attorney Boldt, and he noted that the entire rest of the house conforms with the town's setbacks (approx., 139 sq. ft. of the bedroom space). Boldt also presented an architectural rendering (prepared by Matt Daughdrill of Christopher P. Williams Architects) of what the front of the house will look like upon completion, and noted that this home will be a nice addition to the neighborhood. Attorney Boldt further commented that he would be happy to answer any questions that the board may have as well as comments from the public.

Raymond D'Amante (188 Black Mountain Road) addressed the board and fully disclosed for the record that his law firm has represented Brown Engineering for decades, however, he has not discussed any aspect of this public hearing with them. Mr. D'Amante (a direct abutter) spoke in support of Larry & Doriann's request, and explained that this is a very unusual situation, as this house was a conforming structure when it was originally built (MR-Mountain Residential district was created after the building was completed). D'Amante continued to explain that by adding a bedroom on to an existing nonconforming garage, does *not* increase any nonconformity, and the use does meet the two (2) standards previously discussed (*see a,b*). D'Amante explained that cases like these do not go before the ZBA, but rather before the Board of Selectmen who exercise their good judgement, whereas the ZBA looks for hardships and other things of that nature. D'A'mante reiterated that he and his wife Cinda both fully support the Jasinski's and their project.

Town Manager Burbank commented for the record, that the Planning Department has worked effortlessly to get the properties in town involved in similar situations to comply with the change of use standard, however, Burbank was afraid that this could become a precedence for others in similar situations, and will use tonight's decision to make their case if/when the need arises. A discussion ensued on change of use, and Attorney Boldt commented that if he is understanding the town's ordinance correctly, language has been put in place so that the Board of Selectmen can address and determine whether or not there is a change, and in this case, this home is solely "residential use" and will remain residential (there is no change).

Paul Beaudin commented that the Jasinski's application is an unusual circumstance, just as the Board of Selectmen meeting to discuss this matter is, and he feels that the board needs to look at this and possibly meet in the future with the Planning Board to discuss and reevaluate this ordinance further. Beaudin added that the current ordinance does not give a lot of expansion to the existing property, so it would *not* be detrimental to allow this to happen, however, in fairness to Town Manager Burbank's comments, Beaudin feels that there are a lot of other properties in town that could possibly have this happen to them, and the Planning Board and Board of Selectmen should really take a closer look at this in the near future.

Selectman Daly spoke as a Board of Selectman and as a neighbor, and explained that there is no change in use and this home is a residence, and whatever changes the Jasinski's make to their property will only enhance the neighborhood and add value, which is why he fully supports it.

Selectman Ham commented that the Board of Selectmen's decision is akin to the ZBA decision, and whatever decision(s) the Selectmen make will no more set a precedence than a ZBA decision would.

Paul Beaudin commented that when the 25' setback was implemented for the Mountain Residential district (MR) it was done at a time when a lot of people cared about ensuring that the 25' setback stayed that way. Beaudin also noted that there were several instances when the Planning Board and/or ZBA gave exceptions to expansion in to the setback area, and this case in particular is a small area and he would support this as well.

With no further comment the following motion was made:

MOTION: "To close the public hearing."

Motion: Jack Daly

Seconded: Tamra Ham

All in favor.

Chairman Robinson referred to the criteria that the Selectmen have to consider (*(a) the expansion reflects the nature and purpose of the existing non-conforming use so as not to constitute a different use and (b) the expansion will not have a detrimental impact on the neighborhood in which the use is located*) and he noted that any expansion is going to be a different use, however, the overall use of the building remains residential,

and therefore there is no change in use, and these plans will absolutely enhance the neighborhood and is in no way detrimental. Robinson added that he feels that this is a very fair way to deal with situations such as this, in particular because the Zoning Board has some strict guidelines on what they can/cannot do, and this process allows for judgement, reasonableness, and fairness without a long list of five (5) criteria that the Zoning Board must consider. Robinson fully supports approving this project, however, he is also in favor of *not* changing the process and leaving it the way it is, unless someone was to come forward with some compelling evidence. With no further discussion, the following motion was made:

MOTION: “To confirm that the expansion reflects the nature and purpose of the existing nonconforming use, and that the expansion will not have a detrimental impact on the neighborhood and therefore is approved by the Board of Selectmen.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor.

III. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING

MOTION: “To approve the BOS meeting minutes of August 9, 2021 as presented.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: “To approve and seal the BOS Non-public meeting minutes of August 9, 2021 as presented.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

III. REVIEW AND REVISE ESTIMATED REVENUES FOR MS-434

The Board reviewed the 2021 estimated revenues provided by Finance Director Johnna Hart. There was a brief discussion about the Police Department’s court reimbursements, which is \$0 dollars (year-to-date) however, there is an outstanding question about this revenue source that Chief Morris is currently following up on. Town Manager Burbank noted that Recreation Director Tara Tower has asked that her estimated revenues be left the same as she is uncertain what the fall months have in store as far as increased COVID cases, and how that will subsequently affect the winter rec programs. Robinson noted that the estimated revenue is up \$15k from what the Selectmen had budgeted.

MOTION: “To accept the estimated revenues in the amount of \$1,630,684.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

ARPA (American Rescue Plan Act) Funds

Chairman Robinson explained that the town has received the first of two (2) scheduled ARPA payments in the amount of \$92,126.89, and the second payment (equal amount) will be sent out to the municipalities in June, 2022. Robinson noted that these funds do *not* have to be kept in a separate account, however, there are restrictions on what these funds can be spent on. Town Manager Burbank added that the initial application that he completed stated that the funds will be spent on water storage/infrastructure projects. This issue was on the agenda under the Town Manager’s Report. ARPA funds were received and accepted under RSA 21-P:43 and no public hearing is required.

MOTION: “To accept the American Rescue Plan Act funds (ARPA) in the amount of \$92,126.89.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

IV. OLD/NEW BUSINESS

NEW BUSINESS:

O'Brien's Way Footpath Plaque:

Resident, Michael Dovholuk thanked the Board of Selectmen and town staff for all of their support and assistance in his endeavor to have a plaque made commemorating Lincoln resident, Captain Thomas F. O'Brien that will be displayed at the entrance to the O'Brien Avenue footpath.



Dovholuk read the following wording from the plaque: *What is O'Brien's Way? It is this footpath named after Lincoln resident, Thomas F. O'Brien. Thomas was stellar in his performance as an artillery officer during World War II. He was awarded the Silver Star in Algeria by saving two soldiers lives. He was awarded the distinguished service cross in Sicily by courageously facing almost certain death for a glorious victory. He was awarded a second distinguished service cross on D-Day on Normandy Beach, France, for disregarding his own personal safety by valiantly leading his men off of the fire swept beach. Captain O'Brien was killed in action on his birthday, 16 November 1944 in the battle of Hamish, in the Huertgen Forest of Germany. May he forever be in our minds!!!*

Dovholuk explained that he would like this plaque put on a street sign pole for all to read and enjoy at the entrance to the O'Brien footpath, and thanked the board for allowing the Public Works Department to assist in mounting the plaque. Dovholuk would also like to hold a commemoration ceremony and invite town officials, the Interact Club who helped pay for the plaque, and the general public to all gather together (on a date to be determined) and to celebrate Captain O'Brien's life and accomplishments.

Selectman Ham commented that it would be a great idea if Mike could present and read the plaque to the students of Linwood School during their Veterans Day assembly so that they can see it prior to it being mounted on O'Brien Avenue. Dovholuk thought this was a great suggestion!

Chairman Robinson commented that it is so refreshing to see a resident take control and reach out to the community to bring an idea to life. Robinson explained that during his tenure as Selectman, many a people have come before the board asking/telling them that they should or need to "*do something*", and Mike saw an opportunity and something that needed to be done that was beneficial to the town, and *he* took the initiative and reached out to community partners and got it done! The board thanked Mike for a great job in bringing this all to life!

Castleberry Fairs:

Selectman Ham informed the board that the School Board had voted to *not* allow the craft fair to return in October (Columbus Day weekend) for their second fair because the school is in the middle of soccer season, and school officials were concerned that if it rained the weekend of the fair, it could possibly destroy the school's soccer field. Ham noted that the recent craft fair at the school went well, and both Terry Mullen (Castleberry Fairs) and the school board were pleased.

OLD BUSINESS:

South Peak:

Chairman Robinson thanked Chief Beard for the research he recently did on South Peak that he had forwarded to the board and attorneys, and noted that there were comments that the attorney(s) had concerning the square footage(s) of the homes at South Peak, and the various ways there are to calculate the square footage. Robinson explained that when you look at the properties tax card, the square footage is calculated several different ways (gross sf, finished livable space and livable area) and what they look

at is the master plan that was approved, and the architectural design exhibit (up to 6,000 sf). Paul Beaudin commented that one of the things that is not being put into consideration is the *basis of design*. Beaudin explained that the basis of design and the architectural review guidelines should be viewed as one complete package because it is hard to separate the two. Robinson responded that the point he is making is that they cannot just look at the gross square footage on the tax card when making any decisions relative to this (they have to look at the columns on the tax card for *livable area/finished living space, and gross area*).

Raymond Correale Property – 35 Goodbout Road:

Selectman Ham asked Chief Beard what was going on with Mr. Correale's garage on Goodbout Road that was built into the town's setback. Chief Beard responded that he is still waiting for Mr. Correale to provide a survey. Beard explained that Mr. Correale is waiting for a permit from the town to relocate the garage to the other side of his property, however, he must provide an amended survey first. Ham questioned how much longer they would have to wait to get this situation taken care of. Beard responded that it was his hope that this would have been taken care of by now. Robinson clarified that this is a non-conforming structure that the town has asked Mr. Correale to take down, and he needs to comply with this request as soon as possible because this has been going on for quite a while.

Letter of Thanks – Lincoln Police Department:

Selectman Ham briefly summarized a letter received from Raymond & Cinda D'Amante. The board gave accolades to the Lincoln Police Department.

Town Manager Replacement:

Town Manager Burbank updated the board on the status of the Town Manager search for his replacement. Municipal Resources Inc. (MRI) has narrowed their search down to four (4) strong candidates that they feel would be a suitable replacement, and they are asking how the board would like to proceed going forward. There was a brief discussion on involving several citizens from the community to participate with the Board of Selectmen in the interview process. The board also agreed to hold all of the interviews in one day while the individual candidates are all fresh in their minds. The Board decided to invite Jay Scambio; Ray D'Amante, and Peter Moore or Deanna Huot (former Selectmen). The board agreed to meet the candidates on Wednesday, September 1st beginning at 2pm to whenever the interview process is completed.

Town Manager's Report:

Ladies Bathtub Signage:

Town Manager Burbank informed the board that DPW Director Hadaway has removed the COVID signage at the Ladies Bathtub, and he has ordered the new signage as discussed during the July 26th Selectmen's meeting.

Broadband Infrastructure Program:

Town Manager Burbank confirmed that Grafton County does *not* want any of the town's ARPA funds to be committed to *their* broadband initiative, but rather they are seeking universal letters of support from the Grafton communities for this project. Selectman Ham asked if the questions that the Town of Benton raised were answered (does maintenance and perpetuity fall on the individual towns?). Burbank responded that they will not be looking for the towns to pay for any of this, although there are still many open questions about this initiative, Burbank feels that it will be wise to support this project. Selectman Ham explained that she is not ready just yet, and would like to do a little more research before signing any letters.

Water Storage Tank:

Town Manager Burbank explained to the board that DPW Director Hadaway, Weston & Sampson engineers, and Loon Mountain all met with the US Forest Service on Friday, August 13th to discuss the proposed water storage tank being built on the state's forest land. The Forest Service had questions about this project, and the town's engineers are currently drafting a response to these questions.

Lower Black Mountain Road update:

Town Manager Burbank informed the board that DPW Director Hadaway has been in contact with the NH Electric Co-operative, and they have agreed to move all of their utilities out of the town's ditches this fall so that Director Hadaway can begin addressing the drainage issues and road repair work.

Riverfront Park Project:

Town Manager Burbank updated the board on the Riverfront Park project and the Brownfield grant application. Burbank explained that the town did not make the spring grant round for funding, and will be eligible again during the fall round. Burbank added that this may be more of an advantage to the town because of the trillion-dollar infrastructure package that was recently passed in Washington.

Highland Games:

Town Manager Burbank provided a copy of an email received from NHSCOTS to each of the Selectmen requesting the town of Lincoln donate the cost of the Lincoln Police Department detail this year for their Highland Games event scheduled for September 17th-19th. Burbank noted that Chief Morris has met with the NHSCOTS promoters and indicated that they will require 90-hours of coverage this year at a cost of \$75 per hour, totaling \$6,750 (this is the typical detail cost for every Highland Games weekend), however, according to NHSCOTS, this was much more than they had anticipated. Chief Morris feels that despite Loon Mountain imposing a cap on attendees (900 parking spaces, 4000 attendees) this year, he feels that the overall attendance will be much greater, and therefore require police detail as done in previous years. Selectman Ham could not understand how they did not plan to pay the \$6,750 police detail when this is what they pay every year? Burbank responded that because of COVID, they feel the crowd size will be down significantly and they won't have the money to pay for this, and Chief Morris does not have the money in his budget to pay for this detail.

Chairman Robinson commented that this event typically draws upwards of 25,000 guests, and with a cap set at no more than 4000 people, this is a significant difference. Robinson continued to explain that the town used to provide financial support for this event because of the amount of business that the event generates for the town's local businesses, however, has not done so since 2014. Robinson further explained that his inclination is to do something for them, and questioned (1) what do they actually expect for crowd sizes? (2) will there be multi-passenger vans shuttling attendees in? Robinson would like to take a little more time to think about this, and in the interim, Town Manager Burbank can reach out to Chief Morris to see how they can reasonable cut back on the detail costs, and then the town can assist in paying a portion of the same.

CRVI – FC-LOON:

Town Manager Burbank explained to the board that Attorney Malia recommended that they make a formal motion concerning their July 6th decision to restrict the issuance of land use permits up at South Peak.

MOTION: “To deny CRVI and FC-Loon’s request to reconsider the July 6, 2021 Board of Selectmen’s decision to restrict the issuance of Land Use Permits for South Peak.”

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

West Street Road Construction Project:

Town Manager Burbank updated the board that the West Street project is moving along well, and they have identified a number of issues related to the previous work that was done on West Street.

Town Offices Closed for Labor Day Holiday

Town Manager Burbank updated the board that all town offices will be closed on Monday, September 6th in observance of the Labor Day holiday (the next scheduled Board of Selectmen meeting will be 9/13/2021). Selectman Ham was concerned that the next BOS meeting is 3-weeks away and suggested they hold a meeting next week (if necessary) so that the Highland Games is all set with police detail as they are awaiting the Town's response.

Public Participation:**Denise Heredeen – 25 School Street**

Town Manager Burbank explained that the town's attorney is collaborating with the School Board's attorney to get the documents together for Ms. Heredeen's property. Selectman Ham commented that she attended a school board meeting last week, and Judith McGann (SAU Superintendent) informed the board that their counsel is waiting for paperwork from Ms. Heredeen. Ham explained that she asked the School Board if they could take care of the Town's easement for the Pleasant Street hammerhead so that the town can have it recorded with the Registry and not have to wait for Ms. Heredeen to fulfill her other business with the school board.

Denise Heredeen commented that she is unaware of any additional paperwork that the school's attorney has requested, and her attorney informed her that both the town and school counsel are working together to get their paperwork in place, and the easement would be drafted in 2-3 days. Ms. Heredeen noted that during the last Board of Selectmen's meeting, Chairman Robinson had made the following comment:

"Robinson commented that if the amount of acreage that Ms. Heredeen has does not meet the minimum requirement (exclusive of easements) she cannot build a second home..."

Ms. Heredeen explained to the board that the whole intent behind unmerging her property is to build a second home, and not just to add a driveway. Ms. Heredeen explained that the question is, is her lot grandfathered-in to be a buildable lot (and be taxed as a buildable lot) and if its not going to be taxed or buildable, then it appears to be a moot point. Ms. Heredeen further explained that she was under the assumption according to the town and her discussions with Planner Carole Bont that it would be grandfathered-in, and she is looking for written confirmation of the same. Robinson responded that he does believe her property is grandfathered and he may have mis-spoken at the last meeting when discussing this. Robinson explained that in a grandfathered situation, if this *was* previously a separate buildable lot that was involuntarily merged, the state law allows the property owner to petition the town (must be done by 12/31/21) to unmerge the lots, and it will remain a buildable lot under the grandfathered statute (would have to abide by the setbacks, but not by the minimum square footage).

Ms. Heredeen asked the board how she could get this in writing so that it will guarantee that this is applied to her situation. Robinson responded that she can look up the state statute (RSA 674:39-a) that relates to *Involuntary Lot Mergers* which clearly states what the town must do if a request is made to unmerge lots. Robinson noted that the town will have to treat her lot as a pre-existing nonconforming lot, and if Ms. Heredeen would like, she can have her attorney draft a letter/memorandum for the Selectmen to sign that states the Town will fulfill their obligations as required pursuant to RSA 674:39-a. Selectman Ham suggested Ms. Heredeen reach out to Superintendent Judith McGann to confirm what additional

paperwork (if any) they need from Ms. Herdeen.

ARPA Funds:

Paul Beaudin commented that he believes that the board must hold a public hearing to accept the ARPA funds pursuant to RSA 31:95-b, and suggested they look into this.

South Peak:

Paul Beaudin asked for clarification on what land use permits are *not* being issued for South Peak at the present time. Chairman Robinson responded that they are *not* issuing permits in the high-pressure zone (anywhere), permits are not being issued on any lot as of July 6th that were owned by FC-LOON or CRVI, and a cease and desist has been issued to FC-LOON and CRVI prohibiting their ability to sell *any* of their currently owned lots effective July 6, 2021.

Paul Beaudin commented that as a taxpayer, he would like to suggest that at least one citizen/taxpayer representative (that is not a board member or business owner) be a part of the Town Manager interview process. Beaudin thought Rodger Harrington would be a great asset to this committee.

NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (c) Two (2) personnel issues

MOTION: "To go into Non-public session pursuant to RSA 91-A:3 (III) (c) (2) Personnel Issues

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

The Board of Selectmen went into Non-public session at 7:12 pm

MOTION: "To re-enter public session."

Motion: Jack Daly

Seconded: Tamra Ham

All in favor

The Board of Selectmen came out of Non-public session at 7:40 pm

V. ADJOURNMENT

After reviewing the weekly payables and with no further business to attend to, the Board made the following motion:

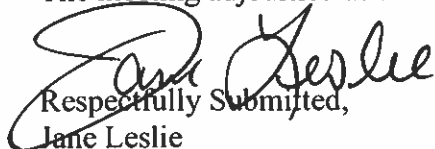
MOTION: "To adjourn."

Motion: Tamra Ham

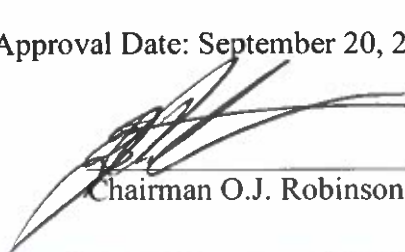
Second: Jack Daly

All in favor.

The meeting adjourned at 7:45 p.m.


Respectfully Submitted,
Jane Leslie

Approval Date: September 20, 2021


Chairman O.J. Robinson


Tamra Ham


Jack Daly

August 23, 2021
Board of Selectmen's Meeting
Please PRINT Legibly

CHRIS BOWEN & DTC
(Print Name)

MIKE DOVICHOLNIK

Chris Bowen & DTC
(Sign Name)

**LINCOLN BOARD OF SELECTMEN
NOTICE OF HEARING
REQUEST FOR APPROVAL FROM THE BOARD OF SELECTMEN TO ADD LIVING SPACE
ABOVE THE GARAGE LOCATED IN 25' FRONT SETBACK AREA**

Notice is hereby given the Board of Selectmen will hold a public hearing concerning request by applicants for approval to build living space above a nonconforming garage. Request will be submitted to the Board of Selectmen during a regularly scheduled meeting of the Board on:

Date/Time: Monday, August 23, 2021, at 5:30 PM

Location: Lincoln Town Hall, 148 Main Street, Lincoln, NH.

Applicant/Property Owner/Surveyor:

- (1) **Applicant and Property Owner:** Lawrence & Doriann Jasinski, 33 Presidential Drive, Southborough, MA 01772.
- (2) **Applicant's Attorney:** Christopher Boldt, Esq., Donahue Tucker & Ciandella, Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
- (3) **Property:** 196 Black Mountain Road, Map 130, lot 095. Mountain Residential (MR) District. Part of Beechwood II Homeowners Association.

Proposed Project:

Applicants Lawrence & Doriann Jasinski, own a house that was in conformance with the Land Use Plan Ordinance at the time it was built, however, later when the Mountain Residential (MR) District was created, the existing garage fell within the twenty-five-foot (25') front setback area. The applicants would like to do an overall renovation & expand the residence by adding a bedroom over the existing nonconforming garage. The property is located in the Mountain Residential (MR) District. It is part of the Beechwood II Homeowners Association.

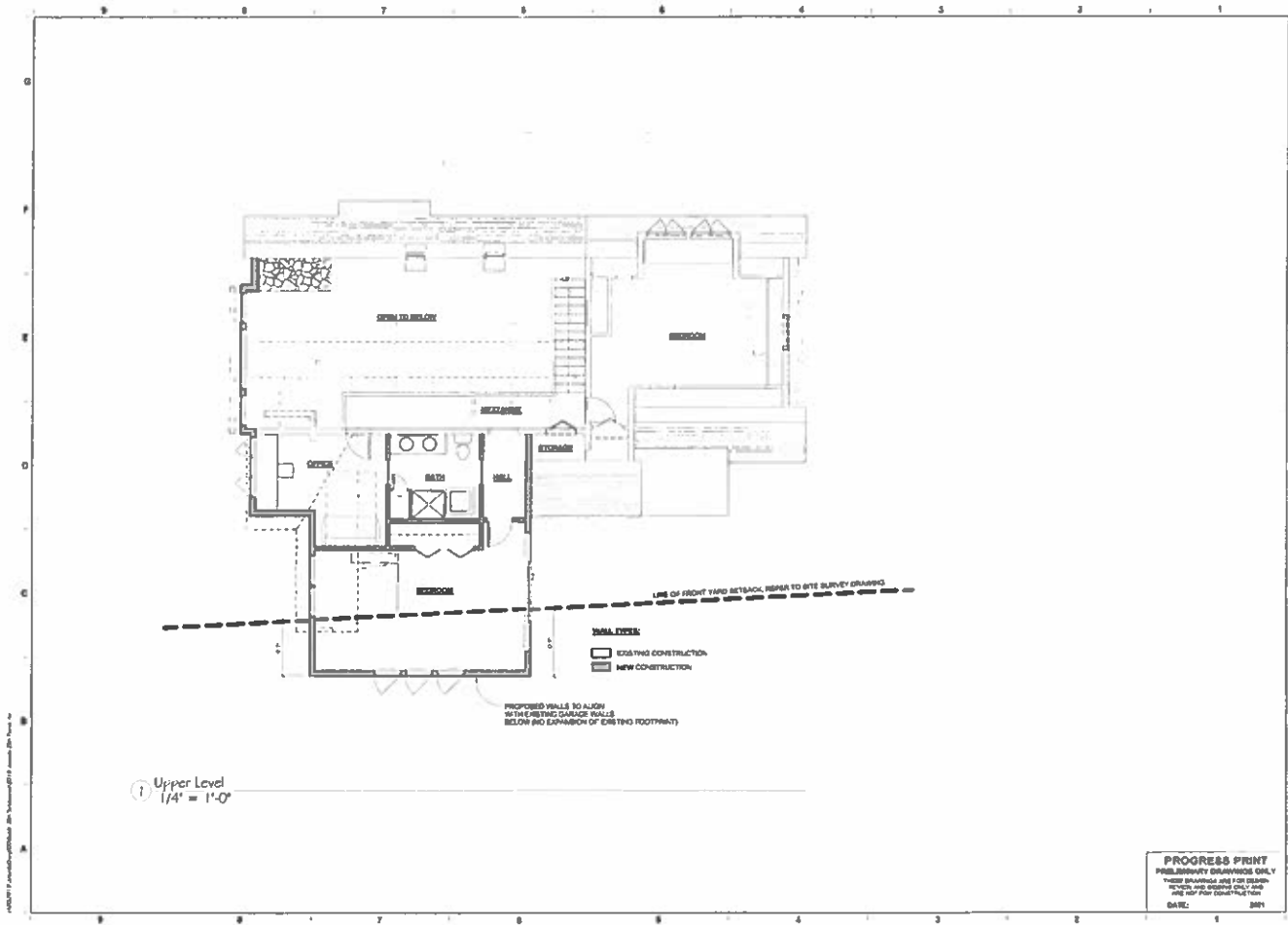
Land Use Plan Ordinance Article III.C.3 says:

A nonconforming use may not be expanded, except upon a finding by the Board of Selectmen or their designee that

- (a) the expansion reflects the nature and purpose of the existing non-conforming use so as not to constitute a different use and
- (b) the expansion will not have a detrimental impact on the neighborhood in which the use is located."

Land Use Plan Ordinance Article III.A defines "non-conforming use" with reference to both use and structures. "Nonconforming use means a use of land, or of a structure or building, or an existing structure or building".

Upon a finding by the Board of Selectmen that the application meets the submission requirements of the Land Use Plan Ordinance, 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 Board of Selectmen's agenda until such time as it is either approved or disapproved.



1/4" = 1'-0"

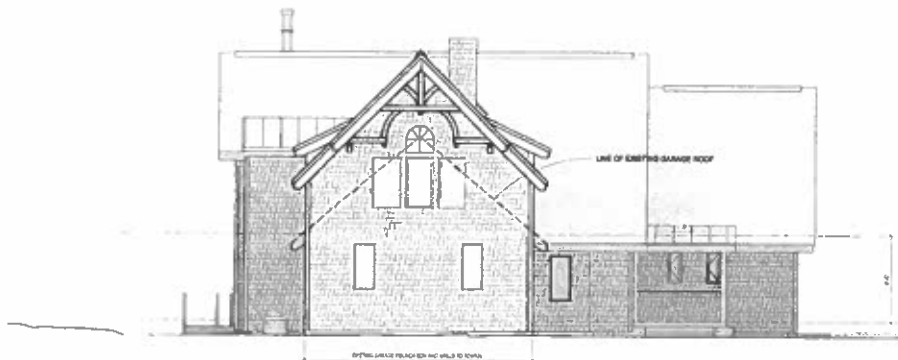
PROGRESS PRINT
PRELIMINARY DRAWINGS ONLY
NOT FOR CONSTRUCTION
DATE: 2001

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC
PO Box 700 Memphis, Tennessee 38101
615-279-6011 www.cpwarchitects.com

JASINSKI SQ HOUSE
191 Black Mountain Road
Lincoln, MA

Design Development
UPPER FLOOR PLAN

A1.1



① PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PROCESS PRINT
PRELIMINARY DRAWINGS ONLY
Not for construction
Do not use for construction
DATE: 3/21

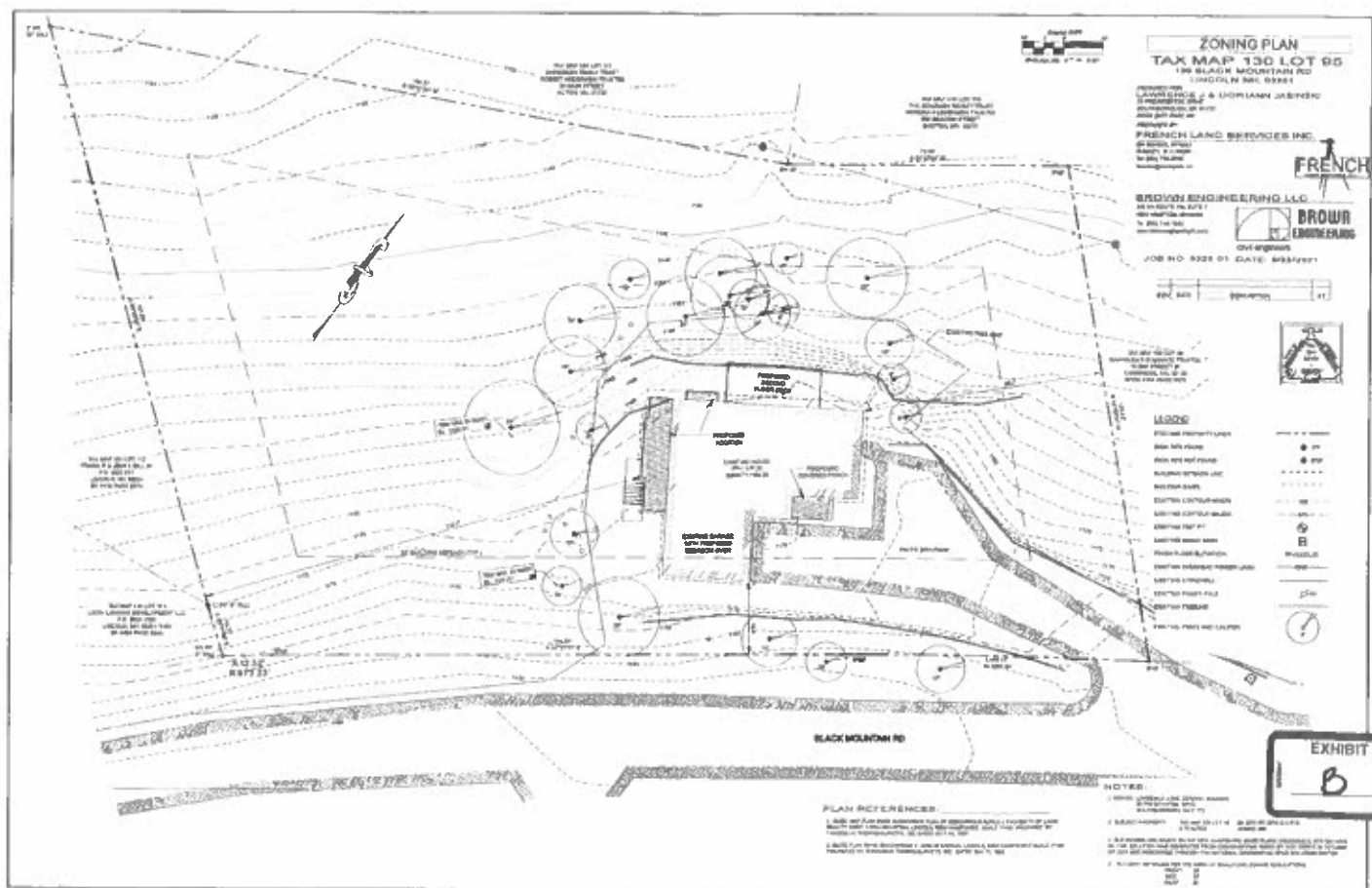
Christopher P. Williams Architects, PLLC
PO Box 100 Mendota New Hampshire 03252
603-776-4813 www.cpwarchitects.com

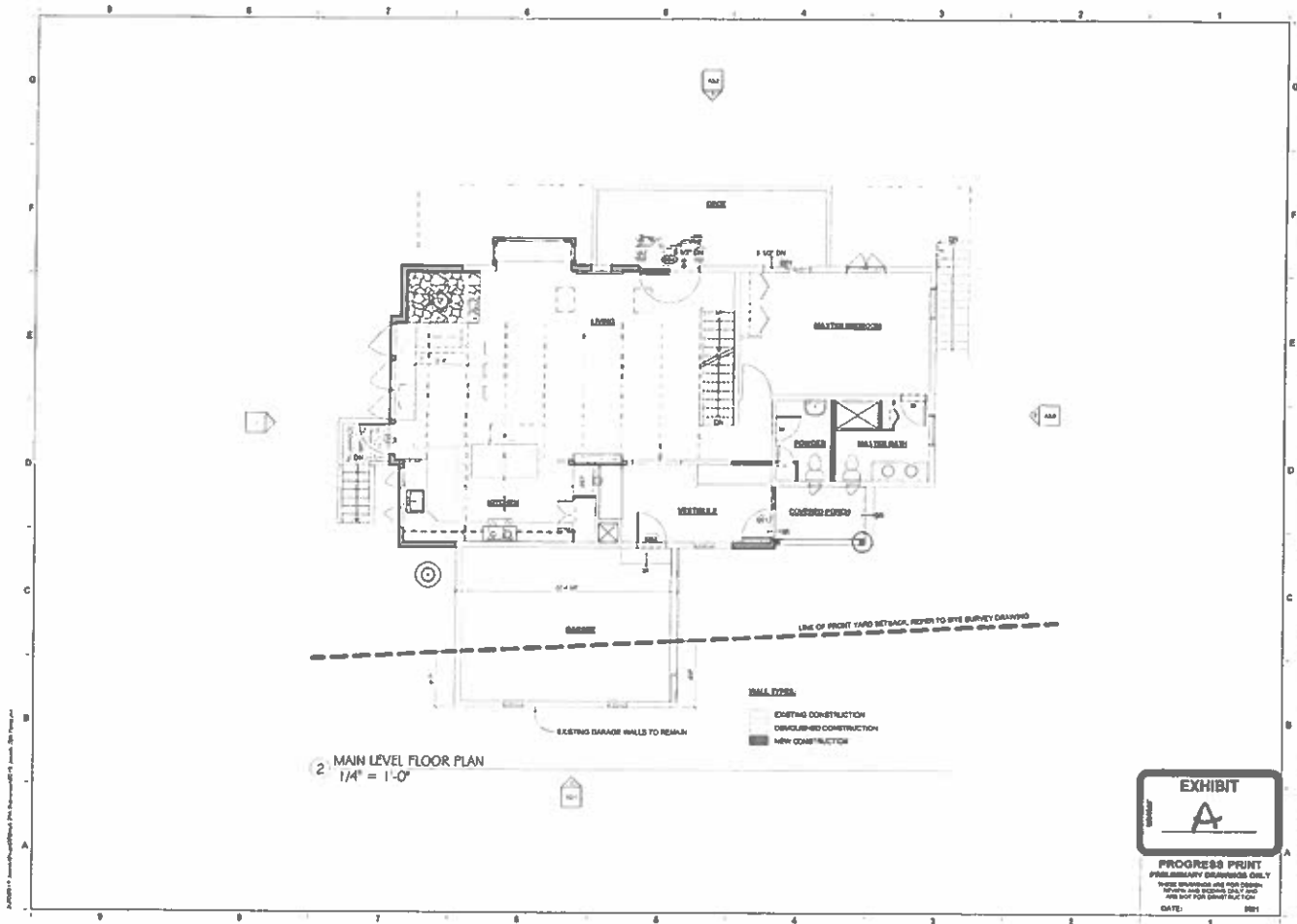
JAMES SHO HOUSE
181 West Broadway Road
Lewistown, NH

Design Development
BUILDING ELEVATIONS

Sheet No. 1 of 1
DATE: 3/21

A3.1





CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC
PO Box 7231 Memphis, Tennessee 38123
652-279-8513 www.cwilliams.com

JASINSKI SKI HOUSE
195 East Mountain Road
Lebanon, TN

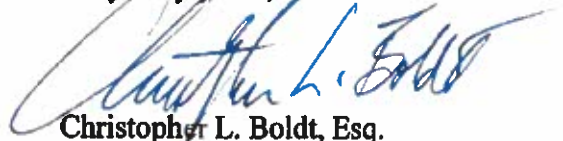
Design Development
MAIN FLOOR PLAN

DATE: 08/11

A1.0

We look forward to being before you on the 9th. Please do not hesitate to call or email me if there are any questions in the interim.

Very truly yours,



Christopher L. Boldt, Esq.
cboldt@dtlawyers.com

cc: Clients (via email)
Matt Daughdrill, Architect (via email)
Carole Bont, Esq., Town Planner (via email)
Peter Malia, Esq., Town Attorney (via email)

TOWN OF LINCOLN
2021 ESTIMATED REVENUES

8/23/2021			2021 Budgeted	2021 ACTUAL	2021 EST. REVENUE	2021 Summary Est. Revenue
Revenue from Taxes:						
3185-000	Timber Tax	3185	0.00	0.00	0.00	0.00
3186-000	Payment in lieu of taxes	3186	210,000.00	212,753.00	212,753.00	212,753.00
3190-000	Interest on Taxes	3190	45,000.00	47,193.83	50,000.00	50,000.00
Revenue from Licenses, Permits & Fees:						
3210-000	UCC Fees	3210	1,000.00	660.00	1,000.00	
3210-001	PB - Application Fees	3210	15,000.00	18,106.25	23,000.00	
3210-003	PB - Sign Permits	3210	200.00	70.00	100.00	
3210-004	PB - Cost Reimbursement	3210	2,500.00	7,780.35	8,000.00	
3210-005	PB - Short Term Rental Fees	3210	4,000.00	9,700.00	10,000.00	42,100.00
3220-000	Motor Vehicle Fees	3220	350,000.00	283,817.91	350,000.00	350,000.00
3290-000	Dog Licenses	3290	1,000.00	703.50	750.00	
3290-001	Misc Income/NSF	3290	600.00	821.11	900.00	
3290-002	Vital Records	3290	500.00	633.00	700.00	
3290-009	Cable TV Franchise Fees	3290	50,000.00	0.00	75,000.00	77,350.00
Revenue from Other Governments:						
3359-100	State Grant	3351	0.00	464.00	464.00	464.00
3352-002	Meals & Room Tax Distribution	3352	85,000.00	0.00	85,000.00	85,000.00
3353-000	Highway Block Grant	3353	35,000.00	24,917.71	35,000.00	35,000.00
3359-001	Forest Service	3359	2,000.00	0.00	2,000.00	
3359-007	Water Filtration Grant	3359	35,000.00	17,611.65	35,000.00	
3359-003	Rail Road Fund	3359	400.00	218.53	300.00	37,300.00
3379-300	TOW - SW	3379	227,411.00	116,483.15	227,411.00	
3379-301	TOW - RC	3379	167,506.00	81,301.13	167,506.00	
3379-302	TOW - CB	3379	121,783.00	51,151.74	121,783.00	516,700.00
Revenue from Charges for Services:						
3401-100	Ex. Misc income/NSF	3401	2,000.00	591.05	1,000.00	
3401-200	PD - Misc Income	3401	500.00	622.00	650.00	
3401-201	PD - Grant	3401	0.00	0.00	0.00	
3401-202	PD - Parking Tickets	3401	5,000.00	3,201.00	5,000.00	
3401-203	PD - Court Reimbursements	3401	3,500.00	0.00	0.00	
3401-206	PD - False Alarms/Alarm Fees	3401	2,500.00	2,665.00	3,000.00	
3401-207	PD - Copies of Reports	3401	1,000.00	465.00	1,000.00	
3401-208	PD - Dispatching Revenue	3401	18,000.00	18,000.00	18,000.00	
3401-300	FD - Misc Income	3401	0.00	0.49	0.00	
3401-500	PW - Misc Income	3401	100.00	0.00	0.00	
3401-501	PW - Cemetery Equip Rental	3401	1,000.00	585.00	1,000.00	
3401-600	SW - Misc	3401	0.00	0.00	0.00	
3401-602	SW - Recycling Rev	3401	15,000.00	12,928.22	18,000.00	
3401-603	SW - Tipping Rev	3401	30,000.00	27,942.27	32,000.00	
3401-604	SW - Grant	3401	0.00	0.00	0.00	
3401-700	WT - Misc Income	3401	4,000.00	0.00	4,000.00	
3401-701	WT - Grant	3401	0.00	0.00	0.00	
3401-703	WT - Water Meter Equipment	3401	100.00	15.00	45.00	
3401-800	RC - Misc Income	3401	1,400.00	0.00	0.00	
3401-802	RC - Ski Area Rev	3401	15,000.00	1,495.00	15,000.00	
3401-803	RC - Summer Camp	3401	12,500.00	8,495.00	10,000.00	
3401-807	RC - Adventure Camp	3401	10,000.00	7,250.00	10,000.00	
3401-804	CB - Grafton Sr	3401	12,528.00	4,707.73	6,264.00	
3401-805	CB - Child Care	3401	25,596.00	8,532.00	12,798.00	
3401-806	CB - After School	3401	23,000.00	5,947.50	11,500.00	
3401-808	CB - Misc Income	3401	0.00	30.00	60.00	
3401-900	LB - Misc. Income	3401	0.00	180.00	200.00	
3401-902	LB - Equip User Fees	3401	500.00	420.00	500.00	
3409-001	CM-Burials	3401	7,000.00	2,315.00	3,000.00	153,017.00
Revenue from Miscellaneous:						
3501-000	Sale of Cemetery Lots	3501	0.00	0.00		
3501-001	Sale of Town Property	3501	1,000.00	0.00	0.00	0.00
3502-000	Interest on Deposits/Common Man	3502	6,000.00	1,404.90	3,000.00	3,000.00
3506-600	Insurance Reimbursement	3506	1,000.00	4,426.85	5,000.00	
3508-007	Wellness Health Trust	3508	500.00	600.00	600.00	
3509-001	FCI	3509	1,200.00	1,200.00	1,200.00	
3503-002	Lease Town Property	3508	1,200.00	1,200.00	1,200.00	
3952-000	Repayment Loan - Loon Mtn	3508	60,000.00	60,000.00	60,000.00	68,000.00
Revenues from Interfund Operating Transfers in:						
3502-001	Transfer Water Tap Fees - Debt	3914				
3502-004	Transfer Sewer Tap Fees - Debt	3914				
3912	From Special Revenue Funds	3912				
Other Revenue Sources						
4909-007	N. Borders Water Tank Grant WA #6		0.00	0.00	0.00	0.00
TOTAL REVENUES			\$ 1,615,024.00	1,049,605.87	1,630,684.00	1,630,684.00

