

**LINCOLN BOARD OF SELECTMEN'S
MEETING MINUTES
SEPTEMBER 13, 2021 – 5:30PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH**

APPROVED

Board of Selectmen Present: Chairman OJ Robinson and Selectman Jack Daly
Selectmen Present via Zoom: Vice-Chair, Tamra Ham
Staff Present: Fire Chief Ron Beard and Police Chief Chad Morris
Staff Present via Zoom: Town Manager Burbank
Excused: Administrative Assistant Jane Leslie
Public Present via Zoom: Stephen Klar, Paul Beaudin, and Jim Spanos
Public Present: Debbie Celino, Jim Welsh, and Nicholas Dube

I. CALL TO ORDER

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

II. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING

Selectman Daly commented that he had received several emails from a “long-time Lincoln taxpayer” expressing concerns about the board’s August 23rd discussion regarding the ARPA (American Rescue Plan Act) funds, and the fact that this item was *not* on the agenda, however, Daly pointed out that the ARPA discussion was in fact an item on the weekly Town Manager’s Report (see attached). Daly amended line 133 of the August 23, 2021 meeting minutes as follows: *“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.”* Daly further explained that under the State of NH Right to Know Law, the only items that are required to be posted for municipal public meetings are the date, the time, and the location (no agenda is required) per NHMA staff attorney, Stephen Buckley.

MOTION: “To approve, revise, and extend the remarks from the August 23rd BOS meeting minutes to include the fact that the ARPA funds were received and accepted under RSA 21-P:43 which does not require a public hearing.”

Motion: Jack Daly

Seconded: Tamra Ham

All in favor

III. ARPA FUNDS & ECONOMIC ADJUSTMENT ASSISTANCE

Chairman Robinson explained that this item was on tonight’s agenda as a result of the last BOS meeting (8/23/21) and the discussion about whether or not a public hearing was required/necessary as well as noticed to the public and posted in the newspaper (and a second hearing two (2) weeks later). Robinson noted that there are several components to the ARPA funding process, (1) accepting the funds, (2) deciding on the expenditure of the funds, and noticing the public in advance (posted on website, announced during BOS meeting etc.). Robinson explained that the ARPA money is unanticipated funds that were not discussed nor part of the budget or Town Meeting process, and although the Board of Selectmen have the right to make decisions on how to expend the funds, he feels that this should be part of a *very* public process when doing so. Robinson also noted that the funds are restrictive in what they can be used for, and that they had pre-determined that the funds would be used for water system improvements (i.e., repair or expansion of current water infrastructure). Robinson explained that there will be plenty of time to make these important decisions because the second ARPA payment will not be received until June 2022.

IV. HIGHWAY SAFETY GRANT

Chief Morris explained that the Highway Safety Grant is funding that is provided through the NH Office of Highway Safety (OHS) that addresses high-priority safety concerns and enforcement projects (impaired

driving, speed, distracted driving etc.). Morris explained that this grant is for \$3,400 and will be used for campaign programs such as “Drive sober or get pulled over,” “Seatbelt Safety for Children,” and “Distracted driver – you drive, you text, you pay.”

MOTION: “To approve the Lincoln Highway Safety Grant application and acceptance of \$3,400 for the Highway Safety Grant from the State of New Hampshire.”

Motion: OJ Robinson

Seconded: Tamra Ham

All in favor

V. WESTON & SAMPSON – LOON VILLAGE WATER STORAGE TANK

Town Manager Burbank explained to the board that DPW Director Hadaway met with Weston & Sampson (W&S) engineers, Jay Scambio (Loon Mountain) and the US Forest Service on August 13th to discuss placing a water storage tank on forest land. The Forest Service had no issue with the proposed location of the water storage tank or the town using their land, however, they wanted to take more time to review all of the data that they were supplied with.

Town Manager Burbank provided the board with a copy of W&S proposal to begin working on a preliminary design for the water storage tank; the final design, and bidding assistance. Burbank noted that the Forest Service Committee meets twice a year for a small project meeting to review and discuss proposed projects on State Forest land. Robinson commented that based on his review of the document, W&S is looking at an 18-month project from start-to-finish, and Robinson questioned whether or not they proceed with the design process prior to obtaining approval from the US Forest Service. Robinson’s preference would be to take more time to review this proposal and *not* act on it immediately until it is known what the Forest Service Committee’s response will be (Small Projects Meeting scheduled for October 2021).

VI. SOUTH PEAK DEVELOPMENT CONCERNS

Chairman Robinson read a letter submitted to the Board of Selectmen from the Planning Board Chairman, James Spanos (see attached). Robinson noted that this letter was developed after a lengthy Planning Board discussion primarily focusing on the concern over the fire flow availability in certain parts of South Peak, as well as the enforcement of the square footage and number of bedrooms that were part of the original site plan approval. Robinson explained that as a board, they must determine, (1) what action (if any) they want to take in regards to the fire flow availability issue, and, (2) what action (if any) on the building square footage and the number of bedrooms. Robinson noted that the way they would need to calculate the square footage when enforcing the approved master plan is by the definition that was part of that master plan which excludes garages and unfinished basements (this is different from how an assessor would calculate square footage). Robinson added that they have seen some of the buildings that have met the restriction(s) criteria, and then they later went on to finish their basements which then exceeded the square footage and the four (4) bedroom limit. Robinson also noted that the board received a letter from CRVI that discussed their intent to change the pumping and valving in the high-pressure zone to feed more of the area that was originally intended to be in that high-pressure zone (which it currently does not).

Town Manager Burbank explained that there are two (2) parallel issues at hand: (1) the PORS will supply potable drinking water with an upgraded pump station to homes at/above the 950’ elevation, (2) the issue that the Fire Department has is that these homes are 3-4 times the size of the original design and present a significant firefighting challenge if one of these structures catches on fire. Burbank further explained that current statutes mandate that the Fire Chief protect lives and safety, and it is Burbank’s opinion that this is a time-bomb waiting to go off. Burbank also noted that DES has stated that the PORS are responsible for fire protection in that high-pressure zone as well as the Fire Chief, and Burbank feels that anything short of that, the construction should stop. Robinson feels that the water issue should be a separate issue from the finished basement issue, as the finished basement matter is an enforcement issue

of evading both the master plan (what was approved) and the approved permits that were issued.

Planning Board Chairman, Jim Spanos commented that he feels that fire protection is the bigger problem opposed to the square footage concerns, and the best way to enforce this is by limiting the construction to 4-bedrooms rather than policing the square footage.

Selectman Ham questioned whether or not the Homeowners Association (HOA) and others up at South Peak have been formally notified that the PORS is responsible for their own firefighting capacity? Town Manager Burbank responded that based on recent correspondence that the town has received from South Peak property owners, he does not feel that they were fully informed of the situation(s) in this development. Ham suggested reaching out to the HOA to reaffirm that the Town of Lincoln is very concerned about the firefighting deficiencies up at South Peak, however, their PORS system is responsible for providing their residents with adequate firefighting water.

Paul Beaudin commented that although firefighting capabilities are first and foremost, equally important is the long-term planning for the water/sewer usage at South Peak, and should also be a consideration. Beaudin added that it is his understanding that it is under the Fire Chief's purview (life safety code) to go into a home *after* it has been built (and when the inspections are done) and at that time determine if the number of bedrooms is correct and nothing has changed from the original site plan.

Robinson responded that he understands what Paul is saying and read the following definition of ***Building Square Footage***: *The sum of all gross horizontal areas of all floors of a building measured from the exterior face of walls of heated, finished space including but not limited to, stairways (counted on the main level only), lofts halls, habitable attics, closets, storage, mechanical and utility areas. Garages and unfinished space in basements are excluded."*

Robinson explained that the board must now respond to the Planning Board's letter and request for town staff to begin enforcing the items detailed in the letter (see attached). Robinson noted that in regard to the firefighting issue, notification of the HOA and the Architectural Review Board (ARB) that the system is a PORS (Privately Operated Redistribution System) who is responsible for firefighting and water supply (notice to include DES letter) would be a good first step to addressing these concerns. Daly suggested that copies of the letters submitted by the South Peak property owners also accompany the DES letter, and be sent to the President of the HOA explaining that it is their responsibility to notify and respond to their homeowners' concerns (HOA was not copied on the letters sent to the town). Paul Beaudin questioned whether or not there is an actual homeowners' association because it was his understanding that due to the amount of development that occurred, it did not meet the threshold to make them an actual association yet. Beaudin suggested that the ARB also be noticed.

Robinson recommended they formulate a letter regarding the PORS and DES letter (including the homeowners letters the town received) and send it to the HOA, ARB, the Developer, and the individual homeowners. Robinson questioned the enforcement of square footage and the four (4) bedroom limit and what town staff should be instructed to do. Robinson feels that if they meet the stormwater management act and the 6000 sq. ft. limit, he would prefer that they are honest about the number of bedrooms, clarify that the basement is unfinished (if finished – what's in there) and then assess accordingly (bedroom fee & house assessment). Chief Beard suggested changing some of the verbiage on the land use permit to authorize a follow-up inspection at the town's discretion at a later date after the land use compliance certificate is issued. A lengthy discussion ensued on the various ways to account for bedrooms, inspections, and life safety issues. Robinson suggested they send out the previously discussed letter(s) and resume the discussion on square footage and bedrooms in two-weeks (9/27/21).

VII. OLD/NEW BUSINESS

OLD BUSINESS:

SAU Town Easement (Pleasant Street)

Selectman Ham read the following:

"In regards to the town easement, Attorney Graham and the town's attorney determined that an easement would *not* be necessary for the town. Attorney Graham stated: *As we have discussed, the fact that the hammerhead/turnaround at the end of Pleasant Street was constructed, opened, and is now maintained as a public street by the Town of Lincoln makes a formal grant of an easement from the District to the Town unnecessary.*" It is important that both the Town and particularly the School District note in their permanent records that in spite of the vote by voters at the 2021 School District meeting authorizing a conveyance from the District to the Town, it was later determined that a formal grant to the Town was unnecessary." More information is needed from Ms. Heredeen. As soon as the information is collected, the process can be completed.

Selectman Ham suggested Attorney Malia be briefed on this discussion to ensure everyone is on the same page. Town Manager Burbank responded that he will email Attorney Malia first thing in the morning.

Chairman Robinson commented that the next step in the process is for Ms. Heredeen and the school to get an easement drafted and approved, and then Ms. Heredeen needs to bring the easement to the town to obtain her driveway permit. Ham responded that Ms. Heredeen must first unmerge her lots prior to the town issuing any driveway permits, which she is not going to do until she receives her easement from the school.

NEW BUSINESS:

Police/Fire Municipal Building Proposal

Chairman Robinson explained that the board has received a draft RFQ for Construction Management Services proposals from the Building Committee. Town Manager Burbank noted that Deputy Police Chief Burnham is currently waiting for a revised copy of the RFQ from Attorney Jason Dennis, and will then forward to Selectman Ham to distribute to the board. Burbank continued to explain that the goal is to hire an architect to develop a conceptual design for a Police/Fire Station that will be located at the Old Airport so that the committee has a tangible plan that can be brought before the voters at Town Meeting in March 2022. Burbank also noted that there is money in the CIP (\$20k at the end of 2020; this year an additional \$20k was appropriated) to pay for the design of this project and to determine how to proceed going forward.

Robinson read the following: *The purpose of this process is to identify qualified firms that are the most capable of providing the described services. The following criteria will be used to assess the candidate's qualification for this project. Please submit responses, with lettered tabs, corresponding to the following:*

- *Construction Management philosophy and approach to construction in general.*
- *Prior Construction Management experience with projects of similar scale and complexity.*
- *Prior experience with public-sector clients and processes for projects of similar scale and complexity.*

- *Clear understanding of the functional and operational aspects of a modern-day police/fire station facility.*
- *Professional qualifications of individuals assigned to the Project (primarily project manager and jobsite superintendent).*
- *History of effective schedule and budget management for projects of similar scale and complexity.*
- *History of CM's dynamic ability to work with Town Leadership and Contractors alike and foster a positive working environment.*
- *Five references from communities that the CM has worked with in the last five years.*

Robinson explained that the purpose behind the RFQ is not to spend money, but rather to identify the firms' that may be interested in this project and their qualifications, as Robinson does not believe anything will pass at Town Meeting without having these important details available to the voters. Paul Beaudin commented that he chairs the CIP Committee, and they have included an additional \$20k for next year, totaling \$60k (if CIP passes).

Selectman Ham made the following motion:

MOTION: "The board is in favor of sending out a Request for Qualifications similar to the version reviewed this evening, and moving forward with this project which will not cost any money."

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

The Board recessed for a two-minute break.

Audit:

Chairman Robinson explained that he received an email from Finance Director, Johnna Hart stating that the town's Auditors have completed a draft of the audit, and several pages with highlights were sent the board for them to review and comment if necessary. Robinson explained that there was one item he had a question about and said he would respond to Director Hart on Wednesday and add any other items that the Selectmen may question.

Status of New Town Manager:

Chairman Robinson updated the board and public on the status of the new Town Manager. Robinson explained that they have made a conditional offer to someone who has conditionally accepted, and Municipal Resources Inc. (MRI) is currently conducting a background check. Robinson explained that the next step is for the board to present an offer to the candidate which will be conditional upon successful completion of a background check. Robinson explained that he would like to discuss this with the board tonight during non-public. Robinson noted that he would also like the board and Town Manager Burbank to come up with a list of projects, issues/town concerns (legal issues, water issues, other infrastructure issues etc.) as well as West Street and the Riverfront Park (Ladies Bathtub, access to the Old Hole etc.) so that they would like to discuss these matters with the new Town Manager as he begins employment with the town. Selectman Daly suggested that the new Town Manager meet with the various Chairmen of the town committees (Budget, Zoning, Planning, Building etc.) and department heads to get their perspective as well.

CIP Committee:

Selectman Daly commented that as the newest member to the CIP Committee all is going well. Robinson

responded that the CIP process is one of the best things that the town did. Robinson explained that he enjoyed his time on the committee and is looking forward to this years budget.

Town Manager's Report:

Highland Games (9/17-9/19) Police Detail:

The board discussed the NHSCOT's request for the town to assist with costs associated with the police detail for the upcoming Highland Games. Selectman Daly commented that NHSCOT is looking for the town to waive all or a portion of the total costs (approx. \$6,400) for the police detail for this event. Chief Morris explained that he has been involved in discussions with Loon concerning the detail since early June, and had initially told NHSCOT that they would require four (4) officers per day (at a minimum for traffic & inside the games) and two (2) officers for each of the beer tents that Loon pays for (total of 6-officers). Since June, Morris noted that there have been numerous discussions between himself and Loon Mt./NHSCOT, and his primary concern and objective is public safety. Town Manager Burbank responded that the event promoter has had over a year to plan for this, and the town's priority is to focus on the public safety aspect. Burbank added that the Police Department does not have the funding in their budget to cover the detail for this event.

Robinson explained that in the past the town used to make a contribution to the NH Highland Games because it was such an economic boost for Lincoln, and the board can do the same now, but they would have to determine where in the budget they would pull these funds out of. Robinson explained that another option would be to include this contribution in the upcoming 2022 budget process, and if the Budget Committee approves it, it would go to March Town Meeting (if approved) and then made available to NHSCOT in March.

Selectman Ham commented that she would be in favor of recommending some type of contribution to the budget committee for next year's games. Ham also supports Chief Morris, and feels that NHSCOT's must step-up and pay for the police detail that Chief Morris is requiring for this year's event.

Mandatory Face Masks:

Chairman Robinson noted that all town buildings are now requiring everyone entering the building to wear a face mask. Robinson asked the board if there were any additional changes that they would like to make because he was asked about limiting the attendance at meetings. Selectman Ham responded that she does not believe that they can make changes because the Governor was pretty clear that all public meetings must be open to the public, however, the board can require participants to wear masks while in attendance.

Grafton County Broadband Initiative:

Town Manager Burbank updated the board and explained that he met with the new County Administrator and the Bristol Town Manager to discuss some of the questions that the Selectmen had concerning the new broadband initiative (backbone network) prior to signing a letter of support. Burbank asked:

1. **What is the cost to the individual towns when inclement weather causes problems?**
Burbank explained that the answer he received was that this is a public/private partnership spearheaded by Grafton County and their ARPA grant, and there are agreements for the maintenance of the community broadband "backbone" that puts all storm-damage maintenance on to the broadband company in perpetuity.
2. **Is the tying in of all critical infrastructure (public safety, schools, emergency mgmt. etc.) a part of the main truncated (backbone) broadband?** Burbank explained that the main truncated broadband will be available out to the last mile in Grafton County.

Chairman Robinson said he thinks that this is a great idea and is comfortable with signing the letter of support.

MOTION: “To send a letter of support for the Fiber Backbone Project.”

Motion: Jack Daly

Seconded: Tamra Ham

All in favor

Public Participation:

Paul Beaudin asked the board if the recommended public zoom participation is for all boards and committees, or do the individual committees make this decision. Robinson responded no, and that the Board of Selectmen will continue holding their board meetings as they always do (participate via zoom or in-person), and the only change will be when a person walks into the building, they will need to wear a mask and social distance. If there are a lot of people present and social distancing is not an option for a board meeting, everyone will be asked to keep their mask on. Selectman Ham added that all boards/committees must have a quorum present in the room. Beaudin questioned if the individual boards will have to make their own determination and guidelines on how they will hold their meeting? Selectman Ham commented that for the next Budget Committee meeting they will begin offering zoom to the public as long as there is a quorum present for the meeting. Robinson noted that the Planning Board is offering zoom for their meetings and he wasn't sure what the ZBA is doing.

Town Manager Burbank commented that the only thing that the boards have been lax about is formerly taking a vote when members of that board choose to zoom in. Burbank explained that the quorum sitting in the room has to take a verbal vote to allow participation and voting by the members via zoom.

VIII. NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (c) Two (2) personnel issues and (1) legal issue to respond to Brian Suslak's request for information for a lawsuit.

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

Motion: OJ Robinson

Seconded: Jack Daly

All in favor

The Board of Selectmen went into Non-public session at 7:57 pm

MOTION: “To re-enter public session.”

Motion: Tamra Ham

Seconded: OJ Robinson

All in favor

The Board of Selectmen came out of Non-public session at 8:51 pm

V. ADJOURNMENT

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

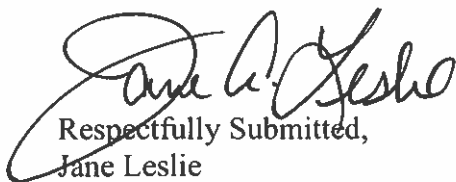
MOTION: “To adjourn.”

Motion: OJ Robinson

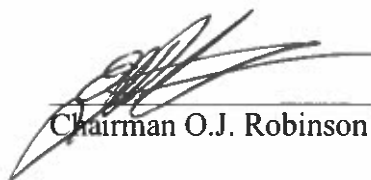
Second: Jack Daly

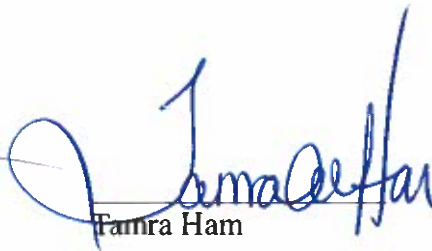
All in favor.

The meeting adjourned at 9:00 p.m.


Respectfully Submitted,
Jane Leslie

Approval Date: September 20, 2021


Chairman O.J. Robinson


Tamra Ham


Jack Daly

September 13, 2021
Board of Selectmen's Meeting
Please PRINT Legibly

(Print Name)

Debbie Celino

Jim Welsh

Nicholas Dube

(Sign Name)

Dakota Cetero

Jim Wahl

Nicholas De

TOWN MANAGER'S REPORT

LINCOLN, New Hampshire



Butch Burbank

August 23, 2021

Weekly Status Report / On-going Projects

- **Ladies Bathtub Signage:** Nate has ordered the new signage for the bathtub, and removed the Covid sign.
- **ARPA Funding:** Lincoln's request for ARPA funding has been approved, and the first payment of \$ 92,126.89 has been received.
- **Broadband Infrastructure Program:** Grafton County does NOT want any of the town's ARPA funds.
- **Water Storage Tank:** DPW Director Hadaway, engineers from Weston & Sampson, and Loon Mountain met with the US Forest Service on Friday, 8/13
- **Lower Black Mt. Road update:** Waiting for NHEC (utilities)
- **Riverfront Park project:** Per Ray Korber, the town did not make the spring round of funding, however, Lincoln is in line for the fall round. Now that the infrastructure bill has passed in Washington, this may mean additional funding for the Brownfield program and work out better for the town.
- **Highland Games:** Police detail (*see email in BOS folders*).
- **CRVI – FC-LOON 7/6 BOS Decision:** Peter Malia recommends BOS make a motion to "Deny CRVI/FC-LOON request to reconsider the July 6th BOS decision to restrict the issuance of land use permits for South Peak."
- **West Street:** Moving along at a good pace and on schedule.
- **Town Offices will be closed on Monday, September 6th in observance of the Labor Day holiday. The next scheduled BOS meeting will be 9/13/21.**
- **NON-PUBLIC (Personnel Matter (2))**

ACTIVITIES IN PROGRESS

- **Riverfront Park Project**
- **Water System Upgrade(s)**
 - 1) **Water storage tank**
 - 2) **Pressure reducing valve (PRV) between Loon Village pressure zone/Main pressure zone**
 - 3) **South Peak booster pump station**
- **Level of service**
- **“The Pines” at Forest Ridge Retention Ponds**
- **Arthur Salem Business Park**
- **FEMA Risk Map Project (100/500 year Flood Plain) (ongoing)**
- **West Street Project**
- **Asset Management Energy Audit**
- **Coalition Communities 2.0 (SWEPT Legislation)**
- **Sewer System:**
 - 1. Capacity Study**
 - 2. Discharge Permit (NPDES)**
- **Pleasant Street Easement (Denise Heredeen)**



TOWN OF LINCOLN NEW HAMPSHIRE
**P L A N N I N G &
Z O N I N G**
D E P A R T M E N T

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

August 25, 2021

VIA HAND DELIVERY

Butch Burbank, Town Manager Board of Selectmen

RE: Concerns with South Peak Development

Dear Butch and Board of Selectmen:

On behalf of the Lincoln Planning Board, I am writing to express our concerns regarding the status of the South Peak Development. First, we are in receipt of an email from Brian Crowley of 11 Hemlock Drive to "Town Hall" with the subject "to Chairman of Planning Board." Similar letters have been sent to the Town from Arthur Remillard, Stephen Klar and Brian Holub. All of these homeowners expressed concerns regarding the lack of enough water pressure or volume of water from the hydrants needed for the Fire Department to deal with a property fire. These emails asked that this issue be given the proper attention by the Town and that the original agreements be enforced. We wanted to make sure that you were aware of these emails and that you are taking the appropriate steps to address the important issues raised. Obviously, working fire hydrants are essential.

In addition, it has come to our attention that some of the houses being built in the South Peak Development may exceed the square footage that was originally approved. Appendix D of the South Peak Resort Design Guidelines, under Section IV (Architectural Guidelines), C (Scale and Square Footage) was part of the approved South Peak Resort Master Plan application and states that "a home's total building square footage shall range from 2,500 sf to 6,000 sf."

This same 6,000 sf restriction appears on page 19 of the South Peak Resort Architectural Review Board Residential Design Guidelines, under Section IV (Architectural Guidelines), C (Scale and Square Footage) that was part of the South Peak Resort Plan revision dated May 18, 2020.

"Building square footage" is further defined under Section VII (Glossary of Terms) that was part of the original approved South Peak Resort Master Plan on page 63 and no changes to the definition were made on page 62 in the revision dated May 18, 2020.

Building Square Footage – The sum of all gross horizontal areas of all floors of a building measured from the exterior face of walls of heated, finished space including but not limited to, stairways (counted on the main level only), lofts, halls, habitable attics, closets, storage, mechanical and utility areas. Garages and unfinished space in basements are excluded.

In addition, based on the Engineering Basis of Design for South Peak, the number of bedrooms that was utilized by the developer's engineers for residential use in South Peak was between 1.75 and 4.0.

Please communicate with Town Staff regarding the importance of future applications for construction in South Peak to comply with the approved size requirements for residential structures. By sending them a copy of this letter we are so notifying the South Peak ARB.

Sincerely,

A handwritten signature in black ink, appearing to read "James Spanos". The signature is fluid and cursive, with the first name "James" being more prominent than the last name "Spanos".

James Spanos, Chairman Lincoln Planning Board

Cc: South Peak Architectural Review Board

- **From:** Crowley, Brian <bcrowley@kensfoods.com>
Sent: Wednesday, July 28, 2021 11:19 AM
To: Town Hall <townhall@lincolnnh.org>
Subject: To Chairman of Planning Board

Mr Chairman, I am the owner of the property at 11 Hemlock Drive in Lincoln. I am writing you concerning the current town discussions regarding the fire hydrant capabilities in the Hemlock Drive area. Specifically, the lack of enough water pressure or volume of water from the hydrants needed for the fire department to deal with a property fire. When I purchased the land about 5 years ago, I was told by the Town that once roughly 27 homes were built in this elevated area the Town had an agreement with the Southpeak developer to install a new water source that would fix the hydrant problem.

There have been several large properties built in the Hemlock area over the last few years that are relatively close to one another. The area is no longer rural. I know I am not the only one concerned with the current problem on my street. I ask that this issue be given the proper attention by the Town and that the original agreements are enforced.

Thank you,

Brian Crowley



August 20, 2021

2, 7, 8, 11 Hemlock Drive

Lincoln, NH

1 inch = 135 Feet

0 135 270 405



www.cai-tech.com



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.

**P.O. Box 25/148 Main Street
Lincoln, NH 03251
T (603) 745-2757 (F) (603) 745-6743
Townhall@Lincolnnh.org**



From: Stephen Klar <stephenklar@gmail.com>

Sent: Sunday, August 8, 2021 3:50 PM

To: Town Hall <townhall@lincolnnh.org>

Subject: To: Chairman of Planning Board Re: Concerned Homeowner on Hemlock Drive Related To Fire Hydrant Capabilities

Mr Chairman:

I am the owner of the property at 2 Hemlock Drive in Lincoln and am writing to express my concern and strong interest concerning the fire hydrant capabilities in South Peak broadly and on Hemlock Drive specifically. This should be an important safety issue for all of us; and I appreciate the Town's efforts to address this on our collective behalf with the developer of South Peak and all other relevant parties.

I don't know all the details and who is responsible for what; but I do know that I always expected and understood that the fire hydrant outside my house would be useful to the fire department in case of a fire. I am now being told that it may not; and that is very concerning. I have always been under the impression that the Town and the developer had an agreement that would require sufficient water supply to all homes that were permitted to be built in the South Peak Resort - for both the proper use of those homes as well as for their protection in case of fire. I ask that this issue be given the proper attention by the Town.

Thanks for all your efforts and please let me know if you have any questions.

Sincerely,

Stephen Klar

From: [Planning](#)
To: ["Carole Bont \(planning@lincolnnh.org\)"](#)
Bcc: [Peter J. Mallia Jr., Esq. \(pmallia@hastingsmallia.com\)](#); [Raymond Korber \(rkorber@kvplic.com\)](#); [Brook Rose \(tolassist@lincolnnh.org\)](#); [Carole Bont \(planning@lincolnnh.org\)](#); [Jim Spanos \(james.spanos@coldwellbanker.com\)](#); [Joseph Chenard \(bismark@roadrunner.com\)](#); [Judy L. Sherriff \(jl_sherriff@yahoo.com\)](#); [Mark Ehrman \(xdocmark@gmail.com\)](#); [Ol Robinson \(ol@cpointadvisors.com\)](#); [Paul Beaudin II \(pj_b@roadrunner.com\)](#); [Peluso, Lisa \(lpeluso@lincolnnh.org\)](#); [Ron Beard \(fire@lincolnnh.org\)](#); [snoseworthy55@gmail.com](#); [Susan Chenard - Personal \(susanchloen@gmail.com\)](#); [townmanager \(townmanager@lincolnnh.org\)](#)
Subject: FW: Chair PB Homeowner on Hemlock Drive Related To Fire Hydrant Capabilities2
Date: Monday, August 9, 2021 10:30:00 AM
Attachments: [2021-07-28 Email from Brian Crowley - no water in hydrants.docx](#)
[C&V 2021-03 Hemlock Drive - No water in fire hydrants - img008.pdf](#)

Hi Everyone,

We now have three letters from the people on Hemlock Drive about the lack of adequate water pressure in the fire hydrants. You got the first two letters at your last Planning Board meeting. (See attached.) We got a new one today. See email below.

Carole

Carole Bont
Planner
Town of Lincoln
148 Main Street
PO Box 25
Lincoln, NH 03251-0025
planning@lincolnnh.org
Phone: 603-745-8527
Fax: 603-745-6743
Public Hours Open:
Monday 1:00 PM – 4:30 PM
Wednesday 1:00 PM – 4:30 PM
Thursday 8:00 AM – 4:30 PM
Friday 1:00 PM – 4:30 PM

From: Town Hall <townhall@lincolnnh.org>
Sent: Monday, August 9, 2021 9:47 AM
To: Planning <planning@lincolnnh.org>; Lisa Peluso <LPeluso@lincolnnh.org>
Subject: FW: To: Chairman of Planning Board Re: Concerned Homeowner on Hemlock Drive Related To Fire Hydrant Capabilities

FYI...see below

Jane A. Leslie
Administrative Assistant
Welfare Director
Human Resource Coordinator
Town of Lincoln

Town Hall

From: Arthur Remillard <aremill3@gmail.com>
Sent: Wednesday, July 28, 2021 2:24 PM
To: Town Hall
Subject: South Peak water problems

Hello Mr Chairman,
my name is Arthur Remillard and I own property at both 7 and 8 Hemlock Dr in Lincoln. I purchased 8 Hemlock Dr, subsequently built a home, and moved in in December 2010 all the while thinking I had town water and sewer - which in my mind included working fire hydrants of course.

I am very concerned about the safety of my home and my family. The homes up there, as you may know, are very close together and a fire spreading from one to another seems to be a very real possibility.

For all these reasons, I respectfully request that the Town do whatever is necessary, including enforcing the agreements between the Town and the Developer, to get the fire hydrants working on my street.

Thank you,
Arthur

- **From:** Crowley, Brian <bcrowley@kensfoods.com>
Sent: Wednesday, July 28, 2021 11:19 AM
To: Town Hall <townhall@lincolnnh.org>
Subject: To Chairman of Planning Board

Mr Chairman, I am the owner of the property at 11 Hemlock Drive in Lincoln. I am writing you concerning the current town discussions regarding the fire hydrant capabilities in the Hemlock Drive area. Specifically, the lack of enough water pressure or volume of water from the hydrants needed for the fire department to deal with a property fire. When I purchased the land about 5 years ago, I was told by the Town that once roughly 27 homes were built in this elevated area the Town had an agreement with the Southpeak developer to install a new water source that would fix the hydrant problem.

There have been several large properties built in the Hemlock area over the last few years that are relatively close to one another. The area is no longer rural. I know I am not the only one concerned with the current problem on my street. I ask that this issue be given the proper attention by the Town and that the original agreements are enforced.

Thank you,

Brian Crowley

