

**LINCOLN BOARD OF SELECTMEN'S
MEETING MINUTES
DECEMBER 13, 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: Town Manager Carina Park, Fire Chief Ron Beard, and Executive Assistant Jane Leslie

Public Present via Zoom: Ryan Fairbrother (Deputy Fire Chief), Paul Beaudin and David Beaudin.

Public Present: Roger Harrington, Debbie Celino, Jim Welsh and Al Poulin

I. CALL TO ORDER

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

Chairman Robinson welcomed Lincoln's new Town Manager, Carina Park to the meeting. Today was Carina's first official day as Town Manager.

II. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING

MOTION: "To approve the BOS public meeting minutes of December 6, 2021 as presented."

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

MOTION: "To approve the BOS non-public meeting minutes of December 6, 2021 as presented."

Motion: Tamra Ham

Seconded: Jack Daly

All in favor

III. BOS MEMORANDUM FOR SOUTH PEAK PERMITS *Discussion cont'd from 12/06/21*

Robinson read a draft memorandum that he composed as part of follow-up to last week's discussion about the South Peak Development Guidelines (to be forwarded to the Planning Board) (*see attached*). Robinson noted that this item will be discussed further at an upcoming Planning Board meeting (January 5, 2022). Robinson also discussed the number of bedrooms for each home in South Peak that shall not be limited by the Town, but will be counted as part of the 2220 limit approved (the Developer or South Peak Architectural Review Board (ARB) has the right to regulate the bedroom limits for proposed homes). Robinson to forward the final draft memorandum to the Planning Board, Planner Bont, Town Engineer Ray Korber and South Peak Developer and owner, Mark Bogosian.

IV. OLD/NEW BUSINESS

Town Manager's Report

Town Manager Park said all went well for her first day at Town Hall. Park added that Finance Director Hart has been processing tax payments as they come in to assist with streamlining the flow of tax money in the absence of the interim Tax Collector, Sandy Dovholuk (Sandy will be away until 12/27/21).

NEW BUSINESS

Just for Kids Holiday Shopping:

Selectman Ham thanked Lin-Wood School for allowing the Friends of Rec to hold their annual shopping event in the school gym.

Chief Beard Updates:

Chief Beard updated the board on a potential arson incident up at the Lincoln Station that occurred last week. Beard also reported that he came across an unlicensed electrician (licensed in another state) that was working at a home construction site up at South Peak, as well as an exterior construction job being done on another home on Governors Lane that did not hold a Land Use Permit. The board thanked Chief Beard for his diligence and contributions to the Town of Lincoln.

BOS/Town Manager Town Property Tour:

The Board agreed to take Town Manager Park on a tour of all of the town-owned property and infrastructure sites, and to also include DPW Director Nate Hadaway. Town Manager Park will coordinate with Director Hadaway and follow up with the board next week on a good date and time.

OLD BUSINESS:**New Town Assessments:**

Robinson spoke with Cindy Perkins of CNP (the town's assessors) and was told that they had met with 105 taxpayers during the allotted timeframe for taxpayers to discuss/contest their revised property assessments (Thanksgiving week). Perkins noted that she nor anyone in her office turned *anyone* away who requested a meeting, and actually had openings on the final day (Saturday) that were *not* booked. Perkins also noted that any taxpayers that continue to have concerns over their assessments can schedule a phone appointment to discuss further with her, and make any adjustments necessary in lieu of the formal abatement process. The board suggested a deadline date of January 5th and noted that all tax bills must be paid regardless, and any adjustments will be reflected at a later date.

Budget:

The board discussed a few additional items for the Town budget, and the board agree to review the final budgets next week.

Joint Lincoln-Woodstock BOS Meeting:

The BOS will be holding a joint meeting with Woodstock BOS on Wednesday, January 19, 2022 at 4:30pm, and then the joint Lincoln-Woodstock Budget Committees will be meeting shortly after that at 5:30pm at Lincoln Town Hall.

Public Participation:

Roger Harrington commented to the Board about the site for the proposed expanded parking lot at the Kanc Rec near the sledding hill, and explained that back in the 60's this property had a tendency to flood, and the board may want to consider this when making plans for the expanded parking project. The board was not aware of this information and thanked Mr. Harrington for bringing this to their attention. Robinson noted they should speak with an engineer prior to beginning any work on this project.

Roger Harrington informed the board that there is also a flooding/water pooling issue at Mr. Duquette's driveway (86 Pollard Road) that goes out onto Pollard Road which began after they finished the work on the sidewalk. Ham said she would reach out Director Hadaway to discuss further.

Paul Beaudin commented that he just received his tax bill as well as his mother's tax bill, and he was not pleased as a taxpayer. Robinson responded that the town portion of the taxes has actually gone down. There was a brief discussion about the recent reval, and Robinson explained that the total tax burden did *not* go up, but it became fairer and leveled the playing field between undervalued property and overvalued

properties. Ham agreed and noted that this has nothing to do with people who have bigger houses, but rather whose homes were assessed correctly, and whose were not.

Jim Welsh commented that his mother's double-wide modular home that she owned and sits on property that he owns, was assessed at \$15k more (\$118k) than what his mother originally paid for it back in 2006 and asked why. The board suggested that Jim reach out to the assessors to discuss this further and possibly file an abatement.

Deb Celino commented that she did speak with the assessors and was told that a good portion of the problem is that out-of-staters are coming in and purchasing property (cash sales) above and beyond the asking price, which subsequently affects the value of everyone else's property (whether it's worth it or not). Celino asked if the billing cycle could be changed because receiving tax bills around the holidays make it more difficult.

Paul Beaudin commented that the board is missing the point, and what everyone is saying is that they don't want to sell their home and move, they have history in the town and want to continue living in Lincoln and pass their homes down to their children, but these high prices are pushing out the long-time residents.

Jeanne Beaudin explained the school district is on a fiscal year (budget ends June 30); the towns' budget is on a calendar year ending December 31, and the tax rate set in October is based on the budget appropriated in March for both the school district and the town. Jeanne continued to explained that anything left over in the budget can be added to the surplus and used to offset the tax rate if they choose.

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

MOTION: "To go into Non-public session pursuant to RSA 91-A:3 (III) (e) Legal
Motion: OJ Robinson Seconded: Tamra Ham All in favor

The Board of Selectmen went into Non-public session at 6:50 p.m.

MOTION: "To re-enter public session."
Motion: Tamra Ham Seconded: Jack Daly All in favor

The Board of Selectmen came out of Non-public session at 7:40 p.m.

VIII. 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: Tamra Ham All in favor.

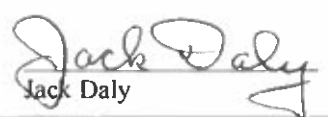
The meeting adjourned at 7:40 p.m.

Respectfully Submitted,
Jane Leslie

Approval Date: December 20, 2021


Chairman O.J. Robinson


Tamra Ham


Jack Daly