

MEETING MINUTES

MAY 16, 2022 – 5:30PM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)

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

**Staff Present:** Town Manager, Carina Park, Executive Assistant, Jane Leslie and Fire Chief, Ron Beard

**Public Present:** Debbie Celino and Jim Welsh

**Public Present via Zoom Video Conferencing:** Paul Beaudin, II

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**I. CALL TO ORDER**

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

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**II. APPROVAL OF MEETING MINUTES FROM PREVIOUS MEETING**

**MOTION: "To approve the BOS meeting minutes of May 9, 2022 as amended."**

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

**MOTION: "To approve the BOS Non-Public meeting minutes of May 9, 2022 as presented."**

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

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**III. 2021 ABATEMENT REQUESTS**

**Sebastian Hamori, 16 Landing Road, (M/L 132-016-000-00-00000)**

The Assessors have adjusted the land value to be more in line with the sale price of \$150k. **Previous Assessment: \$179,200 – Revised Assessment: \$185,500.**

**MOTION: "To grant the abatement request for the revised assessment amount of \$185,500."**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

**Peter & Angela LaCoste, 3 Buck Road, (M/L 132-014-000-00-00000)**

The Assessors have made adjustments to the topography and the depreciation on the house to be more in line with the market value. **Previous Assessment: \$1,107,300 – Revised Assessment: \$1,074,100.**

**MOTION: "To grant the abatement request for the revised assessment amount of \$1,074,100."**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

**David Conant, 14 Riverside Cemetery Road, (M/L 109-014-000-00-00000)**

The Assessors have recommended adding functional depreciation as the interior is all original; no updates have been made, and some features are outdated. **Previous assessment: \$266,400 - Revised Assessment: \$258,300.**

**MOTION: "To grant the abatement request for the revised assessment amount of \$258,300."**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

**Edward & Elaine Whitlock, 24 Forest Drive, (M/L 116-011-000-00-00000)**

Based on the Assessors review, they have recommended adding a land adjustment for the water run-off issue on the back of the property which causes seasonal wetness. **Previous Assessment: \$771,800 – Revised Assessment: \$762,700.**

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**MOTION: “To grant the abatement request for the revised assessment amount of \$762,700.”**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

**Gertrude & Beverly Chase, 26 Maple Street, (M/L 117-001-000-00-00000)**

The Assessors have made adjustments to the functional depreciation and the shed values. The home needs the roof replaced; the floors are worn & peeling up, the windows are outdated and drafty, and the taxpayer is unable to take care of this at the present time. **Previous Assessment: \$99,600 – Revised Assessment: \$89,100.**

**MOTION: “To grant the abatement request for the revised assessment amount of \$89,100.”**

**Motion: OJ Robinson                      Second: Jack Daly                      All in favor.**

**John & Donna Currier Trustee, 36 Forest Drive, (M/L 117-101-000-00-00000)**

The Assessors have adjusted the grade as the kitchen and bathrooms are more of an average construction quality. Assessors have also added a land adjustment for the water run-off issue on the back of the property. **Previous Assessment: \$797,700 – Revised Assessment: \$707,500.**

The Board questioned the \$90,200 assessment differential, and set this abatement request aside for further clarification.

**Albert & Myrna Smith Trustees, 76 Loon Brook Road, (M/L 124-057-000-00-00000)**

The Assessors have corrected the sketch based on the floor plan submitted resulting in less living area. The depreciation and topography have also been adjusted. **Previous Assessment: \$664,900 – Revised Assessment: \$579,500.**

**MOTION: “To grant the abatement request for the revised assessment amount of \$579,500.”**

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

**Dannalea D’Amante Trustee, 188 Black Mountain Road, (M/L 130-096-000-00-00000)**

The Assessors have made adjustments to the land to account for the drainage issues. **Previous Assessment: \$881,000 – Revised Assessment: \$829,200.**

**MOTION: “To grant the abatement request for the revised assessment amount of \$829,200.”**

**Motion: OJ Robinson                      Second: Tamra Ham                      Motion carries.**

***Abstained: Jack Daly recused himself from the vote.***

**John & Donna Daly Living Trust, 186 Black Mountain Road, (M/L 124-057-000-00-00000)**

The Assessors have made adjustments to the land to account for poor drainage and an improperly installed retaining wall. **Previous Assessment: \$881,600 – Revised Assessment: \$759,900.**

**MOTION: “To grant the abatement request for the revised assessment amount of \$759,900.”**

**Motion: OJ Robinson                      Second: Tamra Ham                      Motion carries.**

***Abstained: Jack Daly recused himself from the vote.***

#### **Abatement Request - Consolidated Communications**

George Sansoucy recommends that this 2021 abatement be denied because Consolidated Communications has supplied no support for its allegations in section E and F of the abatement application allegations. Should Consolidated Communications provide new information, or if the company has misinformed the Town as to the inventory of property, Sansoucy will consider those issues when/if they arise.

**MOTION: “To deny the abatement request for Consolidated Communications.”**

**Motion: OJ Robinson**

**Second: Tamra Ham**

**All in favor.**

**Abatement Request – Eversource**

George Sansoucy recommends that the 2021 abatement request be denied. Eversource has presented no information or appraisal to support their request, and Eversource relies upon the Department of Revenue Administration (DRA) value for its abatement which has been found to not be reliable as a valuation of public utility property by the Board of Tax and Land Appeals (BTLA). Should Eversource provide new information, or if the company has misinformed the Town as to the inventory of property, Sansoucy will consider those issues when/if they arise.

**MOTION: “To deny the abatement request for Eversource.”**

**Motion: OJ Robinson**

**Second: Tamra Ham**

**All in favor.**

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**IV. OLD/NEW BUSINESS**

**Town Manager’s Report**

**Granicus Short-Term Rental Management Contract:**

Carina provided the Board with the amended contract and noted that they will be holding their first kick-off meeting with Granicus on Wednesday, May 18<sup>th</sup>.

**Emergency Operation Center (EOC) Grant:**

Representative Annie Kuster has selected the Town of Lincoln’s application for the construction of a new Safety Services Building project and will now move on to the House Appropriations Committee for further consideration. Each Representative may request funding for up to 15 projects in their community for fiscal year 2023 (a handful of these projects may actually be funded).

**NH DOT Scenic Byways Grant Program:**

DOT is requesting additional application information and has extended the deadline to May 20<sup>th</sup> for submission.

**NH DOT Paving:**

DOT will begin resurfacing pavement between Lincoln (Mile Marker 105.9) and Franconia Notch (north/south bound). Road work will be performed during the evening hours between 6pm and 6am, Sunday through Friday.

**North Country Council (NCC) – 10-Year Transportation Plan:**

North Country Council is soliciting projects to be included in their 10-year Transportation Plan. Projects include the following categories: Highway Improvement; Asset Management, Bike/Pedestrian Improvements, Planning Study & Infrastructure related Travel Demand Management. Carina suggested putting in for a corridor management study for Route 112 (NCC is looking for communities with traffic data collection needs). Selectman Ham commented that she is not opposed to a traffic study, however, they need to tread lightly on this matter because the State could potentially make Rt. 112 a four (4) lane roadway which would eliminate all parking on Main Street.

Paul Beaudin commented that the Town should try to get ahead of this situation in light of the continued growth in town (Hotels, South Peak development etc.), and now may be the right time to begin looking at traffic studies which would be beneficial for future development. Selectman Daly agreed with Paul and feels that traffic is and has been an issue in town and something needs to be done sooner than later. Robinson agreed

that the town can at least apply for the traffic management study and have NCC take the lead on this project. Daly asked Carina to look into the EIS (Environmental Impact Statement) study that was previously done to see what mitigation factors were recommended at that time. Robinson commented that this could be useful information, and if North Country Council will take this project on free of charge, the Town should do it.

**MOTION: “To apply for the Corridor Management Study for Main Street/Route 112 with the North Country Council.”**

**Motion: OJ Robinson                      Second: Jack Daly                      Motion carries.**  
**Nay: Tamra Ham**

**Loon Mountain Parking Request:**

Loon Mountain has requested the use of the Kanc Rec parking lot; Mansion Hill field, Community Center, and Industrial Business Park parking areas (Saturday & Sunday only) for additional parking during the Highland Games weekend (Sept. 16-18). NH Scots and Loon Mountain will be providing porta-potties, parking attendants and/or signage, and ensure all areas are cleared of trash. Robinson noted that the town has loam and others materials stored at the Mansion Hill field and these items won't be moved, but Loon is welcome to use these requested areas for parking.

**Hanson Farm Road Fence:**

Carina spoke with DPW Hadaway about the fencing on Hanson Farm Road. The fence was removed for the reconstruction of Hanson Farm Road. Nate explained that during the Hanson Farm Road Repair Project (2016), Town Manager Burbank had made an agreement to compensate the property owner for their share of the fencing that was *not* installed. The Town was unaware that the original site plan approval for this property required a fence along Hanson Farm Road. If the Town now builds a new fence, we would essentially be paying this property owner twice (the Board was not aware of this financial compensation). Robinson suggested that going forward Director Hadaway have a friendly discussion with the property owner to cooperatively come to a resolution.

**One Love Brewery – Use of Memorial Park Gazebo:**

One Love Brewery submitted a Special Event Application (see attached) for Memorial Day weekend, and is requesting the use of the Town's Gazebo on Saturday, May 28<sup>th</sup> for live music from 3pm-6pm. Chief Morris has expressed some concerns with open containers in the green, and is looking for further guidance from the Board. Selectman Daly suggested that one of the conditions for the permit approval is that One Love Brewery hire Police detail for this event. Selectman Ham would like to hear Chief Morris's concerns and recommendations for the event prior to making a motion to approve this application. The Board agreed to have Carina approve the permit if Chief Morris's concerns are all addressed.

**NEW BUSINESS:**

**MS-535 – Financial Report of the Budget:**

The Board reviewed and signed the MS-535 which is the final Financial Report for the period ending December 31, 2021.

**MOTION: “To approve the MS-535 for the period ending December 31, 2021.”**

**Motion: OJ Robinson                      Second: Tamra Ham                      All in favor.**

**Joint Lincoln – Woodstock Selectmen's Meeting:**

Woodstock has a scheduling conflict with the joint BOS meeting scheduled for June and has requested a joint meeting date in July (7/11 or 7/25). Woodstock has also requested that the joint meeting be held in

Lincoln to better accommodate a larger group of people.

**DOJ and Scenic Byways Grant:**

The Board made the following motion so that Carina can execute grant documents on behalf of the Town of Lincoln.

**MOTION: "To give Town Manager Carina Park permission to execute grant documents on behalf of the Town of Lincoln."**

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

**Public Participation:**

*There was no public participation.*

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**VI. 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                      Second: Tamra Ham                      All in favor.**

The BOS went into Non-public session at 6:35 p.m.

**MOTION: "To re-enter public session."**

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

The Board reconvened public session at 6:56 p.m.

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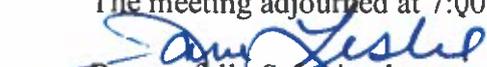
**VII. ADJOURNMENT**

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

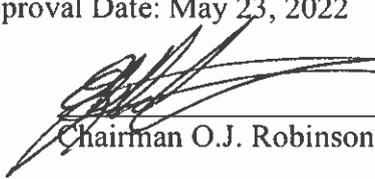
**MOTION: "To adjourn."**

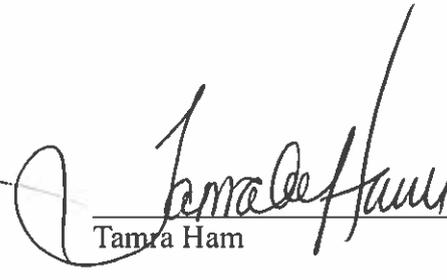
**Motion: OJ Robinson                      Second: Tamra Ham                      All in favor.**

The meeting adjourned at 7:00 p.m.

  
Respectfully Submitted,  
Jane Leslie

Approval Date: May 23, 2022

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Chairman O.J. Robinson

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Tamra Ham

 \_\_\_\_\_  
Jack Daly



**May 16, 2022**

**Board of Selectmen's Meeting**

**Please PRINT Legibly**

Jim Welch  
**(Print Name)**

Jim Welch  
**(Sign Name)**

Debbie Colino

Debbie Colino





**TOWN OF LINCOLN, NH**  
Planning & Zoning Department  
148 Main Street  
PO Box 25  
Lincoln, NH 03251-0025

Phone: 603-745-2757  
Fax: 603-745-6743  
Email: [planning@lincolnnh.org](mailto:planning@lincolnnh.org)  
Web: [www.lincolnnh.org](http://www.lincolnnh.org)

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### Request for Approval of a Special Event

***Instructions to Applicant:*** It is the responsibility of the applicant to complete this application form as thoroughly as possible in order to enable the Planning Board to promptly review the submitted application. The applicant is encouraged to attach pertinent maps, sketches, minutes, letters, or other documents to this application and use additional blank sheets if any of descriptions below require additional space.

Date: 5-28-22

To: The Lincoln Planning Board

The undersigned, as owner or duly designated agent for the parcel(s) listed below, hereby applies for approval of the special event use described herein, including any attachments thereto.

**Categorize the Special Event:**

Concert                      Camping                      Craft Show                      Festival  
Highland Games          Motor Vehicle Rally          Sales                              Other: outdoor concert

**Name of the Proposed Special Event:** One Love Brewery Beirgarten Bash

**Description of the Special Event:** (Include description of all major activities. If more room is needed please use the reverse side)

A summer celebration to start the season. We are planning a band in the gazebo from 3-6pm. Also face painting, hopefully a visit from the Fire Dept for a kid friendly safety visit.

**Tax Map(s) and Lot Number(s):** Map \_\_\_\_\_, Lot \_\_\_\_\_          Map \_\_\_\_\_, Lot \_\_\_\_\_

**Proposed Date(s) of the Special Event:** May 28th from 1-6, music from 2-5

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**Describe the Attendance Expected at the Special Event:** (Note: the Planning Board understands that no one can accurately predict the exact attendance at a Special Event. However, the operator of the special event must propose a reasonably accurate estimate of the number of attendees expected for consideration by the Planning Board. Estimates are required for each day for a multi-day special event.)

We are hoping to have this be a community event with the music. It will most likely be small. I just wanted to be sure having the outside music is alright.

**Describe the proposed parking plan being proposed for the above described special event:** (Note: A plan or sketch, acceptable to the Planning Board, must be submitted with this completed application form. If off-site parking is proposed, a sketch for each proposed off-site area must be submitted and specific numbers must be designated for each parking area. For each off-site parking area, a letter of approval from the property owner, or other documentation acceptable to the Planning Board, must be submitted with this application.)  Not Applicable.

**Describe the proposed traffic control plan to be maintained by the applicant during the above described special event:**  Not Applicable.

**Describe the proposed sanitary waste services to be maintained during the above described special event:**  Not Applicable.

**Describe the proposed water supply services to be maintained during the above described special event:**  Not Applicable.

**Describe the proposed solid waste services to be maintained during the above described special event:**  Not Applicable.

**Describe the proposed vending activities to be conducted during the above described special event:** (Note: A plan or sketch, acceptable to the Planning Board, must be submitted with this completed application form.)  Not Applicable.

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**Describe the proposed police details to be provided by Lincoln Police Department or other law enforcement agencies:** (Note: A contract with the Police Department or a letter from the Police Chief or other documentation acceptable to the Planning Board, must be submitted with this completed application form.)  Not Applicable.

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**Describe any public areas (e.g., public or private roadways, municipal parking lots, etc.) proposed for non-traffic use during the special event:** (Note: a letter of approval from the property owner, or other documentation acceptable to the Planning Board, must be submitted with this application. If a parade is scheduled on a State highway in conjunction with the special event, please attach a copy of the license issued by the State pursuant to RSA 286:2.)  Not Applicable.

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**Describe the proposed on-site and off-site temporary signage to be utilized during the above described special event:** (Note: a sketch, or sketches, or, a detailed listing, acceptable to the Planning Board, must be submitted with this completed application form.)  Not Applicable.

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**Describe any other pertinent information that the Planning Board may want to know about the Special Event**  Not Applicable.

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**Number of Years Being Requested for Approval:** (Note: a "new" special event will be approved for only one (1) year on a trial basis. All other applications may be approved by the Planning Board for either 1, 2 or 3 years, or, permanently approved.)

- Trial 1-Year Approval
- 1 Year
- 2 Years
- 3 Years
- Permanent Approval

**Is a completed "Abutters List" form enclosed with this submitted application?**  
 Yes  No

**Have the necessary fees been paid to the Town of Lincoln?**  Yes  No

**License Fees:**

The Town shall charge the applicants permit fees based upon the following schedule:

**One Day Event**

**Expected Attendance**

**Non-Profit Sponsor**

**For Profit Sponsor**

0 to 500 persons  
501 to 1000 persons  
1001 to 3000 persons  
3001+ persons

\$50  
\$50  
\$50  
\$50

\$100  
\$150  
\$250  
\$300

**Multi-Day Event**

\$50 per additional day shall be added to the one-day event fee for profit making events and \$0 per additional day shall be added to the one-day event fee for nonprofit events.

**Has Town Staff (Police, Fire, Public Works, Planning, Town Manager) reviewed the Special Event Plan?**  Yes  No

**Has Town Staff (Police, Fire, Public Works, Planning, Town Manager) have endorsed the Special Event Plan?**  Yes  No

Applicant (Name Typed or Printed): Jennifer Snyder

Applicant's Address: 166 Pollard Rd , Lincoln, NH

Applicant's Phone Number: 603-531-7209

E-mail Address, if applicable: jennifer@onelovebrewery.com

Signature of the applicant: 

Name of Sponsoring Organization if Applicable: One Love Brewery

Address of Sponsoring Organization: 25 South Mtn Dr. Lincoln, NH

Sponsor Phone Number: 603-745-7290

Sponsor E-mail Address or website address, if applicable: \_\_\_\_\_

**For Use By The Town:**

Date Application Received: \_\_\_\_\_

Initials: \_\_\_\_\_

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Town Manager/Town Planner

\_\_\_\_\_  
Date