

**LINCOLN, NEW HAMPSHIRE BOARD OF SELECTMEN
MINUTES - NONPUBLIC SESSION**

DATE: March 11, 2024

PRESENT: Chairman O.J. Robinson
Vice Chair, Tamra Ham
Selectman, Jack Daly



N
N
N

MOTION TO ENTER NONPUBLIC SESSION MADE BY: OJ Robinson **Seconded**
by: Tamra Ham

SPECIFIC EXEMPTION RELIED UPON AS FOUNDATION FOR THE NONPUBLIC SESSION:

 RSA 91-A:3 II(a) - The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him, unless the employee affected (1) has a right to a meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

 RSA 91-A:3 II(b) - The hiring of any person as a public employee.

 X **RSA 91-A:3 II(c)** - Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the body or agency itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

 X **RSA 91-A:3 II(d)** - Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

 RSA 91-A:3 II(e) - Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with anybody or board shall not constitute a threatened or filed litigation against anybody, board, or agency for the purposes of this subparagraph.

 RSA 91-A:3 II(f) - Consideration of applications by the adult parole board per RSA 651-A.

 RSA 91-A:3 II(g) - Consideration of security-related issues bearing on the immediate safety of security personnel or inmates at the county correctional facilities by county correctional superintendents or their designees.

 RSA 91-A:3 II(h) - Consideration of applications by the business finance authority under RSA 162-A:7-10 and 162-A:13, where consideration of an application in public session would cause harm to the applicant or would inhibit full discussion of the application.

- _____ **RSA 91-A:3 II(i)** - Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life.
- _____ **RSA 91-A:3 II(j)** - Consideration of confidential, commercial, or financial information.
- _____ **RSA 91-A:3 II(k)** - Consideration by a school board of entering into a student or pupil tuition contract.
- _____ **RSA 91-A:3 II(l)** - Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.

ROLL CALL VOTE:

OJ Robinson

Jack Daly

Tamra Ham



N

N

N

THE BOARD ENTERED NON-PUBLIC SESSION AT 6:45 AM/PM

OTHER PERSONS PRESENT DURING THE NONPUBLIC SESSION: Town Manager, Carina Park

BRIEF DESCRIPTION OF THE SUBJECT MATTER DISCUSSED AND ANY FINAL DECISIONS MADE:

The Board discussed a proposal from a developer regarding the Campers World Property, and a legal update from Town Counsel, Jason Dennis.

NOTE: RSA 91-A:3 (III) Minutes of proceedings in nonpublic session shall be kept and the record of all actions shall be promptly made available for public inspection, except as provided in this section. Minutes of such sessions shall record all actions in such a manner that the vote of each member is ascertained and recorded.

Minutes and decisions reached in nonpublic session shall be publicly disclosed within 72 hours of the meeting, unless, by recorded vote of 2/3 of the members present **taken in public session**, it is determined that divulgence of the information likely would affect adversely the reputation of any person other than a member of the public body itself, or render the proposed action ineffective, or pertain to terrorism, more specifically, to matters related to the preparation for and the carrying out of all emergency functions, developed by local or state officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life. This shall include training to carry out such functions.

In the event of such circumstances, information may be withheld until, in the opinion of a majority of members, the aforesaid circumstances no longer apply.

MOTION TO RECONVENE THE PUBLIC SESSION MADE BY: OJ Robinson
SECONDED BY: Tamra Ham.

ROLL CALL VOTE:	<u>OJ Robinson</u>	<u>Y</u>	N
	<u>Jack Daly</u>	<u>Y</u>	N
	<u>Tamra Ham</u>	<u>Y</u>	N

THE BOARD RECONVENED THE PUBLIC SESSION AT 7:36 AM PM

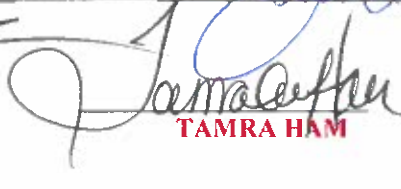
Shall the minutes be publicly disclosed? Y N
If No, the following motion is required in the public session:

MOTION MADE BY: OJ Robinson, SECONDED BY: Tamra Ham, to not publicly disclose the minutes because it was determined that divulgence of the information likely would:

X Affect adversely the reputation of any person other than a member of the public body itself,
or
Render the proposed action ineffective, or
Pertain to terrorism.

ROLL CALL VOTE:	<u>OJ Robinson</u>	<u>Y</u>	N
	<u>Tamra Ham</u>	<u>Y</u>	N
	<u>Jack Daly</u>	<u>Y</u>	N

Minutes Recorded by: Jane Leslie

 OJ ROBINSON	 TAMRA HAM	 JACK DALY
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Camper World Development Agreement Points

- Town assigns contract to Copley at time of signing of developmental agreement.
- Town to receive a total of 20 acres location to be determined for affordable housing development at no charge. The town will receive a minimum of 5 acres within Phase 1 of project. Town cannot sell land to a third party without Copley approval. Copley to maintain design review and approval. Copley to have first right to build out projects.
 - Unit yield on 20 acres could be as much as 400 – 600 units depending on housing type and density planned.
- Town to actively solicit federal and state grants for mutual interest project infrastructure improvements, to include bridge, water, sewer & general road development costs. For any grants received by the Town's sole efforts toward mutual infrastructure improvements Copley will within 24 months will invest 50% of the grant value towards an affordable housing project reviewed and approved by the Town. If the town receives a matching grant Copley will fund the match, though no further bonus towards a specific affordable housing project to be provided.
- Copley's master plan will have a strong focus around recreation for all 4 seasons and long term / year house housing.
- Copley will work with the snowmobile club to relocate snowmobile trails to be located along the river to maintain and continue current trail connectivity. In spring, summer and fall seasons the trails can be accessed for activities such as walking, hiking and biking. Long term Copley has a desire to expand and increase trail network throughout parcel.
- Housing projects targeted for long term housing will be a mix of rentals & available for purchase. Housing types to include but not limited to apartment buildings, condo buildings, townhouses, single family homes and tiny homes.
- Copley's housing yield to be determined by taking total parcel sqft and dividing by 15,000. If town provides a bonus greater than what is typically allowed those specific housing units will be included in Phase 1 and will be sold at build cost with deed restrictions on personal income and future sale price increases.
- Copley agrees to build housing units geared for long term housing and those specific units will be deed restricted to not allow short term rentals.
 - 50% of the residential units between 0-200 will be deed restricted (100 units deed restricted units)
 - 25% of the residential units between 201-450 will be deed restricted (62 units deed restricted units)
 - 10% of the residential units between 451+ will be deed restricted (TBD units deed restricted units)

