

LINCOLN BOARD OF SELECTMEN

APPROVED

MEETING MINUTES

MARCH 27, 2017

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

Board of Selectmen Present: Chairman - O.J. Robinson, Selectmen - Jayne Ludwig and Tamra Ham.

Staff Present: Planning & Zoning Administrator Carole Bont, Recording Secretary Wendy Tanner.

Public Present: Joe Bossie, Grant Clark, Fred Nemeskal, Lisa-Jane B. Philbrick, Kelly R. Philbrick.

Kim Pickering, Stuart Anderson, Mike Donahue, Roger Harrington, Taylor Beaudin, Rex Caulder, Justin Roshak, David Beaudin, Kenneth Mack, Debbie Celino, Jim Welsh, Jennifer Whitman, Carol Riley, Gail Tremblay, Paul Beaudin, Kevin Sullivan, Delia Sullivan, Larry Berg, Myles Moran, Mike Simons, Tammy Dutilly, Karin Martel, Hanna Vollmer, Sara Holland, Mary Lauriat, Mary Jo Levitsky.

CALL TO ORDER at approximately 5:30 PM

Chairman Robinson called the meeting to order at 5:32 PM.

WORKFORCE HOUSING - Discussion

Robinson gave an overview of past meetings as well as where we are today.

The selectmen agreed that the land at the bottom of Mansion Hill should rule out the use as workforce housing for several reasons. The compatibility to the current neighborhood and future use of the land for other purposes were two of the reasons.

This meeting was called to discuss with the residents the Business Park land and what the best use of the land would be to affect economic development in the Town of Lincoln.

Lincoln is a seasonal town, with a huge demand for workers in the winter ski season and summer/fall tourist season and lulls in between. Year round employees find it difficult to find places to live locally which is effecting the growth of businesses in Lincoln.

Tamra Ham pointed out the New Hampshire RSA 674:59 I. on Workforce Housing and RSA 204-C:1 XXII.- Definitions of Multi-family housing. Ham said that the Board is mandated to include zoning for Workforce Housing and as Selectmen are legally bound to provide for it, which is one of the reasons for these meetings.

Below are some of the questions asked by residents:

Q: "Does the law say it has to be town land?"

A: "No, it needs to be in the town."

Q: "Will 70 new kids in the school system have an impact on the quality of education?"

A: "If the students are all average students it will not affect the quality of education or the value. If the students have physical needs or special education needs, that would be different. The question was asked to three different schools and all said with average students there would not be a noticeable difference."

Q: "How is it that the town can change a current business zone into a residential zone?"

A: "A change of zone would have to go before the voters at town meeting. However, if someone wanted to purchase the land for purposes other than what it was zoned for, they could go before the ZBA for a variance, but would have to meet the criteria for a variance."

Tammy Dutilly expressed that she was against selling town property and did not think that the Town had any excess property to be sold. Dutilly was against using town land for workforce housing in Lincoln because of the tax breaks they receive and because the people that live there cannot be guaranteed to work in the Lincoln or Woodstock areas. Dutilly believed that added costs to the taxpayers would be a burden and headache, noting that there was talk of a sidewalk being built to accommodate the workforce housing that would be funded by the taxpayers.

Ham asked if the lots were used for workforce housing, how many lots would be left for small business purposes. Robinson said three, one of which may be reduced in size to accommodate a turnaround.

Robinson said that rules came from the Planning Board that stopped dormitory type housing in that only three unrelated people can live in the same house.

There is a parcel that the town owns in the business park that has frontage on Connector Road. Roger Harrington asked if there was a right of way through that lot. Robinson said that there is no right of way, the lot is owned by the town and it is 59 feet wide on Connector Road.

Kelly Philbrick asked about the impact to the sewer system and that this size building will only expedite what will be required in the future for the sewage treatment facility. Robinson said that the EPA regulations are what will change our sewer system. If the town is forced to go to a contained sewer treatment facility and we are forced to eliminate open ponds, 40 units in a workforce housing building will not make a difference in the cost it will be to change the system. If the town is allowed to keep this open system, there is excess capacity for this project. The water treatment system is 1.5 million gallons and can be boosted to 2 million gallons.

Ham said that workforce housing could not hookup to water and sewer without paying the water tap fees, sewer tap fees and bedroom impact fees as required by the town.

Ludwig said that it is a onetime fee but at this time we do not read water meters.

Robinson added that the town requires meters to be installed, but we do not read them. Some of the older houses have outdated water meters. The current dilemma in Lincoln is that if we start reading water meters and charge by the gallon that will shift the burden to the residents who vote versus now where a lot of that burden is on the nonresidents who use very little water.

Ham said that it was to update the meters so that if some one's toilet is running and they are in Florida for the winter the town will know to notify them. Or if a condo owner leaves their water running all winter so they can turn their heat down and the pipes won't freeze, the town will know it. To read meters at this time would be for conservation purposes.

Robinson was looking for input from the residents whether the town should not sell the land and keep it for future use, such as a fire station, community center or a new town hall, or should the town be focusing on the businesses which were the original intent for the property, or would there be a bigger economic impact if workforce housing was built.

Ludwig thought that a financial analysis should be completed.

Ham said it is not that the land has to be sold; it is not a financial burden to the tax payers. It is just figuring out what is the best use for the land.

Myles Moran said that the decision would not be an issue if there was more land. In Bethlehem they are getting ready to add 24 more units of housing because they have land that is available at fair market value. Moran did not think there was enough to be gained in lot sales in Lincoln that would override the need for future land that the town will need. Moran thought that the town should take those lots off of the market and save them for future generations in Lincoln. Moran said that Conway has not been able to create affordable housing for the past 10 years because they have the same problems as Lincoln in that they do not have the land available. Moran reiterated that the land should be taken off the market and that AHEAD should keep looking for private land that will suffice for them.

Hanna Vollmer said that there are college students from Plymouth that would like to live in Lincoln.

Lisa-Jane Philbrick has never thought that because she worked in town she would need to live in town.

A long discussion about who can and cannot afford to live in Lincoln ensued. People that grew up in Lincoln and had children here and now their children would like to live here and cannot afford the cost.

Taylor Beaudin asked what the average rent would be in a workforce housing unit run by AHEAD.

Larry Berg from AHEAD answered that the average rent would be about \$750 per month for a 2 bedroom unit. AHEAD is a not for profit organization and rent is not subsidized by the government.

Carol Riley asked what the median income is in the Town of Lincoln. That question was not answered but a long discussion ensued about what type of people would be renting from AHEAD. The workforce that is only seasonal may not make enough money to qualify, whereas others, like police officers may qualify. Rent is based on income between \$23,000 and \$40,000 for one person, but if you have two people in one unit and they both work, the income level is higher, as is the rent.

A long discussion ensued about people that grow up in Lincoln and are not able to afford to live in Lincoln once they leave their parents' house. There were views both ways on this topic and many people thought their kids should be able to grow up in the town they did, others understood that the town has changed and children could not afford homes or could not make a livable wage in Lincoln.

Kevin Sullivan asked if the Board investigated any other companies to develop workforce housing. Robinson said that the Board has not contacted any other companies. The Chamber of Commerce working with AHEAD came to the Lincoln Select Board. Robinson said that it would make sense to look at other companies.

Justin Roshak asked if Lincoln should be trying to attract young people and if so would this plan help with that. There has been a lot of talk about Lincoln's demographic and economic future, and how the choices about how Lincoln uses its land affects them. Should one of the town's primary goals be attracting young people?

Ludwig said that we should always have young people and it was good to have young people in town but the reality is that the Town of Lincoln is an aging town and a retirement town "a bedroom" community.

Robinson said that Lincoln does attract young people having Loon Mountain in town as well as all the summer attractions and services.

Robinson read two letters into the minutes (see attached).

Dave Beaudin said that the Select Board has already made the determination not to use the property at the bottom of Mansion Hill and said that this property at the Industrial Park is very similar, surrounded by residential properties and wondered what the difference was since the properties are similar.

Ham said that the main reason for not wanting to use the property at Mansion Hill was because the property was a good size (several acres) and could be used by the town in the future, where the property at the Industrial Park was already for sale and was already land that the town had intended to sell. Ham reiterated that the property at the bottom of Mansion Hill is some of the last land that the town has if it needs to expand its infrastructure and Ham did not think it should be sold, "ever". Ham did, however, believe that since the business park was already for sale and not something the town intended to keep for themselves, it was a possibility for workforce housing.

Robinson agreed with Ham that the land at the Industrial Park was already earmarked to be sold to enhance the economic climate of the town. Robinson questioned if using this property for workforce housing was the best use of the land and if it would enhance the economic viability of the town more than three more businesses on the same lots.

Dave Beaudin said that as a taxpayer he would be opposed to selling the Industrial Park land for workforce housing. David Beaudin said that he may be swayed if he was receiving a 10% tax cut on his bill too because he is part of the workforce who lives here and works here and does not get a 10% cut on his tax bill. Ham asked if it would change his mind if they paid full taxes, forever. David Beaudin said that if they were to purchase land in town, but not town owned land and paid full taxes, he would be agreeable to it. David Beaudin also said that Loon Mountain had excess land that they had employee housing on at one time, but they sold the land.

Kevin Sullivan asked about the land behind the Community Center that was mentioned in the letter that was read. There was a brief discussion about the land, but there is no excess town owned land behind the Community Center. Ham thought the letter spoke about the parking lot beside the Community Center. There was a brief discussion about the land in question.

Mike Simons who is employed by the Mountain Club on Loon said, three years ago Simons bought a condo because there was no place to rent. Simons said that because Lincoln is an aging community, the long term benefit to having career young people here in town are great. Lincoln is an aging workforce and someone needs to take our places. If the economy falls apart and everybody's property values go down, this problem goes away (Agreeable laughter). If you look at other ski areas and resort towns, they are busing people in. So all the community houses and the houses that the residents live in, they go away because the money rolls in and the town gets bought out completely. So you want to maintain your community culture by having people here. One reason they justify the school and the cost of the school is so that we have educated students and educated employees in town. But what you hear a lot is that they are all leaving town. Another part of ski areas is that they are made up of young people, skiing is a young sport. Simons said that the young people that are here, these businesses and condominium owners paid for their education, a good portion of it. The Mountain Club had to raise paygrades 20% to draw people in, but that cost is continually worn by the business and fewer businesses move in, they find someplace else with a lower wage class. Simons agrees with Ludwig's idea to do a financial analysis on what the contributions did and also what the wage rates have done over the last few years.

Lisa-Jane Philbrick said that working the numbers quickly, it would cost less money per month to buy a two bedroom unit at Mansion Hill Condominiums than to rent a 2 bedroom unit from AHEAD. "And Mansion Hill Condominiums has a pool.

Robinson said that he hears a lot that there are not enough opportunities for younger people and that we want to keep Lincoln, a Lincoln community. Lincoln is not going to stay a Lincoln community if all of the homes on Church, School and Maple Streets are bought up by outsiders and used seasonally and young people do not have a place to raise families. Lincoln is going to become a town of retired people and seasonal homeowners. That young family that cannot find a place to live in Lincoln, that have professional jobs, won't be able to find a home. People have talked about workforce housing as a detriment to community and is that going to be the case, or will that be what sustains us as a community of young vibrant families making this a community.

Ham's opinion is that it is a step in the right direction.

Grant Clark asked, with workforce housing, what sort of revenue would it bring in to the town? Would it be beneficial to move toward the business aspect and allow more businesses to enter the industrial park? There could be an argument about what sort of revenue a business would bring to the town. Clark's question was what sort of revenue are we looking at, are we looking at the workforce housing providing more revenue?

Robinson said that the revenue to the town if we sell the lots for \$70,000 dollars for someone to build a business or \$70,000 for someone to put in workforce housing, it would be revenue neutral for the town, either one would be the same. If we look for the ultimate economic impact to the town, you would have to make some conjectures and assumptions as to if it were a business and they employ 4 people and the average wage was \$40,000, what economic impact does that have, and can they find employees, versus

if you have 40 units and pick a number of employees, 40, 60, 80, what is the economic impact of that by allowing the Mountain Club or RiverWalk or Whales Tale to hire year round quality people, and the residual of those people to work and spend money in town. Someone from Thornton is more likely to spend grocery money in Plymouth at Hannaford or gas money at exit 28, versus if they live in Lincoln that money gets re-circulated in Lincoln and has an economic impact here.

There was a long discussion using different numbers and assumptions figuring impacts to the town.

Jen Whitman thought it was difficult for people that lived in Lincoln and had good jobs to purchase a house in Lincoln. Where the National Forest occupies 93 % of the Town of Lincoln, Whitman asked if federal land has been researched for this need. Jen Whitman said that we need roofs over our heads, clothing and education. She said that the fighting and bickering needs to stop, if we are really a community then we need to try and come together as a community and figure out this problem.

Ham said it is an act of congress to buy federal land. The town did look at state land to use for this purpose and we were denied for legitimate reasons. Robinson said that we did look into state land and were told this would not be a high priority for state land use.

Fred Nemeskal asked what the estimated tax income would be if they built the workforce housing. Nemeskal asked if there is going to be enough money coming in, in taxes if 100 new kids come into the school.

Robinson asked if we had an average price per unit for assessment.

Taylor Beaudin said that each time the Board is asked how much money workforce housing would bring in to the town they were unable to answer. Robinson agreed but said that there were too many variables to answer the question right now.

Myles Moran asked if the Board would consider putting workforce housing out to a ballot question at Town Meeting next March.

Ludwig said she would agree for it to be voted on at a Town Meeting.

Mike Simons said we are comparing if the town should keep the property for business or for housing. Without an analysis there are not any of the financial ideas of what is going to generate if you sold it for business. It is all up in the air and if it is not assessed at that much, you are not going to get that much from it.

Robinson said that the Board would be comparing one set of assumptions to a different set of assumptions. There was a long discussion using assumptions to come up with hypothetical numbers for both workforce housing and businesses. Using Lincoln Green with 35 units as an example, Bont said that it is assessed at approximately 2.02 million dollars with a tax bill of \$26,771 for the year of 2016.

Sullivan reiterated that the business park should be marketed properly to see if businesses would move in.

There was a three minute recess.

A discussion started about how to guarantee that people are going to work in Lincoln that live in the housing that is built. It is against the law to restrict living to people who work in the town. If the businesses that needed the workforce owned the housing, they could then restrict the housing to their own staff. But then dormitory style living may ensue and that is objected to by many people in town.

Myles Moran asked if an individual business owner wanted to buy one lot and put up 10 units, they could get a variance from the ZBA and they could build what they need. Not dormitory housing, but single family units. Moran said that the problem should be pushed back onto the big corporations that are coming into town looking for a workforce to run their business.

Ham said that would eliminate the residents whose children want to work and live in the town.

A discussion ensued discussing other land in town. There is other land, not town owned land that is for sale in town, but that land will not be sold for "fair market value" as is required by the AHEAD group.

Selectmen's Views

Ham said that doing a cost analysis is not going to be effective because it speculates on one thing versus speculating on another. There is definitely a need for workforce housing in town. Ham said that she would have a hard time selling town land at fair market value for one purpose and not another. Ham would have a hard time saying no to one and yes to the other because of its delineation, discriminating against workforce housing versus businesses. Ham believes that if the town is going to sell town land at fair market value, we are going to sell it period. Ham disagrees with sprinkling in housing around an existing business. Where the proposal was to cordon off a piece and have its own entrance and exit logistically works, Ham would not agree with having the entrance to the workforce housing come in that same road and going past the business. Ham thought that fencing the property off or gating it and having its own entrance made sense.

Ludwig said that she has heard a lot from taxpayers in the first two meetings that Lincoln residents were not for this at this time. Ludwig is saying no at this time because that is the majority of what the taxpayers have been saying in the past three meetings. Ludwig mentioned that we should have a cost analysis completed. A wage assessment should be sought in comparison with workforce housing and the resulting number of employees that could actually afford to live in workforce housing. By these means we could answer some of the questions from the public regarding taxes and best meet the needs of town employees who need housing. It does not matter where residents work once they live in workforce or any housing in Lincoln. Based on past surveys, 80% of us travel to and from other places; it is the way Lincoln has always worked. Ludwig has not heard from business men that these apartments would really help them. Ludwig liked the way Myles Moran said sell it to a group of business folks. Ludwig does not think the town has researched uses for this property to sell it and market it as an Industrial Park. Ludwig thought that the Board owes it to the folks that initiated the Business Park to look into the marketing of the property.

Robinson said that the town cannot stop the continued conversion of private houses to seasonal uses. The town is going to continue to see the housing stock decrease because the houses on Church, School and Maple Streets are going to be bought up and used for a seasonal rental purposes. A project like this would enhance the housing stock of the town because as a landlord, AHEAD or a group of private businesses could restrict the use of these units from being used seasonally and they would have to be a primary residence for people. That would greatly benefit the businesses by being able to be used for workforce housing and not seasonal people coming up here. We are always going to be a resort and always going to be a desirable place to live but we need workers to be here to enhance that. The use of the business park as workforce housing, with any reasonable set of assumptions in doing a comparison, will far outweigh the use of businesses from an economic standpoint. If we sell a lot for \$75,000 it doesn't matter who we sell it to, it is the same instant revenue for the town. Robinson said that as an ongoing use in the future, having those units reserved for full time residents that would work in town, could only happen if the property was sold to a private business. Either to a private business or to a group like AHEAD, Robinson believes housing will enhance the economy of Lincoln more than three more businesses. More importantly, it will help retain the community aspect of Lincoln. This is going to be a place for families to afford to live, short term, until they can afford a house or a condo. We will continue to have a vibrant community with young families being able to afford to live in the town. People that are working in retail or the service industry are not going to find a home, but people that have a good paying job will be able to find a home. Robinson believes that it is more important that the town look at the economic impact of the sale more than the instant revenue. If the town sells this land and it is \$75,000 a lot times three lots plus something else for the two additional pieces, that will not impact the town in the very much in the long term. Robinson thinks that the long term look is what the Board should focus on and what value that land can be used for. With that being said, the Board has

received more push back on this issue than anything Robinson has ever dealt with except for the dispatch center. Robinson does not want to do something that the town residents and taxpayers will be negative about. Maybe this is just a start of the process, the communication. Maybe we look into does a group of people or local businesses want to buy this. Robinson does like the idea of promoting the sale of the two pieces between Sullivan and Burndy if we are going to sell anything in the near future and not sell anything beyond a year or five years from now, we wanted that big piece of contiguous land for non-business park purposes. If we only sell one lot in the next five years, Robinson would rather see the lots between Sullivan and Burndy sold. Robinson thinks this is a great opportunity and that AHEAD has the funding, grant and management skills to make this happen more than a private developer who would not have the resources in government funding or grants that AHEAD is able to receive. Robinson said that as much as he believes in selling this property for housing, he is not ready to vote to say that he wants to do this to spite the opposition. Robinson would like this to be seen as a first step on the continuation of this topic.

Joe Bossie asked if the town allows AHEAD to put their establishment in, what prevents the other land owners in the business park from doing the same thing. Robinson said that it would not be automatic. But if AHEAD went and built a higher density building in that zone could someone else do the same thing; they could come to the ZBA to apply. There is no guarantee that it would pass.

Ham said that could happen anywhere in town on any piece of land at any point and could go before the ZBA for any type of variance.

Joe Bossie said that the folks that purchased their land in the business park they were under the assumption that it was going to be all businesses. If everyone around them started putting in apartments, it null and voids the objective to promote this land.

Ham agreed that it is unfortunate and it is a great opportunity at this time for the town to do this. As much as Ham agrees with the need, Ham personally agrees that the town should do this. Ham explained that she is not sitting here for her personal needs but for the residents. Ham said that there are more residents that do not want workforce housing than there are that do so for that reason Ham cannot go along with it.

MOTION that after looking at the market value, the town continues to offer the sale of lots 109-018 and 109-019 for Small Business Development and that the town stop offering for sale any lots beyond that in the Business Park so the town can have a continued discussion on workforce housing and other uses for lots 109-021, 109-022, 109-023, 110-022 and 110-023.

Motion: OJ Robinson Second: Tamra Ham

Ludwig asked if the Board could put a time limit on the motion to put the lots back up for industrial use in the future.

Robinson said that if it was voted to do it for only a year, it could be out voted in a month or two. The Board should offer them for sale and welcome input on pricing and structure and marketing. If the Board is looking to sell them to bring business here, Robinson thinks they should be at market rate.

Lisa-Jane Philbrick said that the Board should decide what to do with the two lots but have not said what you are going to do with the other four lots, whether it was business or possibly a change to residential.

Robinson said that his motion is to not offer them for sale at this point, which would allow that to be a contiguous piece of property and at some point down the line, if they sold 18 and 19 and the next one is going to disrupt the contiguity. Robinson thinks we should have a discussion about affordable housing and workforce housing. Does the town put something on the ballot next year in March?

Delia Sullivan asked about the two lots on the right of their lot and if they evaluate at \$60,000, say you have four guys come into the town that all want one, would you sell the other lots. Ham said that the Board would have that conversation at that time.

Robinson said that the Board would need to revote this motion at that point.

Ham said that if the first two sell and someone comes and says I want this one and this one, the Board would be foolish to say no. Robinson said to remember that it is not just the \$70,000 for the lot that they are interested in. The Board is interested in what will happen on that lot that will bring in economic viability to the town.

All in favor. Unanimous positive vote.

Robinson said that this type of meeting is a very helpful process for the Board and thanked people for their attendance.

Gail Tremblay said that this was the best meeting and thanked the Board.

David Beaudin asked why didn't the Board bring workforce housing up to discussion at Town Meeting when there were more residents there.

Ludwig said that the Board talked about doing that.

David Beaudin thought it would have been a good opportunity to talk about it then.

Robinson said that there are a lot of taxpayers in this town that would not be able to be here on a Tuesday night so there would be pros and cons to that.

Ludwig thanked Larry Berg from AHEAD, for being here and for his participation in the last two meetings.

REVIEW AND APPROVAL- MINUTES OF THE PREVIOUS MEETING

- March 20, 2017

MOTION to approve the minutes of March 20, 2017 as amended.

Motion: Tamra Ham Second: Jayne Ludwig All in favor

MOTION to approve the nonpublic Minutes of March 20, 2017 at 2:15 p.m. as presented.

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

MOTION to approve the nonpublic minutes of March 20, 2017 at 6:54 p.m. as presented.

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

Planning Board Assignments

Motion to elect Callum Grant as an alternate on the Planning Board for a term of three years.

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

The Board reviewed and signed the billing of property taxes on a semiannual basis.

Abatement Request

MOTION to abate the sum of \$102.47 from 3 Riverside Terrace, Unit 1E, owned by Scott and Denise Karas. The fee includes interest of \$83.47 and costs charged of \$19 as of March 17.

Motion: OJ Robinson Second: Jayne Ludwig All in favor.

Statement of values from DRA was reviewed by the Board. Robinson read, "based on the enclosed survey we have determined the median ratio for the land, buildings, and manufactured housing in your municipality for the tax year 2016 to be 98.4%."

Public Input

Minutes

Tammy Dutilly asked if the letters that were read could be attached to the minutes. Dutilly did not think that attachments always were attached. Dutilly was asked that if she finds that attachments are missing to please notify either Wendy Tanner or Jane Leslie and attachments will be added.

Cable Channels

Tammy Dutilly asked if when signing the contract to the cable company the Board could ask them if they would consider another channel (ME TV). Spectrum, formerly Time Warner will be the cable company. Ludwig said the Board is aiming for a 5 year contract. Robinson said that channel lineup is not part of the contract but the Board will ask.

Infrastructure Capacities

Myles Moran said that last week at the Planning Board meeting there were a couple of requests put in of people who might want to put up large structures with multiple units. Moran wondered if the town has a number on how much water there is in town and what the sewer capacity is and how much more development the current infrastructure can handle.

Ludwig said that we are looking into other water sources in this town to enlarge the current water capacity. The sewer may need to be covered and enlarged at some point as well.

A brief discussion ensued about enlarging the water capacity and developments in town that have hundreds of units approved and how it will affect the current system.

There was a discussion about other sources of water and meter reading. For conservation purposes the meters will be read at some point but a date was not set. Different ways to bill for water were discussed.

Planning Board Seats

Myles Moran asked if there are any available seats for alternates on the Planning Board.

Robinson said that the board is full. Starting next year the 5 board members will be elected and the alternates appointed. There was a long discussion about appointed versus elected positions.

Louann Lane and O'Brien Ave

Myles Moran asked if the rights of way that he and Tom Tremblay had come before the Board to discuss had been researched. A follow-up on Louann Lane and O'Brien Ave will be done.

I. NON PUBLIC SESSION *Pursuant to RSA 91-A: 3II (a,c,e,d)*

MOTION to enter nonpublic session at 8:53 PM

Motion: OJ Robinson Second: Jayne Ludwig All in favor.

MOTION to leave nonpublic session at 9:12 pm

Motion: Tamra Ham Second: Jayne Ludwig All in favor.

II. ADJOURNMENT

After reviewing the weekly accounts payable and with no further business to attend to, the Board made the following motion.

MOTION: "To adjourn."

Motion: O.J. Robinson Second: Tamra Ham All in favor.

The meeting adjourned at 9:15pm.

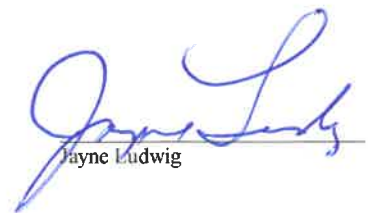
Respectfully Submitted,

Wendy Tanner

Approval Date ____/____/____


Chairman O.J. Robinson

Tamra Ham

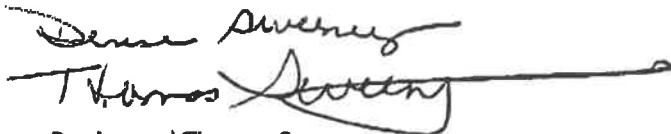

Jayne Ludwig

3/22/2017

RE: Workforce Housing Development--Opposed: Meeting Monday 3/27/17 at 5:30 PM

The meeting taken place Monday 3/27/17 at 5:30 PM on Workforce Housing; we are not able to attend. We live in Connecticut and will not be available for this meeting. We own property at Mansion Hill Condominium 11-6 Robin Road, Lincoln, NH, since 1990. The project to build workforce housing, we are total against. We feel that the area is not conducive to additional bulk housing putting a strain on town facilities, services and the school district. The state and towns of New Hampshire are having a hard time meeting financial responsibilities of town and state facilities, services and school districts' budgets. There will be additional public services to the site expected to be served by the development, tax burdens, traffic concerns, environmental concerns, school budget impact, and crime increases as safety decreases. Developers asking for any type of tax concession from the state or local governments should be a NO in order to protect Lincoln's current residents. To add a workforce housing project will be hurting the residents of Lincoln and children that need to be educated in Lincoln. Workforce Housing will be adding to the town's toll and will force the town to add taxes by increasing the assessments and mill rates in order to cover facilities, services and school costs.

Thank you,

The block contains two handwritten signatures. The first signature is "Denise Sweeney" and the second is "Thomas Sweeney". Both are written in dark ink.

Denise and Thomas Sweeney
11-6 Robin Road

March 27, 2017

Lincoln Board of Selectmen

Re: Affordable Housing

I'm Bill Conn, lifetime Lincoln resident, I'd like to go on record as being opposed to selling Lincoln owned property for affordable housing. First I'd like to clarify selectmen Robinson's 1st. Paragraph of his summary of work force housing proposal. I was appointed by Dick Brown, Lincoln Town Manager to the Industrial Park Committee, which was spearheaded by Mark Resnick, Lincoln Town Planner. The mission of the committee was to come up with a proposal to solve the problem of home based businesses. After numerous meetings and a town survey we proposed to divide this parcel into 9 affordable lots. In the proposal we presented "affordable lots" meant in the \$40,000.00 to \$50,000.00 range. Like I said the main objective was to not have home businesses in the village. At one point when this issue was in committee Burndy's approached the town about purchasing that parcel and the decision was made to not sell that parcel to them. The committee and the survey felt that parcel should be set aside for mom and pop businesses whether it took 50 years to develop it, it would always be there for that purpose.

If the Town of Lincoln feels they should sell property how about the parcel behind the community center or the old pit next to the Kank Rec Area since those properties do not have a designated purpose?

I'd also like to make the point that Loon Mt. and The Mt. Club were faced with this situation and they purchased housing for their employees.

Lastly I'd like to make the point if there's no land for affordable housing in Lincoln where is the land for these new businesses we're trying to attract.

Thank you,

