

Town of Lincoln
Board of Selectmen Meeting Minutes
November 28, 2011

Board of Selectmen Present: Chairman Peter Moore, Selectman Patricia McTeague and Selectman O. J. Robinson.

Staff Present: Town Manager Peter Joseph, Finance Director Helen Jones, Planning & Zoning Administrator Matt Henry, and Administrative Assistant Brook Rose.

Public Present: Tamra Ham and Pat Romprey.

I. CALL TO ORDER

Chairman Peter Moore called the meeting to order at 5:40PM.

II. APPROVAL OF MINUTES

MOTION: "To approve the minutes of November 21, 2011 as amended."

Motion: O.J. Robinson Seconded: P. McTeague All in favor.

III OLD / NEW BUSINESS

Kanc Rec Building

There was a brief discussion regarding two invoices for the electrical repair work done at the Kanc Rec building. H. Jones informed the Board that the total cost for the repairs is approximately \$11,000 and she would like the Board's opinion as to whether to pay the invoices out of the Kanc Rec Equipment Capital Reserve Fund or to pay it out of contingency. It was the Board's opinion that the repairs were done on the infrastructure not equipment and thus the bills should be paid out of contingency.

Review of Qualification Statements Received : Bunker Lane Riverbank

The Board discussed the RFQ Statements they had received and extensively reviewed over the past week for the Bunker Lane Riverbank project. P. Moore and O.J. Robinson were impressed with Dubois & King, Inc. and their extensive dam work and funding experience. O.J. Robinson was also impressed with GZA GeoEnvironmental's proposal because of their extensive work with levies and the Army Corp of Engineers. The Board would like to make sure all references are contacted for whichever firms P. Joseph deems most qualified. The Board briefly discussed each firm's qualifications. P. Joseph will review the documents extensively this week and make a recommendation to the Board.

Forest Ridge Fence

In response to Taylor Beaudin's inquiry, Planning & Zoning Administrator M. Henry spoke with Forest Ridge Property Manager Dave Larsen last week to see what the Forest Ridge Property Owners Association's (FRPOA) intentions with the fence are. M. Henry informed the Board that the FRPOA is planning to enclose the gaps in the fence thus cutting off Mr. Beaudin's access to his property off of Forest Ridge Drive. Mr. Beaudin would have access to his property only by way of Louis Lane. According to Town Counsel, the Town does not have the authority to grant access to a private road even though the Town owns the land underneath the road. It is M. Henry's opinion that the Board should approve the Building Permit to erect the fence and not involve themselves with the matter of Mr. Beaudin's access off of Forest Ridge as he considers it a private matter between Mr. Beaudin and the FRPOA.

The Board briefly discussed the matter and asked that M. Henry draft a letter to Forest Ridge respectfully requesting that the long standing use of that private access way be considered and not closed off. The Board is in favor of granting the Building Permit to remove and reconstruct the fence. P. Moore asked that Dave Larsen provide a formal written response to the Board's request so that a copy can be given to Mr. Beaudin and also kept on file. The Board thanked M. Henry for his research on this matter.

Land Use Plan Ordinance (LUPO) Violations

M. Henry brought two LUPO violations to the Board's attention. Mr. Edwin Peterson, Jr. and Mr. Gene Smith both have numerous vehicles on their property. M. Henry has been working with Mr. Peterson who has requested a site plan review to turn his home into a maintenance shop. He currently has 11 cars on his property as well as several more on his parents property, both of which are in the General Use Zone. The change of use requires site plan review. If Mr. Peterson, Jr. obtains the financing to run a commercial auto repair business and the change of use is approved, the vehicles won't be an issue. However, if the approval does not go through, the Board would like M. Henry to formally advise Mr. Peterson, Jr. that he is in violation of the LUPO and is subject to the legal ramifications, fines, and penalties. The same will be done with Mr. Smith unless he files an application for a permitted junkyard. The Board, P. Joseph, as well as M. Henry have all had several complaints about these properties. M. Henry clarified with the Board that he is not out looking for these violations rather; they are being brought to his attention. The Board would like M. Henry to handle any complaints regarding potential junkyards in the same manner.

Police Cruiser Bids

Only one bid was received for the 2004 police cruiser. The request for bids was advertised in The Littleton Courier in the first November issue and was also posted around Town. Bids were due by November 18th. B. Rose opened the bid on November 28th and no other bids had been received after the 18th. The bid was from O.J. Robinson for \$1,550.

MOTION: "To accept the bid of O.J. Robinson for the 2004 police cruiser in the amount of \$1,550."

Motion: P. McTeague Seconded: P. Moore Abstained: O.J. Robinson Motion carries.

IV. BUDGET WORKSESSION

The Board extensively reviewed the FY2012 Budget. Town Manager P. Joseph anticipates a few changes later in the week so it was decided to schedule a budget work session on Thursday, December 1st at 6:00pm.

V. ADJOURNMENT

At 8:35pm, the following motion was made:

MOTION: “To adjourn.”

Motion: P. McTeague Seconded: O.J. Robinson All in favor.

Respectfully Submitted,

Brook Rose

Approval Date ____/____/____

Chairman Peter Moore

Selectman Patricia McTeague

Selectman O. J. Robinson