

**Board of Selectmen Present:** Chairman Peter Moore and Selectman Deanna Huot.

**Staff:** Town Manager Peter Joseph and Administrative Assistant Brook Steiner.

**Members of the Public:** Charlie Cook and Paul Beaudin.

## **I. CALL TO ORDER**

Peter Moore called the meeting to order at 5:04 PM and announced that Patricia McTeague had an excused absence.

## **II. MINUTES OF THE PREVIOUS MEETING**

### **Approval of Meeting Minutes from March 22, 2010**

The Board reviewed the regular meeting and non-public meeting minutes from the March 22, 2010 Board of Selectmen's meeting.

**MOTION: Deanna Huot made a motion that the non-public meeting minutes of March 22, 2010 be approved as presented. Peter Moore seconded the motion. Motion carries.**

The Board cannot approve the regular meeting minutes of March 22<sup>nd</sup> as Peter Moore was not present at a majority of that meeting. He was however present for the non-public meeting.

## **III. OLD BUSINESS / NEW BUSINESS**

### **Review of Charitable Tax Exemption Policy**

Peter Joseph informed the Board that he spoke with the attorney who is reviewing the Town's policy for charitable tax exemption and the attorney's opinion was that the application of North Country Center for the Arts (NCCA) be denied because it does not meet the condition that the building be occupied and currently used for charitable purposes. The building has yet to even be constructed. Mr. Joseph explained that NCCA would most likely qualify to some extent for a partial charitable and possibly educational exemption next year. However, there must be some sort of working occupied building on that site by April 1, 2010. Peter Moore stated that the Town can review this again at the beginning of 2011.

Mr. Joseph further explained that the attorney recommended looking at the actual use of the building to see if it is all charitable or if some of it is being used towards non charitable events/avenues. Peter Moore stated that if any kind of exemption is issued, the use of the building is something that would have to be reviewed by the Board at least annually. There was some further discussion on the matter. Peter Joseph will follow up and inform NCCA of the Board's decision.

### **Common Man Lease Renewal**

Peter Joseph explained to the Board that the Common Man Lease is up for renewal. He added that the Common Man is going before the Planning Board next month for their proposal to build the Common Man Inn. Peter Joseph has not had any conversations with Alex Ray or Steve Lafrance, their engineer, to see if they plan for a long-term lease renewal or wish to purchase that piece of property from the Town. Most likely there will be upcoming negotiations on the matter. Peter Moore stated that if the Common Man calculated that lot into their site plan as a parking lot, it would bring the matter to the forefront. Peter Joseph will start looking into the process to subdivide the Town's land, speak with abutters and put the project out to bid. The Town had an appraisal on the property, which set the value of the land at \$85,000.

The Board will extend their current lease for another year with the Common Man and hope to sign it at their next meeting after Peter Joseph speaks with Alex Ray. Paul Beaudin asked what would be done with the lease if the Town decides to sell the property. Mr. Joseph will look into incorporating appropriate language into the lease to allow for the potential purchase of the property and will speak with the Common Man's representative to see how they would like to move forward. The Board will discuss this again at their next meeting.

### **IV. OTHER BUSINESS AS PRESENTED / PUBLIC PARTICIPATION**

Paul Beaudin commented on the tax exemption for NCCA. He stated that, "as a taxpayer, it is a tough pill to swallow." He would rather see a payment made to the Town in lieu of taxes. Peter Moore replied that the Board is a long way from making a decision on this matter and he does not expect to see a full tax exemption. He added that qualifications for any exemption would be based on NCCA's business plan and that a balance would have to be found as to what value NCCA provides to the Town and the general public.

Charlie Cook added that the value of the charitable contributions should be looked at compared with the cost of doing business and perhaps the difference in those two figures could be the exemption. Mr. Cook suggested a public hearing so that the general public could voice their opinions on the matter when the time comes for a decision next year.

On another subject, Peter Moore asked Paul Beaudin to get a quote on a brush grinder. Mr. Beaudin explained that he did look into this and he could not find a used grinder. Peter Moore explained that there is a grant through NH Beautiful that could be used towards the purchase. There was some extended discussion on the matter. The Board would like Peter Joseph to set up a meeting with the Joint Solid Waste District Board to discuss this matter as well as working together to write a solid waste ordinance.

### **Town Treasurer Position**

Pauline Paste is stepping down as Treasurer for the Town at the end of the month. Peter Joseph plans to advertise the volunteer position with a small stipend. The Board appoints this position and was in favor of advertising the position as soon as possible.

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**Request of Alfred Poulin Jr.**

Mr. Alfred Poulin Jr. addressed the Board via letter requesting that the Board grant an extension of the one-year time period (pending his final purchase of 82 Pollard Road from Alice Dam) to rebuild the structure that burnt to the ground over a year ago. He would like an extension of six months in order to obtain the proper permits from the Town as well as facilitate a timetable to rebuild the structure in the original footprint.

Peter Joseph doesn't see any reason not to grant Mr. Poulin, Jr. a limited extension. The new structure must be rebuilt in the exact footprint and height as the prior building.

**MOTION: Deanna Huot made a motion to grant a six month extension to Al Poulin, Jr. pursuant to the Town of Lincoln Land Use Ordinance to rebuild the structure at 82 Pollard Road in the original footprint of the building. The Town has a record of the original footprint. Mr. Poulin, Jr. will be required to submit a building plan. Peter Moore seconded the motion. Motion carries.**

**V. ADJOURNMENT**

As there was no further business to attend to, the Board adjourned at 6:50PM. The Board then reviewed the accounts payable and payroll registers for the week ending April 2, 2010.

Respectfully submitted,

Brook Steiner

Approval Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

LINCOLN BOARD OF SELECTMEN:

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Chairman Peter Moore

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Selectman Deanna Huot