

Lincoln Board of Selectmen – Meeting Minutes
August 16, 2010

Board of Selectmen Present: Chairman Peter Moore, Selectman Deanna Huot, and Selectman Patricia McTeague.

Staff: Town Manager Peter Joseph, Planning and Zoning Administrator Matt Henry and Administrative Assistant Brook Rose.

Members of the Public: Joe Chenard, Susan Chenard, Lutz Wallem, and Charlie Cook.

I. CALL TO ORDER

Peter Moore called the meeting to order at 5:15 PM.

II. MINUTES OF THE PREVIOUS MEETING

Lutz Wallem addressed the Board and stated that he would like a few amendments to the July 26, 2010 minutes. He stated that Liberty Lane should be changed to Liberty Road and also the mention of the complainant losing a large scale event makes it sound as if the complainant has lost more than one large event because it was already mentioned in prior meeting minutes. He would like this changed to add the word, “originally” to the minutes so there is no confusion on the matter.

Mr. Wallem would also like the statutes that are referenced in those minutes to be attached to the minutes. The Board agreed to these clarifications, and asked that they be reflected in the minutes from this meeting.

The Board then reviewed the meeting minutes of the August 9, 2010 Board of Selectmen’s meetings.

MOTION: Patricia McTeague made a motion that the meeting minutes of August 9, 2010 be approved as presented. Deanna Huot seconded the motion. Motion carries.

III. OLD BUSINESS / NEW BUSINESS

Tax Incremental Financing District

Matt Henry presented the Board with the research he been working on for them regarding tax incremental financing (TIF) in other communities similar to Lincoln. He recently toured Keene, Peterborough and Antrim and spoke with the Town of Milford over the phone. He explained what the TIF Districts were designed for in each of those communities. Antrim’s TIF District was voted the #1 TIF Program in the State. He reviewed the key points of each community’s TIF District, which included advice on TIF, mistakes either made by the community or problems created from TIF, as well as the unexpected benefits. He explained the short and long term results of a TIF District. Mr. Henry also mentioned as part of the TIF process hiring an economic development specialist to guide the Town’s development. Another issue Mr. Henry brought up was bringing the Town’s accounting staff into the process as TIF can be quite complicated. Mr. Henry reviewed the combined tax rates and municipal tax rates before and after TIF in each community. In order for the Town of Lincoln to move forward with a TIF District, the Board needs Town Meeting authorization to adopt RSA 162k, a development program, tax increment financing plan, a public hearing and a TIF Administrator. In the TIF process, the Board may want to consider a development agreement (in the case of a bond), Board authorization to issue bonds if needed, an

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exploratory committee and any possible grant funding that may be available. Mr. Henry also reviewed the legal limitations of TIF. He informed the Board of what is needed in a District Development and TIF Plan. Mr. Henry also discussed the creation of a TIF Advisory Board and provided the Board with a list of potential candidates for a TIF Exploratory Committee. Options available to the Town other than TIF were discussed as well. If Lincoln were to move forward with this process, it would be the first tourist Town in NH to create a district.

Deanna Huot thought that 2011 might be too soon to bring TIF to Town Meeting because there is so much to consider in such a short period of time. She added that she gets nervous when thinking about bonding something that is an unknown. Peter Joseph commented that he does not see any need for the Town to bond in this instance.

Peter Moore added that the Board has a lot to consider. The area that would be included in the TIF District needs to be defined as well as exactly what the Board would like to accomplish before moving forward. There was some discussion about forming an exploratory committee. Charlie Cook thought the Board should move forward slowly through the process. He also hasn't heard anything mentioned about increasing the Town's tax base throughout this process and would like that to be considered. Peter Joseph replied that he would not expect the TIF District to increase the tax base of the district rather it would make the property directly around the district more valuable. The Board discussed how creating a park would draw people to the Town and also be the enjoyment of the people who reside here. Peter Moore's opinion was that it is going to take some time to develop a plan for TIF, which would keep the momentum moving in the right direction. He thought that perhaps an exploratory committee would be the right move to make now. The Board would like Peter Joseph and Matt Henry to begin putting the word out about the creation of a Town park and a possible TIF District in the Town. Peter Joseph will include this information in the next Town newsletter and will put the information on Channel 3 and the website. The Board thanked Matt Henry for his hard work.

Town Manager's Report

Peter Joseph presented the Board with a letter from the Forest Ridge Property Owners Association to Mr. David Beaudin regarding Mr. Beaudin's access to Forest Ridge Road. The letter states that there is an easement that allows access over the easement by the public to the Kanc Recreation Area but limits access to other non-public properties. The Association stated in their letter that they would entertain a plan by which the Town takes over that section of road therefore resolving the problem. Peter Joseph would continue to monitor the situation, but at this point it appears to be a private land dispute and does not involve the Town.

Mr. Joseph informed the Board that the fireworks will be held on July 4th next year and the cost will be no more than \$8,500. The Board thought this was a good price. Mr. Joseph also provided the Board with a spreadsheet outlining the costs / benefits of using a dumpster at the Town Hall and Community Center. The bottom line is that it would be less expensive to keep the dumpster as opposed to having Town staff remove the trash. His estimate is \$4,596.15 as the yearly cost to empty trash internally and \$3,064.10 to get rid of the trash by dumpster. The Board thought it made sense to leave things just the way they are. Peter Moore thought it would be disruptive to have the Public Works Department assume this responsibility. He added that the Board currently requires that Department to run on minimal staff and the best and most reliable practice would be to keep

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the dumpster services.

IV. OTHER BUSINESS AS PRESENTED / PUBLIC PARTICIPATION

Peter Moore brought up the Saber Mt. sign and how it was brought to his attention that the sign has recently been relocated on the property. Peter Joseph replied that this sign was permitted in its original location and there was a provision in site plan review for the sales trailer and for the sign to be moved. It is in the minutes of the Planning Board meeting. He added that this particular abutter who is making the complaint had the opportunity to comment on the changes at the Site Plan Review, and was a noticed abutter. Peter Moore will discuss the issue with the complainant.

Peter Moore then brought up the issue of how Mr. Chenard's property is progressing. Peter Joseph and Patricia McTeague had an inspection last week and Peter Joseph replied that there has been some progress. Joe Chenard stated that he has gotten rid of a few vehicles this past week and is registering one next week. He stated that in case the Board didn't realize he does have 3 lots there and could technically have two vehicles per lot if he wanted to although he isn't planning to do that. Peter Moore replied that the statute does not define the area as actual lots but as, "a place." There was some discussion about the specific wording of the statute. Peter Moore stated that the point is that there are two separate "places" in question, and those are around Mr. Chenard's house and on his property across the street. He added that the Board has a complainant and is trying to address this issue as amenably as possible and that Mr. Chenard has been given a reasonable amount of time to address this issue.

Susan Chenard asked Peter Joseph and Patricia McTeague if there had been significant improvement made on the property. Both replied that there was improvement. Joe Chenard stated that he is trying to get the box trailers off of his property as he does not even own them. Patricia McTeague asked whether Mr. Chenard was getting rid of the old truck in the grass. Mr. Chenard replied that he is getting it registered this week. He added that within the next week or two, all of the unregistered vehicles on the house lot, would be gone. Peter Moore asked if those vehicles would definitely be gone by the end of August and Mr. Chenard replied that yes they would be. Peter Moore stated that the Board keeps on extending the deadline to their own peril as a Board and questioned Mr. Chenard as to what they should do if he fails to meet these deadlines. Mr. Chenard replied that the Board should take him to court. Peter Moore asked about the vehicles across the street. Mr. Chenard replied that there are three there he would not be using and three that he was going to use and register. He added that he uses his backhoe and dump truck all of the time and that they do not leave the property or cross the street. Peter Moore asked which vehicles would be removed. Mr. Chenard replied that his camper is there but it is not registered because it was not used this past year and that there are three to four vehicles that are going to the junkyard this fall. Deanna Huot questioned whether the grocery carts were gone and Mr. Chenard confirmed that they were.

Lutz Wallem questioned what grounds the complaint about the property on the other side of the street was based on, as there is only wood and perhaps one pickup that can be seen from the road. He added that the trailers could not be seen by the road because there is so much growth. He asked that the Board define what exactly they want done and the work would be done. He added that they are dealing with the cars the Board has defined as a problem so far. He went on to question why Mr. Chenard should have to give in to a ridiculous complaint simply because you can see the trailers

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in the winter. Peter Moore replied that if someone comes to the Town and complains about an unlawful junkyard, it has to be addressed. The Board concluded by saying that Mr. Chenard's house property would have to have the last two vehicles removed by the end of the month and the "wood lot" across the street would have to have a minimum of three and a maximum of four vehicles removed or registered by October 31, 2010 which is a mutually agreed upon date. The Board agreed to consider both lots as two separate, "places." This would allow for two or fewer unregistered vehicles per place. Peter Moore added that if Mr. Chenard does not abide by this agreement, either the Town or the complainant will have to take legal action. Mr. Chenard understood and wanted to be certain that his machinery would not be included in the August 31st requirement to remove vehicles. The Board confirmed that the machinery was not included in the deadline.

V. NON- PUBLIC SESSION ACCORDING TO RSA 91-A:3(II)(a)

MOTION: Patricia McTeague made a motion to go into Non-Public Session pursuant to RSA 91-A:3 II (a) at 8:10pm. Deanna Huot seconded the motion. Motion carries.

ROLL CALL VOTE: *Deanna Huot voted yes*
 Peter Moore voted yes
 Patricia McTeague voted yes

The Board discussed a raise request for a specific employee. No action was taken.

MOTION: Patricia McTeague made a motion to come out of the Non-Public Session and go back into Public Session at 9:00pm. Deanna Huot seconded the motion. Motion carries.

ROLL CALL VOTE: *Deanna Huot voted yes*
 Peter Moore voted yes
 Patricia McTeague voted yes

VI. ADJOURNMENT

As there was no further business to attend to, the Board adjourned at 9:00pm. The Board then reviewed the accounts payable and payroll registers for the week ending August 13, 2010.

Respectfully submitted,

Brook Rose

Approval Date: ____/____/____

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LINCOLN BOARD OF SELECTMEN:

Chairman Peter Moore

Selectman Patricia McTeague

Selectman Deanna Huot