

Town of Lincoln
Board of Selectmen Meeting Minutes
March 5, 2012

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

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

Public Present: Tammy Ham and Susan Chenard.

I. CALL TO ORDER

Chairman Peter Moore called the meeting to order at 5:35 PM.

II. MINUTES OF THE PREVIOUS MEETING

MOTION: "To approve the minutes of February 28, 2012 as amended."

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

III. APPOINTMENTS

ReMax in the Mountains/Susan Chenard re: Town Business Park Listing

Susan Chenard attended the meeting to discuss the renewal of the Town Business Park listing with ReMax in the Mountains. She updated the Board on what has been done with the listing over the past year and informed them that there has been a great deal of web exposure, many calls and a few serious inquiries. ReMax is hosting a business after hours in July and they plan to have it at the Business Park. Peter Moore asked that Susan inform the Board when there are serious inquiries. Peter Joseph added that it would be a good idea to stress the importance of the new economic revitalization tax credit. O.J. Robinson mentioned that ReMax may want to discuss opportunities in the Business Park with Grafton County Economic Development. The Board thanked Susan for meeting with them. They decided to renew the listing with Remax.

Matt Henry re: Zoning Issues

Matt Henry informed the Board that he has received many inquiries about the new Economic Revitalization Zone tax credit.

Matt also informed the Board about a complaint he recently received from Dave Beaudin concerning a violation of the Land Use Plan Ordinance (LUPO). The complaint is regarding the fence that Forest Ridge recently relocated. Mr. Beaudin believes that the fence is violating the setback requirement. Matt stated that according to the most recent survey, it appears that the fence is in line with the requirements of the LUPO however he conducted a site visit to measure the fence and found that there may be a violation of one inch in one panel of the fencing. He added that this is just his opinion and when he informed Mr. Beaudin of the measurements he took, Mr. Beaudin asked that this be brought before the Selectmen. Peter Joseph stated that taking into account two surveys of the property, the fence could be off by as much as three to four inches. Matt recommended that the Town have a surveyor look into this at the complainant's expense. He isn't comfortable with his measurements being used to enforce a violation. The Board reviewed the surveys. Peter Moore stated there is some level of inaccuracy in any survey. His opinion is

that Forest Ridge has relocated the fence at the request of the Planning Board and that the fence is in compliance. Peter Joseph added that the intent of the LUPO is that the fence is in such a location that it can be easily maintained. It was the Board's opinion that the intent of the LUPO is being upheld as the landowner has attempted by means of a survey to construct this fence in the proper location and this is sufficient to the Town's standard of compliance. The Board did not think it would be prudent to spend time or money on yet another survey.

MOTION: “To accept the fence located on parcel 116-043 along Forest Ridge Drive as in compliance with the Town's Land Use Plan Ordinance.”

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

Matt Henry updated the Board on the 26 Bog Brook property owned by Gene Smith. He recently counted 5 vehicles on the property which is down from the 6-7 that were there when he wrote Mr. Smith a letter back in December. Mr. Smith never responded to his letter. The Board asked that Matt draft another letter sent via certified mail giving Mr. Smith 30 days to inform the Town of his plan to come into compliance with the LUPO. Peter Moore commented that Mr. Smith is more than welcome to attend a meeting to discuss the matter directly with the Board. Peter Joseph stated once again for the record that the Town is not seeking out violations but that several complaints were brought to Mr. Henry's attention regarding this property.

IV. OLD/NEW BUSINESS

Town Manager's Report

Peter Joseph provided the Board with a copy of the Proposal for Professional Services from Dubois & King on the Granite Block Levee Rehabilitation Project. After reviewing three project construction alternatives, the Board decided to support the one to perform the engineering and permitting in 2012 and all construction in 2013 with construction appropriations to be discussed at the 2013 Town Meeting. This scenario would require an appropriation of the full construction amount at the 2013 Town Meeting. That amount is presently thought to be \$735,000 however that could change in the design phase of the project. These three project alternatives will be presented at Town Meeting.

MOTION: “To engage an engineer to design the granite block levee rehabilitation in 2012 with the intention of moving forward with the construction phase in 2013.”

Motion: O.J. Robinson Second: Patricia McTeague All in favor.

Peter Joseph also brought to the Board's attention the need for an amendment to add \$50,000 to Warrant Article 7 bringing the total article amount to \$70,000.

Discussion of Town Meeting Warrant Articles

The Board reviewed and divided up the presentation of the Warrant Articles amongst themselves.

Louis Lane Maintenance Agreement

The Board reviewed the agreement drafted by Peter Joseph between the Town and Paul Beaudin for winter maintenance of Louis Lane. The agreement contains nothing new and simply puts into writing how the Town currently maintains this road. Paul Beaudin has already signed the agreement.

MOTION: “To approve the Agreement between the Town of Lincoln and Paul Beaudin II regarding winter maintenance of Louis Lane.”

Motion: O.J. Robinson Second: Patricia McTeague All in favor.

DES Notice of Standard Maximum Contaminant Level (MCL) Violation

Peter Joseph informed the Board that the Town has had to issue a notice to all town residents regarding a violation of the MCL in the Town's drinking water. He explained that the Town had a spike in the haloacetic acids, a byproduct of chlorine and organic compounds. This spike occurred during Tropical Storm Irene as there was a large amount of sediment floating down the river thus the water treatment plant had to use more chlorine to treat the water. This isn't harmful to the public's health over such a short period of time however DES requires that the Town issues this notice to their residents. Going forward, this type of violation should not occur as the filter media has been upgraded at the plant and does not require as much chlorine.

Joint Meeting of the Woodstock and Lincoln Fire Departments

Peter Joseph informed the Board that a joint meeting of the Lincoln and Woodstock Fire Departments was held last Wednesday night to discuss a recent fire event. It was a mutual aid call. The meeting went very well and there was a high level of cooperation between both departments. Tammy Ham added that one of the senior members of the Woodstock Fire Department commented to her that the atmosphere at the Lincoln Fire Department is wonderful. Peter Joseph also informed the Board that the new Engine 1 is now at the Fire Department and it looks great.

Lincoln Green

Peter Joseph informed the Board that he received a call from the owner of Lincoln Green. The owner would like to meet with the Board to discuss the property some time this spring.

IV. ADJOURNMENT

At 7:40pm the following motion was made:

MOTION: "To adjourn."

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

Respectfully Submitted,

Brook Rose

Approval Date ____/____/____

Chairman Peter Moore

Selectman Patricia McTeague

Selectman O. J. Robinson