

LINCOLN BOARD OF SELECTMEN
MEETING MINUTES
AUGUST 11, 2014 – 5:30PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

Board of Selectmen Present: O.J. Robinson, Tamra Ham, and Patricia McTeague.

Planning Board Present: Paula Strickon, Pat Romprey, John Hettinger, Taylor Beaudin, Callum Grant, Norman Belanger.

Staff Present: Town Manager Alfred Burbank, Community Center Coordinator Justin Chaffee, Recreation Director Tara Tower, Fire Chief Ron Beard, Planning & Zoning Administrator Carole Bont, and Recording Secretary Brook Rose.

Public Present: Kevin Bell, Paul Bartlett, and Darin Whipperman.

I. CALL TO ORDER

O.J. Robinson called the meeting to order at 5:30pm.

II. JOINT WORKSESSION WITH PLANNING BOARD TO CONDUCT ON-SITE VISIT TO THE PROPOSED SKATEBOARD PARK

O.J. Robinson explained that the Planning Board and Board of Selectmen are going to view a 1.15 acre piece of town property located between J&J Plaza and Jean's Playhouse for a the site of a proposed skate park. Another proposed site for the park is an abutting piece of land owned by the town that the Lincoln Woodstock Solid Waste Facility uses a portion of. Any proposals for this land should be discussed with the Town of Woodstock. Town Manager Burbank stated that the boards should consider access to the land. The town has an existing right of way through the Jean's Playhouse parking lot which he would recommend be used for accessing the park. Any alternately proposed access may be problematic down the road. John Hettinger pointed out that there was a discussion that took place a few years ago with Dennis Ducharme about the possibility of a high speed train which was proposed by the Hobo Railroad to bring tourists to this area and would specifically be near the town park and Riverwalk site. John added that there are some funds in the village center account which could be used to hire an architect to lay out plans for the town land in this area. Town Manager Burbank added that Mr. Ducharme did also mention the South Mountain chairlift and the train to him as possible future developments in this area. He added that Hobo Railroad does have a right of way through the area.

At this time, everyone left the building to proceed to the site of the proposed skate park. Everyone walked the site. The issue of the visibility of the park was brought up by Paula Stickon and Paul Bartlett. Paul expressed concern with the park being located behind his buildings out of sight of the general public. He added that there is as skate park in Windham that is being closed due to problems stemming from no supervision of the park. Tara Tower replied that Police Chief Smith thought the proposed park was in a good location. Carole Bont and Tamra Ham both mentioned that the skate parks

in Lebanon, Meredith, and Concord are not in highly visible locations and none of them have reported problems because of it. Tara added that a skate park has been proposed for this area for at least the past 17 years that she has been employed with the town. Other alternative locations have been studied by the Village Core Committee and this site was decided upon. Alternative locations such as the Community Center, Kanc Recreation Area, and the old airport site were all discussed. Also discussed was the parking area, access to the park, bathroom facilities, and future plans for a town park in the area. Tara Tower commented that the vision for a skate park was to create an attraction that visitors and residents alike could enjoy. She mentioned that the Riverwalk project developer, Dennis Ducharme is a big supporter of the skate park as well as the greater vision of a town park in this location to include a kayak park, network of trails, bike paths etc.

The boards arrived back at the town offices at 6:30pm. Pat Romprey stated that his main concern is that the park will not be highly visible. Town Manager Burbank replied that the Police Chief had no concerns with the location of the site as long as they are able to patrol the area.

Kevin Bell brought it to the Planning Board and Board of Selectmen's attention that the sketch proposed for the skate park last year was formulated out of what the committee thought they could get done on a small parcel of land. If they were allocated a larger amount of space they would be able to integrate landscaping into the park to make it into an attractive feature that serves as a center for the community. Town Manager Burbank encouraged the boards to move in this direction. Carole Bont added that the skate park in Lebanon has a playground and a covered picnic area right next to it. Both boards liked this idea. Pat Romprey would like to see a landscape plan filed with this project. Mr. Burbank added that a multi-use area would naturally add to the supervision of the park. He added that the key is to lay out a piece of land large enough to fit the skate park and be able expand it to include other features (bathrooms, tennis courts etc.). Kevin Bell questioned whether it would be appropriate to speak with the skate park company they are working with to come up with a conceptual design for a park that is spread out over a one acre lot (with a picnic pavilion and landscaping). All agreed that Kevin should move in this direction. Mr. Burbank added that the town will take care of the parking as there are future plans for this town property. The physical park structure and landscaping will be covered by the Skate Park Committee and the Friends of Recreation.

O.J. Robinson explained that if there is taxpayer funds involved in this project, the board will hold public hearings on it and it will most likely go to town meeting. Mr. Burbank stated that there is approximately \$30,000 in the Village Core fund which would allow the town to hire a consultant to lay out the engineering (surveying, drainage, etc.) for the park. The Board of Selectmen would like Mr. Burbank to start the process for hiring an engineer to complete this work.

Tamra Ham questioned Mr. Bell as to what the timeframe is for the construction of the park. Kevin replied that it would most likely be 2016 and depending on funds, the park may be built in phases. O.J. asked that Kevin meet with them again at the end of September to update the board on the progress of the park. The Board of Selectmen thanked everyone for attending the meeting. At this time members of the Planning Board left the meeting.

III. MINUTES OF THE PREVIOUS MEETING

MOTION: “To approve the minutes of August 4, 2014 meeting as amended”

Motion: Patricia McTeague Second: Tamra Ham All in favor.

Amendments were to replace the wording on line 61 from “do want” to “will consider putting.” An additional amendment was on line 93 to change the wording to read “aware of the problems with Plummer Hill Road.” Line 97 to change the wording to, “cannot determine ownership.”

MOTION: “To approve the non-public meeting minutes of August 4, 2014.”

Motion: Tamra Ham Second: Patricia McTeague All in favor.

IV. RIVERWALK PROJECT – LETTER OF SUPPORT

The board signed a letter of support for the Riverwalk Project. Town Manager Burbank also wrote a letter of support for the project.

V. PERSONNEL POLICY UPDATES

Town Manager Burbank discussed the proposed draft compensation time policy with the board. He informed them that there is approximately \$15,000 in comp time built up between various employees which the town has not budgeted for should any of the employees cease employment with the town. The board discussed the proposed policy and the fact that the NH Department of Labor states that salaried employees are exempt from accumulating comp time. The board will follow up on this draft policy at a future meeting after further research on this matter has been completed.

VI. OLD / NEW BUSINESS

Abatement Request

MOTION: “According to the town’s settlement agreement with JORI Properties – Rick Elliot, to grant an abatement on tax map 115 lots 10, 11, 12, 13, and 14 for a total amount of \$9,270.47

Motion: Tamra Ham Second: Patricia McTeague All in favor.

Common Man Appraisal

The board reviewed the appraisal on the town’s property current leased by the Common Man. O.J. stated that he believes the appraisal is very accurate based on the local comparisons.

Town Manager’s Report

Route 3 Bridge

Town Manager Burbank informed the Board that after further inspection of the Route 3 bridge, it was found that there are two pedestals for lights in place on the east bound lane of Route 3.

Connector Road Bridge

The lights have yet to come in for the Connector Road bridge. Mr. Burbank made Mr. Harrington aware of this.

Pleasant Street Dumpster

Chief Smith did issue a citation to the property owner on Pleasant Street regarding the dumpster that is in violation of the town's ordinance.

White Mountain Snowmobile Club Meeting

The White Mountain Snowmobile Club is organizing a meeting with NH Department of Resources and Economic Development and the town. O.J. plans to attend the meeting if he is available once the meeting date has been determined.

Report of Sewer Leak

Town Manager Burbank informed the Board that Public Works Director Bill Willey did inspect the area reported to have a sewer leak. He found that there is iron in the ground creating the orange coloring and foul odor. There is no evidence of a sewer leak. Forest Ridge Property Manager Dave Larsen confirmed that Forest Ridge hasn't had any problems with their pump station. Mr. Burbank made Mr. Harrington aware of the town's findings.

Forest Ridge Bond

There was a meeting on the road bond for Forest Ridge with all interested parties. The developers will be putting down a \$10,000 road bond.

Loon Mountain Bridge Update

The Loon Bridge paperwork is still in the hands of Prudential, the law firm that holds Loon Mountain Resort's financial portfolio. Town Manager Burbank will make sure that Rick Kelley is aware of the project's delay due to the length of time their representation is taking to review the documentation.

Legal Budget Update

Town Manager Burbank made the board aware that the town has now exceeded the budget for legal expenses for the year.

Community Center Drainage

Ray Korber has agreed to review the drainage up to 30,000 sqft. around the Community Center culvert for a minimal amount. Ray did advise that the new development at Forest Ridge should be held accountable for downstream drainage.

Water Treatment Plant Culvert Analysis

Town Manager Burbank and the board discussed Weston and Sampson's Water Treatment Plant Culvert Investigation Hydraulic Analysis and Recommendations. The board was in agreement that they need to consider taking measures to make the recommended repairs. O.J. would like to see the culvert enlarged. Town Manager Burbank stated that the dam needs to be raised however in order to do that, it may have to be excavated and rebuilt. Patricia McTeague stated that this project needs to be included in the upcoming budget. O.J. would like to move forward with a full engineering study on this project. Town Manager Burbank will work on getting this project put out to bid.

Beechwood Clarification

Town Manager Burbank would like to clarify some of the previous discussions regarding the issues at Beechwood. He stated that Loon Mountain Resort plans to participate and share in the project costs once an engineering study has been completed. However, once repairs have been made, they want to turn the water and sewer lines over to the town. Loon would like to share the repair costs with the town and the homeowners. The board discussed the project and the fact that it may not be possible to bring the homeowners on board. Currently, the town owns the road down to a depth of five feet. The town has also assumed the drainage. Tamra Ham questioned whether the town has a statutory obligation to maintain the water and sewer. She stated that the residents that live in this area pay taxes and it is our responsibility to take care of the water and sewer. Patricia McTeague added that the town does not have responsibility for the water and sewer in the other sections of Beechwood as it is a private road run by the homeowner associations. The board agreed that the town cannot keep fixing the road and then having it wash away. O.J. would like to set up a consultation with the town's attorney. The board agreed that the best course of action may be to file for a declaratory judgment in this situation. Once the town has met with the town attorney, they will discuss with Loon Mountain Resort how to proceed in this matter.

Town Website

Thanks to the hard work of Administrative Assistant Jane Leslie, the new town website is now online.

River Intake Update

The river intake structure project is progressing. One of the intakes was reset this past week.

Junkyard Update

Mr. Burbank informed the board that he met with Daryl Lavigne's daughter last week. The family is working to clean up the yard and is making arrangements to have the cars removed.

VII. NON-PUBLIC WORK SESSION *Pursuant to RSA 91-A:3(a,c,e)*

MOTION: “To go into Non-Public Session pursuant to RSA 91-A:3II(e) legal

Motion: O.J. Robinson Seconded: Tamra Ham Roll call vote was all in favor.

The board went into non-public session at 7:52pm.

MOTION: “To re-enter public session”

Motion: Tamra Ham Seconded: Patricia McTeague Roll call vote was all in favor.

The board came back into public session at 8:15pm.

VIII. 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: Patricia McTeague Second: Tamra Ham All in favor.

The meeting adjourned at 8:15.

Respectfully Submitted,

Brook Rose

Approval Date ____/____/____

Chairman O.J. Robinson

Patricia McTeague

Tamra Ham