

**LINCOLN BOARD OF SELECTMEN
REGULAR MEETING MINUTES
MONDAY, JUNE 24, 2013 – 5:30PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

Board of Selectmen Present: Chairman O.J. Robinson, Patricia McTeague, and Tamra Ham.
Staff Present: Town Manager Butch Burbank and Administrative Assistant Brook Rose.
Public Present: Paul Beaudin, Dave Larsen, Dave Beaudin, Taylor Beaudin, and Jayne Ludwig.

I. CALL TO ORDER

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

II. MINUTES OF THE PREVIOUS MEETING

MOTION: “To approve the meeting minutes of June 17, 2013 as amended.”

Motion: Patricia McTeague Second: Patricia McTeague Motion carries

MOTION: “To approve the non-public meeting minutes of June 17, 2013.”

Motion: Tamra Ham Second: O.J. Robinson Motion carries with Patricia McTeague abstaining.

III. PUBLIC PARTICIPATION

Discussion of town land sale to Paul Beaudin, Alan Patterson

O.J. Robinson explained that last week the Board conducted a site visit to view the property in question. It was determined that considering the right-of-way frontage and power line easements, not much could be built here. Don Landry had submitted a letter to the Board expressing his concerns with the process of selling town property. Town Manager Burbank stated that Recreation Director Tara Tower does not see any future use of this land.

On behalf of Forest Ridge, Property Manager Dave Larsen stated that there are a few other pieces of land nearby that was part of the donation of land to the Kanc Rec area. He added that Forest Ridge is a private road and if this property were to be sold no driveway access would be permitted other than for Mr. Alan Patterson who has grandfathered driveway access. He stated that Forest Ridge Homeowners Association likes the effect of the trees along the road so they would hate to see that altered.

Paul Beaudin commented that his request has been reviewed for the past four years under varied leadership and that he did not have anything else to add.

O.J. Robinson questioned whether there is an existing path through the property that is currently being used. Paul replied that there is not a path but people still cut through his property all the time. He added that if the Town were to sell this parcel of land to him and Alan Patterson, he would agree to maintain a permanent path for use by the public.

O.J. Robinson replied that the Board has to consider future use of the land as well as whether or not the Town would like a permanent path to the Kanc Rec area in this location. He added that the Board is very cautious about selling the land because once it has been sold; the Town can never get it back.

Town Manager Burbank commented that the Board may want to consider, given the compactness of the Town, maintaining some green space in this area. Dave Beaudin added that the land was given to the Town 40 years ago and there has never been a reason to sell it. He added that the parcel is a useable amount of property. Taylor Beaudin stated that, as an abutter, he wants to be kept informed about the status of the land.

The bid process was discussed. Also discussed was the possibility of creating a crosswalk from the path to the Kanc Rec area. Dave Larsen stated that he didn't think Forest Ridge Association would have any problem with that. After an extended discussion the Board decided that there is enough interest in this property to bring the matter to Town Meeting. The Board will let the voters decide whether they want to sell the land, have a permanent path, and go through the public hearing process.

MOTION: "To bring the sale of this Town land (parcel that abuts Paul Beaudin) before the voters at the 2014 Town Meeting to let the voters decide the future use of the property and whether the Town should move forward with selling this piece of land."

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

IV. OLD/NEW BUSINESS

2013 Summer Construction Project Bid Award

O.J. Robinson announced that two bids were received on the 2013 Summer Construction Project. They are as follows:

Lincoln Trucking and Excavating: \$151,776.45

Caulder Construction: \$134,920

Both bids were reviewed by the Town's engineer, KV Partners. KV Partner's recommendation is to award the project to Caulder Construction.

MOTION: "To accept KV Partner's recommendation to award the 2013 Summer Construction Project Caulder Construction."

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

Taylor Beaudin of Lincoln Trucking and Excavating thanked the Board for considering his bid and for listening to his point of view on the Town's summer work bid process. Lincoln Trucking thought the process was handled very well this year and they are pleased with it despite not being awarded the job.

Town Manager's Report

Special Event Application

MOTION: "To approve the special event application of the American Legion to hold a corn hole tournament on July 6, 2013 from 6:00pm-12:00am."

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

Pay and Classification Study

Town Manager Burbank informed the Board that the Pay and Classification Study should be completed next week. The project came in within budget.

Loon Bridge Update

Town Manager Burbank is meeting with the Town's engineer Chris Fournier, Frank Evola from FEMA, and DES at the Loon Bridge to review permitting for the project. Patricia McTeague decided to attend the meeting.

Update on NH Public Employee Labor Relations Board Complaint

Town Manager Burbank informed the Board that both parties attended a hearing of the PELRB. Both parties agreed to walk away from the complaint and the matter has been settled.

Update on the levee

Mr. Burbank informed the Board that the Town's engineer Robert Durfee has advised that he believes the additional construction to the levee will only cost around \$100,000. The Board reiterated that they do want to petition the court for a special town meeting so the repairs can commence as quickly as possible in order for the Army Corp to take back ownership of the levee.

Abatement Request

The Town's assessor is recommending an abatement be granted to Saber Mountain Partners, LLC on sixteen lots located on Buck Road, Hay Hill Road, and Back Forty Road. The taxpayer indicated incorrect assessments on these lots. Four lots are for sale for less than the new assessment. Land adjustments for topography are recommended. Two lots do not yet have road access completed, and are not buildable. One lot with a house under construction was less finished as of April 1st than as assessed, and one lot is for sale for much more than the assessment, and is to be adjusted upwards.

Nine lots are not yet approved for sale per the Attorney General under RSA 356-A, but are currently in process of approval. These lots should not be valued at sale value until 2014. As sixteen of the lots were incorrectly overvalued for the spring billing, an abatement is recommended before the second tax bill. Payments on the nine lots would result in overpayment by a substantial amount and thus refunds would have to be issued in the winter with interest.

MOTION: “ To grant an abatement as recommended by the Town’s assessor to Saber Mountain Partners, LLC for sixteen lots located on Tax Maps 130 & 132.”

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

Sale of Lodge at Lincoln Station Unit

The Town's sale of the unit at the Lodge at Lincoln Station to Laurie Rubner back in 2011 has been through Superior Court. The Court awarded the rest of the money to the bank and the Town will not be seeing any more money from the sale.

Citizen Concern

Jayne Ludwig brought up a concern related to dilapidated buildings in Town and who is responsible for the safety of the tenants that rent the majority of the dilapidated buildings. O.J. Robinson informed her that property owners are required to follow the state building code. Further if she has concerns for life safety, she can contact the Fire Department to follow up and inspect.

V. NON PUBLIC SESSION per RSA 91-A:3:II(a,c)

MOTION: “To enter Non-Public Session pursuant to RSA 91-A:3:II(a,c).”

Motion: O.J. Robinson Second: Tamra Ham All in favor.

The Board entered Non Public Session at 7:05pm.

MOTION: “To re-enter Public Session.”

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

The Board came out of Non-Public Session at 7:44pm.

VI. ADJOURNMENT

After reviewing the weekly payables and with no further business to attend to, the Board made the following motion.

MOTION: “To adjourn.”

Motion: O.J. Robinson Second: Tamra Ham All in favor.

The meeting adjourned at 7:45pm.

Respectfully Submitted,

Brook Rose

Approval Date ____/____/____

Chairman O.J. Robinson

Patricia McTeague

Tamra Ham