

**LINCOLN BOARD OF SELECTMEN**  
**MEETING MINUTES**  
**MAY 19, 2014 – 5:30PM**  
**LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

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**Board of Selectmen Present:** OJ Robinson and Patricia McTeague

**Excused Absence:** Tamra Ham

**Staff Present:** Town Manager Alfred Burbank and Nikki Donahue, Minute Recorder.

**Public Present:** Paul Beaudin and Bill Conn

**I. CALL TO ORDER**

OJ Robinson called the meeting to order at 5:35 pm.

*There will be no Board of Selectman's Meeting next Monday, May 26<sup>th</sup> in observance of Memorial Day.*

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**II. REVIEW AND APPROVAL – MEETING MINUTES OF THE PREVIOUS MEETING**

**Motion: “To approve the meeting minutes of May 12<sup>th</sup>, 2014 as amended”**

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

*Line 9...Rathueen Duffy....*

*Line 54...This is not the assessor's role. Town Manager Burbank suggested that the Board should...*

*Line 62...Chairman Robinson responded that the process was different because...*

*Line 143...Chairman Robinson read the latest Lincoln Police Chief Update.*

*Line 158...to her mailing list regarding the Northern Pass Project.*

**Motion: “To approve the non-public meeting minutes of May 12<sup>th</sup>, 2014”**

Motion: Patricia McTeague                      Second: O.J. Robinson

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**III. LOON MOUNTAIN BRIDGE**

Town Manager Burbank presented a letter about the land swap concerning the Loon Mountain Bridge. He stated that the Selectman need to sign the letter and then it will be presented to the Planning Board. After the letter is presented, the time limit for the hearing will go into effect. Town Manager Burbank stated that even if the Planning Board does not approve this motion, it could still go into effect.

**Motion: “To send the letter concerning the Loon Mountain Bridge Land Swap to the Planning Board”**

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

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**IV: JIM WELSH LAND ACQUISITION**

Town Manager Burbank stated that this land acquisition needs to be presented to the Planning Board as well at the Board of Selectman. He noted that the Board needs to decide if they are going to sell or make a counter offer on the land, as well as get a map of the land lot. Town Manager Burbank stated that he felt it was premature to vote on the land sale tonight, as more information is needed. He also stated that

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the Board should come up with a counter offer to present to the individuals intending to purchase. Chairman Robinson created a spreadsheet concerning land value and pricing that he presented. Paul Beaudin questioned why the individuals wishing to purchase the land are asked to get the appraisal done themselves and if the Board is just going to accept what they presented. Chairman Robinson said that is what the Board is questioning also and will discuss. He also stated that he wished the appraisal had some more documentation attached with more information. Paul Beaudin stated that he feels the town should pay for land appraisals and that the price of the appraisal could be included in the sale price of the land. Chairman Robinson stated that the tax assessor cannot assess the land on East Spur Road and that this land is not on the inventory of property for the town. Paul Beaudin then suggested the same company be used to assess the land on East Spur Road that is being used to assess the Common Man Leased Parking Lot. Town Manager Burbank stated that the offer that was presented seemed very low and urged the Board of Selectman to make a counter offer. Chairman Robinson found, when creating his spread sheet, that the land values per acre of neighboring properties varies greatly. He also stated that even at the lowest value per square foot that the neighboring properties are being assessed at, the offer seemed very low. Chairman Robinson suggested selling the land for thirty-eight cents per square foot, as opposed to the offer that was made of five cents per square foot. Town Manager Burbank is going to ask Jim Welsh and Mike Harrington to come to the June 2<sup>nd</sup>, 2014 Board of Selectman's Meeting to discuss the land sale further.

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## **V. OLD/NEW BUSINESS**

### **Tax Liens**

A list of total tax liens per year was created and the Board of Selectman reviewed it. Chairman Robinson wants clarification on the issue of JORI properties possibly being billed twice for the same property in 2007. Town Manager Burbank stated that the issue is still being looked into. Chairman Robinson stated that if the taxes were paid, than the issue is resolved; it just needs to be confirmed that the correct individual was paying the taxes. Chairman Robinson stated that he's not sure how land was acquired when taxes went, possibly, to the wrong party or was the tax bill sent at all. Bill Conn also questioned this tax and land acquisition process. Chairman Robinson stated that the issue is currently being researched. Paul Beaudin questions whether the land should have been sold at all if the taxes were not paid on it. Chairman Robinson stated that the confusion is for three years but since JORI properties bought the land, they have paid in full each year.

### **Public Participation**

Paul Beaudin quoted RSA 41-14 related to land sale for towns. He stated that the land on East Spur Road was given to the Town by the State and in the letter that stated the land transfer; it said that the land could be dealt with at a Town Meeting. Beaudin stated that he feels the Board should follow that process and that the ownership of the land should not be transferred until presented and discussed at a Town Meeting to keep things consistent. Town Manager Burbank stated that there is no deed connected to this land and all the town has is a letter documenting ownership. Chairman Robinson stated that he does not object to brining this land acquisition issue to Town Meeting. Town Manager Burbank stated that there is documentation that states the Board of Selectman has the power to sell land during the year instead of waiting for the Annual Town Meeting.

Paul Beaudin also stated that the 4<sup>th</sup> of July activities for children at the Kanc Rec is being canceled this year and he feels this shouldn't happen. Town Manager Burbank stated that the Friends of Rec does not have the staff to hold these activities this summer on the 4<sup>th</sup> of July. Beaudin stated that he feels it shouldn't be canceled, especially on the 250<sup>th</sup> anniversary of the town. Town Manager Burbank also

noted that over the years more tourists have started coming and being very critical of the event, that is put on by volunteers. Town Manager Burbank stated that he could have Tara Towers come to the next meeting and give an update about the Kanc Friends of Rec programs.

Paul Beaudin also stated that he heard from Tara Towers the Kanc Highway is going to be declassified as a "scenic byway" and stated that it would be a shame to lose this classification. Town Manager Burbank stated that Tara Towers could also explain this more at the next meeting.

Paul Beaudin also inquired about the rent that is being paid on the bridge and if it will be extended for another twelve months. Chairman Robinson stated that the Loon Mountain Bridge project doesn't have to wait for the Planning Board to hear before things can be moved forward. Town Manager Burbank stated that this issue is on the agenda for the next Planning Board meeting on May 28<sup>th</sup>, 2014. Paul Beaudin suggested putting the project out to bid now to get the project moving forward. Chairman Robinson suggested that the Board of Selectman meet on May 29<sup>th</sup>, 2014; the night after the Planning Board reviews the bridge project, to set the hearing date. Town Manager Burbank stated that the State said they would not sign off on the project until the land issues concerning the bridge are resolved. Chairman Robinson stated that he wants to move the project along.

## **Town Managers Report**

### **FEMA Email**

In the conference call that the Board of Selectman had with FEMA, reduction in funding was the reason stated as to why Lincoln did not get mapped. The Senator checked on this issue and found that there was no reduction in funding. As a result, the flood mapping for Lincoln will take place in the Fall of 2015.

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## **VI. NON PUBLIC SESSION *Pursuant to RSA 91-A:3, II (e).***

**The Board did not go into Non-Public Session.**

**MOTION: "To go into Non-Public Session pursuant to RSA 91-A:3II(a)(c)"**

**Motion:**                      **Seconded:**                      **Roll call vote was all in favor**

The Board went into Non-Public session at 0:00 pm

**MOTION: "To re-enter public session"**

**Motion:**              **Seconded:**              **Roll call vote was all in favor**

The Board came back into session at 0:00 pm

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## **VII. ADJOURNMENT**

With no further business to attend to, the Board made the following motion.

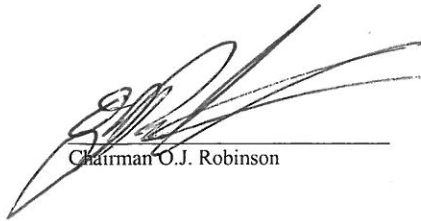
**MOTION: "To adjourn."**

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

The meeting adjourned at 6:58 pm.

Respectfully Submitted,  
Nikki Donahue

Approval Date 6/2/14



Chairman O.J. Robinson



Patricia McTeague

Tamra Ham - ABSTAINED