

Town of Lincoln Planning Board – Meeting Minutes
January 19, 2011 – 6:00 pm

Present: Chairman Pat Romprey, Vice Chairman Joe Chenard, Clerk Jim Spanos, John Hettinger, Peter Moore, Charlie Cook, Tom Adams

Staff Present: Planning & Zoning Administrator Matt Henry, Town Manager Peter Joseph

Excused Absences: Deanne Chrystal

Others Present:

I. CALL TO ORDER by Chairman Pat Romprey at **6:00PM**;

Chairman Pat Romprey called the meeting to order.

II. CONSIDERATION of the Draft Meeting Minutes of 12/22/2010.

Pat Romprey noted that he is abstaining and not commenting on the minutes due to his absence from last meeting. Peter Moore asked that on page 2 “Section 42, 40 CFR, Part 122” be changed to be less confusing and specific to whether it was a federal or state regulation. Matt Henry said that he would double check what regulation the aforementioned section pertained to and will note it in the minutes.

MOTION: Peter Moore made a motion to approve the 12/22/2010 minutes as amended. John Hettinger seconded the motion. The motion carried unanimously (4-0-1).

IV. CONTINUING & OTHER BUSINESS (Staff and Planning Board Member/Alternates).

A. Proposed Zoning Amendments

Matt Henry began by pointing out that there were two documents in the Planning Board member’s packets. One was a working document that tracked the changes that the Planning Board has made and one was a final document that will be going to the public hearing next week. Matt Henry said he will be using the working document when he is describing the changes.

Matt Henry began by saying that all other Zoning Amendments were the same as they had left them from last meeting with the exception of the fence ordinance which he wanted to discuss tonight. He said that he was careful not to change anything that would have gone against the intent of the ordinance was (ie: what requires Site Plan Review, Permits, ect.). He was simply hoping to make it less confusing. He went over the changes that he was proposing to the Planning Board (attached).

The following concerns were raised:

1) Commercial fences requiring Site Plan Review:

- a. Matt Henry thought it might be burdensome to expect that business be required to the Planning Board for Site Plan Review every time they wanted to construct or alter a fence. He said that he recommends having fences that conform to the ordinance not have to undergo Site Plan Review but merely require a Building Permit. Peter Moore said that he wanted to maintain the Site Plan Review requirement for commercial entities because fences can be such a contentious issue. If the applicant wishes to waive the Site Plan

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Review Requirements all they have to do is come to the Planning Board and request that the Planning Board grant a waiver if they feel the case does not warrant Site Plan Review. The Planning Board agreed.

- 2) Redundancy regarding fence height:
 - a. Charlie Cook pointed out a redundancy in Section 2, B. Since it already says that the Planning Board may allow fences to be higher than 8 feet, it is not necessary to state it again. The Board agreed.
- 3) The word “whatsoever” should be removed.
- 4) Non-conforming Residential Fences:
 - a. Charlie Cook raised a concern regarding jumping from residential fences not requiring a Building Permit to requiring Site Plan Review if they choose to build a fence that does not conform. The Board agreed that they should take out the part about Site Plan Review and should simply read “Residential Fences shall be located at least 1 foot from the property line.” Matt Henry said he wanted to be clear that taking out an exception such as this will require that residents seek a variance from the Zoning Board of Adjustment if they wish to construct a non-common fence closer than 1 foot.
- 5) The Planning Board decided to delete the residential distinction in Section 5, A, 3.
- 6) The Planning Board decided to spell out feet rather than the apostrophe (‘)
- 7) Jim Spanos wanted to reword the primary building setback part. He informed the Planning Board that there is currently a bill in the New Hampshire House of Representatives to repeal the Shoreline Protection Act. He said that though the setback may be 50 feet now, he is concerned that if the Shoreline Protection Act is repealed then the Land Use Plan Ordinance would add unnecessary regulation. It was decided that the section should be worded as follows: “Primary building setback shall be 50’ from the reference line or as allowed by state regulation whichever is less stringent.”

Peter Joseph said that it is important to note that if somebody comes to the public hearing and has a problem with one or more of these amendments, the Planning Board must decide whether to put it in as written or remove the entire amendment from consideration. There would not be enough time to hold a second hearing. Pat Romprey said that the Planning Board has discussed each amendment one by one so he does not foresee that happening. If someone does not like it, they do not have to vote for it.

VI. REVIEW AND COMMENT on the MATRIX REPORTS and OPEN FILES pertaining to:

- A. Building Permit Applications
- B. Land Use Subdivision and Site Plan Applications/Approvals

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- C. Sign Permit Applications
- D. ZBA Applications

Matt Henry explained the first Building Permit of the year and explained how he is following up with issuing Certificate of Occupancies. He said that once a month he is calling each applicant whose building permit is set to expire and he is either scheduling inspections for those that are completed or extending the permits for those that are not yet completed.

VII. PUBLIC INPUT on Specific Issues

Charlie Cook asked the Planning Board if they would consider amending the Capital Improvements Program Committee bylaws to include a member of the Budget Committee so that there would be another individual on the Budget Committee who would be knowledgeable with the Capital Improvements Program.

MOTION: Charlie Cook made a motion to expand the Capital Improvements Program to include a member of the Budget Committee and amend the CIP bylaws to reflect this. John Hettinger seconded the motion. The motion carried unanimously (5-0-0).

Tom Adams then informed the Planning Board that Peter Joseph has been appointed to be on the New England Disabled Sports Board of Directors. The Board agreed that it was a great choice and congratulated Peter on his appointment.

Tom Adams said that he read the Master Plan critique from North Country Council and he was a bit irritated at how redundant the recommendations were. The document was rather repetitive and she could have said what she needed to say in just a few pages. Most of the recommendations were repetitive and did not need to constantly say “did you do this?” for each chapter. Pat Romprey asked the Planning Board to what extent they wanted to include North Country Council in the Master Planning process. He said that he feels it should be to the extent that the grant money runs out because he likes the overall plan as it is and much of the changes are simply clerical such as updating years and things like that.

Pat Romprey said that he felt comfortable having Matt Henry do much of the revising. Matt Henry agreed and said he would be happy to do it. Tom Adams said that he highly recommends that Lincoln use town staff because you get a better Master plan when it is done internally. Pat Romprey said there may be some grant money out there that they could use to revise the plan and he directed Matt Henry to seek out those opportunities.

Peter Joseph said that they could either have the entire board work on it or a subcommittee. He also said that they could bring one chapter per month to the Planning Board and then adopt the entire document as a whole at the end after a public hearing. Pat Romprey said that he would prefer having the whole Planning Board provide input on this rather than have a subcommittee do it. The Board agreed. Tom Adams said that even though the Master Plan is recommended to be revised every 10 years by state statute, many towns do not even have a Master Plan. If it takes Lincoln a few years to do it will still meet the statutory recommendation because we are only on our 8th year.

Charlie Cook asked if there was any requirements to having a Master Plan beyond simply that it is helpful in providing direction for the town. Matt Henry said that it may be helpful in terms of grants

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that the town may be eligible for. Also, in order to charge impact fees a CIP is required, and to have a CIP a Master Plan is required, so indirectly, a Master Plan is required in order to collect impact fees. This is in addition to how useful the Master Plan is in “big picture” planning of the town. Peter Joseph said that the Master Plan is supposed to be the steering document for the Planning Board, Selectmen, and other advisory boards. They all should be familiar with the Master Plan and their decisions should be driven by it.

Peter Joseph gave an overview of the Northern Pass Project and its effect on Lincoln, which will run along the existing utility right of way. He said that while the impact to Lincoln compared to other towns in the North Country is not as great, he also sees little benefit beyond what it will add to the tax base. He said that he does not necessarily think it is horrible for Lincoln, but he does not think it is an exceptional benefit to Lincoln either. The Northern Pass will utilize existing utility right of ways that are located on the western side of town closer to the Woodstock border all proposed locations are within the White Mountain National Forest. Charlie Cook said that some of the poles that are proposed could be as tall as 135 feet. Peter Joseph said there are more significant negatives to other areas of the North Country such as the tower height and cutting of completely new rights of way. He explained that there are a few groups that are mobilizing such as “Bury the Northern Pass”, who propose putting the conduits underground, and “Live Free or Fry” which is a facebook group that opposes the project altogether.

Matt Henry said that he has spoken to the owner of the Georgiana Falls Café and he is looking for input regarding possible businesses that could go there. The Planning Board said that they are not too concerned with what type of business should go there because it is the General Use Zone and is not very restrictive.

VIII. ADJOURNMENT:

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Matt Henry

Dated: January 19, 2010

Joe Chenard, Vice Chairman