

Town of Lincoln Planning Board – Meeting Minutes
October 12, 2011 – 6:00 pm

Present: Chairman Pat Romprey, Clerk Jim Spanos, Selectman Peter Moore, John Hettinger, Tom Adams (Alternate) Chester Kahn (alternate), Ivan Saitow (alternate),

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

Excused Absences: Deanne Chrystal, Charlie Cook (alternate)

Others Present: None

I. CALL TO ORDER by Chair at 6:00 P.M.

Chairman Romprey called the meeting to order. Alternate Tom Adams was seated.

II. CONSIDERATION of Draft Meeting Minutes for 9/28/11

Board noted no changes.

MOTION: John Hettinger made a motion to approve the minutes of 9/28/2011 as presented. Jim Spanos seconded the motion. The motion carried unanimously (5-0-0).

III. NEW BUSINESS

CONSIDERATION of an application to extend SUB/SPR conditional approval

Proposal: The applicant seeks to extend Subdivision and SPR conditional approval.

Planning Board: Acceptance of the completed application to extend SUB/SPR conditional approval.

Public Hearing: Approve or Disapprove application to extend SUB/SPR conditional approval

Chester Kahn recused himself because he is an abutter to the application.

Russ Couley explained that his request is similar to the extension the Planning Board approved in April. The court ruled in favor of the Rapids at South Mountain but there is an appeal that is pending. He is requesting the extension because the matter is still unresolved and in litigation.

Matt Henry explained that according to the Planning Board's regulations, Subdivision conditional approval can be extended for up to 6 months and Site Plan Review can be extended for up to 12 months. However, last April the Planning Board decided to keep both Subdivision and Site Plan Review approval on the same schedule by extending them both for 6 months.

Public Hearing Opened.

Town of Lincoln Planning Board – Meeting Minutes
October 12, 2011 – 6:00 pm

Chester Kahn said that he wanted to make it clear, that the Fairways property owners association filed the appeal against the Rapids at South Mountain and it was not himself. He also stated that if the property is going to be changed from current use, he must file the appropriate paperwork.

Public Hearing Closed.

MOTION: Peter Moore made a motion to grant an extension of Subdivision conditional approval to expire on April 11th, 2012. John Hettinger seconded the motion. The motion carried unanimously (5-0-0).

MOTION: Peter Moore made a motion to grant an extension of Site Plan Review conditional approval to expire on April 11th, 2012. John Hettinger seconded the motion. The motion carried unanimously (5-0-0).

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

Matt Henry discussed a matter regarding an illegal maintenance shop that is operating out of a home on Bog Brook Road. Mr. Edwin Peterson Jr. is the owner of both the home and the illegal business. The lot is located in the general use zone and is an allowed use but requires Site Plan Review because it is a change of use. Matt Henry sent a letter of inquiry to Mr. Peterson informing him that such activity constitutes a change of use and Site Plan Review is required. Mr. Peterson indicated that he was looking into purchasing a piece of property on Route 3 to operate his shop. Matt Henry said that he informed Mr. Peterson that Site Plan Review would still be required unless he purchased a piece of property that was already a maintenance shop and he should not operate the business without proper approval from the town.

Matt Henry said that it appears Mr. Peterson is continuing operating the business because the Police Department received a request from Mr. Peterson to be put on their tow list.

The Board asked Matt Henry to draft a letter to the selectmen informing them of the violation of Site Plan Review Regulations.

V. 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
- C. Sign Permit Applications
- D. ZBA Applications
- E. Violations

The Planning Board reviewed the Matrix Reports.

VI. PUBLIC INPUT on Specific Issues

Town of Lincoln Planning Board – Meeting Minutes
October 12, 2011 – 6:00 pm

Nobody spoke.

VII. ADJOURNMENT:

The meeting was adjourned by the Chair at 6:45 pm.

Dated: October 12, 2011

Pat Romprey, Chairman