

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 28, 2016 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chairman Jim Spanos, Vice-Chairman R. Patrick Romprey, OJ Robinson - Selectmen's Representative, John Hettinger, Paula Strickon, Callum Grant (alternate), Ron Beard (alternate & Fire Chief)

Members Excused: Norman Belanger (alternate)

Members Absent: None

Staff Present: Planning and Zoning Administrator Carole Bont, Recording Secretary Wendy Tanner

Staff Excused: Town Manager and Town Planner Alfred "Butch" Burbank

Guests in attendance:

- **Karen Fitzgerald**, FitzDesign, Inc., 1222 Bennington Road, Francestown, NH 03043 – consultant for Master Plan Update
- **Ronald Comeau**, resident, 8 Church Street, (Tax Map 118, Lot 060), and FlapJacks' Restaurant at 149 Main Street, PO Box 42, Lincoln, NH 03251-0042 (Tax Map 118, Lot 062).
- **Brenton (Brent) Drouin**, resident, 2 Hay Hill Road (Map 132, Lot 058), PO Box 788, Lincoln, NH 03251-0788, Owner/Broker Century 21 Mountainside Realty, 49 Main Street, Lincoln, NH 03251
- **James Harrington**,
- **Joseph H. Lahout, Jr.**, 399 Mann's Hill Road, Littleton, NH 03561 and co-trustee owner of 127 Main Street (Tax Map 113, Lot 096) and 39 Main Street (Tax Map 112, Lot 051)
- **Jayne Ludwig**, resident & Selectman, 12 Pleasant Street PO Box 103, North Woodstock, NH 03262-0103 (Tax Map 113, Lot 092).
- **Myles Moran**, resident of 11 O'Brien Avenue, Lincoln, NH 03251 (Map 117, Lot 024) whose address is PO Box 184, Lincoln, NH 03251-0184 and Principal/Broker for Moosilauke Realty, 104 Main Street, North Woodstock, NH 03262
- **Jeffrey Martel**, resident, 113 Pollard Road (Tax 117, Lot 021), PO Box 66, Lincoln, NH 03251-0066
- **Karin Martel**, resident, 113 Pollard Road (Tax 117, Lot 021), PO Box 66, Lincoln, NH 03251-0066
- **Marilyn Sanderson**, resident, 12 Westwood Drive, PO Box 818, Lincoln, NH 03251-0818
- **Leonard (Len) Swenson**, owner of 35 Maple Street (Tax Map 114, Lot 015), 390 Eastside Road, North Woodstock, NH 03262
- **Darin Whipperman**, Reporter for newspaper The Littleton Courier, 33 Main Street, PO Box 230, Littleton, NH 03561-0230

- I. CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

The Chairman called the meeting to order at 5:30 PM.

II. CONSIDERATION of meeting minutes from:

- August 10, 2016
- September 14, 2016

Motion to skip over the approval of the minutes until later in the meeting.**Motion: John Hettinger Second: OJ Robinson All in favor (5-0)****III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).**

- A. 5:30 P.M.: Master Plan Update 2016:** To all residents, property owners and interested persons – The Planning will hold a Public Hearing on the proposed 2016 Update to the 2003 Master Plan starting at 5:30 PM. Public Participation is encouraged.
- a. Karen Fitzgerald of FitzDesign, consultant.
 - b. Digital draft of the proposed update are available on the Town website at www.lincolnnh.org (link on the right hand corner of home page).
 - c. Hard copy can be read at the Town Offices and at the Lincoln Public Library
 - i. Town Offices are open Monday-Friday 8 AM – 4:30 PM
 - ii. Lincoln Public Library is open Monday-Friday 10 AM – 8 PM, and Saturday 10 AM-2 PM

Chair Spanos explained that the Master Plan is a vision for the Town for the next ten (10) years. The Master Plan does not change any regulations and does not approve any subdivisions or site plans. The Master Plan is a planning tool; any changes to zoning or other regulations that are proposed in the Master Plan would have to go to Town Meeting for approval by the residents. Chair Spanos thanked the members of the Board for their time to make changes and corrections to the Master Plan, Karen Fitzgerald for her efforts and the staff. Thank you to Paula Strickon for going through the Master Plan to ensure that the wording is grammatically correct.

Motion to open the public hearing.**Motion: OJ Robinson Second: John Hettinger All in favor****Request for an Extension to Review the Master Plan:**

Jayne Ludwig respectfully asked for an extension of this public hearing because she did not think that many residents had heard about the Master Plan meeting. In her opinion, the public did not have enough time to review the draft plan. Ludwig asked for another week from the Planning Board to give the taxpayers time to look this Master Plan Update over. Ludwig felt that for the taxpayers, there should have been more than a week's notice for this meeting. Myles Moran agreed.

Discussion ensued about the length of notice, the type of notice and the timing of the notice to the public. Members of the public said that the Master Plan was not well advertised. Moran agreed with Ludwig that this meeting should be put off for another week so that people that could not attend on such short notice will be available to give input.

Robinson said that a notice was posted for a public hearing tonight. Karen Fitzgerald who has put many hours into creating this Master Plan is here to talk to the public and answer questions. Robinson asked if there is anything that says that the Planning Board must adopt or accept or deny this Master Plan tonight or can the Planning Board listen to what the public has to say and can we have Fitzgerald give input tonight and then table the discussion to a date certain. Bont said that the meeting could be tabled to a “date certain”. The next Planning Board meeting will be October 12, 2016.

There was a brief discussion about meetings and how many meetings would be held. Robinson said that as long as there is public interest, the Planning Board could hold more meetings on this subject. Robins did not see a need to not have the meeting this evening but also does not see a need to limit the public input to only one meeting. Robinson would like to hear what the residents have to say this evening and would also like to continue the meeting to another date in October or November.

Bont said that if we continue to October 12, that would give the public a couple of weeks to review the draft Master Plan.

Bont read an email dated Saturday, September 24, 2016 from Paul Beaudin into the minutes. (See attached.)

Jayne Ludwig left to attend another meeting.

Presentation of the Master Plan:

Consultant Fitzgerald summarized for the public what the Planning Board had accomplished to be able to come to the public meeting today.

- In the summer of 2015, a survey was sent out to all taxpayers. The survey was well received. There were about eight hundred ninety-one (891) surveys returned (before the deadline) from just over two thousand, eight hundred seventy-eight (2,878) surveys sent out. A large number of the surveys were completed on the Town’s website.
- In June of 2015 the Planning Board held one meeting that the public was invited to that very few people attended.
- Since June of 2015, the Planning Board has been holding working public meetings that were closed to public input for the next year.
- Since June 2015, Consultant Fitzgerald has taken each chapter and worked with the Planning Board on making revisions.
 - Using the 2003 Master Plan as a starting document, some of the chapters were reworked with more current information added. For other chapters the concepts and/or data was too old to use so new information was gathered and the chapters had to be rewritten with a complete overhaul.
 - Goals for each chapter were rewritten.
 - An implementation plan was added at the end.

- Much of the population data and transportation data needed to be researched to be included in the different chapters.
- Future needs of the town were reviewed and suggested actions were put in place for each of the goals.

Consultant Fitzgerald explained that the Master Plan looks at the future needs of the Town for the next ten (10) years. The Master Plan should be updated every ten (10) years or so. In order to have a Zoning Ordinance and a Zoning Board of Adjustment, a municipality must have a Master Plan. The Master Plan is only legal in that sense, but is only a guidance document. Nothing in the Master Plan is law or a regulation. The Master Plan only helps the Planning Board go forward with some of the goals it set for the next ten (10) years.

Consultant Fitzgerald said that she and the Planning Board have been working on this Master Plan Update for about a year and a half. Consultant Fitzgerald said that the only things specifically required to be in a Master Plan are the Land Use Chapter and a Vision. She explained what was done to create the Master Plan Update:

- The Planning Board worked on the Land Use Chapter and the Vision using some of the input from the surveys.
- Every chapter was reviewed and goals were set.
- Using these goals the Planning Board came up with a list of strategies that are in the Land Use chapter.

Consultant Fitzgerald said that there was not a lot of change from the 2003 Master Plan because Lincoln is surrounded by White Mountain National Forest on three sides so there was not a lot of land to be changed. One of the things the Planning Board and she discovered was that there seems to be a need for workforce housing and more affordable housing. The workforce needed to support the businesses that need unskilled labor in Lincoln is not there.

Consultant Fitzgerald said that most of the changes in the Master Plan Update from the 2003 Master Plan are from the updating of data. Then the Planning Board discussed how to take what is happening now and extrapolated that to get an idea of what is going to happen in the future what will be needed to “move the Town forward”.

Consultant Fitzgerald said that the maps for the expansion of the Village Center (VC) District or Zone is one suggested change. However, when the Planning Board votes to accept the Master Plan update, they are not voting to put the expansion map in place. They are just taking a vote to explore expanding the Village Center (VC) Zone. Nothing in the Master Plan is law or regulation. Words like “study” are carefully used when talking about expansion maps. The proposed Village Center expansion maps will not be actual until they are voted on at a Town Meeting.

The Public Meeting was opened to the public for comments and questions.

Expansion of the Village Center (VC) District:

Moran asked about the proposed area that is going to be included into the Village Center (VC) expansion; would that be a zone change. Consultant Fitzgerald said that was true, it would be a zoning change. Moran asked if in doing the vision for the Town, the Planning Board had determined that this was an area that the Town sees as an area for expansion of the Village Center (VC) District.

- Chair Spanos said that the Planning Board was looking at the entire town.
- Consultant Fitzgerald said that the zoning in North Lincoln on US Route 3 was not changed in the Master Plan Update proposal.
- Chair Spanos said that the Master Plan encompasses the entire town.

Moran said that the Master Plan talks about the US Route 3 corridor in Lincoln. Consultant Fitzgerald said that the Master Plan covers the entire town, but that the expansion map that residents were looking at was only talking about a proposed change in the Village Center (VC) District.

Chair Spanos said that the Master Plan is not limited to the downtown area. Moran understood, but asked for confirmation that only the Village Center (VC) District was shown on the proposed expansion map.

Chair Spanos said that a proposed expansion map of the Village Center (VC) District was in the previous 2003 Master Plan as well. Chair Spanos said that the reason the emphasis was placed on this change was because the Planning Board believes that in the near future the NH DOT may eliminate some of the municipal on street parking on Main Street and there will be a need for the businesses on Main Street to use some of the expanded area in the future for parking to support their businesses. Moran said he thought they would be pretty expensive parking lots.

Chair Spanos said that for any project a property owner would want to do would still require the owner to come in for Site Plan Review approval. The Master Plan update would not legalize any project.

Consultant Fitzgerald said that most of the green area shown on the map illustrating the proposed expanded Village Center (VC) District is currently in the General Use (GU) District.

Moran said that the Village Center (VC) District allows for more density and the setbacks are different.

Bont said that the minimum lot sizes are the same – fifteen thousand (15,000) square feet per dwelling unit in both the Village Center (VC) District and the General Use (GU) District. The difference is in the setbacks. The setbacks are less in the Village Center (VC) District. You can have five foot (5') front setbacks and ten foot (10') side setbacks in the Village Center (VC) District whereas in the General Use (GU) District the front setback is fifteen feet (15') all the way around.

Consultant Fitzgerald said that smaller front setback in the Village Center (VC) District was intended to maintain the streetscape that is already in the Village Center (VC) District where the buildings are close to the front of the lots.

Traffic:

Moran said that if they were to successfully move the parking off Main Street, are the pedestrian walkways on Main Street any wider than three feet (3')? Moran did not think there was much room for people to walk on the sidewalks along Main Street.

Chair Spanos said these issues like the width of the roadways, the amount of on street parking and the width of the sidewalks are not within the Planning Board's jurisdiction. Main Street/ NH Route 112 is within the jurisdiction of the State of New Hampshire's Department Transportation (DOT); it's their road.

Moran said that these issues will be our problem. Moran said that he is a Main Street business owner with only two legal onsite parking spaces. For the rest of his customers parking is on Main Street. The owner of Flapjacks has two little parking lots next to him that are town owned, but that helps. In terms of looking at the whole vision of Main Street, if Main Street goes to four lanes, as soon as a pedestrian walks off that curb they are liable to get hit. There is not an inch left. Try 2 parked cars and two busses.

Moran said that he understands that the Planning Board has done a lot of hard work here, but the traffic flow in this town has gotten horrendous. You cannot turn left half the time. "Thank god for the suicide lane (middle lane) is there; it's the best place to hang out." Most people drive in the middle lane instead of pulling in. Some of them even stop in the middle lane.

Moran said that he understands where the Planning Board is going with the whole vision, but Main Street is the problem. You can't widen Main Street anymore because there is no room left because of the buildings on the north side. The south side has a little more room.

Consultant Fitzgerald said if they look at the goals in the proposed Master Plan update, the economic goal is the number 1 goal – to enhance the Village Center and improve the streetscape esthetics and pedestrian amenities. The Planning Board talked a lot about the Village Center. There will be a lot of discussion before the State comes in and changes Main Street. They did discuss the whole village downtown and there was a lot of input from the surveys, from people wanting to see better pedestrian amenities, a nicer looking streetscape and a safer place to be and bicycle access. They did address that at some length in the Master Plan goals, in the Village Center in particular.

Moran said that if you look at North Conway and their Village Center over the past ten (10) years, they put everything (i.e., utilities) underground. Fitzgerald said that putting utilities underground was mentioned quite a bit in the survey.

Consultant Fitzgerald said that it is possible for the Town to work with the State. The State cannot just come in and pave everything. It is important for the public to be there and put their

two cents in when the State begins to have meetings to address these issues. The Planning Board definitely fought a lot about maintaining the character of the village and actually strengthening the character of the village. That is right in the goals, if you look at the goals carefully.

Hettinger said that the Planning Board members are all in agreement with what Moran was saying. They are very sensitive to that fact. They will be on his side trying to advocate for the best possible outcome for Lincoln.

Ron Comeau came in and asked if tonight was the night to give input on the traffic situation.

Chair Spanos said we were talking about the Master Plan.

Comeau said that he has quite a bit of experience with traffic management. As a past State Trooper in Massachusetts out of the Foxborough, MA barracks, Comeau had to deal with Gillette Stadium, Great Woods Concert Arena and the TPC of Norton which holds the annual PGA Labor Day Golf Tournament. They were overwhelmed with traffic. It backed up on the highways for every event.

- They had four lanes to work with. They alleviated some of that traffic by making three lanes inbound to the events for people arriving. When the event was over they reversed the flow and ran three lanes outbound. They hired police officers to regulate the traffic from that point.
- The event organizers were responsible for paying the police details since they were the ones bringing the people into town.

Comeau said that his wife has said that Lincoln is not a “pass through town” but rather a “destination town”. No matter how many lanes of traffic you push through, for fifty percent (50%) of the people who are on this road this will be their first time on the road and they are coming to Lincoln. So when they get off the highway, everyone in the car is looking around. The kids want to know where the theater is. The wife wants to know what is new in town. Everyone wants to figure out what they are going to do tomorrow night. Where we are going to eat? Where is Clark’s Trading Post? Where is the Mini Golf? If you think that putting another lane in here will make the traffic fly through and it will solve traffic congestion that is a pipe dream!

Chair Spanos said Main Street/ NH Route 112 is the State’s road. The Town of Lincoln does not control the road or the traffic. It’s the State of New Hampshire’s call.

Proposed Village Center (VC) District Expansion Map:

Moran said that he understands that we are here to talk about the Master Plan, which is the vision of what we want to do in the next ten (10) years. Simultaneously this map comes up with the proposed Village Center (VC) District expansion. It almost seems like one goes with the other.

Chair Spanos said that the map was part of the Master Plan. Moran said that if the Master Plan gets passed, then the expansion map also gets passed? Simultaneously, several members of the

Planning Board said, “No!” Chair Spanos said the map with the proposed Village Center (VC) District expansion is part of the Master Plan; it shows proposed future land use.

Moran said so for the next ten (10) years what the Planning Board members are saying is their intention is to bring forward the green areas of the map, sometime in the future, and then make those areas part of the Village Center (VC) District.

Chair Spanos said that an expansion of the Village Center (VC) District was in the previous Master Plan in 2003 and the Planning Board never acted upon it. There is no guarantee that the Board will put it before Town Meeting this time around either.

Vision:

Robinson said the Master Plan is not even a proposal it is a “vision”. Robinson explained that of all the things in the Master Plan, including the map, are the things the Planning Board is looking to perhaps put into place at some point over the next ten (10) years.

Robinson said that if you look at the entire proposed Master Plan there are many ideas in there like:

- Potentially allowing workforce housing to be built more densely than other residential building because the town needs workforce housing.
- Looking at new water sources perhaps up on the US Route 3 end of town.
- Possibly putting a new water treatment plant up at Boyce Brook

Robinson said it does not mean that we have to do those things in the next ten (10) years. Because we are adopting this Master Plan Update does not mean we are going to do it. For example, the Master Plan just says we want to be open to and be aware of the need for more water and so we are putting that idea in the Master Plan.

Robinson said in the same way, the Planning Board members are saying they are aware that there is a density issue on Main Street. To address that issue they have included in the Master Plan the idea of specifically allowing people to develop downtown, but making the developers have off street parking because there is no more parking to be had on Main Street. Consequently, the Planning Board is looking at expanding the Village Center (VC) District through this green region (referring to the area on the map) as one idea of what could happen in the next ten (10) years of the Master Plan. By adopting the Master Plan we are saying the Town wants this vision. Adopting the Master Plan with that idea does not say the Planning Board members are adopting or accepting that change. Robinson said that in order to change the zoning for that area, the Planning Board would have to propose the change, then hold a public hearing and then a town meeting vote.

Robinson also said that the proposed expansion does not all have to happen at once. The Planning Board might propose just taking the end down by the Hobo Hill Golf up to Connector Road and say perhaps the Town should expand that the Village Center (VC) District into that little green section first and make a zoning change there. Then another year they might move a

little further up northeast. Or the Planning Board may start at one end and work down or they might do the whole thing at once. He does not know.

Robinson said the “vision” is to look at that district and see what could be done or what should be done or what the town wants to be done as far as changing the density and setbacks. That is always the same. The Planning Board is going to look at it and consider this over the next ten (10) years. We did that ten (10) years ago, however, he does not think the increased areas proposed in the 2003 Master Plan was quite as extensive as are proposed in the 2016 Plan. In the 2016 Master Plan we added the Rodgers Mothership and the Rapids land. So when we say this was included in the last Master Plan, it was but not with the same extent we have presented in the 2016 Master Plan. In the 2016 Master Plan they added in the whole Nordic Inn, Landing, and Mothership area.

Moran said that those properties belong in the Village Center (VC) District because they are existent commercial businesses. The Nordic Inn, the Mothership and all of the Kanc Motor Lodge property should be in that District.

Tanner said that she was speaking as a resident. Tanner clarified that this plan is a plan that the Planning Board came up with. At this point the members of the Planning Board have had no input from anyone in the audience. This is the audience’s chance to get their thoughts and opinions into the Master Plan Update. Moran said that was good and he was glad that there would be another meeting in two weeks.

Tanner said, speaking as a resident in her opinion she did not recommend the expansion map as presented be included as part of the Master Plan. Tanner felt that rather than put a commercial zone like the Village Center (VC) District right next to a residential zone (i.e., Village Residential District) so that the commercial business can build within ten feet (10’) of the edge of a residential property, the Planning Board should keep at least a General Use (GU) District lot between them which would offer more of a buffer for the residential properties. Instead of taking three adjacent lots behind the Village Center (VC) District Lot and making them all Village Center (VC) District lots, take that third lot and make it a General Use (GU) District lot, not a Village Center (VC) District lot to keep a bigger buffer or setback next to the residential areas.

Moran said that a lot of this would come up in successive meetings as people become aware of the potential of what is going on.

Chair Spanos asked Consultant Fitzgerald if she had proposed this change and suggested that the expansion map be put into the Master Plan.

Consultant Fitzgerald said she had suggested that the Planning Board put the map in the Master Plan, however, she did not create the map; the Planning Board made the decisions on what parcels to put into the Village Center (VC) District. Moran confirmed that Consultant Fitzgerald did not make the proposed zoning district changes, but that she just suggested making the map.

Bont said that the Land Use Chapter is required to be part of the Master Plan and the map is part of that chapter. Bont said that since a Land Use Chapter is required, if the Planning Board has a proposal to consider expanding a zoning district like this as part of their vision then it is appropriate to put the map in the Master Plan.

Hettinger said that the important thing is not to look at this Master Plan as just a Planning Board's recommendation. The Planning Board went and looked at all the surveys that came in. The Planning Board looked at all the comments of the people who answered the surveys. They tried to digest all that information and then put it into a Master Plan. So it is not just the Planning Board's suggestion, however, the Planning Board members will go along with it. The Master Plan is comprised of all the surveys' suggestions as part of the process for creating the Master Plan.

Moran said that he filled out a survey. It took time and effort to do it properly. Moran said that given the small number of people who were at the public hearing, the results of that process have not been publicly noticed enough to get the people here and get the level of feedback that the Planning Board would like to hear. Moran said he had some other concerns but he said he was going to save them for the next meeting.

Tanner, speaking as a resident, urged people who were at the hearing to express their opinions to read the Master Plan to see what the Planning Board was saying. Read the Master Plan to see where their concerns should go into the plan. Read the Master Plan to see how what they would like to see done could fit into the plan. It would be helpful just to have people say what chapter their concerns would go into or what paragraph they think needs to be changed. If people read the Master Plan, they can mark up their copy and then come in with specific concerns or suggestions.

There was a discussion about whether the 2003 Master Plan was on line; it is on line. Romprey said that it would make sense to him for people to compare the two to see the changes that have been made.

Strickon said she was concerned that people would come in and comment without having read the plan and they would rehash the issues already raised by people in the surveys. The Planning Board is not planning to adopt a solution tomorrow; they are just visioning potential solutions.

Moran said that the delivery of the information was confusing because it looked like the planning board was going ahead with adopting what is in the Master Plan. Strickon asked Moran how he would prefer to see a vision portrayed if not in a report like the Master Plan. Moran said that the report was fine; it was the Master Plan map he had issues with. On the map, it looks like what the Planning Board was saying, "Let's adopt this and take all this green space and make it part of the yellow". He said he had other concerns that he will bring it up again at the next meeting.

Chair Spanos said that this map is in the Master Plan; it is only a Master Plan map. Moran said he understood that the map was part of the vision, but to Moran it looks like a zoning change.

Chair Spanos said that for example, Acorn Lane could be zoned Village Commercial and at the next town meeting the Planning Board could propose to rezone it as Village Residential even though this proposed change is not in the Master Plan.

Fire Chief Beard said that he wondered if some of the confusion that Moran is expressing is that the Planning Board published notice that we have a new Master Plan that we are looking to approve, but the people do not understand how that tool – the Master Plan – is utilized. What is a “Master Plan”? Is this going to be law? Is this the way it’s going to be? Moran said that ninety-five percent (95%) percent of the people are going to do what I did; they will print out this map and go “Oh, my gosh!” Fire Chief Beard said that maybe a better explanation of how this tool is going to be applied could be put on the web site with the tool. So that maybe people will understand what this is all about.

Consultant Fitzgerald said that there is an entire chapter about what a master plan is and how much power it has or does not have. If you read the first part of the Master Plan, it explains how to use the Master Plan as a tool and the whole set up of the rest of the document.

Karin Martel asked how this information is disbursed. Chair Spanos said that it is on the Town web site and there are hard copies at the Town Hall and at the Lincoln Public Library. Karin Martel said that there is no mailing that goes out to let people know; they would have to go onto the web site. Chair Spanos said that it was published in the Littleton Courier newspaper as well. Strickon said that single copies would not be mailed to everyone in town; it is about 100 pages long.

Karin Martel said that a lot of people do not know what the Master Plan is. Strickon said that if people read the notices that are posted around Town they would find out where copies were available.

Swenson asked when the Planning Board would be making some type of decision about whether to approve or recommend the Master Plan? Is this your thought and what you would like the town to approve? Chair Spanos said that the Master Plan is just a vision.

Swenson asked what the Planning Board meant when they said “a vision”. Swenson said that in many small towns’ voters get recommendations from the Planning Board about different things the Board wants passed; at the end of the warrant article it will say whether the warrant article has the Planning Board’s approval or disapproval. With a Master Plan this thick, a lot of people just see the Planning Board’s approval and say, “Oh, this must be ok, we’ll vote for it.”

Rompney said that the Master Plan itself simply is a vehicle of addition. The Planning Board adopts the Master Plan. The Master Plan does not go to town meeting for approval. It does not go to excessive number of public hearings. By contrast, any changes made to the zoning ordinance, any zoning changes, any changes that effect abutters, or different zone use, must go to Town Meeting to be voted on by the voters. The Master Plan itself has no laws and no teeth; it is simply a guideline.

Swenson confirmed that in the case of a proposed zoning change, the Planning Board would add a recommendation and make a positive or negative recommendation on proposed zoning changes. Chair Spanos said that if the Planning Board puts a proposed zoning change on the Town Meeting warrant it implies that the Planning Board recommends it. If the proposed zoning change is put on the warrant by a citizen's petition, then the Planning Board has to add its recommendation as to whether they support or don't support it.

Tanner, speaking as a resident, said that in ten (10) years these members of the Planning Board may not be here. The next group of people who come in sit down and look at the Master Plan, are going to look at the Master Plan and say, "Oh, this is the direction the Town wants to go". So you want it to be right.

Rompfrey said that if they can get the 2003 Master Plan on line, he urged the residents to read both so they could see the comparisons. Rompfrey said that not all that much has changed. We have reaffirmed statistics which of course have changed, traffic counts are heavier. They are not all that different.

Swenson said he came in at the very end of the comments about Main Street becoming a four (4) lane highway. Is this strictly the State's vision? Chair Spanos said that the NH DOT has suggested a four (4) lane road through town if things continue on their current path. When we have major events the traffic backs up onto Interstate 93.

Swenson asked if that was the Planning Board's vision. Chair Spanos said that NH DOT told the Town it's coming so we need to plan for it. Rompfrey said that a number of years ago NH DOT said that once we reach a certain traffic count that they would be looking at putting more lanes there. We have actually surpassed that traffic count and they are already starting to look at various driveways around here. So it's coming, we don't know when but it is coming.

Swenson asked what the town could do about it if they feel negatively toward it. Robinson said that what we have done is institute the center lane turning. Robinson said that when you drive down Main Street, ninety percent (90%) of the people in that middle turning lane have the back end of their car sticking out into the right lane and you still can't get by them. Just because two thirds (2/3rds) of your car is out of the lane does not mean that others can drive by. We need to get people to use that turning lane properly.

Rompfrey said that the comment from Ron Comeau's wife was that this is now a destination town; you have people turning left, people turning right and traffic going both ways. It does not take a genius to figure out how many lanes you need.

After checking the web, Bont said that the 2003 Master Plan is on the Town web site on the Planning Board page under Links. There are two links - a "2003 Master Plan" link and a "Maps for the 2003 Master Plan" link.

Moran asked if for the next meeting we can we get the portable messaging device to post the next Master Plan meeting.

Chair Spanos polled the board whether they wanted to continue the meeting to October 12, 2016.

Motion to continue the hearing of the Master Plan to October 12, 2016.

Motion: John Hettinger Second: Pat Romprey All in favor: (5-0)

Further Advertisement of the Master Plan Update Hearing:

Bont agreed to advertise the Master Plan Update Public Hearing in the Littleton Courier newspaper for the next two weeks in a row.

There was a brief discussion about if Karen Fitzgerald needed to return to the next meeting. The consensus was that she did not need to return.

The Board thanked Karen Fitzgerald for all her time and efforts with the Master Plan and she left the meeting.

CONSIDERATION of meeting minutes from: (continued from earlier in the meeting)

- August 10, 2016

Motion to approve the minutes of August 10, 2016 as amended.

Motion: John Hettinger Second: Paula Strickon All in favor: (5-0)

- September 14, 2016

Motion to approve the minutes of September 14, 2016 as amended.

Motion: John Hettinger Second: OJ Robinson All in favor: (5-0)

NEW BUSINESS

Propane Filling Station

Vice Chair Romprey asked Bont about the status of the Aubuchon Hardware's request for a propane refilling station.

Bont explained that Lahout has made a request for a ZBA hearing based on an administrative appeal of a decision that Bont had made that Site Plan Review is required to install a propane filling station at Aubuchon Hardware.

There was some discussion about whether Aubuchon Hardware had come before the Planning Board for Site Plan Approval before and whether or not prior Fire Chiefs had ever approved it.

Robinson encouraged Bont to give the ZBA as much information as she can – history and chronology written out – so the ZBA can make an informed decision. Robinson said that Fire Chief Beard should attend the hearing.

Discussion re: Whether Town Employees Who Are Residents Can Express Their Opinion at a Public Hearing

Vice Chair Romprey said that he does not have a problem with Recording Secretary/Planning Assistant Tanner expressing her opinion at Planning Board meetings, however, when she has an opinion and she wants to make a comment while she is acting as recording secretary in his opinion Tanner should step down from sitting at the table with the Board and make her comments from the audience. Although Tanner said she did not think where she was sitting made a difference, she agreed to make her comments and ask her questions from the audience in the future. She had prefaced her remarks with stating that she was speaking as a resident and a member of the public.

At 6:30 PM Alternate and Fire Chief Beard asked to be excused to attend another meeting.

- IV. PUBLIC PARTICIPATION AND OTHER BUSINESS:** Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

V. ADJOURNMENT

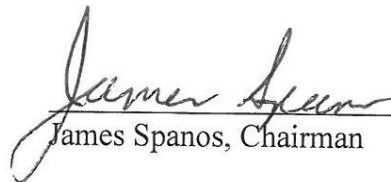
Motion to adjourn at 6:37 PM

Motion: Paula Strickon Second: John Hettinger All in favor: (5-0)

Respectfully submitted,

Wendy Tanner,
Planning and Zoning Recorder

Date Approved:


James Spanos, Chairman