

APPROVED

**Lincoln Planning Board
Public Hearing & Meeting
Tuesday, November 24, 2020 – 6:00 PM
Lincoln Town Hall - 148 Main Street, Lincoln NH 03251**

Due to the current COVID-19 situation, the Town Office is closed to the public. This meeting will be available only via the Zoom Meeting Platform to allow for town wide participation. The public was encouraged to participate remotely using ZOOM.

Present: Chair Jim Spanos, Vice Chairman Joseph Chenard, Board of Selectmen's Representative O.J. Robinson, and Alternate Paul Beaudin. (All attendees were present via ZOOM.)

Members Excused: Members Mark Ehrman and Steve Noseworthy.

Members Absent: None

Staff Present: Fire Chief & Code Enforcement Officer/Health Officer Ronald R. (Ron) Beard, and Town Planner Carole Bont.

I. CALL TO ORDER by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary. Alternate Paul Beaudin is seated.

II. MINUTES OF THE PREVIOUS MEETING

MOTION: "To pass over the minutes of the November 11, 2020 meeting."

Motion: Paul Beaudin **Second:** Joe Chenard **Motion carries with OJ Robinson voting in opposition**

III. OLD BUSINESS

Capital Improvements Plan (CIP Public Hearing to solicit public input about the proposed 2021 Capital Improvement Plan (CIP).

Selectmen's Representative Robinson stated that he made the presentation on the proposed 2021 CIP a few weeks ago to the Planning Board. Tonight's meeting is a public hearing to take any public comment on the 2021 CIP.

MOTION: "To open the hearing for public comment."

Motion: Paul Beaudin **Second:** Joe Chenard **All in favor.**

There was no public present at the meeting to comment.

MOTION: "To close the hearing to public comment."

Motion: Paul Beaudin **Second:** Joe Chenard **All in favor.**

Alternate Paul Beaudin stated that he will not vote in favor of the 2021 CIP because it is not level funded. Though it is only slightly increased, he believes that given the current economy, a level funded CIP could have been achieved. Vice Chair Chenard agreed with Alternate Paul Beaudin. Selectmen's Representative Robinson agreed that initially he also wanted to see a level funded CIP. However, after the committee spent time going through the CIP extensively, only \$19,000 was added which is so minute that it is nearly level funded. Alternate Paul Beaudin stated that the CIP Committee did do an awesome job but there were some places that could have been cut back even more.

MOTION: "That the Planning Board not offer their support of the CIP as presented but recommend that it be level funded."

Motion: Paul Beaudin **Motion fails for lack of a second.**

MOTION: "To recommend the CIP for 2021 be approved as presented."

Motion: OJ Robinson **Second: Joe Chenard** **Motion carries with Chair Jim Spanos recusing himself (so there would be no possibility for a tie vote) and Paul Beaudin voting in opposition to the motion.**

IV. OTHER BUSINESS AS PRESENTED

Review of Ordinances

Vice Chair Joe Chenard would like to see the Planning Board work on the new parking ordinance as soon as possible. Planner Bont will put it on the agenda as a work session for December 16, 2020. Selectmen's Representative Robinson would like to see the Board tackle the workforce housing issue at this work session also. The Board discussed the site visit planned for the ponds at Forest Ridge and decided that a site visit was a formality and necessary in this instance.

Technical Review Committee

The Board discussed the function of the Technical Review Committee. Paul Beaudin would like to know how this committee came about and why the town needs this committee when what they are discussing falls under the jurisdiction of the elected Planning Board. Further, he stated that it may not be appropriate for this committee to be deciding on the expenditure of town funds. As an elected board, Alternate Paul Beaudin stated that it is up to the Planning Board to help an applicant in a fair and equitable manner from Conceptual through Site Plan Review phase. He stated that the Planning Board cannot be sure this is happening if they are not part of this committee. Vice Chair Joe Chenard said he was in complete agreement. Chair Jim Spanos stated that he was not aware of the formation of this committee.

Planner Carole Bont replied that the name has been changed to Technical Review Staff and that is not a committee but simply a collaboration of the town staff coming together to get work done in an efficient manner. Alternate Paul stated that it seems that the Technical Review Staff has taken the place of the Planning Board's conceptual review and maybe even contaminated it. He does not think it is in the best interest of the public.

Fire Chief/Health Officer/Code Enforcement Officer Ron Beard explained the staff is not looking at any

conceptual plans but rather reviewing applications for Land Use Authorization Permits for single family homes, renovations to businesses etc. It is strictly comparing the plans of what is being built to the Land Use Plan Ordinance. It was formed to assist Planner Bont with the technical review component of her job.

Selectmen's Representative Robinson stated that the role of this team of staff does not infringe on the authority of the Planning Board. It has always been the staff that assists the applicant in preparing a complete application to be presented to the Planning Board. The Planning Department is being presented with extremely complicated building plans and thus the detailed review of said plans is creating a backlog of work. The technical review staff was brought together to assist Planner Bont. Its role is to help streamline the staff side of the process. Further discussion ensued.

Alternate Paul Beaudin stated that he does not believe the town staff knows when to refer an applicant for a conceptual review and when they do not. Further, he stated that instead staff is spending money and staff time reviewing projects that don't need to be reviewed as the Planning Board could be doing it. It is also delaying permits. It is a waste of time and money.

Selectmen's Representative OJ Robinson disagreed. Chairman Spanos questioned what Alternate Beaudin would like to see done. Alternate Paul Beaudin said he would like the staff to come to the Planning Board before they expend money on a town attorney or engineer. Town staff cannot expend funds without approval of the Planning Board.

Chairman Spanos stated that the Planning Board can review their budget during their work session on December 16th. Chairman Spanos questioned whether OJ was aware of the formation of the technical review staff. Selectmen's Representative OJ Robinson replied that the Select Board was aware and that the staff did not take on any new duties that they did not already have. They did not take over any work of the Planning Board. There was no usurping of duties but simply a change in the process of workflow to make things more efficient. Selectmen's Representative OJ Robinson pointed out several conceptual review applications the Planning Board has recently reviewed. All agreed to review the planning budget further as it pertains to this matter on December 16th.

Marlowe & Paris Matters

Fire Chief/Health Officer/Code Enforcement Officer Ron Beard and Planner Bont updated Alternate Paul Beaudin on the Marlowe & Paris matters at his request. The Board clarified the status of the matters for Alternate Beaudin.

V. ADJOURNMENT

MOTION: "To adjourn the meeting at 7:00pm."

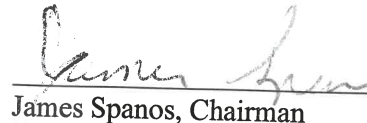
Motion: Joe Chenard Second: OJ Robinson Motion carries unanimously.

Respectfully submitted,

Brook Rose

Recording Secretary

Date Approved: December 9, 2020


James Spanos, Chairman