

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, SEPTEMBER 13, 2017 – 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, Clerk John Hettinger, Norm Belanger (Alternate), & Ron Beard (alternate & Fire Chief).

Members Excused: Paula Strickon & Callum Grant (Alternate)

Members Absent: None

Staff Present: Town Manager/Planner Alfred "Butch" Burbank & Planning/Zoning Administrator Carole Bont

Staff Excused: Recorder Ellyn Gibbs

Guests:

- **Brian Calaio**, Lincoln resident at 17 White Birch Lane (Map 114, Lot 048), Lincoln, NH 03251 owned by Lucia R. Stafford, his mother.
- **Kevin McNamara** of 1595 Easton Valley Rd, Franconia NH 03580-5414, Realtor at RE/MAX in the Mountains, 264 Main Street, Suite 2, PO Box 175, Lincoln, NH 03251-0175 and agent for **Dipak Patel** from Waltham, MA.
- **Myles Moran**, Lincoln resident at 11 O'Brien Avenue (Map 117, Lot 024) owned by Mary J. Levitsky, 11 O'Brien Avenue, PO Box 184, Lincoln, NH 03251-0184 and owner of Udderly Delicious Ice Cream Shop at 121 Main Street, Lincoln, NH 03251, and Principal/Broker for Moosilauke Realty, 104 Main Street, North Woodstock, NH 03262.
- **Lynn Murray**, Lincoln resident at 17 White Birch Lane (Map 114, Lot 048), Lincoln, NH 03251 owned by Lucia R. Stafford.
- **Jay Polimeno**, Realtor and owner of Jay & Maureen Polimeno Realty, Loon Mountain Real Estate Co., 137 Main Street, North Woodstock, NH 03262
- **Cindy Rineer**, Lincoln resident at 176 Pollard Road, (Tax Map 114, Lot 057), PO Box 878, Lincoln, NH 03251-0878
- **Lucia R. Stafford**, Lincoln resident and property owner of 17 White Birch Lane (Map 114, Lot 048), Lincoln, NH 03251 and mother of Brian Calaio.
- **Stephen B. Tower**, Sabourn & Tower Surveying and Septic Design PLLC, 1022 Daniel Webster Highway, North Woodstock, NH 03262, authorized agent for Robert Legare on behalf of owners **Susan Smith** of 107 Howe Hill Road, Benton, NH 03785, **Raymond Legare**, of 99 Howe Hill Road, Benton, NH 03785, and **Robert Legare** of PO Box 211, Lincoln, NH, who own #LO Mansion Hill Road (Map 114, Lot 049)
- **Gail Tremblay**, Lincoln resident at 19 Luann Lane (Map 117, Lot 017), in property owned by Thomas Tremblay Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251-0235.

- **Thomas Tremblay** Lincoln resident at 19 Luann Lane (Map 117, Lot 017), land owned by Thomas Tremblay Trustee, Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251-0235, which also owns #LO Louann Lane (M117, Lot 018), #LO Louann Lane (M117, L016), 20 Valley View Lane (Map 114, Lot 045) and 189 Main Street (Map 117, Lot 004), Realtor and owner of Coldwell Banker LinWood Real Estate, 189 Main Street, PO Box 700, Lincoln, NH 03251-0700.

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

Chair Spanos called the meeting to order at 6:00 pm.

Paula Strickon & Callum Grant (alternate), were excused.

Ron Beard was seated.

II. CONSIDERATION of meeting minutes from:

- August 9, 2017

Corrections:

- A. Fire Chief Beard: Line 216 – Discussed the retaining walls with members of the Fire Marshal's Office. Some of the members of the State Fire Marshals were surprised that people were still using stone boulders to build retaining walls.
- B. Hettinger: Line 45 – remove second word “for”. “...engineering is mostly for...”
- C. Robinson: Line 281 – Bont says she still has ten years to go – it needs context to explain what this means – ten years of zoning changes to investigate.
- D. Robinson: Line 297 – It sounds like Rick Kelly was at the meeting, but he was not. It should say, “Rick Kelly originally brought this issue to Robinson’s attention at a recent Selectmen’s meeting.”
- E. Robinson: Line 346 – Change sentence to say, “The EPA may possibly change standards on sewer lagoons.”
- F. Robinson: Line 362 – Change sentence to say, “Robinson said we now have the Loon Pond Dam back in service.”
- G. Chair Spanos: Line 362 – Change sentence to say, “In response, Burbank said that the Town can now draw water from rivers”.
- H. Chair Spanos: Lines 211 & 212 – “Chair Spanos said if the retaining walls that support the house fail, do the owners have to take their houses down if there is not enough land to build the wall to code?”
- I. Chair Spanos: Lines 25-27 – Leave “Paula Strickon objected to Line 57 of the minutes due to a miscommunication” and delete the rest of the sentence.
- J. Vice-Chair Romprey: Vice-Chair Romprey said he had to abstain with respect to approving the minutes as he was not present at the August 9, 2017 Planning Board meeting, however, he had a question related to the minutes. On Line 208, starting with “Failed Retaining Walls”, Vice-Chair Romprey said that the Planning Board had the State Fire Marshal’s Office at a Planning Board meeting about three years ago for a discussion. The gist of the discussion was at what point can someone just repair a retaining wall, versus having to tear down a retaining wall to rebuild the wall in accordance with the State Building Code. If they tear down the wall and rebuild, then they certainly would have to have a Land Use Permit. However, the staff from the

State Fire Marshal's Office made it clear that someone did not have to obtain a Land Use Permit just to repair a retaining wall.

Town Manager/Planner Burbank said he thought the State Fire Marshals said that they could consider it a "repair" or a "fix" if they replaced up to 50% of the wall. Bont interjected and said the State Fire Marshals talked about 50% of the retaining wall as a point of comparison. For example, if the retaining wall was only missing a couple of boulders from the top course then putting the boulders back in could probably be considered a "fix", whereas, if 50% of the retaining wall was failed then the owners would need a Land Use Permit and the retaining wall would need to be built in compliance with the State Building Code.

The Planning Board looked to Fire Chief Beard for clarification. Fire Chief Beard said that the State Fire Marshal's Office staff said if a couple of boulders from the top course were dislodged and putting back those one or two boulders would not adversely affect the integrity of the wall, that would be a "fix". However, if the retaining wall popped out even one rock on the third course down and the top two courses started settling in as a result, then the owner of the retaining wall would probably have to hire an engineer to design a wall and then build the wall in compliance with the State Building Code.

Vice-Chair Romprey said he thought the Town would be very hard pressed to make someone take their house down if the retaining wall failed. Town Manager/Planner Burbank said the question is, would the property owner have to build the wall to today's State Building Code Standards. To build the retaining wall up to today's standards would mean that there might have to be some major changes to the house because the retaining wall is going to take up a lot more land today with the required tiers; that is the big deal.

Motion approve the minutes of August 9, 2017 as amended.

**Motion: John Hettinger Second: OJ Robinson All in favor: 4-0,
Romprey & Belanger abstained.**

**III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board
Member/Alternates):**

None.

IV. NEW BUSINESS:

A. Case SUB 2017-05 M114 L049 – Smith Legare – Lot Line Adjustment & Subdivision

a. Applicant:

Sabourn & Tower Surveying and Septic Design, PLLC, 1022 Daniel Webster Highway, North Woodstock, NH 03262

b. Property Owners for two adjacent lots are:

- i. Robert Legare on behalf of owners Susan Smith of 107 Howe Hill Road, Benton, NH 03785, Raymond Legare, Robert Legare of 99 Howe Hill Road, Benton, NH 03785, and Robert Legare of PO Box 211, Lincoln, NH, who own #LO Mansion Hill Road (Map 114, Lot 049);

- ii. Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 owns **Mansion Hill Drive & Valley View Lane.**
- c. **Application for Lot Line Adjustment between two Lots & Subdivision creating two new lots:** An application for a subdivision/lot line adjustment will be submitted to the Planning Board. Upon a finding that the application meets the submission requirements of the Lincoln Subdivision Regulations, the Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

i. **Lot Line Adjustment:**

Applicant and the owners of both lots are proposing a minor subdivision (lot line adjustment) between them. The property owners are the family members of the Legare Family and the Town. Applicant proposes to transfer two parcels from the Legare Family Trust to the Town of Lincoln as contemplated in 1967 (See Book 1066, Page 396). The purpose of this subdivision is to correct what should have happened back in 1967. No deed was found from the Legare Family to the Town of Lincoln for the existing turn-arounds at the ends of Mansion Hill Drive and Valley View Lane.

- **Parcel A** is the north end of Mansion Hill Drive what is often referred to in deeds as “Road #3”. Parcel A is the land under the turn-around area to be deeded by the Legare Family to the Town of Lincoln (0.41 acres).
- **Parcel B** is the north end of Valley View Lane and is the turn-around area to be deeded by the Legare Family to the Town of Lincoln (0.11 acres).

Both parcels are part of Mansion Hill #LO (Map 114, Lot 049).

ii. **Subdivision:**

The Legare family is also creating two new lots out of **#LO Mansion Hill Road (Map 114, Lot 049):**

- **Lot 47** (0.38 Acres on the end of Mansion Hill Drive)
- **Lot 48**, (0.41 acres at the end of Valley View Lane)

After both the LLA & the subdivision, the size of LO Mansion Hill Road (Map 114 Lot 049) would change from approximately 18 acres to approximately 16.7 acres. These lots are in the Rural Residential (RR) District. No additional streets, utilities or public improvements will be required.

Copies of this application will be available for review at the Planning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday – Friday 8:00 AM – 4:30 PM prior to the meeting date.

Presentation:

Stephen B. Tower of Sabourn & Tower Surveying and Septic Design PLLC presented on behalf of owners Susan Smith of 107 Howe Hill Road, Benton, NH 03785, Raymond Legare of 99

Howe Hill Road, Benton, NH 03785, and Robert Legare of PO Box 211, Lincoln, NH 03251-0211, who own #LO Mansion Hill Road (Map 114, Lot 049). Sabourn and Tower were hired by the Legare Family to subdivide off two (2) lots from their Lincoln property. Tower passed around five (5) full-sized maps. Bont indicated to the audience that the map that was passed out by Tower was the same map that she had posted on the wall near the door to the conference room. Tower pointed out two very small changes to the maps he passed out from the maps he submitted as part of the original application.

1. The final plans show where the final pins are that Sabourn and Tower set.
2. He added one note to the plan, "Note 3", which specifies the purpose of the plan.

Initially, Tower was hired to help the Legares subdivide off two (2) lots from the property they own. They own what is left of the Mansion Hill Subdivision. The Mansion Hill Subdivision was started back in the late 1960's and finished up in the 1970's. The original subdivision was forty-six (46) lots. Most of those lots have been either built on or sold off. The lots he is talking about subdividing off are what is shown on the plan submitted as "Lot 47" and "Lot 48". Lot 47 is located up at the end of Mansion Hill Drive. Lot 48 is located up at the end of Valley View Lane on the left (west) side.

Tower said that in doing the research for the project they came across a couple of findings:

1. The Town turn-around at the end of Valley View Lane is on the Legares' property;
2. The Town turn-around at the end of Mansion Hill Drive was on the Legares' property; and
3. The last three hundred feet (300') of Mansion Hill Drive was never deeded to the Town.

Tower said he does not know what happened. Maybe there was a deed that got lost and was never recorded, or maybe there was no deed as they cannot find it. They have come up with a subdivision plan and a lot line adjustment. The gray-shaded areas, shown on the map, is the area that should have been deeded to the town, which the Legare family would like to have done. Parcel A is the last 300' off Mansion Drive; Parcel B, off Valley View Lane, is the turn-around area. Both roads are fully constructed and have water and sewer. There was never a recorded deed, to the town, for the turn-around land. Part of this project is fixing the housekeeping problem. Burbank stated the parties intended for this right-of-way to be deeded to the town. It is possible that the deed was lost in the shuffle. The Town spent a lot of money on this area on roads, turnarounds, and has put water and sewer up there.

Tower said Lot 47 is at the end of Mansion Hill Drive and is 3.8 acres, meets zoning requirements, has road frontage, pins have been set, and will be a nice lot. Lot 48 is .41 acres and also meets zoning requirements. Both lots will be hooked up to town water and sewer. The access will be off individual roads. There is already a paved driveway apron installed for lot 48.

Tower was asked how access to the lots will be achieved. Tower answered there will be many ways to access the lots. Right now they are only talking about the two lots but the entire property is up for sale. Burbank asked if they finished designing lots up there if the 50' right would be the primary entry. Tower answered they haven't gotten that far yet.

Burbank said they have created more room to push snow on Valley View Lane.

Chair Spanos opened the meeting for Public Discussion.

Motion: John Hettinger. Seconded: OJ Robinson. All Planning Board members in favor.

Resident Lynn Murray asked if this has anything to do with White Birch Lane. Bont answered the question by showing Murray the map.

Motion to close public discussion.

Motion: John Hettinger. Seconded: Pat Romprey. All Planning Board members in favor.

Chair Spanos asked the Board if there were any further questions, to which there were none. Chair Spanos asked Bont about storm water drainage. Bont answered if someone buys the lots and comes in to get a Land Use Permit, they will tell the Planning staff if they plan on disturbing either more than either fifteen thousand (15,000) square feet or more fifty percent (50%) or more of the lot they will be required to submit a Stormwater Management and Erosion Control Plan. Staff will address the stormwater issue at that time. The Planning Board does not need to deal with this issue at this hearing. Bont said that later, if someone buys the remainder of the land and is going to develop the remainder into lots by building roads, etc., they will need an Alteration of Terrain permit, engineering for the roads, etc. Bont informed the Planning Board all abutters had been noticed.

Chair Spanos asked for a motion to accept the application as complete.

Motion: Pat Romprey. Seconded: John Hettinger. All Planning Board members in favor.

Chair Spanos asked if any board members had more questions to which there were none, he then asked for a motion to approve the application. One of the board members noticed some of the application pages were missing from their packets (even-numbered pages). It was determined these pages were submitted but were not necessary for a determination of a waiver. Request for Waiver form was submitted with the application although no waivers were requested. The waiver form was attached but not filled out.

Chair Spanos asked for a motion to approve the application as submitted.

Motion: Pat Romprey. Seconded: John Hettinger. Chair Spanos asked if there were any conditions for approval. The answer was no. All Planning Board members in favor.

Steve Tower submitted the Mylar for signature.

B. Conceptual – Kevin McNamara for Dipak J. Patel d/b/a Hampton Inn

a. Applicant:

Kevin McNamara Real Estate Agent for Dipak J. Patel d/b/a Hampton Inn
Re/Max in the Mountains
264 Main Street, Suite 2
PO Box 175
Lincoln, NH 03251-0175

b. Property:

#LO Main Street Lot 3 (Map 112, Lot 002)
#LO Main Street Lot 2 (Map 112, Lot 003)

c. Property Owner:

**owned by Victor Del Regno, Trustee
Toreign III Realty
6718 Fox Hollow Drive
West Palm Beach, FL 33412**

Conceptual Proposal Only: Lot Line Adjustment between two (2) lots. He wants to put a multi-story Hampton Inn on the larger lot. He wants to put on one more story than allowed under Land Use Plan Ordinance.

Presentation:

Kevin McNamara approached the Planning Board as agent for Dipak Patel, asking for guidance regarding a height adjustment variance from thirty-five feet (35') to the primary eave to just under fifty (50'). Mr. McNamara shared information with the Planning Board regarding what the lot would look like subdivided and how much room would remain with the lot line adjustment. The variance would be strictly for the height. The number of occupied units would be between eighty-six (86) and ninety-six (96), depending on how they lay out the building with parking spaces for one hundred two (102). The lot size is two and three tenths (2.3) acres with the two (2) lots together.

The proposed lot line adjustment would leave one vacant lot of fifty-seven hundredths (0.57) of an acre with about one hundred feet (100') of frontage on Main Street. The edge of the building would go right up to the five-foot (5') front-setback with some of the parking being in the setback as well. Discussion was had regarding the drive or roadway that goes behind the buildings by agreement. Vice Chair Romprey and Chair Spanos said there is supposed to be a back roadway or drive behind the buildings of Tedeschi's Food Stop (now Seven-11), Dunkin Donuts and Rite Aid that goes from business driveway to driveway. The back roadway was a requirement made by the Selectboard. Vice Chair Romprey said the back-roadway requirement arose pursuant to an agreement between the Board of Selectmen and the Planning Board. The purpose was to give the Fire Department additional access to the backside of those buildings. This same item would most likely be requested of this plan by the Planning Board as part of Site Plan Review.

Planning Board members said that the Zoning Board of Adjustment would be the board to deal with the height issue. Town Manager Burbank asked what would be the "hardship" which is required as one of the criteria to meet as part of Patel's request for a variance.

Vice Chair Romprey asked what the long-term goals would be. McNamara said there would not be a functional restaurant in the hotel. The hotel will just have a buffet/breakfast bar like a typical hotel. Bont said Mr. Patel wants to possibly have a chain restaurant or some other business on the other smaller lot. McNamara said there would be some form of business on the other lot.

Vice Chair Romprey asked Fire Chief Beard what the ladder truck capacity was. Fire Chief Beard answered that it is ninety-five feet (95').

McNamara shared photos of the eighty-six (86) unit Hampton Inn located in Littleton, NH. The one being planned for Lincoln would be nearly identical.

Robinson said as far as the height variance goes, part of the application to the ZBA for the variance requires the applicant to meet the criteria for and to allege "hardship". Robinson said he was not sure the hardship portion would apply as usually a hardship deals with a unique

quality of the land like an odd-shaped building sites, or pre-existing conditions that restrict the use or having to build over hazardous waste that is significantly deeper than anticipated. He said he is unsure what the hardship would be in this situation.

Fire Chief Beard asked if the Hampton Inn had a minimum number of units that would be needed in order to be a qualified franchise. McNamara said it was to maximum the financial potential.

Vice Chair Romprey brought up traffic flow and asked McNamara if this had been taken into consideration. McNamara answered no as the owner wants to deal with the height issue first. Burbank answered, regarding traffic flow, the owner would have to contact NH DOT. NH DOT controls the flow of traffic coming off/on I-93 onto Main St. McNamara said that Patel is working with some engineers in North Conway right now, but he needs some direction. He cannot finish a set of plans without knowing what the height will be. He has to see if he can get a height variance. Vice Chair Romprey asked Town Manager/Planner Burbank about his thoughts about the traffic issues. Town Manager/Planner Burbank said Patel has three (3) curb cuts on those two and two tenths (2.2) acres.

Hettinger questioned the way the building was being placed on the land. Exposure of the front of the building is the answer as to why it is being done this way. McNamara said they laid it out both ways, and they chose this direction so coming either way the building will be right in your face. Hettinger said what bothers him is that the plan places the fire exit right up against the road onto Main Street. A fire exit (second access) feasibility, with the building being set as is drawn, is questioned. McNamara asked if it was stated somewhere that the back roadway needed to be twelve feet (12') or eighteen feet (18') wide. Members of the Planning Board could not remember. Vice Chair Romprey thought it was something like fifteen feet (15'). The rear setback in the Village Center (VC) District is fifteen feet (15').

Robinson asked about parking being put into the setback area. Town Manager/Planner Burbank said the applicant should study our Land Use Plan Ordinances very carefully. Bont read the ordinances regarding parking, which is on page 17. The section on setbacks does not mention parking, only structures and buildings. Chair Spanos said he does not believe there are any restrictions on paving in the setback area. The Stormwater Management Ordinance would apply to lot coverage with impervious surfaces. Vice Chair Romprey asked about green space to which McNamara answered a little bit is planned in the front. The maximum lot coverage in the Village Center (VC) District is eighty percent (80%). There is also a little "track" in the back which McNamara thinks is going to be a walking area.

There was discussion regarding how the building was going to be placed on the site. Discussion on where dumpsters will be placed (front of building). Vice Chair Romprey asked how they were planning to have access for dumpsters, deliveries as it appears that, right now, there is no access to the back of the building. McNamara pointed out, on the plan, where there is access but currently it seems to only be for walking which could be changed. Vice Chair Romprey said he thought that Patel would be required to provide better access to the back of the building for a number of reasons. Where the rear roadway ties into the property would be up to Patel.

Bont was asked about the setbacks. The side setback in the Village Center (VC) District is ten feet (10'), the front setback is five feet (5') and the rear setback is fifteen feet (15').

When asked about allowed parking, Bont answered nine feet by nineteen feet (9'x19') is the

allowed amount for parking spaces.

Robinson mentioned his concern about the lack of green space and due to the size of the lot there would be no buffer zone anywhere/no visible green space between the development and Main Street or between the neighbors and the development. Burbank said, with the conceptual drawing, it appears one of the emergency fire exits is right on the sidewalk and right onto NH Route 112/Main Street. Hettinger said if they turned the building even ninety degrees (90°) it would be an improvement.

Town Manager/Planner Burbank told the Planning Board that he and Bont had talked to Mr. Patel and told him that the Planning Board would be very aware of the coverage area and the parking. It appears Mr. Patel is trying to maximize what he can do with the parcel. Vice Chair Romprey and Hettinger said they do not like the site plan. "This is iffy." Bont said it looked like there would be more than the maximum eighty percent (80%) lot coverage because it includes the paved areas requiring a Stormwater Management Plan. There are the primary issues:

- Safety – egress/ingress
- Lack of green space or a buffer zone – no screening
- Lot coverage
- Height

McNamara asked if these were requirement items. The answer was they could be. The Planning Board voiced its concerns about parking that encroaches on the setback and goes right up to the sidewalk. There would be no buffer of grass/plantings/trees. The parking encroaches into the setback area right up to the street. It looks like there would be zero anything between the parking area and the sidewalk. You might have just enough room for a six-inch granite curb between the sidewalk and the parking space. There would be no grass and no plantings, no trees to serve as a buffer. That lot frontage is a huge space (three hundred feet on the main road) to keep open without a buffer with only a sidewalk between the parking space and the main road. The Planning Board will ask if this concept would make the Main Street look better. As proposed it would not.

Burbank said, even conceptually, Mr. Patel and his group should come to Lincoln and see what other hotels have done. There is discussion of placing the building at a different angle (i.e., 90°) or making the building "L-shaped" or "U-shaped" or winged which would allow more room for a buffer.

Vice Chair Romprey said he does not dislike the project, but he dislikes the concept. He feels more work needs to be done on the design and layout. The others members of the Planning Board agreed with Vice Chair Romprey. The hotel needs to be presented as a "feature" of Main Street. This hotel is not being presented as a positive "feature" on Main Street.

Fire Chief Beard asked if signs were being planned for both sides of the building. Bont said this would be another problem. Signage is something that the applicant would need to think about.

Mr. McNamara would love to see this project be able to go forward and he will be bringing the Planning Board's concerns back to Mr. Patel. McNamara asked the Planning Board about the next steps he should take. He was told that he should come up with a better concept drawing which would be to scale. He needs to fill out the ZBA application for a variance. He needs to present a plan with a scale so the ZBA can tell what they are looking at.

Public Participation:

Cindy Rineer asked which parcel of land McNamara was consulting about. She was told both vacant lots between the Bank of New Hampshire and Rite-Aid where the three billboards are presently located. The hotel would go closer to Rite Aid and the vacant lot would be closer to the Bank of New Hampshire.

Myles Moran said he asked Fire Chief Beard to check on a couple of matters on O'Brien Avenue. He wanted to know what happens if someone uses an area other than their driveway to access their property. He has neighbors who are accessing their backyard via a town road instead of their own driveway. If these people want to use their backyard as a parking lot they could go through their driveway but they do not. Burbank said this would be an enforcement issue for the Selectmen's Office and not a Planning Board issue. He is unsure if even a driveway permit would fix this problem since it is on private a private road. Vice Chair Romprey said when the LaRue's (previous owners) owned the property they did park cars out there but the property grew over. At one point they were probably parked on Myles Moran's garden lot, which he might want to consider fencing in. There is a fire hydrant there.

Bont said she thought she would have packages for the Planning Board regarding solar ordinances. Vice Chair Romprey suggested she look up Sunpower.com. Their website shows what single-family arrays look like. Discussion on the need to add the difference between commercial and residential solar arrays. The board would also like to have information on windmills.

Vice Chair Romprey said a couple of weeks ago Alpine Adventure's sign was reviewed. He wondered how the word "Alpine" that was a climbing structure was not a sign. Town Manager/Planner Burbank answered that the Planning Board discussed this in detail back in November of 2016 at their public hearing. They took a vote after a discussion. The Planning Board voted that the letters were part of the amusement since the customers climb on the letters.

Discussion on budget and planning versus code enforcement roles.

IV. ADJOURNMENT

Motion to adjourn at 7:05 pm.

Motion: Vice Chair Romprey

Second: Hettinger All in favor: 5-0

Respectfully submitted,

Mary Pelchat
Office Assistant

Date Approved:


James Spanos, Chairman