

LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 12, 2016 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH

APPROVED

Present: Chairman Jim Spanos, OJ Robinson - Selectmen's Representative, John Hettinger, Paula Strickon, Ron Beard (alternate & Fire Chief), Callum Grant (alternate), Norman Belanger (alternate)

Members Excused: Vice-Chairman R. Patrick Romprey

Members Absent: None

Staff Present: Town Manager and Town Planner Alfred "Butch" Burbank, Planning and Zoning Administrator Carole Bont, and Wendy Tanner (Recording Secretary)

Guests:

- **Justin Roshah**, guest, 121 Toad Hill Road, Franconia, NH
- **Alvin (Al) H. MacQuarrie** – an abutter, resident and principal trustee of 32 Loonwood Road Unit #2 (Tax Map 130, Lot 060-05-00009) located in Beechwood II, owned by Alvin H. MacQuarrie & Joan M. MacQuarrie Trustees of Alvin H. MacQuarrie Revocable Trust, PO Box 1343, Lincoln, NH 03251-1343 and Treasurer of the Beechwood II Homeowners Association.
- **Roger Harrington** – resident of 131 Pollard Road, PO Box 386, Lincoln, NH 03251 and owner with Sarah A. Harrington of 131 & 133 Pollard Road (Map 117, Lot 003).
- **Clifton Dauphine**, resident, 7 Pleasant Street (Map 113, Lot 081), Lincoln, NH 03251
- **Bill Conn**, resident, 177 Connector Road (Map 110 Lot 015), Lincoln, NH 03251
- **Paul J. Beaudin II** – resident and property owner of 2 Louis Lane, Lincoln, NH 03251 (Map 117, Lot 069), PO Box 872, Lincoln, NH 03251-0872.
- **Joel Ouellette**, resident, 16 Franklin Street (Map 113 Lot 015), Lincoln, NH 03251
- **Margaret Martin**, resident, 23 & 26 Franklin Street (Map 113 Lot 006, 012), Lincoln, NH 03251
- **James Martin**, resident, 23 & 26 Franklin Street (Map 113 Lot 006, 012), Lincoln, NH 03251
- **Thomas Tremblay** – resident of 19 Louann Lane (Map 117, Lot 017). 19 Louann Lane and & L/O Pollard Road (Map 117, Lot 016) are both owned by Thomas Tremblay, Trustee of the Thomas P. Tremblay Revocable Trust, PO Box 235, Lincoln, NH 03251-0235. Tremblay is President and business owner of Coldwell Banker Linwood Real Estate of Lincoln, 189 Main Street, Lincoln, NH 03251.
- **Dick Kenn**, resident and property owner of 20 School Street (Map 113 Lot 128), P.O. Box 247, Lincoln, NH 03251
- **Sue Kenn**, resident and property owner of 20 School Street (Map 113 Lot 128), P.O. Box 247, Lincoln, NH 03251
- **Jayne Ludwig**, resident & Selectman, 12 Pleasant Street PO Box 103, North Woodstock, NH 03262-0103 (Tax Map 113, Lot 092).

- 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 meeting was called to order at 6:00 PM

II. CONSIDERATION of meeting minutes from:

- September 28, 2016

Motion to approve the minutes of September 28, 2016 as amended.

Motion: John Hettinger Second: Paula Strickon All in favor: (3,0)

Motion to adjourn until 6:30 PM.

Motion: Paula Strickon Second: John Hettinger All in favor: (3, 0)

Meeting was called to order at 6:30 PM

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

- A. 6:00 P.M.: Master Plan Update 2016:** To all residents, property owners and interested persons – The Planning Board will hold a Public Hearing on the proposed 2016 Update to the 2003 Master Plan starting at 6:00 PM. Public Participation is encouraged.
- a. Digital draft of the proposed 2016 Master Plan update is available on the Town website at www.lincolnh.org (link on the ***right*** hand corner of home page).
 - b. Digital copy of the old 2003 Master Plan is on the Town website at www.lincolnh.org (under Links on the top of the ***left*** hand side of the Planning Board 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 thanked the audience for coming and explained that the Master Plan is a Vision of the next 10 years for the Town of Lincoln. The Master Plan does not change any regulations or ordinances and does not legalize any projects. Any proposed changes to the Land Use Plan Ordinance pursuant to the updated Master Plan Vision would have to go to Town Meeting for approval. The Master Plan is a compilation of over 800 surveys that were received in 2015.

Motion to open the meeting to public comment.

Motion: John Hettinger Second: OJ Robinson All in favor: (4-0)

Paul Beaudin asked if the Planning Board had adopted the Master Plan update yet. Chair Spanos said that it has not been adopted yet and that the only released version was a draft.

Beaudin said:

- Although it was obvious that a lot of input has gone into the Master Plan by a professional who has done a lot of studying about statistics in Lincoln, he thought that

Master Plan looked more like an obituary than a promotion for the Town of Lincoln. The demographics of Lincoln are “poor”. The Master Plan text indicates that Lincoln has one of the highest percentages of elderly populations in the state and one of the lowest per capita incomes in the state.

- This draft of the Master Plan was a “great start” but he felt that there were lots of problems in Lincoln that were not addressed in the Master Plan.
- There are contradictions in the Master Plan; the biggest contradiction was on page 9 where it read that Lincoln wants to remain a small attractive New England town, meanwhile, “we are building big hotels and big buildings and we are no longer a small attractive New England town”. Beaudin said there is nothing small about Lincoln; Lincoln is growing very fast.
- He was appalled by the idea that the Master Plan promoted infill development in the Village Center and the proposal to increase the area of the Village Center. The Town has seen numerous occasions where there has been a lot of conflict between residential properties and Main Street businesses. To move the boundary line of the Village Center District back further from NH Route 112 will create more conflicts between businesses and residential uses by allowing businesses to encroach upon existing residential properties. It was not wise to enlarge the Village Center District.
- US Route 3 is where economic revitalization could occur. US Route 3 is an area the Board should promote for development.
- The report did not identify traffic issues. (He only read to page 50 of the Draft Master Plan.)

Town Manager/Planner Burbank said that traffic was addressed in the Master Plan draft. Grant noted that the Transportation Chapter started on page 55.

Beaudin said:

- **No Infill Redevelopment:**
 - The first few pages of the Master Plan promote infill redevelopment of the Village Center. Infill development in the Village Center amounts to redistricting the Village Center and as a taxpayer he does not agree with the proposed rezoning suggestions in the Master Plan. We have seen conflict that has already occurred between businesses and their residential neighbors. Traffic and noise from business on Main Street/NH Route 112 are making people sell their houses on Main Street and their houses are only back one lot from Main Street now.
- **No Affordable Housing on Town Owned Land:**
 - Regarding the part of the Master Plan that pertains to making low or moderate income housing or affordable housing more readily available, Beaudin is opposed to using public land or town owned land for affordable housing. Affordable housing should be done by a private entity and not on Town owned land. Beaudin thought the Town has enough privately owned property on US Route 3 to allow for affordable housing in that area. We have generations yet to come and we should be looking at land for them too.

Town Manager/Planner Burbank asked Beaudin if he wanted to submit his comments in writing. Beaudin said he only made it through fifty (50) pages of the Master Plan and made his own copy and highlighted specific items. Beaudin was willing to submit his comments and concerns in writing if it would be easier for the Board.

Chair Spanos asked if Beaudin had anything significant he wanted to add.

Beaudin said:

- **Lack of Economic Diversity:**
 - The Town has not learned its lesson about the need for economic diversity yet. When the paper mill in Lincoln “went down”, everyone was out of work. The Master Plan speaks about the lack of employment diversity and the inability of young people to find affordable housing or to find work for a reasonable wage. The lack of jobs that pay good wages is still a real problem in Lincoln. We are still a “one horse employer town”.
 - The fact is that Lincoln has only a tourist related economy is not good. The Master Plan says that having only one type of jobs is not a good thing. The Master Plan says the employers in Town should be more diversified because when there are down trends in the economy the tourist related businesses suffer disproportionately. When people are worried about paying for their basic necessities, they do not want to come to Lincoln as a tourist. If the Town of Lincoln remains only a tourist town and the general economy tanks, the Town, it’s residents and the residents in surrounding communities employed by the tourist industry are going to suffer.
- **Economic Revitalization Plan:**
 - The Planning Board should try to come up with an economic revitalization plan as part of the Master Plan. The Planning Board should come up with a plan to revitalize the economy in a way other than tourism. So that if there were spikes or a downturn in the general economy, all of the business in town would not all be related to tourism. The Planning Board’s economic revitalization plan could be another chapter included in the Master Plan.
- **Gloomy Demographic Information:**
 - Lincoln’s yearly median household income being much lower than the rest of Grafton County.
 - 41% of the jobs in Lincoln are seasonal or part time
 - 20% of individuals in Lincoln live below the poverty level
 - Most of the younger generation are working outside of Lincoln
 - 46% of the residents that work in Lincoln are employed in parks, entertainment, recreation or hospitality. So if Lincoln has a downturn, 46% could be affected.

- **No solutions for these identified problems*** are in the Master Plan.

*Overly aggressive economic development can lead to loss of community character, housing and labor shortages, and other social problems. At the same time, not diversifying the employment base of the community in support of needed job opportunities can lead to weakening of the tax base, population loss and higher vulnerability during economic downturns.

There was a wealth of information in the draft Master Plan and the statistics were “done well”, but if the statistics are true it does not paint a good picture for Lincoln in the future so the Planning Board’s “Vision” in the Master Plan should include Planning Board suggestions and recommendations for fixing these problems.

Chair Spanos asked Beaudin to submit his comments in writing. Beaudin said if there was another meeting for the Master Plan he will be ready.

- **Wants more time to respond to draft Master Plan Update:**

Beaudin said that there is a lot of information in the Master Plan. It took all summer for the Planning Board to create this Master Plan. Taking time to do a project is great, but it will take the rest of us who also work for a living and are trying to find jobs to take the time to look at the Master Plan and do some research to come back with recommendations or things that are a concern to the community.

Purpose of the Master Plan:

Town Manager/Planner Burbank said that the important thing to understand about the Master Plan is that the Master Plan is this Planning Board’s “Vision” for the Town of Lincoln’s future for the next 10 years out. One of the biggest issues on the horizon is “affordable housing” or “workforce housing”. The Master Plan is simply what this Planning Board believes today where they see the town going within the next ten (10) years. The Master Plan is not chipped in granite.

Town Manager/Planner Burbank said that he would like the audience to keep that principle in mind when they hear Beaudin bring up issues that Beaudin would like to see addressed or some chapters are not as detailed as Beaudin would like.

Beaudin said:

- Because he was on the Planning Board before and is on the Zoning Board of Appeals now, he understands how the rules, regulations and ordinances for the Town are adopted and how those regulations and ordinances must be aligned with the Master Plan. “So one really truly goes with the other.” Whenever ordinances are regulations are changed, one of the comments is “Well, it’s in our Master Plan so we really want to head that way”. So even though the Master Plan is not chipped in granite, it is used as a guideline to develop ordinances so it is a very important document in that way.

Town Manager/Planner Burbank said that the Master Plan is a philosophical document. He told the residents, “It is your Town and the Master Plan is your vision.” The Planning Board members spent a year and a half trying to create an updated Master Plan and this draft is it.

Hettinger said that it was not just the Planning Board members who created the Master Plan update. The Master Plan update comes from a compilation of the data gleaned from over eight hundred (800) surveys that were returned. The Planning Board studied the results, put the information all together. What is in the Master Plan is a compilation of the data from those surveys that came back.

Robinson said that it is important for the Planning Board members to take this time to listen to what the people think about the whole Master Plan. That is what this meeting is for.

Ludwig said:

- Thanked the Board for a second opportunity for citizens to respond to the draft of the Master Plan update and to listen to the citizens' concerns. She hears them when they say it is a "vision", however the Master Plan does say;

It should be used by elected officials and Planning Board members to evaluate development proposals, amend ordinances and regulations, and plan for future expenditures.
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- She is concerned about the part of the Master Plan that says the Planning Board wants to keep the "small mill town atmosphere", however, over the last few years she has not seen the Planning Board make any effort to maintain Lincoln as a small town at all. Nothing she has seen constructed over the past few years in this Town supports a small town look.
- She is concerned that this proposed change in zoning will cause people who are in the residential areas may lose the value of their property because someone changed the zoning district on the house next to mine, so that a business could put in a parking lot next door to my home and decrease the value of my home.
- When she looked at the map of the proposed Village Center District expansion she sees that change would appreciate the value of her home because the zoning change would make it available for commercial development. She is concerned, however, about her neighbors and the other families in town who will end up next door to commercial property and as a result will have their property devalued. For most people who own a home, the home is their primary basic asset. If that asset is depreciated, that devalues the whole of their net worth. If you put a parking lot next to their home that will depreciate the value of their home. She lives on a street that is the typical mill town street. All of the houses on her street are mill houses. The front face of the houses all look the same. Under this proposal the Planning Board is going to eliminate eight (8) of those mill houses and leave only four (4) in the very back at the dead end. In the Master Plan it says that we want to keep some remembrance of the old mill town. This proposed map will not accomplish that goal.
- The Master Plan is a "vision" but there are plans in in the Master Plan that show a change in the zoning district; she finds this confusing.
- She is concerned about the Planning Board's view of what is acceptable affordable housing. She is concerned that the Planning Board will allow people to build multifamily two story buildings in the middle of the Village Center, but then on the other hand we are

not supposed to impede other people's vision of the mountains. But none of that is taken into consideration in the Master Plan. Take into consideration all the taxpayers in mind and not just the businesses. The residents need to live here and their home is their only asset. They have a right to live in a place where their home does not lose value after paying a mortgage for twenty (20) years.

Margaret Martin said:

- She agreed with what both Ludwig and Beaudin said. She and her husband were there for the same reasons. They have been taxpayers and they are not in favor of what they have read regarding proposed changes to the Village District. The vision does exactly what Ludwig and Beaudin have spoken about. Martin reiterated that the zoning changes would not be a good thing for the people who have lived in this village for many, many years.

Dick Kenn said:

- He got a leaflet in his front door. The only thing that he noticed is that the Village Center (VC) District went back toward his house more. He asked why would that be?

Chair Spanos said that it is just a vision, it is not proposed.

- Why would the Planning Board move the Village Center (VC) District that way when there are already residential houses there? Is that area now open for development?

Chair Spanos said that some of those lots are already in the General Use (GU) District. The Village Center (VC) District is actually more restrictive than the General Use (GU) District.

- The Village Center (VC) District is being pushed out even further on Coolidge Street, Church Street and all the smaller streets in town. He asked, "What is the reason for that?"

Bont clarified that the streets Dick Kenn was talking about were currently in the Village Residential (VR) District.

Chair Spanos said that the proposed zoning change was in the 2003 Master Plan as well and the Town did not act upon it. "We might not act upon it this time either. We believe that in the future, eventually the [State Department of Transportation] DOT is going to eliminate the parking spaces along Main Street and some of the Main Street businesses might need some of those lots for parking."

- He thought that the proposed Village Center (VC) District expansion was going too far up the side streets.

Chair Spanos said that the proposal was for only one (1) lot back now and most of them are going one (1) lot further back. Bont said on some streets the Village Center (VC) District goes two (2) or three (3) lots back.

Ludwig said:

- To her knowledge the Town had not received a letter from the DOT about going to four (4) lanes. The concern about DOT was mentioned at one of the Board of Selectmen's meetings saying that the Town could possibly be asked to change NH Route 112/Main Street to four (4) lanes, but if the Board of Selectmen had received a letter asking for that change, she was not aware of such a letter.

Chair Spanos said that we have not received any letter from DOT. Ludwig asked if the DOT's concern was in writing. Chair Spanos said that the DOT has indicated in conversation. Town Manager/Planner Burbank confirmed that the DOT's concern was not in writing and was just in conversation.

Robinson said the Master Plan Update is a ten (10) year vision. The Planning Board is not responding to any specific letter from NH DOT that talks about a highway or traffic problem. Over the next ten (10) years, do you think that you can guarantee that DOT will not come in and change the road?

- “Do I think that DOT could do it? Absolutely. Do I know that they will do it? No.”

Chair Spanos said that DOT has asked the Town to be notified as an abutter for any project with access from NH Route 112/Main Street that requires Site Plan Review, because of the traffic situation. Chair Spanos thought turning Main Street into four (4) lanes was probably coming but no one knows for certain. NH DOT has expressed their concerns about when the Town has “big weekends” when traffic backs up onto their Interstate I-93 back to Tripoli Road. NH DOT wants that traffic off I-93 as soon as possible.

- Was the Planning Board thinking about what to do about parking for restaurants or two (2) story affordable housing units?

Chair Spanos said that the Planning Board cannot deal with hypotheticals. The Board is only taking comment on the proposed Master Plan Update at this meeting.

- The proposed change was in the Master Plan. “What you are envisioning putting on those lots that you are proposing to be changed to the Village Center (VC) District? Retail, restaurants, mixed use businesses, parking lots, second story apartments?”

Chair Spanos said that just because those uses are allowed in the Village Center (VC) District does not mean that someone would come along and propose that use.

Beaudin said:

- How is the traffic on Main Street addressed in the Master Plan? He does not think that the Town should wait for the DOT to do something to Main Street. Somewhere in the Master Plan the Town should look for alternatives to turning Main Street into a four (4) lane road, either through planning an alternative transportation route, installing traffic calming measures, or something that will not create a four (4) lane road right down the middle of Main Street.

- If we turn NH Route 112/Main Street into a four (4) lane road we would lose all that parking on Main Street that we fought so hard to get.
- Are you going to wait for when the DOT says, okay, now we need four (4) lanes? Or is the purpose of the Master Plan to look at that potential problem and say we need to create some alternative routes so we need to work with the State or private land owners to develop that? The leadership of the Town should make part of the Master Plan to create alternative ideas for dealing with traffic.
- When he looked at the demographics for housing, he was staggered to find that of two thousand nine hundred eighty-eight (2,988) total dwelling units only seven hundred ninety-four (794) dwelling units are classified as “occupied” year round. That means that two thousand thirty-eight (2,083) or seventy percent (70%) of all housing units in Lincoln are “unoccupied” or owned by seasonal residents. When you look at the statistics, it really speaks to the problems that could be caused if the economy experiences a downturn. If the people who own seventy-three percent (73%) of the housing units do not come up here, the Town of Lincoln will have some serious economic problems. When you look at all the statistics they really indicate that you should be developing other economic development plans besides depending on the people who own seventy three percent (73%) of your housing to come up here as seasonal residents. Maybe that is part of the reason why there is no affordable housing.

Town Manager/Planner Burbank said:

- Everything Beaudin says is true. The “unoccupied” dwelling units are owned by seasonal residents/second homeowners. Some of the dwelling units are private homes. Some are condos. Some are time shares: 1/6 shares and quarter shares. All those people are considered property owners. It is true that if those people all go away Lincoln will be in trouble, but that is because we are a resort town. Tourism in a Resort Town is what the Town has decided to promote in the past.
- In the four (4) years he has been here, the Town tried to promote other businesses. They tried to lure businesses to come to Lincoln’s business park. For whatever reason, only one little machine shop moved into the Small Business (SB) District. We tried to envision another small industry coming into Lincoln, like on the level of Burndy, but the Town has not been successful.
- “Vision” wise the Planning Board had tough data to look at. The demographic information suggests that Lincoln is comprised of retirement homes. Most of the folks who are building expensive homes here are retirees. They have chosen Lincoln as their home for the next phase of their lives as retirees. The national trend is the same as the trend in northern New Hampshire and in Lincoln. Retirees are migrating here from the warmer states. The trend is going to continue. Looking in the crystal ball ten (10) years from now for the purposes of the Master Plan “Vision”, there will be another group of folks ten (10) years from now who will look at this problem again. He does not know how much better the Planning Board could have done with the Master Plan. With the Town’s given choice to be a resort Town maybe the question is, is that still the direction the town wants to go in, or do we want to try to revert from a resort Town to some other type of destination.

Beaudin said:

- There are alternatives. Lincoln should look at adopting a Limited Growth Development Ordinance. A Limited Growth Development Ordinance would allow limited growth on an annual basis. It is determined by the Town. It allows the Town to budget to meet those growth demands and to avoid spikes. It allows Towns to react to different industry rises and falls. If the second homeowner industry has fallen you might be looking at something else. A Limited Growth Development Ordinance is an opportunity that is very well suited for towns. The Planning Board should look at that so if the Planning Board gets a chance, it actually enhances the Master Plan. Because a Limited Growth Development Ordinance allows you to plan in not such a time crunch. You are not looking to resolve these issues in such a fast time. There are other alternatives that you might want to take a look at as well.

Chair Spanos said the Master Plan does address the traffic situation on page 58.

Mitigating this traffic issue has become a top concern of the Lincoln administration and public services.

Chair Spanos noted that the traffic situation is mentioned in the Master Plan and the Town is working to abate it.

Ludwig said:

- It seems like the Town is in a quandary between whether to keep Lincoln a small town or to allow sufficient growth to become a complete resort Town. I think that if adopting a Limited Growth Development Ordinance would allow the Town to take the time to decide that then I think it would be helpful. If you expand the Village Center (VC) District you would have a complete “resort town”, but then you have to decide, do you still want that small town flavor? Because if Lincoln becomes a complete “resort town” we are going to eventually lose the small town flavor if we haven’t already.
- I think you need to make up your mind. What do we really want? It is better to say we want to become a complete resort town rather than say we want to keep its small town atmosphere and then not doing it. If we are going to keep the small town atmosphere, take the necessary steps to keep it. If we are going to grow into a full resort town then set up the Master Plan to allow growth. She wants the Planning Board to be wary of who they are going to run over in the meantime. Protecting those people from harm is really, really important. And as a resident I want the Planning Board to be really leery about running over people.

Al MacQuarrie said:

- He would like to talk about past history of Lincoln. He has been resident here for twenty (20) years. Prior to that for about forty (40) years he was involved with technology start-ups and growths in Massachusetts. He has some experience in what draws companies into a given area. The Town of Lincoln planned an industrial park and has not been successful in drawing many companies up here.

- The one thing Lincoln offers is a recreation, ski area type of town. He has heard the lament about “somehow we need to diversify”. That is right if it is possible. However, there is a reality that we cannot ignore. The attraction I think we have as a Town is the people who want to come up here and retire here, ski here and enjoy the summers here.
- Maybe the industry that we have is comprised of builders and contractors. There is a lot of economic activity that has gone into the development of our resorts.
- There are problems with this plan. He agrees with Ludwig that it is important to recognize the economic limits of people who have lived here all their lives. We should ensure that those people’s houses will not lose value because of how we adapt to the growth that we experience.
- He does not think the solution is to bring technology into the Town. He thinks that the resources Lincoln has is what it has and the reality is that we adjust it in a way that makes sense ten (10) years out. He is eighty (80) years old so he may not be around ten (10) years out, “but if I am, I’ll be sucking drool in a nursing home.” He does not think that we should talk about bringing in new technology to diversify. It would be great if we could, but that goal would be very challenging in itself.

Chair Spanos said that the Planning Board will look favorably upon any proposal that would create jobs for the town.

Town Manager/Planner Burbank said that the one business we were able to attract to the business park was the perfect storm. The owner of the business is a gentleman who already owned a machine shop that was family owned and operated. He could pick it up and operate it anywhere. It was economically advantageous for him to come here. He has three employees. At least two of the employees are his family members. His business seems to be very successful and he continues to work there. That is about the limit of what we have seen that would we can attract there.

Beaudin said that there was a person or a couple of people who looked at that industrial park when it was first built. The Town did not really follow through with those interested parties very well. He thinks we need to capture those opportunities. He was not trying to allude to the technical aspects of the new wave industry but there are a whole lot of other industries besides that, particularly small businesses.

Ludwig said that she believes Lincoln is a tourist town and always will be a tourist town with service workers who work in the tourism industry who get paid low wages. How much room do we really have for them in that one mile to one and a half mile area to house them?

Bill Conn said that the industrial park was not built to attract anyone. It was built to give small businesses a place to work. It was for people like Don Landry (landscaping business), Lincoln Sign Company and other small businesses in town to go to move the businesses out of their homes and into a park. It was a place for them to go. The lots were supposed to be reasonably priced. When the business park was developed the Town was talking about asking only \$30,000 to \$40,000 a lot. Now the Town is asking \$119,000 or \$120,000 per lot. Conn said he was on the committee and the Board of Selectmen when the park was built.

Town Manager/Planner Burbank said this was the first time he heard about that history of the business park.

Tom Tremblay said:

- The two key topics here are:
 - The industrial park and
 - Bringing economic diversity and new jobs into Town.
- What will happen to our properties that are set back off Main Street if someone decides to bulldoze a house and build up a restaurant or a parking lot next door to us? It kills property values if you have something like that happen.
- As far as the industrial park is concerned, selling all of the lots will create jobs, but you will have companies that bring in only three (3) to five (5) employees. Once you get the businesses here, where will their employees live? That will not create economic diversity. If we sold all the lots and they each have three (3) employees, that's a grand total of thirty (30) new jobs, which is not a lot of jobs. If a company wanted to come to Town and open a facility that will employ forty (40) or fifty (50) people, where are they going to find that many people?
- Our employees who currently live and work in town are very few. He does not know if it is statistically true, but it is something like negative three percent (-3%). We have people who live in Town who have three (3) jobs already. Where are you are going to find the people to work in these new jobs? You are just going to steal them from some other employer or they will all be coming in from out of town. They will be coming from places like Woodsville and Lisbon. We will be stealing them from someone else too because the existing businesses do not have enough people to work either. So the company that comes to town and says, "I need 40 employees. Where am I going to get them?" We will all say "good luck".
- To build a facility big enough to employ forty (40) people, we are talking about finding someone willing to make millions of dollars of investment to build a facility that would require forty (40) people to work. Full occupancy of the business park would be comprised of mom and pop operations. That is just the way it is going to be. I don't think that it is going to change. We are a tourist community, we should just suck it up.
- His property is all in General Use (GU) District. He does not know what the philosophy behind the proposed change is but why change that zone from General Use (GU) to Village Center (VC) District? Why propose doubling the size of the Village Center (VC) District from 60 acres to 120 acres and gobble up more of Main Street by commercializing residential property?
- Ludwig was saying you go back on her street four (4) houses which leaves 4 houses at the end of a dead end street that are land locked residential properties behind commercial properties. That will screw the value on those properties big time. Forgetting the large loss in value. They will lose peaceful enjoyment of their homes which is the more important thing. Peaceful enjoyment of the home is why we buy homes.
- He does not understand the Planning Board's logic behind wanting to go in and change the zoning district designation all the way up and down Main Street. He asked the Planning Board to explain what was it in the eight hundred (800) questionnaires that you got back that led you to believe that we should be doubling the size of the Village Center?

Chair Spanos thanked Tom Tremblay for his comments and asked if anyone else has any additional comments. Tremblay asked if the Planning Board was going to answer his question. Chair Spanos said that the Planning Board was only taking comments.

Char Spanos read the letter from Myles Moran asking for an extension of this meeting. (See attached.)

Grant commented on the text on page 25. Grant said:

- The Town of Lincoln has a total land area of eighty three thousand (83,000) acres approximately. This land is mostly covered by White Mountain National Forest or Franconia State Park which leaves only about five thousand eight hundred (5,800) acres or seven percent (7%) of the total land area available for development, out of which approximately two thousand (2,000) acres remain that is undeveloped. Of that, one thousand five hundred (1,500) acres are in steep, highly erodible soils. That leaves a total of about five hundred forty-six (546) acres left to develop in Lincoln. This is a very, very small area. The Town does virtually saturate at this point. Everything else that happens in Lincoln from this point on, in his opinion, is slicing and dicing the same onion over and over again.
- How that slicing and dicing the same onion over and over again gets done is what this plan is all about. Currently, undeveloped developable land is a very small amount. We are not going to build on this land to bring in a casino. It just will not happen. Everyone who owns what is left of this five hundred (500) or so acres is obligated to put it to the “highest and best use” whatever that means to them. If you have a house that is two (2) lots back from Main Street and someone comes along and offers you loads of money to build a parking lot, you will be able to move to somewhere else because that is your choice. There is just not a lot of room to adjust here. We are stuck with it, all of us.
- Whether the proposed expansion of the zoning district in the Master Plan is one thing or the other, whatever the “Vision” or the ten (10) year Master Plan is, the adoption of the Master Plan will not change a thing without going through the process required to amend the zoning ordinance which requires a vote at the town meeting.
- The Master Plan, in and of itself, should be raising more questions than providing answers because they are questions we are all going to have to face. That is what he gets out of reading the Master Plan.

With no further comments, Chair Spanos polled the Planning Board members asking if they were ready to make any decisions on this plan tonight or if the Board felt that there should be another meeting with the public.

Motion to close public comment.

Motion: John Hettinger Second: OJ Robinson All in favor: (4-0)

Strickon believes that the meeting should be continued in case there are people that are not able to be here tonight and to give everyone a chance to complete reading and reviewing the

document. As Grant said, it is about raising hard questions, there are no answers here. And there should not be answers in it because it is the flexibility of the ideas that may come up.

Hettinger believes there should be another meeting and that the Board should consider thinking about some of these things before we have another meeting with the public. Hettinger thought that about four (4) weeks before the next meeting would give the Board the time to look it over because there were some good ideas given today.

Robinson would like to have one more meeting and felt that people had some good comments and questions. Maybe the questions have not been answered tonight, but Robinson felt that the Board should have the answers before they vote on the acceptance of the new Master Plan. One of the things that would be helpful, is to look at the proposed change or the vision of potentially changing some of the zoning downtown. I think it would be helpful to everybody, to look at which of these sections are changing from General Use (GU) to Village Center (VC) and which are changing from Village Residential (VR) to Village Center (VC). Tremblay's lots are changing from General Use (GU) to Village Center (VC). The most obvious change is that the front setback is five feet (5') if changed to Village Center (VC) and fifteen feet (15') if it is General Use (GU). The change would allow someone to build closer to the road in the new zone. But, in doing that we are also limiting development because there are more restrictions on what you can build closer to the road in the Village Center (VC) District.

Robinson said it would be helpful to him in making a decision to see which sections of that are changing from one to another, and what the changes are both in setback and in uses and kind of compile a list. However, in doing that, we have to keep in mind that we are not proposing this change. This change cannot happen without a town meeting vote. It is not like we are setting this in stone, but it might help with the decision where we are saying, these are the areas we are looking to change to General Use and these are the areas we are looking to change to Village Center. That might help everyone understand what this vision included.

Belanger is in agreement with having another meeting. There is a lot to take in here and there were some good points made. They are just ideas, but after you read through the entire booklet people will see that these are just ideas. Maybe between now and the next meeting we could get some input from the DOT. I do not know how we could accommodate four (4) lanes without encroaching on sidewalks.

Grant is in agreement with another meeting.

Town Manager/Planner Burbank felt that it was important that as many people as want to read what the Planning Board's vision is for the Town of Lincoln and make comments. Just so that people understand, there is nothing in the Master Plan to prevent someone from coming in at any time to propose a zoning change to be voted on at Town Meeting. That could happen this year. The Master Plan does not promote or prevent changes from going forward for the next ten (10) years once it is in place. When we have issues like the levee or bridges that need rebuilding, the federal funding is center around whether or not we have a Master Plan. For road reconstruction federal money, and it is more important to have a Master Plan in place so we can pursue those funds. That is probably as important if not more important than the total vision.

Motion to continue the hearing for the Master Plan to October 26th, 2016.

Motion: Paula Strickon Second: OJ Robinson All in favor: (4,0)

IV. NEW BUSINESS

V. 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.

VI. ADJOURNMENT

Motion to adjourn at 7:27 PM.

Motion: OJ Robinson Second: John Hettinger

All in favor: (4,0)

Respectfully submitted,

Wendy Tanner,
Planning and Zoning Recorder

Date Approved: 10/26/2016



James Spanos, Chairman