

**LINCOLN PLANNING BOARD  
REGULAR MEETING MINUTES  
WEDNESDAY, MARCH 27, 2019 – 6:00PM  
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

**APPROVED**

**Present:** Chairman Jim Spanos, Vice Chair Joseph Chenard, Member Mark Ehrman, Member Stephen Noseworthy, , and Alternates Paula Strickon and Deanne Chrystal.

**Members Excused:** Selectmen's Representative OJ Robinson

**Members Absent:** None

**Staff Present:** Town Planner Carole Bont

**Staff Excused:** Ellyn Franklin, Recorder

**Guests:**

- **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.
- **Norman (Norm) Belanger** – resident and property owner with Kathy J. Belanger of 24 Spruce Drive, PO Box 983, Lincoln, NH 03251-0983.
- **Susanne (Susan) A. Chenard**, resident, 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069).
- **Michael (Mike) J. Donahue, Jr.**, resident, 58 Maltais Farm Road, Lincoln, NH 03251, works for Town of Woodstock Public Works Department.
- **Michael (Mike) J. Donahue, Sr., (ABUTTER)** nonresident, 68 Potato Hill Road, Woodstock, NH 03293 and owner of J&M Donahue, Inc. (Excavating & Concrete), 1162 Daniel Webster Highway, PO Box 56, Woodstock, NH 03293-0056, and winning bidder for contract to develop the Lincoln Industrial Park in exchange for two (2) lots and rights of first refusal (RFR) for the other lots. He is a co-owner of the first two lots on the right on Arthur Salem Way in the Lincoln Industrial Park: (1) "Lot 1" Map 109, Lot 025 (0.49 Acres) and (2) "Lot 3" Map 109, Lot 024 (0.48 Acres) with Bobbi Anne Donahue.
- **Jayne S. Ludwig**, resident, 12 Pleasant Street, Lincoln, NH 03251 (Map 113, Lot 092) and Selectman for the Town of Lincoln and wife of Steve Noseworthy.
- **Stephen S. Nelson** – nonresident, General Manager for EconoLodge Inn & Suites, 381 US Route 3, Lincoln, NH 03251, lives at 47 River Run Road, Thornton, PO Box 223, Campton, NH 03223-0223.
- **Kim Pickering**, executive director of the Western White Mountain Chamber of Commerce, nonresident, 104 Lost River Road, North Woodstock, NH 03262.
- **Jay Scambio**, President and General Manager Loon Mountain Recreation Corporation, General Manager for Boyne Resorts, General Manager for CLP Loon Mountain, LLC & resident at 20 Pollard Pines Drive, Lincoln, NH 03251.

**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 Paula Strickon was seated.*

**II. CONSIDERATION of meeting minutes from:**

• **March 13, 2019**

Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative OJ Robinson, Member Mark Ehrman (participated by phone), Member Stephen Noseworthy, and Alternate Paula Strickon.

**Motion to approve minutes with Chenard's suggested change: Robinson made a remark that he did not care if we did not sell the lot for ten years.**

**Second: Chenard**

**All in favor: 4-0**

(Paula Strickon abstained.)

**Motion carries.**

NOTE: Robinson said: "Our focus is creating jobs, not selling land. If it takes us ten (10) years to sell all of these lots, that is fine."
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**Motion to approve nonpublic minutes from March 13, 2019: Noseworthy**

**Second: Ehrman**

**All in favor: 6-0**

**Motion carries.**

**III. NEW BUSINESS**

- A. 6:00 PM. Conceptual** – Conceptual to convert "InnSeasons Village Shops" from a mix of Restaurant and Retail business use into mixed use property with mix of restaurant, retail and residential units.

**Applicant's Agent:**

Kent Brown, P.E.

Brown Engineering, LLC

Brown Engineering & Surveying, LLC

345 NH Route 104, Suite 7

New Hampton, NH 03256

**Conceptual Applicant:**

Kevin LaCasse, CEO & Broker for New England Family Housing Management

New England Family Housing

368 NH Route 104

New Hampton, NH 03256

**Property Owner:**

Village Shops ICH, LLC (John & Marcia Imbrescia)  
PO Box 127  
Lincoln, NH 03251-0127

**Property:**

25 South Mountain Drive #16 (Map 118, Lot 046) Village Center District

**The applicant, his agent, and the property owner were not present. Alternate Strickon made a motion to skip over Item III and continue on to item IV. Member Noseworthy seconded the motion, all voted in favor and the motion carries.**

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

**A. 6:00 PM. Planning Board Recommendation on Proposed Purchase of Town Owned Land.**

Based on the Planning Board's recommendation to the Board of Selectmen (BOS) not to sell the property in the Lincoln Industrial Park at the last Planning Board meeting on March 13, 2019, and in response, the Board of Selectmen (BOS) asked the Planning Board to develop and convey to the BOS a list of criteria for the BOS to use in determining whether or not to sell property in the Lincoln Industrial Park.

The Board of Selectmen received an offer to purchase a parcel known as "Lot 4" in the Lincoln Industrial Park (Map 109, Lot 019) from Kurt O'Connell, a local builder. After a nonpublic session with Michael Donahue, Sr., and Michael Donahue, Jr., the Planning Board voted NOT to recommend the sale of the property at the offered price.

Per NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both":

"The Selectmen shall have the authority to acquire or sell land, buildings or both; provided, however, they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies, where a board or commission or both, exist."

After receiving the recommendation "Not to Sell" from the Planning Board and prior to voting on the proposed sale, the Board of Selectmen shall hold 2 public hearings at least 10 but not more than 14 days apart. See NH RSA 41:14-a. The first Board of Selectmen public hearing was Monday, March 25, 2019; the second public hearing will be April 8, 2019.

**Discussion:**

Alternate Strickon said that at the last Planning Board meeting on March 13, 2019, the Planning Board discussed how the lots should sell for at least what they were assessed at for property tax purposes. Vice Chair Chenard said that usually the appraisal value is about 20% less than fair market value. Chairman Spanos disagreed.

Planner Bont said the State of NH requires all municipalities to assess property at fair market value and the Towns are supposed to keep their property assessments up to a certain level – as close to 100% equalization ratio as possible. The Town of Lincoln has experienced a recent spike in the fair market values for properties, but until this year the equalization ratio has been pretty close to 100%. In 2017 it was about 93%. In 2018 it is about 87%. The equalization Ratio is supposed to be close to 100%. The property tax assessments are supposed to be based on fair market value.

Member Ehrman said that he thought the Planning Board was not interested in the amount being paid for the land. Member Ehrman said his principal concern was creating job opportunities. Member Ehrman said he thought the purpose of having the industrial zone is to encourage different types of industries not tied to the tourist business, so the Town would have diversity in the employment market. Member Ehrman said his other objection was that there was no plan presented as to what was to be done with the land. Member Ehrman sees the goal of the Lincoln Industrial Park being to promote diversified employment opportunities and more stable employment with a broader base. Vice Chair Chenard and Chairman Spanos agreed.

Member Ehrman echoed Representative Robinson's earlier sentiment at the last meeting that they do not care how quickly the Town sells this land; they care about the goal of more employment. To achieve this goal, the Town needs an introductory paragraph explaining the purpose of the "zone" [does he mean the Small Business District or the Lincoln Industrial Park], and a list of items the Planning Board desires an applicant to provide. For example, the Town would ask the proposed buyer to include a plan for building, a plan for an employment base, a description of the type of work to be performed there, and a budget projection.

Chairman Spanos said he believes the plan was rejected because it did not meet the existing criteria. Namely, the proposed project was not going to create any new jobs.

Alternate Chrystal said it seems like the Town already has a shortage of workers. Chairman Spanos said that the Town is looking to attract higher wage jobs with benefits. Alternate Chrystal said that she is concerned about where those workers will come from.

The Planning Board reiterated that their goal is to provide opportunities to create higher wage jobs that diversify away from the tourist industry and for the proposed buyer to provide a general business plan.

Mike Donahue, Sr., suggested that the Planning Board talk about the price of the lot.

**Member Noseworthy made a motion to open public discussion. Chairman Spanos seconded the motion. The Board voted all in favor, and the motion carries. Public comment is open.**

Paul Beaudin asked if the concerns have changed for creating the industrial park from its origin. He said that money was not an object or reason for its formation; it was formed to help the local small business person find a place where they could get their business going.

Chairman Spanos said the goals of the Lincoln Industrial Park have changed since 2005 when John Hettinger was involved. The Planning Board held a Planning Board hearing on subdividing the land with the Donahue family, and there was a Town Meeting vote to zone the Lincoln Industrial Park "industrial".

[Note: The zone where the Lincoln Industrial Park is located is called the "Small Business District" or "Small Business Development" District.]
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Paul Beaudin said that there should have been a public hearing to change the concerns for the Lincoln Industrial Park. Paul Beaudin said it would be good to go back through the records and check to see if this happened. Vice Chair Chenard said that in 2005, it was “brought to town warrant to be zoned”.

Paul Beaudin said he believes that there were reasons given for making this land “industrial”, and promises were made. He is interested in finding how these reasons and promises were changed.

Member Ehrman said he would like to move that the Planning Board follow Paul Beaudin’s recommendation. Member Ehrman said the members of the Planning Board are questioning what the original intent was so the Planning Board can follow that original intent. Vice Chair Chenard agreed.

Jayne Ludwig asked the Planning Board if it is discriminatory to say that the Town of Lincoln can only sell land to Lincoln residents. Chairman Spanos responded that the Town cannot only sell to Lincoln residents.

Susan Chenard said she remembers the Lincoln Industrial Park being geared toward people getting employed and welcoming local businesses as well as any business employing three or more people. Susan Chenard said she was referring to events that happened in 2011.

Chair Spanos said nothing was done with the industrial zone between 1993 when it was created and 2005. Planner Bont said that because the older minutes are digitally searchable, she wants some guidance from so she can hone in on what years to search. The Planning Board discussed which years to search and decided Planner Board should search through the following years: 1992, 1993, 2005, and 2011. Minutes to be searched include: Annual Town Meetings Minutes, Planning Board Minutes, Board of Selectmen Minutes and Zoning Board of Adjustment Minutes.

Norm Belanger said that has been discussed for awhile and he thinks that they should make the lots affordable enough to sell. Planner Bont said that in 2015, according to the assessment cards, this specific lot was listed at either \$71,500 or \$71,900.

Paul Beaudin said that the Town recently sold a piece of land (P/O M117 Lot 103) to Alex Ray North, LLC d/b/a “The Common Man Restaurant” for \$165,000, and that land was assessed at \$160,000, or vice versa (he wasn’t sure). The land was about 0.80 acres. That means that this other property might be priced a little low, but it also shows the property tax assessment was right around where it was sold for (i.e., fair market value).

Vice Chair Chenard made a motion to close public comment. Alternate Strickon seconded the motion and the Board voted all in favor. The motion carries. Public comment is closed.

Planner Bont will look through the minutes from the Planning Board and Board of Selectman and Annual Town Meetings from 1992, 1993, 2005, and 2011 for information about the .

**B. 6:00 PM. Discussion re: Appointment of Planning Board Alternates.**

Chairman Spanos said that the Board has two vacant alternate seats. One is from alternate Deanne Chrystal and is open for a three year term, and one is from Callum Grant, who resigned, and it is open for a one year term.

Deanne Chrystal is willing to stay on as an alternate for another three year term. She has lived in Lincoln since 2006 and owns and operates a small business. She has served on the Planning Board before. Paul Beaudin has applied to be an alternate for a one year term, and he is no longer on the ZBA so is eligible for the position.

Planner Bont said that the public was unaware that there were openings for the Planning Board and ZBA. Alternate Paula Strickon asked whether the positions had been advertised. Planner Bont said “no.” Planner Bont said the in the past the Town has put advertisements for open positions on the website for specified periods of time. The Town has not done so, as the Town Clerk has just barely finished doing the minutes from the Annual Town Meeting. Chairman Spanos asked, “Is there any [legal] requirement that we do so?” Planner Bont said she did not know; the Town has done so in the past at least as a matter of practice.

Chair Spanos said, the process has changed now that the Planning Board is an elected board and not an appointed board. Now the Planning Board appoints its own alternates. Planner Bont asked the Planning Board what they wanted to do. There are five members. Four members of the Planning Board are elected. The fifth member is appointed by the BOS from among their members as the Board of Selectmen’s representative. Member Ehrman asked how many vacancies were on the Board. Chair Spanos said there were vacancies for two alternates. Member Ehrman said, “We have two candidates and two positions. We have two warm bodies willing to do it.”

**Member Ehrman made a motion to accept both candidates as alternates. Vice Chair Chenard seconded the motion. Chairman Spanos, Member Steve Noseworthy, and Vice Chair Chenard voted in favor. Alternate Strickon voted against. Motion carries. Deanne Chrystal is now an alternate on the Planning Board with a three year term. Paul Beaudin is now an alternate on the Planning Board with a one year term.**

Alternate Paula Strickon said, “You have my resignation. I will not be back.”

Chair Spanos said “We are not going to accept Paula’s resignation tonight.”

Paula Strickon said, “Yes, you will. If you are accepting Mr. Beaudin, you will accept my resignation.” Paula Strickon pointed to Paul Beaudin and said sarcastically, “I like the grin.” Paula Strickon packed up her bags, put on her jacket and walked out.

**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.

None.

**VI. ADJOURNMENT**

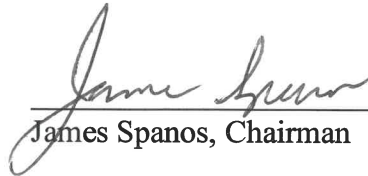
**Member Noseworthy made a motion to adjourn. Vice Chair Chenard seconded the motion and the Board voted all in favor. The motion carries, and the meeting adjourned at 6:50 PM.**

Respectfully submitted,

*Ellyn Franklin*  
Recorder

May 1, 2019

Date Approved: March 27, 2019

  
James Spanos, Chairman

