

LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 8, 2012 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH

UNAPPROVED

Present: Chairman Pat Romprey, Vice Chairman Jim Spanos, Clerk John Hettinger and Chester Kahn (alternate)

Staff Present: Michael Asciola, Planning and Zoning Administrator

Members Absent: Deanne Chrystal, Ivan Saitow (alternate), and Selectman's Representative O.J. Robinson

I. CALL TO ORDER: by Chairman Pat Romprey at 6:00 P.M.

Mr. Romprey called the meeting to order and seated alternate Chester Kahn.

II. CONSIDERATION of Draft Meeting Minutes of July 25, 2012.

Motion by John Hettinger “To approve the minutes of July 25, 2012, as presented”

Second by Jim Spanos

Motion carries unanimously by all members

NEW BUSINESS:

III. CONSIDERATION OF A VOLUNTARY LOT MERGER

The applicant, Thomas Trembly of Coldwell Banker Linwood Real Estate proposes to merge two (2) undeveloped lots, identified as Tax Map 123 Lots 24 and 25 (Lots 66 East & 66 West of “Coolidge” Subdivision), part of a planned unit subdivision known as Coolidge Falls. The owners of the lots are John Dussi and Lewis Cohen.

Thomas Trembly presented an overview of the application to merge two lots of a planned unit subdivision to the Board. He explained that the two subject lots were intended to be the building envelope of a duplex as part of a planned unit subdivision. Mr. Trembly stated that there was an interested buyer who desired to purchase the two (2) lots and merge them into one (1) and construct a single family home on it. He stated that he had been before the Board on numerous occasions in the past presenting the same request and it was always a rather simple process.

Mr. Romprey asked Mr. Trembly if this action was in conformity and supported by the homeowners association. Mr. Trembly stated that this action was in both regards and referenced an email provided to the Board from the Coolidge Homeowners Association (CHA) president Stratton Smith. He explained that in fact the CHA’s involvement was needed to facilitate this transaction. He explained the current lots are independently privately owned and that the CHA would be conveyed the lots and merge them before conveying the merged lot to new owner.

There was a brief discussion regarding application fees and the Board concurred that there was no fee established in their fee schedule and due to there not being a required notification, there were no funds expended on this by the Town for the applicant to reimburse.

Motion by Chester Kahn “to accept the application as complete”.

Second by Jim Spanos.

Motion carries unanimously by all members.

Motion by Chester Kahn “to merge the lots known as, Tax Map 123 Lots 24 and 25 as a voluntary single lot”

Second by John Hettinger.

Motion carries unanimously by all members.

OLD BUSINESS:

IV. SIGN ORDINANCE ENFORCEMENT AND IMPROVEMENT CONTINUED

Staff briefing of progress of enforcement and outreach efforts, violations issued, ordinance appeal language and recodification of Article IV-B.

V. OLD BUSINESS: SPECIAL EVENT REVIEW, STREET AND SIDEWALK VENDORS ORDINANCE AND TEMPORARY SALES LOCATIONS CONTINUED

Overview of recent issues involving these three similarly related subjects. While these are closely related land-use items, each is addressed in different Town Ordinance causing overlapping and contradicting standards.

NOTE: Agenda Items IV & V were discussed simultaneously.

Mr. Romprey, Mr. Spanos and Mr. Asciola briefed the Board on their meeting with the Board of Selectman during their Selectman's August 6, 2012 meeting. They reported the Board of Selectman where in agreement with the Planning Board's concerns regarding conflicting ordinance regulating temporary land uses and general inadequacies of the sign ordinance and condoned the Planning Board efforts and actions to clean up these areas of confusion.

The Board reviewed a draft letter, prepared at their request by staff, to business owners relating to temporary signage. The Board recommended the Chairman sign the letter, as amended, and to deliver copies to the Board of Selectman.

V. REVIEW AND COMMENT: on the MATRIX REPORTS and OPEN FILES pertaining to:

- A. Building Permit Applications
- B. Land Use Subdivision and Site Plan Applications/Approvals
- C. Sign Permit Applications
- D. ZBA Applications
- E. Violations

Mr. Asciola briefed the Board of new applications and permits contained in the matrix report and informed them that there were previously omitted items that have now been updated on the report.

VI. PUBLIC PARTICIPATION AND OTHER BUSINESS: None

VIII. ADJOURNMENT

Motion by John Hettinger.

Second by Jim Spanos.

Motion carries unanimously by all members present

The meeting was adjourned by at 6:53 pm.

Respectfully submitted,

Michael Asciola

Dated: October 20, 2012

Pat Romprey, Chairman