

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES****APPROVED****WEDNESDAY, MAY 7TH, 2014 – 6:00PM****LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

Present: Chair R. Patrick Romprey, Vice-Chairman Jim Spanos, Clerk John Hettinger, Paula Strickon, Taylor Beaudin, Norman Belanger.

Members Excused: Callum Grant (Alternate), Selectman Representative O.J. Robinson

Members Absent: None.

Staff Present: Planning and Zoning Administrator Carole Bont, Town Manager & Town Planner, Alfred “Butch” Burbank, Nikki Donahue Minute Recorder

Guests:

- Herbert J. Lahout, of 64 Sunset Hill Road, Sugar Hill, NH 03586, owner of 31 Main Street, Lincoln, NH (Map 112, Lot 028) location of the former Bill and Bob’s Famous Beef House building and 33 Main Street, Lincoln, NH (Map 112, Lot 027) location of the former Quiltstead building.
- David Larsen, Business & Property Manager of Forest Ridge Property Owners Association, representing Forest Ridge Property Owners Association (FRPOA) and also a resident of Forest Ridge
- Sara Massei
- David O’Rourke, Jr.
- David O’Rourke, Sr., of 443 Eastside Road, North Woodstock, NH 03262-0261, owner of 5 West Street (Map 112, Lot 029) and owner of Green Acres and O’Rourke Property Management, and abutter to subject property of Herbert J. Lahout.
- Karen O’Rourke of 443 Eastside Road, North Woodstock, NH 03262-0261, owner of 5 West Street (Map 112, Lot 029) and owner of Green Acres and O’Rourke Property Management and abutter to subject property of Herbert J. Lahout.
- David Rodgers, PO Box 68, Lincoln, NH 03251-0068, owner of 29 Main Street (Map 112, Lot 026) formerly owned by Lawrence George Hartle, Jr.), and abutter to subject property of Herbert J. Lahout. Also owner of 278 Main Street (Map 117, Lot 119), owner of Map 112, Lot and 19 Black Mountain Road (Map 127, Lot 305). Also principal in Great Stone Face Skier, LLC, which owns 9 Donovan Drive (Map 112, Lot 013) and 5 Railroad Street (Map 112, Lot 014).
- Helen Rodgers, wife of David Rodgers.

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

Chair Pat Romprey called the meeting to order.

II. CONSIDERATION OF DRAFT MEETING MINUTES FROM:

- **FEBRUARY 26, 2014 (IF COMPLETED)**
- **MARCH 26, 2014 (IF COMPLETED)**
- **APRIL 23, 2014 (IF COMPLETED)**
- **APRIL 30, 2014 (IF COMPLETED)**

The Board passed over the minutes. The minutes will be considered at the next meeting.

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

No continuing business.

IV. NEW BUSINESS**A. 6:00 pm. Conceptual for Site Plan Review for a Change in Use as it impacts parking****1. Variation, in part, of Application (SPR & SUB #2014-01)**

Property: 31 Main Street (Tax Map 112, Lot 027) & 33 Main Street (Map 112, Lot 028) (now 31 Main Street, Tax Map 112, Lot 027).

Proposal: Presently Tax Map 112, Lot 027 is 0.07 acres and Tax Map 112, Lot 028 is 0.10 acres. Both lots are owned by Herbert J. Lahout of 64 Sunset Hill Road, Sugar Hill, NH 03586 and were merged per Planning Board approval on March 26, 2014. Applicant Herbert J. Lahout received approval to demolish the former restaurant known as Bill and Bob's Famous Roast Beef (702 sq. ft.) located on Tax Map 112, Lot 27 (31 Main Street) and portions of the former office/retail Pinestead Quilt building (289 sq. ft.) located on Tax Map 112, Lot 28 (33 Main Street) and then put a 990 square foot addition onto the back of the Pinestead Quilt building for combined commercial uses as restaurant space, office space and retail space. The footprint of the building with the addition will be equivalent to the footprint of the two pre-existing buildings. Both lots are owned by Herbert J. Lahout of 64 Sunset Hill Road, Sugar Hill, NH 03586. Both lots are located in the Village Center (VC) Zone. The applicant's surveyor and engineer is Kellogg Surveying & Mapping, Inc. Lahout now has a potential tenant and Lahout would like to explore the possibility of combined on-site and off-site parking.

The Planning Board received a letter from Attorney William T. Burdin of PO Box 44, Windham, NH 03087, on behalf of David Rodgers raising a legal issue about Lahout's right-of-way over property owned by Rodgers to access the subject lot. The Planning Board cannot currently vote on this application due to the legal issues that are pending concerning access to the property. Chairman Romprey suggested that Mr. Lahout withdraw the application until the legal matters are sorted out. Mr. Lahout formally withdrew his application for this project and noted that he wishes to have a good rapport with any neighbors he has at a business location that he owns.

The Board also received a letter objecting from Merilee Phillips of 9 West Street Rentals, LLC, 110 E. Center Street, #1276, Madison, SD 57042. 9 West Street Rentals, LLC, owns 9 West Street (Map 112, Lot 030).

2. SITE VISIT TO CHECK THE PROPOSED OFF-SITE PARKING

Visit to check the proposed off-site parking did not occur as Mr. Lahout formally withdrew his application.

V. OTHER BUSINESS

A. Forest Ridge

David Larsen, property manager at Forest Ridge, wanted to express some concerns he has with Forest Ridge. The first issue was with foundations; improving them and possibly removing and rebuilding them. There are issues with the fact that Forest Ridge owns some of the property and Lincoln Development also owns some of the property at this location. Mr. Larsen stated that he wishes to expedite the process of getting the foundations changed, road bonds and improvements. He also stated that the roads are in poor condition and need to be repaired. The Planning Board suggested doing bonding as a solution to these problems and getting these resolved.

B. Herb Lahout Site Plan

Mr. Lahout returned to the meeting and asked if the prior approval for a retail site could still go forward with the building process. Chairman Romprey suggested that Lahout speak with an attorney on the legal matters before moving forward with any construction plans. Mr. Lahout wanted to know if approving a prior site plan would override his case. Chairman Romprey explained that legally Lahout does not have access to the property, as he originally thought, which has created the issue that caused the withdrawal of his application.

C. North Country Council Survey

North Country Council Survey sent a survey to the Planning Board. Carole Bont stated that the Board can either choose to fill it out or not.

D. Telecommunications Expert

Carole Bont told the Planning Board that two of the three proposed telecommunications experts have been contacted so far. Some questions that the expert will be asked to answer are: is there really a gap in coverage at Loon Mountain? Can Verizon fill this gap with a smaller, less intrusive tower? Paula Strickon asked if Verizon has supplied the information that they said they would provide concerning coverage gaps and use. Carole Bont stated that she believed it was in the revised report that was handed out at the April 30th, 2014 presentation. Carole also reminded the board that Verizon is asking for the approval for a 100 foot tower, but that if the tower is approved and built, Verizon could slowly add on to the tower and build higher without Planning Board approval.

E. Site Plan Review Strategies

Carole Bont and Paula Strickon attended a NH OEP Spring Planning Conference seminar called “Plan reading and Analysis – Presentation, Virtual Tour and Hands-On Plan Reading” by Sylvia Van Aulock, Town Planner, for Exeter, NH, on May 3rd. They went through an exercise to show the Planning Board members how to use different strategies when looking at Site Plans.

F. Herb Lahout Site Plan

Herb Lahout came back and asked if the lot merger documents for his property have been formally recorded yet. Carole Bont stated that it has not yet been formally recorded. Lahout asked Bont if the town could hold off recording the lot merger document. Lahout said he would come back and let Bont know whether he wanted the document recorded or not.

VII. 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.

No public input before members of the Planning Board.

VIII. ADJOURNMENT

Motion: Spanos.

Second: Romprey.

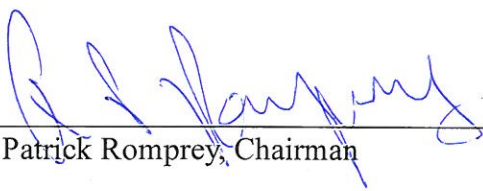
Motion carries unanimously by all members present (4-0)

The meeting adjourned at 6:46 pm.

Respectfully submitted,

Nikki Donohue, Minutes Recorder

Dated: May 14, 2014



R. Patrick Romprey, Chairman