

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
MONDAY, OCTOBER 15, 2012 – 9:00AM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chairman Pat Romprey, Vice Chairman Jim Spanos, Selectman's Representative O.J. Robinson, Clerk John Hettinger, Paula Strickon, Chester Kahn (alternate).

Staff Present: Michael Asciola, Planning and Zoning Administrator

Members Absent: None.

Guests: Chester Kahn, representing Kevin and Delia Sullivan.

I. CALL TO ORDER by Chairman Pat Romprey at 9:00 P.M.

Mr. Romprey reconvened the Wednesday October 10, 2012, meeting to order after a recess.

II. SITE PLAN APPLICATION REVIEW – PUBLIC HEARING - Development of a New Commercial Building & Business on a Vacant Parcel – Delia and Kevin Sullivan propose the construction of a 3,200 sq ft building for the relocation of their machine shop to Lincoln. The parcel of land involved in the proposed development is approximately 16,086 sq ft (0.37 acre) in area, located on Salem Way and identified as Tax Map 109 Lot 020. The parcel is situated in the Small Business District (SBD) Zone and Lincoln Business Park (Lot 6).

Motion: “To Open the Public Hearing.”

Motion: Robinson.

Second: Spanos.

Motion carries unanimously by all voting members present 4-0.

Public Hearing is open. No comments.

Motion: “To Close the Public Hearing.”

Motion: Robinson.

Second: Spanos.

Motion carries unanimously by all voting members present 4-0.

Motion: “To Approve the Application.” (or recommending in favor of the transaction?)

Motion: Spanos.

Second: Robinson.

Motion carries unanimously by all voting members present 4-0.

OLD BUSINESS**III. 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

The Board went over the Matrix with Planning and Zoning Administrator Asiola. There were three new houses. Saber Mountain is building a spec house. The application for 172 Pollard Road is for the reconstruction of single family home.

NEW BUSINESS**IV. IVAN SAITOW RESIGNED AS AN ALTERNATE.**

The Planning Board will send Ivan Saitow a thank you note, thanking him for his services as an alternate.

OLD 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.

The Board discussed scheduling a time to review the CIP. The CIP was finalized and approved. It can be presented to the Planning Board whenever a meeting can be scheduled.

NEW BUSINESS**VI. MINOR AMENDMENT TO AN APPROVED SUBDIVISION – PUBLIC HEARING**

PROPOSAL: The Landing at Loon – Saber Mountain Landing, LLC proposes a minor amendment to a 2005 Planning Board approved subdivision. The proposed amendment involves changing the design of two cul-de-sacs located at the ends of Back Forty Road and Buck Road into “hammer head” style turnarounds. In effect they will also be proposing corresponding modifications to the approved stormwater management plan and lot line adjustments to the right of ways containing both roads and the adjacent parcels identified as Map 132 Lots 21-25 and 41-45 located in the Rural Residential (RR) Zone. The applicant’s engineer is Horizons Engineering.

Motion: “To open the public hearing”.

Motion: Robinson.

Second: Spanos.

Motion carries unanimously by all voting members present 4-0.

No comments from the public.

Motion: “To close the public hearing”.

Motion: Robinson.

Second: Spanos.

Motion carries unanimously by all voting members present 4-0.

The plan and a letter with the engineering data were presented at the last meeting. There is no application required because this proposal is a modification of an approved plan. The engineering design is at least status quo or an upgrade from what they had before. The new fire chief looked at the hammerheads. The only outstanding issues were (1) abutter notification, (2) recording fees, and (3) recording the changes. Abutters were notified. The fees are not paid yet. There is no Mylar yet.

The letter from Horizons Engineering, Re: Previous Project reads:

“In accordance with the New Hampshire Department of Environmental Services Regulations and Best Management Current Engineering Design Practices, we have revised the Saber Mountain Partners, LLC Landing at Loon Mountain, Phase II, back road site plan to accommodate hammerhead turnarounds rather than the more environmentally intrusive cul-de-sacs.”

Signed: Michael D. Normand.

The Board and the Planning and Zoning Administrator Asciola had no issues. The Town also received a couple of letters from NH DES about this matter. On April 11, 2012, Saber Mountain Partners, LLC, received approval on the Alteration of Terrain Permit.

Motion: “To accept this proposal. The approval is contingent on paying the outstanding fees.”

Motion: Hettinger.

Second: Robinson.

Motion carries unanimously by all voting members present 4-0.

Motion: “To adjourn.”

Motion: Robinson.

Second: Spanos.

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

VII. **ADJOURNMENT.**

The meeting was adjourned by at 9:45 am.

Respectfully submitted,

Carole Bont (using tape recording)
Planning and Zoning Administrative Assistant

Dated: February 13, 2013



Pat Romprey, Chairman