

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 27, 2012 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chairman Pat Romprey, Vice Chairman Jim Spanos, Clerk John Hettinger and Deanne Chrystal

Staff Present: Michael Asciola, Planning and Zoning Administrator

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

I. CALL TO ORDER by Chairman Pat Romprey at 6:05 P.M.

Mr. Romprey called the meeting to order.

II. CONSIDERATION of Draft Meeting Minutes of June 13, 2012.

Motion by Mr. Romprey "To approve the minutes of June 13, 2012, as amended."

Second by Jim Spanos

Motion carries unanimously by all members present

III. NEW BUSINESS: Applicant inquiry regarding determinations of acceptable "accessory use or uses" related to Special Event review applicability per Site Plan Regulations Article IV. Applicant Kevin McNamara of Remax in the Mountains seeks the Board's determination if a proposed event is applicable to review under the Town's Special Event application review.

Michael Asciola explained to the Board that the applicant Kevin McNamara, who was not present at the meeting, was requesting that their determination in regards to the need for a Special Event Application Review for an event he was planning to hold on a vacant parcel of land on Main Street identified by the tax maps as parcel 118-002.

Mr. McNamara submitted a letter dated June 7, 2012, which has been included in these minutes below, describing the proposed event as a multi facet event ranging from a Chamber of Commerce Business After Hours event, barbecue picnic, charity tethered hot air balloon rides, concert, and real estate open house.

Mr. Romprey stated that the letter mentions the Lin-Wood Cooperative School as the location of the event. He also, stated parts of the application also listed Lin-Wood Cooperative School as the location. Mr. Asciola explained that the event's location was changed to avoid a higher cost associated with the large number of abutters to the school's property. Mr. Romprey asked if the proper abutters were notified. Mr. Asciola assured him that they were.

Mr. Asciola stated that it was the staff's opinion that due to the site being an undeveloped vacant parcel of land with no history of any similar temporary use and the potentially large number of guests invited by the various groups involved, this should be reviewed by the Planning Board as a Special Event Application. Mr. Romprey agreed and asked if any Board member disagreed with this determination. All members were in agreement.



For All The Things That Move You.

June 7th, 2012

On Wednesday July 11th, 2012 RE/MAX in the Mountains is slated to host a Business After Hours for the Lincoln-Woodstock Chamber of Commerce. We have a tethered balloon on reserve and are planning a barbecue picnic; additionally, we've retained the Crunchy Western Boys to play during the event. To be able to take a ride in the balloon and/or partake in the picnic, we request that a donation be made for the benefit of the Lincoln-Woodstock Community Child Care Center. All proceeds would be given to the child care center.

The tethered balloon needs a large grassy area, which is why we submitted an application to the Lin-Wood Cooperative School to let us use their front field.

This Benefit/BAH isn't only for members of the Lincoln-Woodstock Chamber and their families – expected attendance includes the LWCCCC staff and children who attend the center and their families. The center is aware of this benefit and plan on holding some kid-friendly activities for the children attending.



264 Main Street - P.O. Box 175 Lincoln, NH 03251

IV. NEW BUSINESS: Application for Approval of a Special Event. Applicant Kevin McNamara of Remax in the Mountains seeks approval of an event to take place Wednesday July 11th, 2012, in the Village Center (VC) Zone on a vacant parcel of land on Main Street identified by the tax maps as parcel 118-002.

The Board reviewed the application and a letter from the Town Manager, Peter Joseph dated June 27, 2012, on behalf of the Town who is an abutter to this property. The letter stated the Town has no objection to the event. This letter also included a staff's perspective review that contained two concerns with the event as listed below

1. That parking will be handled off street in the adjacent parking lot or otherwise handled off of Main Street as there is no parking along the road on this stretch of Main Street.
2. The staff would like it noted for the record that the Town does not have the ability to inspect or certify the safety of the proposed tethered balloon ride. The Town anticipates that the applicant will be using a licensed and/or qualified and insured ride operator and will follow best practice for the operation of a tethered balloon ride. The Town is unsure if there are any other amusement type permits that need to be acquired but assumes they will be obtained as required by the State of NH.

The Board voiced concern over the location of the tethered balloon rides and the proximity to the power lines located along Main Street. The Board agreed the application could be approved only with the conformation from the applicant that the location of the tethered balloon ride would be a safe distance from the power lines and expressed disappointment in the absence of the applicant at this hearing.

Mr. Asciola stated that the Board could grant approval for the Special Event with conditions related to the relocation of the balloon rides. Mr. Romprey agreed that the conditions of approval shall be as follows:

1. The tethered balloon ride area shown on the applicant's site map be relocated a safe distance away from the Main Street power lines; and
2. Documentation of the property owner's consent for use of the property for the event must be obtained and provided to the Planning and Zoning Department prior to the event.

Motion by John Hettinger to conditionally approve the Special Event Application for ReMax in the Mountains event to be held on July 11, 2012, with the conditions as stated.

Second by Deanne Chrystal

Motion carries unanimously by all members present

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 gave a brief presentation to the Board of new applications and permits contained in the matrix report.

VI. Public Participation and Other Business: None**VIII. ADJOURNMENT****Motion** by John Hettinger**Second** by Deanne Chrystal**Motion carries unanimously by all members present**

The meeting was adjourned by at 6:35 pm.

Respectfully submitted,

Michael Asciola

Dated: July 31, 2012



Pat Romprey, Chairman