

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, APRIL 23RD, 2014 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chair R. Patrick Romprey, Vice-Chairman Jim Spanos, Clerk John Hettinger, Paula Strickon, Selectmen's Representative OJ Robinson,

Members Excused: Norman Belanger (alternate), and Taylor Beaudin (alternate).

Members Absent: None.

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

Guests:

- Richard K. Elliott, of 3 Amalia Drive, Nashua, NH 03063 – one of the developers of Forest Ridge, a principal owner of Jori Properties, LLC and Lincoln Development c/o Richard K. Elliott, 3 Amalia Drive, Nashua, NH 03063 & Elliott Custom Homes and one of the investors in Richard K. Elliott Family, LLC and New Jefferson Development, LLC.
- Raymond P. D'Amante, representing himself as one of the investors in the Forest Ridge Development project of D'Amante, Couser, Pellerin & Associates, P.A., of 9 Triangle Park Drive, PO Box 2650, Concord, NH 03302-2650 and a principal in New Jefferson Development, LLC.
[On December 16, 2013, the properties (M408 L001, M115 L017, M115 L010, M115 L011, M115 L012, M115 L013, M115 L014; M114 L080 and M114 L083) were transferred from JORI Properties, LLC and Richard K. Elliott Family, LLC to the New Jefferson Development, LLC. The transfer was recorded on December 19, 2013, and recorded in book 4032, Page 0034.]
- Marc Burnell, P.E., Project Engineer for Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561, representing Rick Elliott on behalf of Jori Properties, LLC
- Lincoln Fire Chief Ron Beard
- Hermann Pfeuti owner and operator of Black Mtn Burger Co. located at Unit #3 of "The Depot" [known as 264 Main Street #3, Unit 14, owned by Great NH Properties, LLC].

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

Chair Pat Romprey called the meeting to order. Taylor Beaudin and Norman Belanger were excused.

II. CONSIDERATION OF DRAFT MEETING MINUTES FROM:

- February 12, 2014 (if completed)
- February 26, 2014 (if completed)
- March 26, 2014 (if completed)
- April 9, 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 -WORK SESSION BETWEEN PLANNING BOARD MEMBERS

- A. Conceptual under Site Plan Review Regulations for the Proposed Development of Phase 2L of the Forest Gardens Development- 24 Units with related roads, sewer, water, and drainage. The land was formerly owned by JORI Properties, LLC and Richard K. Elliot Family, LLC and on December 16th, 2013, was transferred to New Jefferson Development, LLC.**

Marc Burnell noted that the applicant for the final plans in this project will be "Mount Coolidge Construction", not JORI Properties as previously noted. (It should also be noted that Lincoln Development still owns some unfinished units in this development.)

Multiple Planning Board members expressed concerns with needing a "master plan" for the whole property, as it was requested and agreed upon in a previous agreement with the Lincoln Board of Selectman. Mr. Burnell and Mr. Elliott presented their proposal of constructing twenty-four (24) new units (twelve duplexes) on Woodland Loop as a part of the Forest Gardens Development. Mr. Elliott noted that they are still planning to deed the land under the water tower on this property to the Town of Lincoln, as discussed in previous years. Mr. Elliott also stated that with the proposal, they wish to transfer the open land that supports the density for this portion of the development to the abutting association as well. The Planning Board requested that Mr. Burnell come back with clear site plans that show the difference in density and land, as well as deeded land and cross deeds mapped out. (Also the Board wants him to show the calculations that were used to complete this.) The Board also suggested that the 530 acres of "empty" land be mapped out clearly with the boundaries noted. The original agreement with the Board of Selectman needs to be revisited and clear plans, as well as a "master plan", need to be submitted before the project moves forward. Mr. Burnell will contact Carole Bont concerning Road Bonds versus Water Bonds.

- B. Conceptual Under Site Plan Review Regulations for a Change in Use and Expansion of Use requested by Hermann Pfeuti d/b/a/ Black Mountain Burger Co. to move Black Mountain Burger Co. from Unit #3 of "The Depot" [known as 264 Main Street #3, Unit 14, owned by Great NH Properties, LLC] to a combination of two units at the other end of "the Depot": 264 Main Street Unit #9B [known as 264 Main Street #5, Unit 5, owned by Bear Mountain Properties, LLC] and Unit #10 [known as 264 Main Street #10, Unit 4, owned by 3 Cultures Deli, LLC].**

Herman Pfeuti, owner of Black Mountain Burger, presented his plan to move from his current Black Mountain Burger location to a new location in The Depot and merge two business spaces together (The Cultures Deli location and Bear Mountain Properties location). He needed clarification from the Planning Board as to what is required to

complete this process. Currently, the restaurant has fifty-five (55) seats and this move to a new space in the Depot would add thirty-three (33) more seats. (This move will double the square footage from the current locations space). Mr. Pfeuti also wishes to have some outside seating if the condo association would approve of that. He noted that he will be adding in a new grease trap to the location and will check the paperwork concerning sink/plumbing hookups as well; as they may have been paid for by the previous owner of Cultures Deli. Currently the two units; Unit #9B and Unit #4, are deeded separately. Planning Board Chairman, Pat Romprey, suggested that Mr. Pfeuti lease the non-restaurant space back to the restaurant space, so if he were to sell the location in the future it will be easier for him to manage. Mr. Pfeuti was told that he needed to complete a land use permit application and would be charged for one additional sink hook-up.

- C. Letter from EBI Consulting (Environmental, Engineering, Due Diligence) from Burlington, MA, on behalf of its client, Celco Partnership and its controlled affiliated doing business as Verizon Wireless, in connection with its proposed telecommunications facility installation at 60 Loon Mountain Road, Lincoln, NH, seeking the Town of Lincoln's comments pursuant to the Section 106 of the National Historic Preservation Act and regulations, NOT as part of the local zoning process re: the proposed project's potential effect on historic properties within the next 30 days.**

This letter referred to preserving land that is considered a "historical area". The Planning Board members discussed, and no members were aware of any historical properties that would be affected by this project.

Motion: "The Planning Board knows of no Historical Land values that would be affected by the proposed Verizon Wireless Tower."

Motion: O.J. Robinson.

Second: Jim Spanos.

All in Favor.

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.

VIII. ADJOURNMENT

Motion to Adjourn.

Motion: Jim Spanos

Second: O.J. Robinson


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

The meeting was adjourned by at 6:52 pm.

Respectfully submitted,

Nikki Donahue
Minute Recorder

Dated: May 14, 2014



R. Patrick Romprey, Chairman