

APPROVED

PLANNING BOARD
PLANNING BOARD 1ST MONTHLY MEETING
***WEDNESDAY*, March 8, 2023 – 6:00 PM**
***Lincoln Town Hall, 148 Main Street, Lincoln NH**

*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMIG>

Or dial by your location 1-929-205-6099 US (New York)

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

I. CALL TO ORDER by Chairman James Spanos

Members Present: Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, and Member Paul J. Beaudin, II, Alternate Danielle Black

Excused: Alternate Mark Ehrman

Staff Present: Deputy Fire Chief Ryan Fairbrother (via Zoom).
Planner Carole Bont

Guests:

- **Jake Adams**, nonresident, no address given.
- **John Adams**, nonresident, no address given.
- **“Jennifer’s I-Phone”** – possibly **Jennifer Nye Amarnath**, nonresident (**INTERESTED PARTY**) of 18101 Watercraft Place, Cornelius, NC 28031-7620. One of the heirs of Richard (Rick) K. Elliott. *Sister to Jared R. Elliott (APPLICANT)* of 365 Depot Street; Belmont, NH 03220, who is principal & manager for Mt. Coolidge Construction, LLC at 3 Amalia Drive, Nashua, NH 03063 and principal & manager for Newco, LLC of 3 Amalia Drive, Nashua, NH 03063 (via Zoom).
- **Susanne (Susan) A. Chenard**, resident of 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069). Alternate member of the Zoning Board of Adjustment.

- **Jared R. Elliott (APPLICANT)** of 365 Depot Street; Belmont, NH 03220, principal and manager for Mt. Coolidge Construction, LLC and Newco, LLC, at 3 Amalia Drive, Nashua, NH 03063 and

APPLICANT/PRINCIPAL/MANAGER for Mt. Coolidge Construction, LLC owns:

1. Woodland Loop Land Only – Map 114, Lot 080 (Common Areas)
2. 7 Forest Pine Spur #B (Map 114, Lot 080-000-10-00017)
3. 7 Forest Pine Spur #A (Map 114, Lot 080-000-10-00018)
4. 3 Forest Pine Spur #B (Map 114, Lot 080-000-08-00019)
5. 3 Forest Pine Spur #A (Map 114, Lot 080-000-08-00020)

PRINCIPAL/MANAGER for Newco, LLC owns:

1. Woodland Loop – Master Lot – Map 115, Lot 003-000-CL-00000
2. 2 Forest Ridge #Parcel – Map 114, Lot 076-000-CL-00000
3. 2 Forest Ridge #Parc[el] – Map 114, Lot 082-000-CL-00000
4. Woodland Loop – Map 114, Lot 077-000-CL-00000
5. Twin Tip Terrace (formerly Woodland Loop) – Map 114, Lot 078-000-CL-00000
6. Parcel 2 Forest Ridge (13.52 Acres) – Map 114, Lot 079-000-CL-00000
7. Woodland Loop – Map 114, Lot 081-000-CL-00000
8. 123B Woodland Loop – Map 114, Lot 082-000-02-00041
9. 111B Woodland Loop – Map 114, Lot 082-000-08-00053
10. 111A Woodland Loop – Map 114, Lot 082-000-08-00054

- **Robert M. Hiltz**, nonresident of R.M. Hiltz Enterprises, LLC, 20 Hiltz Drive, PO Box 127, Woodstock, NH 03293-0127
- **Chris Miller**, nonresident, (**ARCHITECTS FOR APPLICANT**) Senior Associate, Bull Stockwell Allen, 300 Montgomery, Suite 600, San Francisco, CA 94104 working for Loon Mountain Recreation Corporation (LMRC).
- **Michael (Mike) J. Norris**, nonresident, (**ABUTTER & HOA Representative**) (Forest Ridge Board) of 23 Virginia Road, Reading, MA 01867, co-owner with Leanne Norris of 16 Pine Bluff Terrace Unit #A in “The Pines at Forest Ridge” (Map 114, Lot 080000-05-00008) (via Zoom). A member of the Board of Directors for The Pines at Forest Ridge Condominium Association, Inc. This is a condo association registered in Grafton County Register of Deeds, but the association but not yet part of Forest Ridge Property Owners’ Association – the Master Association (FRPOA) (via Zoom).
- **Brian G. Norton**, nonresident, of 20 Gray Road, Campton, NH 03223, (**ABUTTER**), President and General Manager of Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH, 03251; Loon Mountain Resort is owned by Boyne Resorts, 3951 Charlevoix Avenue, Petoskey, Michigan, 49770 (via Zoom). Loon Mountain Recreation Corporation owns:
 1. Kancamagus Highway (Map 001, Lot 002000-BG-00000)
 2. Connector Road (Map 110, Lot 007000-BG-00000)
 3. 143 Pollard Road (Map 114, Lot 005)
 4. 100 Pollard Road (Map 117, Lot 051)
 5. 75 Crooked Mountain Road (Pemi Base Camp) (Map 121, Lot 050000-BG-00000)
 6. South Peak Road (Map 122, Lot 007)
 7. 60 Loon Mountain Road – Java J (Map 126, Lot 001)
 8. Black Mountain Road #LO (Map 126, Lot 002)
 9. 60 Loon Mountain Road – Deli (Map 126, Lot 018000-MC-0000A)
 10. 60 Loon Mountain Road – Food/L (Map 126, Lot 018000-MC-0000C)
 11. 60 Loon Mountain Road (Map 126, Lot 020)

12. 52A Loon Mountain Road (Map 126, Lot 020000-BG-00000)
 13. L/O Route 112 (Map 127, Lot 306)
 14. US Route 112 (16 Acres) (Map 127, Lot 307)
 15. Main Street #Gazebo (Map 127, Lot 308)
- **Edgardo Pena-Colorado**, nonresident, (**ARCHITECTS FOR APPLICANT**) Job Captain, Bull Stockwell Allen, 300 Montgomery, Suite 600, San Francisco, CA 94104 working for Loon Mountain Recreation Corporation (LMRC).
 - **Jon Warzocha, P.E.**, nonresident, (**AGENT/ENGINEER FOR APPLICANT**) Horizons Engineering, CEO of Horizons Engineering, 34 School Street, Littleton, NH 03561 working for Applicant Mark Bogosian d/b/a South Peak Resort developer and working for Applicant Loon Mountain Recreation Corporation.
 - **“David’s I-phone” - David Yager**, nonresident, (**INVESTOR IN NEW JEFFERSON HOLDINGS, LCC THAT PUT UP THE MONEY FOR THE CASH BOND FOR MT. COOLIDGE CONSTRUCTION, LLC**) of 57 Flanagan Drive, Framingham, MA 01701, (via ZOOM, “David’s I-phone”) principal for DLNR Family Limited Partnership, 57 Flanagan Drive, Framingham, MA 01701, owner of 10 Hemlock Drive (Map 121 Lot 007) (via Zoom) and one of several Investors in New Jefferson Holdings, LLC, c/o Shepard Law 160 Federal Street, 13th Floor Boston, MA 02110 that owns:
 1. LO Parcel 3 (Map 408, Lot 001)
 2. Woodland Loop #LO (Map 115, Lot 011)
 3. Pond Woodland Loop (Map 115, Lot 010)
 4. Woodland Loop LO (Map 114, Lot 080001-00-00000)
 5. Parcel 2 Forest Ridge (Map 115, Lot 017)

II. CONSIDERATION of meeting minutes from:

- **February 8, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin.

The Planning Board discusses changes to the minutes that were distributed.

Motion to continue discussion on the February 8, 2023 meeting minutes until March 22, 2023 by Vice Chairman Chenard

Second by Member Beaudin

All in favor

- **February 22, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin.

Motion to approve by Selectmen’s Representative O.J. Robinson

Second by Vice Chairman Chenard

All in favor

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

A. Grant Application for Grant from InvestNH Housing Opportunity Planning (HOP) Grant Program

Update re: Planning Board's Application submitted to InvestNH Housing Opportunity Planning (HOP) Grant Program to create local regulations that will help increase housing supply. The InvestNH Housing Opportunity Planning (HOP) Grant Program is part of the Planning & Zoning Grant Program and is administered by New Hampshire Housing under contract with the NH Department of Business and Economic Affairs (BEA). These programs are all part of InvestNH, a \$100 million initiative funded through the American Rescue Plan Act's State Fiscal Recovery Fund.

The InvestNH Housing Grant Program's Steering Committee reviewed the Town's grant proposal and advised that before qualifying for a grant undertaking an analysis, the Town needs to address the issue of community engagement to see if community would embrace such a project. They advised the Town to revise their application to apply for a grant to address the community engagement component. They are looking for community engagement efforts to support the development and adoption of master plan revisions.

Action: Does the Planning Board want to Revise Application for grant to do community or not?

Planning Board Discussion

The Planning Board discusses a letter from August 30, 2023 and their request for a copy of the grant application. Planner Bont does not have the grant application but Town Manager Carina Park does. The Planning Board requests that this item be on the Planning Board agenda.

Motion to continue discussion of the grant application for the HOP program until March 22, 2023 by Vice Chairman Chenard

Second by Selectmen's Representative O.J. Robinson

All in favor

B. Request for Release of Bond => SITE PLAN REVIEW approval

#SPR 2014-09 M114 L080 – New Jefferson Holdings, LLC, The Pines at Forest Ridge (12 duplexes)

#SPR 2020-11 M114 L080 – Mt. Coolidge Construction, LLC, The Pines [Detention] Ponds

#SPR 2022-22 M114 L080 – Mt. Coolidge Construction, LLC, Request for Release of Bonds

Notice is hereby given in accordance with RSA 676:4 & 676:7, Applicant has requested Town release cash bond based on Owner/Applicant's engineer's 2020 estimate of construction costs for project, including a 15% contingency. Bond posted in 2020 to cover the costs of all on-site

improvements (i.e., the construction, drainage and associated site work) at “The Pines” at Forest Ridge. Applicant completed construction of the detention ponds. Engineer submitted “as-built plan” survey & Construction Control Affidavit. Town Engineer reviewed as-built plan survey. Upon hearing applicant possibly met conditions of approval, Planning Board will hold a public hearing to see if the conditions of approval have been met & whether cash bond may be released. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Engineer: Marc Burnell, P.E.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

* ~~Corrections~~ from Jennifer Nye Amaranth (See attached emails)

Applicant/Property Owner: ~~Estate of Richard (Rick) Elliott &~~
~~Jared Elliott &~~
~~Jennifer Nye Elliott Amarnath d/b/a~~
Mt. Coolidge Construction, LLC
3 Amalia Drive
Nashua, NH 03063

~~Jennifer Elliott Nye Amarnath d/b/a~~
~~Mt. Coolidge Construction, LLC~~
~~Richard K Elliott Family, LLC~~
~~32 Hartwell Brook Drive~~
~~Nashua, NH 03060~~

~~Jared R. Elliott d/b/a~~
~~Mt. Coolidge Construction, LLC~~
~~Richard K Elliott Family, LLC~~
~~32 Hartwell Brook Drive~~
~~Nashua, NH 03060~~

Owner’s Agent: Heidi J. Barrett-Kitchen, Esq.
Donahue, Tucker & Ciandella, PLLC
Mt. Coolidge Construction, LLC
Towle House, Unit 2
164 NH Route 25
Meredith, NH 03253

Owner’s Manager: Jared R. Elliott
365 Depot Street
Belmont, NH 03220

**Town received notice from Jennifer Elliott Nye Amarnath that neither David Yager nor Michael Shepard represents the interests of Mt. Coolidge Construction, LLC.*

***Involved Person:** Michael Shepard, Esq.
The Shepard Law Firm, P.C.
Mt. Coolidge Construction, LLC
160 Federal Street
Boston, MA 02110

***Involved Person:** David Yager
57 Flanagan Drive
Framingham, MA 01701

The Pines Condo Assn: The Pines at Forest Ridge Condominium Association, Inc.
Kevin J. Barry, President
1 Marsh Hen Cove
St. Helena Island, SC 29902

Property: The Pines at Forest Ridge, (Map 114, Lot 080), Property is located in the Rural Residential (RR) District.

Project: In 2020, Mount Coolidge Construction LLC (Applicant) requested modification of Site Plan Review (SPR) approval for The Pines at Forest Ridge which included ponds associated with Stormwater Management to convert a micro-extended detention basin and infiltration basin (dry pond) into a wet pond near Building 1 on Lincoln Tax Map 114, Lot 080. Mount Coolidge Construction applied for and received (on April 24, 2020) an Alteration of Terrain (AoT) permit from New Hampshire Department of Environmental Services (NHDES) for the modification of the existing micro-extended detention pond (MPI) and infiltration basin (INFI) to a wet pond. The modifications did not propose any additional impervious area to the existing AoT 1445 (expired), and will disturb approximately 15,000 square feet.

Approval With Conditions: On July 22, 2020, the Planning Board granted the Application for Modification of the Site Plan Review approval for “The Pines at Forest Ridge” with the following conditions:

1. **The Owner/Applicant shall provide bonding** payable to Town for all on-site improvements (i.e., the construction, drainage & associated site work), in order to ensure that Owner/Applicant will complete all site work in accordance with the plans. In the event the bond is called by the Town, Planning Board shall schedule & hold a public hearing to consider revocation of the Site Plan Approval per RSA 676:4-a. No further work may proceed on site, & no further Land Use Authorization Permits shall issue without Planning Board approval in the event the bond is called & the above-referenced revocation proceedings are initiated. The amount of the bond shall be based on the Owner/Applicant’s engineer’s estimate of construction costs for the project including 15% contingency. Applicant can request release of the bond once all conditions have been met from the

Planning Board. *The bond shall be released at the discretion of the Planning Board after a public hearing.*

2. **A maintenance bond of \$35,000 shall be provided.** Once the detention ponds have been constructed in accordance with the approved plans, the maintenance and operation of the ponds and associated stormwater management features shall be the responsibility of The Pines at Forest Ridge Condominium Association (“The Pines CA”). See letter from Richard K. Elliott, President of the Pines CA, to Carole Bont and the Lincoln Planning Board dated July 6, 2020. Maintenance and operations shall be in accordance with the approved Stormwater Inspection and Maintenance Manual for The Pines at Forest Ridge (“Inspection and Maintenance Manual”). In the event that The Pines CA lacks proper authority to take on the responsibility and exercise the power necessary to maintain and operate the ponds; then, unless and until such time as the Pines CA does have all necessary authority, the declarant (“MCC”), its successors or assigns shall be fully responsible for the maintenance and operation of the ponds. There shall be a bond so long as MCC is responsible for the maintenance and operation of the ponds.

3. **The project shall be completed by November 30, 2020.**

Between November 30, 2020, and 2023, the Planning Board met many times with representatives of Mount Coolidge Construction, LLC to discuss the detention ponds. The ponds have not been in compliance until possibly now, in 2023.

4. **Follow-up – Planning Board Meeting on January 25, 2023.**

- a. **Construction Bond.** Planning Board voted to release the Construction Bond. Two (2) in favor, one (1) against, and one (1) abstention.
- b. **Motion Release Maintenance Bond.** Planning Board voted to continue the hearing on the Maintenance Bond for sixty (60) days to March 8, 2023 to allow the parties the opportunity to work out their issues prior to voting to release the maintenance bond.

Discussion

Maintenance Bond:

Mr. David Yager states that the parties involved have met and they had a very productive meeting regarding the Maintenance of the detention pond. The Pines CA understands the maintenance required for the detention pond and their maintenance person says it is a very simple process. Mr. Yager adds that during the meeting there was an agreement made with The Pines CA in which they would accept the release of the maintenance bond and are willing to take over responsibility for the maintenance of the pond.

Mr. Yager comments that at the time of this meeting, he has not received the money from the Construction Bond and would like to know where those funds are. He would like to discuss this at the conclusion of the Maintenance Bond discussion.

Mr. Norris, from The Pines CA, confirms what Mr. Yager said regarding The Pines CA taking over the maintenance of the detention pond is correct. The Planning Board and Member Beaudin agree that it would be beneficial for the town to have something in writing stating the date The Pines CA agrees to take over the responsibility of maintaining the detention pond in accordance

with the Maintenance Manual. Mr. Norris says he will send Planner Bont an email confirming The Pines CA will maintain the detention pond, as specified in the Maintenance Manual, along with the start date. The Planning Board discusses if the letter should be recorded in Haverhill, NH. They decide that they would like a letter with the signatures of parties involved sent to Planner Bont.

Construction Bond:

Mr. Yager inquires about the approved release of the Construction Bond as he has not yet received the bond money. Planner Bont explains that they have been researching the location of the bond money and have found where it is. Mr. Yager asks if Planner Bont can tell him when he will receive a check now that the bond money has been located. Planner Bont can't provide a specific timeline for the check as Town Manager Park is the person who will be releasing the bond and writing the check. Planner Bont will discuss this matter with Ms. Park and inform Mr. Yager when to expect the check.

**Motion to release the Maintenance Bond subject to the Town of Lincoln receiving a signed letter from the parties involved by Member Beaudin
Second by Vice Chairman Chenard
All in favor**

***** The Planning Board has a discussion that is led by Vice Chairman Chenard which is inaudible on the recording. The discussion centered around the administrative process of recording in Haverhill and the Town of Lincoln's record keeping. *****

Jared Elliott who is affiliated with the construction of the condos speaks about completing the unfinished condos at Forest Ridge.

IV. NEW BUSINESS

- A. Conceptual prior to Site Plan Review Application: #CON 2023-04 M126 L020 – Loon Mountain Recreation Corporation (LMRC) Demolish two “temporary buildings” (1) Competition Center; and (2) Rentals Building, renovate/repurpose existing base lodge (Governor Adams Lodge) and build a new West Base Lodge and put purposes of demolished buildings into new base lodge.**

Applicant/

Property Owner: Brian Norton, President & General Manager
Loon Mountain Recreation Corporation
60 Loon Mountain Road
Lincoln, NH 03251

Subject Property: Map 126 Lot 020 (60 Loon Mountain Road) owned by Loon Mountain Recreation Corporation (“Loon”); 74 Acres in General Use (GU) District. Location of the Loon Mountain Ski Resort, including several outbuildings and infrastructure including ski lifts associated with the Loon Mountain Recreation Corporation’s ski area. Includes Verizon Wireless Cell Tower.

Map 001 Lot 002 (Kancamagus Highway) [63,874 Acres in Rural Residential (RR) District]. Portions of the Loon’s ski resort’s buildings and infrastructure extend onto abutting lands owned by the United States National Forest, Bureau of Land Management, 7450 Boston Boulevard, Springfield, VA 22153-3121 (a/k/a White Mountain National Forest).

Map 127 Lot 001 (US Route 112) owned by Loon Mountain Recreation Corporation [7.5 Acres in General Use (GU) District]. Location of “Adventure Center at Loon Mountain Resort” adjacent to the Loon Mountain Ski Resort.

Proposal: Demolish two “temporary buildings” (1) Competition Center; and (2) Rentals Building; Renovate/repurpose existing base lodge (Governor Adams Lodge); build a new West Base Lodge; and put purposes of demolished buildings into new base lodge.

Presentation/Discussion:

Mr. Brian Norton sits before the Planning Board and provides a gives a summary of Loon Mountain’s plans up through 2030. He explains that Loon is re-imagining or re-envisioning a west base area that started with the Kanc 8 chairlift, the removal of the Governor’s Pavilion tent, some interior workings to the Children’s Center and this dream of a base area facility that meets their guest’s needs. He will refer to this project as the West Base Lodge until anther name is given to it.

Loon Mountain is trying to improve guest services and will include the rental shop in this new lodge and improved food and beverage services. The new lodge will also provide a function space and employee space. The removal of the Governor’s Pavilion was the start of the planning for this project as they took down that facility which provided seating, the Children’s Programs, sales and function space. The new facility will re-establish those guest services.

They have been working on the plans for the new facility since before Covid and are not necessarily adding or increasing the volume to the ski area as parking is not sufficient for that type of increase. He describes the amenities to be included: function space, seating, restrooms, food and beverage service, bar, as well as ‘back of house’ (BOH) activities.

For various reasons they decided during the planning process not to add to the existing Governor Adams Lodge. They determined it was best to build a separate building adjacent to the existing Governor Adams Lodge. They will eventually change the capacity of that lodge in some way with improvements to the interior and exterior of the building. Plans for work on the Governor Adams Lodge have not been made at this time.

Traffic Flow:

This project will include a new arrival space where they will have segmented bus/large group drop-offs and day traffic/car drop-off space. They will formalize the road as a full three (3) lane road existing of one (1) lane coming out, a turn lane into a drop-off zone or into a pass-by lane to access the parking lots. The goal is to focus on guest traffic and they have plans to relocate the stairs, to a more westward location, from the river parking lot to the Governor Adams Lodge. This will help to prevent guests from having to cross through traffic near the drop-off areas.

Mr. Norton leads The Planning Board through the packet provided to them, which begins with the existing conditions and moves into the proposed plans. Chairman Spanos asks how much square footage will be added. The square footage is not known at the moment but the new facility will be three floors. Member Beaudin asks about the three-lane road coming off of the bridge and Mr. Norton explains where the road will begin to narrow just past the new proposed lodge where it will go back to two (2) lanes. Alternate Danielle asks if there is a basement or if they considered adding underground parking. Mr. Norton explains a basement and underground parking was discussed but was not considered due to elevation and grade issues. Vice Chairman Chenard asks about the location of the Adaptive Ski Program. Mr. Norton explains it will be part of the Children's Center and will use the new learning terrain.

Project Timeline:

Chairman Spanos asks Mr. Norton how he plans to move forward. Mr. Norton will come in for the Site Plan Review for the proposed new lodge and demolish the two existing buildings then come back before The Planning Board at a later date when they are repurposing the lodge. Mr. Norton explains the timeline for the project and the intent is that this is a three (3) year project which will hopefully begin this summer (2023). The work that will start in the summer will include aligning utilities, doing road work and making sure they have a clear footprint to start construction in summer of 2024. In April or May of 2024, they would begin demolishing the existing buildings and start construction of the proposed new lodge. The plan is to keep Loon operational during summer and winter. The next phase will be construction of the proposed new lodge and should take approximately eighteen (18) months to complete. This construction plan will interfere with rental shop, and competition center but the following winter they would have the new rental shop and competition center up and running in the proposed new lodge.

Parking:

Chairman Spanos asks if they will be adding more parking spaces. Mr. Norton explains that there will not be new parking spaces added other than the new drop off area. Vice Chairman Chenard comments that the current parking is inadequate and wonders if they will add more parking in the future. Mr. Norton replies that they do not have plans to add parking and does not feel it is currently inadequate. He explains that with the online ticket sales they are able to better manage people but sometimes they do run into trouble as they can't determine how many people will arrive in each car. Vice Chairman Chenard has a query about selling tickets onsite as well as online to allow people to buy a ticket on the same day. He has heard complaints regarding having to purchase tickets online in advance. Mr. Norton explains that he can't speak to that issue.

Questions

Member Beaudin asks “how close are the buildings”? Mr. Norton asks Chris Miller to answer that question and his answer is “thirty (30) feet”.

Fire Prevention

Member Beaudin asks “will the new building be sprinkled”? Mr. Norton answers “yes”.

Site Plan Review and Parking Capacity:

Member Beaudin recalls that previous applicants have provided the Planning Board with their parking capacity. Speaking for himself, he feels given the traffic conditions that are current on the Kancamagus Highway as well as what they envision the drop-off areas will be handling. He doesn't see, on the plans, that there is a lot of circulation area there compared to what is currently there. He feels there is more space near the current drop-off area near the Children's Center. He would like to see some documentation or rationale showing how many vehicles the proposed new drop-off area can handle.

Mr. Norton explains the rationale with the new drop-off location and feels it will be better for traffic flow. Member Beaudin responds that he understands what they are doing but would like to take into consideration the fact that the Governor Adams Lodge and the proposed new lodge will more than double the capacity. He adds that parking is based on seating and use and they really need to have an idea of what the Governor Adams Lodge will be used for in order to know how many people are going to be there. For example, if that were to be a separate function building may not be skiers but private party goers and that will affect the overall parking. He stresses the importance of having plans that show current parking conditions and how many people are going to be served. He feels that they have required other hotels and restaurants to provide those plans and it would probably be a good thing to do in this situation.

Member Beaudin adds that the traffic plan should take into account the traffic all the way down to South Peak Resort. He adds that the west end will be the central location with the two (2) lodges and people will be interested in seeing them and the new ski lift. There is a discussion regarding seats vs. tables and Mr. Norton states there is enough parking in the main parking lot and the additional parking at the ski resort. He is not worried about exceeding the parking. He adds that they are a ski area first and will not host functions during the prime ski times. They would use the function room during non-ski times, i.e., summertime which will allow for plenty of parking. A discussion regarding the parking requirements begins and Planner Bont will provide those details to Mr. Norton.

Fire Truck Access:

Alternate Danielle Black asks if a fire truck will need to access all by a drive around the building. Chairman Spanos replies that it is a question for the Fire Chief.

Special Events Plan:

Member Beaudin refers to a Special Events Plan that was given to the town many years ago when the Highland Games returned to the area. He feels that is something that needs to be reviewed as well. The Loon team explains that this is still a ski resort and there will not be a change in use. Member Beaudin comments that they are adding square footage and seats which makes a big difference. Member Beaudin and the Loon team discuss capacity concerns and the Loon team is confident they will meet the parking standards. Member Beaudin discusses how parking has changed and gone away over time and recounts the layout and the turnaround area. The Loon team understands and feels that all of that was taken into account when they put together the last South Peak plan. They understand some lots were removed but more spots have been added. They are confident they will have the required parking spaces.

IV. PUBLIC PARTICIPATION AND OTHER BUSINESS:

No Public Participation.

Member Beaudin requests a non-public discussion to review the process in which the Planning Board receives information.

Motion to have a non-public discussion by Member Beaudin

Second by Member Noseworthy

Four (4) in favor, One (1) opposed

Motion carries.

Chairman Spanos polls the board. All in favor except Selectmen's Representative O.J. Robinson.

Outcome of non-public session:

At 7:19PM The Planning Board discussed the Planning Board procedures and operations. The resolution is that Chairman Spanos will meet with Town Manager Park and Planner Bont to work on the resolution.

VI. ADJOURNMENT

Motion to adjourn by Member Beaudin


Second by Vice Chairman Chenard Member Beaudin

All in favor

Respectfully submitted,

Judy Sherriff
Recording Secretary

Date Approved: March 22, 2023


Chairman Spanos

Planning

From: Planning
Sent: Tuesday, March 7, 2023 10:06 AM
To: 'Jennifer Amarnath'; Jared Elliott
Cc: Carina Park (townmanager@lincolnnh.org); Carole Bont (planning@lincolnnh.org); Deputy Fire Chief Fairbrother (rfairbrother@lincolnnh.org); Fire Chief Ron Beard <Fire>; Nate Hadaway (publicworks@lincolnnh.org); Peluso, Lisa (Lpeluso@lincolnnh.org); Raymond Korber (rkorber@kvpllc.com)
Subject: RE: Pines At Forest Ridge-Meeting
Attachments: 2023-03-08 PB Agenda.pdf

Jenn,

Notices were sent by to you by certified mail, return receipt requested, to the last Planning Board meeting and neither of you attended the last meeting, either in person or via ZOOM.

The Planning Board meeting was continued to tomorrow night "to a time and date certain" at the last meeting so no additional notices were required.

Are you planning to attend tomorrow night's meeting? You can attend via ZOOM. I have attached the agenda to this email.

Carole

Carole Bont Planner

Town of Lincoln
148 Main Street
PO Box 25
Lincoln, New Hampshire 03251-0025
Phone: (603)745-8527
Fax: 603-745-6743
planning@lincolnnh.org
www.lincolnnh.org
Monday – Friday 8:00 AM – 4:00 PM

From: Jennifer Amarnath <jennifer@mtcoolidge.com>
Sent: Monday, March 6, 2023 9:43 PM
To: rkorber@kvpllc.com
Cc: Jared Elliott <jared@mtcoolidge.com>; Fire <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; Lisa Peluso <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>
Subject: Re: Pines At Forest Ridge-Meeting

Good evening,

Please accept our apologies for the delayed response. As you may be aware, NewCo (Jared) and Yager Family Management (Mr Yager) are currently involved in litigation and we've been advised by our attorneys that it is not prudent for us to have the meeting as you've requested. As you're all aware, Mr. Yager has no responsibility or authority to speak on behalf of NewCo or Mt Coolidge Construction, so in the alternative, because it is vitally important to address

all of your concerns, I'm respectfully requesting that you send Jared and me an itemized list of the both the outstanding concerns that you have raised and concerns that you anticipate moving forward. We'll respond as soon as we can. If the responses are not sufficient, we'll meet with the recipients of this email.

Thank you for your patience.

Best,

Jenn

On Thu, Feb 16, 2023 at 5:09 PM <rkorber@kvpllc.com> wrote:

David/Jared –

The town is requesting a meeting to discuss outstanding issues with the Pines development. Of concern is identification of the responsible party for site construction, restoration, stabilization and compliance with Planning Board requirements. We would like to schedule a meeting with all parties at 10 am, March 15 at town hall. Please let us know if that works for you.

Thanks, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, December 14, 2022 1:15 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; 'Jared Elliott' <jared@mtcoolidge.com>; 'Jennifer Amarnath' <jennifer@mtcoolidge.com>

Subject: Pines At Forest Ridge-Site Visit

David –

We are in receipt of your inspection reports. Thank you for sending those but there are outstanding items that need to be addressed. For reference, we are resending the plan markup sent to you on 11/17. The notes on the markup cross reference the comments from our site visit completed on 11/9 (see email below). Also, Ryan completed a site visit today to confirm the inspection reports and status of the previously submitted punch list. Based on his site visit, the following items need immediate attention.

1. At access drive to rear staging/stockpile area:
 - a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site
2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.

Please review the erosion and sediment control plan for winter condition requirements as snow cover and ground conditions may be problematic for installation of mitigation measures.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KV Partners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Thursday, November 17, 2022 2:04 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: RE: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 11/16/22. Our comments are the same from the previous site visit. See below.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, November 9, 2022 11:21 AM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 10/2/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area:
 - a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Remove sediment accumulated in the water bar at the drive entrance and grade water bar to drain runoff to the stone lined swale on the easterly side of the access drive. Remove sediment in stone lined swale. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site
 - b. Re-establish construction exit as specified from edge of pavement to 10-feet beyond water bar.
2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
3. Relocate silt fence downgradient from each building under construction along edge of pavement. Install silt fence as specified. Install stabilized construction entrance where vehicles park and enter and leave the building sites. Maintain pavement clear of all silt and sediment.
4. Replace check dams in drainage swales at locations as discussed at the site visit. Add additional check dams to prevent sediment and silt from reaching downgradient swales and culverts.
5. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.

6. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.
7. Complete modifications to forebay embankment and spillway elevations and install weir at detention pond outlet.

As requested, attached is a reference plan showing locations of the ESC measures noted above. Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, July 6, 2022 5:19 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 7/6/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at 6/29/22 site visit.
3. The silt sock across the drive from Unit 16B is in disrepair. Remove accumulated sediment and replace silt sock.
4. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 20A and 20B.
5. Remove vegetation in the spillway that separates the forebay from the detention pond. Note that it appears the vegetation has been sprayed with weed killer.
6. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
7. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
8. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
9. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Friday, July 1, 2022 3:23 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 6/29/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at site visit.
3. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 9 and 10.
4. Remove vegetation in the spillway that separates the forebay from the detention pond.
5. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
6. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
7. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
8. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KV Partners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

Planning

From: Jennifer Amarnath <jennifer@mtcoolidge.com>
Sent: Tuesday, March 7, 2023 6:40 PM
To: Planning
Cc: Jared Elliott; Town Manager; Deputy Fire Chief; Fire; Public Works; Lisa Peluso; Raymond Korber (rkorber@kvpllc.com)
Subject: Re: Pines At Forest Ridge-Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Carol,

Jared was in attendance in person at the Planning meeting on January 25 and I received four pages of notes after the fact. He will also be in attendance tomorrow evening.

In terms of your Agenda, there are a few items that should be updated:

1. The property owner is Mt Coolidge Construction, LLC, for which Jared is sole member and since my father's passing, sole manager.
2. There isn't an "Estate of Richard (Rick) Elliott" - this is an improper reference.
3. My legal name is Jennifer Nye Amarnath and I am not (and never have been) a manager of Mt Coolidge Construction, LLC, nor am I d/b/a.
4. The principal place of business for Mt Coolidge Construction, LLC is 3 Amalia Drive, Nashua NH 03063.
5. Richard K Elliott Family, LLC was dissolved prior to 2013 and should no longer be referenced.

I hope this clears up confusion that I hadn't previously addressed. If there are any other questions you may have, please feel free to reach out to me.

Best,

Jenn

On Tue, Mar 7, 2023 at 10:06 AM Planning <planning@lincolnnh.org> v

Jenn,

Notices were sent by to you by certified mail, return receipt requested of you attended the last meeting, either in person or via ZOOM.

Jared Elliott was not present at the meeting. He can watch the meeting videos on YouTube.

The Planning Board meeting was continued to tomorrow night "to a time and date certain" at the last meeting so no additional notices were required.

Are you planning to attend tomorrow night's meeting? You can attend via ZOOM. I have attached the agenda to this email.

Carole

Carole Bont

Planner

Town of Lincoln

148 Main Street

PO Box 25

Lincoln, New Hampshire 03251-0025

Phone: (603)745-8527

Fax: 603-745-6743

planning@lincolnnh.org

www.lincolnnh.org

Monday – Friday 8:00 AM – 4:00 PM

From: Jennifer Amarnath <jennifer@mtcoolidge.com>

Sent: Monday, March 6, 2023 9:43 PM

To: rkorber@kvpllc.com

Cc: Jared Elliott <jared@mtcoolidge.com>; Fire <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; Lisa Peluso <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Re: Pines At Forest Ridge-Meeting

Good evening,

Please accept our apologies for the delayed response. As you may be aware, NewCo (Jared) and Yager Family Management (Mr Yager) are currently involved in litigation and we've been advised by our attorneys that it is not prudent for us to have the meeting as you've requested. As you're all aware, Mr. Yager has no responsibility or authority to speak on behalf of NewCo or Mt Coolidge Construction, so in the alternative, because it is vitally important

to address all of your concerns, I'm respectfully requesting that you send Jared and me an itemized list of the both the outstanding concerns that you have raised and concerns that you anticipate moving forward. We'll respond as soon as we can. If the responses are not sufficient, we'll meet with the recipients of this email.

Thank you for your patience.

Best,

Jenn

On Thu, Feb 16, 2023 at 5:09 PM <rkorber@kvpllc.com> wrote:

David/Jared –

The town is requesting a meeting to discuss outstanding issues with the Pines development. Of concern is identification of the responsible party for site construction, restoration, stabilization and compliance with Planning Board requirements. We would like to schedule a meeting with all parties at 10 am, March 15 at town hall. Please let us know if that works for you.

Thanks, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, December 14, 2022 1:15 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; 'Jared Elliott' <jared@mtcoolidge.com>; 'Jennifer Amarnath' <jennifer@mtcoolidge.com>

Subject: Pines At Forest Ridge-Site Visit

David –

We are in receipt of your inspection reports. Thank you for sending those but there are outstanding items that need to be addressed. For reference, we are resending the plan markup sent to you on 11/17. The notes on the markup cross reference the comments from our site visit completed on 11/9 (see email below). Also, Ryan completed a site visit today to confirm the inspection reports and status of the previously submitted punch list. Based on his site visit, the following items need immediate attention.

1. At access drive to rear staging/stockpile area:
 - a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site
2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.

Please review the erosion and sediment control plan for winter condition requirements as snow cover and ground conditions may be problematic for installation of mitigation measures.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Thursday, November 17, 2022 2:04 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: RE: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 11/16/22. Our comments are the same from the previous site visit. See below.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KVPartners LLC

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, November 9, 2022 11:21 AM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 10/2/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area:

a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Remove sediment accumulated in the water bar at the drive entrance and grade water bar to drain runoff to the stone lined swale on the easterly side of the access drive. Remove sediment in stone lined swale. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site

b. Re-establish construction exit as specified from edge of pavement to 10-feet beyond water bar.

2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.

3. Relocate silt fence downgradient from each building under construction along edge of pavement. Install silt fence as specified. Install stabilized construction entrance where vehicles park and enter and leave the building sites. Maintain pavement clear of all silt and sediment.
4. Replace check dams in drainage swales at locations as discussed at the site visit. Add additional check dams to prevent sediment and silt from reaching downgradient swales and culverts.
5. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
6. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.
7. Complete modifications to forebay embankment and spillway elevations and install weir at detention pond outlet.

As requested, attached is a reference plan showing locations of the ESC measures noted above. Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gifford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, July 6, 2022 5:19 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa

Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 7/6/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at 6/29/22 site visit.
3. The silt sock across the drive from Unit 16B is in disrepair. Remove accumulated sediment and replace silt sock.
4. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 20A and 20B.
5. Remove vegetation in the spillway that separates the forebay from the detention pond. Note that it appears the vegetation has been sprayed with weed killer.
6. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
7. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
8. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
9. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Friday, July 1, 2022 3:23 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 6/29/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at site visit.
3. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 9 and 10.

4. Remove vegetation in the spillway that separates the forebay from the detention pond.
5. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
6. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
7. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
8. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

Planning

From: Planning
Sent: Wednesday, March 8, 2023 4:35 PM
To: Jennifer Amarnath
Subject: RE: Pines At Forest Ridge-Meeting

Thank you.

I will forward to the Planning Board.

Carole

Carole Bont Planner

Town of Lincoln
148 Main Street
PO Box 25
Lincoln, New Hampshire 03251-0025
Phone: (603)745-8527
Fax: 603-745-6743
planning@lincolnnh.org
www.lincolnnh.org
Monday – Friday 8:00 AM – 4:00 PM

From: Jennifer Amarnath <jennifer@mtcoolidge.com>
Sent: Tuesday, March 7, 2023 6:40 PM
To: Planning <planning@lincolnnh.org>
Cc: Jared Elliott <jared@mtcoolidge.com>; Town Manager <townmanager@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Fire <fire@lincolnnh.org>; Public Works <publicworks@lincolnnh.org>; Lisa Peluso <LPeluso@lincolnnh.org>; Raymond Korber (rkorber@kvpllc.com) <rkorber@kvpllc.com>
Subject: Re: Pines At Forest Ridge-Meeting

Carol,

Jared was in attendance in person at the Planning meeting on January 25 and I received four pages of notes after the fact. He will also be in attendance tomorrow evening.

In terms of your Agenda, there are a few items that should be updated:

1. The property owner is Mt Coolidge Construction, LLC, for which Jared is sole member and since my father's passing, sole manager.
2. There isn't an "Estate of Richard (Rick) Elliott" - this is an improper reference.
3. My legal name is Jennifer Nye Amarnath and I am not (and never have been) a manager of Mt Coolidge Construction, LLC, nor am I d/b/a.
4. The principal place of business for Mt Coolidge Construction, LLC is 3 Amalia Drive, Nashua NH 03063.
5. Richard K Elliott Family, LLC was dissolved prior to 2013 and should no longer be referenced.

I hope this clears up confusion that I hadn't previously addressed. If there are any other questions you may have, please feel free to reach out to me.

Best,

Jenn

On Tue, Mar 7, 2023 at 10:06 AM Planning <planning@lincolnnh.org> wrote:

Jenn,

Notices were sent by to you by certified mail, return receipt requested, to the last Planning Board meeting and neither of you attended the last meeting, either in person or via ZOOM.

The Planning Board meeting was continued to tomorrow night "to a time and date certain" at the last meeting so no additional notices were required.

Are you planning to attend tomorrow night's meeting? You can attend via ZOOM. I have attached the agenda to this email.

Carole

Carole Bont

Planner

Town of Lincoln

148 Main Street

PO Box 25

Lincoln, New Hampshire 03251-0025

Phone: (603)745-8527

Fax: 603-745-6743

planning@lincolnnh.org

www.lincolnnh.org

Monday – Friday 8:00 AM – 4:00 PM

From: Jennifer Amarnath <jennifer@mtcoolidge.com>

Sent: Monday, March 6, 2023 9:43 PM

To: rkorber@kvpllc.com

Cc: Jared Elliott <jared@mtcoolidge.com>; Fire <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; Lisa Peluso <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Re: Pines At Forest Ridge-Meeting

Good evening,

Please accept our apologies for the delayed response. As you may be aware, NewCo (Jared) and Yager Family Management (Mr Yager) are currently involved in litigation and we've been advised by our attorneys that it is not prudent for us to have the meeting as you've requested. As you're all aware, Mr. Yager has no responsibility or authority to speak on behalf of NewCo or Mt Coolidge Construction, so in the alternative, because it is vitally important to address all of your concerns, I'm respectfully requesting that you send Jared and me an itemized list of the both the outstanding concerns that you have raised and concerns that you anticipate moving forward. We'll respond as soon as we can. If the responses are not sufficient, we'll meet with the recipients of this email.

Thank you for your patience.

Best,

Jenn

On Thu, Feb 16, 2023 at 5:09 PM <rkorber@kvpllc.com> wrote:

David/Jared –

The town is requesting a meeting to discuss outstanding issues with the Pines development. Of concern is identification of the responsible party for site construction, restoration, stabilization and compliance with Planning Board requirements. We would like to schedule a meeting with all parties at 10 am, March 15 at town hall. Please let us know if that works for you.

Thanks, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, December 14, 2022 1:15 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; 'Jared Elliott' <jared@mtcoolidge.com>; 'Jennifer Amarnath' <jennifer@mtcoolidge.com>

Subject: Pines At Forest Ridge-Site Visit

David –

We are in receipt of your inspection reports. Thank you for sending those but there are outstanding items that need to be addressed. For reference, we are resending the plan markup sent to you on 11/17. The notes on the markup cross reference the comments from our site visit completed on 11/9 (see email below). Also, Ryan completed a site visit today to confirm the inspection reports and status of the previously submitted punch list. Based on his site visit, the following items need immediate attention.

1. At access drive to rear staging/stockpile area:
 - a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site
2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.

Please review the erosion and sediment control plan for winter condition requirements as snow cover and ground conditions may be problematic for installation of mitigation measures.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Thursday, November 17, 2022 2:04 PM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: RE: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 11/16/22. Our comments are the same from the previous site visit. See below.

Please call with any questions.

Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-409-6503 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, November 9, 2022 11:21 AM

To: 'David Yager' <davidy8766@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>; Jared R Elliott (jelliottconstruction77@gmail.com) <jelliottconstruction77@gmail.com>

Subject: Pines At Forest Ridge-Site Visit

David –

KVP and Town staff completed a site visit on 10/2/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area:

a. Extend sediment barrier along edge of access drive to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Remove sediment accumulated in the water bar at the drive entrance and grade water bar to drain runoff to the stone lined swale on the easterly side of the access drive. Remove sediment in stone lined swale. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site

b. Re-establish construction exit as specified from edge of pavement to 10-feet beyond water bar.

2. Add sediment barrier (silt sock or silt fence) downgradient from all areas yet to be stabilized by vegetative cover. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.

3. Relocate silt fence downgradient from each building under construction along edge of pavement. Install silt fence as specified. Install stabilized construction entrance where vehicles park and enter and leave the building sites. Maintain pavement clear of all silt and sediment.

4. Replace check dams in drainage swales at locations as discussed at the site visit. Add additional check dams to prevent sediment and silt from reaching downgradient swales and culverts.

5. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.

6. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

7. Complete modifications to forebay embankment and spillway elevations and install weir at detention pond outlet.

As requested, attached is a reference plan showing locations of the ESC measures noted above. Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KV Partners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Wednesday, July 6, 2022 5:19 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 7/6/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at 6/29/22 site visit.
3. The silt sock across the drive from Unit 16B is in disrepair. Remove accumulated sediment and replace silt sock.
4. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 20A and 20B.
5. Remove vegetation in the spillway that separates the forebay from the detention pond. Note that it appears the vegetation has been sprayed with weed killer.
6. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
7. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
8. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
9. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities

From: rkorber@kvpllc.com <rkorber@kvpllc.com>

Sent: Friday, July 1, 2022 3:23 PM

To: 'jelliottconstruction77@gmail.com' <jelliottconstruction77@gmail.com>

Cc: 'Fire' <fire@lincolnnh.org>; 'David Yager' <davidy8766@gmail.com>; Planning <planning@lincolnnh.org>; 'Lisa Peluso' <LPeluso@lincolnnh.org>; Deputy Fire Chief <rfairbrother@lincolnnh.org>

Subject: Pines At Forest Ridge-Site Visit

Jared –

KVP and Town staff completed a site visit on 6/29/22 to review compliance with the erosion and sediment control plan issued for the subject project. Compliance with the plan is a condition of the LUP. The following deficiencies were noted and need attention in the following order of priority.

1. At access drive to rear staging/stockpile area: Install sediment barrier to prevent discharge of runoff to the sediment trap installed along the wooded area to the west of the access drive. Extend sediment barrier upgradient along the westerly edge of the access road to direct water to the downgradient water bar at the drive entrance. No runoff should enter the wooded/wetland areas. Direct all runoff easterly to the temporary riprap swale and sediment trap located in the vicinity of the inlet to the roadway cross culvert. All runoff shall remain on site.
2. Add check dams in drainage swales at locations as discussed at site visit.
3. Add sediment barrier (filter sock, silt fence, etc.) downgradient of area behind Units 9 and 10.
4. Remove vegetation in the spillway that separates the forebay from the detention pond.
5. Stabilize all areas around building units with temporary or permanent vegetative cover. Install erosion control mats on slopes in excess of 3:1.
6. Install stabilized construction entrances at each building under construction where vehicles park and enter and leave the site. Maintain pavement clear of all silt and sediment.
7. Remove all sediment and debris from culverts and restore all drainage swales to design invert elevations.
8. Complete inspections of all erosion and sediment control measure a minimum of once per week and prior to and after any significant rainfall event (0.25 inches). Prepare and submit weekly inspection reports to KVPartners and Town via email.

Please call with any questions.

Regards, Ray

Ray Korber, PE, MSCE

KVPartners LLC

CONSULTING ENGINEERS

PO Box 7721, Gilford, NH 03249

Tel: 603-513-1909 | Cel: 603-491-3136 | Fax: 866-587-0507

Email: rkorber@kvpllc.com

Partners in Building Better Communities