

Lincoln Board of Selectmen – Meeting Minutes
November 8, 2010

Board of Selectmen Present: Chairman Peter Moore, Selectman Patricia McTeague and Selectman Deanna Huot.

Staff: Town Manager Peter Joseph and Administrative Assistant Brook Rose.

Members of the Public: Betty Beaudin, Paul Beaudin, Tammy Ham and Pat Romprey.

I. CALL TO ORDER

Peter Moore called the meeting to order at 5:05 PM.

II. PUBLIC PARTICIPATION

Betty Beaudin – Forest Ridge Dumpsters

Paul Beaudin and Betty Beaudin came before the Board to discuss the garbage disposal area at Forest Ridge. Paul Beaudin spoke on behalf of his mother, Betty Beaudin. Mr. Beaudin explained that over the summer, construction was done on the disposal area at Forest Ridge. The area was enlarged and improvements were made to it. Mrs. Beaudin added that she wouldn't have known this was going on behind her property if it had not been so loud. The newly improved disposal area borders her property and is pretty much in her back yard. There is new lighting in the area and the early morning pickup is extremely loud. The disposal area abuts her property on a slope so any garbage that misses the dumpster rolls down the hill on to her property, attracting bears. Unfortunately, there is no screening between her property and the disposal area.

Mr. Beaudin explained that after conducting some research on the improvements that were made, he and Planning & Zoning Administrator, Matt Henry discovered that Forest Ridge had never come before the Planning Board for Site Plan Review. There was no master plan on file. Forest Ridge is a planned phase development but there are no plans at the Town that show the locations of the dumpster facilities. Mr. Beaudin went on to say that prior to the new dumpster area, there had been two concrete pads that housed the dumpsters. This area was originally intended to be a house lot and after 7 years, if there was no house constructed on it, it was suppose to have been returned to the Homeowners Association and turned into green space. It has since been 10 years since that time.

Paul Beaudin and Betty Beaudin met with the Planning Board on the October 8, 2010 to discuss the situation. The Planning Board then sent a letter to Forest Ridge requiring that they apply for site plan review within 30 days. Forest Ridge has yet to apply or respond to the Planning Board's request. Currently, they are not in compliance with the Town's Land Use Plan Ordinance. Mr. Beaudin added that he and his mother had also met with the Property Manager, David Larsen to see if anything could be done about the disposal area and Mr. Larsen said he was not a representative of the Association but that he would bring the matter to their attention. To date, the Beaudin's have not heard anything back from Mr. Larsen or the Association. The Beaudin's feel that they have followed the correct procedures and have taken the matter as far as they can go through the Planning Board. The Association isn't responding to the Planning Board

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or to Mrs. Beaudin. Paul Beaudin would like to request that the Board of Selectmen issue and Cease and Desist Order to the Forest Ridge Homeowners Association.

Peter Joseph mentioned that a call had been placed to Mr. Larsen and a message left informing him that the matter would be discussed at tonight's meeting. The Town did not hear back from Mr. Larsen. It is Mr. Joseph's understanding that the Homeowners Association hasn't met on this issue at all. Mr. Larsen did mention that there is an Association meeting scheduled for mid November.

The Board decided that they would like to give the Homeowners Association a chance to address the issues. Peter Joseph will send a letter to the Association requesting that the issue of non-compliance be discussed at the November Association meeting and a response given to the Board immediately preceding that meeting.

Pat Romprey questioned what incentive it gives the Homeowners Association to respond to the Board of Selectmen if there is no Cease and Desist Order issued or any consequence at all for their lack of response to the Planning Board. Peter Moore replied that if the Association does not respond to the letter, the Town would be forced to consider other options as advisable by the Town Attorney. However, the Board does intend to give the Association every opportunity to respond. Deanna Huot asked that the letter be sent via certified mail by the end of the week. The Board thanked Paul Beaudin and Betty Beaudin for bringing their concerns to the Board.

III. OLD/NEW BUSINESS

School Funding Committee – Consideration of Candidates

The School Funding Committee will begin meeting on November 22, 2010 at 3:00pm. Peter Joseph explained that one of the Selectmen is required to serve on the Committee as well as one member of the community. Mr. Joseph discussed with the Board how the current school funding formula works. There was an extended discussion on the matter. Deanna Huot mentioned that Tammy Ham was the first to express interest in serving on the Committee, she has children in the school and is closely tied to the community. Patricia McTeague will attend the first Committee meeting as the Selectmen Representative.

MOTION: Deanna Huot made a motion to appoint Tammy Ham as the citizen representative to the School Funding Committee. Patricia McTeague seconded the motion. Motion carries.

Holiday Tree

The Board discussed the large holiday tree located on Main Street. This is one of the largest and most central trees on Main Street and is located on the Haynes' property in their front yard. The Haynes family has always decorated the tree however, last year there had been some complaints that Fire Chief, Nate Haynes was using the ladder truck to put lights up on the tree. After discussing alternatives, the Board members decided to accept the recommendation made by a member of the Budget Committee last year to lease the tree as it is truly the best, most centrally

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located tree to decorate for the holidays. Chief Haynes offered to donate the use of the tree however, the Board decided to officially lease the tree for the amount of one dollar so the tree would be considered Town property and a public use for the duration of the holiday season. The Board decided to purchase LED lights for the tree which will be kept at the Town Hall when not in use.

Veterans Tax Credit

MOTION: Deanna Huot made a motion to approve the Veterans Tax Exemption for Perry Spangler of 27 Bridgeview Road, Lincoln. Patricia McTeague seconded the motion. Motion carries.

Town Manager's Report

Peter Joseph informed the Board that the Budget review meetings will be held towards the end of November.

There was some discussion on the School Resource Officer (SRO). The Board would like Mr. Joseph to draft a letter to the School to see how they would like to proceed in this matter and whether they intend to include any funds for the position in their upcoming budget. Currently, the Town funds 100% of the position.

As Coldwell Banker Linwood Real Estate will no longer be representing the Town's Business Park, the Board would like Mr. Joseph to contact local realtors to see if there is any interest.

The 36 Lodge Road, Unit A210 parcel went to tax sale last Friday. There were only two bids. The high bid was made by Lauri Rubner at \$65,102.99 and her bid was accepted. A purchase and sale agreement is being drawn up by the Town Attorney.

IV. MINUTES OF THE PREVIOUS MEETINGS

MOTION: Patricia McTeague made a motion that the meeting minutes of October 25, 2010 be approved. Peter Moore seconded the motion. Deanna Huot abstained. Motion carries.

MOTION: Patricia McTeague made a motion that the meeting minutes of November 1, 2010 be approved. Peter Moore seconded the motion. Deanna Huot abstained. Motion carries.

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V. ADJOURNMENT

As there was no further business to attend to, the Board adjourned at 7:30pm. The Board then reviewed the accounts payable and payroll registers for the week ending November 5, 2010.

Respectfully submitted,

Brook Rose

Approval Date: ____/____/____

LINCOLN BOARD OF SELECTMEN:

Chairman Peter Moore

Selectman Deanna Huot

Selectman Patricia McTeague