



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA (REVISED)

Wednesday, June 25, 2014 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

- I. **CALL TO ORDER** by the Chairman of Planning Board; announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
  - February 26, 2014 (if completed)
  - June 11, 2014
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
- IV. **NEW BUSINESS**

**A. 6:00 pm. Site Plan Review for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities**

1. **Application (SPR 2014-02)**
2. **Property:** Tax Map 126, Lot 20, (60 Loon Mountain Road)
3. **Proposal:** John F. Weaver Esq. of McLane, Graf, Raulerson & Middleton, PA, of 900 Elm Street, Manchester, NH 03101 on behalf of his client, Cellco Partnership d/b/a Verizon Wireless ("VzW") of 400 Friberg Parkway, Westborough, MA 01581, filed an Application for Planning Board Site Plan Review Approval for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities. VzW is proposing to construct a 100 foot monopole within a 40'X40' fenced-in compound located to the southwest of the Governor's Lodge at Loon Mountain Ski Resort, at the end of Governor's Lane at 60 Loon Mountain Road (Tax Map 126 Lot 020). The monopole will host 12 panel antennas with a centerline height of 97'. The monopole will be supported by a 12'X26' equipment shelter with an internal diesel generator located within the compound. The structures will be in the General Use (G.U.) District. The property is owned by CLP Loon Mountain, LLC (formerly known as CNL Income Loon Mountain, LLC), 60 Loon Mountain Road, Lincoln, NH 03251. (No quorum on April 9, 2014. Hearing was at the continued to April 30, 2014, and then again to May 28, 2014, and then again to June 25, 2014.

**B. 6:00 pm. Application for Site Plan Review approval for development of 24 residential housing units to be constructed on 8.26 acres of forested land within the Forest Ridge Development to be called "The Pines At Forest Ridge".**

1. **Application (SPR 2014-09)**
2. **Property:** Tax Map 114, Lot 080 (L/O Woodland Loop; (Rural Residential District)
3. **Proposal:** Agent, Marc L. Burnell, Project Engineer for Horizons Engineering, Inc., of 34 School Street, Littleton, NH 03561 filed the application on behalf of Applicant Mount Coolidge Construction, LLC (principal signatory being Rick Elliott) of 32 Hartwell Brook Drive, Nashua, NH 03060 and Property Owner New Jefferson Holdings, LLC, (principal signatory being Rick Elliott) of Nine Triangle Park Drive, P.O. Box 2650, Concord, NH 03302-2650. Applicant requests Site Plan Review approval to develop 24 residential housing units (12 duplexes) to be constructed on a 8.26 acres of forested land (not yet subdivided) within the Forest Ridge Development to be called "The Pines At Forest Ridge" in accordance with a Forest Ridge Development Master Plan (not yet submitted) under Article IV of the Lincoln Site Plan Review Regulations and Article VI, Section B, Paragraph 2, Chart of Residential Uses, and Section C, Cluster Development of the Land Use Plan Ordinance. The proposed lot will be located just north of the southern portion of Woodland

Loop (a portion of Tax Map 114, Lot 080) located in the Rural Residential (R.R.) District.

**C. 6:00 pm Application for a Minor Subdivision (Lot Line Adjustment) to shift the building envelope for a Planned Unit Development (PUD) so that the building already built is wholly within the building envelope and not partially located on common land.**

**1. Application (SUB 2014-02)**

**2. Property:** Tax Map 112, Lot 015 (146 Clearbrook Road) and Tax Map 129, Lot 001 (General Common Land)

**3. Proposal:** Agent/Applicant Thomas Tremblay, of Lin-Wood Real Estate, P.O. Box 700, Lincoln, NH 03251 filed the application on behalf of Paul R. Lelito and Lisa N. Kenny, Co-Trustees of the Lelito-Kenny Trust of PO Box 707, Cataumet, MA 02534, and on behalf of Clearbrook Homeowner's Association, Richard Benevento, President, Attention: Kenneth Shepard, Vice President of Residential Services, Foxfire, Inc., PO Box 1438, Concord, NH 03302-1438. Applicant Thomas Tremblay, proposes a Minor Subdivision (Lot Line Adjustment) between 2 Lots – Tax Map 129, Lot 015 (146 Clearbrook Road) and Tax Map 129, Lot 001 (General Common Land). Both adjacent lots are located north of NH Route 112, the Kancamagus Highway within the Clearbrook Planned Unit Development. The residential building known as 146 Clearbrook Road (Map 129, Lot 015) protrudes outside of the designated PUD envelope onto a portion of General Common Land owned by the Clearbrook Homeowner's Association. The purpose of the Lot Line Adjustment is to shift the PUD envelope so that the building will be located wholly within the designated PUD envelope. This shift will entail an exchange of land between the two adjacent property owners. The sizes of the proposed subdivided lots will stay the same. Map 129, Lot 015 is owned by Paul R. Lelito and Lisa N. Kenny, Co-Trustees of the Lelito-Kenny Trust. The "General Common Land" property (Map 129, Lot 001) is owned by Clearbrook Homeowner's Association. The lots are located in the Rural Residential (RR) Zone. The applicant's surveyor is Gardener Kellogg of Kellogg Surveying and Mapping. No new lots are being created. No additional streets, utilities or public improvements will be required.

**V. OTHER BUSINESS**

A. Board of Selectmen was approached to sell the long thin strip of land the town owns along the west side of Connector Road by the three abutters. The strip looks like the front yard of the three abutters. The three abutters are currently maintaining the land. The State initially planned to have an exit off I-93 at that location which is why the strip of land set aside for Connector Road is so wide. Connector Road is in place is not using the whole strip set aside for it. In order to take the next step the Board of Selectmen need input from the Planning Board before they can sell the strip of land along Connector Road to the three abutters.

B. Sign the survey map for Coolidge Street. When the Planning Board approved the Site Plan for the Union Bank on Main Street, one of the conditions of approval was to give the town an easement for Coolidge Street that would accurately reflect what we are actually using as Coolidge Street. Apparently we already have the easement, however, now that street easement has been surveyed. The Planning Board needs to approve and sign the plat so we can record it.

**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.

**VIII. ADJOURNMENT**