



PLANNING & ZONING DEPARTMENT

PLANNING BOARD

Wednesday, May 7, 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)
- March 26, 2014 (if completed)
- April 30, 2014 (if completed)

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

IV. **NEW BUSINESS**

A. **6:00 pm. Conceptual for Site Plan Review for a Change in Use as it impacts parking**

1. **Variation, in part, of Application (SPR & SUB #2014-01)**

Property: 31 Main Street (Tax Map 112, Lot 027) & 33 Main Street (Map 112, Lot 028) (now 31 Main Street, Tax Map 112, Lot 027).

Proposal: Presently Tax Map 112, Lot 027 is 0.07 acres and Tax Map 112, Lot 028 is 0.10 acres. Both lots are owned by Herbert J. Lahout of 64 Sunset Hill Road, Sugar Hill, NH 03586 and were merged per Planning Board approval on March 26, 2014. Applicant Herbert J. Lahout received approval to demolish the former restaurant known as Bill and Bob's Famous Roast Beef (702 sq. ft.) located on Tax Map 112, Lot 27 (31 Main Street) and portions of the former office/retail Pinestead Quilt building (289 sq. ft.) located on Tax Map 112, Lot 28 (33 Main Street) and then put a 990 square foot addition onto the back of the Pinestead Quilt building for combined commercial uses as restaurant space, office space and retail space. The footprint of the building with the addition will be equivalent to the footprint of the two pre-existing buildings. Both lots are owned by Herbert J. Lahout of 64 Sunset Hill Road, Sugar Hill, NH 03586. Both lots are located in the Village Center (VC) Zone. The applicant's surveyor and engineer is Kellogg Surveying & Mapping, Inc. Lahout now has a potential tenant and Lahout would like to explore the possibility of combined on-site and off-site parking.

2. **SITE VISIT TO CHECK THE PROPOSED PARKING**

V. **OTHER BUSINESS**

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**