



PLANNING & ZONING DEPARTMENT

PLANNING BOARD

WORK SESSION & PUBLIC MEETING

1. Wednesday, November 12, 2014 – **5:30 PM**

CIP Work Session – NO PUBLIC INPUT

2. Wednesday, November 12, 2014 – **6:00 PM**

Planning Board Public Meeting

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:

- October 15, 2014

III. NEW BUSINESS

A. 5:30 PM

- 1. WORK SESSION BETWEEN PLANNING BOARD MEMBERS – CAPITAL IMPROVEMENT PLAN (CIP) FOR 2015-2020 – Work Session – This part of the meeting is a “work session” therefore there will be no public participation in the discussion. Public Hearing is to be held on the CIP on Tuesday, November 25, 2014 at 6:00 PM. Public Participation will occur at that time.**

B. 6:00 PM

- 1. SPR 2014-11 Alberto Lira d/b/a El Charro Restaurant (Izzy Atlixco, LLC) at Lincoln Center North**
 - a. Application for Site Plan Review Approval for Change of Use/Expansion of Use from retail to restaurant use.** Applicant Alberto Lira d/b/a El Charro (Izzy Atlixco, LLC) requests Site Plan Review approval to change the use from retail space to restaurant/bar space, and to expand the use by expanding the restaurant El Charro into the adjacent space, adding a full bar, pool tables, stage and dance floor. Also upgrading liquor license to a full service license with a cocktail lounge with signage in front, in accordance with Article VI of the Lincoln Site Plan Review Regulations, Section B,2 of the Land Use Plan Ordinance.
 - b. Applicant:** Alberto Lira d/b/a El Charro (Izzy Atlixco, LLC)
PO Box 728
Lincoln, NH 03251-0728
 - c. Property Owner(s):** Lincoln Center North Paul Bartlett
PO Box 681 PO Box 548
Lincoln, NH 03251-0681 Lincoln, NH 03251-0548
 - d. Property Location:** 10 Lumber Yard Drive #5, Tax Map 118, Lot 066
(Village Center District)
 - e. Upon a finding by the Board that the application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the**

application as **complete**, and, if the Planning Board finds the application to be complete, then a public hearing on the merits of the proposal will follow immediately. 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.

2. SPR 2014-12 Great Stone Face Skier, LLC

- a. **Application for Site Plan Review Approval for Change of Use from residential duplex to multi-family housing.** Applicant David Rodgers d/b/a Great Stone Face Skier, LLC, requests Site Plan Review approval to change the use of a dwelling from a duplex to multifamily housing with three living units in accordance with Article VI of the Lincoln Site Plan Review Regulations, Section B,2 of the Land Use Plan Ordinance. Also included is a request that the Planning Board grant a waiver of the minimum lot size dimensional requirement of 15,000 sq. ft. per dwelling unit as permitted in the Village Center District by the Land Use Plan Ordinance. The property is owned by Great Stone Face Skier, LLC.
- b. **Applicant:** David Rodgers d/b/a Great Stone Face Skier, LLC
- c. **Property Owner:** Great Stone Face Skier, LLC
PO Box 68
Lincoln, NH 03251-0068
- d. **Property Location:** 29 Main Street, Tax Map 112, Lot 026
(Village Center District)
- e. Upon a finding by the Board that the application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the application as **complete**, and, if the Planning Board finds the application to be complete, then a public hearing on the merits of the proposal will follow immediately. 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.

3. SPR 2014-13 Clearbrook Homeowner's Association

- a. **Application for Site Plan Review Approval for Expansion of Use of an existing salt/sand shed to add a maintenance garage of 32'X32'.** Applicant Clearbrook Homeowner's Association requests Site Plan Review approval to expand the use of a salt/sand shed by adding a maintenance garage. Per Article IV, Expansion of Use is defined in part as: (b) The addition of more than 500 square feet of floor area or other impermeable surface to an existing nonresidential use. Expansion of this size requires Site Plan Review. Although the lot is located on Map 129, Lot 126 in the Livermore Hamlet of the Clearbrook Homeowner's Association project, the salt/sand shed and garage will service the common areas of the entire Clearbrook community. The property is owned by the Livermore Hamlet as part of the Clearbrook Homeowner's Association.
- b. **Applicant:** Clearbrook Homeowner's Association
c/o Foxfire Property Management, Inc.
PO Box 1438
Concord, NH 03302-1438
- c. **Property Owner:** Livermore Hamlet
Clearbrook Homeowner's Association
c/o Foxfire Property Management, Inc.
PO Box 1438
Concord, NH 03302-1438
- d. **Property Location:** Off Route 112, Tax Map 129, Lot 126, Rural Residential District
- e. Upon a finding by the Board that the application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the application as **complete**, and, if the Planning Board finds the application to be complete, then a

public hearing on the merits of the proposal will follow immediately. 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.

- 4. Conceptual – JKP Properties, LLC, (Goodies Mobile) PO Box 115, Lincoln, NH 03251 -- Wants LED lighted sign for price of gas and does not want to wait until the Sign Ordinance is changed at the March 2015 annual Town Meeting.**

IV. OLD BUSINESS

A. WORK SESSION BETWEEN PLANNING BOARD MEMBERS

1. Review Status of Outreach to Consultants to update 2003 Lincoln Master Plan

VI. ADJOURNMENT

