



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC MEETING

Wednesday, April 10, 2019 – 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 (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - March 27, 2019
Chairman Jim Spanos, Vice Chair Joseph Chenard, member Steve Noseworthy & member Mark Ehrman & seated Alternate Paula Strickon and Alternate Deanna and Selectmen's Representative OJ Robinson
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
 - A. **6:00 PM. Site Plan Review – Dipak Patel d/b/a Hampton Inn –**
Applicant and Owner's Agent Request To Continue To April 10, 2019 At 6:00 Pm.
 1. **SPR 2018-05 M112 L002 & L003 – Del Regno+Patel**
 2. **Applicant:** Dipak Patel, 1567 White Mountain Highway, PO Box 3299, North Conway, NH 03860-3299.
 3. **Applicant's Engineer:** Nicholas J. Sceggell, P.E., DuBois & King, Inc., 831 Union Avenue, Laconia, NH 03246
 4. **Applicant's Surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561
 5. **Property Owner of Both Lots:** Victor R. Del Regno, Trustee of Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412
 6. **Agent for Property Owner:** Kevin McNamara, Real Estate Agent for Re/Max in the Mountains, 264 Main Street, Suite 2 PO Box 175, Lincoln, NH 03251.
 7. **Properties:** (both lots are in the Village Center (VC) District):
 - a. Main Street (Lot 3) #LO (**Map 112, Lot 002**) and;
 - b. Main Street (Lot 2) #LO (**Map 112, Lot 003**)
 8. **Proposed Project:** Applicant who has a purchase and sale agreement with the property owner of two adjacent lots is proposing requesting **Site Plan Review** approval for a change of use to change the use of two adjacent properties in the same ownership (i.e., two existing vacant lots with three rental billboards) and to make site improvements to include a new 4-story 93-room Hampton Inn & Suites, paved parking for hotel & a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer & electric. The proposed project will also require a boundary line adjustment or subdivision.

9. Prior Related Hearings:

- i. September 13, 2018 – Conceptual.
- ii. October 18, 2017 – Request to ZBA for Height Requirement Variance Denied.
- iii. February 14, 2018 – Conceptual.
- iv. May 9, 2018 – Conceptual.
- v. July 25, 2018 – Application for Site Plan Review. The Application was deemed “incomplete”. The hearing was continued from July 25, 2018, to August 20, 2018.
- vi. August 20, 2018 -Application for Site Plan Review – Hearing was continued by mutual consent to September 12, 2018.
- vii. September 12, 2018 – Application for Site Plan Review. The Application was deemed “incomplete”. The hearing was continued to October 10, 2018.
- viii. October 10, 2018 – Application for Site Plan Review was found to be complete. The hearing started and was continued to October 30, 2018.
- ix. October 30, 2018 – Application for Site Plan Review. The parties agreed to continue the hearing to Wednesday, November 28, 2018, to give the applicant a chance to address the concerns raised by the Town Engineer in a memorandum.
- x. November 28, 2018 – Application for Site Plan Review. The public hearing began with a presentation and questions from both the members of the Planning Board and members of the audience. By mutual consent of all parties the hearing was continued to January 9, 2019 at 6:00 PM.
- xi. January 9, 2019 – Application for Site Plan Review. The parties agreed to continue the hearing to Wednesday, January 23, 2019, to give the applicant a chance to address the concerns raised by the Town Engineer in a memorandum.

(1) **Applicant’s List of Additional “What to Bring” Items for Meeting on January 9, 2019:**

- A. **UPDATED RENDERING OF A TYPICAL BUILDING.** Town Engineer Korber said Engineer Sceggell and Applicant Dipak Patel should bring in the options in terms of what the façade could look like (brick, metal, stucco, etc.), as well as the exterior paint colors approved by the Hampton Inn. Find out the limitations you are working with under the brand of the Hampton Inn.
 - B. **LIGHTING PLAN.** Lighting plan that shows the footprint of all the lights on the site, as well as height and dimension information.
 - C. **SIGNAGE.** Sign dimensions and details of all business signs.
 - D. **ADDRESS ALL CONCERNS OF TOWN ENGINEER.**
- xii. January 23, 2019 – Application for Site Plan Review. Applicant finished a presentation. Planner recommended that the Planning Board not approve the project. Planning Board discussed the recommendation. After a recess, the Planning Board agreed to the Applicant’s request to continue the timeclock for approval and to continue the meeting until Wednesday, March 13, 2019 at 6:00 PM.

- xiii. March 13, 2019 - The Planning Board agreed to the Applicant's request to continue the timeclock for approval and to continue the meeting until Wednesday, April 10, 2019 at 6:00 PM.

IV. NEW BUSINESS

A. 6:00 PM. Planning Board Recommendation on Proposed Purchase of Town Owned Land.

Review Found Research re: History of Lincoln Industrial Park

The Board of Selectmen received an offer to purchase a parcel known as "Lot 4" in the Lincoln Industrial Park (Map 109, Lot 019).

Per NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both":

"The Selectmen shall have the authority to acquire or sell land, buildings or both; provided, however, they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies, where a board or commission or both, exist."

After receiving the recommendation from the Planning Board and prior to voting on the proposed sale, the Board of Selectmen shall hold 2 public hearings at least 10 but not more than 14 days apart. See NH RSA 41:14-a. The first Board of Selectmen public hearing was March 25, 2019; the second public hearing will be Monday, April 8, 2019.

V. 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.

VI. ADJOURNMENT