**Planning Board Agenda**

**PUBLIC MEETING**

Wednesday, August 28, 2019 –6:00PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

1. **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:

* August 14, 2019 (Chairman Jim Spanos, Member Stephen Noseworthy, Selectmen’s Representative OJ Robinson, Alternate Paul Beaudin)

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

**IV. NEW BUSINESS**

1. 6:00 PM **Conceptual** will be presented to the Planning Board:

Potential Tenant/Applicant: Renee Blood, General Manager for Dennis Ducharme d/b/a RiverWalk at Loon Mountain, LLC. Office: 22 South Mountain Drive, Mail: 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636

Proposed Booker of Conference Space: Mark LaClair d/b/a Seven Birches Winery, LaClair Builbeault Associates (LGA), One Bridge Street, Plymouth, NH 03264

Property Owner and Landlord: Village Shops ICH, LLC, PO Box 127, Lincoln, NH 03251 (John Imbrescia and Marcia Imbrescia d/b/a Village Shops ICH, LLC)

Property: Unrented Space adjacent to the Seven Birches Winery space.

The Village Shops at 25 South Mountain Drive #?

(Map 118, Lot 046); and

The property is located in the Village Center (VC) District.

Proposed Project:

RiverWalk at Loon Mountain Resort Condotel currently has its Phase II on hold. Phase II of RiverWalk was intended to include conference meeting space. The owners of the RiverWalk Resort would like to rent former retail space in the abutting Village Shops for an “Event Function Facility”. The Event Facility would be adjacent to the Atrium at Seven Birches Winery and would be booked through the Atrium at Seven Birches Winery that rents the end unit of the Village Shops. RiverWalk would like to hold meetings, conferences and dinner conferences in this space. Conference Center is not a separately listed “Business Use” under the Land Use Schedule. Event Facility Use could be a logical extension of the of a Hotel or Motel Use, but the Village Shops is not a Hotel or Motel. The Village Shops is comprised of retail and consumer service uses. The Village Shops is located directly across the street from Riverwalk. Do they need Site Plan Review approval to change the use of the former retail space or customer service space? If Site Plan Review is required, what, if any waivers might apply?

1. 6:00 PM **Conceptual** will be presented to the Planning Board:

Property Owner & Potential Applicant: John T. Murby & Robin M. Murby

90 Chauncy Avenue

Manchester, NH 03104

Property: 231 US Route 3 (Map 108, Lot 030) former US Cellular Building

Proposed Project:

Murbys want to convert the US Cellular Building customer service/retail space into residential space for a single-family residence. This would be a second residence on one lot; there is less than the minimum square footage for minimum lot size. This is a conversion of pre-existing building from one use to another. Do they need Site Plan Review approval to change the use of the former retail space or customer service space to residential use? If Site Plan Review is required, what, if any waivers might apply?

1. 6:00 PM **Conceptual** will be presented to the Planning Board:

Property Owner & Potential Applicant: David Messier for Burndy, LLC

Attention: Diane Cowles

34 Bern Dibner Drive

Lincoln, NH 03251

Property: 34 Bern Dibner Drive (Map 109, Lot 013)

Proposed Project:

Burndy wants to add a fabric Quonset Hut to put over the roll off to protect the employees when they need to access the roll off. The roll off is currently located on a cement pad directly a behind the current building. The roll off is located on what a concrete pad. The building would add more than 500 square feet, but the land where the hut is proposed to be located is already impervious surface. Do they need Site Plan Review approval to expand Burndy by more than 500 square feet? Does the fact that the land where the building will be located is already impervious surface make a difference? If Site Plan Review is required, what, if any waivers might apply?

1. 6:00 PM **Conceptual** will be presented to the Planning Board:

Property Owner: Richard & Elaine O’Rourke  
Potential Applicant: Jen & Craig Whitman

Property: 15 O’Rourke Drive, Lincoln, NH 03251 (Map 104 L003)

Proposed Project:

Applicant would like to purchase the property which is currently listed as commercial. Applicant

plans to reside here and use the former gift shop (has not been a gift shop in over 20 years) as a storage building for their business. The buildings will have no other use besides a SFR and storage. The Whitmans would like to see if the property could be listed as residential rather than commercial.

**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**