



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA PUBLIC HEARING

Wednesday, January 22, 2020 – 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:
  - December 11, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin and Alternate Deanne Chrystal)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

A. 6:00 PM

A. 6:00 PM Conceptual:

**Applicants & Business Owners/Operators of the business known as “Lincoln Nail Salon” and tenants of 31 Main Street (Map 112, Lot 027):**

Morgan Cramer as agent for Minh (a/k/a “Megan”) Nguyen  
59 Main Street, PO Box 1484  
Lincoln, NH 03251-1484

**Property Owner:**

Herbert J. Lahout  
64 Sunset Hill Road  
Sugar Hill, NH 03586

**Property Location:** Tax Map 112, Lot 27 (31 Main Street)  
(Village Center District)

**Proposal:**

Morgan Cramer and Minh Nguyen would like to change the use of the rear portion of the building currently used as a customer service/retail use (i.e., a Nail Salon) into a residential use – a residential 2-bedroom, 1-bathroom apartment – so they can live behind the Nail Salon. The building is currently subject to a Site Plan Review approval from 2014. Renters are seeking a Conceptual to discuss the possibility of a Waiver of Site Plan Review approval to convert a portion of customer service (nail salon) space to residential space.

## IV. NEW BUSINESS

B. 6:00 PM:

**Public Hearing re: Proposed Revision to Definition of Boarding House or Rooming House:**

**Proposed changes to LUPO:**

**Boarding or Rooming House:**

Revise Article IV, Definitions, the definition of “Boarding or Rooming House” to remove

requirement that house be occupied as an owner-occupied private residence in the General Use (GU) District, clarify what a “transient” is, and clarify required parking spaces for Boarding or Rooming House Parking.

- i. **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**