



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA WORK SESSION

Wednesday, December 16, 2020 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

**Due to the current COVID-19 situation, and to recent staff exposures to COVID-19, the Town Office is closed to the public. This meeting will be available only via the Zoom Meeting Platform to allow for town wide participation. The public is encouraged to participate remotely using ZOOM by going to:**  
**Join ZOOM Meeting.**

<https://us02web.zoom.us/j/82282373724?pwd=ejZUVzhVWHhUbzlCT0VsYzZJTdK0Zz09>

**Meeting ID: 822 8237 3724**

**Passcode: 117183** or via telephone (1-929- 205-6099).

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for the same link, meeting ID and passcode.)

**Note: Because this is a work session, no public participation is allowed. You may watch the meeting, but there is no public participation.**

- 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:
  - **November 11, 2020**
    - Chair Jim Spanos, Vice Chairman Joseph Chenard, Board of Selectmen's Representative O.J. Robinson, Selectmen's Representative Tamra Ham, Member Steve Noseworthy, Member Mark Ehrman and Alternate Paul Beaudin. (All attendees were present via ZOOM.)
  - **December 9, 2020**
    - For Cell Tower portion of the meeting: Acting Chair - Vice Chair Joseph Chenard, Acting Selectmen's Representative Tamra Ham, Member Steve Noseworthy, and Alternate Paul Beaudin
    - For the rest of the meeting: Chair Jim Spanos, Vice Chairman Joseph Chenard, Selectmen's Representative OJ Robinson, Member Steve Noseworthy and Alternate Paul Beaudin
    - (All attendees were present via ZOOM.)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
  - A. **6:00 PM Land Use Plan Ordinance Proposed Changes to be Considered:**
    1. Revise parking requirements to ensure sufficient employee parking, truck/trailer parking, or take into consideration shared parking between uses that occur at opposite times.
    2. Authorize the Planning Board to waive the density requirements for multi-family properties in zones other than the Village Center.
    3. Increase density for multi-family developments, along with defining "multi-family" as "long-term residential" (versus short term rental).
    4. In the process for approving an application, when should 3rd party review begin?

- a. Before the application is accepted?
- b. After the application is accepted?
- c. As a condition of approval?

B. 6:00 PM **Site Plan Review Regulations: Create Bond Requirements and Release Process.**

C. 6:00 PM **Stormwater Management Ordinance Requirements: Define "disturbance"** and distinguish between "temporary disturbance" (during the construction process) and "permanent disturbance" (buildings, driveway, etc.)

D. 6:00 PM **Brief Update on the *Reed vs. Town of Gilbert* Decision for the Sign Ordinance.**

E. 6:00 PM **Discussion re: Technical Review Staff**

F. 6:00 PM **Discussion re: Planning Board Budget**

IV. **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.

V. **ADJOURNMENT**