



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD MONTHLY MEETING

Wednesday, July 13, 2022 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/89288959895?pwd=UFc1UGVrYWVHa1J5WGFnWDU1QlJRZz09>

Meeting ID: 892 8895 9895

Passcode: 762062

Or dial by your location 1-929-205-6099 US (New York)

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

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:

- **June 22, 2022**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson.

III. OLD BUSINESS

Review Sign Ordinance to recommend changes to comply with Clyde Reed et. al. v. Town of Gilbert Arizona, 576 U.S. 155 (2015), 135 S Ct 2218 (2015).

Whether to accept North Country Council, Inc.'s estimate to review the sign ordinance?

IV. NEW BUSINESS

1. CONCEPTUAL => SITE PLAN REVIEW

CON 2022-13 M113 L056 Carly Warland - Gianino

Property Owner: Carly R. Warland, 191 Pollard Road, Lincoln, NH 03251 d/b/a Red Sleigh Inn Bed & Breakfast

Potential Applicants: Nathan D. (Nate) & Danielle Gianino, Gianino Real Estate, 5 Lynn Street, Woburn, MA 01801 have a P&S, closing scheduled for Monday, July 11th to purchase 191 Pollard Road (Map 113, Lot 056) with a Bed and Breakfast the Red Sleigh Inn.

Property: 191 Pollard Road (Map 113, Lot 056) 0.56 Acres Rural Residential (RR) District

Proposal: Convert detached garage into two (2) additional 2-story rental units.

2. CON => SITE PLAN REVIEW

#CON 2022-14 M118 L002.1 Presby d/b/a T&T Mountain Investments LLC – The Patel Group – new Hotel

Property Owner: Thaddeus (Thad) Presby d/b/a T&T Mountain Investments, LLC, 244 Main Street, Franconia, NH 03580

Potential Applicant: “The Patel Group” – members and addresses and contact information are not identified. (Same as owners of Holiday Inn Express & Suites, Lincoln East – Amba, LLC (Bharat Patel, Navin Patel, et.al.)

Property: Map 118, Lot 002001-00-00000 (133,500 SF or 3.06 Acres) (49,214 SF of the lot is “buildable”); the lot is subject to the following easements:

- a. Permanent Easement for the benefit of Southern Peaks Development, LLC, BlueGreen Corporation, 4960 Conference Way No. #100, Boca Raton, FL 33431 (owner of BlueGreen Vacations South Mountain Resort, Ascend Resort Collection, a/k/a InnSeasons at South Mountain Resort at 23 Inn Season Drive) (Map 118, Lot 047). Easement used for parking for BlueGreen Vacations South Mountain Resort per Site Plan Review approval in 2014.
- b. Cooper Memorial Drive R.O.W. sixty-six feet (66’) wide (See Book 3352, Page 186 and Plan #12,578, see note #5). Cooper Memorial Drive is a private roadway for benefit of Loon Mountain Recreation Corporation and South Peak Resort.

III. 6:00 PM CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

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