



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING &

WEDNESDAY, February 22, 2023 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person with social distancing & 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 large conference 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/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMlG>

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:

- February 8, 2023 (Wednesday)**

- o Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin (via Zoom).

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

A. Grant Application for Grant from InvestNH Housing Opportunity Planning (HOP) Grant Program

Update re: Planning Board's Application submitted to InvestNH Housing Opportunity Planning (HOP) Grant Program to create local regulations that will help increase housing supply. The InvestNH Housing Opportunity Planning (HOP) Grant Program is part of the Planning & Zoning Grant Program and is administered by New Hampshire Housing under contract with the NH Department of Business and Economic Affairs (BEA). These programs are all part of InvestNH, a \$100 million initiative funded through the American Rescue Plan Act's State Fiscal Recovery Fund.

The InvestNH Housing Grant Program's Steering Committee reviewed the Town's grant proposal and advised that before qualifying for a grant undertaking an analysis, the Town needs to address the issue of community engagement to see if community would embrace such a project. They advised the Town to revise their application to apply for a grant to address the community engagement component. They are looking for community engagement efforts to support the development and adoption of master plan revisions.

Action: Does the Planning Board want to Revise Application for grant to do community or not?

IV. NEW BUSINESS

A. Site Plan Review Application: #SPR 2022-21 M126 L019 – Mountain Club on Loon Unit Owners' Association – Commercial Building – Roof Top Solar Panel Array >25 kWh

Applicant: Jeffery C. McIver, President and General Manager
Mountain Club on Loon Unit Owners' Association
90 Loon Mountain Road
Lincoln, NH 03251.

Property Owner: Mountain Club on Loon Unit Owners' Association
90 Loon Mountain Road
Lincoln, NH 03251
(owner of both multifamily and commercial business units).

Subject Property: 90 Loon Mountain Road (Map 126, Lot 018), that includes three (3) business tenants including but not limited to: The Mountain Club on Loon – Loon Mountain Condo Resort with hotel & conference center, The Black Mountain Pub, Viaggio Spa & Wellness Center, and 234 residential vacation rental units located in the General Use (GU) District.

Proposal: Application for Site Plan Review approval for a 58.5 kW DC/40.000 kWAC Photovoltaic System – Flush Mounted Rooftop Solar Array to offset commercial electricity usage at the Mountain Club on Loon Resort and Spa. The solar panel array as proposed to be located on the back rooftop (furthest away from the Loon Mountain Road) in the southeasternmost section of the building closest to the ski trail know as Lower Bear Claw.

Ordinance: In the Land Use Plan Ordinance (LUPO) the following section applies:

ARTICLE VI-D (SOLAR ENERGY SYSTEMS), Section E. (SOLAR ENERGY SYSTEMS, PERMITS REQUIRED), Paragraph 5 (...Roof Mounted Solar Energy Systems for ..., Commercial or Industrial Buildings or Multi-Family Housing that Produce More Than Twenty-Five Kilowatt Hours of Electricity and Less Than One Megawatt (1 MW) of electricity.) “All proposed Solar Energy Systems for Non-Residential Buildings, ... Commercial Buildings, ... or Multi-Family Housing (a building with greater than two housing units) that produce greater than twenty-five-Kilowatt hours (25kW) of electricity and less than one megawatt hour (1 MW) of electricity shall be required to obtain both Site Plan Review Approval from the Planning Board and a Land Use Authorization Permit, following Planning Board approval.”

B. Conceptual: #CON 2023-01 M106 L006 – James P. Gutro, Jr. & Lisa M. Gutro d/b/a Profile Motel & Cabins – Commercial Buildings – Expansion of use – add three (3) new cabins to existing commercial buildings. Existing buildings include motel and cabins.

Applicant: James P. Gutro Jr.
d/b/a Gutro Hospitality Associates, Inc. & Profile Motel & Cabins
391 US Route 3
Lincoln, NH 03251

Property Owners: James P. Gutro Jr & Lisa M. Gutro
d/b/a Gutro Hospitality Associates, Inc. & Profile Motel & Cabins
391 US Route 3
Lincoln, NH 03251

Subject Property: 391 US Route 3 (Map 106, Lot 006), existing buildings include:

1. 9-unit Profile Motel;
2. 2-bedroom Residence/Office;
3. 5-bedroom Rental Unit;
4. 3-bedroom rental unit;
5. Cabin #1;
6. Cabin #2;
7. Cabin #3;
8. Cabin #4;
9. Cabin #5;
10. Cabin #6;
11. Cabin #7; and
12. Cabin #8.

For a total of 20 rental units located in the General Use (GU) District.

Proposal: Add three (3) new cabins for a total of twenty-three (23) rental units.

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

