



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA

### PLANNING BOARD 2<sup>ND</sup> MONTHLY MEETING & PUBLIC HEARING

**WEDNESDAY**, March 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=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

**Meeting ID: 817 0076 6161**

**Passcode: 179696**

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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

(See also town website [www.lincolnnh.org](http://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.

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**II. CONSIDERATION** of meeting minutes from:

- **February 8, 2023 (Wednesday) – Revisions**

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

- **March 8, 2023 (Wednesday)**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

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**III. NEW BUSINESS**

**A. SUB 2023-01 M118 L039+M118 L036+L037+L038 Subdivision Application – Fireside Condos (41)**

**A. SUBDIVISION:**

Notice is hereby given in accordance with RSA 676:4 that one (1) **Application for Subdivision** will be submitted to the Planning Board during a regular meeting on Wednesday March 22, 2023 at 6:00 PM.

**Applicant:** Mark Bogosian, 367 Main Street, Falmouth, MA NH 03561

**Agent/Surveyor/Engineer:** Andrew J. Nadeau, L.L.S., Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561

**Agent:** Scott P. Miccile, P.E., Longfellow Design Build, Inc., 367 Main Street, Falmouth, MA 02540

**Property Owners:**

(A) **Mark Bogosian d/b/a FC-Loon, LLC**, 2365 Rice Boulevard, Suite 201, Houston, TX 77005

(B) **Mark Bogosian d/b/a South Peak, LLC**, 367 Main Street, Falmouth, MA 02540

**Properties are all within South Peak Resort and in the General Use (GU) District:**

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
2. **Map 118, Lot 036** (Crooked Mountain Road #123) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.40 Ac).
3. **Map 118, Lot 037** (Crooked Mountain Road #124) owned by Mark Bogosian d/b/a FC-Loon (0.38 Ac).
4. **Map 118, Lot 038** (Crooked Mountain Road #125) owned by Mark Bogosian d/b/a South Peak, LLC (0.36 Acres).

**Proposal:** A total of one (1) new lot will be created which will include 41 proposed condominium units referred to as the “Fireside Condos”. Improvements to this lot, extension of municipal water & sewer lines & extension of utilities will be required for the development of residential condominium development and will also require Site Plan Review Approval.

**Application for Subdivision** proposes merging three lots listed above into Map 118 Lot 39 and dividing a portion of Map 118 Lot 39 one (1) one (1) lot subdivision:

**Three existing lots merged into Map 118 Lot 39:**

1. **Map 118, Lot 036** (Crooked Mountain Road #123) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.40 Ac).
2. **Map 118 Lot 037** (Crooked Mountain Road #124) owned by Mark Bogosian d/b/a FC-Loon (0.38 Ac).
3. **Map 118, Lot 038** (Crooked Mountain Road #125) owned by Mark Bogosian d/b/a South Peak, LLC (0.36 Acres).

**1 new lot created along Crooked Mountain Road to be as follows:**

1. **Map 118, Lot 039.19** (6.32 Acres)

**B. SPR 2023-03 M118 L039+M118 L036+L037+L038 Site Plan Review plication – Fireside Condos (41) infrastructure**

**B. SITE PLAN REVIEW:**

Notice is hereby given in accordance with RSA 676:4 & 676:7 that an **Application for Site Plan Review approval for two access roads design including grading, drainage and utilities infrastructure, for a 41-unit residential condominium development proposed above referred as the “Fireside Condos”** within the General Use (GU) District will be submitted to the Planning Board during a regular meeting Wednesday March 8, 2023 at 6:00PM.

**Applicant:** Mark Bogosian, 367 Main Street, Falmouth, MA NH 03561

**Agent/Surveyor/Engineer:** Andrew J. Nadeau, L.L.S., Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561

**Agent:** Scott P. Miccile, P.E., Longfellow Design Build, Inc., 367 Main Street, Falmouth, MA 02540

**Property Owners:**

(A) **Mark Bogosian d/b/a FC-Loon, LLC**, 2365 Rice Boulevard, Suite 201, Houston, TX 77005

(B) **Mark Bogosian d/b/a South Peak, LLC**, 367 Main Street, Falmouth, MA 02540

**Properties all within South Peak Resort and in the General Use (GU) District:**

1. **Map 118 Lot 036** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.40 Ac).
2. **Map 118 Lot 037** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.38 Ac).
3. **Map 118 Lot 038** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.36 Ac).
4. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac)

Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Subdivision Regulations and Site Plan Review Regulations, Board will vote to accept above applications as **complete**, and, if Board finds application to be complete, then a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at public hearing, this application will stay on Planning Board agenda until such time as it is either approved or disapproved.

**C. SPR 2022-19 M118 L048 Robert Stahler dba Stamps And Mail, LLC – Change of Use from retail to restaurant Boga Tea Garden**

**Applicants:** (1) Aloundeth Phergisonvong  
(d/b/a Brother 168 LLC & d/b/a Thai Nine)  
PO Box 1445  
Lincoln, NH 03251-1445 (tenant)

(2) Robert Stahler  
d/b/a Stamps and Mail LLC  
13 Hiltz Drive  
North Woodstock, NH 03262 (property owner)

**Property Owner:** Robert Stahler  
d/b/a Stamps and Mail LLC  
13 Hiltz Drive  
North Woodstock, NH 03262 (property owner)

**Surveyor:** Gardner Kellogg, Surveyor  
Kellogg Surveying & Mapping, Inc.  
254 Manns Hill Road  
Littleton, NH 03561

**Subject Property:** 136 Main Street (Map 118, Lot 048) located in the Village Center (VC) District.  
Proposal: Application for Site Plan Review approval to convert retail business use in the old post office building (formerly operated as a retail/rental ski/snowboard shop by JBEGOOD, LLC) into a restaurant business use to be known as Boba Tea Garden (a “restaurant” business use). The space would include tables and seats for dining for a total of twenty-two (22) seats with an emphasis on coffee.

Applicant to show adequate onsite parking for restaurant.

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

**A. Review of What Information Planning Board Wants Re: Pemi Base Camp**

**B. 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? Town Manager Carina Park to give copy of Application to Planning Board.

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**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.

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**VI. ADJOURNMENT**