



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARING

WEDNESDAY, April 12, 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/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:

- **March 22, 2023 (Wednesday)**

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

III. NEW BUSINESS

Mark Stiles:

- A. SPR 2020-15 M118 L064 & L065 Mark Stiles – Site Plan Review Approval Granted;**
- B. SPR 2022-02 M118 L064 & L065 Stiles – Site Plan Review Modification;**
- C. SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building – Request for an Extension Granted**
- D. SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building – 2nd Request for an Extension Granted**
- E. CON 2023 – 04 Amend SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building - CONCEPTUAL**

Applicant: Attorney Mark D. Stiles d/b/a:

1. It's An I-M, LLC
PO Box 1113
North Marshfield, MA 02059; and

2. Flow State LLC
PO Box 1113
North Marshfield, MA 02059

Agent: Joshua M. McAllister, PE
HEB Engineers, Inc.
2605 White Mountain Highway
North Conway, NH 03860

Properties and Property Owners:

- A. Map 118, Lot 064** – 153 Main Street with a 1971, 1.75 Story Single Family Home used as an office, in the Village Center (VC) District.
- i. Owned by Attorney Mark D. Stiles d/b/a It's An I-M, LLC.
 - j. Purchased 3/19/2021 (Book 4613/Page 953) [from former owner Saber Mountain Properties II, LLC].
- B. Map 118, Lot 065** – 155 Main Street with a 1985 1.75 Story Single Family Home used as an office, in the Village Center (VC) District.
- a. Owned by Attorney Mark D. Stiles d/b/a Flow State.
 - b. Purchased 3/19/2021 (Book 4613/Page 956) [from former owner Saber Mountain Properties I, LLC].

Project Approved:

On January 13, 2021, the Planning Board voted:

- A. "To waive the density requirements for this project."** (4-1).

Rationale: The Town's Master Plan states, "The Town's Zoning Ordinance should provide for some flexibility and design for residential units and mixed use in established commercial areas particularly in the Village District". The Town's LUPO allows for flexibility in density as soon as a project meets all of the other zoning requirements. All other zoning requirements are met.

AND

- B. TO APPROVE** application for Site Plan Review Approval to
1. Voluntary lot merger of two (2) adjacent lots;
 2. Demolition of two (2) buildings (one on each of the adjacent lots); and
 3. Replacing the two (2) buildings with the construction of a three-thousand-five-hundred-eighty-six square foot (3,596 SF) multi-use building consisting of:
 - a. retail and residential uses:
 - i. Three (3) commercial units totaling two-thousand-four-hundred-sixty square feet (2,460 SF) are proposed on the ground level;
 - ii. Three (3) apartment units on 2nd level; and
 - iii. Three (3) apartment units on 3rd floor.

WITH THE FOLLOWING CONDITIONS:

1. Demonstrate they have sufficient water and sewer infrastructure to the satisfaction of Town Engineer Raymond Korber;
2. Remove the snow from the parking lot within 48 hours of a storm;
3. A stormwater management plan approved by the Town Engineer Raymond Korber; and
4. Roof runoff mitigation plan approved by Town Engineer Raymond Korber.

Requests for Extension:

1. On October 27, 2021, the Planning Board granted an extension to January 13, 2023.
2. On January 4, 2024, the Planning Board granted an extension to January 13, 2024 with a condition:
 - a. **Condition:** The Planning Board extended the Site Plan approval for one year (January 12, 2024) with the condition that when Mr. Stiles comes in for Site Plan Review for a new project the original approval is no longer valid.
3. **No Mylar recorded vet.**

Proposal: Conceptual for possible new project - 2 Story mixed use – retail on bottom & apartments on top.

Mark BOGOSIAN:

F. SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)

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 April 12, 2023 at 6:00 PM.

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

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
367 Main Street
Falmouth, MA 02540

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

Authorized Agent: Scott P. Miccile, P.E., Civil Engineering & Land Development Director
Longfellow Design Build, Inc.
367 Main Street
Falmouth, MA 02540

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

Properties (8) 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 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).

6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Proposal: A total of eight (8) new lots will be created along existing road frontage. Seven (7) existing lots along this frontage approved in 2007 will be merged with remaining land of Map 118 Lot 39 and re-subdivided with new configurations. Infrastructure improvements to these lots such as extension of municipal water & sewer lines & extension of utilities will not be required as such infrastructure is already in place.

Application for Subdivision:

Proposes to divide portions of the (8) lots listed above in one (1) eight (8) lot subdivision:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC, (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Eight (8) new lots created on Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.20** (0.40 Acres)
2. **Map 118, Lot 039.21** (0.39 Acres)
3. **Map 118, Lot 039.22** (0.49 Acres)
4. **Map 118, Lot 039.23** (0.51 Acres)
5. **Map 118, Lot 039.24** (0.27 Acres)
6. **Map 118, Lot 039.25** (0.25 Acres)
7. **Map 118, Lot 039.26** (0.32 Acres)
8. **Map 121, Lot 051** (0.64 Acres)

NOTE: Minimum Lot Size in General Use (GU) District is 15,000 SF or 0.344 Acres. 3 proposed lots are less than the minimum lot size.

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