



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARING

Wednesday, September 27, 2023 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person & via Zoom Meeting Platform to allow for town wide participation. A quorum of Planning Board members 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, the public is welcome to participate remotely using ZOOM. Planning Board Meetings can be attended in-person at the Town Hall Building. Recordings of all Planning Board meetings can be found at www.youtube.com (Lincoln NH Planning Board Meeting 09-27-2023). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

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:

- **September 13, 2023 (Wednesday)**

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

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

Mark BOGOSIAN:

- A. **South Peak Resort Revised Master Plan:** Planning Board Discussion of South Peak Resort Master Plan and whether to accept proposed revisions to the 2007 South Peak Resort Master Plan

1. Board of Selectmen invited to attend; not a joint board meeting.

- IV. **NEW BUSINESS**

- A. **Second Conceptual – Adding Mobile Homes to Pre-Existing Manufactured Home Park:**

1. **Owners:** Robert Welsh ("Big Bob") and Robert Welsh, Jr. ("Robby") d/b/a Welsh Realty Apartments, 143 Central Street, PO Box 147, Woodsville, NH 03785-0147 and d/b/a Jettison, LLC, PO Box 147, Woodsville, NH 03785. Jettison, LLC is owner of the Subject Property.
2. **Subject Parcel:** Map 108, Lot 037 US Route 3 #LO – vacant land (1.3 Acres) used as the land to support a Mobile Home Park. The subject lot is located in:

- a. Base flood elevation (formerly known as the 100-Year Flood Hazard Area or flood plain);
- b. Shoreland Protection Area; and
- c. General Use District where the front, side and rear setbacks are fifteen feet (15') from the property boundary line.

3. Mobile Homes located on the Subject Parcel:

- a. **M108 L037-00-00000 Jettison LLC - US Route 3 LO**
- b. **M108 L037-MH-00001 Jettison LLC - 8 Mayford Lane**
- c. **M108 L037-MH-00002 Marleen Caron - 5 Burts Way**
- d. **M108 L037-MH-00003 Jettison LLC - 13 Burts Way**
- e. **M108 L037-MH-00004 Cheung Kwai Chow - 1 Burts Way**
- f. **M108 L037-MH-00005 no mobile home**
- g. **M108 L037-MH-00006 Denis Mulleavey - 10 Mayford Lane**
- h. **M108 L037-MH-00007 Jettison LLC - 7 Burts Way**
- i. **M108 L037-MH-00008 Jettison LLC - 7 Mayford Lane**
- j. **M108 L037-MH-00009 Jettison LLC - 6 Burts Way**
- k. **M108 L037-MH-00010 no mobile home**
- l. **M108 L037-MH-00011 Jettison LLC - 11 Mayford Lane**
- m. **M108 L037-MH-00012 no mobile home**

The Manufactured Home Park (formerly known as the “LaRue Trailer Park”) was created prior to the adoption of the Land Use Plan Ordinance in 1986. The oldest Building Permit is from 1987 to add a 9 foot X 8 foot addition to a pre-existing mobile home.

There is some evidence in the file that at one time the intention was to have 12 mobile homes in the park. At this time and for many years there have been less than twelve (12) mobile homes.

Under the Land Use Plan Ordinance, those spots have been “abandoned” because they have not been in existence for over one year.

Welshes proposing adding more mobile homes for a total of 12 mobile homes in the park.

In 2021, the Welshes came in for a conceptual meeting with the Planning Board CON 2021-02 M107, Lot 037.

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

B. Discussion re: Other possible changes to Land Use Plan Ordinance (LUPO)

VI. 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.

VII. ADJOURNMENT.