



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA

### PLANNING BOARD 1<sup>ST</sup> MONTHLY MEETING & PUBLIC HEARING

Wednesday, November 8, 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](https://www.youtube.com/watch?v=LincolnNHPlanningBoardMeeting11-08-2023) (Lincoln NH Planning Board Meeting 11-08-2023). 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=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](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:

- **September 27, 2023 (Wednesday)**

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

- **October 11, 2023 (Wednesday)**

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

- **October 25, 2023 (Wednesday)**

- Chairman James Spanos, Vice Chairman Joe Chenard (left early), Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Danielle Black.

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

A. **Conceptual – CON 2023-15 M118 L078 Douglas & Edna P. Hayward (property owners) & Edson J. Pereira and Wendal P. Lima d/b/a Nachos Mexican Grille (“Investors”)**

**Douglas G. Hayward & Edna P. Hayward (a/k/a Edna Rosa Hayward)** own 179 Main Street (Map 118, Lot 078). On the front portion of the lot is a mixed-use building with one (1) three (3) bedroom apartment upstairs and a restaurant downstairs known as Nachos Mexican Grille Restaurant. There is a large porch that wraps around the front and along one (1) the northeast side of the bottom floor with eight (8) outdoor tables and approximately four (4) chairs per table for a total of approximately thirty-two (32) outdoor seats. The rear of the lot has a gravel parking area. The applicants want to enclose some or a

portion of the porches and serve people in those areas throughout the winter months.

**1. Property Owners: Douglas G. Hayward & Edna P. Hayward (a/k/a Edna Rosa Hayward)**

PO Box 7763  
North Port, FL 34290-7763

**2. Applicants/“Investors”:**

Edson J. Pereira d/b/a  
Garra Plastering, Inc.  
9 Bagnall Ave  
Saugus, MA 01906

Wendal P. Lima d/b/a  
Garra Plastering, Inc.  
9 Bagnall Ave  
Saugus, MA 01906

**3. Subject Parcel: 179 Main Street (Map 118 Lot 079) (0.31 Acres)**

General Use (GU) District. Minimum setbacks are fifteen feet (15')  
from the front, sides and rear property boundary lines

Applicant came on October 25, 2023. He needs to come back with more information. What was given Site Plan Review approval in the early 2000s? What is there currently? Number of seats inside and outside. How many parking spaces are currently onsite? How many parking spaces are required for the uses proposed?
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**B. Continue Review and Possible Amendments to Zoning Ordinance (Land Use Plan Ordinance [LUPO]) including but not limited to changing the characteristics of the General Use (GU) District in different parts of Town.**

**a. General Use (GU) District**

- i. Along portions of Connector Road & US Route 3/Daniel Webster Highway & Liberty Road
- ii. Along south west end of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway
- iii. Along north east end of Lincoln Village along both sides of Main Street/NH Route 112/Kancamagus Highway
- iv. Along both sides of East Branch Pemigewasset River.

**C. Consider Possible Minimum lot sizes per Hotel Room and possible changes in height restrictions along Main Street/NH Route 112/Kancamagus Highway.**

**D. Review Pemi Base Camp.**

**SPR 2022-20 M121 L050 South Peak LLC (Mark Bogosian d/b/a) & Loon Mountain Recreation Corporation (Brian Norton, President and General Manager)**

Do changes to the Pemi Base Camp since the 2004 approval for Pemi Base Camp Ski Warming Hut in South Peak by the Planning Board amount to what would be considered “a substantial change or expansion of use” such that the Pemi Base Camp needs another Site Plan Review approval? Planning Board voted “yes” (3-2). Review files and response from Attorney for Loon President & General Manager Brian Norton.

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**IV. NEW BUSINESS**

**A. PUBLIC HEARING – CAPITAL IMPROVEMENTS PLAN (CIP).**

A. Presentation of Proposed Capital Improvement Plan Budget 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.**