



PLANNING & ZONING DEPARTMENT

REVISED PLANNING BOARD AGENDA -

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARING

WEDNESDAY, June 28, 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 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, 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/kblNuPaMIG>

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:

- June 14, 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: Presentation of Proposed Revisions to the Master Plan for South Peak Resort. The Revised Master Plan to include ski lifts designed to service ski trails on South Peak which is part of the Loon Mountain Ski Resort owned by Loon Mountain Recreation Corporation with a number of ski-in, ski-out ski trails to be located within the boundaries of South Peak Resort created to provide access to hotel guests and dwelling units within the South Peak Resort.

a. Planning Board has invited the Board of Selectmen to attend the presentation.

b. Proposed Revisions to be discussed.

B. 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 June 14, 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.

The noticed April 12, 2023 public hearing was continued to the next scheduled Planning Board meeting on May 10, 2023. The May 10, 2023 public hearing was continued to June 14, 2023. The June 14, 2023 was continued to June 28, 2023, at which time the Planning Board invited the Board of Selectmen to attend so both boards will hear Applicant's presentation about the proposed amended Master Plan for South Peak Resort.

In addition, the Applicant will move forward with their presentation of the proposed eight (8) lot subdivision at that time.

III. NEW BUSINESS

A. Discussion between Board of Selectmen & Planning Board re: Town of Lincoln Industrial Park on Arthur Salem Way comprised of the following lots:

1. **Map 109, Lot 017 - #LO Bern Dibner Dr – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park Roads**
2. **Map 109, Lot 018 – Arthur Salem Way Lot #2 – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park**
3. **Map 109, Lot 019 – Arthur Salem Way Lot #4 – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park**
4. **Map 109, Lot 020 – 21 Arthur Salem Way Lot #6 – owned by Sully & Sons Holdings LLC – Industrial Park. Sully & Sons Holdings, LLC's Board of Directors are:**
 - a. **Agent: Attorney Michael F. Conklin, 264 Main Street, PO Box 849, North Woodstock, NH 03262-0849**
 - b. **Member: Kevin J. Sullivan 2016 Revocable Trust dated 11/22/2016, 21 Arthur Salem Way, PO Box 665, Lincoln, NH 03251-0665**
5. **Map 109, Lot 021 – Arthur Salem Way Lot #8 – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park**

6. Map 109, Lot 022 – Arthur Salem Way Lot #7 – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park
7. Map 109, Lot 023 – Arthur Salem Way Lot #5 – owned by Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 – Industrial Park
8. Map 109, Lot 024 – Arthur Salem Way Lot #3 – owned by Michael Donahue Sr. & Bobbie Ann Donahue, 68 Potato Hill Road, Woodstock, NH 03293 – Industrial Park and
9. Map 109, Lot 025 – Arthur Salem Way Lot #1 – owned by Michael Donahue Sr. & Bobbie Ann Donahue, 68 Potato Hill Road, Woodstock, NH 03293 – Industrial Park.

B. ADA Compliance for Parking Spaces – ADA National Network: Information, Guidance and Training with Disabilities Act

- IV. 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.

V. ADJOURNMENT.