



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC MEETING

Wednesday, June 12, 2019 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

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:

- May 22, 2019

Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Mark Ehrman (participated by phone), Member Stephen Noseworthy and Alternate Paul Beaudin

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

A. **Public hearing on proposed use of governmental land as a municipal park.** On 5/22/2019 PB received "Notification of Governmental Land Use, Construction or Development of land occurring on government-owned land under NH RSA 674:54 Governmental Land Uses". Town intends to use of a portion of 21 acres of Town-owned land known as 63 Recycle Road (Map 112, Lot 008 & 009) as a municipal park ("Riverfront Park Project") located west of Jean's Playhouse, east of Recycling center and along banks of East Branch of Pemigewasset River.

Park will be created in 2 phases. Phase I to include the construction of a parking lot, skate park and walkways/trails for site and river access and site work for future construction of restroom/storage facilities and playground area. Construction to be commenced within sixty (60) days of 5/22/2019. Monies for Phase I have already been raised.

1. **Applicant & Property Owner:**

Town of Lincoln, NH
148 Main Street
Lincoln, NH 03251

2. **Property:** 63 Recycle Road (Map 112, Lot 008 & 009) **General Use (GU) District**

B. **Lincoln Industrial Park.** Continued discussion about creating a process for selling lots in the Lincoln Industrial Park and a list of criteria to use when looking at proposals from potential buyers. Also, discussion about whether the Planning Board is the proper board to address this matter.

IV. **NEW BUSINESS**

A. **6:00 PM Conceptual Review, 10 East Spur Rd, Map 113 L041-001 General Residential (GR) District**

Discuss use/sale of property/Change of Use. Property currently houses a commercial salt shed but owner wants to sell the lot to new owner who intends to use lot eventually for residential use. New owner would allow current owner to continue commercial use until retirement and salt shed would eventually be converted to a residential garage. Do the new owners need to come for Site Plan Review to convert a

former commercial salt shed into a residential garage? Does it make a difference if there is no residential home on the property?

1. Applicant & Property Owner:

Jim Welsh
PO Box 286
Lincoln, NH 03251

2. Property: 10 East Spur Rd, (Map 113 Lot 041-001) General Residential (GR) District

B. 6:00 PM Conceptual Review, 9 West Street, Map 112 Lot 030 General Residential (GR) District

Discuss use/sale of property/Change of Use. James (Mike) Conn & Joan Conn built a residential home on 9 West Street in 1990. In 2004 they sold their property to 9 West Street Rentals, LLC, to be used as an accounting office. In 2016 the Conns bought back their former house, but continued to rent the building out as an office to a successor accounting firm. In 2019, the Conns terminated the accounting firm's lease and moved back in to live in the home, using the house as a single-family residence. According to the Conns, the only physical change after they initially built the building was a partition, turning one room into two rooms. Do the new owners need to come for Site Plan Review to convert a former office into a single-family residence?

1. Applicant & Property Owner:

James M. (Mike) and Joan Conn D. Conn
15 West Street
Lincoln, NH 03251

2. Property: 9 West Street, (Map 112 Lot 030) General Residential (GR) District

C. 6:00 PM Conceptual Review, 408 US Route 3, Map 106 Lot 019 (General Use (GU) District

Discuss use/sale of property/Change of Use. Peter Duguay is interested in purchasing the Long Horn Palace Restaurant building and converting it into a hostel for hikers, bikers and others. The building is a Restaurant built in 1965 prior to the Town's adoption of zoning in 1986. Duguay would like some insights into what would be required for Site Plan Review for this conversion.

1. Applicant:

Peter Duguay
633 Lehan Road
Bethlehem, NH 03574-5817
Lincoln, NH 03251

2. Property Owner:

Long Horn Palace Inc.
408 US Route 3
Lincoln, NH 03251

3. Property: 408 US Route 3, Map 106 Lot 019 (General Use (GU) District

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