



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

Wednesday, September 24, 2014 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

I. **CALL TO ORDER** by the Chairman of Planning Board; announcement of excused absences, if any, and seating of alternates(s), if necessary.

II. **CONSIDERATION** of meeting minutes from:

- August 27, 2014

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

A. **6:00 pm. Site Plan Review for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities**

1. **Application (SPR 2014-02)**

2. **Property:** Tax Map 126, Lot 20, (60 Loon Mountain Road)

3. **Purpose of Hearing:** Planning Board (PB) will hold a Public Hearing on whether engineering plans for proposed site of conditionally approved telecommunications facility are acceptable to town engineers – HEB Engineers, Inc. - and Planning Board. On 8-13-2014, Planning Board granted Conditional Site Plan Review Approval for telecommunications facility under Land Use Plan Ordinance, Article VI-A, subject to engineering approval by HEB Engineers, Inc. to be determined by the Planning Board at a public hearing, scheduled for 9-24-2014 at 6:00 pm. Thomas W. Hildreth, Esq. of McLane, Graf, Raulerson & Middleton, PA, on behalf of his client, Cellco Partnership d/b/a Verizon Wireless ("VzW") is proposing to construct a 100 foot monopole within a 50'X30' fenced-in compound located to the southwest of the Governor's Lodge at Loon Mountain Ski Resort, near the end of Governor's Lane at 60 Loon Mountain Road (Tax Map 126 Lot 020). Monopole will host 12 panel antennas with a centerline height of 97'. Monopole will be supported by 12'X26' equipment shelter & internal diesel generator located within compound. Structures will be in the General Use (G.U.) District. The property is owned by CLP Loon Mountain, LLC (formerly known as CNL Income Loon Mountain, LLC). Upon finding by Planning Board that plan obtains engineering approval, PB will vote on whether or not to approve the telecommunications facility on site as proposed.

A. **6:00 pm. Site Plan Review for Restaurant at Site of Former Pinestead Quilt Building and former Bill and Bob's Famous Roast Beef Restaurant**

1. **Application (SPR 2014-01)**

2. **Property Location:** Tax Map 112, Lot 27 (31 Main Street) and
Tax Map 112, Lot 028 (33 Main Street)
(Village Center District)

3. **Purpose of Hearing:** Planning Board will hold a Public Hearing on whether the applicant has met the conditions to approve a restaurant as a change in use – per NH Revised Statutes Annotated 676:4, I (d) and the Town of Lincoln Site Plan Review Regulations and Land Use Plan Ordinance, the Town is required to notify the public of a proposal for a change of use. Applicant Herbert Lahout, of 64 Sunset Hill Road, Sugar Hill, NH 03586, received conditional approval from the Lincoln Planning Board on March 26, 2014, to change the use of a business located on Tax Map 112, Lot 27 (31 Main Street) and Tax Map 112, Lot 28 (33 Main Street) (now merged) from retail space to a restaurant. The lot is located in the Village Center District. The Planning Board approved the Site Plan Review Application with the following conditions:

Provided Lahout provides the rest of the application to that it is complete as set forth above, the Planning Board approved the Voluntary Lot Merger and approved the Application for Site Plan Review:

- a. For Retail/Office Space as proposed; or
- b. For Restaurant Space provided the building is reconfigured to accommodate sufficient parking.
- c. In addition, the 991 square feet being demolished can be rebuilt as shown on the approved Site Plan.
- d. If the building is reconfigured to accommodate the restaurant and the addition is less than 990 square feet, those square feet are grandfathered for the additional footage up to 991 square feet.

Applicant began presenting evidence that the conditions have been met during a regular meeting of the Board on Wednesday, August 27, 2014. The public hearing was continued to Wednesday, September 24, 2014. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

IV. NEW BUSINESS

A. 6:00 pm – Minor Subdivision (Lot Line Adjustment) of land of Town along western side of East Spur Road

a. Application (SUB 2014-04)

b. Property Location:

- i. Michael Harrington & Holly Harrington who own Map 113, Lot 040 (6 McGee Drive);
- ii. James Welsh who owns Map 113, Lot 041 (10 East Spur Road)
- iii. James Welsh who owns Map 113, Lot 041.1 (East Spur Road);
- iv. Jane O'Connor who owns Map 113 Lot 042 (249 Pollard Road).
- v. Town of Lincoln owns East Spur Right of Way which abuts all four of the applicants' lots.

- c. **Proposal:** Applicants Michael Harrington, Holly Harrington, James Welsh and Jane O'Connor are proposing a minor subdivision (lot line adjustment) with the Town of Lincoln, owner of the East Spur Road Right of Way. Michael Harrington & Holly Harrington of PO Box 457, Lincoln, NH 03251-0457, own Map 113, Lot 040 (6 McGee Drive). James Welsh of PO Box 286, Lincoln, NH 03251-0286, owns Map 113, Lot 041 (10 East Spur Road) and Map 113, Lot 041.1 (East Spur Road). Jane O'Connor of 48 Evans Street, Watertown, MA 02472, owns Map 113 Lot 042 (249 Pollard Road). The Town of Lincoln owns East Spur Right of Way which abuts all four of the applicants' lots. The Town proposes to transfer the land in front of the applicants' lots to the applicants as the additional land within the East Spur Road Right of Way along the west side of East Spur Road is no longer needed for East Spur Road. Map 113, Lot 40 will increase from 0.88 acres to 1.05 acres. Map 113 Lot 041 will change from 1.66 acres to 2.04 acres. Map 113, Lot 041.1 will increase from 0.69 acres to 0.74 acres. Map 113, Lot 042 will increase from 0.64 acres to 0.82 acres. The applicants' lots are located along the west side of East Spur Road. The land is located in the General Residential (G.R.) District. The applicant's surveyor is Sabourn & Tower Surveying and Septic Design, PLLC. No new lots are being created. No additional streets, utilities or public improvements will be required.

If the application is accepted as complete by the Planning Board, a public hearing will be conducted during this meeting or scheduled for a future meeting of the Planning Board. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

B. 6:00 pm – Conceptual – Bar with Dance Floor & Pool Tables next door to El Charro's Restaurant.

- a. Conceptual – Alberto Lira d/b/a El Charro (Mexican Restaurant) wants to explore the possibility of renting space next to El Charro's (6-24 Lumberyard Drive – Unit #5) for a bar with dance floor and pool tables.

V. OTHER BUSINESS

- A. Water and Sewer System Upgrades
- B. Municipal Parking
- C. October 20th Meeting between Retailers and Board of Selectmen about Sign Ordinance Enforcement.

VII. 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.

VIII. ADJOURNMENT