



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA

### PLANNING BOARD 1<sup>ST</sup> MONTHLY MEETING

Wednesday, September 14, 2022 – 6:00 PM

Planning Board Public Meeting

\*Lincoln Town Hall, 148 Main Street, Lincoln NH

\*Hybrid meeting available both in person with social distancing & masks & 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 room for 8-12 guests in addition to the Board members with social distancing, 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](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:

- August 10, 2022**

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

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**III. NEW BUSINESS**

**A. CONCEPTUAL => prior to review of application for Site Plan Review (SPR 2022-13 M001 L002, M118 L039, M118 L040, M126 L020 Loon Mountain Recreation Corporation – Expansion)**

**6:00 PM. Brian Norton, President, Loon Mountain Recreation Corporation–Expansion of ski trails into South Peak Resort & South Mountain Area**

**Brian G. Norton**, President and General Manager of Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH, 03251; Loon Mountain Resort is owned by Boyne Resorts, 3951 Charlevoix Avenue, Petoskey, Michigan, 49770 (via ZOOM).

#### Potentially Impacted Properties:

- Map 001, Lot 002** (Kancamagus Highway) owned by United States National Forest, Bureau of Land Management, 7450 Boston Boulevard, Springfield, VA 22153-3121) (63,874 Acres).
- Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a Longfellow Design and d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540 (95.71 Acres).
- Map 118, Lot 040** (Parcel 2 #LO) owned by Mark Bogosian d/b/a Longfellow Design and d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540 (93.93 Acres).

4. **Map 126, Lot 020** (60 Loon Mountain Road) owned by Loon Mountain Recreation Corporation, 60 Loon Mountain Road, Lincoln, NH 03251 (74 Acres).

**B. CONCEPTUAL => prior to review of application for MAJOR SUBDIVISION & SITE PLAN REVIEW**

**6:00 PM. Mark Bogosian, President & Owner of Longfellow Design Build, 866 Main Street, Osterville, MA 02655 re: South Peak Resort Expansion**

**Potentially Impacted Properties:**

1. **Map 118, Lot 018** (Crooked Mountain Road #100) owned by FC-Loon, LLC, 2365 Rice Boulevard, Suite 201, Houston, TX 77005 (0.55 Ac).
2. **Map 118 Lot 035** (Crooked Mountain Road #122) owned by FC-Loon, LLC, 2365 Rice Boulevard, Suite 201, Houston, TX 77005) (0.44 Ac).
3. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a Longfellow Design and d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540 (95.71 Acres).
4. **Map 120, Lot 027** (Crooked Mountain Road #121) owned by FC-Loon, LLC, 2365 Rice Boulevard, Suite 201, Houston, TX 77005.
5. **Map 121 Lot 021** (24 Crooked Mountain Road) owned by FC-Loon, LLC, 2365 Rice Boulevard, Suite 201, Houston, TX 77005.
6. **Map 124, Lot 066** (South Peak L/O) owned by Mark Bogosian d/b/a Longfellow Design and d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540 (28.28 Acres).

**C. MAJOR SUBDIVISION**

**6:00 PM. Thomas Tremblay, Trustee, Thomas P. Tremblay Revocable Trust of 2006 – “The Meadows” Subdivision**

Application for a Major Subdivision called “The Meadows,” Part 2, between two (2) adjacent lots south of and including LouAnn Lane (50’ ROW), abandoning the lot line between Lot 018 and Lot 019 and a further subdividing the two (2) lots, into four (4) single-family house lots and one (1) lot to support LouAnn Lane and the hammerhead turn around at the western end of LouAnn Lane.

**Applicant/Property Owner:** Thomas P. Tremblay, Trustee  
Thomas P. Tremblay Revocable Trust of 2006  
PO Box 235  
Lincoln, NH 03251-0235.

**Applicant’s surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc.  
254 Mann’s Hill Road  
Littleton, NH 03561.

**Properties:** (Rural Residential (RR) District - minimum lot size is 15,000 SF or 0.34 Acres)

1. Louann Lane #LO (Map 117, Lot 018) (0.54 Acres) (vacant)
2. Louann Lane (LO) (Map 117, Lot 019) (1.67 Acres) (vacant)

**Proposal:** To subdivide two (2) existing lots into four (4) house lots and one (1) lot to support LouAnn Lane (ROW) with hammerhead turnaround. Three (3) new lots will be created. Improvements to LuAnn Lane R/W (to become a 50 ft ROW with 20 ft travel surface), the four (4) house lots,

& an extension of municipal water lines, sewer lines & utilities will be required. Some of this improvement work on “the Meadows” was started in 2021 with the earlier subdivision of Lots 1, 2, and 3.

The remainder of Map 117, Lot 018 (0.54 Acres) and Map 117, Lot 019 (1.67 Acres) as follows:

1. **Lot 4:** 0.40 Acres (17,255 SF) (vacant) (to become a single-family house lot)
2. **Lot 5:** 0.36 Acres (15,539) (vacant) (to become a single-family house lot)
3. **Lot 6:** 0.35 Acres (15,403 SF) (vacant) (to become a single-family house lot)
4. **Lot 7:** 0.35 Acres (15,364 SF) (vacant) (to become a single-family house lot)
5. **Lot With No #:** 0.75 Acres (32,619 SF) (vacant) (to support LouAnn Lane R/W and hammerhead turnaround)

#### **D. CON => SITE PLAN REVIEW**

**#CON 2022-16 M117 L105 Mountain Club at Loon Unit Owners’ Association, LLC – Explore options for increased employee housing.**

**6:00 PM: Cristopher Salomon, AIA, Samyn - D’Elia Architects, P.A., 6 Central House Road, PO Box 229, Holderness, NH 03245 agent for Mountain Club at Loon, LLC – Increase capacity of apartment building/boarding house used for employee housing.**

**Applicant/Property Owner:**

Mountain Club on Loon Unit Owners Association  
90 Loon Mountain Road  
Lincoln, NH 03251

**Property:** 29 Pollard Road, (Map 117, Lot 105). 0.34 Acres in the General Use (GU) District with 3-unit apartment building housing 11 employees.

**Proposal:** Owner wants to increase the number of employees that can be housed at 29 Pollard Road. Exploring options available under LUPO to make that happen. Application for Site Plan Review to put an addition onto the back of a three-unit apartment building and convert the three-unit apartment building into a “Restricted Multi-Family Residential Housing” apartment building with seven (7) dwelling units. A “Restricted Multi-Family Residential Housing” is restricted to long term tenancy, defined as greater than 180 days, permitted as a business use in the General Use (GU) District subject to the business use density requirements with a maximum 70% lot coverage. The existing building consists of the following:

- a. Apartment #1 = 3 bedrooms, 1 bathroom;
- b. Apartment #2 = 2 bedrooms, 2 bathrooms; &
- c. Apartment #3 = 4 bedrooms, 2 ½ bathrooms.

Proposed addition would include four (4) studio apartments with 1 bedroom, 1 kitchen & 1 bathroom in each apartment.

**E. SMW => PARTIAL WAIVER OF STORMWATER MANAGEMENT ORDINANCE FOR DETENTION PONDS AT THE PINES AT FOREST RIDGE AS APPROVED IN SITE PLAN REVIEW APPROVAL – Planning Board to determine, is this a De Minimis change or not?**

Mount Coolidge Construction, LLC, is seeking a waiver of a portion of the Stormwater Management Ordinance. They seek a waiver of Article V Stormwater Management Requirements, Section B of the Stormwater Management Ordinance. Section B reads as follows. “Post-development peak runoff rate and volume shall not exceed pre-development levels for a 25 year, 24-hour storm event.”

**Owner:** Richard (Rick) Elliott (now deceased) and Jared Elliott d/b/a  
Mount Coolidge Construction, LLC  
3 Amalia Drive  
Nashua, NH 03063

**Agent:** Marc Burnell, PE, Project Manager, Horizons Engineering, Inc.  
34 School Street  
Littleton, NH 03561

**Property:** Map 114, Lot 080 (Woodland Loop Land Only) (8.26 Acres) in the Rural Residential (RR) District

**Proposal:** Under predevelopment conditions, the 25-year storm event generates approximately 0.91 acre-feet of runoff volume. Under the current geometry of the pond, the 25-year storm event generates approximately 0.99 ac-ft of runoff volume. The pond has been in operation for over a year and there have been no issues with its performance in containing and attenuating storm events.

The request for a waiver is for the portion of the SMO pertaining to **volume**. Applicant is seeking a waiver of Article V Stormwater Management Requirements, Section B. of the Stormwater Management Ordinance as it relates to the requirement that the post-development peak runoff volume shall not exceed the pre-development runoff volume for a 25-year, 24-hour storm event.

**Would granting this request for a waiver constitute a *de minimis* change?**

**If granting the waiver would not constitute a *de minimis* change, a notice of hearing to amend the Site Plan Review Approval needs to be published in the newspaper and abutters need to receive abutter notices.**

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

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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**