



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD 2ND MONTHLY MEETING Wednesday, September 28, 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 large conference 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 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:

- September 14, 2022**

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

III. NEW BUSINESS

A. SITE PLAN REVIEW & TWO SUBDIVISIONS => Application for Site Plan Review (SPR 2022-14 M124 L066+ Mark Bogosian d/b/a FC-Loon, LLC and South Peak, LLC – Reconfiguration of South Peak Resort)

6:00 PM. Mark Bogosian, d/b/a FC-Loon, LLC and South Peak, LLC

Applicant: Mark Bogosian
367 Main Street
Falmouth, MA NH 03561

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
Formerly:

2365 Rice Boulevard, Suite 201
Houston, TX 77005

Now:

367 Main Street
Falmouth, MA 02540

(2) Mark Bogosian d/b/a South Peak, LLC
367 Main Street
Falmouth, MA 02540

Properties are all within South Peak Resort and in the General Use (GU) District:

1. **Map 118, Lot 018** (Crooked Mountain Road #100) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.55 Ac).
2. **Map 118 Lot 035** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.44 Ac).
3. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
4. **Map 120, Lot 027** (Crooked Mountain Road #121) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
5. **Map 121 Lot 021** (24 Crooked Mountain Road) owned by Mark Bogosian d/b/a FC-Loon (0.66 Ac).
6. **Map 124, Lot 066** (South Peak L/O) owned by Mark Bogosian d/b/a South Peak, LLC (28.28 Acres).

Proposal: A total of seventeen (17) new lots will be created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities will be required for the six (6) lot subdivision and will also require Site Plan Review Approval. No such approval will be needed for the eleven (11) lot subdivision as the infrastructure is in place.

Application #1 for Subdivision proposes to divide portions of the lots listed above in one (1) six (6) lot subdivision:

1. **Map 118 Lot 035** (Crooked Mountain Road #122) Mark Bogosian d/b/a FC-Loon, LLC, (0.44 Ac).
2. **Map 118, Lot 039** (South Peak Road) Mark Bogosian d/b/a South Peak, LLC (95.71 Acres).
3. **Map 120, Lot 027** (Crooked Mountain Road #121) Mark Bogosian d/b/a FC-Loon, LLC(0.35 Ac).

Six (6) new lots created on Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.05** (0.38 Acres)
2. **Map 118, Lot 039.06** (0.41 Acres)
3. **Map 118, Lot 039.07** (0.37 Acres)
4. **Map 118, Lot 039.08** (0.55 Acres)
5. **Map 118, Lot 039.09** (0.40 Acres)
6. **Map 118, Lot 039.10** (0.36 Acres)

Application #2 for Subdivision proposes to divide portions of the lots listed above in one (1) eleven (11) lot subdivision.

1. **Map 118, Lot 018** (Crooked Mountain Road #100) Mark Bogosian d/b/a FC-Loon, LLC (0.55 Ac).
2. **Map 118 Lot 035** (Crooked Mountain Road #122) Mark Bogosian d/b/a FC-Loon, LLC (0.44 Ac).
3. **Map 118, Lot 039** (South Peak Road) Mark Bogosian d/b/a South Peak, LLC (95.71 Acres).
4. **Map 120, Lot 027** (Crooked Mountain Road #121) Mark Bogosian d/b/a FC-Loon, LLC (0.35 Ac).
5. **Map 121 Lot 021** (24 Crooked Mountain Road) Mark Bogosian d/b/a FC-Loon, LLC (0.66 Ac).
6. **Map 124, Lot 066** (South Peak L/O) Mark Bogosian d/b/a South Peak, LLC (28.28 Acres).

Five (5) New lots created on South Peak Road to be as follows:

1. **Map 118, Lot 039.11** (0.37 Acres)
2. **Map 118, Lot 039.12** (0.35 Acres)
3. **Map 118, Lot 039.13** (0.60 Acres)
4. **Map 118, Lot 039.14** (0.37 Acres)

One (1) new lot created on Friendship Court as follows:

1. **Map 118, Lot 039.15** (0.60 Acres)

Three (3) new lots created on South Peak Road as follows:

1. **Map 118, Lot 039.15** (a second lot with the same lot number) (0.47 Acres)
2. **Map 118, Lot 039.16** (0.49 Acres)
3. **Map 118, Lot 039.18** (0.46 Acres)

Subdivide 1 lot into 2 lots, creating 1 new lot on South Peak Road as follows:

1. **Map 121, Lot 021.01** (0.38 Acres)
2. **Map 121, Lot 021.02** (.43 Acres)

One (1) new lot created off South Peak Road as follows:

1. **Map 124, Lot 066.01** (0.49 Acres)

SITE PLAN REVIEW:

Notice is hereby given in accordance with RSA 676:4 & 676:7 that an **Application for Site Plan Review approval for access road design including grading, drainage and utilities infrastructure for the six (6) lot subdivision proposed above** within the General Use (GU) District will be submitted to the Planning Board during a regular meeting Wednesday September 28, 2022 at 6:00PM.

Applicant: Mark Bogosian
367 Main Street
Falmouth, MA NH 03561

Agent/Surveyor/Engineer: Andrew J. Nadeau, P.E.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Property Owners:

(A) Mark Bogosian d/b/a FC-Loon, LLC

1. Formerly: 2365 Rice Boulevard, Suite 201, Houston, TX 77005
2. Now: 367 Main Street, Falmouth, MA 02540

(B) Mark Bogosian d/b/a South Peak, LLC

1. 367 Main Street, Falmouth, MA 02540

Properties all within South Peak Resort and in the General Use (GU) District:

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2. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
3. **Map 120, Lot 027** (Crooked Mountain Road #121) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).

B. CONCEPTUAL => SITE PLAN REVIEW => Conceptual for Possible Site Plan Review

(CON 2022-18 M108 L016 Michael Donahue + Brian Klaus – Work Force Housing for Bog Brook Road)

6:00 PM. Brian Klaus Presenter

Mark Bogosian, d/b/a FC-Loon, LLC and South Peak, LLC

Applicant: Brian Klaus (Presenter)

Property Owner: Michael Donahue Sr. & Bobbi Ann Donahue
68 Potato Hill Road
Woodstock, NH 03293

Property: Bog Brook Road #LO (Map 108, Lot 016)
(Vacant Land 4.33 Acres) Rural Residential (RR) District
Restricted Multi-Family Residential Housing & Multi-Family Housing
not allowed in Rural Residential (RR) District
(Not part of a Homeowners Association or a Condominium Association)

Proposal: Possible Workforce Housing – 44 units of low rent workforce housing including
1 bedroom, two-bedroom, three-bedroom & four-bedroom units

- **Building #1** would be a 2-story building with 24 one-bedroom, one-bathroom apartments.
- **Building #2** would be a 3-story building with 4 two-bedroom, one-bathroom apartments and a four-car garage.
- **Building #3 and Building #4** would be three-story buildings, each with:
 - two apartments that are two-bedroom one-bathroom apartments;
 - one unit that would be three-bedroom, two-bathroom apartment and a 4-car garage.
- **Building #5** would be a “community house”, three-story building with three bedrooms, four bathrooms and a 4-car garage.

Looking for input and advice and whether support for project is possible.

C. CONCEPTUAL => SIGNAGE FOR MULTI BUSINESS PROPERTY =>

Conceptual for How to Address Signage for Multi-Business Design Center.

Applicant: Brenton (Brent) Drouin d/b/a Century 21 Mountainside Realty Realtor Office PO Box 788, Lincoln, NH 03251-0788

Property Owner: Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC, PO Box 788, Lincoln, NH 03251-0788

Property: 49 Main Street #A (Map 112, Lot 055000-00-0000A) – Business Condominium
 49 Main Street #B (Map 112, Lot 055000-00-0000B) – Business Condominium
(0.38 Acres with 2 business condominium units and common space)

Proposal:

Some businesses that use the center have a physical presence, some do not. However, all use the Design Center. The Design Center is not structured like a regular multi-business facility. There is not really a clear “change in use” to trigger Sight Plan Review. The business is still a “Business Use – Consumer Service Business.”

The business situation does not fit the Sign Ordinance portion of the Land Use Plan Ordinance. Looking for guidance.

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

- A. Letter from Town Manager Carina Park to Planning Board Chair Jim Spanos & Planning Board Members dated August 30, 2022.

- 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