



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC HEARING

Wednesday, November 11, 2020 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current COVID-19 situation, and to a recent staff exposure to COVID-19, the Town Office is closed to the public. This meeting will be available only via the Zoom Meeting Platform to allow for town wide participation. The public is encouraged to participate remotely using ZOOM by going to:
Join ZOOM Meeting.

Link: <https://us02web.zoom.us/j/86221607863?pwd=U0JuN2RzTmhZUGVRTjlGUERHazdSZz09>

Meeting ID: 862 2160 7863 and Passcode: 815556 or via telephone (1-929- 205-6099).

(See also town website www.lincolnnh.org for the 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:

- October 28, 2020**

(Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Selectmen's Representative, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

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

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A. SPR 2020-04 M102 L005 Greenside Ink – GMR Holdings of NH, LLC - Cell Tower

Application for Site Plan Review Approval for proposed 120-foot-high telecommunications cell tower under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities has been filed by:

Agent Attorney Jonathan Springer

Springer Law Office, PLLC
118 Maplewood Avenue - Suite C-3
Portsmouth, N.H. 03801
on behalf of

Applicant GMR Holdings of NH, LLC

702 Riverwood Drive
Pembroke, NH 03275

Property Owner Donald Landry d/b/a Greenside Ink, LLC

PO Box 953
Lincoln, NH 03251-0953

Property:

749 US Route 3, Lincoln, NH (Map 102, Lot 005). General Use (GU) Zoning District

Proposed Project: Project includes construction of a 120-foot-tall monopole tower within a 40'X40'X38'X52'4" fenced compound. The compound will be within a parking lot of a landscaping business and adjacent to a building located at 749 US Route 3 (Tax Map 126 Lot 020). The structures will be in the General

Use (GU) District. Property is approximately 1.06 acres in size and is a triangular shape between the 34A exit ramp off Interstate Route 93 (I-93 North) and US Route 3. The property is owned by Greenside Ink, LLC. Property is currently used by the owner to operate a landscape business.

In addition to Site Plan Review approval, applicant is seeking a Conditional Use Permit pursuant to Article IV-A, Section F (4) to increase the allowed height of 100 feet to 120 feet.

The Applicant is also seeking the following waivers:

1. From Article VI-4, Section H (4)(a)(i), which states that “Towers shall be located within the tower lot as to provide a fall zone free of any structures equal to 125% of the height of the tower.”
2. From Site Plan Review Regulation Article XIV (23)(d), which requires engineering calculations used to determine drainage requirements.
3. From Article VI-A, Section J (as a condition of acceptance only; the Planning Board shall require the applicant to post adequate surety for the costs of maintenance, remit repair or removal thereof. The amount informed of the surety shall be determined by the Planning Board.)

As a proposed Development of Regional Impact, notice was to **NH Towns & unincorporated places** within 20 miles of Lincoln: Albany, Ashland, Bartlett, Bath, Beans Grant, Beans Purchase, Benton, Berlin, Bethlehem, Campton, Carroll, Center Harbor, Chandlers Purchase, Chatham, Conway, Crawfords Purchase, Cutts Grant, Dalton, Dorchester, Easton, Eaton, Ellsworth, Franconia, Gorham, Greens Grant, Groton, Hadleys Purchase, Hales Location, Hart’s Location, Haverhill, Holderness, Jackson, Jefferson, Kilkenny, Lancaster, Landaff, Lisbon, Littleton, Livermore, Low & Burbanks, Lyman, Madison, Martins Location, Monroe, Moultonborough, Orford, Ossipee, Piermont, Pinkham’s Grant, Plymouth, Randolph, Rumney, Sandwich, Sargents Purchase, Shelburne, Sugar Hill, Tamworth, Thompson & Meserve, Thornton, Warren, Waterville Valley, Wentworth, Whitefield & Woodstock.

VT Towns within 20 miles of Lincoln include: Barnet, Bradford, Concord, Fairlee, Lunenburg, Newbury, Ryegate, and Waterford.

The first meeting was held on October 14, 2020. The “Balloon Test” to evaluate the impact of the proposed height of the tower was held on October 31, 2020. The October 14, 2020 meeting was a continued to Wednesday, November 11, 2020 at 6:00 PM.

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B. SUB 2020-04 M118 L024, L025 L027 – Moran & Tremblay – Lot Line Adjustment between 3 Lots

Application for subdivision (boundary lot adjustments) between 3 adjacent lots at the end of O’Brien Avenue RW, reconfiguring the lots.

Applicant: F. Myles Moran
PO Box 184
Lincoln, NH 03251-0184

Property Owners and Properties:

1. 11 O’Brien Avenue (Map 117, Lot 024) owned by F. Myles Moran, and Mary J. Levitsky, Trustees, The Moran Levitsky Revocable Trust, PO Box 184, Lincoln, NH 03251-0184.
2. 30 & 31 O’Brien Avenue (Map 117, Lot 025) owned by Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust of 2006, PO Box 235, Lincoln, NH 03251-0235.

3. O'Brien Avenue – OFF (Map 117, Lot 027) [former garden lots roadway] owned by F. Myles Moran, and Mary J. Levitsky, Trustees, The Moran Levitsky Revocable Trust, PO Box 184, Lincoln, NH 03251-0184.

Proposal: The subdivision proposed includes the following transfers:

- A. Parcel A: A portion (260 SF or 0.006 Ac) of Map 117, Lot 025 to be transferred to Map 117, Lot 024; &
- B. Parcel B. A portion (4,436 SF or 0.10 Ac) of Map 117, Lot 027 to be transferred to Map 117, Lot 025.

Lots are all in the Rural Residential (RR) District.

Changes in size of lots will be as follows:

1. 11 O'Brien Avenue (Map 117, Lot 024) original area of 51,204 SF (1.18 Ac) changes to 51,464 SF (1.18 Ac);
2. 30 & 31 O'Brien Avenue (Map 117, Lot 025) original area of 1.7 Ac +/- changes to 1.8 Ac +/-.
3. O'Brien Avenue – OFF (Map 117, Lot 027) [former garden lots roadway] original area of 7,033 SF (0.16 Ac) changes to 2,597 SF (0.6 Ac).

Applicant's surveyor: Stephen B. Tower, Sabourn & Tower Surveying and Septic Design, PLLC.

No new lots will be created. No improvements to these lots, no extension of municipal water and sewer lines and no extension of utilities will be required.

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C. SPR 2020-15 M118 L064 & L065 – Mark Stiles Trustee S&A Offices Realty Trust – Saber Mountain Properties, I & II – Multi-Use Building

Application for Site Plan Review Approval to merge two adjacent lots, demolish two buildings and replace buildings with one proposed multi-use building will be submitted to the Planning Board.

Applicant: Mark D. Stiles, Trustee
S&A Offices Realty Trust
PO Box 1113
North Marshfield, MA 02059

Property Owners and Properties:

(1) Saber Mountain Properties, LLC owns 155 Main Street (Map 118, lot 065).
PO Box 820
Lincoln, NH 03251-0820

(2) Saber Mountain Properties, II, LLC owns 153 Main Street (Map 118, Lot 064).
PO Box 820
Lincoln, NH 03251-0820

Both lots are in the Village Center (VC) District.

Agent/Surveyor/Engineer: Applicant & two property owners are represented by agent.
Joshua M. McAllister, PE
HEB Engineers, Inc.
2605 White Mountain Hwy
North Conway, NH 03860.

Proposal:

Applicant proposes to voluntarily merge the two lots & construct a 3,586 square foot multi-use building consisting of retail and residential uses: 3 commercial units totaling 2,460 SF are proposed on the ground level, 3 apartment units on 2nd level, & 3 apartment units on 3rd floor.

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

The public is encouraged to participate remotely using ZOOM by going to Join ZOOM Meeting. See town website www.lincolnnh.org for the link, meeting ID and passcode.

Join the Zoom Meeting:

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