

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD

Wednesday, February 22, 2023 – 6:00PM

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/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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.)

SITE PLAN REVIEW

Notice is hereby given in accordance with RSA 676:4 & 676:7 that an **Application for Site Plan Review** at the Mountain Club on Loon Resort and Spa located in the **General Use (GU) District** will be submitted to the Planning Board during a regular meeting Wednesday February 22, 2023 at 6:00 PM. Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Site Plan Review Regulations, Board will vote to accept application as **complete**, and, if Board finds application to be complete, then a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at public hearing, this application will stay on Planning Board agenda until such time as it is either approved or disapproved.

Applicant: (1) Jeffery C. McIver, President and General Manager for Mountain Club on Loon Unit Owners' Association, 90 Loon Mountain Road, Lincoln, NH 03251.

Property Owner: Mountain Club on Loon Unit Owners' Association, 90 Loon Mountain Road, Lincoln, NH 03251 (owner of both multifamily and commercial business units).

Subject Property: Property known as 90 Loon Mountain Road (Map 126, Lot 018), that includes several business tenants including but not limited to: The Mountain Club on Loon – Loon Mountain Condo Resort with hotel & conference center, The Black Mountain Pub, Viaggio Spa & Wellness Center, and 234 residential vacation rental units located in the **General Use (GU) District**.

Proposal: Application for Site Plan Review approval for a 58.5 kW DC/40.000 kWAC Photovoltaic System – Flush Mounted Rooftop Solar Array to offset commercial electricity usage at the Mountain Club on Loon Resort and Spa. The solar panel array as proposed to be located on the back rooftop (furthest away from the Loon Mountain Road) in the southeasternmost section of the building closest to the ski trail know as Lower Bear Claw.

Ordinance: In the Land Use Plan Ordinance (LUPO) the following section applies:

ARTICLE VI-D (SOLAR ENERGY SYSTEMS), Section E. (**SOLAR ENERGY SYSTEMS, PERMITS REQUIRED**), **Paragraph 5** (...Roof Mounted Solar Energy Systems for ..., Commercial or Industrial Buildings or Multi-Family Housing that Produce More Than Twenty-Five Kilowatt Hours of Electricity and Less Than One Megawatt (1 MW) of electricity.) "All proposed Solar Energy Systems for Non-Residential Buildings, ... Commercial Buildings, ... or Multi-Family Housing (a building with greater than two housing units) that produce greater than twenty-five-Kilowatt hours (25kW) of electricity and less than one megawatt hour (1 MW) of electricity shall be required to obtain both Site Plan Review Approval from the Planning Board and a Land Use Authorization Permit, following Planning Board approval."