

APPROVED

PLANNING BOARD
PLANNING BOARD MEETING
WEDNESDAY, August 9, 2023, 2023 – 6:00 PM
***Lincoln Town Hall, 148 Main Street, Lincoln NH**

*Hybrid meeting available both in person & via Zoom Meeting Platform to allow for town wide participation. A quorum of Planning Board members 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, the public is welcome to participate remotely using ZOOM. Planning Board Meetings can be attended in-person at the Town Hall Building. Recordings of all Planning Board meetings can be found at www.youtube.com (Lincoln NH Planning Board Meeting 08 09 2023). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMlG>

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 Chairman James Spanos

Planning Board Members Present: Chair James Spanos, Vice-Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin (via Zoom), Alternate Mark Ehrman (via Zoom)

Planning Board Member Excused: Alternate Danielle Black

Staff Present: Planner Carole Bont

Consultant: Raymond Korber, P.E. (KVPartners, LLC) (via Zoom)

Guests Present:

- **James (Jim) F. Burns, resident (CO-APPLICANT/ABUTTER)**
 - James F. Burns & MacKenzie Gaudet, 36 LaBrecque Street, Lincoln, NH 03251 owns the following:
 - 36 LaBrecque Street (Map 113, Lot 021)
 - James F. Burns & MacKenzie Brigid Gaudet, 36 LaBrecque Street, Lincoln, NH 03251 owns the following:
 - 23 Hummingbird Road #1 (Map 114, Lot 027000-0L-00089)
 - James F. Burns & MacKenzie Brigid Gaudet d/b/a Black Sheep Properties, LLC, 36 LaBrecque Street, Lincoln, NH 03251 owns the following:
 - 34 Franklin Street (Map 113, Lot 010)
 - Franklin Street #LO (Map 113, Lot 009)

AND

- **James (Jim) F. Burns**, resident (**AGENT FOR APPLICANT *MARK BOGOSIAN D/B/A SOUTH PEAK, LLC AND FC-LOON LLC***)
 - **James (Jim) F. Burns**, 36 LaBrecque Street, Lincoln, NH 03251 (via Zoom)
Acting as:
 - A. Business Development for South Peak Resort, now owned by:
 - Mark Bogosian d/b/a FC-Loon, LLC, 367 Main Street, Falmouth, MA 02540; (30 Lots); and
 - Mark Bogosian d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540 (6 Lots).
 - B. Manager of The Village Shops Shopping Center, newly purchased by:
 - Mark Bogosian d/b/a Main Street Lincoln Investments, LLC, 866 Main Street, Osterville, MA 02655 where Longfellow Design Build Osterville, 866 Main Street, Osterville, MA 02655 is also located.
 - C. Business Development for Longfellow Design Build owned by:
 - Mark Bogosian d/b/a Longfellow Design Build, 367 Main Street, Falmouth, MA 02540.
 - D. Business Development for Longfellow Design Build NH, owned by:
 - Mark Bogosian d/b/a Longfellow Design Build NH, located at 9 Riverside Terrace Drive 2C, Lincoln, NH 03251 (property owned by Mark Bogosian d/b/a Loon Slopeside, LLC) (Map 118, Lot 039001-02-0000C).
- **Susanne (Susan) A. Chenard**, resident of 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785(via Zoom).
 - Alternate member of the Zoning Board of Adjustment. Owns the following:
 - 19 Maple Street (Map 118, Lot 069)
- **Jack Daly**, resident (**ABUTTER**)
 - Board of Selectmen member & ZBA member
 - John & Donna Daly Living Trust, 186 Black Mountain Road, P.O. Box 450, Lincoln, NH 03251-0450. Owns the following:
 - 186 Black Mountain Road (Map 130, Lot 097)
- **Mark P. Daher**, nonresident
 - Lives with Sharon Lalli, 21 Glandore Road Westwood, MA 02090 who is an abutter and owns the following:
 - 10 School Street #6 (Map 113, Lot 132000-01-00006 – not an owner)
- **Rene Darling**, nonresident
 - Lives with Applicant Peter Marlowe (with an old address of) 258 West Manchester Street, Lowell, MA 01852.
- **Donna Gail Desimone**, resident (via Zoom & later in person)
 - 23 Maple Street, PO Box 253, Lincoln, NH 03251-0253
- **Patrick (“Michael”) Desimone**, resident (via Zoom & later in person)
 - 23 Maple Street, PO Box 253, Lincoln, NH 03251-0253, owns the following:
 - 23 Maple Street, (Map 113, Lot 157)

- **Dennis M. Ducharme, resident**
 - **Dennis M. Ducharme**, Developer & President, RRP, RiverWalk at Loon Mountain, LLC, (**Map 118, L044**) at 22 South Mountain Drive, Mail: 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636. Developer & President of 10 InnSeason Resorts, headquartered in Hyannis, Cape Cod, Massachusetts, including two (2) InnSeasons Resorts in the Town of Lincoln:
 - (1) InnSeasons Resorts Pollard Brook at 33 Brookline Road (**Map 122, Lot 002 & Lot 003**), Lincoln, NH and
 - (2) InnSeasons Resort South Mountain at 23 InnSeason Drive (**Map 118, L047**), Lincoln, NH.
- **Adam Fischer, nonresident**
 - Managing Partner, Orsorno Capital, 1045 Mission Street, Apt 486, San Francisco, CA 94103-5818
- **Dennis J. Gaudet, nonresident (ABUTTER)**
 - Dennis J Gaudet, 79 Oakmont Drive Concord, NH 03301. Owns the following:
 - 48 Cooper Memorial Drive #412 (Map 118-043000-01-00412)
 - Dennis J & Carolyn A Gaudet Trustees, Carolyn A Gaudet Revocable Trust, 79 Oakmont Drive Concord, NH 03301. Owns the following:
 - 42 Crooked Mountain Road (Map 121 Lot 017)
- **MacKenzie (“Kenzie”) Brigid Gaudet, resident (CO-APPLICANT/ ABUTTER)**
 - James F. Burns & MacKenzie Gaudet, 36 LaBrecque Street, Lincoln, NH 03251. Owns the following:
 - 36 LaBrecque Street (Map 113, Lot 021)
 - James F. Burns & MacKenzie Brigid Gaudet, 36 LaBrecque Street, Lincoln, NH 03251 who owns the following:
 - 23 Hummingbird Road #1 (Map 114, Lot 027000-0L-00089)
 - James F. Burns & MacKenzie Brigid Gaudet d/b/a Black Sheep Properties, LLC, 36 LaBrecque Street, Lincoln, NH 03251 who own the following:
 - 34 Franklin Street (Map 113, Lot 010)
 - Franklin Street #LO (Map 113, Lot 009)
- **Andrew (Drew) Goddard, nonresident (APPLICANT) (ABUTTER)**
 - d/b/a 179 South Peak, LLC, 1 Sanctuary Drive, Stratham, NH 03885
 - 179 South Peak Road (Map 121, Lot 028)
 - d/b/a Copley Loon Housing LLC (1 property), 1 Sanctuary Drive, Stratham, NH 03885
 - 139 Main Street (Map 118, Lot 050)
 - 141 Main Street (Map 118, Lot 051)
 - LO Main Street (Map 118, Lot 052)
 - d/b/a Copley Properties, LLC, 1 Sanctuary Drive, Stratham, NH 03885
 - d/b/a Copley Rentals, LLC (no properties), 1 Sanctuary Drive, Stratham, NH 03885
 - 330 South Peak Road (Map 118, Lot 039002)
 - 326 South Peak Road (Map 118, Lot 039003)
 - d/b/a Copley Homes, LLC (1 property), 1 Sanctuary Drive, Stratham, NH 03885
 - 164 South Peak Road (Map 122, Lot 008)

- **Jase Gregoire, EIT, nonresident (ENGINEER FOR APPLICANT)**
 - Engineer for Applicant Andrew (Drew) Goddard
 - Civilworks New England/Haight Engineering, PLLC, 181 Watson Rd., P.O. Box 1166, Dover, NH 03820-1166
- **“I-Phone (134)”** – is an unidentified participant #1 who named their computer handle, “I-Phone (134)” (via Zoom).
- **Sharon Lalli, nonresident (ABUTTER)**
 - Sharon Lalli (sole owner) Lives with Mark Daher(?) 21 Glandore Road Westwood, MA 02090. Owns the following:
 - 10 School Street #6 (Map 113, Lot 132000-01-00006)
- **Gail LaSala, nonresident (ABUTTER)**
 - Gail LaSala, PO Box 80048 Stoneham, MA 02180. Owns the following:
 - 10 School Street #9 (Map 113 Lot 132000-01-00009)
- **Derek D. Lick, Esq.**
 - **Derek Lick, Esq., nonresident (ATTORNEY FOR APPLICANT MARK BOGOSIAN D/B/A SOUTH PEAK, LLC AND FC-LOON LLC), formerly with Sullivan & Hollis, now with Orr & Reno, 45 South Main Street, P.O. Box 3550, Concord, NH 03302-3550.**
- **Cindy Lloyd, resident (ABUTTER)**
 - Cynthia S Lloyd Trustee, Cynthia S Lloyd Rev Trust P O Box 759 Lincoln, NH 03251-0759. Owns the following:
 - 45 West Branch Road #6 (Map 122 Lot 006000-0B-00201)
- **Pannee Loughran, resident (ABUTTER)**
 - Brendan & Pannee Loughran, PO Box 1402, Lincoln, NH 03251-1402. Owns the following:
 - 5 Robin Road #2 (Map 114 Lot 026000-0B-00010)
- **Marion Malkasian, nonresident (ABUTTER)**
 - Alan V & Marion Malkasian Trustees, Malkasian Living Trust 396 Pollard Road Northbridge, MA 01534. Owns the following:
 - 10 Bunker Lane #209 (Map 118, Lot 010000-02-00209)
- **Alan Malkasian, nonresident (ABUTTER)**
 - Alan V & Marion Malkasian Trustees, Malkasian Living Trust 396 Pollard Road Northbridge, MA 01534. Owns the following:
 - 10 Bunker Lane #209 (Map 118, Lot 010000-02-00209)
- **Peter Marlowe, nonresident (CO-APPLICANT/ABUTTER)**
 - Peter Marlowe, 38 LaBrecque Street, Lincoln, NH 03251. Owns the following:
 - 38 LaBrecque Street (Map 113, Lot 020)
 - 353 US Route 3 (Map 103, Lot 002)
 - Peter David Marlowe, 38 LaBrecque Street, Lincoln, NH 03251. Owns the following:
 - 36 Lodge Road #C113 (Map 117, Lot 121000-0C-00113)
 - 43 LaBrecque Street (Map 113, Lot 030)

- d/b/a Degmar Development Corporation, 258 West Manchester Street, Lowell, MA 01852. Owns the following:
 - 39 LaBrecque Street (Map 113, Lot 029)
- d/b/a Degmar Development Corporation, 38 LaBrecque Street, Lincoln, NH 03251. Owns the following:
 - US Route 3 #LO (Map 108, Lot 034)
- Also, d/b/a Marlowe Building & Design, Inc., 258 West Manchester Street, Lowell, MA 01852.
- **Roland L. Mattison**
 - Roland L. Mattison & Diane C. Mattison, Trustees, PO Box 747, Lincoln, NH 03251-0747. Owns the following:
 - 57 Flume Road (M123 L058)
- **Scott P. Miccile, P.E., nonresident, (via Zoom) (AGENT/ENGINEER FOR APPLICANT MARK BOGOSIAN D/B/A SOUTH PEAK, LLC & FC-LOON, LLC)**
 - **Scott Miccile, P.E.,** Civil Engineering & Land Development Director for Longfellow Design Build, Inc., 367 Main Street, Falmouth, MA 02540.
- **Sean F. Monahan (“SFM”) (via zoom), nonresident (ABUTTER)**
 - Sean F. Monahan & Nancy N. Monahan, 14 Quaddick Road, Thompson, CT 06277 (via Zoom with “SFM” handle). Owns the following:
 - 10 School Street #15 (Map 113, Lot 132000-01-00015)
- **Timothy Monahan (zoom), nonresident (ABUTTER)**
 - Timothy Monahan & Melita Monahan, 8 Fairways Circle, Woodstock, CT 06281. Owns the following:
 - 10 School Street #10 (Map 113, Lot 132000-01-00010)
- **Brian Norton, nonresident (ABUTTER)**
 - President & General Manager at Loon Mountain Recreation Corporation d/b/a Loon Mountain Resort
 - Loon Mountain Recreation Corporation d/b/a Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH 03251. Owns the following:
 - Kancamagus Highway (Map 001, Lot 002000-BG)
 - Connector Road (Map 110, Lot 007000-BG)
 - 143 Pollard Road (Map 114, Lot 005)
 - 100 Pollard Road (Map 117, Lot 051)
 - 75 Crooked Mountain Road [Pemi Base Camp Building Only] (Map 121, Lot 050-BG)
 - South Peak Road (Map 122, Lot 007)
 - 60 Loon Mountain Road (Map 126, Lot 001)
 - Black Mountain Road #LO (Map 126, Lot 002)
 - 60 Loon Mountain Road (Map 126 Lot 020)
 - 52A Loon Mountain Road (Map 126, Lot 020000-BG)
 - 60 Loon Mountain Road – Deli (Map 126, Lot 018000-MC-0000A)
 - 60 Loon Mountain Road – Java J (Map 126, Lot 018000-MC-0000B)
 - 60 Loon Mountain Road – Food/L (Map 126, Lot 018000-MC-0000C)
 - L/O Route 112 (Map 127, Lot 306)

- US Route 112 (16 Acres) (Map 127, Lot 307)
- Main Street #Gazebo (Map 127, Lot 308)
- **Joanne R. O'Brien (zoom), nonresident (ABUTTER) (via zoom)**
 - Paul J. O'Brien & Joanne R. O'Brien, 191 Westford Street, Chelmsford, MA 01824. Owns the following:
 - 11 Church Street (M118 L053)
- **Bob Stahler, nonresident (ABUTTER)**
 - d/b/a Stamps and Mail LLC, 13 Hiltz Drive, North Woodstock, NH 03262 that owns the following:
 - 136 Main Street (Map 118, Lot 048)
- **"The Cheese Shop"** is an unidentified participant #2 who named their computer handle, "The Cheese Shop" (via Zoom).
- **Jon L. Warzocha, P.E., nonresident, (AGENT/ENGINEER FOR APPLICANT MARK BOGOSIAN D/B/A SOUTH PEAK, LLC AND FC-LOON LLC)**
 - **Jon Warzocha, P.E.**, Horizons Engineering, CEO of Horizons Engineering, 34 School Street, Littleton, NH 03561 working for Applicant Mark Bogosian d/b/a South Peak Resort.

II. CONSIDERATION of meeting minutes from:

- **July 26, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

Motion to skip over meeting minutes from July 26, 2023 by Chairman Spanos

Second by Selectmen's Representative O.J. Robinson

All in favor

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

Mark BOGOSIAN:

A. SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)

In accordance with RSA 676:4 one (1) **Application for Subdivision** will be submitted to the Planning Board during a regular meeting on Wednesday August 9, 2023 at 6:00 PM.

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

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
367 Main Street
Falmouth, MA 02540

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

Authorized Agent: Scott P. Miccile, P.E.,
Civil Engineering & Land Development Director
Longfellow Design Build, Inc.
367 Main Street
Falmouth, MA 02540

Surveyor: Andrew J. Nadeau, L.L.S.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Properties (8) are all within South Peak Resort, in the General Use (GU) District and:

1. **Map 118, Lot 039** (South Peak Road) (95.71 Ac) owned by Mark Bogosian d/b/a South Peak, LLC.
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.54 Ac).

Proposal: A total of eight (8) new lots will be created along existing road frontage. Seven (7) existing lots along this frontage approved in 2007 will be merged with remaining land of Map 118 Lot 39 and re-subdivided with new configurations. Infrastructure improvements to these lots such as extension of municipal water & sewer lines & extension of utilities will not be required as such infrastructure is already in place.

Application for Subdivision:

Proposes to divide portions of the (8) lots listed above in one (1) eight (8) lot subdivision:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC, (95.71 Ac).

2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Eight (8) new lots created on Crooked Mountain Road to be as follows*:

***Changes to original proposal are written in red ink.**

1. **Map 118, Lot 039.20 (0.43 Acres)**
2. **Map 118, Lot 039.21 (0.53 Acres)**
3. **Map 118, Lot 039.22 (0.42 Acres)**
4. **Map 118, Lot 039.23 (0.36 Acres)**
5. **Map 118, Lot 039.24 (0.37 Acres)**
6. **Map 118, Lot 039.25 (0.38 Acres)**
7. **Map 118, Lot 039.26 (0.49 Acres)**
8. **Map 121, Lot 051 (0.46 Acres)**

NOTE: Minimum Lot Size in General Use (GU) District is 15,000 SF or 0.344 Acres. 3 original proposed lots were less than the minimum lot size.

The noticed April 12, 2023 6:00 PM Planning Board public hearing was continued to the next meeting scheduled for May 10, 2023 6:00 PM. The May 10, 2023 6:00 PM public hearing was continued to the next public hearing on June 14, 2023 6:00 PM. The June 14, 2023 6:00 PM hearing was continued to June 28, 2023 6:00 PM, at which time the Planning Board invited the Board of Selectmen to attend so both boards will hear Applicant's presentation about the proposed amended Master Plan for South Peak Resort. On June 28, 2023 6:00 PM, the Planning Board & Applicant agreed to continue to July 12, 2023 at 6:00 PM. On July 12, 2023 6:00 PM Planning Board & Applicant agreed to continue to July 26, 2023 at 6:00 PM. Applicant commenced with his presentation of the proposed eight (8) lot subdivision on July 26, 2023 at 6:00 PM; it was continued to August 9, 2023 at 6:00 PM.

Presentation

Boundary Lines

Applicant Bogosian discusses the boundary lines and the reasoning (HOA bylaws) behind why they are placed where they are. Applicant's Engineer Warzocha joins the discussion and explains that the decisions made on the boundary lines were based on concerns regarding drainage, runoff, easements and setbacks.

Natural Resource Protection

Member Beaudin asks the Bogosian team if they have a Natural Resource Protection Document as mentioned in Town Engineer Korber's Memo dated 7/25/2023.

Town Engineer Korber joins the discussion and mentions that if the Planning Board is inclined to accept an easement, some significant changes need to be made in the language of the easement as drafted by Applicant's Attorney Derek Lick. Town Engineer Korber recommends making the area a "No Cut Zone" to keep the vegetation as it is. Town Engineer Korber adds that the Site Plan Review plan was approved in 2007 for the seven (7) lot subdivision is still the best way to go as deeded ownership to the HOA is better than two (2) easements on privately owned lots.

Applicant Bogosian explains why he and his team feel the easements will work rather than deeding those portions of the property to the Home Owners' Association (HOA).

Member Beaudin asks how the Applicant calculated the lot size which includes the intermittent stream. A discussion begins regarding streams and the fact that streams cannot be included in determining lot size and how to work through this issue.

Applicant's Attorney Derek Lick, counsel for the applicant, joins the discussion. He comments that he is confused by the conversation and explains that typically Towns do not have a prohibition regarding streams or body of water as a lot line. He doesn't feel creating a separate lot does anything to protect the water way. He adds that the easement, as he has drafted it, would allow the area to be used only for drainage and run off. He feels the easement he drafted is a stronger protection for the stream instead of having the stream be on a separate lot without restrictions. Engineer Korber strongly disagrees.

Applicant Bogosian discusses lot lines. Attorney Lick comments that if the Planning Board is concerned with protecting the strip along the stream, they should impose a condition subsequent to approval, that says an easement, with language that is satisfactory with Town counsel shall be recorded at the Grafton County Registry of Deeds before any Land Use Permit is issued.

Applicant's Attorney Derek Lick discusses working with Lincoln's Town Counsel to come up with the appropriate language.

Member Beaudin discusses the issue of the stream being included in the lot size calculation and how the language on the easement must be very specific and state “No Cut Zone”.

Town Engineer Korber joins the conversation regarding easements. He adds that it is possible to add to the approved seven (7) lot subdivision and create a total of eight (8) lots while maintaining the footprint that is articulated in the existing subdivision plan. He notes there is no hardship related to the number of lots. He suggests that they redraw the lot lines.

Applicant’s Attorney Lick states he disagrees with Town Engineer Korber and explains why it is necessary to have the Lincoln Town Counsel Jason Dennis involved in this stream issue as he and Attorney Dennis work so well together. The discussion regarding easements, open space and the stream continues.

Conclusion

Applicant’s Engineer Warzocha suggests that his team review the calculations to show that the lots are over fifteen thousand (15,000) square feet. They will stick with the easement plan with all of the restrictions and have the Lincoln Town Counsel (Attorney Jason Dennis) and Town Engineer Ray Korber involved. He comments that they will work on the plan and come back, before the Planning Board, in two (2) weeks.

Member Beaudin discusses deeded open space as required in the ordinance.

Motion to open to public comment by Vice Chairman Chenard
Second by Selectmen’s Representative O.J. Robinson
All in favor

No comments.

Motion to close public comment by Vice Chairman Chenard
Second by Member Beaudin
All in favor

Review of Application

Chairman Spanos and the Planning Board review the application for subdivision.

Motion to skip the line-item review of the application since it has been discussed at previous meetings and has been deemed “complete” by town staff by Selectmen’s Representative O.J. Robinson

Second by Vice Chairman Chenard
All in favor

Chairman Spanos asks “All in favor of accepting the application as complete?”
The Planning Board all reply “Aye”.

Conditions for Approval

1. **Easement** [to protect the waterway and drainage associated with the stream in two places as shown on the survey] – Language subject to approval by Town Counsel [Attorney Jason Dennis] and Town Engineer Korber.
2. **Useable Space** - Confirmation of fifteen thousand (15,000) square feet of useable space once the [streams and] wetlands are taken out of the calculation. Minor lot adjustments can be made without coming before the Planning Board for another hearing.

Motion to approve the eight (8) lot subdivision with the above-mentioned conditions
by Member Beaudin
Second by Selectmen’s Representative O.J. Robinson
All in favor

IV. NEW BUSINESS

A. MARK BOGOSIAN: Conceptual Hearing on the Development known as “The Rapids at South Peak”.

On July 1, 2022, developer Mark Bogosian purchased the yet undeveloped but approved development known as “The Rapids at South Mountain” formerly owned by Weston (Wes) Graves & Russell (Russ) Cooley d/b/a Lincoln South Mountain Partners LLC (LSMP). Bogosian now owns the following property d/b/a “**The Rapids at South Peak, LLC**” 866 Main Street, Osterville, MA 02655 purchased from Lincoln South Mountain Partners, LLC:

1. Main Street #LO (Map 118, Lot 003); the parcel is vacant and has three (3) Billboards:
 - a. Indian Head Resort;
 - b. Century 21; and
 - c. RiverWalk.

On November 14, 2007, the Planning Board granted LSMP Site Plan Review approval for a 78-unit resort residential subdivision development (39 duplexes) on 25 acres of land for property located at former Tax Map 16, Lot 310 (currently Tax Map 118 Lot 003) titled “The Rapids at South Mountain” with 13 conditions.

In 2017 LSMP and the Town signed a litigation settlement agreement, contingent on rebuilding the failed levee/dike on East Branch Pemigewasset River which was finally completed in 2021.

In the fall of 2021, LSMP requested the Planning Board

1. Restore their Site Plan Approval for 78 duplex units.
2. Planning Board to change the date of the Town's approval from 2007 to 2022.

On February 23, 2022, the Planning Board voted unanimously to approve the Application to Extend Planning Board Approval with the following conditions:

1. The Planning Board considers this project to be vested as determined by this Board of Selectmen's Water/Sewer Vesting List.
2. Approval is pending:
 - a. All State permits including but not limited to the Department of Transportation (DOT) Driveway Permit, the Department of Environmental Services (DES) Alteration of Terrain (AoT) Permit, and others.
 - b. Compliance with the Town of Lincoln's Stormwater Management Ordinance

On August 9, 2023, Bogosian is proposing the following:

1. Merging three (3) adjacent lots:
 - a. Main Street #LO (Map 118, Lot 004) owned by Mark Bogosian d/b/a "The Rapids at South Peak, LLC" (25.24 Acres in General Use (GU) District) with
 - b. Main Street #D LO (Map 118, Lot 002001 or Lot 002.1) (1.42 Acres in General Use (GU) District) owned by Mark Bogosian d/b/a "Main Street Lincoln Investments, LLC"; and
 - c. Main Street #D LO (Map 118, Lot 002002 or Lot 002.2) (0.95 Acres in General Use (GU) District) owned by Mark Bogosian d/b/a "Main Street Lincoln Investments, LLC".
2. Four story Hotel with X units, a restaurant open to the general public and limited underground parking;
3. Welcome Center for South Peak Resort on Main Street with parking lot;
4. Recreation Center;
5. Courts Sports Center;
6. Snowmobile Parking;
7. Ice Rink (Winter only);
8. 17 Duplexes (34 units) for South Peak Resort on Main Street;
9. Swimming Hole in the East Branch Pemigewasset River ("Old Hole").
10. Trail network;
11. Storm Water Collection;
12. Large Valet Parking Lot to support hotel, recreation and other uses

Presentation/Questions

Applicant Bogosian describes the project and the recreational areas listed above.

Number of Duplexes:

Chairman Spanos asks about the number of duplexes remaining the same. Applicant Bogosian explains that there will be fewer duplexes than previously planned.

Parking:

Applicant Bogosian comments that they will have adequate parking to accommodate all of the proposed development.

Welcome Center:

Applicant Bogosian describes the Welcome Center that will be located on Main Street. Chairman Spanos asks about the parking for the Welcome Center. Applicant Bogosian replies that the parking lot behind the Welcome Center is for the Welcome Center and for overflow and valet parking as well.

Number of Dwelling Units:

Vice Chairman Chenard asks how many units do they plan to have in the twenty-seven (27) acres. The Planning Board discusses the unit count. In total, Applicant Bogosian states that there will be one hundred ninety-five (195) hotel rooms. There will also be seventeen (17) duplexes for a total of thirty-four (34) duplex units. [Total of dwelling units will be two hundred twenty-nine (229) dwelling units.]

Flood Plain Map:

Member Beaudin asks if they have reviewed the flood plain map. Applicant Bogosian states “yes” but as they are not very far into the process. They have looked at the problematic areas and areas they do not want to disturb. Member Beaudin refers to the one hundred (100) year flood plain map. The Bogosian team will take into account the one hundred (100) year flood plain area. Planner Bont explains that the most current FEMA Flood Plain Map based on data submitted by all of the engineering firms who did engineering work in Lincoln to FEMA, including Horizons Engineering, Inc., should be approved by FEMA by the end of the year. The current flood maps on the Town’s interactive maps on the Town website include that data.

Site Plan Review

Phased Project:

Applicant Bogosian plans to come in for Site Plan Review. He wanted to explain the phases for the Planning Board so they are aware of the overall plan ahead of time.

Master Plan for The Rapids:

Applicant's Engineer Warzocha comments that they will have a Master Plan for "The Rapids" project. "The Rapids" project will be a phased project with Site Plan Review for each individual phase. Chairman Spanos cautions that before they advise Applicant Bogosian they should have their counsel review the Master Plan before submitting it.

"The Rapids" Is Not Part of South Peak Resort:

Planner Bont asks if the new project "The Rapids" will be considered part of South Peak Resort. Applicant Bogosian replies that this is separate from South Peak. The Welcome Center will be for South Peak as well as other places, like short term rentals, etc.

Board Concerns:

Member Beaudin lists the primary concerns he has with the project:

- Flood Plain
- Public Access to the Old Swimming Hole
- Traffic

Studies May Be Required:

The Planning Board discusses that they have the right to request any number of studies.

Status of the Levee Impacting "The Rapids":

Member Beaudin comments that the levee is meant to weep and that could be a concern and the Applicant and his team should consider that.

Easements Associated with the Local Swimming Hole Known as "Old Hole"

Vice Chairman Chenard asks about the Town having a right to use the recreational area across the brook. Selectmen's Representative O.J. Robinson explains that the town has a parking easement along Route 112 which is a triangular area along the side of the substation with walking easement. There is also an easement around the levee. A discussion regarding walking easements starts.

Time Frame

Chairman Spanos asks what the time frame will be. Applicant Bogosian responds that the duplexes be started first in Phase I.

Water and Sewer

The Planning Board discusses water and sewer concerns.

History of Flooding

Vice Chairman Chenard recalls flooding in the proposed area and warns Applicant Bogosian that he should consider the flooding issue. Applicant Bogosian responds that because he works on "The Cape" he is familiar with flood plain construction and all that goes with it.

Contamination

Vice Chairman Chenard discusses the possibility of contamination on that site from the former papermill. He offers the blue prints of the area to Applicant Bogosian.

- B. PETER MARLOWE - Application for Minor Subdivision (Boundary Line Adjustment) between 2 small adjacent lots, swapping 2 small portions of land:**
- 1. Parcel A to provide access to LaBrecque Street for a vacant landlocked parcel; and**
 - 2. Parcel B to give the second developed lot some additional buffer land behind the existing garage building currently located on the property boundary line.**

Applicant/Property Owner #1: Peter Marlowe

38 LaBrecque Street
Lincoln, NH 03251

Property Owner #2:

James Francis Burns & MacKenzie Brigid Gaudet
d/b/a Black Sheep Properties, LLC
36 LaBrecque Street
Lincoln, NH 03251

Applicant's Surveyor:

Sabourn & Tower Surveying and Septic Design, PLLC
1022 Daniel Webster Highway
North Woodstock, NH 03262

Property #1 8 LaBrecque Street (Map 113, Lot 020) (9,583.2 SF or 0.22 Acres) pre-existing nonconforming lot with 1970 single wide Mobile Home with 2 small additions & 1970 720 SF Garage.

Property #2: Franklin Street #LO (Map 113, Lot 009) (8,276.4 SF or 0.19 Acres) pre-existing nonconforming lot landlocked vacant lot with woodshed picked up by the assessors in 2017, built without a Land Use Authorization Permit.

Both lots are in the General Residential (GR) District – minimum lot size is 15,000 SF or 0.34 Acres. Both lots are pre-existing nonconforming parcels.

Proposal: Reconfigure 2 pre-existing nonconforming parcels:

- 1. Property #1:** 38 LaBrecque Street (Map 113, Lot 020) (0.22 Acres)
 - a. Parcel A** is part of 38 LaBrecque Street (Map 113, Lot 020). Parcel A is 2,414 SF or 0.05+- Acres to become part of Map 113, Lot 009.
 - b. Parcel A** will provide Franklin Street #LO (Map 113, Lot 009) (0.19 Acres) which is a landlocked vacant lot with access to LaBrecque Street.
 - c. 38 LaBrecque Street** (Map 113, Lot 020) will go from an Original Area of 9,875 SF or 0.23 Acres to a Final Area of 8,489 SF or 0.19 Acres.
- 2. Property #2:** Franklin Street #LO (Map 113, Lot 009) (0.19 Acres)
 - a. Parcel B** is part of Franklin Street #LO (Map 113, Lot 009). Parcel B is 1,027 SF or 0.02+- Acres to become part of Map 113, Lot 020.

- b. Parcel B will provide 38 LaBrecque Street (Map 113, Lot 020) a developed lot with some additional buffer land behind the existing garage building currently located within the setback area and on the property boundary line.
- c. Franklin Street #LO (Map 113, Lot 009) will go from an Original Area of 8,386 SF or 0.19 Acres to a Final Area of 9,772 SF or 0.22 Acres.

Presentation

Mr. Peter Marlowe introduces himself and Mr. Jim Burns, of 36 La Brecque Street, to discuss 38 LaBrecque Street. He explains that they would like to purchase the trail at the end of Franklin Street and describes the layout of the property as it is an odd sized piece. When the State of NH constructed Connector Road, the State took part of the property.

Mr. Marlowe discusses the “back lot” (Map 113, Lot 009) and notes that it is eight thousand three hundred eighty-six (8,386) square feet and landlocked. He proposes putting in a driveway for that landlocked parcel from LaBrecque Street to create roadway access to the landlocked parcel in the back. He would subtract the land the driveway would pass over from his lot (Map 113, Lot 020) shown on the survey as “Parcel A” and add “Parcel A” to the back lot (Map 113, Lot 009). He discusses that this would make the land more conforming than what is currently existing. He notes that 38 LaBrecque St. will then be eight thousand four hundred eighty-nine (8,489) square feet which is very close the original eight thousand three hundred eighty-six (8,386) square feet and basically a swap.

Trailer

Member Beaudin asks about trailer as shown on the survey of the property (Map 113, Lot 020). The trailer on the front lot (Map 113, Lot 020) is partially located on “Parcel A” to be deeded to the rear lot (Map 113, Lot 009).

Mr. Marlowe comments that he will be demolishing the trailer but he will leave the garage. The second lot is the parcel in the back.

Planner Bont comments that they started with two (2) non-conforming lot and will still have two (2) non-conforming lots but in some ways the lots will be more conforming than the lots were before the subdivision. The back lot (Map 112, L009) will no longer be land locked.

The Planning Board discusses if they will need to go before the ZBA.

Water and Sewer

Member Beaudin suggests it will be difficult to get water and sewer to the parcel. Mr. Marlowe explains that there will be a utility easement coming in from Franklin Street.

House to be Razed

Planner Bont discusses the house to be razed and notes that there is a tenant present and Mr. Marlowe is not planning to demolish the trailer until spring. Mr. Marlowe discusses the sixty (60) day demolition window and a couple just started renting the trailer. He is willing to put up a bond to insure he takes it down at a later date so he doesn't have to displace the couple at this time. Chairman Spanos comments that the boundary line adjustment will take effect once the trailer is removed. Mr. Marlowe and the Planning Board all agree that is a good idea.

**Motion to open public comment by Member Beaudin
Second by Selectmen's Representative O.J. Robinson
All in favor**

No comments.

**Motion to close public comment by Member Beaudin
Second by Selectmen's Representative O.J. Robinson
All in favor**

Review of Application

The Planning Board reviews the application. The Planning Board discusses if the application is complete or not.

Motion to approve the application, with the information provided, as sufficient by Vice Chairman Chenard.

Second by Selectmen's Representative O.J. Robinson

Three (3) in favor and Two (2) opposed (Member Beaudin and Member Noseworthy)

Motion to accept the boundary line adjustment as presented, with the condition that it does not take effect until the house on lot 113-20 is raised by 8/31/2024 by Member Beaudin.

Second Vice Chairman Chenard

All in favor

C. ANDREW (DREW) GODDARD: Site Plan Review Application to create a mixed-use commercial space mixed with residential apartment units.

- | | |
|-------------------------------------|--|
| a. Applicant/Property Owner: | Andrew (Drew) Goddard
d/b/a <u>Copley Loon Housing, LLC</u>
94 Portsmouth Avenue
Stratham, NH 03885 |
| b. Former Property Owner: | Gregory (Greg) Nash
d/b/a The Millry Group, LLC
24 Winter Street
Plymouth, NH 03264 |
| c. Engineer: | Stephen Haight PE,
Civilworks New England (CNE)
181 Watson Road
PO Box 1166
Dover, NH 03821-1166 |
| d. Land Surveyor:
England | McEneaney Survey Associates of New

24 Chestnut Street
Dover, NH 03820 |

e. **Architect:**

Art Form Architecture, Inc.
44 Lafayette Road
PO Box 535
North Hampton, NH 03862

Subject Properties: All 3 adjacent Subject Properties located in the **Village Center (VC) District** where maximum lot coverage is 70%, front setback is five feet (5'); rear setback is fifteen feet (15') and side setback are ten feet (10'). Mixed Multifamily Residential/Retail Customer Service Business Uses are permitted uses within the VC District.

1. **139 Main Street (Map 118, Lot 050) (0.16 Acres)**

Existing Buildings: Single Family Residence converted to a Commercial Office plus 2 Apartments: 1 upstairs & 1 downstairs.

2. **141 Main Street (Map 118, Lot 051) (0.32 Acres)**

Existing Buildings: Single Family Residence converted to Commercial Retail Space [Sunny Nail Salon] plus two apartments: 1 upstairs & 1 downstairs; Old motel converted to eight (8) apartments; Workshop; and Lean-to.

3. **Church Street #LO (Map 118, Lot 052) (0.12 Acres)**

Buildings: None. Vacant Lot.

Proposal: Request for Site Plan Review approval to:

1. **DEMOLITION:** Demolish all buildings on three adjacent lots including:

- a. Demolition of one (1) old Hotel converted into an Apartment Building with 9 rental units.
- b. Demolition of one (1) Single family home currently converted into a mixed-use building with downstairs used as commercial nail salon and one (1) accessory apartment upstairs.
- c. Demolition of one (1) single family home divided into three (3) rental units – two (2) rental units downstairs and one (1) unit upstairs.
- d. Demolition of “shed/workshop”.

2. **MERGER:** Merge all three adjacent lots to create one (1) larger lot with a total of 26,415 SF or 0.61 Acres.

3. **CONSTRUCTION OF MIXED-USE THREE-STORY APARTMENT**

BUILDING: Construct a new 3-story 6,000 SF mixed use residential apartment/commercial business building with long-term (6+months) rental residential units, and 1 office space as follows:

- a. (1) Lobby & Office Management space;
- b. (3) 3-bedroom residential units with one larger master bedroom;
- c. (2) 3-bedroom residential units; and
- d. (14) 2-bedroom residential units.

4. **Parking:** Applicant to show adequate onsite parking for all uses.

Presentation

Applicant Goddard explains that he has been working on the final plan and design since the December 2022 conceptual meeting with the Planning Board. He introduces his Civil Engineer, Jase Gregoire who describes the buildings to be built as described above. He discusses stormwater mitigation. He notes that there will be five (2) entrances and they have worked with NH DOT who determined that a driveway permit is not required.

Demolition Permit Required:

They will need to have a demolition permit to remove the existing buildings.

Drainage:

Mr. Gregoire discusses that drainage has been worked out.

Traffic Study:

Mr. Gregoire discusses they have done a traffic survey which shows an increase of about fifteen (15) cars.

Number of Units

Mr. Gregoire describes that they have reduced the number of bedrooms from their original plan as shown during the Conceptual meeting and will have a total of five (5) three (3) bedroom units and fourteen (14) two (2) bedroom units which is a total of nineteen (19) dwelling units and a total of forty-three (43) bedrooms.

Parking

Mr. Gregoire explains that thirty-nine (39) off street spaces are required but they will only have thirty-five (35) and they are looking for a waiver on four (4) spaces. Mr. Gregoire discusses open space and that they are at sixty-five (65) percent lot coverage. The Planning Board discusses parking spaces with Mr. Gregoire.

Snow Storage

Chairman Spanos notes the snow storage area and it appears to be sufficient.

Open Space

Member Beaudin expresses concerns with the amount of open space for recreation. Mr. Gregoire explains that they followed the ordinance as it relates to lot coverage and open space. The Planning Board discusses open space, parking spaces and the number of units.

Parking cont.

Planner Bont explains that the parking was based on the number of units and two (2) spaces are required for each unit. $[(19 \text{ units}) \times (2 \text{ parking spaces per unit}) = 38 \text{ parking spaces}]$. Plus, at least one parking space is needed for the "business office" with a single employee. Total = 39 parking spaces.]

The Planning Board discusses parking. They conclude that there should be a total of thirty-nine (39) spaces.

Site Survey

Vice Chairman Chenard asks if they had a site survey and if they are aware that the State of NH prohibits building on the last lot. Applicant Goddard explains that they did their research and reviewed deeds that went back to about 1932. There is nothing he discovered in the chain of title to suggest such a prohibition.

Costs and Demographics

Applicant Goddard discusses his desire to provide affordable housing for the people of Lincoln. He explains that he needs to increase the density to be able to make money and provide affordable long-term housing. He has the support from local businesses as it will help provide work force housing. He explains that not all the people living there will have cars and if in the future they do he will make the adjustments as needed.

Member Beaudin feels the housing is needed and understands why Applicant Goddard is planning the units like he has, but in this case, there is too much housing jammed in a small lot. He adds that the Planning Board is not interested in the money aspect.

A discussion begins regarding the possibility of amending the parking.

Sewer

The Planning Board reviews and discusses the sewer plans. Town Engineer Korber is asked to discuss the restriction in the sewer line. Applicant's Engineer Gregoire explains that they did provide the Town and Town Engineer Korber with a sewer analysis showing pre and post conditions which there were no comments made. Town Engineer Korber confirms that this sewer is down gradient from the problematic section of sewer. Applicant's Engineer Gregoire explains that there is a net increase to sewer discharge of about three thousand five hundred and five (3,505) GPD. Town Engineer Korber doesn't think this is going to be problematic but it is located in the area of the sewer problem under School Street.

Appearance

The Planning Board discusses the appearance of the building and the exterior material.

Snow Storage

The Planning Board discusses the size of the snow storage area and that they can't lose parking spaces because of snow. Applicant Goddard notes that they will truck out snow if needed.

Sidewalk

The Planning Board discusses the sidewalks. Applicant said he is not moving them.

Drainage from Church Street

The Planning Board discusses stormwater drainage from the site entering the Town's Stormwater Drainage system on Church Street. Applicant's Engineer Gregoire explains that this water shed is currently uncontrolled and with the new project they will now be controlling it. He said that DOT approved the drainage going into Church Street. The Town's drainage system then goes into the State's drainage system on NH Route 112/Main Street. The driveway will be made out of pervious material and will act as a filter and a reservoir system.

Parking Cont.

Selectmen's Representative O.J. Robinson asks if parking spaces need to be paved. The Planning Board discusses the lot coverage and unpaved parking spaces.

Snow on Sidewalk

The Planning Board discusses the roofs and how much snow will shed off and onto the sidewalk. Planner Bont attempted to talk to Nate Hadaway, DPW to see if he had any problems with the sidewalk and snow shedding off from the roofs in front of the building, but she hasn't heard from him.

Start Time

Member Beaudin asks when they plan to start the project. Applicant Goddard replies that he plans to start immediately. He adds that Town Engineer Korber has not vetted the plans and that would be a condition that would need to be met before they started.

Town Engineer Korber replies that he just received the drainage analysis and the traffic memo today. He will review as soon as he is able which would be about fifteen (15) business days.

Applicant's Engineer Mr. Gregoire comments they are comfortable coming back once Town Engineer Korber has reviewed the information.

Vice Chairman Chenard asks Town Engineer Korber if the width of Church Street is wide enough for traffic to travel in and out.

Town Engineer Korber is not concerned with the traffic at that location but he notes that generally speaking, they try not to have driveways located that close to intersections; however, the location shown on the plan is the best location for a driveway entrance for this project. He adds that the current curb cut works and will continue to work moving forward as long as the function of the property doesn't change dramatically. The retail and some residential uses in that area is not currently a problem.

Town Engineer Korber discusses the possible traffic conflicts as a result of vehicles queuing up on Church Street. Mr. Gregoire discusses that there will be an increase of seven and one half (7 ½) vehicles in the AM and seven and one half (7 ½) vehicles in the PM.

Vice Chair Chenard discusses how most of the current tenants in these buildings to be demolished do not own cars or drive cars.

The Planning Board discusses how they determined the number of cars that will be increased. Vice Chairman Chenard asks about the line of sight when turning right out of Church Street. Town Engineer Korber agrees this could be an issue. The Planning Board discusses the sight line issue. Applicant's Engineer Gregoire will review the sight lines.

Driveway Drain

Member Noseworthy asks how wide the driveway drain will be. The Planning Board and Mr. Gregoire discuss the pipe size and it is not a concern.

**Motion to open to public comment by Selectmen's Representative O.J. Robinson
Second by Vice Chairman Chenard
All in favor**

Public Comments

Mr. Roland L. Mattison asks about the town's ability to process sewage and supply water with all of the development that is happening. Chairman Spanos assures him that they will look into the Town's water and sewer capability.

A man named Mark Daher commented they own a condominium unit at Coolidge Place (10 School Street, Map 113, Lot 132) and have watched the changes over thirty (30) years. He adds that they have done lots of work at their property but wonders if the new units in this project will negatively impact the parking, the view and how the new buildings will affect Coolidge Place.

Applicant Goddard discusses the lowered roof of the new building because they scaled back the project from a four-story to a three-story building. Mark Daher comments that the day may come where Goddard or a subsequent owner turns the units into condos and what impact it will have.

Applicant Goddard understands the concerns Mark Daher brought up and will take direction from the Planning Board. The Planning Board discusses the seven (7) parking spaces located along the southwest side of 139 Main Street (Map 118, Lot 050) that some say "belong to the bank" (i.e., are leased or subject to an easement to Union Bank at 135 Main Street (Map 118, Lot 049).

Mark Daher also comments that he feels two (2) bedroom units would be better for workers as he feels the workers in Lincoln will not be able to afford larger units.

Mr. Jack Daly of Black Mountain Rd. comments that this project is great for the Town although he understands Mark Daher's concerns. He adds that housing is needed in Town as many of the single-family residential homes have been turned into short-term rentals which takes away housing stock from long-term workers. Mr. Daly adds that if someone wants green space, they have the National Forest across the street and a recreational area that is being planned by Mark Bogosian.

Mr. Daly discusses a veteran who has been displaced by the project who is seeking assistance from the Town with replacement housing.

Mr. Daly says in his opinion, this is a great plan for the Town. Mr. Daly discusses a lower-level municipal parking lot that is located directly behind the Town Offices that plowed in the winter and parking should not be a major problem. Planner Bont said that this offsite lower-level municipal parking lot is not available for tenants to be housed in this project because it is "offsite parking". Furthermore, the small parking lot referred to is already used by both the Police Department and the Town Offices as overflow parking. The parking lot is also approved by the Planning Board to be used by the businesses across the street from the Town offices like

Flapjacks Restaurant and the Thai 9 Restaurant that have no onsite parking, as well as for overnight parking by residents who rent apartments above those businesses. The Planning Board discusses the comment about the municipal parking.

Ms. Gail LaSala who owns a condominium unit at Coolidge Place comments that she has a concern about the building obstructing the view and does not want to lose her mountain view.

Mr. Dennis Ducharme comments that he has looked at doing the same type of project and feels this project will be fabulous for the Town and is interested in leasing units for his employees to live in. He feels this is ideal housing for his employees as they can simply walk across the street to their place of employment.

A woman with a background in real estate asks what the market rate for a two-bedroom rentals unit is in the area. Chairman Spanos replies that the state average market rate for a two-bedroom rental unit is about seventeen hundred dollars (\$1,700) per month.

Note: NH Housing Finance Authority. NH 2023 Residential Rental Cost Survey Report. In summary, our 2023 survey indicates: The 2023 statewide monthly median gross rent (including utilities) of \$1,764 for two-bedroom units is up 11.4% over last year. Rents statewide continued their steady 10-year climb.

**Motion to close public comment by Member Beaudin
Second by Selectmen's Representative O.J. Robinson
All in favor**

Vice Chairman Chenard complements Mr. Ducharme on his providing housing for his employees.

Chairman Spanos discusses continuing the hearing until the first meeting in September 2023. The Planning Board discusses water and sewer and parking spaces. It is suggested that Applicant Goddard ask the ZBA for a variance for the number of parking spaces. Chairman Spanos asks Planner Bont which zone the project is in and she replies that it's Village Center. He asks if the Planning Board can waive the dimensional requirements in the Village Center. She replies they can waive one dimensional requirement as long as they meet all of the other parts of the Land Use Plan Ordinance. The Planning Board discusses the possibility of a waiver. Chairman Spanos polls the Planning Board and four (4) out of five (5) members agree to granting a waiver for parking. Member Beaudin expresses his concerns with the density of the project.

**Motion to continue the hearing until September 13, 2023 by Vice Chairman Chenard
Second by Member Beaudin
All in favor**

The Planning Board returns to the meeting minutes above.

**Motion to approve meeting minutes from July 26, 2023 as amended by Selectmen's
Representative O.J. Robinson
Second by Vice Chairman Chenard**

All in favor

VI. PARTICIPATION AND OTHER BUSINESS:

Planner Bont asked for input from the Planning Board and discusses a person who asked about buying a single-family home property (i.e., small village mill homes behind Main Street on tiny lots) and converting it into a two (2) family home to use as two short-term rental units. The Planning Board discusses what type of conversion it would be considered – either an accessory apartment creating an accessory dwelling unit of less than one thousand square feet (1,000 SF) or a duplex.

To convert the single-family home into a duplex, they comment the buyer would need to meet:

- Twenty-two thousand five hundred square foot (22,500 SF) requirement in the:
 - Village Center (VC) District;
 - General Use (GU) District and
 - Rural Residential (RR) District

Or

- Twenty-two thousand square foot (22,000 SF) requirement in the:
 - General Residential (GR) District

Or

- Fifteen thousand square foot (15,000 SF) requirement in the
 - Village Residential (VR) District)

AND have room for four (4) parking spaces on site – 2 spaces per unit.

As a house with an accessory apartment, they would also need four (4) parking spaces on site – two (2) parking spaces per unit. This does *not* mean parking on the grass on the front lawn.

VI. ADJOURNMENT

Motion to adjourn by Vice Chairman Chenard
Second by Selectmen's Representative O.J. Robinson
All in favor

Respectfully submitted,

Judy Sherriff
Recording Secretary

Date Approved: August 23, 2023


Chairman Spanos