

**TOWN OF LINCOLN, NH  
PLANNING BOARD MEETING  
Wednesday, March 10, 2021 – 6:00 PM  
Lincoln Town Hall, 148 Main Street, Lincoln NH**

**Due to the current COVID-19 situation, 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**

**<https://us02web.zoom.us/j/85403317362?pwd=ckU1UIUyL3AvaC9RbTZWZWFGVfSjZz09>**

**Meeting ID: 854 0331 7362**

**Passcode: 048193**

**Or dial by your location 1-929-205-6099 US (New York)**

**(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for the same link, meeting ID and passcode.)**

**Present:** Chairman James Spanos, Vice Chairman Joe Chenard, Board of Selectmen's Representative O.J. Robinson, Members Paul Beaudin and Steve Noseworthy.

**Members Excused:** Alternate Mark Ehrman.

**Staff Present:** Town Planner Carole Bont and Fire Chief & Code Enforcement Officer/Health Officer/ZOOM Host & Moderator Ronald R. (Ron) Beard.

**Guests Present:** Nicole Peckham and John Carter.

**I. CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

Chairman Spanos called the meeting to order at 6:00pm.

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**II. CONSIDERATION** of meeting minutes from:

- **January 6, 2021**

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

**MOTION: "To approve the minutes of the January 6, 2021 Planning Board meeting as amended."**

**Motion: Vice Chair Chenard Second: Member Noseworthy Motion carries with Chairman Spanos and Member Robinson abstaining as they had recused themselves for a portion of this meeting.**

• **February 24, 2021**

(Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, and Member Mark Ehrman)

**MOTION: "To approve the minutes of the February 24, 2021 Planning Board meeting as presented."**

**Motion: Member Robinson Second: Vice Chair Chenard Motion carries with Members Beaudin and Noseworthy abstaining as they were not present at the meeting.**

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**III. NEW BUSINESS**

**CON 2021-01 M106 L 019 Longhorn Palace, Inc. – Nicole Peckham/Page and John Chase – CONCEPTUAL REVIEW**

**Applicant:** Nicole Peckham/Page and John Carter  
23 Taylors Lane, South  
Little Compton, RI 02837

**Applicant/Property Owner:**  
Longhorn Palace, Inc.  
408 US Route 3  
Lincoln, NH 03251-4123

**Property:** Longhorn Palace, Inc. – 408 US Route 3 (Map 106, Lot 019)  
Property is located in the General Use (GU) District.  
Property is located in the Shoreland Protection Area along Pemigewasset River.  
Property is located in the 100 Year Flood Plain along Pemigewasset River.  
Property is eligible for historic designation within the Route 3 Tourism Development Area.

**Project:** Applicants are considering purchasing the Longhorn Palace. They are considering converting the use from Restaurant/gift shop combination to a mixed use – a residence and a business use, possibly a home business or possibly some other business use. She would like to explore her possible options with the Planning Board.

**Presentation:**

Nicole Peckham stated that she has signed a purchase and sale on the property.

**100 Year Flood Plain:** Nicole Peckham said she has done a great deal of research as this property is in the 100-year flood plain.

**Potential Historic Designation Property:** In the course of her research Ms. Peckham became aware that this area of Route 3 is considered an “historic district” and that the Longhorn Palace could potentially be placed on the New Hampshire State Register of Historic Places as well as the federal National Register of Historic Places. Nicole Peckham and John Carter are both interested in the historic preservation of the building and plan to take a slow and methodical approach to renovating the building.

Vice Chairman Chenard stated that the US Route 3 area has not been designated by the Town as a historic site at this time.

**Is Longhorn Palace Parking on State Right of Way? (Check with NH Department of Transportation.)**

Vice Chairman Chenard added that he believes the majority of the parking lot area for the Longhorn Palace is on State property and that the State may require a new curb cut with a change of use to the property.

Planner Bont said she did not think the State owned most of the land under the Longhorn Palace’s parking lot. She directed the Board to look at the aerial photos she distributed to the Board members showing the property boundary line in relation to US Route 3 corridor. Further discussion of what land the State owns in this area. Fire Chief Ron Beard brought the property tax maps up on the Zoom screen and scrolled up and down US Route 3 in the vicinity of the Longhorn Palace property. The Board and applicant reviewed the tax map together. According to the tax maps, it does not appear that the parking lot is on State land.

Selectmen’s Representative Robinson added that the applicants should get a survey done rather than rely on the tax maps. He added that the width of the State right-of-way needs to be considered. Robinson agreed with Vice Chair Chenard that the State of New Hampshire Department of Transportation may change their driveway curb cuts requirements for the Longhorn Palace property along with any change of use of the building. Member Robinson added that these are not Planning Board issues but wants to make sure the applicant is at least aware of them.

**Proposed Uses:**

Mr. Carter informed the Board that they intended to make one end of the building living space for them and to create one or two offices at the other end of the building and a possible seasonal gift shop or artisan gallery all of which would help to offset the property taxes. He added that they are not looking to make a great deal of revenue and are open minded as to what is done with the building. Mr. Carter stated that they're not looking to put something like a convenience store here. Their intent is to keep the property uses “low key and quiet with not too much traffic”.

**Footprint of the building:**

They are not planning to change the exterior footprint of the building.

**Potential Historic Designation:**

Ms. Peckham added that if they go with the historic designation, they cannot change the look of the building. It has to be recognizable as the building it was.

Further discussion about the requirements and details of renovating an historic building in a historic district were discussed.

**Summary:**

Member Beaudin stated that the applicant's concerns are likely:

- 1) Stormwater Management Ordinance;
- 2) Parking;
- 3) State Right-of-Way for US Route 3;
- 4) Historic Designation; and
- 5) Federal Flood Insurance program requirements.

Chairman Spanos stated that the floodplain management is a federal regulation and questioned whether the State historic designation trumps the federal floodplain management regulations.

The Board thanked the applicant and wished them good luck.

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**IV. OTHER BUSINESS**

**Appointment of Officers**

**MOTION: "To appoint Mark Ehrman as an alternate member of the Planning Board."**

**Motion: Vice Chair Chenard      Second: Member Robinson      All in favor.**

Chairman Spanos congratulated Vice Chair Chenard and Member Beaudin on their reelection to the Board.

**MOTION: "To appoint James Spanos to the position of Chairman of the Planning Board."**

**Motion: Member Beaudin      Second: Member Robinson      All in favor.**

**MOTION: "To appoint Joe Chenard as Vice-Chairman of the Planning Board."**

**Motion: Chairman Spanos      Second: Vice Chair Chenard      All in favor**

**MOTION: "To nominate James Spanos as the Planning Board representative to the CIP**

Committee."

**Motion: Beaudin      Motion fails for lack of a second.**

**MOTION: "To appoint Paul Beaudin as the Planning Board representative to the CIP."**

**Motion: Member Robinson      Second: Vice Chair Chenard      All in favor.**

The Board discussed when they would like to receive information prior to their meetings. Member Robinson stated that what the Board needs for a conceptual is different from what they need to review for an actual application. They requested that information on an application be received by the Board a week prior to the meeting. The Board would like Planner Bont to make sure applicants are aware of when documents need to be submitted.

**Potential of Expansion of Loon Mountain Resort:**

The Board discussed the possibility of the expansion of Loon Mountain Resort along with their current parking issues. Member Beaudin suggested the Board invite Loon Mountain Resort to a meeting to give them the opportunity to discuss their plans for future expansion. Vice Chair Chenard stated that it would be helpful to have this information for long term planning. The last time they met with the Board was 2018 or 2019. Member Beaudin added that there have been a lot of changes to their parking areas. Planner Bont questioned what grounds the Board has to call them in. Member Robinson stated that it would just be an invitation to update the Board on parking in general. Chairman Spanos suggested reviewing the meeting minutes from the last time they met with Loon Mountain Resort before deciding whether to invite them to a meeting.

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**VI. ADJOURNMENT**

With no other business to attend to, the following motion was made.

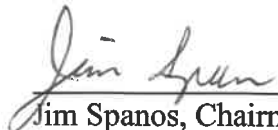
**MOTION: "To adjourn the meeting at 7:04pm"**

**Motion: Member Robinson      Second: Vice Chair Chenard      Motion carries.**

Respectfully submitted,

*Brook Rose*  
Recording Secretary

Date Approved: March 24, 2021

  
Jim Spanos, Chairman

