



TOWN OF LINCOLN, NH
Planning & Zoning Department
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April 2, 2012

Notice of Decision

Zoning Board of Adjustment

RE: Case No. 12-01 – Georgiana Falls Tavern – Don Lester 83 Depot Street – Ashland NH 03217 – Continuance of Non-conforming use located at 107-060000-00-000000

The application submitted by Don Lester, for a Special Exception Pursuant to Article III Section C of the Town of Lincoln Land Use Plan Ordinance – Non-Conforming Uses - was **APPROVED**, on March 29, 2012 by a vote of the Zoning Board of Adjustment.

The reasons for approval were as follows (agree-disagree-abstain):

1) **The Project is Architecturally Compatible** : Agree (3-0-0)

The ZBA found that the structure will be a beneficial improvement to the former structure.

2) **The Project will not Affect Traffic Access:** Agree (3-0-0)

The ZBA found that the proposal will generate less traffic since it will be a veterinarian facility rather than a restaurant..

3) **The Projects Lighting and Noise Levels will not Disturb the Tranquility of the District:** Agree (3-0-0)

The ZBA found that proposal's lighting and noise level will not disturb the tranquility of the district so long as the clinic's hours of operation and lighting plan meet conditions the ZBA placed on them.

4) **The project is compatible with existing uses:** Agree (3-0-0)

The ZBA found that the project is compatible with existing uses due to the fact that the parcel is located along US Route 3 and there is a dog grooming facility located across the street.

The ZBA placed the following conditions on approval:

1) **The hours of operations of the facility shall be from 7:00am – 6:30pm with emergency operations authorized on a non-regular basis.**

2) The applicant shall submit a lighting plan to the satisfaction of the Planning Board during Site Plan Review.

FOR THE ZONING BOARD OF ADJUSTMENT

Matt Henry
Zoning Administrator

Notice: Any person directly affected by this decision has a right to apply for a rehearing for up to 30 days from the date of the meeting. See New Hampshire Revised Statutes Annotated (NH RSA), Chapter 677, available at the Lincoln Town Offices during regular working hours. This notice has been placed on file and made available for public inspection in the records of the ZBA on April 2, 2012.