



**TOWN OF LINCOLN, NH**  
Planning & Zoning Department  
PO Box 39  
Lincoln, NH 03251

Phone: 603-745-2757  
Fax: 603-745-6743  
Email: [planning@lincolnnh.org](mailto:planning@lincolnnh.org)  
Web: [www.lincolnnh.org](http://www.lincolnnh.org)

---

February 21<sup>st</sup>, 2011

**NOTICE OF DECISION**

RE: Forest Ridge Property Owners Association  
(Tax Map 116 Lots 007)

The application for Site Plan Review submitted by Forest Ridge Property Owners Association was **APPROVED** by vote of the Lincoln Planning Board on February 21, 2011 with the following conditions:

- 1) **See attached list of 7 Conditions**

Dated: February 24, 2011

\_\_\_\_\_  
Matt Henry  
Planning Administrator

Notice: This Notice of Decision has been placed on file and made available for public inspection in the records of the Planning Office on February 24, 2011. Any persons aggrieved by this decision of the Planning Board is referred to NH RSA 677:15, which sets forth the appeal procedure. Copies of this notice have been distributed on February 24, 2011 to:

Applicant: Forest Ridge Property Owners Association  
Board of Selectmen  
Town Clerk  
Tax Assessor  
Posted at Town Offices on February 24, 2011  
Posted at Post Office on February 24, 2011

**NOTICE OF PLANNING BOARD APPROVAL  
LINCOLN, NEW HAMPSHIRE**

On February 21, 2011, after a duly-noticed public hearing, the Planning Board voted to **APPROVE** the plan for site plan review submitted to the board on January 31, 2011 for property located at Tax Map 116, Lot 007, Forest Ridge Property Owners Association, Forest Ridge Drive. Any conditions to which the plan is subject are listed below:

1. **Berm and Fence.** The new trash compactor has been placed on a concrete pad. Photos taken recently by Matt Henry, Lincoln's Planning and Zoning Administrator, shall be placed in the file and made a part of the record. A berm shall be created on the East and South sides of the new concrete pad, and a solid fence shall be erected (a minimum 6 feet in height) approximately 30 feet across the "back" (easterly side) so as to contain and shield the compactor and recycling site. The fence shall also extend approximately 40% of the distance from the Southeasterly corner of the trash compactor to Forest Ridge Drive. Both fences shall be joined at the southeasterly corner. The total height of the combined berm and fencing shall be a minimum of 8 feet from the current elevation. The berm and fencing is intended to address line of sight, lighting, screen cover, runoff concerns and noise issues. The berm and fencing shall be constructed by June 15, 2011.
2. **Lighting.** All lighting shall be downcast lighting, designed to contain all or most of the lighting on site.
3. **Hours of Use.** The hours of use of the recycling facility are subject to the Town of Lincoln's Disorderly Action Ordinance (which prohibits disorderly actions between the hours of 10:00 p.m. and 6:00 a.m.). Therefore, individual owners (members of the Forest Ridge Property Owners Association) shall be prohibited from dumping trash between the hours of 10:00 p.m. and 6:00 a.m.
4. The trash compactor shall not be emptied before 7:00 a.m.
5. The recycling site shall be limited for use to the number of units currently built or approved as of this date.
6. **Summer 2011 Review.** The Planning Board has established June, July and August of 2011 as a conditional test period to determine the true need of the frequency of emptying the trash compactor. The applicant is required to empty the compactor weekly during June, July and August, 2011, but may petition the Town for an extension via email to the Town's Planning and Zoning Administrator, who shall have the authority to extend the emptying of the dumpster for one week upon inspection. This conditional review period shall be reviewed by the Lincoln Planning Board in October, 2011, at which time a final schedule shall be determined, and a Revised Notice of Decision will be issued setting forth the final schedule.
7. During the non summer months, normal operational standards and requirements for emptying the trash compactor shall apply.

---

Pat Romprey, Planning Board Chair