



TOWN OF LINCOLN, NH
Planning & Zoning Department
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**NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT
LINCOLN, NEW HAMPSHIRE**

**CASE #ZBA 2014-03
January 29, 2014**

SPECIAL EXCEPTION

You are hereby notified that the appeal of:

Applicant: Andrew Noyes on behalf of Jean's Playhouse

Property Owner: (Where Jean's Playhouse is located)

Tax Map 119, Lot 001
North Country Center for the Arts
c/o Andrew Noyes
PO Box 1060
Lincoln, NH 03251

Property Owner: (Where Off Premise Sign is located)

Tax Map 118, Lot 002
TFG Lincoln Properties, LLC
c/o The Finch Group
6111 Broken Sound Parkway NW #150
Boca Raton, FL 33487-2774

For a **Special Exception** regarding Land Use Plan Article VIII, Section A, Paragraph 2. Andrew Noyes on behalf of the tourist attraction, Jean's Playhouse (Tax Map 119, Lot 001) requested a Special Exception to place an off-premise sign on property owned by TFG Lincoln Properties, LLC (Tax Map 118, Lot 002) in the Village Center (VC) District. The sign uses the pre-existing wood frame and light formerly used by Rivergreen at its former entrance on Main Street north of the Inn Seasons Drive. The Planning Board granted a sign permit on May 22, 2013, as part of an integrated sign plan to use an off premise sign. Although the sign is allowed as part of the approved integrated sign plan, as an off premise sign it also requires a Special Exception Approval under Article VI-B, Section E, Paragraph 9, Subparagraph q,ii. Therefore, Noyes, requested a Special Exception from the Zoning Board of Adjustment (ZBA). This request was **GRANTED**, on January 29, 2014 after a duly-noticed public hearing by the affirmative (unanimous) vote of the Zoning Board of Adjustment with the following:

APPROVAL WITH CONDITIONS:

The ZBA approved a Special Exception to place an off-premise sign on property owned by TFG Lincoln Properties, LLC (Tax Map 118, Lot 002) in the Village Center (VC) District using the pre-existing wood frame and light formerly used by Rivergreen at its former entrance on Main Street north of the Inn Seasons Drive for a period of five (5) years or until January 28, 2019.

CONDITION:

1. **Within five years (January 28, 2019) the applicant shall come back to the ZBA with an application for a more permanent sign or show good cause why Jean's Playhouse needs an extension to build a more permanent sign. If Jean's Playhouse receives a grant or funds to fix up the sign before the five years is up, Jeans Playhouse may come in and ask the ZBA to remove that condition.**

FOR THE ZONING BOARD OF ADJUSTMENT



Paul Beaudin, II
Chair of Zoning Board of Adjustment

Note: The Board of Selectmen, any party to the action or any person directly affected has a right to appeal this decision. Any person aggrieved by this decision of the Zoning Board of Adjustment is referred to NH RSA 677, which sets forth the appeal procedure, 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 February 25, 2014. Copies of this notice have been distributed on February 25, 2014 to:

Applicant: Andrew Noyes on behalf of Jeans Playhouse

1. Property Owner: (Where Jean's Playhouse is located)

Tax Map 119, Lot 001
North Country Center for the Arts
c/o Andrew Noyes
PO Box 1060
Lincoln, NH 03251

2. Property Owner: (Where Off Premise Sign is located)

Tax Map 118, Lot 002
TFG Lincoln Properties, LLC
c/o The Finch Group
6111 Broken Sound Parkway NW #150
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Board of Selectmen

Town Manager

Town Clerk

Tax Assessor

Fire Chief

Public Works Director

Cartographic Associates, Inc.

Posted at Town Offices on February 25, 2014

Posted at Post Office on February 25, 2014

Note: A conditional Special Exception was granted for five (5) years from the date of approval January 29, 2014, to an expiration date of January 28, 2019. In five years applicant must re-file for a more permanent sign or show good cause why the ZBA should grant an extension for an additional period to build a more permanent sign or show good cause why Jean's Playhouse needs an extension to build a more permanent sign. Before the final approval is extended, the Planning Board may require the applicant to appear before the Board to discuss the status of the sign or any aspects of the sign. If Jean's Playhouse receives a grant or funds to fix up the sign before the five years is up, Jeans Playhouse may come in and ask the ZBA to remove that condition.