



TOWN OF LINCOLN NEW HAMPSHIRE

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA

Wednesday, May 4, 2022 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current evolving status of COVID-19, this meeting will be a hybrid meeting to be presented both in person with social distancing encouraged (space limited to 8-12) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. All others may attend via ZOOM if they wish.

Join Meeting via Zoom:

<https://us02web.zoom.us/j/84095019525?pwd=VkkwT3ZCZk5tanlWVjE4dTJWeG9XZz09>

Meeting ID: 840 9501 9525

Passcode: 019945

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

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

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

- March 29, 2022 (Present: Acting Chair Jon Ham, Selectman's Representative Jack Daly (via Zoom), Vice Chair Ray D'Amante, Member Mark Ehrman (via Zoom), Member Delia Sullivan, Alternate Susan Chenard)
- May 20, 2020 (Present: Chair Paul Beaudin, Vice Chair Ray D'Amante (via ZOOM), Member Jack Daly, Member Delia Sullivan, Member Myles Moran and Alternate Jon Ham) (Minutes were never created for this meeting. During Covid-19 Lockdown. Recorder quit.)

III. **NEW BUSINESS**

1. **6:00 PM. Request for a Variance for ski-in ski-out bridge within the fifteen-foot (15') front setback area.**

[Var 2022-02 M121 L024 Di Iorio + Beato Nacnac – Variance for ski-in ski-out bridge in fifteen-foot (15') rear setback area]

Request for a **VARIANCE** concerning Article VI District and District Regulations, Section B District Regulations, Paragraph 2 Land Use Schedule, Paragraph 4 (Dimensional Chart) of the zoning ordinance known as the Land Use Plan Ordinance (LUPO) to erect a ski-in ski-out bridge from the proposed new house for 24 Yellow Birch Circle (Map 121, Lot 034) to the ski trail over the setback line from the fifteen-foot (15') property setback line all of the way to the property boundary line with common land owned by South Peak Resort to hook up with the ski trail that runs behind the subject lot.

Appellant/Architect & Agent for Property Owners:

Beato Nacnac, AIA, Architect
Locati Architects
1007 East Main Street, Suite 202
Boseman, Montana 59715

Property Owners:

Richard Armand Di Iorio & Susan R. Di Iorio
79 Concerto Court
North Easton, MA 02356

Engineer:

Marc L. Burnell, PE
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Property:

24 Yellow Birch Circle (Map 121, Lot 034), General Use (GU) District.
Part of South Peak Resort Community Association.

Project:

The subject lot is within Phase I (68 Single Family Home Lots) of the development known as “South Peak Resort” and is located within the General Use (GU) District where front, side and rear setbacks are fifteen feet (15’) from the property boundary line. No structures are permitted within the setback area. The proposed building plan to build a single-family residence includes a “ski-in and ski out” bridge from the house to the ski trail over the setback from the fifteen-foot property setback line all of the way to the property boundary line with Common Land owned by South Peak Resort to hook up with the ski trail that runs behind the subject lot across the street (Crooked Mountain Road) from the Pemigewasset Base Camp all within the rear setback area. Appellants need a variance to put an 8.5-foot-wide covered ski bridge in the fifteen-foot (15’) setback area.

IV. CONTINUING AND OTHER BUSINESS (Staff and Zoning Board Member/Alternates).**1. Review and/or revise ZBA Rules of Procedure.****V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff**

VI. PUBLIC PARTICIPATION AND OTHER BUSINESS: Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT