



PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING AGENDA

Wednesday, September 20, 2017 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

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:

- August 16, 2017

III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

IV. **NEW BUSINESS**

A. **6:00 PM.** Lincoln Zoning Board of Adjustment (ZBA) **Request for a Special Exception** per RSA 676:5,II(b). The hearing was scheduled for Wednesday, August 16, 2017. The hearing was recessed and reconvened for Wednesday, September 20, 2017, at the Applicant's request for a full board (i.e., five ZBA members).

Case #: **2017 ZBA SE 2017-02 M118 L076 Herbert Lahout Shopping Center LLC**

Location: 165 Main Street (a/k/a "Lahout's Square")
(Map 118, Lot 076)
The lot is located in the Village Center (VC) District.

Applicant/Agent: Shawn Bergeron
Bergeron Technical Services, LLC
PO Box 241
North Conway, NH 038605

Property Owner: Herbert Lahout Shopping Center, Inc. (Herbert Lahout principal)
26 Union Street
Littleton, NH 03561

Herbert Lahout Shopping Center Inc. (Herbert Lahout principal)
c/o Daniel Keeler CPA
260 Cottage Street Suite E
Littleton, NH 03561-0260

Applicant Shawn Bergeron of Bergeron Technical Services, LLC, acting as authorized agent on behalf of property owner Herbert Lahout Shopping Center, Inc. (Herbert Lahout principal requests a **Special Exception** under the zoning ordinance called the Land Use Plan Ordinance (LUPO), Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule) Chart of Business Uses to put in a new propane filling station.

Applicant proposes to install a new propane filling station behind the portion of the shopping plaza building that houses Aubuchon Hardware Store. The lot is located in the Village Center (VC) District. The proposed new business use (Gasoline/Fuel Oil Sale & Storage) is a propane filling station in the Village Center (VC) District. Gasoline/Fuel Oil Sale & Storage use requires a Special Exception.

ACTION: Upon a finding by the ZBA that the application meets the submission requirements the ZBA may vote to accept the application for a variance as administratively complete.

ACTION: The ZBA may conduct a public hearing, or schedule a public hearing at some future date established during this meeting.

ACTION: The Zoning Board will vote to approve, approve with conditions or disapprove the application. Should a decision not be reached at the public hearing, this application will stay on the ZBA agenda until such time as it is either approved or disapproved

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

VII. 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 Zoning Board of Adjustment will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VIII. ADJOURNMENT

