



TOWN OF LINCOLN NEW HAMPSHIRE

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA

Wednesday, June 1, 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:

- May 4, 2022 (Present: Acting Chair, Jon Ham, Jack Daly (via Zoom), Chair Raymond D'Amante, Vice Chair Mark Ehrman (via Zoom), Member Delia Sullivan, Member Myles Moran, and Alternate Susan Chenard)

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

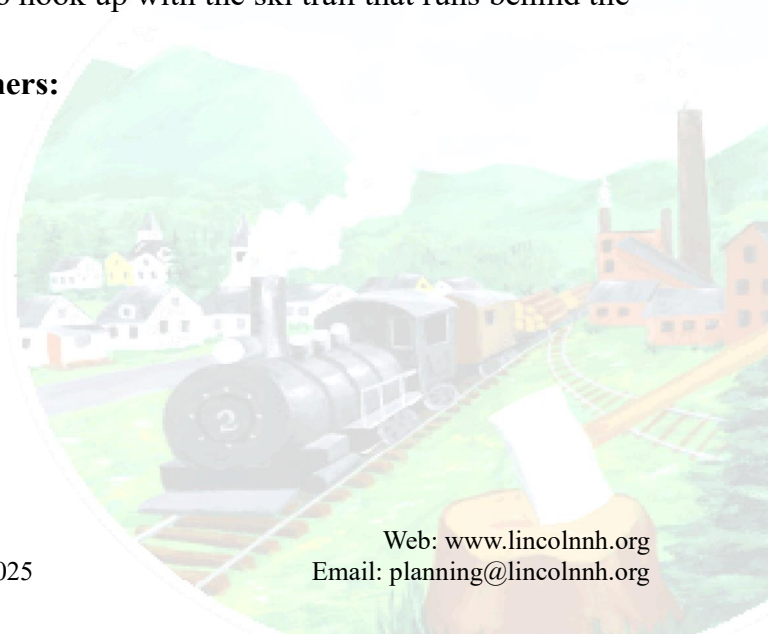
- 1. 6:00 PM. Request for a Variance for ski-in ski-out bridge within the fifteen-foot (15') front setback area.**

[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.

The ZBA hearing on Applicant’s Request for a Variance was started on May 5, 2022. After a preliminary review of the Application for a Variance, the ZBA gave the Applicant the option to redo his application for a variance and continued the hearing until June 1, 2022 at 6:00 PM.

IV. NEW BUSINESS**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