

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD

Wednesday, February 14, 2024 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

*Hybrid meeting available both in person & via Zoom Meeting Platform to allow for town wide participation. A quorum of Planning Board members must be physically present at the meeting. Although there is space in the large conference room for 8-12 guests in addition to the Board members, the public is welcome to participate remotely using ZOOM. Planning Board Meetings can be attended in-person at the Town Hall Building. Recordings of all Planning Board meetings can be found at www.youtube.com ([Lincoln NH Planning Board Meeting 02-14-2024](#)). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMlG>

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

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

Notice of Public Hearing on Request for Modification and/or New Site Plan Review Approval:

Applicant: Mark D. Stiles, Trustee, S&A Offices Realty Trust, PO Box 1113, North Marshfield, MA 02059

Agent: Stuart J. Anderson, alba architects LLP, 137 Main Street, PO Box 186, North Woodstock, NH 03262

Property #1

Property Owner of Property #1: **155 Main Street (Map 118, lot 065)** (0.15 Acres) located in the Village Center (VC) Zoning District.

Mark Stiles d/b/a Flow State, LLC

PO Box 1113

North Marshfield, MA 02059

Property #2

Property Owner of Property #2: **153 Main Street (Map 118, lot 064)** (0.16 Acres) located in the Village Center (VC) Zoning District.

Mark Stiles d/b/a It's An I-M, LLC

PO Box 1113

North Marshfield, MA 02059

Former Agent/Surveyor/Engineer: Applicant & property owners were represented by agent.

Joshua M. McAllister, PE

HEB Engineers, Inc.

2605 White Mountain Hwy

North Conway, NH 03860

Proposed Project: SPR 2024-01 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust – Request to modify the former Site Plan Review approval (never recorded) or new Site Plan Review Approval.

Proposed development consists of:

- Demolition of 153 Main Street;
- Construct 2-story 1,501 SF mixed use building consisting of retail & residential uses.
 - **Retail Use:** 3 retail units totaling 480 SF proposed on ground level;
 - **Residential Use:** 2 apartments on the ground level & 2 apartments on the second level.

Formerly Approved Project: SPR 2020-20 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust/– Multi-Use Building. Granted 3 Extensions of Site Plan Review Approval.

Site Plan Review approval was granted January 13, 2021 with 4 conditions. Applicant Stiles requested & was granted 3 extensions until January of 2024 to allow for him to do an analysis of the approved project as the lumber costs come down and the supply chain loosens up. Meanwhile, he considered whether to downsize the approved project. The project included:

- Demolition of 2 buildings on 153 Main Street & 155 Main Street
- Voluntary merger of 2 adjacent lots
- Construct 3-story 3,586 SF mixed use building consisting of retail & residential uses.
 - **Retail Use:** 3 retail units totaling 2,460 SF proposed on ground level;
 - **Residential Use:** 3 apartments on the 2nd level & 3 apartments on the 3rd level.

Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Subdivision Regulations, Board will vote to accept above applications as **complete**, and, if Board finds application to be complete, then a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at public hearing, this application will stay on Planning Board agenda until such time as it is either approved or disapproved.