



TOWN OF LINCOLN, NH
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**PLANNING BOARD
TOWN OF LINCOLN, NEW HAMPSHIRE**

NOTICE OF DECISION PURSUANT TO RSA 676:4, I(c)(1)

(Case # SPR 2022-08 M113 L002 – El Charros, LLC & Lincoln Center North, LLC – Outdoor Seating for El Charros Restaurant)

To:

Applicant: Izzy Atlixco, LLC d/b/a El Charros Restaurant
PO Box 728
Lincoln, NH 03251-0728

Applicant & Property Owner: Paul Bartlett d/b/a Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681

Re: Application for Site Plan Review Approval

Applicants: (1) Izzy Atlixco, LLC d/b/a El Charros Restaurant
PO Box 728
Lincoln, NH 03251-0728
(2) Paul Bartlett d/b/a Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681

Property Owner: Paul Bartlett d/b/a Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681

Property:

A portion of property known as “6-24 Lumber Yard Drive 4 &...”, nearest the unit known as 10 Lumber Yard Drive #5 and the three median traffic islands (approx. 6ftX16ft) in front of 10 Lumber Yard Drive #5 in the parking lot area in front El Charros Restaurant. (Map 113, Lot 002). In the Village Center (VC) District.

Proposal:

Application for Site Plan Review to allow outdoor dining for a total of thirty-eight (38) seats. In accordance with the submitted map, on the westernmost median island Table #1 with eight (8) seats & Table #2 with four (4) seats. On the center median island, Table #3 with four (4) seats & Table #4 with four (4) seats. On the easternmost median island Table #5 with four (4) seats and Table #6 with four (4) seats. In addition, directly in front of the restaurant, six (6) high top tables with two (2) seats each set approximately six feet (6') apart:

- (a) two (2) tables opposite the westernmost median island,
- (b) two (2) tables opposite the center median island; and
- (c) two (2) tables opposite the easternmost median island.

During the NH Governor's COVID-19 executive emergency orders in 2020 – 2021, extended through subsequent legislation in 2021-2022, El Charros operated outdoor seating in these same spots. The request was to continue the outdoor seating after the emergency orders have ended.

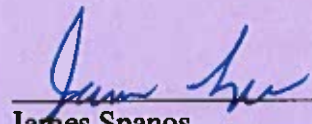
Site Plan Review Approval

Applicant's request for Site Plan Review Approval for an expansion of use per Article IV A of the Site Plan Review Regulations to include the currently offered outdoor space permitted under the NH Governor's Emergency Orders in response to the COVID-19 Pandemic, located in front of El Charros Restaurant to include thirty-eight (38) seats consisting of twenty-six (26) seats outside with twelve (12) seats (six high tops with 2 seats each) in the walkway with sufficient space, allowing for pedestrian and vehicular traffic to pass as described in the application was **GRANTED** by an affirmative majority vote (5-0) of the Lincoln Planning Board on May 3, 2022 **WITH THE FOLLOWING CONDITION:**

1. Motion to approved Site Plan as presented with the exception of no net gain* of served seating.

***"No net gain" means for every one (1) chair outside there is one (1) chair inside reserved in case of inclement weather so there is no net gain in the numbers of seats offered for service by the restaurant.**

FOR THE PLANNING BOARD


James Spanos
Chair of Planning Board

Date: 6/3/2022