



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

NOTICE OF DECISION

Request for an Extension of Site Plan Review Approval GRANTED

Case # SPR 2021-02 M112 L002 & L003
Dipak Patel d/b/a MANI, LLC (& d/b/a Hampton Inn)

Case #SPR 2018-05 M112 L002 & L003
DelRegno+Patel (Dipak Patel d/b/a Hampton Inn)

To: Dipak Patel, d/b/a The Hampton Inn
1567 White Mountain Highway
P.O. Box 3299
North Conway, NH 03860

Gabriel Nizetic, Esq.
Plymouth Law Center
66 Highland Street
Plymouth, NH 03264

Re: Application for Site Plan Review Approval

Applicant/ Dipak Patel, d/b/a The Hampton Inn
1567 White Mountain Highway
PO Box 3299
North Conway, NH 03860-3299

Engineer: Nicholas J. Sceggell, P.E.
DuBois & King, Inc.
831 Union Avenue
Laconia, NH 03246.

Former Property Owner:
Victor R. Del Regno, Trustee
Toreign III Realty
6718 Fox Hollow Drive
West Palm Beach, FL 33412

Current Property Owner:
Dipak Patel, d/b/a MANI, LLC
87 Wallace Hill Road
Franconia, NH 03580

Attorney: Gabriel Nizetic, Esq.
Plymouth Law Center
66 Highland Street
Plymouth, NH 03264

Property: Main Street (Lot 3) #LO (Map 112, Lot 002); and
Main Street (Lot 2) #LO (Map 112, Lot 003).
The property is located in the Village Center (VC) District.

Project: Applicant had a purchase and sale agreement with the property owner of two (2) adjacent lots and requested Site Plan Review approval for a change of use to change the use of the two (2) adjacent properties in the same ownership (i.e., two existing vacant lots with three rental billboards) and to make site improvements to include a new four (4) story ninety-three (93) room Hampton Inn & Suites, paved parking for the hotel and a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer and electric. The proposed project also required a boundary line adjustment or subdivision.

History:

On April 10, 2019, the Planning Board granted Site Plan Review Approval with six conditions of approval.

On March 11, 2020, the Planning Board granted an extension to April 10, 2021 because of the requirement for creating capability to provide water for fire suppression.

On March 17, 2021, Applicant submitted a request for a second extension of Planning Board Site Plan Review Approval. The application stated:

All progress was halted due to COVID mandated lockdowns. More time is need to determine the most economically feasible way to satisfy conditions #1 and #3 concerning the fire suppression system and adequate water capacity. There are three (3) alternatives proposed but more time is needed to evaluate which would be the most cost-effective alternative in order to satisfy financing requirements. It has come to the applicant's attention that the Town is making upgrades to the existing water delivery infrastructure which should enable Applicant to tie in, fully comply, and reduce project costs.

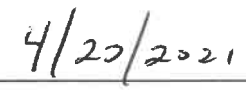
Decision:

On April 14, 2021 at the Applicant's request, the Planning Board voted to grant an extension to April 10, 2022.

FOR THE PLANNING BOARD



James Spanos
Planning Board Chair



Date