



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 2022-17 M112 L055A – BDBC Holdings LLC Drouin – Café –
28 seat Restaurant – Cafe Monte Alto)**

To:

Applicants:

- (1) Bobby Graves d/b/a Café Monte Alto
85 Main Street
Plymouth, NH 03264
- with a mailing address of:
PO Box 732
Plymouth, NH 03264 (tenant)
- (2) Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC
PO Box 788,
Lincoln, NH 03251-0788
(Owner of both business condominiums Units A and B)

Property Owner:

Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC
PO Box 788,
Lincoln, NH 03251-0788

Subject Property: A portion of property known as 49 Main Street #A (Map 112, Lot 055000-00-000A) and 49 Main Street #B ((Map 112, Lot 055000-00-000B), with several business tenants including Property Partners, Cobb Hill Construction, Photography Studio, Cobb Hill Construction and Brent Drouin d/b/a Century 21 Mountainside Realty located in the Village Center (VC) District. The proposed restaurant is to be in 1,400 SF in a portion of 49 Main Street #A.

Proposal: Application for Site Plan Review approval for Café Monte Alto (a “restaurant” business use). The space would include tables and seats for dining for a total of twenty-eight (28) seats with an emphasis on coffee. Applicant to show adequate onsite parking for restaurant in addition to parking for current customer service businesses.

Application for Site Plan Review to allow restaurant use for a total of twenty-eight (28) seats.

In accordance with the submitted floor plan:

- Four (4) Tables with four (4) seats each for a total of sixteen (16) seats;
- Two (2) tables with two (2) seats each for a total of four (4) seats; and
- Seven (7) counter seats.
- One (1) more seat than is shown on the floor plan has been approved.

Parking is broken down as follows:

- Café Monte Alto requires seven (7) parking spots for twenty-eight (28) seats.
- In addition, Café Monte Alto's parking spaces combined with the public spaces for other consumer services offered in the same building, two (2) additional parking spaces are allocated as "designated employee spots" for the entire building.

Site Plan Review Approval

Applicant's request for Site Plan Review Approval for a change of use per Article IV A of the Site Plan Review Regulations from a consumer service/office use to a restaurant use (Café Monte Alto) to include twenty-eight (28) seats was **GRANTED** as presented by an affirmative majority vote (3-0) of the Lincoln Planning Board on November 22, 2022.

FOR THE PLANNING BOARD



James Spanos
Chair of Planning Board

Date: December 8, 2022