

## **PUBLIC NOTICE**

### **TOWN OF LINCOLN PLANNING BOARD**

Wednesday, May 22, 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. 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](http://www.youtube.com). 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/kblNuPaMIG>

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

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for same link, meeting ID and passcode.)

### **Notice of Public Hearing on New Subdivision and New Site Plan Review Approval:**

**Applicant:** Mark Bogosian d/b/a South Peak, LLC, 850 Main Street, Falmouth, MA 02540

**Agent/Surveyor/Engineer:** Andrew J. Nadeau, L.L.S., Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561

#### **Property #1**

**Property Owner of Property #1:** **South Peak Road (Map 118, lot 039) (95.71 Acres)** located in General Use (GU) District.

Mark Bogosian d/b/a South Peak, LLC  
850 Main Street  
Falmouth, MA 02540

#### **Property #2**

**Property Owner of Property #2:** **Crooked Mountain Road (Map 121, lot 050) (0.56 Acres)** located in the General Use (GU) District.

Mark Bogosian d/b/a South Peak, LLC  
850 Main Street  
Falmouth, MA 02540

## **SUBDIVISION**

#### **Proposed Subdivision:**

- A total of six (6) new lots will be created along existing frontage on Crooked Mountain Road.
- One (1) existing approved lot along Crooked Mountain Road will be merged with Map 118 Lot 039 and then re-subdivided/reconfigured.

#### **Application for Subdivision proposes to:**

##### **Divide portions of the lot listed below into one (1) six (6) lot subdivision**

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (38.94 Acres).

##### **Creating Six (6) new lots on Crooked Mountain Road to be as follows:**

1. **Map 118, Lot 039.55** (1.92 Acres)
2. **Map 118, Lot 039.57** (1.65 Acres)
3. **Map 118, Lot 039.58** (0.57 Acres)
4. **Map 118, Lot 039.59** (0.55 Acres)
5. **Map 118, Lot 039.60** (0.50 Acres)
6. **Map 118, Lot 039.61** (0.58 Acres)

**Then “merge” the Map 121, Lot 050 with Map 118, Lot 039 and then resubdivide/reconfigure the existing lot known as the “Pemigewasset Base Camp” lot as follows:**

1. **Map 121, Lot 050** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a South Peak, LLC (Existing size is 0.46 Acres and will be reconfigured into a lot that will be 0.56 Acres in size).

- a. **Lot to become: Map 118, Lot 039.56** with Pemi Base Camp on it (0.56 Acres) – Note: Applicant changed the Map/Lot numbers for this lot on the plan. May not be possible to use these Map/Lot numbers.

## **SITE PLAN REVIEW**

**Proposed Project:** SPR 2024-02 M118 L039 & M121 L050 - Construction of “South Peak Club” building, a club amenity and lounge at the Pemi Base area of South Peak Resort.

**Note:** The current Pemi Base Camp temporary tent structure used as a ski lodge is to remain on the lot as well.

**Proposed development consists of:**

- Construct 2-story building consisting of following uses: retail, lounge and food & beverage amenities.
  - Lower Level Walkout Basement = 3,400 square feet (SF)
  - Upper Level = 2,560 SF
  - Upper Level Deck = 1,070 SF

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.