

## **PUBLIC NOTICE**

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

Wednesday, March 22, 2023 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

\*Hybrid meeting available both in person with social distancing & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

**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.)

### **SUBDIVISION:**

Notice is hereby given in accordance with RSA 676:4 that one (1) **Application for Subdivision** will be submitted to the Planning Board during a regular meeting on Wednesday March 22, 2023 at 6:00 PM.

**Applicant:** Mark Bogosian, 367 Main Street, Falmouth, MA NH 03561

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

#### **Property Owners:**

(A) **Mark Bogosian d/b/a FC-Loon, LLC**, 2365 Rice Boulevard, Suite 201, Houston, TX 77005

(B) **Mark Bogosian d/b/a South Peak, LLC**, 367 Main Street, Falmouth, MA 02540

#### **Properties are all within South Peak Resort and in the General Use (GU) District:**

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
2. **Map 118, Lot 036** (Crooked Mountain Road #123) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.40 Ac).
3. **Map 118, Lot 037** (Crooked Mountain Road #124) owned by Mark Bogosian d/b/a FC-Loon (0.38 Ac).
4. **Map 118, Lot 038** (Crooked Mountain Road #125) owned by Mark Bogosian d/b/a South Peak, LLC (0.36 Acres).

**Proposal:** A total of one (1) new lot will be created which will include 41 proposed condominium units referred to as the “Fireside Condos”. Improvements to this lot, extension of municipal water & sewer lines & extension of utilities will be required for the development of residential condominium development and will also require Site Plan Review Approval.

**Application for Subdivision** proposes merging three lots listed above into Map 118 Lot 39 and dividing a portion of Map 118 Lot 39 one (1) one (1) lot subdivision:

#### **Three existing lots merged into Map 118 Lot 39:**

1. **Map 118, Lot 036** (Crooked Mountain Road #123) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.40 Ac).
2. **Map 118 Lot 037** (Crooked Mountain Road #124) owned by Mark Bogosian d/b/a FC-Loon (0.38 Ac).
3. **Map 118, Lot 038** (Crooked Mountain Road #125) owned by Mark Bogosian d/b/a South Peak, LLC (0.36 Acres).

#### **1 new lot created along Crooked Mountain Road to be as follows:**

1. **Map 118, Lot 039.19** (6.32 Acres)

### **SITE PLAN REVIEW:**

Notice is hereby given in accordance with RSA 676:4 & 676:7 that an **Application for Site Plan Review approval for two access roads design including grading, drainage and utilities infrastructure, for a 41-unit residential condominium development proposed above referred as the “Fireside Condos”** within the General Use (GU) District will be submitted to the Planning Board during a regular meeting Wednesday March 8, 2023 at 6:00PM.

**Applicant:** Mark Bogosian, 367 Main Street, Falmouth, MA NH 03561

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

**Property Owners:**

(A) **Mark Bogosian d/b/a FC-Loon, LLC**, 2365 Rice Boulevard, Suite 201, Houston, TX 77005

(B) **Mark Bogosian d/b/a South Peak, LLC**, 367 Main Street, Falmouth, MA 02540

**Properties all within South Peak Resort and in the General Use (GU) District:**

1. **Map 118 Lot 036** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.40 Ac).
2. **Map 118 Lot 037** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.38 Ac).
3. **Map 118 Lot 038** (Crooked Mountain Road #122) owned by Mark Bogosian d/b/a FC-Loon, LLC (0.36 Ac).
4. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac)

Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Subdivision Regulations and Site Plan Review 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.