

**Notice of Public Hearing  
Town of Lincoln Planning Board**

\*Hybrid meeting available both in person with social distancing & masks & 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, due to the increase in COVID-19 cases, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/89529825602?pwd=Z2gwdEtCMjVwRlVpYVhDTSrWWNVQT09>

**Meeting ID:** 895 2982 5602

**Passcode:** 722936

**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.)

Town of Lincoln Planning Board will hold a public hearing on Wednesday, February 23, 2022, at 6:00 PM in the large conference room\* on a request to amend the conditions of a Site Plan Review & Subdivision approval SPR 2021-01 M112 L018 Clark - Littleton Hospital dated May 12, 2021.

Original Applicants:

- (1) Littleton Development Medical Properties, Inc. 800 W. Madison Street, Suite 400 Chicago, IL 60607; &
- (2) Littleton Hospital Association d/b/a Littleton Regional Hospital 600 St. Johnsbury Road Littleton NH 03561

Original Property Owners granted approval:

Brenda Clark, Benjamin Clark, Jennifer Franz PO Box 9 Lincoln, NH 03251-0009

Subsequent Owner/Applicant:

- (1) Littleton Hospital Association d/b/a Littleton Regional Hospital 600 St. Johnsbury Road Littleton NH 03561

Agent/Surveyor/Engineer: Cathy Furtek Conway, P.E. Horizons Engineering, Inc. 34 School Street Littleton, NH 03561

Property: Railroad Street #LO (Map 112, Lot 018). General Use (GU) District.

SUBDIVISION: Divided 1 lot into 2 lots at the end of Railroad Street (50ft Private ROW). Lot was 5.51 acres. Applicant subdivided it into two (2) parcels: A. Lot 1: 33,867 SF (or 0.77 Ac); & B. Lot 2: 206,369 SF (or 4.74 Ac) One new lot was to be created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities were required. The plan included shared access easements to Lots 1 and 2. Final subdivision has been approved but not completed yet.

SITE PLAN REVIEW:

Phase I: Lot 1 (above) 33,867 SF (or 0.77 Ac): Development of 4,000 SF Medical Office Building with associated parking on Lot 1; &

Phase II: Lot 2 (above) 206,369 SF (or 4.74 Ac): Development of 48,000 SF Medical Office Building

with associated parking on Lot 2.

On May 12, 2021, Subdivision and Site Plan Review Approval were granted (SPR with seven (7) conditions).

Condition 1 was "Applicant shall obtain all necessary State and Town permits and approvals."

Condition 4 was "Applicants shall pay all engineering and construction costs related to obtaining and complying with NH DOT requirements with the exception of any resurfacing of the town portion of Railroad Street that is considered ordinary maintenance."

Applicant constructed the Urgent Care building described as Phase I with a Land Use Permit, however, still lacks the NH DOT Driveway Permit. Because approximately the first 130 feet of Railroad Street is a Town Road, the Town is required to be the applicant for the NH DOT Driveway Permit. However, the current Applicant/Property Owner is required to work out the details with the NH DOT. Applicant is still working on it.

Applicant is requesting the planning board to amend the Site Plan Review conditions to allow the facility to be granted a Land Use Compliance Certificate and to operate prior to obtaining the NH DOT Driveway Permit per the State Governor's request that they operate to provide COVID related services.