

NOTICE OF PUBLIC HEARING

TOWN OF LINCOLN PLANNING BOARD

Wednesday, September 14, 2022 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln, NH

Due to the current evolving status of COVID 19, this meeting will be a hybrid meeting to be presented both in person (with masking & social distancing encouraged) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. Others are encouraged to attend via ZOOM.

Join Meeting via ZOOM:

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

Meeting ID: **817 0076 6161**

Passcode: **179696**

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

Notice is hereby given in accordance with RSA 676:4 & 676:7 an application for a Major Subdivision will be submitted to the Planning Board during a regular meeting. Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept application as complete & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Application for a Major Subdivision called “The Meadows,” Part 2, between two (2) adjacent lots south of and including LouAnn Lane (50’ ROW), abandoning the lot line between Lot 018 and Lot 019 and a further subdividing the two (2) lots, into four (4) single-family house lots and one (1) lot to support LouAnn Lane and the hammerhead turn around at the western end of LouAnn Lane.

Applicant/Property Owner: Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust of 2006, PO Box 235, Lincoln, NH 03251-0235.

Properties: (Rural Residential (RR) District - minimum lot size is 15,000 SF or 0.34 Acres)

1. Louann Lane #LO (Map 117, Lot 018) (0.54 Acres) (vacant)
2. Louann Lane (LO) (Map 117, Lot 019) (1.67 Acres) (vacant)

Proposal: To subdivide two (2) lots into four (4) house lots and one (1) lot to support LouAnn Lane (ROW) with hammerhead turnaround. Three new lots will be created. Improvements to LuAnn Lane R/W (to become a 50 ft ROW with 20 ft travel surface), the 4 house lots, & an extension of municipal water lines, sewer lines & utilities will be required. Some of this work on “the Meadows” was started in 2021 with the earlier subdivision of Lots 1, 2, and 3.

1. The remainder of Map 117, Lot 018 (0.54 Acres) and Map 117, Lot 019 (1.67 Acres) as follows:
 - a. Lot 4: 0.40 Acres (17,255 SF) (vacant) (to become a single-family house lot)
 - b. Lot 5: 0.36 Acres (15,539) (vacant) (to become a single-family house lot)
 - c. Lot 6: 0.35 Acres (15,403 SF) (vacant) (to become a single-family house lot)
 - d. Lot 7: 0.35 Acres (15,364 SF) (vacant) (to become a single-family house lot)
 - e. Lot With No #: 0.75 Acres (32,619 SF) (vacant) (to support LouAnn Lane R/W and hammerhead turnaround)

Applicant’s surveyor: Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann’s Hill Road, Littleton, NH 03561.