

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)

APPLICATION FOR SITE PLAN REVIEW FOR ADDITION AND CONVERSION TO RESTRICTED MULTI-FAMILY RESIDENTIAL HOUSING

Applicant & Property Owner: Mountain Club on Loon Unit Owners Association, 90 Loon Mountain Road, Lincoln, NH 03251

Property: 29 Pollard Road, (Map 117, Lot 105). 0.34 Acres in the General Use (GU) District with 3-unit apartment building housing 11 employees.

Proposal: Application for Site Plan Review to put an addition onto the back of a three-unit apartment building and convert the three-unit apartment building into a “Restricted Multi-Family Residential Housing” apartment building with seven dwelling units. A “Restricted Multi-Family Residential Housing” is restricted to long term tenancy, defined as greater than 180 days, permitted as a business use in the General Use (GU) District subject to the business use density requirements with a maximum 70% lot coverage. The existing building consists of the following:

1. Apartment #1 = 3 bedrooms, 1 bathroom;
2. Apartment #2 = 2 bedrooms, 2 bathrooms; &
3. Apartment #3 = 4 bedroom 2 ½ bathrooms.

The proposed addition would include four (4) studio apartments with 1 bedroom, 1 kitchen & 1 bathroom in each.

Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Site Plan Review Regulations, Board will vote to accept application 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.