

## Notice of 2 Public Hearings Re: Proposed Zoning Amendments to Town of Lincoln's Land Use Plan Ordinance (LUPO)

\*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. Although there is space in the large conference room for 8-12 guests in addition to the Board members, the public is welcome to participate remotely using ZOOM. 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) (e.g., [Lincoln NH Planning Board Meeting 12-13-2023](#)). 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.

**1<sup>st</sup> Public Hearing: Wednesday, January 10, 2023, 6:00 PM.**

**2<sup>nd</sup> Public Hearing, if required: Wednesday, January 24, 2023, 6:00 PM.**

**Join Zoom Meetings**

<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.)

Planning Board will hold public hearings in the Large Conference Room\* at Lincoln Town Office, 148 Main St., Lincoln, NH.

**1<sup>st</sup> Public Hearing: Wed., January 10, 2023 at 6:00 PM &**

**2<sup>nd</sup> Public Hearing, if required: Wed., January 24, 2023, at 6:00 PM** on the following proposed zoning amendments:

The full text of proposed amendments is on file at the Town Offices open M-F 8 AM – 4:00 PM.

**Proposed Amendments to Zoning Ordinance (Land Use Plan Ordinance [LUPO]) including:**

**I. Create 2 General Use (GU) Districts by changing the characteristics of the General Use (GU) District in different parts of Town:**

**A. General Use Downtown**

Along both ends of Lincoln Village along Main Street/NH Route 112/Kancamagus Highway and along both sides of East Branch Pemigewasset River.

1. Business Uses like (a) Manufactured Housing Park, (b) Motor Vehicle Sales & Service & (c) Gas/Fuel Sale & Storage are permitted by Special Exception.
2. Industrial Uses like (a) Earth, Gravel & Stone Removal, & (b) Manufacturing Other than a Home Business are permitted by Special Exception.
3. Industrial Uses like (a) Junk Yards, and (b) Bulk Storage/Warehousing are not permitted.
4. Change the Dimensional Setback Requirements for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and the side setbacks from 5 feet to 10 feet.

**B. General Use Route 3**

Along portions of Connector Road & US Route 3/Daniel Webster Highway & Connector Road and Liberty Road

1. Business Use – Campgrounds are permitted without a Special Exception.
2. Change Dimensional Requirements:
  - a. Reduce Minimum Lot Size for Duplex from 22,500 SF to 15,000 SF with a maximum of 3,000 SF of total living space, otherwise, Minimum Lot Size for Duplex is 22,500 SF.
  - b. Reduce side and rear setback requirements, staying with 15-foot setbacks in front, but reducing sides and rear setbacks from 15 feet to 5 feet.
  - c. Increase the Percentage of Maximum Lot Coverage from 70% to 75%.

## II. Revise Characteristics of Village Center (VC) District

- A. Veterinarian & Dog Kennels are permitted by Special Exception;
- B. Industrial Uses like Manufacturing Other than a Home Business is permitted by Special Exception.
- C. Industrial Uses like Bulk Storage/Warehousing are not permitted.
- D. Change the Dimensional Setback Requirements for an Accessory Building by increasing the rear setback from 5 feet to 10 feet and side setbacks from 5 feet to 10 feet.

## III. Add Short-Term Rentals Ordinance to the LUPO as recommended by the Board of Selectmen (Proposed by Board of Selectmen)

## IV. Add Definition of “Useable Space” to Definition Section of LUPO & to Site Plan Review Regulations and to Subdivision Regulations. *[Note: “Adequate Useable Space” is already in Article VIII Board of Adjustment, Section A. Board of Adjustment related to appeals for a Special Exceptions] (Recommended by Town Attorney)*

## V. Revise Definition of Multi-Family Housing

## VI. Add Definition of Dwelling Unit

## VII. Adjust the Zoning District Designation to comport with recent minor boundary line adjustment between 2 adjacent lots owned by Thomas Tremblay, Trustee. One lot is located in the General Use (GU) District. One lot is located in the Rural Residential (RR) District.

**Property Owner:** Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust. PO Box 235, Lincoln, NH 03251-0235

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

**Minor Subdivision (BLA):** December 13, 2023, Planning Board approved a minor subdivision (a/k/a Lot Line Adjustment [LLA] or Boundary Line Adjustment [BLA]) to adjust the rear boundary line between the following two (2) properties.

### **Properties:**

#### (1) 189 Main Street (Map 117, Lot 004)

- a. Property is located within the General Use (GU) District and is 0.77 Acres or 33,541 SF.
- b. Lot has 2 structures on it – 1 structure with a restaurant/take out business known as “Half baked, Fully Brewed” and a 2<sup>nd</sup> structure with a mixed use – a Single-Family Residence upstairs and a Coldwell Banker Real Estate Office on the ground floor.

#### (2) 19 Louann Lane (just changed to 3 Meadow Lane) (Map 117, Lot 017)

- a. Property is located within the Rural Residential (RR) District, is 0.46 Acres or 20,038 SF.
- b. Lot has a single-family residence with an attached garage on the lot.

Two lots share a rear boundary line. BLA shifted rear boundary line of 189 Main Street slightly towards Main Street, giving the rear lot (189 Map Street) (Map 117, Lot 017) an additional 0.04 Acres of land increasing the size from 0.46 acres to 0.50 acres and reducing the size of 189 Main Street (Map 117, Lot 004) from 0.73 Acres to 0.69 Acres. This leaves a slice of land 5 feet wide on the west end and 15 feet wide on the east end with a General Use (GU) District designation. Entire Village Center (VC) District is the area follows the property boundary lines for the “front lots”. PB would like Zoning District Boundary Line to align with adjustment in property boundary lines.