

## **PUBLIC NOTICE**

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

**Wednesday**, August 9, 2023 – 6:00PM

\*Lincoln Town Hall, 148 Main Street, Lincoln, NH

\*Hybrid meeting available both in person & 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 large conference room for 8-12 guests in addition to the Board members, the public is encouraged to participate remotely using ZOOM.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

**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.)

Notice is hereby given in accordance with RSA 676:4 & 676:7 an application for minor subdivision/boundary line adjustment will be submitted to the Planning Board during a regular meeting. Upon finding application meets submission requirements of 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 Minor Subdivision (Boundary Line Adjustment) between 2 small adjacent lots, swapping 2 small portions of land:**

**(1) Parcel A to provide access to LaBrecque Street for a vacant landlocked parcel and**

**(2) Parcel B to give the second developed lot some additional buffer land behind the existing garage building currently located on the property boundary line.**

**Applicant/Property Owner #1:** Peter Marlowe, 38 LaBrecque Street, Lincoln, NH 03251

**Property Owner #2:** James Francis Burns & MacKenzie Brigid Gaudet d/b/a Black Sheep Properties, LLC, 36 LaBrecque Street, Lincoln, NH 03251

**Applicant's surveyor:** Sabourn & Tower Surveying and Septic Design, PLLC, 1022 Daniel Webster Highway, North Woodstock, NH 03262.

**Property #1:** 38 LaBrecque Street (Map 113, Lot 020) (0.22 Acres) pre-existing nonconforming lot with 1970 single wide Mobile Home with 2 small additions & 1970 720 SF Garage.

**Property #2:** Franklin Street #LO (Map 113, Lot 009) (0.19 Acres) pre-existing nonconforming lot landlocked vacant lot with woodshed picked up by the assessors in 2017, built without a Land Use Authorization Permit.

Both lots in General Residential (GR) District - minimum lot size is 15,000 SF or 0.34 Acres.

**Proposal:** Reconfigure 2 pre-existing nonconforming parcels:

**A. Property #1:** 38 LaBrecque Street (Map 113, Lot 020) (0.22 Acres)

- Parcel A is part of 38 LaBrecque Street (Map 113, Lot 020). Parcel A is 2,414 SF or 0.05+- Acres to become part of Map 113, Lot 009.
- Parcel A will provide Franklin Street #LO (Map 113, Lot 009) (0.19 Acres) a landlocked vacant lot with access to LaBrecque Street.
- 38 LaBrecque Street (Map 113, Lot 020) will go from an Original Area of 9,875 SF or 0.23 Acres to a Final Area of 8,489 SF or 0.19 Acres.

**B. Property #2:** Franklin Street #LO (Map 113, Lot 009) (0.19 Acres)

- a. Parcel B is part of Franklin Street #LO (Map 113, Lot 009). Parcel B is 1,027 SF or 0.02+- Acres to become part of Map 113, Lot 020.
- b. Parcel B will provide 38 LaBrecque Street (Map 113, Lot 020) a developed lot with some additional buffer land behind the existing garage building currently located on the property boundary line
- c. Franklin Street #LO (Map 113, Lot 009) will go from an Original Area of 8,386 SF or 0.19 Acres to a Final Area of 9,772 SF or 0.22 Acres.