

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD

Wednesday, December 13, 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 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 (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.

Join Zoom Meeting

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

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

Notice is hereby given per RSA 676:4 & 676:7 that an application for **minor subdivision (boundary line adjustment or “BLA”)** will be submitted to the Planning Board during a regular meeting. Upon finding application meets submission requirements of Subdivision Regulations and Land Use Plan Ordinance, 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.

Applicant/Property Owner/Agent: 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.

Properties:

- (1) **189 Main Street (Map 117, Lot 004)** (Property is located within the **General Use (GU) District** and is 0.77 Acres or 33,541 SF). Lot has two structures on it – one structure with a restaurant/take out business known as “Half baked, Fully Brewed” and a second structure with a mixed use – a Single-Family Residence upstairs and a Coldwell Banker Real Estate Office on the ground floor.) The maximum lot coverage is 70%.
- (2) **19 Louann Lane (just changed to 3 Meadow Lane) (Map 117, Lot 017)** (Property is located within the **Rural Residential (RR) District**, is 0.46 Acres or 20,038 SF and has a single-family residence on the lot where the minimum lot size is 15,000 SF or 0.344 Acres.

Proposal: Application for BLA between 2 adjacent lots. 189 Main Street fronts on NH Route 112/Main Street/Kancamagus Highway. 3 Meadow Lane (f/k/a 19 Louann Lane) fronts on what was formerly known as Louann Lane Extension (R/W) and is now known as Meadow Lane (R/W). The 2 lots share a rear boundary line. The purpose of the BLA is to shift the 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.