

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARING ON REQUEST FOR A SPECIAL EXCEPTION
Wednesday December 15, 2021 at 6PM

This hybrid meeting will be available both in person with social distancing & masks & via the Zoom Meeting Platform to allow for town wide participation. A quorum of the Zoning Board of Adjustment member must be physically present at the meeting. Although there is space in the room for between 8 & 12 guests in addition to the Board members, due to the increase in COVID-19 cases, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/88227509753?pwd=djUyT3JVbkVKcnI5VUNvTWp3amc2dz09>

Meeting ID: 882 2750 9753

Passcode: 566097

or **via telephone (1-929- 205-6099).**

Also see town website www.lincolnnh.org for the link, meeting ID and passcode.

Notice is hereby given that the Zoning Board of Adjustment (ZBA) will hold a Public Hearing on Wednesday, December 15, 2021, commencing at 6:00 pm on the following application:

Appellant Jan M. Wolowski, d/b/a 12 Plummer Hill Drive SPE, LLC, 16 Plummer Hill Drive, PO Box 1012, Lincoln, NH 03251-1012 requests a Special Exception from the ZBA as required under Land Use Plan Ordinance (LUPO), Article IV (Definitions) Paragraph 2 (Accessory Apartment), limiting accessory apartments to a maximum of 1,000 square feet of floor space, however, the ZBA may grant a Special Exception if an accessory apartment is proposed over 1,000 SF under Article V (General Regulations), Section D (Accessory Apartments) Paragraph 4. Appellant will address adequate parking for his tenants (2 parking spaces for each residential unit) as required in Article V (General Regulations), Section A, (Parking and Off-Street Loading). Subject property: 16 Plummer Hill Drive (Tax Map 114, Lot 070.2 in the Rural Residential (RR) District.

ACTIONS: Upon a finding by the ZBA that the application meets the submission requirements the ZBA may vote to accept the application for a Special Exception as administratively complete. The ZBA may conduct a public hearing, or schedule a public hearing at some future date established during this meeting. The ZBA will hold a public hearing on the merits. The Zoning Board will vote to approve, approve with conditions or disapprove the application.