



PLANNING & ZONING DEPARTMENT

PLANNING BOARD REVISED AGENDA

Wednesday, August 27, 2014 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

- I. **CALL TO ORDER** by the Chairman of Planning Board; announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - August 13, 2014
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

- A. **6:00 pm.** According to NH Revised Statutes Annotated 676:4,I (d) and the Town of Lincoln Site Plan Review Regulations and Land Use Plan Ordinance, the Town is required to notify the public of a proposal for a change of use. You are hereby notified that Applicant Herbert Lahout, of 64 Sunset Hill Road, Sugar Hill, NH 03586, received **conditional approval** from the Lincoln Planning Board on March 26, 2014, to change the use of a business located on Tax Map 112, Lot 27 (31 Main Street) and Tax Map 112, Lot 28 (33 Main Street) (now merged) from retail space to a restaurant. The lot is located in the Village Center District. The Planning Board approved the Site Plan Review Application with the following conditions:

Provided Lahout provides the rest of the application to that it is complete as set forth above, the Planning Board approved the Voluntary Lot Merger and approved the Application for Site Plan Review:

1. For Retail/Office Space as proposed; or
2. For Restaurant Space **provided** the building is reconfigured to accommodate sufficient parking.
3. In addition, the 991 square feet being demolished can be rebuilt as shown on the approved Site Plan.
4. If the building is reconfigured to accommodate the restaurant and the addition is less than 990 square feet, those square feet are grandfathered for the additional footage up to 991 square feet.

Applicant & Property Owner:

Herbert J. Lahout
64 Sunset Hill Road
Sugar Hill, NH 03586

Property Location:

Tax Map 112, Lot 27 (31 Main Street) and
Tax Map 112, Lot 028 (33 Main Street)
(Village Center District)

Applicant will present evidence that the conditions have been met to the Planning Board during a regular meeting of the Board on:

Date: **Wednesday, August 27, 2014**

Time: 6:00 pm

Location: Lincoln Town Hall
148 Main Street
Lincoln, NH 03251

Then the Planning Board will hold a public hearing. 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.

IV. NEW BUSINESS

- A. **Conceptual: One Love Brewery:** Michael Snyder and Jennifer Riley of Dover, NH, principals in One Love Brewery would like to discuss the possibility of renovating operating a brewery/pub in the Village Shops building at 25 South Mountain Drive #16 (Map 118, Lot 046) owned by Village Shops ICH, LLC, of PO Box 127, Lincoln, NH 03251, in the former Fratello's Restaurant. The property is located in the Village Center District.

- B. **Complaint re: Site Plan Approval for Alpine Adventures:** Donna Thompson, David Thompson, Patrick F. Gagne and Vilma J. Gagne, filed a letter of complaint with the Planning Board about the unsightly and noisy thrill Airbag Ride at the Alpine Adventures built in the middle of a residential neighborhood in their immediate backyard that operates between the hours of 10 am to 6 pm. They are complaining again that they and the abutters were not notified or informed at the hearing about the full extent of the “ride” and its noise implications. Map 112, Lots 052, 053 & 054.

V. OTHER BUSINESS

VII. PUBLIC PARTICIPATION AND OTHER BUSINESS: Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VIII. ADJOURNMENT

