



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD

### AGENDA

Wednesday, June 10, 2015 – 6:00 PM

Planning Board Public Meeting

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:
  - May 13, 2015
- III. **NEW BUSINESS**
  - A. **6:00 PM** – On Wednesday, April 22, 2015, at 7:00 pm, the Planning Board (PB) started the public hearing, and then continued the public hearing to April 29, 2015, at 6:00 pm on the application. On April 29, 2015, the Planning Board opened the public hearing and then continued the public hearing to a date certain - Wednesday, May 13, 2015, at 6:00 pm and then May 27, 2015. On May 27, 2015, the Planning Board again **opened the public hearing and then continued the public hearing to a date certain** – Wednesday, June 10, 2015, at 6:00 pm – and will consider the following matter:
    1. **Site Plan Review - Application for Site Plan Review approval for change of use from residential duplex to multi-family housing.** Applicant David Rodgers d/b/a Great Stone Face Skier, LLC, requests Site Plan Review approval to change the use of a dwelling from a duplex to multifamily housing with three living units in accordance with Article VI of the Lincoln Site Plan Review Regulations, Section B,2 of the Land Use Plan Ordinance. The lot is 29 Main Street, (Tax Map 112, Lot 026) located in the Village Center (VC) District. Also included is a request that the Planning Board grant a waiver of the minimum lot size dimensional requirement of 15,000 sq. ft. per dwelling unit as permitted in the Village Center District by the Land Use Plan Ordinance. The property is owned by Great Stone Face Skier, LLC, PO Box 68, Lincoln, NH 03251-0068.
  - B. **6:00 PM** – **Site Plan Review - Application for Site Plan Review approval for change of use from commercial retail to a public use i.e., a house of public worship and related religious functions for up to 66 persons.** Applicant Susan Chenard on behalf of Loon Reservation Service 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, as agent for Rabbi Levi Krinsky Chabad Lubavitch of New Hampshire, 7 Camelot Place, Manchester, NH 03104, is looking to rent the property described as 55 Main Street (Tax Map 112, Lot 066) located in the Village Center (VC) District owned by Michael E. Cotto, 17 Open Trail Road, Sandwich, MA 02563-3120 whose agent is Kevin McNamara of ReMax in the Mountains, of 264 Main Street, Suite 2, PO Box 75, Lincoln, NH 03251-0175 to operate a temporary emergency facility for religious services for July & August (possibly June – September) of 2015 to serve as a minyan during the summer tourist season.

Upon a finding by the Board that the applications meet the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the applications as **complete**, and, if the Planning Board finds the applications to be complete, then a public hearing on the merits of the 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.

- A. 6:00 PM – **Conceptual – Jean’s Playhouse would like to add an approximately 15,000 square foot flagstone patio to the side of the front of the building with gardens to use to serve food and alcohol for fundraising and during intermissions.** Although the “garden” was contemplated for a future time, at the time of Site Plan Approval for Jean’s Playhouse, the garden was not included on the plans filed. (34 Papermill Road – Tax Map 119, Lot 001). It is not clear in the Site Plan Review regulations whether Jean’s playhouse would need Site Plan Review approval for this particular use under Site Plan Review Regulations Article IV, Section A (“Development” and “Change of Use”) paragraphs (b) and (d). Christa Hollingsworth (Operations Director) will present for Jean’s Playhouse. The property is owned by North Country Center for the Arts, PO Box 1060, Lincoln, NH 03251. The property is in the General Use (GU) District.

**IV. CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

- A. Discussion about NH RSA 155-D: Energy Conservation in New Building Construction  
NH RSA 155-D:6 **Permit Not to Issue - Injunction – Penalties.**

**V. 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.

**VI. ADJOURNMENT**