



PLANNING & ZONING DEPARTMENT

PLANNING BOARD

AGENDA

Wednesday, August 26, 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:
 - July 22, 2015
 - August 12, 2015
- III. **NEW BUSINESS**
 - A. **6:00 PM – Update** – Dennis M. Ducharme, President of InnSeasons Resorts – South Mountain Resort on land owned by Southern Peaks Development, LLC, BlueGreen Corporation, 4960 Conference Way No. #100, Boca Raton, FL 33431 – to discuss minor changes in the configuration of units within the already approved Phase II addition at 23 InnSeasons Drive in the Village Center (VC) Zone – i.e., making some units 2 bedroom units instead of 1 bedroom units.
 - B. **6:00 PM – Voluntary Lot Merger** – Wilfred A. Ledger, Jr., of 6400 Eagle Ridge Drive, Vallejo, CA 94591 owns two adjacent “garden lots” on Maple Street and has applied to merge the two lots:
 1. Map 117, Lot 029 LO Maple Street Garden Lot #221G
 2. Map 117, Lot 030 LO Maple Street Garden Lot #223G
 - C. **6:00 PM – Conceptual** – Falguni Patel on behalf of the Kushi Corporation, owner of property located on 417 US Route 3 (Tax Map 106, Lot 017) with the business called the Rodeway Inn (formerly the Red Door Motel), would like to discuss the possibility of putting employee housing on her property in the form of one or two manufactured homes on slabs behind the motel to house her own employees. Kushi Corporation has a total of 31 motel units in two separate buildings, including the owners’ unit. The lot is 3.5 acres and is located in the General Use (GU) Zone. For the General Use Zone the maximum percentage of lot coverage is 70%. “Lot coverage” shall include the buildings, out buildings, roads, parking area (paved or unpaved) and swimming pools or other non-permeable recreational facilities. Treed islands within parking areas shall be excluded from this area.
 - D. **6:00 PM – Conceptual** – Orrin J. Robinson & Randall R. Thomas own a house at 83 Hanson Farm Road (Tax Map 105, Lot 026) built a 3-family house in 2001. They live in the main part of the house. There is one rental unit on the lower level, and a second rental unit over the garage. They would like to discuss the possibility of making two changes to their property:
 1. Re-configure the lower level to make an additional rental unit. This would not require any outside changes to the building.

2. Place a 350 sf. caboose on our property to be used as a rental unit. This would have a deck in addition to the 350 sf living space. They would put in a second driveway with parking for this unit. This will be positioned within the required setbacks.

This would change their property from a 3-unit multi-family to a 5-unit multi-family. Their property is in the General Use (GU) Zone. Do they need Site Plan approval for this proposed change? Or will they need just a Land Use Permit?

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

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.

- A. Notice of Development of Potential Regional Impact - Town of Lincoln is within 20 miles of the proposed 150' Communications Tower in the Town of Easton, so the Town of Lincoln is being notified. Co-applicants Blue Sky Towers, LLC and T-Mobile Northeast, LLC, on behalf of property owner T&T MTN Investments, LLC, have applied to erect a proposed communications tower in Easton. Such a project falls within the definition of a "Development of Potential Regional Impact." Would the proposed cell tower be viewable from the Town of Lincoln?

The hearing will be on Wednesday, August 26, 2015, at 7PM at the Easton Town Hall Meeting Room, 1060 Easton Valley Road, Easton, NH 03580. The Easton meeting conflicts with this Planning Board meeting.

VI. ADJOURNMENT