



PLANNING BOARD

AGENDA – WORK SESSION & PUBLIC HEARING

Wednesday, December 9, 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:
 - November 11, 2015
- III. **NEW BUSINESS**
 1. **Master Plan Update 2015:** Karen Fitzgerald of FitzDesign to work on and review drafts of Master Plan Chapters. **This is a work session. There will be no public input.**
 2. **Conceptual:** David Dixon of PO Box 1331, Lincoln, NH 03251-1331 owns property at 4 & 6 Liberty Road with two buildings on it: one building is a single family home and the other building is a rental manufactured home – rented sometimes seasonally, sometimes full time. (Map 107 Lot 069). He proposes removing the manufactured home, but wants to retain the square footage and the water & sewer hookup to rebuild a second building on the site at a later date. Almost the entire building to be removed is in the 100 Year Flood Elevation & portions of the building are within the Shoreland Protection District.
 3. **Conceptual:** Dennis M. Ducharme RRP, President of InnSeason Resorts, 212 Mid Tech Drive, West Yarmouth, MA 02673, for RiverWalk at Loon Mountain, LLC, PO Box 69, Lincoln, NH 03251 wants to lease space in the lower level retail section of RiverWalk to Seven Birches Winery. (RiverWalk is located at 22 South Mountain Drive – Tax Map 118, Lot 044.) Mark LaClair from Seven Birches Winery proposes setting up his winery in the RiverWalk Hotel – manufacturing wine with a “tasting room”. What does LeClair need to get started? Does he need Site Plan Review approval for a winery, the tasting room? Does he need Site Plan Review approval for a tasting room? Is a “tasting room” the same as a “restaurant” for the purposes of zoning? What does Ducharme have planned for the bottom of RiverWalk? How about the proposed restaurant? How many seats? Is everything related the “retail space” already approved or is Site Plan Review approval needed?
 4. **Conceptual - Planned Unit Developments (PUD) – Change in Configuration of Units:**
 - a. **R-INQ 2015-23 Map 123, Lot 023 Black for Cote.** Danielle Black from Coolidge Falls Homeowner’s Association inquired for property owned by Jeffrey J. & Michelle R. Cote (39 Flume Road, Map 123, Lot 051). Carl & Linda Erickson, the previous owners of a Planned Unit Development (PUD) for a triplex voluntarily merged the “lots” and built a single family home on the lot instead if a triplex that the lot was originally approved for. Can the new owner unmerge the lots? If not, can he subdivide the lot so he can put it back to a triplex? If so, what process

should he follow? The owners want to expand the building to house his classic cars. There is confusion about the size of the PUD. Does the entire development need to come back for SPR/Subdivision approval or just the PUD owner?

- b. **R-INO 2015-24 Map 123, Lots 005&006 Tremblay for Raisanen.** Thomas Tremblay, President of Coldwell Bank LinWood Real Estate, listed a Planned Unit Development (PUD) lot for sale in the Coolidge Falls Homeowner's Association. The prospective buyers of a Planned Unit Development (PUD) lot owned by Suzanne Raisanen, PO Box 748, Nashua, NH 03061-0748, created for a duplex want to build two single family homes on the PUD instead of a duplex. (14A & 14B Highview Road, Tax Map 123, Lots 005 & 006) If the Homeowner's Association approves the change, do they need Site Plan Review Approval or Subdivision Approval or both to get permission from the Town to do this? Does the entire development need to come back for SPR/Subdivision approval or just the PUD owner?
- c. **Conceptual - "Gates":** Gates on private development roads are proposed for two different developments. There is no guidance in the Land Use Plan Ordinance with the only reference to "Gates" being in the Driveway Regulations. What is the process? Do they need to come for Site Plan Review?
 - i. Schorr Berman d/b/a Saber Mountain Partners, LLC – "The Landing at Loon Mountain, LLC"
 - ii. Ramshorn – Map 126, Lots 021, 022, & 023 (Rampasture Lane, Rams Horn Drive, Blue Ox Lane)
- d. Discussion re: Proposed Changes to Stormwater Management Ordinance
- e. Discussion re: Proposed Changes to Sign Ordinance portion of Land Use Plan Ordinance
- f. Discussion re: Proposed Changes to Zoning District Map for Land Use Plan Ordinance

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.

VI. ADJOURNMENT