



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

WEDNESDAY, September 13 2017, at 6:00 PM
Lincoln Town Hall, 148 Main Street, Lincoln NH

- I. **CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - August 9, 2017
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
- IV. **NEW BUSINESS:**
 - A. **Case SUB 2017-05 M114 L049 – Smith Legare – Lot Line Adjustment & Subdivision**
 - a. **Applicant:**

Sabourn & Tower Surveying and Septic Design, PLLC, 1022 Daniel Webster Highway, North Woodstock, NH 03262
 - b. **Property Owners** for two adjacent lots are:
 - i. Robert Legare on behalf of owners Susan Smith of 107 Howe Hill Road, Benton, NH 03785, Raymond Legare, Robert Legare of 99 Howe Hill Road, Benton, NH 03785, and Robert Legare of PO Box 211, Lincoln, NH, who own #LO Mansion Hill Road (Map 114, Lot 049);
 - ii. Town of Lincoln, 148 Main Street, PO Box 25, Lincoln, NH 03251-0025 owns Mansion Hill Drive & Valley View Lane.
 - c. **Application for Lot Line Adjustment between 2 Lots & Subdivision creating 2 new lots:** An application for a subdivision/lot line adjustment will be submitted to the Planning Board. Upon a finding that the application meets the submission requirements of the Lincoln Subdivision Regulations, the Board will vote to accept the application as complete and 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.
 - i. **Lot Line Adjustment:**

Applicant and the owners of both lots are proposing a minor subdivision (lot line adjustment) between them. The property owners are the family members of the Legare Family and the Town. Applicant proposes to transfer 2 parcels from the Legare family to the Town of Lincoln as contemplated in 1967 (See Book 1066, Page 396). The purpose of this subdivision is to correct what should have happened back in 1967. No deed was found from the Legare Family to the Town of Lincoln for the existing turn-arounds at the ends of Mansion Hill Drive and Valley View Lane.

 - **Parcel A** is the north end of Mansion Hill Drive what is often referred to in deeds as “Road #3”. Parcel A is the land under the turn-around area to be deeded by the Legare Family to the Town of Lincoln (0.41 acres).

- **Parcel B** is the north end of Valley View Lane and is the turn-around area to be deeded by the Legare Family to the Town of Lincoln (0.11 acres).

Both parcels are part of Mansion Hill #LO (Map 114, Lot 049).

ii. Subdivision:

The Legare family is also creating 2 new lots out of **#LO Mansion Hill Road (Map 114, Lot 049):**

- **Lot 47** (0.38 Acres on the end of Mansion Hill Drive)
- **Lot 48**, (0.41 acres at the end of Valley View Lane)

After both the LLA & the subdivision, the size of LO Mansion Hill Road (Map 114 Lot 049) would change from approximately 18 acres to approximately 16.7 acres. These lots are in the Rural Residential (RR) District. No additional streets, utilities or public improvements will be required.

Copies of this application will be available for review at the Planning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday – Friday 8:00 AM – 4:30 PM prior to the meeting date.

B. Conceptual – Kevin McNamara for Dipak J. Patel d/b/a Hampton Inn

a. Applicant:

Kevin McNamara Real Estate Agent for Dipak J. Patel d/b/a Hampton Inn
Re/Max in the Mountains
264 Main Street, Suite 2
PO Box 175
Lincoln, NH 03251

b. Property:

#LO Main Street Lot 3 (Map 112, Lot 002)
#LO Main Street Lot 2 (Map 112, Lot 003)

c. Property Owner:

owned by Victor Del Regno, Trustee
Toreign III Realty
6718 Fox Hollow Drive
West Palm Beach, FL 33412

Conceptual Proposal Only: Lot Line Adjustment between two lots. Put Hampton Inn on larger lot. Wants to put on one more story than allowed under Land Use Plan Ordinance.

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