



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC HEARING & MEETING WEDNESDAY, March 28, 2018, 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:
 - February 14, 2018
 - March 14, 2018
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
- IV. **NEW BUSINESS:**
 - A. **Request for a Waiver of the Stormwater Management Ordinance (SMO) requirement for a Stormwater Management Plan for disturbing more than 50% of the lot in constructing a Single-Family Residence with an attached garage.**

Under the Stormwater Management Ordinance (SMO) property owners are required to submit a Stormwater Management Plan if they disturb more than 50% of the lot.

Applicants: Gregory A. Miller & Tara J. Hamilton
61 Emerson Road
Winchester, MA 01890

Attorney for Applicants: Attorney Raymond P. D'Amante
D'Amante, Couser, Pellerin & Associates, P.A.
9 Triangle Park Drive, PO Box 2650
Concord, NH 03302-2650

Property: Two (2) lots now-merged Planned Unit Development (PUD) lots at 28A & 28 B Flume Road (aka "Building Envelope 51") (Tax Map 123, Lot 086 & Lot 087) in the Coolidge Resort a/k/a "Coolidge Falls".
Rural Residential (RR) District

Applicants will be disturbing more than 50% of the area of the now merged Planned Unit Development (PUD) lots at 28A & 28 B Flume Road (aka "Building Envelope 51") (Tax Map 123, Lot 086 & Lot 087) in the Coolidge Resort a/k/a "Coolidge Falls" to construct a Single-Family Residence (SFR) with an attached garage. The Applicants are requesting the Planning Board to grant a waiver of that requirement as provided for under Article V, Section E of the SMO, offering an Erosion and Sediment Control Plan (versus a full-blown Stormwater Management Plan).

Both the Town Planner & the Town Engineer support this request, providing the run-off from the site during construction does not negatively impact waterways and that the application provide documentation confirming the proposal is built as originally planned.

B. Conceptual by James Champagne, 28 West Street, PO Box 1045, Lincoln, NH 03251-1045 re: potential purchase of business property and possible requirements re: proposed use. The property is in the General Use (GU) District.

C. Conceptual by Thomas S. Greer, PE, Senior Vice President of Walsh Engineering Associates, Inc., One Karen Drive, Suite 2A, Westbrook, ME 04092 engineer/agent for Cam Patel d/b/a Greenwood LLC, 1150 Brighton Avenue, Portland, ME 04102 re: potential hotel for Map 122, Lot 001 in the General Use (GU) District.

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