



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA PUBLIC HEARING & MEETING WEDNESDAY, July 25, 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:
  - June 13, 2018
  - May 23, 2018 (needs a quorum of those present - Spanos, Noseworthy & Robinson - to approve)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
- IV. **NEW BUSINESS:**
  - A. **6:00 PM. Subdivision/Lot Line Adjustment – Robert H. Drew & Lisa A. Drew**
    1. **SUB 2018-01 M126 L012 Drew – BLA**
    2. **Applicant & Agent:** Thomas Tremblay, PO Box 700, Lincoln, NH 03251-0700.
    3. **Property Owners:** Robert H. Drew & Lisa A. Drew, One Warwick Circle, Andover, MA 01810
    4. **Surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561
    5. **Property:** (both lots are in the Mountain Residential (MR) District):
      - a. 85 Beechnut Drive (Map 126, Lot 011) and;
      - b. 7 Brookway Street (Map 126, Lot 012).
    6. **Proposed Project:** The property owners of the two adjacent lots are proposing a minor subdivision (lot line adjustment) between their two adjacent lots. The applicants propose to transfer a total of 0.01 acres from 7 Brookway Street (Map 126, Lot 012) to 85 Beechnut Drive (Map 126, Lot 011) which would change the size of the Lot 011 from 0.69 acres to 0.70 acres. The size of lot 012 would stay the same. No new lots are being created. No additional streets, utilities or public improvements will be required.
  - B. **6:00 PM. Site Plan Review – Dipak Patel d/b/a Hampton Inn**
    1. **SPR 2018-05 M112 L002 & L003 – Del Regno+Patel**
    2. **Applicant:** Dipak Patel, 1567 White Mountain Highway, PO Box 3299, North Conway, NH 03860-3299.
    3. **Applicant's Engineer:** Nicholas J. Sceggell, P.E., DuBois & King, Inc., 831 Union Avenue, Laconia, NH 03246
    4. **Applicant's Surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561

5. **Property Owner of Both Lots:** Victor R. Del Regno, Trustee of Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412
6. **Agent for Property Owner:** Kevin McNamara, Real Estate Agent for Re/Max in the Mountains, 264 Main Street, Suite 2 PO Box 175, Lincoln, NH 03251.
7. **Properties:** (both lots are in the Village Center (VC) District):
  - a. Main Street (Lot 3) #LO (**Map 112, Lot 002**) and;
  - b. Main Street (Lot 2) #LO (**Map 112, Lot 003**)
8. **Proposed Project:** Applicant who has a purchase and sale agreement with the property owner of two adjacent lots is proposing requesting **Site Plan Review** approval for a change of use to change the use of two adjacent properties in the same ownership (i.e., two existing vacant lots with three rental billboards) and to make site improvements to include a new 4-story 93-room Hampton Inn & Suites, paved parking for hotel & a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer & electric. The proposed project will also require a boundary line adjustment or subdivision.

**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**