



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA PLANNING BOARD MONTHLY MEETING

Wednesday, April 13, 2022 – 6:00 PM

Planning Board Public Meeting

\*Lincoln Town Hall, 148 Main Street, Lincoln NH

\*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/82452909738?pwd=RWxTRmVUL25MdnA0T0EzQWJuSWxOUT09>

**Meeting ID: 824 5290 9738**

**Passcode: 730716**

**Or dial by your location 1-929-205-6099 US (New York)**

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for same link, meeting ID and passcode.)

**I. CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

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**II. CONSIDERATION** of meeting minutes from:

- March 23, 2022**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative O.J. Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Mark Ehrman.

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**III. OLD BUSINESS**

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**IV. NEW BUSINESS**

**1. Modification of SPR 2019-04 M118 L046 -One Love Brewery – Outdoor Lawn Seating Requested**

Request for **Modification** of **Site Plan Review Approval** of July 24, 2019, granting request to expand currently offered outdoor space located in grassy area in front of the Village Shops to include an additional 1,250 square feet of space outdoors. Condition #2 said “there will be no additional serviced seating”. Applicant is requesting the Planning Board to modify Condition #2 of its approval; Applicant wants to put additional tables and chairs and serve food and drink in the additional 1,250 square feet of space outdoors, instead of guests using that space for games and drink while waiting for a table inside or on the deck. Applicants want to know if the Planning Board would consider the proposed changes “de minimis” and therefore, not require additional Site Plan Review Approval.

**Applicant:** **Jennifer Snyder d/b/a One Love Brewery**  
25 South Mountain Drive  
PO Box 304  
Lincoln, NH 03251-0304

**Property Owner:**     **Village Shops ICH, LLC**  
                                 (Marcia and John Imbrescia)  
                                 PO Box 127  
                                 Lincoln, NH 03251

**Property:**             **Village Shops building**  
                                 25 South Mountain Drive  
                                 (Map 118, Lot 046)  
                                 The property is located in the Village Center (VC) District.

**Project:**

Jennifer and Michael Snyder, owners and operators of One Love Brewery, rent space in the Village Shops, and were granted Planning Board approval to extend their outdoor seating area with a temporary border on the grassy area in the front of the building to expand the currently offered outdoor patio of One Love Brewery (& restaurant) currently located in the Village Shops to include an additional 25'X 50' = 1,250 square feet of space outdoors.

The initial purpose of this extension was to help One Love Brewery avoid incurring legal liability from guests traveling around the property with alcohol. This extension was intended to be a seasonal solution. This extension allowed guests to have alcohol in the yard while they played games, such as cornhole. This grassy area was an overflow spot for people to congregate while waiting for a table at One Love Brewery.

The fence was to be made of green mesh, similar to a ski fence, attached to PVC piping that went below the ground. Applicants were to remove this fence after tourist season in summer, and the fence was most likely to be around three and a half feet (3.5') tall.

Applicants did not intend to turn the grassy space into hard impervious space.

Applicants were to take down the fence during the two-weekend craft fair events that usually took place on the lawn space during one weekend in August and Columbus Day/Indigenous Peoples Day long weekend in October.

The additional square footage proposed was to be located on land currently subject to a 99-year lease to the Town of Lincoln for a Town Park and Town Gazebo. The Town lease was up on September 4, 2074.

**Request for Site Plan Review Approval**

Applicant's request for Site Plan Review Approval for an expansion of use per Article IV A of the Site Plan Review Regulations to expand the currently offered outdoor space located in the grassy area in front of the Village Shops to include an additional 1,250 square feet of space outdoors was **GRANTED** by an affirmative majority vote (4-0) of the Lincoln Planning Board on July 24, 2019 **WITH THE FOLLOWING**

**CONDITIONS:**

1. **Review of the original lease by the Town Attorney, and subsequent approval by the Board of Selectmen; and**
2. **There be no additional serviced seating; and**
3. **The fence will be removed during the Castleberry Fair craft fairs; and**
4. **The area will remain grassed (no impervious surface).**

**2. Subdivision – SUB 2022-01 M118 L002 Presby d/b/a T&T Mtn Investments LLC – Subdivision Application for Minor Subdivision** of one (1) lot into three (3) lots.

**Applicant & Property Owner:** Thaddeus (Thad) Presby d/b/a T&T Mtn Investments, LLC  
244 Main Street  
Franconia, NH 03580

**Agent/Surveyor/Engineer:** Thomas S. Smith  
240 Quebec Road  
Lyman, NH 03585

**Property:** Main Street #D LO (Map 118, Lot 002). Village Center (VC) District

**Proposal:** Application for Subdivision proposes to divide 1 lot into 3 lots on Main Street/NH Route 112, just northeast of Town Hall. Lot is currently 5.43 acres. Applicant proposes to subdivide it into three (3) parcels:

- (1) Lot 2.1: 133,500 SF (or 3.06 Ac) – has a large easement area for the benefit of Southern Peaks Development LLC (Parking for InnSeasons at South Mountain located at 23 Inn Season Drive Map 118, Lot 047) & is the location of a portion of Cooper Memorial Drive Right of Way (66 feet wide);
- (2) Lot 2.2: 61,753 SF (or 1.42 Ac) & is location of a portion of Cooper Memorial Drive Right of Way (66 feet wide) shared access shown off from Cooper Memorial Drive; and
- (3) Lot 2.3: 41,384 SF (or 0.95 Ac) shared access shown off from Cooper Memorial Drive;

Two new lots will be created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities will be required. The plan includes shared access easements to Lot 2.2 and Lot 2.3.

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**III. 6:00 PM CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

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**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.

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**VI. ADJOURNMENT**