



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD MONTHLY MEETING

TUESDAY, May 3, 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/84247767834?pwd=alpPeWdFZVZpTnNCRkpwTHdtdHNDUT09>

Meeting ID: 842 4776 7834

Passcode: 670570

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

(See also town website 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.

II. CONSIDERATION of meeting minutes from:

- **April 13, 2022**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative O.J. Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Mark Ehrman (minutes reviewed but not approved).

- **April 27, 2022**

(This meeting had to be continued to May 3, 2022 because the ZOOM information on the agenda for April 27, 2022 was incorrect.)

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative Jack Daly (standing in for OJ Robinson), Member Paul Beaudin, Alternate Mark Ehrman.

III. OLD BUSINESS

1. 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.

IV. NEW BUSINESS

1. SPR 2022-08 M113 L002 -Izzy Atlixco, LLC d/b/a El Charros Restaurant at Lincoln Center North

SITE PLAN REVIEW

Applicants:

- (1) Izzy Atlixco, LLC d/b/a
El Charros Restaurant
PO Box 728
Lincoln, NH 03251-0728 (tenant); and
- (2) Paul Bartlett d/b/a
Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681 (property owner).

Property Owners:

- (1) Paul Bartlett d/b/a
Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681 (property owner).

Property:

A portion of property known as “6-24 Lumber Yard Drive 4 &”, nearest the unit known as 10 Lumber Yard Drive #5 and the three median traffic islands (approx. 6ftX16ft) in front of 10 Lumber Yard Drive #5 in the parking lot area in front El Charros Restaurant. (Map 113, Lot 002). In the Village Center (VC) District.

Proposal:

Application for Site Plan Review to allow outdoor dining for a total of 38/40 seats. On the westernmost median island Table #1 with 8 seats & Table #2 with 4 seats. On the center median island, Table #3 with 4 seats & Table #4 with 4 seats. On the easternmost median island Table #5 with 4 seats and Table #6 with 4 seats. In addition, 6 high top tables with 2 seats each set approx. 6ft apart: (a) 2 tables opposite the westernmost median island, (b) 2 tables opposite the center median island and (c) 2 tables opposite the easternmost median island. During the COVID-19 emergency orders El Charros operated outdoor seating in these same spots. The request is to continue this outdoor seating after the emergency orders have ended.

1. CON 2022-08 M113 L003 -Christopher Alino d/b/a Bear Mountain Properties, LLC, 143 Club House Road, Brick, NJ 08723 – Linwood Plaza Unit 7A (upstairs unit) converted to residential unit.

Christopher Alino d/b/a Bear Mountain Properties, LLC, is requesting a Conceptual to discuss whether the Planning Board would grant an extension of permission given by the Planning Board in 2009/2010 to convert unit 7A on the second floor of the Linwood Plaza from commercial space into a residence.

Applicant/Property Owner:

Christopher Alino d/b/a
Bear Mountain Properties, LLC
143 Club House Road
Brick, NJ 08723

Property:

A portion of property known as 78 Main Street #7A (Map 113, Lot 003000-01-0007A) on the second floor of the Linwood Plaza. The property is located in the Village Center (VC) District.

Proposal:

In 2009/2010, Christopher Alino d/b/a Bear Mountain Properties, LLC, was given permission by the Planning Board to convert unit 7A on the second floor of the Linwood Plaza into a residence.

The Town did not find a Site Plan Review Approval for Bear Mountain Properties, LLC to convert 78 Main Street, Unit #7A from commercial space into residential space listed on the matrix for 2009 or 2010.

No references to Site Plan Approval for the conversion was found in the 2009 and 2010 Planning Board minutes.

However, the Town did find an application for a Building Permit dated January 15, 2010. References were made to such an approval in a Building Permit issued on 4/21/2010 that said “Convert commercial unit to residential use per previous Planning Board approval.”

Alino’s family suffered a series of losses due to Hurricane Irene in NJ and were not able to recover to focus on Lincoln property until now.

2. CON 2022-10 M118 L003 Alex Ray d/b/a Alex Ray North, LLC– Diner. Alex Ray, PO Box 581, Ashland, NH 03217 - convert a vacant lot to a restaurant with parking.

Alexander (Alex) Ray who owns the Common Man Restaurant on Map 118, Lot 002, purchased a diner in Portsmouth NH and would like to relocate the diner to the lot next to the Common Man Restaurant, possibly sharing some of the parking with the Common Man Restaurant. The diner would be open for three (3) meals per day whereas the Common Man Restaurant is only open for dinner. The Applicant received Site Plan Review approval for a 34-unit inn back in 2007, but he never constructed the inn.

3. CON 2022-09 M105 L017 Joseph Duarte & Stephanie Rose & Gabrielle Mogil - Replace MHs with other MHs or stick built homes.

Gabrielle Mogil, potential buyer of 54 Hanson Farm Road (54, 58, 60 & 64 Hanson Farm Road) (Map 105, Lot 017) proposes to replace the manufactured homes with either manufactured homes of the same size and shape so as not to alter the footprint or to replace the manufactured homes with “permanent homes” with the same footprint as the manufactured homes currently have. Would like to explore the possibilities with Planning Board.

III. 6:00 PM 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