



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD MONTHLY MEETING

Wednesday, June 22, 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/89809740323?pwd=UVBhYzI4ZkUzVUs0MERpalZid0RUZz09>

Meeting ID: 898 0974 0323

Passcode: 427100

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:

- **June 8, 2022**

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

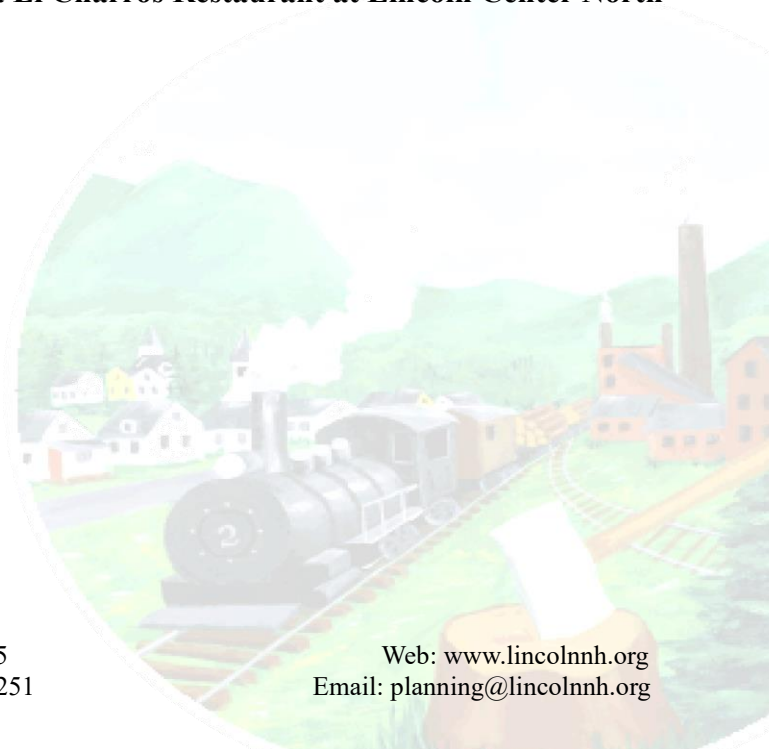
III. NEW BUSINESS

A. SPR 2022-06 M113 L002 -Izzy Atlixco, LLC d/b/a El Charros Restaurant at Lincoln Center North – Expand into the “Chat Room” space

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 &”, the unit known as 10 Lumber Yard Drive #6 formerly known as “The Chat Room” located in the **Village Center (VC) District**. This restaurant is located in a portion of the Lincoln Center North Shopping Center.

Proposal:

Application for Site Plan Review approval for El Charro’s Restaurant (currently occupying two adjacent units) to expand into a third adjacent unit known as the former “Chat Room” space to add tables and seats for dining for a total of an additional twenty-four (24) seats. The space would include another bar with eight (8) high top bar seats, eight (8) duces (tables with 2 seats each) and billiard tables. Expanded space would be dedicated to patrons over 21 years of age as the rest of the restaurant is “family friendly”.

B. CON 2022-06 M108 L016 – Donahue Sr., Michael & Bobbi Ann – Lauren Hudson & Christopher Krieger, convert 4.33-acre vacant lot into an Airbnb tiny home development off Bog Brook Road

CONCEPTUAL => SITE PLAN REVIEW

Owners: Michael Donahue, Sr. & Bobbi Ann Donahue
68 Potato Hill Road
Woodstock, NH 03293

Realtor: Samuel H. Coes, III
66 NH Route 25
Meredith, NH 03253

Prospective Purchasers: Lauren Hudson & Christopher Krieger
d/b/a Wildwood Collective
506 Andover Ridge Road
Andover, VT 05143

Property: Bog Brook Road #LO (Map 108, Lot 016) in the Rural Residential (RR) District
(4.33 Acres)

Proposal: Build a collection of tiny homes to rent out as Airbnb units. Would like to explore the possibilities with Planning Board.

C. CON 2022-12 M113 L003-01-02 & M113 L003-01-06 Alino dba Bear Mountain Properties, LLC – James & Susan Champagne dba Purple Tomato – outdoor seating for eating & wine tasting

CONCEPTUAL => SITE PLAN REVIEW

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

Tenant: James Champagne & Susan Champagne d/b/a Purple Tomato Local Produce at Linwood

Plaza, 78 Main Street Unit #2 (Map 113 Lot 003000-01-00002) & Purple Tomato Snack Shack at Linwood Plaza, 78 Main Street Unit #6 (Map 113, Lot 003000-01-00006).

Property: Two (2) business condominium units in the Linwood Plaza, 78 Main Street, 78 Main Street Unit #2 (Map 113 Lot 003000-01-00002) (Purple Tomato Local Produce) and Unit #6 (Map 113 Lot 003000-01-00006) (Purple Tomato Snack Shack/Wine Tasting).

Proposal: Over the years Purple Tomato has provided guests with more and more outdoor seating to accommodate eating of takeout food & now wants to serve alcohol outside as well (i.e., “tasting room”). [Note: Champagne says Planning Board gave approval for outdoor seating, however, no Site Plan Review approval found in files for outdoor seating, either pre-COVID or during the peak of COVID.]

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

Review Sign Ordinance to recommend changes to comply with *Clyde Reed et. al. v. Town of Gilbert Arizona*, 576 U.S. 155 (2015), 135 S Ct 2218 (2015).

VI. 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.

VII. ADJOURNMENT