



PLANNING & ZONING DEPARTMENT

PLANNING BOARD

AGENDA

Wednesday, February 11, 2015 –**6:00 PM**

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

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

II. CONSIDERATION of meeting minutes from:

- January 7, 2015

III. NEW BUSINESS

A. 6:00 PM – Planning Board (PB) will hold a Public Hearing on the following revisions to an approved Site Plan Review (SPR) plan:

A Plan with Revisions to an already approved Plan for Site Plan Review (SPR) has been filed.

Agent, Marc L. Burnell, Project Engineer for Horizons Engineering, Inc. originally filed an application for SPR on behalf of Applicant Mt. Coolidge Construction, LLC (principal signatory being Rick Elliott) of 32 Hartwell Brook Drive, Nashua, NH 03060. The property owner at the time of the original application was New Jefferson Holdings, LLC, (principal signatory being Rick Elliott) of Nine Triangle Park Drive, P.O. Box 2650, Concord, NH 03302-2650. Applicant requested SPR approval under Article IV of the Lincoln Site Plan Review Regulations and Article VI, Section B, Paragraph 2 and Section C of the Land Use Plan Ordinance, to develop 24 residential housing units (12 duplexes) to be constructed on 8.26 acres (not yet subdivided) within the Forest Ridge Development. The project name is “The Pines at Forest Ridge.” The location is just north of the southern portion of Woodland Loop (a portion of Tax Map 114, Lot 080) located in the Rural Residential (R.R.) District.

On 6/25/2014 the PB approved with conditions the original SPR application. Condition #1 was clarified and revised slightly at the 7/09/2014 and 7/23/2014 meetings. On 6/25/2014, the PB granted subdivision approval. The approved subdivision plan was recorded at the Grafton County Registry of Deeds on 8/29/2014, as Plan #14723. On 12/04/2014, New Jefferson Holdings, LLC, transferred ownership of the subject lot by Warranty Deed to Mt. Coolidge Construction, LLC, recorded in Book 4098, Page 0749. Subsequent to the PB approval, revisions to the elevations and other matters on the approved Site Plan were made, requiring further PB review. The Town’s third party peer engineering review will be conducted by KV Partners, LLC.

Upon a finding by the Board that the REVISED application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the revised application as complete, and, if the Planning Board finds the application to be complete, then a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

IV. 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

