



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD

### AGENDA

Wednesday, March 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:

- February 11, 2015

**III. NEW BUSINESS**

**A. 6:00 PM** – Planning Board (PB) will consider the following matters:

1. **Conceptual**: One Love Brewery: Michael Snyder and Jennifer Riley of Dover, NH, principals in One Love Brewery are in the process of renovating the former Fratellos Restaurant to turn it into a pub and eventually a brewery/pub in the Village Shops building at 25 South Mountain Drive #16 (Map 118, Lot 046) owned by Village Shops ICH, LLC, of PO Box 127, Lincoln, NH 03251. The property is located in the Village Center District. They want to do the following:
  - a. Serve food and alcohol on the deck. The prior restaurant Fratellos used the deck in the past to serve food and alcohol.
  - b. Have entertainment outdoors on the deck, for example, a three (3) piece band play music on the deck. Per Snyder, the prior Fratellos Restaurant also had occasional entertainment on the deck.

Michael Snyder is unable to come to the PB meeting because he has to attend a mandatory class re: liquor license. Michael Snyder would like to know if he can go ahead with this plan or whether he would need to come for Site Plan Review. We did not find any restrictions on outdoor activities in Land Use Plan Ordinance or in Site Plan Review Regulations. The Disorderly Actions Ordinance is applicable.

2. **Conceptual**: Southern Peaks Development, LLC - Inn Season Resorts, at 23 Inn Seasons Drive, 33 Brookline Road, Lincoln, NH South Mountain Resort – East Wing Addition, Phases 1 and 2, needs to make the following “minor” changes to the Site Plan approved to include property owned by TFG Lincoln Properties, LLC, c/o The Finch Group, 6111 Broken Sound Parkway, NW #150, Boca Raton, FL 33487-2774:
  - a. Parking Lot
  - b. Lighting
  - c. Landscaping
  - d. Drainage

Dennis Ducharme will explain what proposed revisions or changes are. The PB will determine whether the owner needs to come back to the PB for revisions to the Site Plan Review or for a new Site Plan Review.

3. **6:00 PM** – Planning Board (PB) has a request for an opinion about the status of the property:  
**Consultation:** What is the status of the property described as 15 Bog Brook Road (Map 108, Lot 005, formerly Map 18, Lot 6)?

The property has three residences on it.

- a. Single Family home built in 1940.
- b. Mobile Home 1984 (replaced an even older mobile home)
- c. Cabin built in 2008 with Building Permit, but no Special Exception or Variance.

The appraiser wanted to know what the property was approved for so he can accurately assess it. Can all three homes be inhabited or rented? Are one or two homes considered detached apartments? The property is in the Rural Residential (RR) District. The lot is 13,939.2 square feet. Minimum lot size for one residence is 15,000 square feet.

**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**