



PLANNING & ZONING DEPARTMENT

PLANNING BOARD REVISED AGENDA

Wednesday, January 27, 2016 – 6:00 PM

Planning Board Public Meeting

Second Public Hearing On Proposed Changes To Land Use Plan Ordinance & Continued Public Hearing on “The Landing” Lincoln Town Hall, 148 Main Street, Lincoln NH

- 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:
 - January 13, 2016
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
 - A. **6:00 PM – Conceptual - Carla J. Romprey Trustee of Carla J. Romprey March 1998 Revocable Trust**
 - B. **6:00 PM – Continued Public Hearing for Proposed Amendment to Land Use Plan Ordinance conducted on Wed 1/27/2016 at 6PM – continued from January 13, 2016.**

Proposed zoning amendment to LUPO per Petition to Board of Selectmen:

- 1) Change the Zoning District Designation in Land Use Plan Ordinance from General Use (GU) District to Village Center (VC) District for 2 lots:
 - a. 30 O’Brien Avenue (Tax Map 117, Lots 025) owned by Carla J. Romprey Trustee of Carla J. Romprey March 1998 Revocable Trust; and
 - b. 31 O’Brien Avenue (Tax Map 117, Lot 019) ½ undivided interest owned by Carla J. Romprey Trustee of Carla J. Romprey March 1998 Revocable Trust as a tenant in common with Diane Caras who also owns a ½ undivided interest as a tenant in common.
- C. **6:00 PM Continued Public Hearing on an Application to Extend a Conditional Planning Board Approval for “The Landing at Loon Mountain” – continued from December 22, 2015.**

Applicant/Property Owner: Schorr Berman d/b/a
Saber Mountain Partners, LLC
PO Box 820
Lincoln, NH 03251-0820

Property of “The Landing at Loon Mountain”: Tax Map 130, Lots 062-085; Tax Map 131, Lots 002-055; Tax Map 133, Lots 041-044. Tax Map 133, Lot 044 includes the following roads: Back Forty Road, Black Mountain Road, Buck Road, Hay Hill Road, Landing Road and Wanigan Road.

- Lots located in the Rural Residential (RR) District: Tax Map 130, Lots 062-067; Tax Map 131, Lots 002-032, 034-052; Tax Map 133, Lots 041-044. Tax Map 133, Lot 44 includes the following roads in the Rural Residential (RR) District: Back Forty Road (a portion), Black Mountain Road (a portion), Buck Road, Hay Hill Road (a portion), Landing Road (a portion) & Wanigan Road.

- Lots located in the Mountain Residential (MR) District: Tax Map 130, Lots 068-085, Tax Map 131, Lots 033, 053-055; Tax Map 133, Lot 44 includes the following roads in the Mountain Residential (MR) District: Back Forty Road (a portion), Black Mountain Road (a portion), Hay Hill Road (a portion), Landing Road (a portion).
 - Eleven (11) lots have been sold and have houses built on the lot:
 - Map 130, Lot 063, 075, 085
 - Map 132, Lot 013, 015, 016, 017, 031, 032, 056, 058
 - Nine (9) lots have been sold, but no houses have been built on the lots yet.
 - Map 130, Lot 068, 074, 076
 - Map 132, Lot 008, 011, 012, 014, 018, 039

Background: The development known as “The Landing at Loon Mountain” was developed and originally owned in its entirety by Saber Mountain Partners, LLC, PO Box 820, Lincoln, NH 03251-0820. (Principal: Schorr Berman). The original PB approval was granted at the PB meeting on April 27, 2005, with a Notice of Decision of the Conditional Approval dated May 26, 2005. The Subdivision/Site Plan Review approval was modified on April 10, 2013, to accommodate hammerhead turnarounds instead of cul-de-sacs at the end of two roads. The revised approval expired on April 10, 2015. The Letter of Credit for Black Mountain Road, reduced from \$250,000 to \$100,000, expired on January 12, 2015. On December 22, 2015, the Planning Board found Saber Mountain Partners, LLC, to be not in compliance.

For the Public Hearing, the PB will hold a public hearing to determine whether or not to approve the Applicant’s Application to Extend Planning Board Approval of Site Plan Review (SPR) on the formerly approved, now expired, plan for Site Plan Review (SPR). Upon a finding by the Board that the application meets the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the 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. Interested parties are invited to attend, in person, or by agent, to show why the developer’s request for an extension should or should not be granted. 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. NEW BUSINESS

Nonpublic Session under NH RSA 91-A:3,II(a).

- 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