



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARING

WEDNESDAY, May 10, 2023 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person with social distancing & 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 large conference 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/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMlG>

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 12, 2023 (Wednesday)**

- Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

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

Mark BOGOSIAN:

A. SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)

Notice is hereby given in accordance with RSA 676:4 that one (1) Application for Subdivision will be submitted to the Planning Board during a regular meeting on Wednesday April 12, 2023 at 6:00 PM.

Applicant: Mark Bogosian
367 Main Street
Falmouth, MA NH 03561

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
367 Main Street
Falmouth, MA 02540

(2) Mark Bogosian d/b/a South Peak, LLC
367 Main Street
Falmouth, MA 02540

Authorized Agent: Scott P. Miccile, P.E., Civil Engineering & Land Development Director
Longfellow Design Build, Inc.
367 Main Street
Falmouth, MA 02540

Surveyor: Andrew J. Nadeau, L.L.S.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Properties (8) are all within South Peak Resort and in the General Use (GU) District:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Proposal: A total of eight (8) new lots will be created along existing road frontage. Seven (7) existing lots along this frontage approved in 2007 will be merged with remaining land of Map 118 Lot 39 and re-subdivided with new configurations. Infrastructure improvements to these lots such as extension of municipal water & sewer lines & extension of utilities will not be required as such infrastructure is already in place.

Application for Subdivision:

Proposes to divide portions of the (8) lots listed above in one (1) eight (8) lot subdivision:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC, (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Eight (8) new lots created on Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.20** (0.40 Acres)
2. **Map 118, Lot 039.21** (0.39 Acres)
3. **Map 118, Lot 039.22** (0.49 Acres)
4. **Map 118, Lot 039.23** (0.51 Acres)
5. **Map 118, Lot 039.24** (0.27 Acres)

6. **Map 118, Lot 039.25** (0.25 Acres)
7. **Map 118, Lot 039.26** (0.32 Acres)
8. **Map 121, Lot 051** (0.64 Acres)

NOTE: Minimum Lot Size in General Use (GU) District is 15,000 SF or 0.344 Acres. 3 proposed lots are less than the minimum lot size.

The April 12, 2023 public hearing on was continued to the next scheduled Planning Board meeting on May 10, 2023.

The Planning Board discussed the memo about the application regarding completeness (see attached). The attorneys for South Peak and the Town have spoken and they have the information needed to come to an agreement as to whether or not the Master Plan from 2006 will be used or if South Peak wants to create an amended new Master Plan.

III. NEW BUSINESS

A. Conceptual:

CON 2023-06 M107 L059 John Gould – Auto & Truck Detailing & undercoating

Car detailing and undercoating has been a “side business” (i.e., home business) for 15+ years at this location. The upstairs of the separate garage building has been used for many years as a pet grooming business “Mary’s Wags and Washes”. His brother-in-law who lives next door also does car detailing, full time, on his own property. Gould intends to add a sign on his brother-in-law’s & his wife’s sign located on his brother-in-law’s property and perform his side business full time with his son (up to 2 vehicles per day) and possibly add to the size of the garage, adding a lift if the business is successful. There would be little or no additional traffic generated by his business.

Does he need Site Plan Review approval or would his business still qualify as a “home business”?

1. Applicable Zoning Ordinance:

- a. **ARTICLE VI, DISTRICT AND DISTRICT REGULATIONS, Section B., District Regulations, Paragraph 2, Land Use Schedule Business Uses, in the General Use (GU) District.**

Home businesses are allowed by right in the General Use (GU) District.

- b. **ARTICLE V. GENERAL REGULATIONS, Section G. *HOME BUSINESSES*.**

Section G. HOME BUSINESSES.

Home businesses, when allowed as special exceptions or permitted uses in accordance with the land use schedule, shall conform to the following requirements:

1. Home Businesses shall meet all other requirements of this ordinance. A home business, when allowed under the land use schedule, is solely for a use which is allowed within the district in which the property upon which it will be conducted is located.
2. There shall be no exterior display, no exterior storage of materials unless screened from street and neighbors, and no other exterior indication of the home occupation except for a sign,

which must comply with the Lincoln Sign Ordinance, nor shall there be any other variation from the residential character of the principal building.

3. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced.
4. Traffic generated shall not exceed volumes normally expected in a residential neighborhood.
5. Parking generated shall be accommodated off-street, other than in a required front yard.
6. The sale of firewood, in a manner that enhances the tourism “look and feel” of the town, is an allowed accessory use to Residential and Commercial entities in all Zoning Districts.

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