



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARING

WEDNESDAY, May 24 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=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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:

- **May 10, 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).

Alex RAY:

A. CON 2022-10 M118 L003 Alex Ray d/b/a Alex Ray North, LLC– Diner. Alex Ray, PO Box 581, Ashland, NH 03217 - convert a vacant lot to a restaurant with parking.

Alexander (Alex) Ray who owns the Common Man Restaurant on Map 118, Lot 002, purchased a diner in Portsmouth NH and would like to relocate the diner to the lot next to the Common Man Restaurant, possibly sharing some of the parking with the Common Man Restaurant. The diner would be open for three (3) meals per day whereas the Common Man Restaurant is only open for dinner. The Applicant received Site Plan Review approval for a 34-unit inn back in 2007, but he never constructed the inn.

Mr. Ray presented a Conceptual plan for a diner to the Planning Board at their Planning Board Meeting on May 3, 2022, but since then Mr. Ray has tweaked his conceptual substantially. He wants to present his "tweaked conceptual plan" to the Planning board for their input and advice before submitted a formal application for a full Site Plan Review.

(No updated plans submitted to date.)

B. SPR 2022-20 M121 L050 South Peak LLC (Mark Bogosian d/b/a) & Loon Mountain Recreation Corporation (Brian Norton, President and General Manager) – do changes to the Pemi Base Camp since the 2004 approval for Pemi Base Camp Ski Warming Hut in South Peak by the Planning Board amount to what would be considered “a substantial change or expansion of use” such that the Pemi Base Camp needs another Site Plan Review approval? Review the file.

This is a WORK SESSION item, and Public Participation will be ALLOWED.

III. NEW BUSINESS

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