

PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 1ST MONTHLY MEETING & PUBLIC HEARING

Wednesday, October 11, 2023 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person & via Zoom Meeting Platform to allow for town wide participation. A quorum of Planning Board members 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, the public is welcome to participate remotely using ZOOM. Planning Board Meetings can be attended in-person at the Town Hall Building. Recordings of all Planning Board meetings can be found at www.youtube.com (Lincoln NH Planning Board Meeting 10-11-2023). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

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/u/kblNuPaMIG>

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:

• **September 27, 2023 (Wednesday)**

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

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

A. ANDREW (DREW) GODDARD d/b/a Copley Loon Housing, LLC:

Copley Loon Housing LLC, seeking a **Voluntary Lot Merger** as part of the proposal presented on September 13, 2023, that received Site Plan Review approval to create a mixed-use commercial space mixed with Restricted Multi-Family Residential Housing apartment units.

a. Applicant/Property Owner:

Andrew (Drew) Goddard
d/b/a **Copley Loon Housing, LLC**
94 Portsmouth Avenue
Stratham, NH 03885

b. Former Property Owner:

Gregory (Greg) Nash
d/b/a The Millry Group, LLC
24 Winter Street
Plymouth, NH 03264

- c. **Engineer:** Stephen Haight PE,
CivilWorks New England (CNE)
181 Watson Road
PO Box 1166
Dover, NH 03821-1166
- d. **Land Surveyor:** McEneaney Survey Associates of New England
24 Chestnut Street
Dover, NH 03820
- e. **Architect:** Art Form Architecture, Inc.
44 Lafayette Road
PO Box 535
North Hampton, NH 03862

Subject Properties: All 3 adjacent Subject Properties located in the **Village Center (VC) District** where maximum lot coverage is 70%, front setback is five feet (5’); rear setback is fifteen feet (15’) and side setback are ten feet (10’). Mixed Multifamily Residential/Retail Customer Service Business Uses are permitted uses within the VC District.

1. **139 Main Street (Map 118, Lot 050) (0.16 Acres)**
2. **141 Main Street (Map 118, Lot 051) (0.32 Acres)**
3. **Church Street #LO (Map 118, Lot 052) (0.12 Acres)**

Proposal: Request for approval of Request for Voluntary Lot Merger to merge all three (3) adjacent lots to create one (1) larger lot with a total of 26,415 SF or 0.61 Acres.

IV. NEW BUSINESS

A. Conceptual – CON 2023-14 M113 L112 D & K Properties

Delia Sullivan & Kevin Sullivan d/b/a D & K Properties, LLC, own 47 School Street (Map 113, Lot 112). On the front portion of the lot is a four (4) bedroom two (2) full bathroom, single-family home. The lot is separated in two by Henry Lane (an alley). On the other side of Henry Lane in the back of the lot is a detached garage (384 SF). Owners would like to remove the detached garage, located on the other side of Henry Lane than the house, and replace it with a new detached garage with a detached accessory apartment above the garage. Access is an issue as Henry Lane is not a Class V Road or even clearly a Class VI Road; Henry Lane is back alley, with a special legal history. It is minimally plowed by Town. Other than snowplowing, the Town does not maintain Henry Lane.

1. **Property Owners:** **Delia Sullivan d/b/a D & K Properties, LLC**
PO Box 665
Lincoln, NH 03785-0665
2. **Subject Parcel:** **47 School Street (Map 113 Lot 112) (0.31 Acres)**
 - a. The subject lot is divided by Henry Lane (an alley). The subject lot supports a single-family residence on one side of Henry Lane and a garage on the other side of Henry Lane.
 - b. The subject lot is located in the Village Residential (VR) District where the setbacks are:
 - fifteen feet (15’) from the front property boundary line
 - ten feet (10’) from the side property boundary lines; and
 - ten feet (10’) from the rear property boundary line.

- c. The front of the subject lot where the house is currently located has sixty-four feet (64') of frontage on School Street which is a Class V Road. The rear section of the lot has approximately sixty-four feet (64') of frontage on Henry Lane which is an "alley".
- d. NH RSA 674:41 forbids issuing a "Building Permit" [Land Use Authorization Permit] unless a lot has "direct access" on a Class V or better road. [Discussion about how to interpret this statute in this context.]

VI. 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.

VII. ADJOURNMENT.