



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD 1ST MONTHLY MEETING & PUBLIC HEARING

Wednesday, February 14, 2024 – 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 02-14-2024). 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/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:

- **January 10, 2024 (Wednesday)**

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

- **January 31, 2024 (Wednesday)**

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

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

A. TWO (2) MAJOR SUBDIVISIONS (RELATED):

1. SUB 2023-08 M114 L049.3 Ethan Conley agent for Kyle McManus d/b/a Coolidge Ridge, LLC – Major Subdivision dividing One Lot into 10 Lots: 4 lots for duplexes & 6 lots for Single Family Residences (SFR).
2. SUB 2023-09 M114 L049 Ethan Conley agent for Sean G. Conley d/b/a C2 Equity Partners, LLC d/b/a Lincoln Valley Development, LLC – Major Subdivision dividing One Lot into 18 lots: 17 lots for 17 Single Family Residences (SFR) and 1 lot for 1 Duplex.

Two (2) Applications for Major Subdivisions were submitted. First part of hearing was held on Wednesday, January 10, 2024 at 6:00 PM. Hearing was continued to Wednesday February 14, 2024 at 6:00 PM.

1. **Application#1** for Major Subdivision of vacant land at the top of Mansion Hill & at termination of Mansion Hill Drive & Valley View Lane, dividing one lot into 10 lots: 4 lots for Duplexes & 6 lots for Single Family Residences (SFR).

Applicant/Property Owner: Kyle R. McManus d/b/a
d/b/a **Coolidge Ridge, LLC**
c/o Total Construction Solutions Co.
2 Mockingbird Lane
Kingston, NH 03848.

Applicant/Property Owner's Agent: Ethan Conley
16 Kayla Avenue
Salem, NH 03079

Applicant's surveyor: James M. Lavelle, LLS
2 Starwood Drive
Hampstead, NH 03841

Applicant's Engineer: Keith Curran, P.E.
Bohler Engineering, Inc.
3 Executive Park Drive, Suite 202
Bedford, NH 03110

Property: Mansion Hill #LO (Map 114, Lot 049003-00-00000) (6.81 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres)

Proposal: To create 10 parcels for 4 duplexes & 6 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive and Valley View Lane, depending on the location of the individual lots :

Lot 01 (0.48 Acres) Single Family Residence (SFR);	Lot 02 (0.55 Acres) Duplex;
Lot 03 (0.34 Acres) SFR;	Lot 04 (0.37 Acres) SFR;
Lot 05 (0.38 Acres) SFR;	Lot 06 (0.38 Acres) SFR;
Lot 07 (0.38 Acres) SFR;	Lot 08 (0.38 Acres) Duplex;
Lot 09 (0.38 Acres) Duplex;	Lot 10 (0.38 Acres) Duplex;

2. **Application#2** for Major Subdivision of land on Mansion Hill & at termination of White Birch Lane dividing one lot into 18 lots for 18 Single Family Residences (SFR).

Applicant/Property Owner: Sean G. Conley d/b/a
*C2 Equity Partners, LLC d/b/a
Lincoln Valley Development, LLC
7 Colchester Road
Windham, NH 03087

*C2 Equity Partners LLC's registered agent's name is:
Andrew L. Share, Esq.
Nixon Peabody, LLP
900 Elm Street
Manchester, NH 03101

Applicant/Property Owner’s Agent: Ethan Conley
16 Kayla Avenue
Salem, NH 03079

Applicant’s surveyor: James M. Lavelle, LLS
2 Starwood Drive
Hampstead, NH 03841

Applicant’s Agent/Engineer: Keith Curran, P.E.
Bohler Engineering, Inc.
3 Executive Park Drive, Suite 202
Bedford, NH 03110

Property: Mansion Hill #LO (Map 114, Lot 049) (10.11 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres) the property includes an existing pump house building and associated wells.

Proposal: To create 18 parcels, 17 parcels for 17 Single Family Residences and 1 parcel for a duplex with access to the proposed developments to be provided from an extension of White Birch Lane:

- | | |
|--------------------------|-----------------------------|
| Lot 11 (0.38 Acres) SFR; | Lot 12 (0.38 Acres) SFR; |
| Lot 13 (0.38 Acres) SFR; | Lot 14 (0.38 Acres) SFR; |
| Lot 15 (0.38 Acres) SFR; | Lot 16 (0.38 Acres) SFR; |
| Lot 17 (0.38 Acres) SFR; | Lot 18 (0.38 Acres) SFR; |
| Lot 19 (0.38 Acres) SFR; | Lot 20 (0.38 Acres) SFR; |
| Lot 21 (0.38 Acres) SFR; | Lot 22 (0.38 Acres) SFR; |
| Lot 23 (0.38 Acres) SFR; | Lot 24 (0.38 Acres) SFR; |
| Lot 25 (0.38 Acres) SFR; | Lot 26 (0.38 Acres) Duplex; |
| Lot 27 (0.38 Acres) SFR; | Lot 28 (0.38 Acres) SFR. |

Road and Infrastructure: Also creating an extension to White Birch Lane with associated infrastructure.

Two Proposals Together: To create a total of 28 parcels for 5 duplexes & 23 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive, White Birch Lane and Valley View Lane, depending on the location of the individual lots.

Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept each application as “complete” & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, the applications will stay on the Planning Board agenda until such time as the applications are either approved or disapproved.

IV. NEW BUSINESS

A. NOTICE OF PUBLIC HEARING ON REQUEST FOR MODIFICATION AND/OR NEW SITE PLAN REVIEW APPROVAL:

SPR 2024-01 M118 L064 & L065 Mark Stiles d/b/a Flow State, LLC – Modification of Prior Site Plan Review Approval and/or New Site Plan Review – Demolish 1 of 2 buildings and Construct 2-story 1,501 SF mixed use building consisting of 3 retail units & 4 apartments.

Application for Site Plan Review will be submitted to the Planning Board during a regular meeting on Wednesday February 14, 2024 at 6:00PM.

Applicant: Mark D. Stiles, Trustee
S&A Offices Realty Trust
PO Box 1113
North Marshfield, MA 02059

Agent: Stuart J. Anderson
alba architects LLP
137 Main Street
PO Box 186
North Woodstock, NH 03262

Property #1

Property Owner of Property #1: **155 Main Street (Map 118, lot 065) (0.15 Acres)**
located in the Village Center (VC) Zoning District.
Mark Stiles d/b/a Flow State, LLC
PO Box 1113
North Marshfield, MA 02059

Property #2

Property Owner of Property #2: **153 Main Street (Map 118, lot 064) (0.16 Acres)**
located in the Village Center (VC) Zoning District.
Mark Stiles d/b/a It's An I-M, LLC
PO Box 1113
North Marshfield, MA 02059

Former Agent/Surveyor/Engineer: Applicant & property owners were represented by agent.
Joshua M. McAllister, PE
HEB Engineers, Inc.
2605 White Mountain Hwy
North Conway, NH 03860

Proposed Project: SPR 2024-01 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust – Request to modify the former Site Plan Review approval (never recorded) or new Site Plan Review Approval.

Proposed development consists of:

- Demolition of 153 Main Street;
- Construct 2-story 1,501 SF mixed use building consisting of retail & residential uses.
 - **Retail Use:** 3 retail units totaling 480 SF proposed on ground level;
 - **Residential Use:** 2 apartments on the ground level & 2 apartments on the second level.

Formerly Approved Site Plan Review Project: SPR 2020-20 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust/– Multi-Use Building. Granted 3 Extensions of Site Plan Review Approval. Approval expired January 2024.

Site Plan Review approval was granted January 13, 2021 with 4 conditions. Applicant Stiles requested & was granted 3 extensions until January of 2024 to allow for him to do an analysis of the approved project as the lumber costs come down and the supply chain loosens up. Meanwhile, he considered whether to downsize the approved project. The project included:

- Demolition of 2 buildings on 153 Main Street & 155 Main Street
- Voluntary merger of 2 adjacent lots
- Construct 3-story 3,586 SF mixed use building consisting of retail & residential uses.
 - **Retail Use:** 3 retail units totaling 2,460 SF proposed on ground level;
 - **Residential Use:** 3 apartments on the 2nd level & 3 apartments on the 3rd level.

Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept each application as “**complete**” & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, the applications will stay on the Planning Board agenda until such time as the applications are either approved or disapproved.

B. NOTICE OF PUBLIC HEARING ON REQUEST FOR SUBDIVISION APPROVAL:

SUB 2024-01 M118 L039 Mark Bogosian d/b/a South Peak LLC – Modify 3 lots and create a total of 28 new lots referred to as “Phase IV” or “Upper Crooked Mountain Road Subdivision” or “Aspen Heights”.

SUBDIVISION:

Application for Subdivision will be submitted to the Planning Board during a regular meeting on Wednesday February 14, 2024 at 6:00PM.

Applicant: Mark Bogosian
850 Main Street
Falmouth, MA NH 02540

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

Property Owner: Mark Bogosian d/b/a
South Peak, LLC
850 Main Street
Falmouth, MA 02540

Properties 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 (38.94 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a South Peak, LLC, (0.46 Ac).
3. **Map 118, Lot 039.25** (Crooked Mountain Road) owned by Mark Bogosian d/b/a South Peak. LLC, (0.45 Ac).
4. **Map 118, Lot 039.26** (Crooked Mountain Road) owned by Mark Bogosian d/b/a South Peak, LLC, (0.43 Ac).

Proposal: A total of twenty-eight (28) new lots will be created along new road frontage created by Upper Crooked Mountain Road. Three (3) existing lots along existing road frontage on Crooked Mountain Road will be adjusted along the new Upper Crooked Mountain Road. Infrastructure improvements to such as extension of municipal water & sewer lines & extension of utilities, grading and drainage system will be required.

Application for Subdivision proposes to divide portions of the lots listed above in one (1) subdivision of thirty-one (31) - lots:

1. **Map 118, Lot 039**
(South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (38.94 Ac).
2. **Map 121, Lot 051**
(Crooked Mountain Road #114) owned by Mark Bogosian d/b/a South Peak, LLC, (0.46 Ac).
3. **Map 118, Lot 039.25**
(Crooked Mountain Road) owned by Mark Bogosian d/b/a South Peak. LLC, (0.45 Ac).
4. **Map 118, Lot 039.26**
(Crooked Mountain Road) owned by Mark Bogosian d/b/a South Peak, LLC, (0.43 Ac).

Three (3) existing lots adjusted on Crooked Mountain Road to be as follows:

1. **Map 121, Lot 051** (From 0.46 Ac to 0.74Acres.)
2. **Map 118, Lot 039.25** (From 0.45 Acres to 0.44 Acres.)
3. **Map 118, Lot 039.26** (From 0.43 Ac to 0.48 Acres.)

Twenty-eight (28) new lots created on Upper Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.27** (0.41 Acres)
2. **Map 118, Lot 039.28** (0.38 Acres)
3. **Map 118, Lot 039.29** (0.25 Acres)
4. **Map 118, Lot 039.30** (0.30 Acres)
5. **Map 118, Lot 039.31** (0.39 Acres)
6. **Map 118, Lot 039.32** (0.39 Acres)
7. **Map 118, Lot 039.33** (0.44 Acres)
8. **Map 118, Lot 039.34** (0.37 Acres)
9. **Map 118, Lot 039.35** (0.38 Acres)
10. **Map 118, Lot 039.36** (0.52 Acres)
11. **Map 118, Lot 039.37** (0.64 Acres)
12. **Map 118, Lot 039.38** (0.46 Acres)
13. **Map 118, Lot 039.39** (0.50 Acres)
14. **Map 118, Lot 039.40** (0.37 Acres)
15. **Map 118, Lot 039.41** (0.44 Acres)
16. **Map 118, Lot 039.42** (0.35 Acres)
17. **Map 118, Lot 039.43** (0.70 Acres)
18. **Map 118, Lot 039.44** (0.42 Acres)
19. **Map 118, Lot 039.45** (0.35 Acres)
20. **Map 118, Lot 039.46** (0.35 Acres)
21. **Map 118, Lot 039.47** (0.37 Acres)
22. **Map 118, Lot 039.48** (0.36 Acres)
23. **Map 118, Lot 039.49** (0.48 Acres)
24. **Map 118, Lot 039.50** (0.54 Acres)
25. **Map 118, Lot 039.51** (0.47 Acres)
26. **Map 118, Lot 039.52** (0.42 Acres)
27. **Map 118, Lot 039.53** (0.47Acres)
28. **Map 118, Lot 039.54** (0.37 Acres)

Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept each application as “complete” & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, the applications will stay on the Planning Board agenda until such time as the applications are either approved or disapproved.

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.