



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA **REVISED**

PLANNING BOARD 1ST MONTHLY MEETING

WEDNESDAY, December 14, 2022 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person with social distancing & masks & 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:

- **November 9, 2022 (Wednesday)**

- Chairman James Spanos, Vice Chairman Joe Chenard, Member Stephen Noseworthy

- **November 22, 2022 (Tuesday)**

- Chairman James Spanos, Selectmen's Representative OJ Robinson, Member Paul Beaudin II.

III. NEW BUSINESS

A. CONCEPTUAL => SITE PLAN REVIEW

#CON 2022-22 M118 L050 L051 L052 – The Millry Group, LLC (Greg Nash) Copley Properties LLC (Drew Goddard) – Demolish 2 Single Family Homes & Apt House; replace with 4 story Apt Building with mixed uses after merging the three lots.

1. Applicants:

(1) Andrew (Drew) Goddard d/b/a Copley Properties, LLC with a mailing address of 89 Portsmouth Avenue, Stratham, NH 03885 (has a Purchase & Sale Agreement); and

(2) Gregory (Greg) Nash d/b/a The Millry Group, LLC, with a mailing address of 24 Winter Street, Plymouth, NH 03264 (property owner).

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

3. **All 3 adjacent Subject Properties located in the Village Center (VC) District:**

a. 139 Main Street (Map 118, Lot 050) (0.16 Acres)

Buildings:

(Single Family Residence converted to a Commercial Office plus 2 Apartments: 1 upstairs and 1 downstairs)

b. 141 Main Street (Map 118, Lot 051) (0.32 Acres)

Buildings:

(Single Family Residence converted to Commercial Retail Space [Sunny Nail Salon] plus two apartments: 1 upstairs and 1 downstairs;
Old motel converted to eight (8) apartments;
Workshop; and Lean-to.

c. Church Street #LO (Map 118, Lot 052) (0.12 Acres)

Buildings: None. Vacant Lot.

4. **Proposal:** Conceptual prior to submitting a request for Site Plan Review approval. Plans to purchase three (3) adjacent lots. Merge the three lots. Demolish all of the structures currently on the 3 properties. Build new 4-story 6,000 SF mixed use building with long-term (6+months) rental residential units, 1 retail space and 1 office space as follows:

- a. (1) Management Office space;
- b. (1) Retail Space
- c. (6) 3-bedroom residential units
- d. (5) 2-bedroom residential units
- e. (5) 1-bedroom residential units
- f. (4) studio residential units

5. **Parking:** Applicant to show adequate onsite parking for all uses.

B. CONCEPTUAL => Seeking Advice

#CON 2022-23

Applicant's Agent Representing Verizon Wireless:

Charles "Chip" Fredette, Site Acquisition Consultant
SAI Communications (formerly Vital Site Services, Inc.)
SAI Group
12 Industrial Way
Salem, NH 03079

Property Owner(s):

Loon Mountain Recreation Corporation
60 Loon Mountain Road
Lincoln, NH 03251

Cellco Partnership
d/b/a Verizon Wireless
PO Box 2549

Addison, TX 75001

Properties:

Map 126 Lot 020 (60 Loon Mountain Road) owned by Loon Mountain Recreation Corporation (“Loon”); 74 Acres in General Use (GU) District. Location of the Loon Mountain Ski Resort, including most of the buildings and infrastructure with ski lifts. Location of the existing Verizon Wireless Cell Tower

Map 126 Lot 020000-CT-00001 (Verizon Wireless Cell Tower). No land in General Use (GU) District. Existing Verizon Wireless cell tower is owned by US Cellular d/b/a Verizon Wireless with the cell tower erected on land owned by Loon Mountain Recreation Corporation (“Loon”) where Loon operates the Loon Mountain Ski Resort (Map 126, Lot 020), located near the Sarsaparilla Carpet Lift.

Map 001 Lot 002 (Kancamagus Highway) [63,874 Acres in Rural Residential (RR) District]. Portions of the Loon’s ski resort’s buildings and infrastructure extend onto abutting lands owned by the United States National Forest, Bureau of Land Management, 7450 Boston Boulevard, Springfield, VA 22153-3121 (a/k/a White Mountain National Forest).

Map 127 Lot 001 (US Route 112) owned by Loon Mountain Recreation Corporation [7.5 Acres in General Use (GU) District]. Location of “Adventure Center at Loon Mountain Resort” adjacent to the Loon Mountain Ski Resort. This lot is the proposed site for the temporary Verizon Wireless Cell Tower.

Proposal:

The existing Verizon Wireless Cell Tower was erected in 2015-2016 near the Sarsaparilla Carpet Lift at the Loon Mountain Ski Resort (Map 126, Lot 020). The existing Verizon Cell Tower does not have adequate capacity to handle the cell phone and data traffic at Loon Mountain Ski Area during the 2022-2023 ski season (between now and mid-April). For this reason, Verizon Wireless is contemplating using a “Cell on Wheels” (COW) during the ski season.

The COW is a temporary cell site operated from a truck. The COW would provide supplemental V2W coverage for the “Gondola” side of the Loon Mountain Resort. The COW is often used for large events, like concerts and the Super Bowl when existing local cell service would be overwhelmed by the demands associated with the event. The proposed plan would be to park the Verizon COW behind the rock-climbing wall at the Loon Mountain Adventure Center’s climbing wall and leave it there until the end of ski seasons which they estimate would be around mid-April. Then the COW would be removed. The climbing wall is located on other land owned by Loon Mountain Recreation Corporation (Map 126, Lot 001).

The use of a “temporary cell tower” is not addressed in the Land Use Plan Ordinance.

C. Review Proposed Changes to Lincoln’s Floodplain Development Ordinance and Site Plan Review Regulations identified by NH Office of Planning and Development on September 16, 2022 of Lincoln’s Floodplain Regulations. Proposed changes to be adopted at the annual 2023 March Town Meeting are necessary for the Town of Lincoln to comply with the requirements of the National Flood Insurance Program.

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

A. WORK SESSION. NO PUBLIC PARTICIPATION.

Continue to Review Sign Ordinance to recommend changes to comply with Clyde Reed et. al. v. Town of Gilbert Arizona, 576 U.S. 155 (2015), 135 S Ct 2218 (2015).

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