



PLANNING & ZONING DEPARTMENT

PLANNING BOARD

AGENDA

Wednesday, April 22, 2015 – **7:00** PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

- I. **CALL TO ORDER** by the Chairman of Planning Board; announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - March 25, 2015
- III. **NEW BUSINESS**
 - A. **7:00** PM – Planning Board (PB) will consider the following matters:
 1. **Site Plan Review – Request for Extension of Approval:** Applicant Southern Peaks Development, LLC – Inn Seasons Resorts at 23 Inn Seasons Drive, 33 Brookline Road, PO Box 1058, Lincoln, NH 03251-1058, requests an Extension of Site Plan Review Approval (2013) for an Expansion of Use submitted by Inn Seasons Resort in the Village Center (VC) Zone at 23 Inn Seasons Drive (Tax Map 118, Lot 047) to construct a four (4) story, 61-unit timeshare hotel addition to the existing South Mountain Resort, (Project Name: South Mountain Resort – East Wing Addition, Phases 1 and 2). The application was approved subject to conditions. The approval for the “South Mountain Resort – East Wing Addition, Phase 1 and 2” expired on 7/24/2014.
 2. **Site Plan Review – Request for Proposed Revision to Site Plan Review Approval to include Phase II Expansion of Use:** Applicant Southern Peaks Development, LLC - Inn Season Resorts, at 23 Inn Seasons Drive, 33 Brookline Road, PO Box 1058, Lincoln, NH 03251-1058, requests approval to revise Phase 2 of the 2013 approval for NH South Mountain Resort – East Wing Addition, Phases 1 and 2, located in the Village Center (VC) Zone at 23 Inn Seasons Drive (Tax Map 118, Lot 047). Applicant requests approval to construct six (6) timeshare hotel units in the walk out lower level of a new four (4) story addition to the existing South Mountain Time Share Hotel (herein, the “Phase II Expansion”). The Project Name was: “South Mountain Resort – East Wing Addition, Phases 1 and 2”). The project name for the six (6) additional units is “Phase II Expansion”. The project includes property owned by TFG Lincoln Properties, LLC, c/o The Finch Group, 6111 Broken Sound Parkway, NW #150, Boca Raton, FL 33487-2774 where applicant has a permanent easement for parking.
 3. **Site Plan Review - Application for Site Plan Review approval for change of use from residential duplex to multi-family housing.** Applicant David Rodgers d/b/a Great Stone Face Skier, LLC, requests Site Plan Review approval to change the use of a dwelling from a duplex to multifamily housing with three living units in accordance with Article VI of the Lincoln Site

Plan Review Regulations, Section B,2 of the Land Use Plan Ordinance. The lot is 29 Main Street, (Tax Map 112, Lot 026) located in the Village Center (VC) District. Also included is a request that the Planning Board grant a waiver of the minimum lot size dimensional requirement of 15,000 sq. ft. per dwelling unit as permitted in the Village Center District by the Land Use Plan Ordinance. The property is owned by Great Stone Face Skier, LLC, PO Box 68, Lincoln, NH 03251-0068.

4. **Application for Site Plan Review Approval to install a Water Recreational Ride & Restroom.** Applicant, Clark's Trading Post, PO Box 1, Lincoln, NH 03251-0001, requests Site Plan Review approval to install a used water coaster amusement ride with associated tower, slide, conveyor and associated pump structure with restroom/changing room structure at 116 US Route 3, (Tax Map 109, Lot 009). The project is in the General Use (GU) Zone.

Upon a finding by the Board that the applications meet the submission requirements of the Land Use Plan Ordinance and Site Plan Review Regulations, the Board will vote to accept the applications as **complete**, and, if the Planning Board finds the applications to be complete, then a public hearing on the merits of the proposal will follow immediately.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

- IV. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
 - A. Sign Original of Revised Land Use Plan Ordinance (To be recorded at Registry of Deeds)
 - B. Sign Original Site Plan Review Ordinance and Subdivision Regulations with changes adopted by 2015 Town Meeting (Stormwater Management Ordinance References) (To be recorded at Registry of Deeds)
- 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**