

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD

TUESDAY, November 22, 2022 – 6:00PM

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=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.)

SITE PLAN REVIEW

Notice is hereby given in accordance with RSA 676:4 & 676:7 that an **Application for Site Plan Review** approval for a restaurant in the Village Center (VC) District will be submitted to the Planning Board during a regular meeting **TUESDAY** November 22, 2022 at 6:00 PM. Upon a finding by Board that application meets submission requirements of Land Use Plan Ordinance & Site Plan Review Regulations, Board will vote to accept application as **complete**, and, if Board finds application to be complete, then a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at public hearing, this application will stay on Planning Board agenda until such time as it is either approved or disapproved.

Applicants: (1) Bobby Graves d/b/a Café Monte Alto, 85 Main Street, Plymouth, NH 03264 with a mailing address of 35 Weston Woods Circle, Campton, NH 03223 (tenant) & (2) Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC, PPO Box 788, Lincoln, NH 03251-0788 (property owner).

Property Owners: Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC, PPO Box 788, Lincoln, NH 03251-0788 (owner of both business condominiums Units A and B).

Subject Property: A portion of property known as 49 Main Street #A (Map 112, Lot 055000-00-000A) and 49 Main Street #B ((Map 112, Lot 055000-00-000B), with several business tenants including Property Partners, Cobb Hill Construction, Photography Studio, Cobb Hill Construction and Brent Drouin d/b/a Century 21 Mountainside Realty located in the **Village Center (VC) District**. The proposed restaurant is to be in 1,400 SF in a portion of 49 Main Street #A.

Proposal: Application for Site Plan Review approval for Café Monte Alto (a “restaurant” business use). The space would include tables and seats for dining for a total of twenty-eight (28) seats with an emphasis on coffee.

Applicant to show adequate onsite parking for restaurant in addition to parking for current customer service businesses.