



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD MEETING

Wednesday, February 10, 2021 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current COVID-19 situation, and to a recent staff exposure to COVID-19, the Town Office is closed to the public. This meeting will be available only via the Zoom Meeting Platform to allow for town wide participation. The public is encouraged to participate remotely using ZOOM by going to:

Join Zoom Meeting

<https://us02web.zoom.us/j/89220604051?pwd=bUluNm5ZeTNaTXhsaXhLcXBNeFFMQT09>

Meeting ID: 892 2060 4051

Passcode: 575613

or via telephone (1-929- 205-6099).

(See also town website www.lincolnnh.org for the 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:

- **December 16, 2020 Work Session**

- (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Selectmen's Representative Tamra Ham, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

- **January 6, 2021**

- (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Selectmen's Representative Tamra Ham, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

- **January 13, 2021**

- (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

- **January 20, 2021**

- (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

IV. NEW BUSINESS

A. CON 2021-01 M106 L 019 Longhorn Palace, Inc. – Nicole Peckham – CONCEPTUAL REVIEW

Applicant: Nicole Peckham
35 Maple Avenue
Little Compton, RI 02837

Applicant/Property Owner:
Longhorn Palace, Inc.
408 US Route 3
Lincoln, NH 03251-4123

CONCEPTUAL REVIEW:

Property: Longhorn Palace, Inc. – 408 US Route 3
(Map 106, Lot 019)
Property is located in the General Use (GU) District.
Property is located in the Shoreland Protection Area along Pemigewasset River.
Property is located in the 100 Year Flood Plain along Pemigewasset River

Project:

Applicant is considering a purchase of the Longhorn Palace. She is considering converting the use from Restaurant/gift shop combination to a mixed use – a residence and a business use, possibly a home business or possibly some other business use. She would like to explore her possible options with the Planning Board.

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