



PLANNING & ZONING DEPARTMENT

PLANNING BOARD **REVISED** AGENDA PLANNING BOARD MONTHLY MEETING

Wednesday, April 14, 2021 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current COVID-19 situation, 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/87413583055?pwd=QmVmY2FsWG9Cb0h2L2lmNGxqVEVnQT09>

Meeting ID: 874 1358 3055

Passcode: 364729 Or dial by your location 1-929-205-6099 US (New York)

(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:

- **March 24, 2021**

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

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

- A. SPR 2021 M124 L040 Loon Mountain Recreation Corporation – Discussion re: Loon Bridge Parking Area.

On August 28, 2011, Tropical Storm Irene dumped 10 inches of rain over Lincoln, causing the East Branch of the Pemigewasset River to flood and undermine the bridge abutments of the “International Bridge” to the Loon Mountain Ski Area, rendering Route 112/The Kancamagus Highway impassable east of the Resort. NH DOT closed the bridge on August 28, 2011 and then a portion of the bridge collapsed on August 31, 2011.

CLP Loon Mountain, LLC d/b/a Loon Mountain Recreation Corporation was the owner of Loon Mountain Ski area at that time. At issue was the “International Bridge” on Loon Mountain Road from the Kancamagus Highway across the East Branch Pemigewasset River to the Loon Mountain Ski Area. NH DOT replaced the washed-out portion of the bridge with a temporary bridge structure and then a permanent replacement was designed with funds provided by FEMA, the State of New Hampshire and the Town of Lincoln.

The replacement bridge could not be constructed in the same location as the old bridge. In order to build in the new location, the Town of Lincoln and CLP Loon Mountain, LLC swapped parcels of land so the bridge could be constructed in the new location. The land swap was

submitted to the Planning Board at a Planning Board meeting on March 28, 2014 and approved by the Planning Board.

Discussion with the Planning Board about former parking areas near the bridge that were relocated to the swapped lands.

IV. NEW BUSINESS

A. SPR 2018-05 M112 L002 &L003 – DelRegno+Patel – REQUEST FOR EXTENSION OF SITE PLAN REVIEW APPROVAL

B. *Attorney Gabriel Nizetic, attorney for Dipak Patel d/b/a Hampton Inn requests a one-year extension of Planning Board Site Plan Review Approval to April 10, 2022 in accordance with Article IX, Section 1 of the Lincoln Site Plan Review Regulations and/or Section 4.07 of the Subdivision Regulations. All progress was halted due to DOVID mandated lockdowns. More time is needed to determine the most economically feasible way to satisfy conditions #1 and #3 concerning the fire suppression system and adequate water source capacity. There are three (3) alternatives proposed but more time is needed to evaluate which would be the most cost-effective alternative in order to satisfy financing requirements.*

C. *Properties located in the Village Center (VC) District:*

- i. *#LO Main Street Lot 2 & Bill (Map 112, Lot 003) currently owned by MANI, LLC, 87 Wallace Hill Road, Franconia, NH 03580 (formerly owned by Victor DelRegno, Trustee, Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412); and*
- ii. *#LO Main Street Lot 3 (Map 112, Lot 002) currently owned by MANI, LLC, 87 Wallace Hill Road, Franconia, NH 03580 (formerly owned by Victor DelRegno, Trustee, Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412).*

D. *The Planning Board granted approval on April 10, 2019 with six (6) Conditions of Approval to change the use of two adjacent lots in the same ownership (9.e., two existing vacant lots with three rental billboards) and to make the site improvements to include a new 4-story 93-room Hampton Inn & Suites, paved parking lot for hotel and a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer and electric. The proposed project also required a boundary line adjustment or subdivision.*

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