



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PLANNING BOARD MONTHLY MEETING

Wednesday, April 28, 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/82780964580?pwd=K1pwdE95Sm9aUEJEck5oRFdJZVBRUT09>

Meeting ID: 827 8096 4580

Passcode: 055689 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**

- (Chairman James Spanos, Vice Chairman Joe Chenard, Board of Selectmen's Representative O.J. Robinson, Member Steve Noseworthy, Member Paul Beaudin and Alternate Mark Ehrman)

- **April 14, 2021**

- (Chairman James Spanos, Vice Chairman Joe Chenard, Board of Selectmen's Representative O.J. Robinson, Member Steve Noseworthy, Member Paul Beaudin and Alternate Mark Ehrman)

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

A. SPR 2021-01 M112 L018 Clark - Littleton Hospital

SUBDIVISION & SITE PLAN REVIEW

Applicants:

- (1) Littleton Development Medical Properties, Inc.
800 W. Madison Street, Suite 400
Chicago, IL 60607
- (2) Littleton Hospital Association d/b/a Littleton Regional Hospital
600 St. Johnsbury Road
Littleton NH 03561

Property Owners: Brenda Clark, Benjamin Clark, Jennifer Franz
PO Box 9
Lincoln, NH 03251-0009

Agent/Surveyor/Engineer: Cathy Furtek Conway, P.E.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Property: Railroad Street #LO (Map 112, Lot 018). The property is located in the **General Use (GU) District**.

SUBDIVISION:

Proposal: Application for Subdivision proposes to divide 1 lot into 2 lots at the end of Railroad Street (50ft Private ROW). Lot is currently 5.51 acres. Applicant proposes to subdivide it into two (2) parcels:

A. Lot 1: 33,867 SF (or 0.77 Ac); &

B. Lot 2: 206,369 SF (or 4.74 Ac)

One new lot will be created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities will be required. The plan includes shared access easements to Lots 1 and 2.

SITE PLAN REVIEW:

Proposal:

- (1) Lot 1 (above) 33,867 SF (or 0.77 Ac): Development of 4,000 SF Medical Office Building with associated parking on Lot 1; &
- (2) Lot 2 (above) 206,369 SF (or 4.74 Ac): Development of 48,000 SF Medical Office Building with associated parking on Lot 2.

The first public hearing was held on March 24, 2021. The application was found to be complete. The Applicant's presentation and public hearing were started. The hearing was continued to Wednesday, April 28, 2021 at 6:00 PM.

Planning Board Determination of Whether Proposed Development is a Development of Potential Regional Impact (DRI).

B. SPR 2020-11 M114 L080 Mt Coolidge Cn LLC - The Pines Detention Ponds

Site Plan Review Status Update Applicant/Developer/Property Owner requesting a site visit to inspect the rebuilt detention area at the Pines. Applicant signed an escrow agreement.

Engineer: Marc Burnell, P.E., of Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Applicant/Property Owner: Richard (Rick) Elliott d/b/a Mt. Coolidge Construction, LLC
3 Amalia Drive
Nashua, NH 03063

Applicant's Representative: Michael Shepard, Esq.
The Shepard Law Firm, P.C.
160 Federal Street
Boston, MA 02110

Re: Application for Site Plan Review Approval

Property: The Pines at Forest Ridge
(Map 114, Lot 080)

Property is located in the Rural Residential (RR) District.

Project:

Modification of the Site Plan Review approval for The Pines at Forest Ridge which included ponds associated with Stormwater Management to convert a micro-extended detention basin and infiltration basin (dry pond) into a wet pond near Building 1 on Lincoln Tax Map 114, Lot 080. Mount Coolidge Construction applied for and received (on April 24, 2020) an Alteration of Terrain (AoT) permit from New Hampshire Department of Environmental Services (NHDES) for the modification of the existing micro-extended detention pond (MP1) and infiltration basin (INF1) to a wet pond. The modifications do not propose any additional impervious area to the existing AoT 1445 (expired), and will disturb approximately 15,000 square feet.

NOTICE OF DECISION

APPROVAL GRANTED WITH CONDITIONS:

On July 22, 2020, the Planning Board **GRANTED** the **Application for Modification of the Site Plan Review** approval for “The Pines at Forest Ridge” with the **FOLLOWING CONDITIONS:**

1. **The Owner/Applicant shall provide bonding which is payable to the Town for all on-site improvements (i.e., the construction, drainage and associated site work), in order to ensure that the Owner/Applicant will complete all site work in accordance with the plans.** In the event the bond is called by the Town, the Planning Board shall schedule and hold a public hearing to consider revocation of the Site Plan Approval per RSA 676:4-a. No further work may proceed on site, and no further Land Use Authorization Permits shall issue without Planning Board approval in the event the bond is called and the above-referenced revocation proceedings are initiated. The amount of the bond shall be based on the Owner/Applicant’s engineer’s estimate of construction costs for the project which includes a 15% contingency, which equals a total of \$82,167.00. The applicant can request release of the bond once all conditions have been met from the Planning Board. The bond shall be released at the discretion of the Planning Board after a public hearing.
2. **A maintenance bond of \$35,000 shall be provided.** Once the detention ponds have been constructed in accordance with the approved plans, the maintenance and operation of the ponds and associated stormwater management features shall be the responsibility of The Pines at Forest Ridge Condominium Association (“The Pines CA”). See letter from Richard K. Elliott, President of the Pines CA, to Carole Bont and the Lincoln Planning Board dated July 6, 2020. Maintenance and operations shall be in accordance with the approved Stormwater Inspection and Maintenance Manual for The Pines at Forest Ridge (“Inspection and Maintenance Manual”). In the event that The Pines CA lacks proper authority to take on the responsibility and exercise the power necessary to maintain and operate the ponds; then, unless and until such time as the Pines CA does have all necessary authority, the declarant (“MMC”), its successors or assigns shall be fully responsible for the maintenance and operation of the ponds. There shall be a bond so long as MCCC is responsible for the maintenance and operation of the ponds.
3. **The project shall be completed by November 30, 2020.**

Although the deadline to complete the ponds was November 30th and the ponds were well under way on that date, the ponds and the ponds’ landscaping were still not “substantially complete” as of December 9,

2020. Mr. Elliot stated his intention was to purchase and position sod now so that the sod will germinate in the early spring. Furthermore, riprap and sod will be installed “as appropriate” down to the waterline. Mr. Elliot stated substantial completion would be done by the end of the next week (December 18th). Town Manager was expressed concern about the steepness of the incline down to the ponds and was concerned for life safety. Mr. Elliot stated that additional sloping would be done to create less of an incline into the ponds.

The Board planned to conduct a site visit prior to the next hearing set for January 20, 2021.

Elliott d/b/a Mount Coolidge Construction requested an extension and a public hearing on December 9, 2021. The hearing was continued to January 20, 2021 at 6:00 PM. Due to COVID-19, individual members of the Planning Board will visit the site separately prior to the meeting. Members of the public are invited to do the same.

At the hearing on January 20, 2021, Applicant Elliot explained that the detention ponds were not complete. The two (2) 20-inch (20”) outfalls have not been raised up three inches (3”) yet per the plan because the area was not yet vegetated enough to keep the soils from running off into the stream during the spring rains. After the spring runoff Applicant Elliott will raise those two (2) culverts up three inches (3”). Applicant Elliot will not ask the Board for a site visit or a release of funds until the project is complete and the engineer can sign off on the plan. Elliot's plan was to install temporary stop blocks to the twin culverts until spring when he will reconstruct the culverts to the correct elevations to match the approved plans. When Elliot installs a sidewalk in the spring, he will add vegetation to act as a barrier around the pond to keep young children out of harm’s way. The Board will revisit this at their site visit. Mr. Elliot planned to have the project completed after the spring rains. The Board continued the hearing until April 28, 2021.

IV. NEW BUSINESS

None.

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