

PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC HEARING

Wednesday, October 9, 2019 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

- 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:
 - September 11, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Member Mark Ehrman, Member Stephen Noseworthy and Alternate Paul Beaudin)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
- IV. **NEW BUSINESS**

A. 6:00 PM **Application for Site Plan Review Approval** will be submitted to the Planning Board:

Applicant: Richard Elliott Manager of Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063

Property Owner: Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063 (Richard Elliott, Jared Elliott, David Yager)

Property: The Pines at Forest Ridge (Map 114, Lot 080); and
The property is located in the Rural Residential (RR) District.

Proposed Project:

Application of Richard Elliott Manager of Mount Coolidge Construction, LLC for Modification of the Site Plan Review approval for The Pines at Forest Ridge which includes ponds associated with Stormwater Management “minor alteration to convert micro-extended detention basin and infiltration basin into a wet pond near Building 1” on Lincoln Tax Map 114, Lot 080. The modification is, essentially, a change in the type of ponds at The Pines at Forest Ridge from a detention pond (dry pond) to a retention pond (wet pond) used for flood control and stormwater runoff treatment. Both systems functions to settle suspended sediments and other solids typically present in stormwater runoff. Wet ponds are also called retention ponds and they hold back water similar to water behind a dam. The retention pond has a permanent pool of water that fluctuates in response to precipitation and runoff from the contributing areas.

Hearing was started on August 14, 2019, continued to September 11, 2019 and again to October 9, 2019.

B. 6:00 PM **Application for Subdivision between 2 adjacent lots at the end of LaBrecque Street, reconfiguring and subdividing them into a total of 3 lots will be presented to the Planning Board by:**

Applicant: Peter Marlowe, 15 Beechwood Avenue, York, ME 03909

Property Owner: Degmar Development Corporation, 258 West Manchester Street, Lowell, MA 01852

Properties:

(1) Map 113, Lot 029 LaBrecque Street #LO (0.35 Acres); and

(2) Map 113, Lot 030 LaBrecque Street #LO (0.38 Acres).

Two lots are in the General Residential (GR) District where minimum lot size for a single-family home is 10,000 square feet.

Proposal: After subdivision, lots will be as follows:

(1) Lot A (Part of former Lot 029) changes from 0.35 Acres to 10,594 square feet or 0.24 Acres;
&

(2) Lot B (Part of former Lot 029 & Lot 030) changes from 0.38 Acres to 10,162 square feet or 0.23 Acres; &

(3) Lot C (Part of former Lot 030) will be a new lot created of 10,753 square feet or 0.25 Acres.

Applicant's surveyor is Stephen B. Tower, Sabourn & Tower Surveying and Septic Design, PLLC. One new lot will be created. Improvements to the end of LaBrecque Street, an extension of the municipal water and sewer lines and an extension of utilities will be required.

C. 6:00 PM Proposed Change to By-Laws of the Capital Improvements Program Committee of the Planning Board

- a. Change Article IV Organization, Paragraph B. that currently reads: "The Administrator to the Board of Selectmen is hereby designated as the financial officer." to "The Finance Director is hereby designated as the financial officer."

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