



# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD AGENDA PUBLIC HEARING & MEETING WEDNESDAY, August 22, 2018, at 6:00 PM 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:
  - August 5, 2018
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
- IV. **NEW BUSINESS:**
  - A. **6:00 PM. Site Plan Review – Dipak Patel d/b/a Hampton Inn**
    1. **SPR 2018-05 M112 L002 & L003 – Del Regno+Patel**
    2. **Applicant:** Dipak Patel, 1567 White Mountain Highway, PO Box 3299, North Conway, NH 03860-3299.
    3. **Applicant's Engineer:** Nicholas J. Sceggell, P.E., DuBois & King, Inc., 831 Union Avenue, Laconia, NH 03246
    4. **Applicant's Surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561
    5. **Property Owner of Both Lots:** Victor R. Del Regno, Trustee of Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412
    6. **Agent for Property Owner:** Kevin McNamara, Real Estate Agent for Re/Max in the Mountains, 264 Main Street, Suite 2 PO Box 175, Lincoln, NH 03251.
    7. **Properties:** (both lots are in the Village Center (VC) District):
      - a. Main Street (Lot 3) #LO (**Map 112, Lot 002**) and;
      - b. Main Street (Lot 2) #LO (**Map 112, Lot 003**)
    8. **Proposed Project:** Applicant who has a purchase and sale agreement with the property owner of two adjacent lots is proposing requesting **Site Plan Review** approval for a change of use to change the use of two adjacent properties in the same ownership (i.e., two existing vacant lots with three rental billboards) and to make site improvements to include a new 4-story 93-room Hampton Inn & Suites, paved parking for hotel & a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer & electric. The proposed project will also require a boundary line adjustment or subdivision.
    9. **The Application was deemed "incomplete". The hearing was continued from July 25, 2018, to August 20, 2018.**
  - B. **6:00 PM. Conceptual – Joey D. Bishop & Discussion re: Work Force Housing in General**

1. Joey D. Bishop owns 32 LaBrecque Street, Map 113 Lot 022 in the General Residential (GR) District. Minimum Lot Size in the General Residential (GR) District is 8,000 square feet. For a duplex Minimum Lot Size is 12,000 square feet. The lot is 0.31 acres or 13,503.6 square feet. The lot has two mobile homes on it. Bishop would like to replace one or both of the mobile homes with some workforce housing options. Under the Land Use Schedule, Elderly or Disabled Housing is allowed in the General Residential (GR) District, but not Multi-Family Housing. Can the Planning Board waive the dimensional requirements? Dimensional Requirements for the Village Center may be waived by the Planning Board so long as they meet all other Zoning requirements. Can the Planning Board put a condition on a Site Plan Review approval that the owner use the property only for work force housing and not be able to use the property for short-term vacation rentals? Could that be a condition of approval?

**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**