

APPROVED

**PLANNING BOARD
PLANNING BOARD MEETING
WEDNESDAY, April 12, 2023 – 6:00 PM
*Lincoln Town Hall, 148 Main Street, Lincoln NH**

*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMlG>

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

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

I. CALL TO ORDER by Chairman James Spanos

Present: Chair Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Paul Beaudin, II, Alternate Danielle Black

Excused: Mark Ehrman, Steven Noseworthy,

Appointed to Sit: Alternate Danielle Black (for Steve Noseworthy)

Staff: Planner Carole Bont

Guests:

- **Susanne (Susan) A. Chenard**, resident of 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069). Alternate member of the Zoning Board of Adjustment (via Zoom).
- **Elizabeth Ginsburg**, nonresident, (ABUTTER TO SOUTH PEAK RESORT) 200 Gardner Road, Brookline, MA 02445-4650 owner as Trustee of the Elizabeth S. Ginsburg Revocable Trust 30 Bunker Lane, (Map 118, Lot 007) (via Zoom).
- **Roland L. Mattison**, resident 57 Flume Road, Lincoln, NH 03251, with a mailing address of PO Box 747, Lincoln, NH 03251-0747 who co-owns with Diane C. Mattison, as Trustees of the Mattison Cantwell 2020 Trust, 57 Flume Road (Map 123, Lot 058) in the White Mountain Hamlet of Coolidge Falls Resort & former Secretary & Member of Board of Directors of Coolidge Falls Homeowners' Association.

- **Beth Miller**, nonresident, MA Realtor, Bean Group, 29 Water Street, Newburyport, MA 01950 (via Zoom).
- **Attorney Mark Stiles**, nonresident, (APPLICANT) d/b/a Mark Stiles Trustee, S&A Offices Realty Trust, PO Box 1113, North Marshfield, MA 02059 (via Zoom).
Owner of:
 - (1) 155 Main Street (Map 118, lot 065)
Mark Stiles d/b/a Flow State, LLC
PO Box 1113
North Marshfield, MA 02059
 - (2) 153 Main Street (Map 118, Lot 064)
Mark Stiles d/b/a It's An I-M, LLC
PO Box 1113
North Marshfield, MA 02059.

II. CONSIDERATION of meeting minutes from:

- **March 22, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

Motion to approve as amended by Alternate Member Black

Second by Member Beaudin

All in favor

III. NEW BUSINESS

Mark Stiles:

- A. SPR 2020-15 M118 L064 & L065 Mark Stiles – Site Plan Review Approval Granted;**
- B. SPR 2022-02 M118 L064 & L065 Stiles – Site Plan Review Modification;**
- C. SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building – Request for an Extension Granted**
- D. SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building – 2nd Request for an Extension Granted**
- E. CON 2023 – 04 Amend SPR 2020-20 M118 L064 & L065 – Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC – Multi-Use Building - CONCEPTUAL**

Applicant: Attorney Mark D. Stiles d/b/a:

- 1. It's An I-M, LLC
PO Box 1113
North Marshfield, MA 02059; and

2. Flow State LLC
PO Box 1113
North Marshfield, MA 02059

Agent: Joshua M. McAllister, PE
HEB Engineers, Inc.
2605 White Mountain Highway
North Conway, NH 03860

Properties and Property Owners:

- A. Map 118, Lot 064** – 153 Main Street with a 1971, 1.75 Story Single Family Home used as an office, in the Village Center (VC) District.
- i. Owned by Attorney Mark D. Stiles d/b/a It's An I-M, LLC.
 - j. Purchased 3/19/2021 (Book 4613/Page 953) [from former owner Saber Mountain Properties II, LLC].
- B. Map 118, Lot 065** – 155 Main Street with a 1985 1.75 Story Single Family Home used as an office, in the Village Center (VC) District.
- a. Owned by Attorney Mark D. Stiles d/b/a Flow State.
 - b. Purchased 3/19/2021 (Book 4613/Page 956) [from former owner Saber Mountain Properties I, LLC].

Project Approved:

On January 13, 2021, the Planning Board voted:

- A. “To waive the density requirements for this project.” (4-1).**

Rationale: The Town’s Master Plan states, “The Town’s Zoning Ordinance should provide for some flexibility and design for residential units and mixed use in established commercial areas particularly in the Village District”. The Town’s LUPO allows for flexibility in density as soon as a project meets all of the other zoning requirements. All other zoning requirements are met.

AND

- B. TO APPROVE** application for Site Plan Review Approval to
- 1. Voluntary lot merger of two (2) adjacent lots;
 - 2. Demolition of two (2) buildings (one on each of the adjacent lots); and
 - 3. Replacing the two (2) buildings with the construction of a three-thousand-five-hundred-eighty-six square foot (3,596 SF) multi-use building consisting of:
 - a. retail and residential uses:
 - i. Three (3) commercial units totaling two-thousand-four-hundred-sixty square feet (2,460 SF) are proposed on the ground level;
 - ii. Three (3) apartment units on 2nd level; and
 - iii. Three (3) apartment units on 3rd floor.

WITH THE FOLLOWING CONDITIONS:

- 1. Demonstrate they have sufficient water and sewer infrastructure to the satisfaction of Town Engineer Raymond Korber;

2. Remove the snow from the parking lot within 48 hours of a storm;
3. A stormwater management plan approved by the Town Engineer Raymond Korber; and
4. Roof runoff mitigation plan approved by Town Engineer Raymond Korber.

Requests for Extension:

1. On October 27, 2021, the Planning Board granted an extension to January 13, 2023.
2. On January 4, 2024, the Planning Board granted an extension to January 13, 2024 with a condition:
 - a. **Condition:** The Planning Board extended the Site Plan approval for one year (January 12, 2024) with the condition that when Mr. Stiles comes in for Site Plan Review for a new project the original approval is no longer valid.
3. **No Mylar recorded yet.**

Proposal: Conceptual for possible new project - 2 Story mixed use – retail on bottom & apartments on top.

Presentation:

Mr. Styles shares his drawings (from his computer screen) for the Planning Board to see. He shows the proposed building and the green space which will be in the form of a courtyard between the two (2) properties. He explains that they are not going to build out as far as the original footprint but will push the building back, away from Main St., and leave that area as an open pad for a food truck. He will use the current curb cut to allow access to the pad area for the food truck.

Chairman Spanos asks if there will be seating for the food truck. Mr. Styles replies that the plan for seating would be very casual (no tables), in the courtyard, with Adirondack chairs and no assigned seating.

The building will be a commercial fixed unit (1st and 2nd floor) and will face the courtyard area. Mr. Styles shares the drawing for the proposed building which will consist of recycled shipping containers. The construction will be done off-site with helical piles, which is a new more environmentally sensitive material.

Helical piles will be used in place of cement as the foundation. There will be no basements and the whole structure that is currently there will be properly raised and graded to street grade. He explains that there will be a deck on the 2nd floor and the food truck will sit underneath the deck. The container on the left will be an eight by twenty (8-20) foot container for a single studio residential apartment. Mr. Styles reviews the drawing of the rear of the building which shows the entrances to the apartments (two (2) studios on 1st floor and one (1) one-bedroom apartment on 2nd floor). One of the remaining spaces, on the 1st floor, on the side of the building will be available for a small “walk-up” business, i.e.: coffee shop

or ice cream shop. The other space on the 1st floor would be for a private office for 155 Main St.

155 Main St. will consist of an eight by forty (8x40) foot container with sliders that look over into the courtyard. Mr. Styles plans to use solar panels along the top which will hopefully make this virtually self-sustaining. He will research using well water to make as little of an impact, as he can, on the town water system. Member Beaudin notes that there is a town regulation that states if the town water pipes run close to your property you must hook up to it. The Planning Board discusses water and sewer regulations. Member Beaudin suggests that Mr. Styles review the town ordinance regarding drilling his own well. Mr. Styles explains that he will look into having a well for watering landscaping but his goal is to be as minimally invasive as possible to limit the impact.

Member Beaudin asks about the exterior of the shipping containers. Mr. Styles answers that he is working on the look of the exterior and would like to honor the storage container with a combination of the look of 155 Main St. and a storage unit. Member Beaudin adds that some of the abutters may take issue with that type of design. The Planning Board discusses architectural requirements and how they relate to Site Plan Review Guidelines and suggest Mr. Styles review those requirements. Planner Bont identifies the specific Site Plan Review Regulation as XV Site and Building Design Requirements (about three (3) pages long) which discusses rules for windows, doors and general architectural features.

Apartment Units:

Member Beaudin asks if the apartments will be reserved for Workforce Housing or will it be a general rental. Mr. Styles replies that it will be a general rental. Selectmen's Representative O.J. Robinson clarifies the question and asks if the rentals will be long-term or short-term. Mr. Styles believes that due to the location it will most likely be a short-term rentals situation. The Planning Board discusses the rental scenarios and the need for workforce housing in the area. Mr. Styles explains that he would like to build workforce housing in Lincoln but this location is not a good location for workforce housing due to the traffic and that it will not building community. He adds that he sees a workforce housing complex to be something with amenities for the residents, i.e., trails, river, playground for multiple people to gather as a community. The Planning Board discusses workforce housing and the character of the town as it relates to the proposed building design.

Food Truck:

Planner Bont discusses the food truck and they are considered transient vendors and are required to pay per day. Mr. Styles asks if that is the responsibility of the business owner or the property owner. Planner Bont clarifies that Mr. Styles as the property owner will be a co-applicant for the transient vendor license and the fee is based on the number of days they are there for each different vendor. The

state also requires an annual Hawker and Peddler License. She wants Mr. Styles to understand there is more involved than simply driving a food truck in and plugging-in. Planner Bont explains that the information can be found in the Land Use Ordinance near the end. Mr. Styles replies he will “check it out, for sure”.

Prior Approval:

Mr. Styles raises a question regarding his prior project approval and wonders if he would lose that approval if this new proposal doesn't get approval at Site Plan Review. Chairman Spanos clarifies that the prior approval would go away when this new proposal is approved. Mr. Styles refers to the agenda and reads the condition noted there:

- a. Condition: The Planning Board extended the Site Plan approval for one year (January 12, 2024) with the condition that when Mr. Stiles comes in for Site Plan Review for a new project the original approval is no longer valid.**

Mr. Styles asks for some clarity on when the prior project approval will be lost. Chairman Spanos polls the Planning Board and asks when they feel the Site Plan approval goes away. Is it when he applies for another Site Plan Approval or is it when the 2nd Site Plan is approved? The Planning Board discusses. After the discussion the Planning Board members all agree that the 1st approval does not go away until the 2nd approval is granted. There can not be two (2) approvals at one time and if the new proposal is not approved the old approval does not automatically go away. Mr. Styles understands what was discussed and clarifies that if he submits for a Site Plan Review it will not void or invalidate his existing approval. The Planning Board responds that the existing approval will only go away when the new approval is granted. All parties agree.

Decks:

Selectmen's Representative O.J. Robinson asks about the support system that holds up the decks. Mr. Styles replies that they will be supported by a steel beam cantilever system. The Planning Board questions if there is adequate space under the deck for the food truck and if they will be permitted to be so close to a residential space. Mr. Styles replies that if the food truck becomes the non-starter then he would put in another structure in that location (most likely, eight by twenty (8-20) feet).

Fire Suppression System:

Vice Chairman Chenard asks if there will be a need for a sprinkler system as there will be a truck cooking. The Planning Board agrees that this would be a question for the Fire Chief and that Mr. Styles should look into it.

Roof:

Alternate Black asks Mr. Styles what the roof will look like. Mr. Styles replies that they will put a faux angle roof for solar but it may be flat depending if the solar system works or not. Mr. Styles asks the Planning Board if they have a preference. The reply in general is that it would be more in keeping with the other nearby structures to have an angled roof vs. a flat one. Vice Chairman Chenard and the Planning Board discusses snow loads as it relates to the county ordinance. Mr. Styles will look into the issue of snow loads.

Mr. Styles asks the Planning Board what they would put there if they owned it. The Planning Board has mixed preferences. Some like the new proposal and some like the previously approved plan. The Planning Board and Mr. Styles discuss different options as there is no clear answer to the question. Mr. Styles feels that the recycling of the storage containers instead of stick building is more environmentally forward and stronger structurally. The Planning Board in general does not like the look of the storage container concept. The Planning Board discusses storage containers and how they are now being used for homes, short-term rentals, and mixed uses. The Planning Board compares the approved plan and the proposed plan as they relate to open space and architectural features. Mr. Styles will talk with his design team to come up with a plan for a roof which would help to make the storage containers “fit in” with the other New England style buildings on Main Street. Selectmen’s Representative O.J. Robinson suggests that Mr. Styles consider adding a roof for the front section of the storage container. Planner Bont adds that the Planning Board has previously approved buildings with a flat roof and a façade in the front. The Planning Board discusses solar panels and Mr. Styles is still in the conceptual phase.

* * * * *

Mark BOGOSIAN:

F. SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)

Notice is hereby given in accordance with RSA 676:4 that one (1) Application for Subdivision will be submitted to the Planning Board during a regular meeting on Wednesday April 12, 2023 at 6:00 PM.

Applicant: Mark Bogosian
367 Main Street
Falmouth, MA NH 03561

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
367 Main Street
Falmouth, MA 02540

(2) Mark Bogosian d/b/a South Peak, LLC
367 Main Street
Falmouth, MA 02540

Authorized Agent: Scott P. Miccile, P.E., Civil Engineering & Land Development Director
Longfellow Design Build, Inc.
367 Main Street
Falmouth, MA 02540

Surveyor: Andrew J. Nadeau, L.L.S.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Properties (8) are all within South Peak Resort and in the General Use (GU) District:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Proposal: A total of eight (8) new lots will be created along existing road frontage. Seven (7) existing lots along this frontage approved in 2007 will be merged with remaining land of Map 118 Lot 39 and re-subdivided with new configurations. Infrastructure improvements to these lots such as extension of municipal water & sewer lines & extension of utilities will not be required as such infrastructure is already in place.

Application for Subdivision:

Proposes to divide portions of the (8) lots listed above in one (1) eight (8) lot subdivision:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC, (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).

5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Eight (8) new lots created on Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.20** (0.40 Acres)
2. **Map 118, Lot 039.21** (0.39 Acres)
3. **Map 118, Lot 039.22** (0.49 Acres)
4. **Map 118, Lot 039.23** (0.51 Acres)
5. **Map 118, Lot 039.24** (0.27 Acres)
6. **Map 118, Lot 039.25** (0.25 Acres)
7. **Map 118, Lot 039.26** (0.32 Acres)
8. **Map 121, Lot 051** (0.64 Acres)

***NOTE: Minimum Lot Size in General Use (GU) District is 15,000 SF or 0.344 Acres.
3 proposed lots are less than the minimum lot size.***

Discussion:

Planner Bont explains that Mr. Bogosian has asked for this hearing on **SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)** to be continued to the next scheduled Planning Board meeting on May 10, 2023.

The Planning Board discusses the memo about the application regarding completeness (see attached). Planner Bont explains that the attorneys for South Peak and the town have spoken and they have the information needed to come to an agreement as to whether or not the Master Plan from 2006 will be used or if South Peak wants to create an amended new Master Plan.

The Planning Board discusses how to move forward with the proposed technical review process as the application was not complete.

**Motion to continue the hearing of the application SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8) until May 10, 2023 at 6:00 PM by Vice Chairman Chenard Second by Selectmen's Representative O.J. Robinson
All in favor**

IV. 6:00 PM CONTINUING AND OTHER BUSINESS:

Application Approval Process Discussion:

The Planning Board discusses the timeline for determining the completeness of applications and extensions if the application is not complete after sixty-five (65) days. The Planning Board agrees that they need to do some more research on the timeline details and will talk to the New Hampshire Municipal Association for guidance.

Selectmen's Representative O.J. Robinson asks Planner Bont if applicants will have to wait for hearings if the agenda is full. Planner Bont replies that the Planning Board needs to try their best to hear all applications, as they are deemed complete, but if they aren't able to they can be heard at the next scheduled meeting. Chairman Spanos suggests that the Planning Board could add an extra meeting to accommodate a large number of applications.

V. PUBLIC PARTICIPATION AND OTHER BUSINESS:

PUBLIC COMMENTS:

Chairman Spanos asks if there is any public comment.

Mr. Roland Mattison introduces himself and explains that he has seen a lot of building going on in town and wanted to know what criteria the Planning Board has for building approvals. He notes there are lots of old buildings in town and Main St. is not the most attractive. He feels there should be a plan for what the Planning Board wants the town and Main Street to be. Member Beaudin explains that the town has a Master Plan which is guides building. Planner Bont adds that when it comes to architectural design there is nothing that guides design for single-family or duplex homes. Commercial use is guided by the Site Plan Review regulations and there are three (3) pages that talk about architectural features.

Mr. Mattison comments that if the architectural guidelines are not specific enough the Planning Board should come up with a plan to reflect what they want the town to look like. Chairman Spanos responds that the Master Plan is not due for an update until 2025. Vice Chairman Chenard comments that it is hard to create a balance between the old and new buildings, while at the same time trying to keep the identity of the town. The Planning Board discusses the architectural designs of some of the buildings in town.

Member Beaudin wonders if the abutters are getting all of the information they need. Chairman Spanos replies that they get the information they need from the

agenda. The Planning Board discusses projects in town that were a little out of the ordinary and the subjective nature of deciding what is attractive or not. Planner Bont adds that if an abutter calls and asks for more information she gives it to them as she can send digital plans and designs when they are requested.

Vice Chairman Chenard comments that it is good to hear from the audience and appreciates Mr. Mattison's input. He adds that Mr. Mattison comments regarding what a building looks architecturally is an issue that should be of high concern. The Planning Board continues the discussion regarding buildings in town.

Downtown Committee:

Member Beaudin recalls a Downtown Committee and wonders if it makes sense to start up a committee comprised of business people. Selectmen's Representative O.J. Robinson suggests that the Planning Board be that committee and promote that they will have a hearing session to kick off the New Master Plan process to get input from the town's people. Alternate Black comments that she joined the Planning Board to help make a difference.

The Planning Board discusses the history of buildings on Main Street and how they were old, rundown and not cohesive. Selectmen's Representative O.J. Robinson comments Main St. has always been a mismatch of unregulated buildings. Mr. Mattison mentions Woodstock VT and its appeal adds value to everyone. He feels the Lincoln Planning Board should have an objective plan to follow over time to help keep things consistent. The Planning Board discusses retail businesses and the challenges they face.

The Planning Board discusses property owners and their right to building what they want on their own land. Selectmen's Representative O.J. Robinson comments that when the Planning Board reviews the architectural elements of buildings, they do their best to let the developer and owner know what will look best, in their opinion. Mr. Mattison feels the Planning Board lacks a foundation of principles and ideals of what they want the town to look like.

Restaurants:

The Planning Board discusses the difficulty restaurants have running their business in town due to the lack of full-time residents and the fluctuation of visitors. The Planning Board discusses different restaurants in town and compare how many there used to be in the North Lincoln area verses now. Vice Chairman Chenard adds that the grocery business is also impacted by the fluctuation of visitors and the lack of full-time residents.

Notices:

Mr. Mattison suggests that only noticing the abutters is not sufficient when it comes to getting the opinion of residents. Chairman Spanos replies that they are required to notice abutters of hearings but the information is posted on the town's website, newspaper and in other public places. Selectmen's Representative O.J. Robinson comments that due to public comments the Selectmen are providing more information for the public by creating a summary of the major things going on in town. Vice Chairman adds that there are many people who aren't full-time residents in town and they don't come to the hearings and he feels they are apathetic. He notes they usually only comment after the fact, when they don't like something, and don't participate in the initial approval process.

The Planning Board thanks Mr. Mattison for his comments.

WOODSTOCK – DEVELOPMENT OF REGIONAL IMPACT

Chairman Spanos starts a discusses regarding information sent from the Town of Woodstock Planning Board about a proposed project of potential regional impact – a cell tower. Planner Bont explains that she recently received notification of Development of Regional Impact from Woodstock as Lincoln is an abutting community. The Town of Woodstock is informing Lincoln that they have received an application for Sub-Division on the following lot. She describes the location of the project as the area where Routes 112 and 118 split apart. She believes it is the second or third road on the right after the split on Rt. 112 and the proposed location of the cell tower is the last lot up on the hill. She has visual aids to show the Planning Board the location and adds that the parcel is currently owned by Jeffery, Nancy and Brendan Ingles. The lot is 5.04 acres and it has had previous owners. Planner Bont wanted to share this information with the Planning Board in case anyone was interested in attending the hearing.

APPOINTMENT OF OFFICERS OF THE PLANNING BOARD

Motion to nominate James Spanos as Planning Board Chairman by Member Beaudin
Second by Selectmen's Representative O.J. Robinson
All in favor

Motion to nominate Joseph Chenard as Vice Chairman by Chairman Spanos
Second by Alternate Black
All in favor

VI. ADJOURNMENT

Motion to adjourn by Vice Chairman Chenard
Second by Member Beaudin
All in favor

Respectfully submitted,

Judy Sherriff
Recording Secretary

Date Approved:

5/16/23


Chairman Spanos

