

APPROVED

PLANNING BOARD
PLANNING BOARD MONTHLY MEETING
Wednesday, April 27, 2022 – 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/88468595637?pwd=bVNTWVEwOTVnSGluQkVIZnE5eTlxQT09>

Meeting ID: 884 6859 5637

Passcode: 995914

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: Chairman James Spanos

Members Present: Vice Chairman Joe Chenard (arrives at approximately 6:06 PM), Selectmen's Representative Jack Daly, Alternate Mark Ehrman (via Zoom and seated for Stephen Noseworthy), Member Paul Beaudin,

Excused: Member Stephen Noseworthy

Staff Present: Fire Chief and Code Enforcement Office/Health Officer/Zoom Host and Moderator Ronald Beard, Planner Carole Bont, Planning Board Recorder Judy Sherriff (via Zoom)

Guests:

- **Izzy Atlixco** (nonresident) (APPLICANT) d/b/a Izzy Atlixco, LLC d/b/a El Charros, PO Box 728, Lincoln, NH 03251-0728 a tenant operating El Charros Mexican Restaurant in the Lincoln Center North shopping center owned by Paul Bartlett, et.al. d/b/a Lincoln Center North, LLC, PO Box 681, Lincoln, NH 03251-0681.
- **Alberto Lira** (nonresident) chef/operator of El Charro (Mexican Restaurant), PO Box 728, Lincoln, NH 03251-0728, a tenant operating El Charros Mexican Restaurant in the Lincoln Center North shopping center owned by Paul Bartlett, et.al. d/b/a Lincoln Center North, LLC, PO Box 681, Lincoln, NH 03251-0681
- **Brian G. Norton**, non-resident, of 20 Gray Road, Campton, NH 03223 (ABUTTER & EASEMENT HOLDER), President and General Manager of Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH, 03251; Loon Mountain

Resort is owned by Boyne Resorts, 3951 Charlevoix Avenue, Petoskey, Michigan, 49770 (VIA Zoom).

- **Thaddeus (“Thad”) Presby**, nonresident, (APPLICANT), President of Presby Construction, Inc., 244 Main Street, Franconia, NH 03580 and d/b/a T&T Mountain Investments, LLC, 244 Main Street, Franconia, NH 03580, owner of Main Street #D LO, (Map 118, Lot 002).
- **Paul A. Bartlett** (resident) (APPLICANT) d/b/a Lincoln Center North, LLC, PO Box 681, Lincoln, NH 03251-0681 (property owner) and owner of the following:
 - Village Lodge Penthouse Unit (Map 127, Lot 269000-VL-00000) as Co-Trustee with Paul Berman as Trustees of B&B Village Realty Trust, PO Box 669, Lincoln, NH 03251-0669
 - 26 Wolfe Road (Map 127, Lot 277) as Co-Trustee with Paul Berman as Trustees of B&B Village Realty Trust, PO Box 669, Lincoln, NH 03251-0669
 - 52-54-27 Loon Village Road (Map 127, Lot 276 as Co-Trustee with Paul Berman as Trustees of B&B Village Realty Trust, PO Box 669, Lincoln, NH 03251-0669
 - 27 River View Drive (Map 124, Lot 058) with Karen M. Bartlett, PO Box 548, Lincoln, NH 03251-0548

II. CONSIDERATION of meeting minutes from:

- **April 13, 2022**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen’s Representative Jack Daly, Alternate Mark Ehrman, Member Paul Beaudin

Motion to accept as amended by Member Beaudin (Vice Chairman Joe Chenard not present and Planning Board to vote at the end of the meeting)

****Planning Board forgot to vote on the 4-13-2022 Minutes at the end of the meeting****

III. OLD BUSINESS

1. Subdivision – SUB 2022-01 M118 L002 Presby d/b/a T&T Mtn Investments LLC – Subdivision

Application for Minor Subdivision of one (1) lot into three (3) lots.

Applicant & Property Owner: Thaddeus (Thad) Presby d/b/a T&T Mtn Investments, LLC
244 Main Street
Franconia, NH 03580

Agent/Surveyor/Engineer: Thomas S. Smith
240 Quebec Road
Lyman, NH 03585

Property: Main Street #D LO (Map 118, Lot 002). Village Center (VC) District

Proposal: Application for Subdivision proposes to divide 1 lot into 3 lots on Main Street/NH Route 112, just northeast of Town Hall. Lot is currently 5.43 acres. Applicant proposes to subdivide it into three (3) parcels:

- (1) Lot 2.1: 133,500 SF (or 3.06 Ac) – has a large easement area for the benefit of Southern Peaks Development LLC (Parking for InnSeasons at South Mountain located at 23 Inn Season Drive Map 118, Lot 047) & is the location of a portion of Cooper Memorial Drive Right of Way (66 feet wide);
- (2) Lot 2.2: 61,753 SF (or 1.42 Ac) & is location of a portion of Cooper Memorial Drive Right of Way (66 feet wide) shared access shown off from Cooper Memorial Drive; and
- (3) Lot 2.3: 41,384 SF (or 0.95 Ac) shared access shown off from Cooper Memorial Drive;

Two new lots 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 Lot 2.2 and Lot 2.3.

Due to an error on the agenda regarding the Zoom link the Planning Board will continue this hearing until Tuesday May 3, 2022 to allow all who wanted attend tonight's meeting a chance to do so. All abutters were provided with the correct Zoom link.***

**Motion to continue Subdivision Application Presby d/b/a T&T Mtn Investments, LLC to Tuesday, May 3, 2022 at 6:00 PM by Member Beaudin
Second Vice Chairman Chenard
All in favor**

A discussion between the Planning Board member and Planner Bont begins regarding the need to host meetings via Zoom. Member Beaudin suggests discussing this with legal counsel for their opinion on the matter.

IV. NEW BUSINESS (Conceptual)

- 1. SPR 2022-08 M113 L002 -Izzy Atlixco, LLC d/b/a El Charros Restaurant at Lincoln Center North**

CONCEPTUAL PRIOR to SITE PLAN REVIEW

Applicants:

- (1) Izzy Atlixco, LLC d/b/a
El Charros Restaurant
PO Box 728
Lincoln, NH 03251-0728 (tenant); and
- (2) Paul Bartlett d/b/a
Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681 (property owner).

Property Owners:

- (1) Paul Bartlett d/b/a
Lincoln Center North, LLC
PO Box 681
Lincoln, NH 03251-0681 (property owner).

Property:

A portion of property known as “6-24 Lumber Yard Drive 4 &”, nearest the unit known as 10 Lumber Yard Drive #5 and the three median traffic islands (approx. 6ftX16ft) in front of 10 Lumber Yard Drive #5 in the parking lot area in front El Charros Restaurant. (Map 113, Lot 002). In the **Village Center (VC) District**.

Proposal:

Conceptual to discuss Application for Site Plan Review; to allow outdoor dining for a total of 38/40 seats. On the westernmost median island Table #1 with 8 seats & Table #2 with 4 seats. On the center median island, Table #3 with 4 seats & Table #4 with 4 seats. On the easternmost median island Table #5 with 4 seats and Table #6 with 4 seats. In addition, 6 high top tables with 2 seats each set approx. 6ft apart: (a) 2 tables opposite the westernmost median island, (b) 2 tables opposite the center median island and (c) 2 tables opposite the easternmost median island. During the COVID-19 emergency orders El Charros operated outdoor seating in these same spots. The request is to continue this outdoor seating after the emergency orders have ended

Presentation:

Izzy Atlixco explains that there are two (2) components to his request:

1. Continue to allow for outdoor dinning for a total of 38/40 seats AND
2. Addition of a Chat Room.

Item #1 will be continued to Tuesday May 3, 2022 and Item #2 will be scheduled at a later date due to the need to notice abutters.

Questions:

Member Beaudin feels that this is a good time to review any questions the Planning Board or Mr. Atlixco may have prior to hearing the Application for Site Plan Review regarding outside seating and the Chat Room.

Parking: Will there adequate parking available? As with other requests from local restaurants for outdoor seating, the Planning Board requires proof of adequate parking. Mr. Atlixco and the property owner, Paul Bartlett, will address this issue and have the actual number of parking spaces available for Site Plan Review.

III. CONTINUING AND OTHER BUSINESS:

Motion to Continue hearing and New Business to Tuesday May 3, 2022 at 6:00 PM by Member Beaudin

Second Vice Chairman Chenard

All in Favor

V. PUBLIC PARTICIPATION AND OTHER BUSINESS: *None*

VI. ADJOURNMENT

Motion to adjourn by Member Beaudin

Second by Vice Chairman Chenard Member Beaudin

All in favor

Respectfully submitted,

Judy Sherriff

Recording Secretary

Date Approved: June 8, 2022


Chairman Spanos

