

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 9, 2019 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chairman Jim Spanos, Vice Chair Joseph Chenard, and Selectmen's Representative OJ Robinson

Members Excused: Mark Ehrman, Steve Noseworthy, and Alternates Callum Grant, Deanne Chrystal, and Paula Strickon (bad snowstorm)

Members Absent: None

Staff Present: Finance Officer Johnna Hart (filling in – Thanks!)

Staff Excused: Ellyn Franklin, Recorder, and Planner Carole Bont

Guests: None.

I. CALL TO ORDER by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

Members Mark Ehrman and Steve Noseworthy, and Alternates Callum Grant and Paula Strickon were excused.

II. CONSIDERATION of meeting minutes from:

• December 12, 2018

Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative OJ Robinson, and Alternate Deanne Chrystal

Motion to pass on minutes approval until the next meeting: Robinson

Second: Chenard

All in favor: 3-0

Motion carries.

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

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. **Prior Related Hearings:**
 - a. September 13, 2017 – Conceptual;
 - b. October 18, 2017 – Request to ZBA for Height Requirement Variance Denied;
 - c. February 14, 2018 – Conceptual;
 - d. May 9, 2018 - Conceptual;
 - e. July 25, 2018 – Application for Site Plan Review. The Application was deemed “incomplete”. The hearing was continued from July 25, 2018, to August 20, 2018; and
 - f. August 20, 2018 -Application for Site Plan Review – Hearing was continued by mutual consent to September 12, 2018.
 - g. September 12, 2018 – Application for Site Plan Review. The Application was deemed “incomplete”. The hearing was continued to October 10, 2018;
 - h. October 10, 2018 – Application for Site Plan Review was found to be complete. The hearing started and was continued to October 30, 2018.
 - i. October 30, 2018 – Application for Site Plan Review. The parties agreed to continue the hearing to Wednesday, November 28, 2018, to give the applicant a chance to address the concerns raised by the Town Engineer in a memorandum.
 - j. November 28, 2018 – Application for Site Plan Review. The public hearing began with a presentation and questions from both the members of the Planning Board and members of the audience. The hearing was continued to January 9, 2019 at 6:00 PM.

(1) **Applicant’s List of Additional “What To Bring” Items for Meeting on January 9, 2019:**

(A) UPDATED RENDERING OF A TYPICAL BUILDING. Town Engineer Korber said Engineer Sceggell and Applicant Dipak Patel should bring in the options in terms of what the façade could look like (brick, metal, stucco, etc.), as well as the exterior paint colors approved by the Hampton Inn. Find out the limitations you are working with under the brand of the Hampton Inn.

(B) LIGHTING PLAN. Lighting plan that shows the footprint of all the lights on the site, as well as height and dimension information.

(C) SIGNAGE. Sign dimensions and details of all business signs.

By mutual consent of all parties, the Planning Board is continuing this meeting until January 23, 2019 at 6:00 PM.

Motion to continue: Chenard

Second: Robinson

All in favor: (3-0)

Motion carries.

IV. NEW BUSINESS

A. Presentation re: how to address Town's obligation to provide opportunities for Workforce Housing.

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.

None.

VI. ADJOURNMENT

Motion to adjourn: Chenard

Second: Robinson

All in favor (3-0):

Motion carries.

Respectfully submitted,

Ellyn Franklin
Recorder

January 16, 2019

Date Approved:


James Spanos, Chairman