

**LINCOLN PLANNING BOARD**  
**PUBLIC HEARING**  
**WEDNESDAY, SEPTEMBER 11, 2019 – 6:00PM**  
**LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

**APPROVED**

**Present:** Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin,

**Members Excused:** Member Mark Ehrman, Alternate Deanne Chrystal,

**Members Absent:** None

**Staff Present:** Fire Chief Ron Beard

**Staff Excused:** Town Planner Carole Bont, Ellyn Franklin, Recorder

**Guests:**

- **Renee A. Clermont Blood**, nonresident (**CONCEPTUAL PRESENTER**), 557 US Route 3, Lincoln, NH 03251-4128, PO Box 172, North Woodstock, NH 03262, General Manager for RiverWalk at Loon Mountain, LLC, (Map 118, L044) at 22 South Mountain Drive, Mail: 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636.
- **Susanne (Susan) A. Chenard**, resident, 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).
- **Dennis M. Ducharme**, resident, Developer & President, RRP, RiverWalk at Loon Mountain, LLC, (**Map 118, L044**) at 22 South Mountain Drive, Mail: 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636. Developer & President of 10 InnSeason Resorts, headquartered in Hyannis, Cape Cod, Massachusetts, including two (2) InnSeasons Resorts in the Town of Lincoln: (1) InnSeasons Resorts Pollard Brook at 33 Brookline Road (**Map 122, Lot 002 & Lot 003**), Lincoln, NH and (2) InnSeasons Resort South Mountain at 23 InnSeason Drive (**Map 118, L047**), Lincoln, NH.
- **Roger C. Harrington**, resident of Lincoln, 131 Pollard Road, PO Box 386, Lincoln, NH 03251-0386 (Map 114, Lot 003) and owner with Sarah A. Harrington of 131 & 133 Pollard Road (Map 114, Lot 003).
- **Dave Larsen, Abutter**, nonresident, 70 Nashua Street, Woburn, MA 01801-5206 owner as David B. Larsen, Trustee, of the 166 Forest Ridge Drive Realty Trust of 166 Forest Ridge Drive, Unit #7 (Map 115, Lot 009000-0A-00007), President of Forest Circle Condominium Association, 174 Forest Ridge Drive, Suite 102, Lincoln, NH 03251 and Property Manager of Forest Ridge Resort, 174 Forest Ridge Drive, Suite 101, Lincoln, NH 03251.
- **Robert McLaughlin, Abutter**, resident, 37 Pinehill Lane, Unit 3, PO Box 1348, Lincoln, NH 03251-1348 (Map 116 Lot 023000-02-00057, member of Harold Schofield's Board - Forest Ridge Property Owners Association (FRPOA), and President of the Forest Ridge Unit Association – one of six junior associations of Forest Ridge Resort.

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

Deanne Chrystal was excused.

## II. **CONSIDERATION of meeting minutes:**

- August 28, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Member Stephen Noseworthy, Alternate Paul Beaudin)

**Motion to accept meeting minutes from August 28, 2019: Beaudin**

**Second: Noseworthy**

**All in favor: 4-0**

**Motion carries.**

## III. **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 and continued to September 11, 2019.

**Motion to continue the hearing on The Pines at Forest Ridge to October 9, 2019:**

**Noseworthy**

**Second: Robinson**

**All in favor: 6-0**

**Motion carries.**

B. 6:00 PM **Request for a Waiver of Site Plan Review Approval** will be presented to the Planning Board by:

**Potential Tenant/Requestor:** Renee Clermont Blood and Jason Blood d/b/a Mountainside Event Services, LLC, PO Box 172, North Woodstock, NH 03262, in a joint venture with RiverWalk at Loon Mountain Resort, and Renee Clermont Blood as General Manager for Dennis Ducharme d/b/a RiverWalk at Loon Mountain, LLC. **Office:** 22 South Mountain Drive, **Mail:** 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636.

**Proposed Booker of Conference Space:** Mark LaClair d/b/a The Vineyard & Winery at Seven Birches, LLC, 25 Clay Brook Drive, Plymouth, NH 03264

**Property Owner and Landlord:** Village Shops ICH, LLC, PO Box 127, Lincoln, NH 03251 (John Imbrescia and Marcia Imbrescia d/b/a Village Shops ICH, LLC)

**Property: Unrented Space adjacent to the Seven Birches Winery space.**

The Village Shops at 25 South Mountain Drive #?

(Map 118, Lot 046); and

The property is located in the Village Center (VC) District.

**Proposed Project:**

RiverWalk at Loon Mountain Resort Condotel currently has its Phase II on hold. Phase II of RiverWalk was intended to include conference meeting space. The owners of the RiverWalk Resort would like to rent former retail space in the abutting Village Shops for an “Event Function Facility”. The Event Facility would be adjacent to the Atrium at Seven Birches Winery and would be booked through the Atrium at Seven Birches Winery that rents the end unit of the Village Shops. RiverWalk would like to hold meetings, conferences and dinner conferences in this space. Conference Center is not a separately listed “Business Use” under the Land Use Schedule. Event Facility Use could be a logical extension of the of a Hotel or Motel Use, but the Village Shops is not a Hotel or Motel. The Village Shops is comprised of retail and consumer service uses. The Village Shops is located directly across the street from Riverwalk. Do they need Site Plan Review approval to change the use of the former retail space or customer service space? If Site Plan Review is required, what, if any waivers might apply?

**PRESENTATION:**

Applicant Renee Blood presented her Request for a Site Plan Review Waiver, as well as a site map for the event space and two support letters, one from Marcia Imbrescia, one of the owners of the Village Center Shops, ICH for the Atrium Event Center. She recalled from the last meeting that the Board concluded this space does not require a change of use, as Peaked Moon and the Chamber of Commerce have both used this space for events in the past. She wants to revitalize that and bring event space back to the Town.

The facility is 2,300 square feet and so approximately 100 people would be its maximum occupancy. There are 177 parking spots at the Village Shops. There are 28 in the back shared with Dennis Ducharme, 22 municipal spaces in front, and 27 or so in the main court area.

There are 37,000 square feet of commercial space in the Village Shops. Applicant Blood feels there is adequate parking for the existing restaurant (One Love Brewery) retail and consumer

service (commercial) space, save two days out of the year, which is when the Castleberry Fairs craft fair happens. The Village Shops building is a multi-use building, so it is not heavy on the retail side and does not have much foot traffic. Applicant Blood believes that bringing in an event venue like she is proposing is a win for the other businesses in the building.

She forecasts that 60-70% of the potential business for this space will be coming from InnSeasons South Mountain Resort (South Mountain Resort) or the Riverwalk at Loon Mountain Resort (RiverWalk Resort), which means the participants will be staying at either the RiverWalk Resort or South Mountain Resort and parking in those spots and walking over to the event space.

Member Ehrman disagrees that there is ample parking save for the Castleberry Fairs craft fair. He believes the problem with parking is episodic and unpredictable, but he believes this is an unrealistic approach to planning ahead.

Alternate Beaudin said there are nearly 75% less parking spaces than are required. There is an agreement in place where the municipal parking spaces in the parking lot in front of the Village Shops can be used as a starting point for pointing the number of parking spaces needed for businesses in the Village Shops.

A discussion ensued about parking spaces in town and where more potential parking could come from.

Member Ehrman believes they are past the old style of parking allocations. He believes that this project will add to the life of our community, but could potentially cause big problems going forward in the parking area.

Alternate Beaudin said that there are a lot of other businesses that must meet the requirements of Site Plan Review when it comes to parking, so it is unfair to hold one business to requirements and let another business slide. Member Ehrman said the Planning Board could grant this waiver, but the Planning Board should make it very clear what the Planning Board's conditions are and what the rationale is behind granting the waiver in this situation and the reasons why we allowed the applicants to do this.

Applicant Blood said this proposed event space is really an overflow event space for the Riverwalk Resort, while the Riverwalk's space is being finished. RiverWalk President Ducharme said he doubts Applicant Blood will be booking events during busy weekends like Highland Games as there is simply nowhere to stay in Town. He said that for the Riverwalk Resort, they have valets with designated parking areas (such as an easement agreement with the Lincoln Center North movie theater and Jean's Playhouse.) It's all about the experience and customer service there, and that business model would extend to the Atrium Event Center. He views this new facility as an extension of the Riverwalk in some ways. He also said that they have specific people watching their hotel parking lot to keep skiers from parking there.

Member Ehrman is happy to hear the Riverwalk Resort has a plan to deal with parking issues. He would like this understanding to be an open, formalized one, as part of granting the waiver of Site Plan Review approval. Alternate Beaudin suggested putting this plan of action into the waiver. He thinks that as parking begins getting congested, people at RiverWalk Resort should have the freedom to deal with it as needed and as prepared for.

Steve Noseworthy said there is also a lot of parking down by the pool.

**Motion to open public comment: Robinson**  
**Second: Chenard**  
**All in favor: 5-0**  
**Motion carries.**

**Motion to close public comment: Robinson**  
**Second: Chenard**  
**All in favor: 5-0**  
**Motion carries.**

**Motion to approve the waiver with the condition that the applicant proactively coordinate overflow parking during their own event periods when necessary: Robinson**  
**Second: Noseworthy**  
**All in favor: 5-0**  
**Motion carries**

Alternate Beaudin suggests we proactively look at this parking issue more in depth in case laws are changed in future. Representative Robinson suggests a system where there are multiple uses for parking spaces, such as dentist office spacing counting for the brewery during evening hours.

The next step in the parking issue is for a surveyor to come in and delineate parking spaces at the Riverfront Park.

**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**

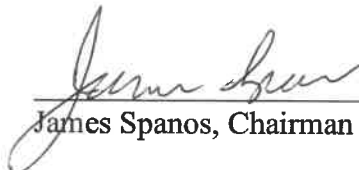
**Motion to adjourn at 7:10 pm: Chenard**  
**Second: Noseworthy**  
**All in favor: 5-0**  
**Motion carries.**

Respectfully submitted,

*Ellyn Franklin*  
Recorder

*October 2, 2019*

Date Approved: October 9, 2019

  
James Spanos, Chairman

