



P L A N N I N G & Z O N I N G
D E P A R T M E N T

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA**

TUESDAY, March 29, 2021 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

Corrected Link: Due to the current evolving status of COVID-19, this meeting will be a hybrid meeting to be presented both in person with social distancing encouraged (space limited to 8-12) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. All others may attend via ZOOM if they wish.

Join Meeting via Zoom:

<https://us02web.zoom.us/j/86016771670?pwd=bFRMdGg3VXJjM0J4MnRvajNwZlpvdz09>

Meeting ID: 860 1677 1670

Passcode: 034701

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

- I. **CALL TO ORDER** by the Chairman of Zoning Board of Adjustment; announcement of excused absences, if any, and seating of alternates(s), if necessary.
- II. **CONSIDERATION** of meeting minutes from:
 - December 15, 2021 (Present: Chair Paul Beaudin, Vice Chair Ray D'Amante (via ZOOM), Member Jack Daly, Member Delia Sullivan, Member Myles Moran and Alternate Jon Ham.
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Zoning Board Member/Alternates).
- IV. **NEW BUSINESS**
 1. **Elect a Chair of the ZBA.**
 2. **Appoint Alternate Susan Chenard for a second term.**
 3. **Appoint other Alternates, if needed.**
 4. **Set up a date to review and/or revise ZBA Rules of Procedure.**
 5. **6:00 PM. Request for a Variance for two (2) retaining walls greater than four feet (4') in height within the twenty-five-foot (25') front setback area.**

[Var 2022-01 M130 L084 Russell – Variance for Retaining Walls in front setback

Appellants/Property Owners: William & Beth Russell
PO Box 336
Sagamore Beach, MA 02562-0336

Appellants' Agent: Stuart Anderson
Alba Architects, LLP
137 Main Street
PO Box 186
North Woodstock, NH 03262

Engineer for Appellants: Justin Daigneault, P.E.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Property Location: 8 Hay Hill Road (Map 130, Lot 084) 0.69 Acres. The subject lot is known as Lot “MR2” within the development known as “The Landing at Loon Mountain” and is located within the Mountain Residential (MR) District where front, side and rear setbacks are twenty-five feet (25’) from the property boundary line.

Proposal:

Appellants William & Beth Russell by and through their authorized agent Stuart Anderson of Alba Architects, LLP, request a variance for their property at 8 Hay Hill Road (Map 130, Lot 084) concerning Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Paragraph 4 (Dimensional Chart) of the Land Use Plan Ordinance (LUPO).

The subject lot is within the development known as “The Landing at Loon Mountain” and is located within the Mountain Residential (MR) District where front, side and rear setbacks are twenty-five feet (25’) from the property boundary line. No structures are permitted within the setback area. A retaining wall greater than four feet (4’) in height are defined as a “structure”.

The proposed building plan to build a single-family residence includes two (2) retaining walls greater than four feet (4’) in height within the front setback area. Appellants need a variance to put two (2) retaining walls greater than four feet (4’) in height within the 25-foot setback area: one being 7.5 feet and one being 8 feet in height.

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

VI. 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 ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT