



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

PLANNING BOARD AGENDA

PLANNING BOARD MONTHLY MEETING

Wednesday, October 27, 2021 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

This hybrid meeting will be available both in person with social distancing & masks & via the 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 between 8 & 12 guests in addition to the Board members, due to the increase in COVID-19 cases, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/84785585612?pwd=K2t6Mis3MjZJQ1FkUVI1UUUs3cUJJUT09>

Meeting ID: 847 8558 5612

Passcode: 518851

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

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

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

II. CONSIDERATION of meeting minutes from:

• **October 13, 2021**

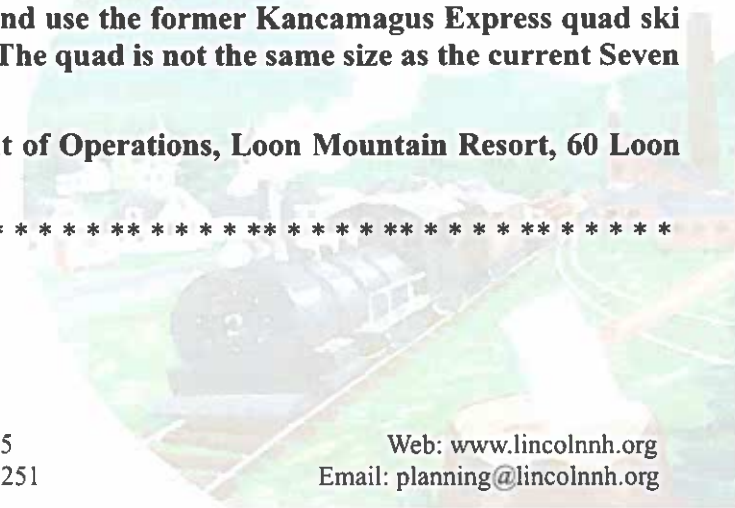
- Chair James Spanos, Vice Chairman Joe Chenard, Selectmen’s Representative O.J. Robinson, Member Stephen Noseworthy, Member Paul Beaudin.

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

IV. NEW BUSINESS.

A. CON 2021-05 M126 L020 Loon Mountain Recreation Corporation – A Conceptual. Loon Mountain Recreation Corporation proposes to take the quad ski lift that was removed from Kancamagus Express (and replaced with an 8-seater ski lift) and use the former Kancamagus Express quad ski lift to replace the current “Seven Brothers” lift. The quad is not the same size as the current Seven Brothers Lift.

1. Presenter: Brian Norton – Vice President of Operations, Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH 03251



B. SPR 2020-20 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC & Saber Mountain Properties, II, LLC – Multi-Use Building. Request for an Extension of Site Plan Review Approval.

Applicant: Mark D. Stiles, Trustee
S&A Offices Realty Trust
PO Box 1113
North Marshfield, MA 02059

Property #1

Former Property Owner of Property #1:
Saber Mountain Properties, LLC
PO Box 820
Lincoln, NH 03251-0820

owned 155 Main Street (Map 118, lot 065).

Current Property Owner of Property #1:
Mark Stiles d/b/a Flow State, LLC
PO Box 1113
North Marshfield, MA 02059

now owns 155 Main Street (Map 118, lot 065).

Property #2

Former Property Owner of Property #2:
Saber Mountain Properties, II, LLC
PO Box 820
Lincoln, NH 03251-0820

owned 153 Main Street (Map 118, Lot 064).

Current Property Owner of Property #2:
Mark Stiles d/b/a It's An I-M, LLC
PO Box 1113
North Marshfield, MA 02059

now owns 155 Main Street (Map 118, lot 065).

Agent/Surveyor/Engineer: Applicant & two property owners were represented by agent.

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

Property: 155 Main Street (Map 118, lot 065), Lincoln, New Hampshire
153 Main Street (Map 118, Lot 064), Lincoln New Hampshire
Properties are located in the Village Center (VC) Zoning District.

Project:

Application for Site Plan Review. The project includes the voluntary merger of two (2) adjacent lots, the demolition of two (2) buildings (one on each of the adjacent lots) and replacing the two (2) buildings with the construction of a three thousand-five-hundred-eighty-six square foot (3,586 SF) multi-use building consisting of retail and residential uses: three (3) commercial units totaling two-thousand-four-hundred-sixty square feet (2,460 SF) are proposed on the ground level, three (3) apartment units on 2nd level, and three (3) apartment units on 3rd floor.

Decision:

On January 13, 2021, after duly noticed public hearings, 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 long as a project meets all of the other zoning requirements. All other zoning requirements are met.

AND

B. Voted TO APPROVE application for Site Plan Review Approval to merge two adjacent lots, demolish two buildings and replace buildings with one proposed multi-use building WITH THE FOLLOWING CONDITIONS:

1. **Demonstrate they have sufficient water and sewer infrastructure to the satisfaction of Town Engineer Ray 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.**

B. Conceptual - CON 2021-06 M118 L064 & L065 Mark D. Stiles, Trustee, S&A Offices Realty Trust/Saber Mountain Properties, LLC d/b/a It's An I-M, LLC and d/b/a Flow State, LLC – ideas about multi-phasing the project for Multi-Use Building described above.

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

