



**PLANNING BOARD AGENDA  
PUBLIC HEARING**

Wednesday, December 11, 2019 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

**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:

- November 13, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, and Member Stephen Noseworthy, Alternate Paul Beaudin)

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

**A. 6:00 PM Application for Site Plan Review Approval** will be submitted to the Planning Board:

**Applicant/Engineer:** Thomas S. Greer, P.E., of Walsh Engineering Associates, Inc., One Karen Drive Suite 2A, Westbrook ME 04092 agent for property owner Kamlesh Patel d/b/a Green Wood, LLC, 1150 Brighton Avenue, Portland, ME 04102.

**Property Owner:** Kamlesh Patel d/b/a Green Wood, LLC, 1150 Brighton Avenue, Portland, ME 04102

**Property:** Pollard Road #LO (Map 122, Lot 001) northeast of the intersection of Forest Ridge Drive and NH Route 112 (Kancamagus Highway). The property is located in the General Use (GU) District.

**Proposed Project:**

Application of the Thomas S. Greer, P.E., of Walsh Engineering Associates, Inc, for:  
Site Plan Review approval to change the use of Application for Site Plan Review approval for a change of use to change the use of one vacant lot of 6.35 acres and to make site improvements to include a 96-unit hotel and 5-unit condominium residential units with parking for 121 cars for a total of 95,390 square feet of impervious surface. The project includes a gravel wetland for stormwater treatment & two infiltration systems to limit the total volume of runoff.

**Status:**

On October 23, 2019, the Planning Board determined the application to be complete and started the public hearing process. The public hearing was continued to December 11, 2019. On December 5, 2019, the applicant requested an extension and has agreed to waive the 65-day clock for the Planning Board to make a determination of their request for Site Plan Review approval. The Planning Board will consider Applicant's request for an extension on December 11, 2019.

**B. 6:00 PM Capital Improvements Plan (CIP) Public Hearing** on the Capital Improvements Plan (CIP). Copies are available in the Town Offices.

**C. 6:00 PM Budget for Planning & Zoning Department.**

#### IV. NEW BUSINESS

##### A. 6:00 PM Conceptual:

**Applicants & Business Owners/Operators of the business known as “Lincoln Nail Salon” and tenants of 31 Main Street (Map 112, Lot 027):**

Morgan Cramer & Minh (a/k/a “Megan”) Nguyen  
59 Main Street, PO Box 1484  
Lincoln, NH 03251-1484

**Property Owner:**

Herbert J. Lahout  
64 Sunset Hill Road  
Sugar Hill, NH 03586

**Property Location:** Tax Map 112, Lot 27 (31 Main Street)  
(Village Center District)

**Proposal:**

Morgan Cramer and Minh Nguyen would like to change the use of the rear portion of the building currently used as a customer service/retail use (i.e., a Nail Salon) into a residential use – a residential 2-bedroom, 1-bathroom apartment – so they can live behind the Nail Salon. The building is currently subject to a Site Plan Review approval from 2014. Do the new renters need Site Plan Review approval to convert retail space to residential space? Is this a “material change” or can Site Plan Review approval requirement be waived?

##### B. 6:00 PM Conceptual:

**Applicant & Business Owner/Operator of business known as “White Mountain Bagel North” of 31 Main Street (Map 112, Lot 027):**

Michael Hyland d/b/a White Mountain Bagel North and Merland Group, LLC  
PO Box 5  
Lincoln, NH 03251-0005

**Property Owner:**

Merland Group, LLC  
**PO Box 5**  
Lincoln, NH 03251-0005

**Property Location:** Tax Map 105, Lot 022 (437 US Route 3)  
General Use (GU) District

**Proposal:**

Until recently Michael Hyland was operating White Mountain Bagel North out of the primary building at 437 US Route 3 (Map 105, Lot 022). He also rented motorized scooters out of the property. Now he is trying to figure out what types of residential land development options are available to him. He would like to convert the building to a boarding or rooming house, but does not want to live on site. Would the Planning Board consider a proposal to change the definition of “boarding or rooming house” to remove the requirement that the owner live on site? What about a plan to convert the current building into multiple apartments or into a duplex? Would that require Site Plan Review approval? What about converting the restaurant into a single-family residence

with an attached accessory apartment? What about tearing down the building and putting up tiny houses? The lot is small and has some setback issues.

**C. 6:00 PM Conceptual:**

**Applicant Michael James Donahue, Sr.**

Michael James Donahue, Sr.  
PO Box 56  
Woodstock, NH 03262-0056

**Property Owner:**

Michael James Donahue, Sr., & Michael James Donahue, Jr.  
PO Box 56  
Woodstock, NH 03262-0056

**Property Location:** Tax Map 113, Lot 009 & Lot 010 (34 Franklin Street) & (34 Franklin Street)  
General Residential (GR) District

**Proposal:**

Michael James Donahue, Sr., and Michael James Donahue, Jr., own two (2) adjacent lots) in the General Residential (GR) District. The first lot [Map 113, Lot 010 is 34 Franklin Street] is 0.29 acres or 12,632.4 sq. ft. with 2 mobile homes on it; the same lot used to have three mobile homes on it. The second lot [Map 113, Lot 009 is Franklin Street #LO] is 0.19 acres or 8,276.4 sq. ft; it has a shed on it.

Michael James Donahue, Sr., is trying to figure out what types of residential land development options are available to him. He would like to explore how many dwelling units he could put on the lot. He would like to remove the smaller manufactured home and replace it with another manufactured home. If he removed one of the two mobile homes, could he replace that mobile home with another larger mobile home even though the lot is not big enough to support two mobile homes?

What about a plan to merge the 2 lots and then build 2 single family residences with attached or detached accessory apartments? Would that require Site Plan Review approval?

The lots are small and there are some setback issues.

**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**

