



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
Wednesday, August 16, 2017 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln NH**

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:

- January 5, 2017

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

IV. NEW BUSINESS

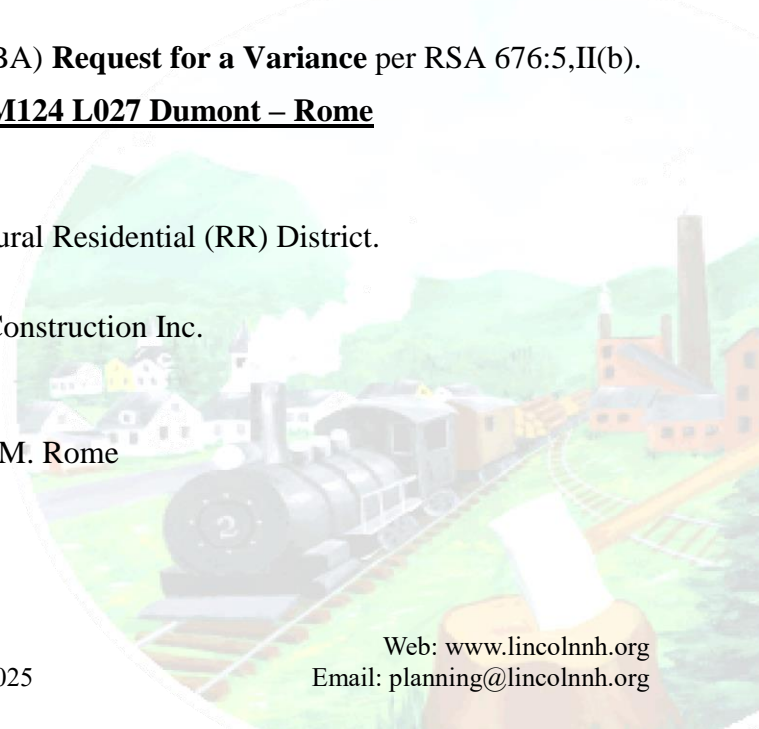
A. 6:00 PM. Lincoln Zoning Board of Adjustment (ZBA) **Request for a Variance** per RSA 676:5,II(b).

- Case #:** **2017 ZBA Var 2017-02 M113 L023+L024**
- Location:** 24 LaBrecque Street and 26 LaBrecque Street
(Tax Map 113, Lot 023)
The lot is located in the General Residential (GR) District.
- Applicant & Property Owner:**
Mary Ann Huntoon
26 LaBrecque Street
Lincoln, NH 03251

Applicant/Owner Mary Ann Huntoon requests a **Variance** from the zoning ordinance called the Land Use Plan Ordinance (LUPO), Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule) “Dimensional Chart” to construct a deck within the entire ten-foot (10’) side setback area and onto an adjacent lot also owned by the Applicant. The lots are located in the General Residential (GR) District where the side setback is ten feet (10’). The proposed deck needs a variance to encroach into the side setback area.

B. 6:00 PM. Lincoln Zoning Board of Adjustment (ZBA) **Request for a Variance** per RSA 676:5,II(b).

- Case #:** **2017 ZBA Var 2017-03 M124 L027 Dumont – Rome**
- Location:** 36 Governor’s Lane
(Map 124, Lot 027)
The lot is located in the Rural Residential (RR) District.
- Applicant/Agent:** Robert Dumont
Mark & Robert Dumont Construction Inc.
3621 US Route 3
Thornton, NH 03285
- Property Owner:** Jamie A. Rome and Leila M. Rome
88 Laurel Road
Chestnut Hill, MA 02467



Applicant Robert Dumont of Mark & Robert Dumont Construction Inc. on behalf of the owners Jamie A. Rome and Leila M. Rome, requests a **Variance** from the zoning ordinance called the Land Use Plan Ordinance (LUPO), Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule) “Dimensional Chart” to construct two (2) retaining walls greater than four feet (4’) in height within the side setback area. The lot is located in the Rural Residential (RR) District where the side setback is fifteen feet (15’). The proposed four-foot ten-inch (4’10”) high retaining walls would encroach approximately ten and a half feet (10.5’) into the side setback area. The applicant needs a variance to construct the retaining walls so as to encroach into the side setback area.

C. 6:00 PM. Lincoln Zoning Board of Adjustment (ZBA) Request for a Special Exception per RSA 676:5,II(b).

Case #: **2017 ZBA SE 2017-02 M118 L076 Herbert Lahout Shopping Center LLC**

Location: 165 Main Street (a/k/a “Lahout’s Square”)
(Map 118, Lot 076)
The lot is located in the Village Center (VC) District.

Applicant/Agent: Shawn Bergeron
Bergeron Technical Services, LLC
PO Box 241
North Conway, NH 038605

Property Owner: Herbert Lahout Shopping Center, Inc. (Herbert Lahout principal)
26 Union Street
Littleton, NH 03561

Herbert Lahout Shopping Center Inc. (Herbert Lahout principal)
c/o Daniel Keeler CPA
260 Cottage Street Suite E
Littleton, NH 03561-0260

Applicant Shawn Bergeron of Bergeron Technical Services, LLC, acting as authorized agent on behalf of property owner Herbert Lahout Shopping Center, Inc. (Herbert Lahout principal requests a **Special Exception** under the zoning ordinance called the Land Use Plan Ordinance (LUPO), Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule) Chart of Business Uses to put in a new propane filling station.

Applicant proposes to install a new propane filling station behind the portion of the shopping plaza building that houses Aubuchon Hardware Store. The lot is located in the Village Center (VC) District. The proposed new business use (Gasoline/Fuel Oil Sale & Storage) is a propane filling station in the Village Center (VC) District. Gasoline/Fuel Oil Sale & Storage use requires a Special Exception.

FOR ALL THREE CASES:

ACTION: Upon a finding by the ZBA that the application meets the submission requirements the ZBA may vote to accept the application for a variance as administratively complete.

ACTION: The ZBA may conduct a public hearing, or schedule a public hearing at some future date established during this meeting.

ACTION: The Zoning Board will vote to approve, approve with conditions or disapprove the application. Should a decision not be reached at the public hearing, this application will stay on the ZBA agenda until such time as it is either approved or disapproved

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

VII. 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 Zoning Board of Adjustment will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VIII. ADJOURNMENT

