



PLANNING & ZONING DEPARTMENT

PLANNING BOARD AGENDA PUBLIC HEARING & MEETING WEDNESDAY, September 12, 2018, at 6:00 PM 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:
 - August 22, 2018
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
 - A. **6:00 PM. Site Plan Review – Dipak Patel d/b/a Hampton Inn**
 1. **SPR 2018-05 M112 L002 & L003 – Del Regno+Patel**
 2. **Applicant:** Dipak Patel, 1567 White Mountain Highway, PO Box 3299, North Conway, NH 03860-3299.
 3. **Applicant's Engineer:** Nicholas J. Sceggell, P.E., DuBois & King, Inc., 831 Union Avenue, Laconia, NH 03246
 4. **Applicant's Surveyor:** Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561
 5. **Property Owner of Both Lots:** Victor R. Del Regno, Trustee of Toreign III Realty, 6718 Fox Hollow Drive, West Palm Beach, FL 33412
 6. **Agent for Property Owner:** Kevin McNamara, Real Estate Agent for Re/Max in the Mountains, 264 Main Street, Suite 2 PO Box 175, Lincoln, NH 03251.
 7. **Properties:** (both lots are in the Village Center (VC) District):
 - a. Main Street (Lot 3) #LO (**Map 112, Lot 002**) and;
 - b. Main Street (Lot 2) #LO (**Map 112, Lot 003**)
 8. **Proposed Project:** Applicant who has a purchase and sale agreement with the property owner of two adjacent lots is proposing requesting **Site Plan Review** approval for a change of use to change the use of two adjacent properties in the same ownership (i.e., two existing vacant lots with three rental billboards) and to make site improvements to include a new 4-story 93-room Hampton Inn & Suites, paved parking for hotel & a separate 15,000 square foot lot, five new stormwater infiltration systems and connections to municipal water, municipal sewer & electric. The proposed project will also require a boundary line adjustment or subdivision.
 9. **Prior Related Hearings:**
 - i. September 13, 2018 – Conceptual;
 - ii. October 18, 2017 – Request to ZBA for Height Requirement Variance Denied;
 - iii. February 14, 2018 – Conceptual;
 - iv. May 9, 2018 - Conceptual;

- v. July 25, 2018 – Application for Site Plan Review. The Application was deemed “incomplete”. The hearing was continued from July 25, 2018, to August 20, 2018; and
- vi. August 20, 2018 -Application for Site Plan Review – Hearing was continued by mutual consent to September 12, 2018.

IV. NEW BUSINESS:

A. NH 2021-2030 Ten Year Plan, Transportation Improvement Projects

- 1. Required Feedback from local officials to reaffirm support for programmed NH Department of Transportation projects and/or to nominate new projects for the State’s “Ten Year Plan”.

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