



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD AGENDA
PUBLIC HEARING & MEETING
WEDNESDAY, September 26, 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:
- A. August 22, 2018
- Present: Chairman Jim Spanos, Member Mark Ehrman, Selectmen's Representative O.J. Robinson, Alternate Norm Belanger, Alternate Stephen Noseworthy
- B. September 12, 2018
- Present: Chairman Jim Spanos, Vice Chair Joseph Chenard, Member Patrick Romprey (via teleconference), Member Mark Ehrman, Selectmen's Representative O.J. Robinson
- III. CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates):
- A. **NH 2021-2030 Ten Year Plan, Transportation Improvement Projects**
1. This plan is for required feedback from local officials to reaffirm support for programmed NH Department of Transportation (DOT) projects and/or to nominate new projects for the State's "Ten Year Plan." The plan does not contain anything pertaining to the Town of Lincoln, however, does the Planning Board want to suggest anything in Lincoln to go on the plan.
- IV. NEW BUSINESS:**
- A. **Discussion re: Creating a Workforce Housing Overlay:** Discuss whether to create a workforce housing overlay district that provides incentives (like increased density) for the creation of "workforce housing" in any particular district to be voted on at the annual Town Meeting in 2019.
- B. **Discussion re: Creating a definition of "Boarding House"** (Currently there is no definition of "boarding house" in the Land Use Plan Ordinance, however there is a section that provides limits on boarding houses):

Section J. LIMIT ON BOARDING HOUSES.

1. In the Village Residential, General Residential, Rural Residential and Mountain Residential districts, no more than 3 persons who are unrelated by blood or marriage shall live together in any residential unit. This prohibition includes one-family detached dwellings, accessory dwelling units, dwelling units within a duplex, and housing units within multi-family housing.
2. This section shall not apply to hotels, motels, motor inns, condominiums, or other facilities furnishing temporary or seasonal accommodations for a 6-month period or less, for transient persons whose primary residence is elsewhere.
3. Residential units, whose use for more than 3 unrelated persons became established before the enactment of this section, may be continued as non-conforming uses under Article III, unless and until such use is abandoned under Section C(1) of Article III, but the number of such persons shall not be increased without a special exception under paragraph 4 below.
4. The Zoning Board of Adjustment may grant a special exception, applying the standards of Article VIII, which waives either the 3-person limit of paragraph 1 or 6-month limit of paragraph 2. The Board shall state specifically what alternative limits will apply to the property.

C. **Discussion re: Employee Parking.** Whether to change the Land Use Plan Ordinance to include the requirement for businesses to create parking spaces for employees in addition to customers.

1. Although the general provision of the ordinance requires the applicant to provide “adequate off-street parking facilities (municipal parking facilities excluded) for employees as well as customers” and off-street loading facilities shall be provided whenever a new use is established or any existing use is enlarged...”
2. The LUPO goes on to provide specifically for parking spaces only for employees of industrial uses and auto service stations instead of all uses.

D. **Set a date to review Implementation Plan for Master Plan once per year and propose possible changes.**

E. **Set a date to review Capital Improvement Plan for 2019-2024.**

F. **ADVICE/CONCEPTUAL** – Virtual Reality Arcade with a food booth selling Frozen Yogurt in Village Center (VC) District or General Use (GU) District along NH Route 112/Main Street. Would the Frozen Yogurt be characterized as a Restaurant or retail? How would the Planning Board characterize the business of a virtual reality arcade? (No definition really fits.)

1. **Gaming Facility** – Means any facility which is authorized, licensed, regulated, or otherwise allowed by the laws and regulations of the State of New Hampshire to offer the wagering of cash, vouchers, tokens or other prizes through the use of slot machines, electronic/video gaming machines, casino-style table games, card games, non-charitable bingo, horse and dog track betting (to include video/simulcast/off-track betting), or any other games of chance. This definition is not intended to include charitable bingo and games of chance as allowed by NH RSA 287-D and 287-E. This definition is not intended to include the sale of lotto tickets, scratch tickets and similar games of chance which are authorized to be sold in general retail establishments by the laws and regulations of the State of New Hampshire.
2. **Tourist Attraction** – Any business which provides recreation or entertainment to tourists, but does not provide lodging, food, or retail sales as its primary source of revenue. Tourist attractions may include golf courses, miniature golf courses, natural attractions, outdoor shows, train rides, theme parks, ski areas, riding stables, etc.
3. **Retail, Consumer Service or Other Business Non-Industrial Use Other than Above Which does not qualify as a Home Business.** Would this be a better choice?

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**