



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
PUBLIC HEARING & MEETING
WEDNESDAY, January 30, 2019, 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:
- December 12, 2018
Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative OJ Robinson, and Alternate Deanne Chrystal
 - January 16, 2019
Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative OJ Robinson., Alternate Paula Strickon.
 - January 23, 2019
Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative OJ Robinson and Alternate Paula Strickon.

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

IV. NEW BUSINESS:

A. 6:00 PM: PUBLIC HEARING RE: PROPOSED CHANGES TO LAND USE PLAN ORDINANCE (LUPO) Draft Language available on town website & at Town Offices.

Planning Board will hold public hearings on proposed changes to the zoning ordinance (Land Use Plan Ordinance or LUPO) on the following dates:

- Wed. January 16, 2019 at **6:00 PM** – 1st public hearing; and
- Wed., January 30, 2019 at **6:00 PM** – 2nd public hearing, **if necessary**.

Proposed changes to LUPO:

1. Revise language for Boarding or Rooming House:

- **Add to Article IV, Definitions, the definition of "Boarding or Rooming House":**
"Boarding or Rooming House": A building or premises, other than a hotel, inn, motel, or Bed and Breakfast, where rooms are let which are used primarily for sleeping and toiletry; for not less than three (3) persons and not more than twelve (12) persons (not including the property owner and their immediate family) provided that the house is also occupied as an owner-occupied private residence; not open to transient guests; in contradistinction to hotels and restaurants, which are open to transients. A Boarding or Rooming House is a business use and requires Site Plan Review approval with a conditional use permit.
- **Add "Boarding or Rooming House" as a separate category under Article VI District and District Regulations, Section B. District Regulations, Paragraph 2. Land Use Schedule, "Business Uses" Land Use Schedule.**

- Amend Section J. to add the following paragraph:

Section J. LIMIT ON BOARDING HOUSES.

1. **Boarding or Rooming Houses shall be permitted in the Village Center (VC) District, the Rural Residential (RR) District and the General Use (GU) District.**

2. **Add Required Parking Spaces for Employee Parking:**

Planning Board proposes to add to “Article V General Regulations, Section A. Parking and Off-Street Loading”, a Paragraph L. which will state:

- L. “In addition to the above requirements, the Town shall require one (1) additional parking space for employee parking for every ten (10) parking spaces required for guests.”

3. **Leave as is – Article VI-D, Section E. Solar Energy Systems, Permits Required, Paragraph 5, Roof Mounted, Pole Mounted or Ground Mounted Solar Energy Systems for Vacant Land, Land with Non-Residential, Commercial or Industrial Buildings or Multi-Family Housing that Produce More Than Twenty-Five Kilowatt Hours of Electricity and Less Than One Megawatt (1 MW) of Electricity**

All proposed Solar Energy Systems for Non-Residential Buildings, Public Buildings, Commercial Buildings, Industrial Buildings or Multi-Family Housing (a building with greater than two housing units) that produce greater than twenty-five-Kilowatt hours (25kW) of electricity and less than one megawatt hour (1 MW) of electricity shall be required to obtain both Site Plan Review Approval from the Planning Board and a Land Use Authorization Permit, following Planning Board approval.

This means that no Site Plan Review is required for Roof Mounted, Pole Mounted or Ground Mounted Solar Energy Systems for Vacant Land, Land with Non-Residential, Commercial or Industrial Buildings or Multi-Family Housing that Produce Less Than Twenty-Five Kilowatt Hours of Electricity.

- 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**