



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, June 5, 2019 – 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:

- November 7, 2018 (Present: Chair Jonathan Ham, Vice Chair Don Landry, Delia Sullivan, Jack Daly, and Alternate Myles Moran)
- May 15, 2019 (Present: Chair Jonathan Ham, Member Jack Daly, Member Paul Beaudin)

III. CONTINUING BUSINESS

A. Discussion re: Appointments to fill vacancies and ZBA Alternates

B. 6:00 PM. Special Exception for Sign – Extension of 5 Year Special Exemption Granted in 2014 for Off Premise Sign as part of Integrated Sign Plan:

Tourist Attraction Property:

34 Papermill Drive (Tax Map 112, Lot 017) (General Use District)
Jean’s Playhouse

Owner of Tourist Attraction Property:

North Country Center for the Arts
34 Papermill Drive
PO Box 1060
Lincoln, NH 03251-1060

Appellant: Lyn Osborne Winter, Manager Director for
“North Country Center for the Arts/Jean’s Playhouse”

PO Box 1060
Lincoln, NH 03251-1060

Off Premise Sign Property:

Main Street #D LO (Map 118, Lot 002) (Village Center District)

Owner of Sign Property:

TFG Lincoln Properties, LLC
c/o the Finch Group
6111 Broken Sound Parkway NW #150
Boca Raton, FL 33487-2774

Under the provisions of the Lincoln Land Use Plan, Article VIII, Section A, Paragraph 2, that Appellant Lyn Osborne Winter, Manager Director for the tourist attraction North Country Center for the Arts/Jean’s Playhouse” located at 34 Papermill Drive (Tax Map 112, Lot 017), requests approval of an extension for a

Special Exception requests an extension for up to five (5) years for a Conditional Special Exception to have an off-premise sign on property in the Village Center (VC) District owned by TFG Lincoln Properties, LLC (Map 118, Lot 002) as part of an approved Integrated Sign Plan for a tourist attraction not located on the main road so part of the purpose of the sign is to point travelers to the attraction when the attraction cannot be seen from the main road under Land Use Plan Ordinance Article VIII, Section A, Paragraph 2.

On January 28, 2014, the “Request for a Special Exception” was approved with conditions: “Within five (5) years (January 28, 2019) the applicant shall come back to the ZBA with an application for a more permanent sign or show good cause why Jean’s Playhouse needs an extension to build a more permanent sign. If Jean’s Playhouse receives a grant or funds to fix up the sign before the five years is up, Jeans Playhouse may come in and ask the ZBA to remove that condition.” No funds or grants to support the sign have been received. The Appellant requests an extension of the Special Exception to continue the use of the off-premise sign.

ACTION: Acceptance of the application as administratively complete by the ZBA.

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

ACTION: Approval of request for extension of Special Exception, approval with conditions, or disapproval by the ZBA.

The Appellant appeared before the ZBA on Wednesday, May 15, 2019. She did not have written authorization from the owner of the lot TGF that hosts the off-premise sign. She was asked to return when she had the letter of authorization stating the property owner TFG Lincoln Properties, LLC, c/o the Finch Group has no objections to the sign. She submitted the letter of authorization which was forwarded to the ZBA.

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

VI. 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 ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT