



**PLANNING BOARD AGENDA
PUBLIC MEETING**

Wednesday, September 11, 2019 – 6:00 PM

Planning Board Public Meeting

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 28, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Member Stephen Noseworthy and Alternate Paul Beaudin)

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

IV. NEW BUSINESS

A. 6:00 PM **Application for Site Plan Review Approval** will be submitted to the Planning Board:

Applicant: Richard Elliott Manager of Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063

Property Owner: Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063 (Richard Elliott, Jared Elliott, David Yager)

Property: The Pines at Forest Ridge (Map 114, Lot 080); and
The property is located in the Rural Residential (RR) District.

Proposed Project:

Application of Richard Elliott Manager of Mount Coolidge Construction, LLC for Modification of the Site Plan Review approval for The Pines at Forest Ridge which includes ponds associated with Stormwater Management “minor alteration to convert micro-extended detention basin and infiltration basin into a wet pond near Building 1” on Lincoln Tax Map 114, Lot 080. The modification is, essentially, a change in the type of ponds at The Pines at Forest Ridge from a detention pond (dry pond) to a retention pond (wet pond) used for flood control and stormwater runoff treatment. Both systems functions to settle suspended sediments and other solids typically present in stormwater runoff. Wet ponds are also called retention ponds and they hold back water similar to water behind a dam. The retention pond has a permanent pool of water that fluctuates in response to precipitation and runoff from the contributing areas.

Hearing was started on August 14, 2019 and continued to September 11, 2019.

B. 6:00 PM **Request for a Waiver of Site Plan Review Approval** will be presented to the Planning Board by:

Potential Tenant/Requestor: Renee Clermont Blood and Jason Blood d/b/a Mountainside Event Services, LLC, PO Box 172, North Woodstock, NH 03262, in a joint venture with RiverWalk at Loon Mountain Resort, and Renee Clermont Blood as General Manager for Dennis Ducharme d/b/a RiverWalk at Loon Mountain, LLC. **Office:** 22 South Mountain Drive, **Mail:** 33 Brookline Road, PO Box 636, Lincoln, NH 03251-0636.

Proposed Booker of Conference Space: Mark LaClair d/b/a The Vineyard & Winery at Seven Birches, LLC, 25 Clay Brook Drive, Plymouth, NH 03264

Property Owner and Landlord: Village Shops ICH, LLC, PO Box 127, Lincoln, NH 03251 (John Imbrescia and Marcia Imbrescia d/b/a Village Shops ICH, LLC)

Property: Unrented Space adjacent to the Seven Birches Winery space.

The Village Shops at 25 South Mountain Drive #?

(Map 118, Lot 046); and

The property is located in the Village Center (VC) District.

Proposed Project:

RiverWalk at Loon Mountain Resort Condotel currently has its Phase II on hold. Phase II of RiverWalk was intended to include conference meeting space. The owners of the RiverWalk Resort would like to rent former retail space in the abutting Village Shops for an “Event Function Facility”. The Event Facility would be adjacent to the Atrium at Seven Birches Winery and would be booked through the Atrium at Seven Birches Winery that rents the end unit of the Village Shops. RiverWalk would like to hold meetings, conferences and dinner conferences in this space. Conference Center is not a separately listed “Business Use” under the Land Use Schedule. Event Facility Use could be a logical extension of the of a Hotel or Motel Use, but the Village Shops is not a Hotel or Motel. The Village Shops is comprised of retail and consumer service uses. The Village Shops is located directly across the street from Riverwalk. Do they need Site Plan Review approval to change the use of the former retail space or customer service space? If Site Plan Review is required, what, if any waivers might apply?

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