

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD

Wednesday, October 9, 2019, 2019 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln, NH

I. Application for Subdivision between 2 adjacent lots at the end of LaBrecque Street, reconfiguring and subdividing them into a total of 3 lots.

Applicant: Peter Marlowe, 15 Beechwood Avenue, York, ME 03909

Property Owner: Degmar Development Corporation, 258 West Manchester Street, Lowell, MA 01852

Properties:

(1) Map 113, Lot 029 LaBrecque Street #LO (0.35 Acres); and

(2) Map 113, Lot 030 LaBrecque Street #LO (0.38 Acres).

Two lots are in the General Residential (GR) District where minimum lot size for a single-family home is 10,000 square feet.

Proposal: After subdivision, lots will be as follows:

(1) Lot A (Part of former Lot 029) changes from 0.35 Acres to 10,594 square feet or 0.24 Acres; &

(2) Lot B (Part of former Lot 029 & Lot 030) changes from 0.38 Acres to 10,162 square feet or 0.23 Acres; &

(3) Lot C (Part of former Lot 030) will be a new lot created of 10,753 square feet or 0.25 Acres.

Applicant's surveyor is Stephen B. Tower, Sabourn & Tower Surveying and Septic Design, PLLC. One new lot will be created. Improvements to the end of LaBrecque Street, an extension of the municipal water and sewer lines and an extension of utilities will be required.

Copies of this application will be available for review at the Planning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday – Friday 8:00 AM – 4:30 PM prior to the meeting date.

II. 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.