



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 29, 2020 – 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:
- December 11, 2019 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin and Alternate Deanne Chrystal)
 - January 8, 2020 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin)
 - January 22, 2020 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin)
- III. CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
- A. 6:00 PM: Public Discussion re: Town’s Interpretation of Word “Static” in the Sign Ordinance portion of the Land Use Plan Ordinance regarding LED internally lighted signs.**

Presenter: SAU 68 Linwood School District Superintendent Judith McGann

Property Owner: Linwood School District
72 Linwood Drive
Lincoln, NH 03251-4441

Property Location: Tax Map 113, Lot 077 (72 Linwood Drive)

Zoning District: Village Residential (VR) District and Village Center (VC) District –
Sign is in the Village Center (VC) District

Proposal:

SAU 68 Linwood School District Superintendent Judith McGann was granted a sign permit. The condition for granting the sign was that it was supposed to be a “static” display. The sign display was not static. Although the school district is making efforts to comply, a broader discussion with LED sign owners as well as the public was encouraged.

Public and General Discussion re: enforcement and interpreting the word “static” as used in the sign ordinance.

Sign Ordinance portion of Land Use Plan Ordinance says:

10. Sign Classification and Standards

f. Electronic Message Board

- Description:** Electronically controlled signs, which can change messages without the physical movement of the letters.
- Standards:** Electronic Message Signs with moving letters or numbers are prohibited.

- iii. Light Emitting Diodes (LED) Signs are allowed for **static** displays only. The sign display may change periodically, but not in a way to simulate any movement or display multiple messages. The intent is to allow gas prices or movie titles or similar information to be displayed and changed on an occasional basis.

B. 6:00 PM: Request for Waiver of Site Plan Review – Hermann Pfeuti

Applicant & Property Owner: Hermann Pfeuti d/b/a HGP Holdings, LLC
PO Box 114
Lincoln, NH 03251-01214

Property Location: Tax Map 117, Lot 120000-01-00003 (264 Main Street Unit 3)

Zoning District: General Use (GU) District

Proposal:

Hermann Pfeuti, d/b/a HGP Holdings, LLC, PO Box 114, Lincoln, NH 03251-0114, owns two adjacent business condominiums at The Depot, 264 Main Street in Building 1:

- Unit #4 (Tax Map 117, Lot 120000-01-00004) (264 Main Street Unit #10) and
- Unit #5 (Tax Map 117, Lot 120000-01-00005) (264 Main Street Unit #5).

Pfeuti owns and operates a restaurant by the name of **Black Mountain Burger Co** out of Units #4 and #5.

Pfeuti d/b/a HGP Holdings, LLC, recently purchased a third adjacent business condominium unit formerly operated as a dental office located on the other side of the adjacent two units where he operates the Black Mountain Burger Co restaurant. He wants to expand his restaurant into the former dental office space using a portion of the space for additional storage for the restaurant, a portion of the space to expand the size of the waiting area for the restaurant and use the existing bathroom, and adding an extra sink. He wants to use small portion of the space to add two tables with five (5) seats each to his restaurant.

On January 8, 2020, Hermann Pfeuti came before the Planning Board for a Conceptual. Applicant was advised to apply for a Waiver of Site Plan Review.

IV. NEW BUSINESS

A. 6:00 PM Conceptual:

1. Presenter:

Brian Norton, Vice President of Operations for Loon Mountain Resort
Loon Mountain Recreation Corporation
60 Loon Mountain Road
Lincoln, NH 03251

2. Property Owners:

- a. **Loon Mountain Recreation Corporation** (Map 126 Lot 020, Map 127, Lot 308, Map 127 Lot 307, and Map 126 Lot 001)
60 Loon Mountain Road
Lincoln, NH 03251; and

b. **United States National Forest** (Map 001, Lot 002) [63,784 Acres]
Bureau of Land Management
7450 Boston Boulevard
Springfield, VA 22153-3121

3. **Property Location:** Tax Map 126 Lot 020 (General Use)
Tax Map 001, Lot 002 (Rural Residential)

4. **Proposal:**

Loon Mountain Recreation Corporation d/b/a Loon Mountain Resort (“Loon”) would like to replace the Kancamagus Express Quad ski chairlift installed in 1995-1996 with a new wider ski chairlift. The location of the quad ski chairlift would shift slightly into currently wooded areas beside the ski trails so as not to disturb the existing adjacent ski trails. A portion of the existing ski chairlift is currently located on land owned by the Loon Mountain Recreation Corporation (approx. 20%); a portion of the ski chairlift is located on land owned by the United States National Forest (approx. 80%). The new ski chairlift would be similarly situated. There would also be a base terminal to house the mechanicals for the quad. Does Loon need Site Plan Review? Would Planning Board consider granting a Waiver of Site Plan Review? Would Planning Board be willing to waive certain requirements under Site Plan Review?

B. 6:00 PM Conceptual:

Presenter:

Joseph (Joe) Fiore III
Joe & Shane Fiore Builders, LLC
74 Rock Creek Drive
North Haverhill, NH 03774

Property Owner:

Robert Paris (formerly of Goffstown, NH)
PO Box 537
Lincoln, NH 03251-0537

Property Location: Tax Map 117 Lot 008 – Main Street #LO (General Use)

Proposal:

In 2013 Robert Paris purchased a 0.76 Acre vacant lot on Main Street/NH Route 112/Kancamagus Highway at the intersection with Dodge Place. Since that time, he has been exploring possible mixed business and residential uses for the property. He would like Planning Board input on a proposal to build a pre fab residential Cape Log Home to live in and three (3) 500 sq. ft. cabins to rent out as Airbnbs as a business on the same premises.

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**