

# PLANNING & ZONING DEPARTMENT

## PLANNING BOARD REVISED AGENDA PUBLIC HEARING & MEETING

Wednesday, May 13, 2020 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

(Meeting Video Available at [www.LincolnNH.org](http://www.LincolnNH.org))

**This meeting is being presented via Zoom Video Conferencing**

**Any questions or comments for the Planning Board can be submitted to [TownClerk@LincolnNH.org](mailto:TownClerk@LincolnNH.org) the day of the meeting and will be addressed during the Public Participation segment.**

- 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:
  - March 11, 2020 (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin, Alternate Deanne Chrystal)
- III. CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
  - A. 6:00 PM Application for Site Plan Review Approval** – Kamlesh Patel by and through his Applicant/Engineer submitted an application for Site Plan Review approval to the Planning Board:

**Applicant/Engineer:** Thomas S. Greer, P.E., of Walsh Engineering Associates, Inc., One Karen Drive Suite 2A, Westbrook ME 04092 agent for property owner Kamlesh Patel d/b/a Green Wood, LLC, 1150 Brighton Avenue, Portland, ME 04102. Thomas Greer retired and William Walsh, P.E., of Walsh Engineering Associates, Inc., One Karen Drive Suite 2A, Westbrook ME 04092 is the successor Applicant.

**Property Owner:** Kamlesh Patel d/b/a Green Wood, LLC, 1150 Brighton Avenue, Portland, ME 04102

**Property:** Pollard Road #LO (Map 122, Lot 001) northeast of the intersection of Forest Ridge Drive and NH Route 112 (Kancamagus Highway). The property is located in the General Use (GU) District.

**Proposed Project:**

Application of the Thomas S. Greer, P.E., of Walsh Engineering Associates, Inc, for:  
Requesting Site Plan Review approval to change the use of one vacant lot of 6.35 acres and to make site improvements to include a 96-unit hotel and 5-unit condominium residential units with parking for 121 cars for a total of 95,390 square feet of impervious surface. The project includes a gravel wetland for stormwater treatment & two infiltration systems to limit the total volume of runoff.

**Status:**

On October 23, 2019, the Planning Board determined the application to be complete and started the public hearing process. The public hearing was continued to December 11, 2019. On December 5, 2019, the applicant requested an extension and agreed to waive the 65-day clock for the Planning Board to make a determination of their request for Site Plan Review approval. The Planning Board granted Applicant's request for an extension on December 11, 2019 to be heard on Wednesday, February 12, 2020 at 6:00 PM. The Planning Board granted Applicant's request for an extension on February 12, 2020 to be heard on Wednesday, March 11, 2020 at 6:00 PM. The Planning Board granted Applicant's request for an extension on March 11, 2020 to be heard on April 8, 2020. The March 11, 2020 Planning Board hearing did not complete the matter so the Planning Board granted Applicant's request for an extension on March 11 to April 8, 2020, although the news about COVID-19 made meeting on that date questionable. Then the NH State Governor issued an Emergency Declaration and Order #23 with a stay at home order under May 4, 2020, after which then the meeting was extended to May 13, 2020 at 6:00 PM due to the closing of the Town Offices to the public.

**IV. NEW BUSINESS**

- A. BOS Request for Planning Board Input: NH restaurants are going to be allowed to open on May 18 with outdoor seating. The BOS anticipates that many local restaurants will want to establish new or expanded outdoor seating on a temporary basis. The Board would like input from the Planning Board as to how the Town should respond to these requests. Will each request require a Site Plan Review Application? Could temporary outdoor seating for a restaurant be considered a Special Event that could be approved by the Board of Selectmen? (Article VI-C, Section A). Could this be considered a Temporary Sales Location? (Article 5 Section B)
- B. "Conceptual" – Ronald Comeau d/b/a Flap Jacks Pancake House at 149 Main Street (Map 118, Lot 062) on property owned by Ronald Comeau d/b/a Comeau Properties, LLC, is inquiring about being allowed to fill in the garden next to his restaurant to accommodate outdoor seating with 4-5 picnic tables during the course of the COVID-19 pandemic, to follow the NH Governor's Guidelines first to allow the operation of an outdoor restaurant and then to allow limited indoor seating with social distancing as a temporary measure limited in scope and duration.

**IV. 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.

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**VI. ADJOURNMENT**