

PLANNING & ZONING  
DEPARTMENT

PLANNING BOARD AGENDA  
PUBLIC HEARING & MEETING

Wednesday, June 24, 2020 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

These meetings will NOT be livestreamed any longer. Due to the current COVID-19 situation, and the number of members on the Planning Board and staff, the Town Hall Conference Room can safely accommodate up to 8 public participants and seating will be on a first-come basis. This meeting will also be available via the Zoom Meeting Platform to allow for town wide participation. See information to join Zoom meeting at the bottom of the agenda.\*

- 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:
- **May 13, 2020** (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin, Alternate Deanne Chrystal)
  - **May 27, 2020** (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Alternate Paul Beaudin, Alternate Deanne Chrystal)
  - **June 10, 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).
- III. NEW BUSINESS**
- A. 6:00 PM Application for Site Plan Review Approval –Applicant/Property Owner/Surveyor:**
- 1. Applicant:** Richard Elliott Manager of Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063.
  - 2. Property Owner:** Mount Coolidge Construction, LLC of 3 Amalia Drive, Nashua, NH 03063 (Richard Elliott, Jared Elliott, David Yager)
  - 3. Engineer:** Marc Brunelle, PE, Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561
    - a. Property:** The Pines at Forest Ridge (Map 114, Lot 080); and The property is located in the Rural Residential (RR) District.
    - b. 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 to convert a micro-extended detention basin and infiltration basin (dry pond) into a wet pond near Building 1” on Lincoln Tax Map 114, Lot 080. Mount Coolidge Construction applied for and received an Alteration of Terrain (AoT) permit from New Hampshire Department of Environmental Services (NHDES) for the modification of the existing micro-extended detention pond (MPI) and infiltration basin (INFI) to a wet pond. The project will consist of removing the existing berm separating MPI and INFI,

excavation of approximately 5 feet at 3H:1V slopes, installation of a permanent pool orifice. The modifications do not propose any additional impervious area to the existing AoT 1445 (expired), and will disturb approximately 15,000 square feet.

**B. 6:00 PM Application for Site Plan Review Approval –Applicant/Property Owner/Surveyor:**

- 1. Applicant and Property Owner:** Applicant Marcus Corey d/b/a Loon Mountain Ministry, LLC, 264 Main Street, Lincoln, NH 03251.
- 2. Property:** 4 adjacent business condo units in Building 1, Units #10, #11, #12, & #13 at The Depot, 264 Main Street. (Map 117, Lot 120-000-01-000010, Map 117, Lot 120-000-01-000011 Map 117, Lot 120-000-01-000012 Map 117, Lot 120-000-01-000013). The property is located in the General Use (GU) District.

**3. Proposed Project:**

Application for Site Plan Review Approval, Article IV, Change or Expansion of Use subparagraph (d) which requires Site Plan Review approval to change from one category of permitted or special exception use (retail) to another such category of listed use (restaurant use), regardless of whether the change involves construction.

Applicant Marcus Corey d/b/a Loon Mountain Ministry, LLC, owns 4 adjacent business condo units in Building 1, Units #10, #11, #12, & #13 at The Depot, 264 Main Street where the ministry operates a thrift store known as Encore. (Map 117, Lot 120-000-01-000010, Map 117, Lot 120-000-01-000011 Map 117, Lot 120-000-01-000012 Map 117, Lot 120-000-01-000013). The property is located in the General Use (GU) District.

All four units are combined and currently operate as one thrift store. Corey wants to change use of a portion of the combined space (Unit #10) (Map 117, Lot 120-000-01-000010) from a retail thrift store to a coffee shop as part of the thrift store. No additional parking will be required per Planning Board.

- 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**

**\*Join Zoom Meeting**

<https://us02web.zoom.us/j/81369220104?pwd=RW9tZmdlZVNzeFZYejJBcGxtL0N0dz09>

Meeting ID: 813 6922 0104

Password: 015546

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