



**PLANNING BOARD AGENDA  
PUBLIC HEARING & MEETING**

Wednesday, July 8, 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. Attendees shall bring and wear masks. 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:
  - 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. A request for an extension to July 8, 2020 due to the impact COVID-19 had on the Engineer's progress was granted on May 13, 2020. Applicant agreed to waive the 65-day clock for the Planning Board to make a determination of their request for Site Plan Review approval.

#### IV. NEW BUSINESS

- A. Appoint one (1) Planning Board representative to the CIP. [Mark Ehrman was the Planning Board's representative on the CIP Committee last year.]

**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.

#### V. ADJOURNMENT

**\*Join Zoom Meeting**

Ronald Beard is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82524080129?pwd=NLkvcUtGWGRiWE1HNVBxTW44VGxYZz09>

Meeting ID: 825 2408 0129

Password: 738657

One tap mobile

+13126266799,,82524080129#,,,0#,,738657# US (Chicago)

+19292056099,,82524080129#,,,0#,,738657# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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Meeting ID: 825 2408 0129

Password: 738657

Find your local number: <https://us02web.zoom.us/j/82524080129?pwd=NLkvcUtGWGRiWE1HNVBxTW44VGxYZz09>