



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD **REVISED** AGENDA
PUBLIC HEARING & MEETING

Wednesday, July 15, 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:
 - **July 8, 2020** (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Member Mark Ehrman, Alternate Paul Beaudin)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
 - 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 (INF1) to a wet pond. The project will consist of removing the existing berm separating MPI and INF1, 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. A hearing was held on June 24, 2020. The hearing was not completed. The hearing was continued to July 15, 2020 at 6:00 PM.

IV. NEW BUSINESS

A. 6:00 PM. Conceptual – Jake Belanger

Applicant & Property Owner: Jake Belanger, PO Box 983, Lincoln, NH 03251.

Property: Map 103, Lot 002002-00-00000 (US Route 3 #LO) Just north of the Notch View Condominiums and “Lot #2” of Subdivision of Map 103, Lot 002 into 3 lots. North of a private road called “Notchview Lane” and south of a private road called “Kinsman Ridge Road”. The entrance to the lot would be off private road Kinsman Ridge Road that comes off from US Route 3 (Daniel Webster Highway). Total of 0.35 Acres in the General Use (GU) District.

Proposed Project: Build a 40’X50’ Single Family home with a 14’ high garage under the house that will house his mini excavator and two pick up trucks. The engineered roof truss will be used above this area to provide living space 16’ wide X 50’ length for 2 bedrooms, a combination kitchen/living room and a bathroom. Two means of egress at each cable end with attached exterior deck measuring 8’X12’. The total height at the ridge peak will be 24’ and 14’ at the eaves. Total living space on the upper level will be 800 SF.

Jake Belanger does not intend to run his contracting business out of the home however, he will store these pieces of equipment in the garage underneath the house. He will not have a sign. He will not be providing any retail space or inviting business clients to enter the building. Does he even need to ask for waiver? Can he just get a Land Use Authorization Permit to build the house with this large garage underneath? If you determine that he needs to come for Site Plan Review approval, can he ask for a waiver from Site Plan Review approval?

6:00 PM. WDR 2020-01 M112 L030 Conn – Conceptual – James (Mike) & Joan Conn – Request for a Waiver of Dimensional Requirement (i.e., 15’ rear setback) in the Village Center (VC) District.

B. Applicant & Property Owner: James (Mike) and Joan Conn, PO Box 983, Lincoln, NH 03251.

C. Property: 9 West Street, (Map 112, Lot 030).

The entrance to the lot would be off West Street. Total of 0.15 Acres in the Village Center (VC) District.

D. Proposed Project: Build a 30’X24’ garage ten feet (10) into the fifteen foot (15’) rear setback. The garage would fit snugly within the allowable building envelope next to the house, however, the front setback is five feet (5’). Setting the garage five feet (5’) from the front property boundary line would not allow enough room for the Conns to pull their car into the driveway in order to get out to open the garage door. Applicant would like to put the garage further towards the back of the lot to enable them to pull the car into the driveway without having to drive into the garage each and every time. Article VI District and District Regulations, Section B District Regulations, paragraph 4 Lot and Lot Coverage Requirements and Standards, Dimensional Chart, Footnote 5 says: “Dimensional Requirements for the Village Center may be waived by the Planning Board so long as they meet all other Zoning requirements.” They would like input from the Planning Board about whether the Planning Board would be willing to entertain an application for a Waiver under this provision.

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/85610085297?pwd=UHQ5TTZNbHM5S3ITWCs5ajZRdHlyQT09>

Meeting ID: 856 1008 5297

Password: 693341

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