



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD AGENDA
PUBLIC HEARING & MEETING

Wednesday, July 22, 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 15, 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 –SPR 2020-11 M114 L080 Richard (Rick) Elliott d/b/a Mt. Coolidge Construction, LLC:**
 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, but the hearing still was not completed. The hearing was continued again to Wednesday, July 22, 2020 at 6:00 PM.

B. 6:00 PM Application for Site Plan Review Approval – SPR 2018-07 M122 L001, Kamesh Patel d/b/a Green Wood, LLC – 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. On July 8, 2020, the hearing was not completed and the meeting was extended to July 22, 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. 6:00 PM. – Conceptual – SPR 2020-004 M107 L005 Don Landry d/b/a Greenside Ink, LLC**
Green Mountain Realty, Inc. for Applicant Green Mountain Communications, Inc. – Request for 120-foot-tall monopole tower within a 40’X40’X38’X52’4” fenced compound in the General Use (GU) District on property owned by Don Landry d/b/a Greenside Ink, LLC.

Request for a Conceptual for Site Plan Review Application for a Proposed Telecommunications Facility Under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities to be filed by:

Agent: Green Mountain Realty, Inc.
Contact: Victor R Drouin
702 Riverwood Dr.
Pembroke, NH 01949
Phone: 603-717-7117
E-mail: info@greenmtncomm.com

Applicant: Green Mountain Communications, Inc.
Victor Drouin, President
702 Riverwood Drive
Pembroke, NH 03275
Phone: 6037177117
E-mail: info@greenmtncomm.com

Consultant: Audra Klumb,
A&D Klumb Environmental, LLC.
34 Centennial Drive
Webster, NH 03301
(603)746-5065
klumbenvironmental@klumbenv.com

Property Owner: Don Landry d/b/a Greenside Ink, LLC
PO Box 953
Lincoln, NH 03251-0953

Property Location: Tax Map 126, Lot 20 (60 Loon Mountain Road)

Proposed Project: Project includes construction of a 120-foot-tall monopole tower within a 40’X40’X38’X52’4” fenced compound. The compound will be within a parking lot of a landscaping business and adjacent to a building located at 749 US Route 3 (Tax Map 126 Lot 020). The structures will be in the General Use (GU) District. The property is owned by Greenside Ink, LLC.

- B. 6:00 PM Kevin Briere and Laura Briere, 32 Parker Road, Lincoln, NH 03251.**

Conceptual – SPR 2020-004 M107 L005 Kevin Breiere request to replace a 3-season trailer with a handicap-accessible doublewide.

Applicant: Kevin J. Briere
32 Parker Road
Lincoln, NH 03251

Property: 32 Parker Road (Map 108, Lot 009). 0.50 Acres in Rural Residential (RR) District.

Proposal: In approximately 2001 or 2002 a 3-season trailer was placed on a small lot of 0.5 acres for an adult handicapped family member who then lived in the 3-season trailer full time. The lot already had a mobile home on it built in 2005. The Town did not assess the 3-season trailer with a number of additions until 2014. The 3-season trailer roof collapsed in the spring of 2019 and the trailer was subsequently removed in the summer of 2019. Briere would like to replace the 3-season trailer with a double wide manufactured home, less than or equal to 60 feet X 28 feet that is designed to accommodate his disabled family members, one of whom is in a wheelchair. A replacement handicap-accessible double wide will be larger than the pre-existing 3-season trailer with additions. Would this second dwelling qualify as a pre-existing nonconforming dwelling unit? In the Rural Residential (RR) District, this lot is too small to small single-family residences. They need 30,000 square feet or 0.69 acres for two homes; this lot is only 0.50 acres. Can the Planning Board advise whether the trailer can be replaced with a mobile home that is not the same size? Does the applicant need to go to the ZBA for a handicapped variance?

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/84052490431?pwd=SUFYRVdtRUJxWkVRRkROTkZUKzRwZz09>

Meeting ID: 840 5249 0431

Password: 574173

One tap mobile

+19292056099,,84052490431#,,,,0#,,574173# US (New York)

+13017158592,,84052490431#,,,,0#,,574173# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 840 5249 0431

Password: 574173

Find your local number: <https://us02web.zoom.us/j/84052490431>