



P L A N N I N G & Z O N I N G
D E P A R T M E N T

**PLANNING BOARD AGENDA
PUBLIC HEARING & MEETING**

Wednesday, August 12, 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 22, 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).

A. 6:00 PM – WAIVER OF DIMENSIONAL REQUIREMENTS:

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

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

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.

Proposed Project: Request by James (Mike) Conn and Joan Conn, of 9 West Street, PO Box 983, Lincoln, NH 03251 for a waiver of a dimensional zoning requirement (i.e., 15’ rear setback) in the Village Center (VC) District) in accordance with Article VI (District and District Regulations), Section B (District Regulations), Paragraph 4 (Lot and Lot Coverage Requirements and Standards), footnote 5 on the Dimensional Chart) of the Land Use Plan Ordinance (LUPO). The property is 9 West Street (Map 112, Lot 030) in the Village Center (VC) District. Conns propose to build a 30’X24’ garage ten feet (10) into the fifteen foot (15’) rear setback. 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.” Conns had an earlier Conceptual with the Planning Board to seek advice about this request.

IV. NEW BUSINESS

A. 6:00 PM. – Conceptual – CON 2020-011 M118 L064 & L065. Mark Stiles, 87 Edmund Road Marshfield, MA 02050 has a purchase and sales agreement to purchase two (2) adjacent parcels 153 Main Street and 155 Main Street, in the Village Center (VC) District. Map 118, Lot 064 is owned by Saber Mountain Properties, II, LLC. Map 118, Lot 065 is owned by Saber mountain Properties, LLC. Stiles wants to explore a number of options for the two adjacent

properties, including combining the two lots and connecting the two buildings to get feedback from the Planning Board.

B. Possible Purchase of Town Owned Land by Abutter Marcoccio.

Request for a Lot Line Adjustment and sale to Marcoccio. filed by:

Agent: Attorney Raymond D’Amante
D’Amante Couser Pellerin & Associates, P.A.
Nine Triagle Park Drive
PO Box 2650
Concord, NH 03302-2650

Property Owner/Applicant:
Mike and Marian Marcoccio
45 Beechnut Drive
PO Box 806
Lincoln, NH 03251-0806

Property Location: Tax Map 131, Lot 013 (45 Beechnut Drive)

Proposed Project: The subject land was formerly the location where Beechnut Drive terminated with a traffic circle in front of what is now the Marcoccio house (across from “Wood Court”) along Beechnut Drive. [“Wood Court” appears to be the other part of the former traffic circle.] Later Beechnut Drive was extended beyond the location of the traffic circle and the southerly portion of the traffic circle in front of the Marcoccio home was abandoned. The pavement for that portion of the former traffic circle was removed and the area was graded, loamed and seeded. The Marcoccios have been maintaining the landscaped portion of the former traffic circle for many years and thought that the land where that part of the former traffic circle was formerly located was part of their lot until recently. The land under the area of the former traffic circle is in the Mountain Residential (MR) District. On July 31, 2020, the Attorney for the Marcoccios made a written request for a boundary line adjustment to the Town. They requested the Board of Selectmen to approve a Lot Line Adjustment at no cost to the Marcoccios.

The Board of Selectmen shall submit any such proposed acquisition or sale to the Planning Board for review and recommendation in accordance with **RSA 41:14-a,I, Acquisition or Sale of Land, Buildings, or Both**. Following receipt of such a recommendation, the Board of Selectmen will hold two (2) public hearings on the proposed acquisition or sale.

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/89491135389?pwd=azlFZ240L1VqMXV5Q3pYaCtZWIBOUT09>

Meeting ID: 894 9113 5389

Passcode: 423481

One tap mobile

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