



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, October 14, 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:

- **September 9, 2020** (Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Member Steve Noseworthy and Alternate Paul Beaudin)

III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

A. SPR 2020-04 M102 L005 Greenside Ink – GMR Holdings of NH, LLC - Cell Tower

Application for Site Plan Review Approval for proposed 120-foot-high telecommunications cell tower under Land Use Plan Ordinance Article VI-A Telecommunications Equipment and Facilities has been filed by:

Agent Attorney Jonathan Springer

Springer Law Office, PLLC
118 Maplewood Avenue - Suite C-3
Portsmouth, N.H. 03801
on behalf of

Applicant GMR Holdings of NH, LLC

702 Riverwood Drive
Pembroke, NH 03275

Property Owner Donald Landry d/b/a Greenside Ink, LLC

PO Box 953
Lincoln, NH 03251-0953

Property:

749 US Route 3, Lincoln, NH (Map 102, Lot 005). General Use (GU) Zoning District

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. Property is approximately 1.06 acres in size and is a triangular shape between the 34A exit ramp off Interstate Route 93 (I-93 North) and US Route 3. The property is owned by Greenside Ink, LLC. Property is currently used by the owner to operate a landscape business.

In addition to Site Plan Review approval, applicant is seeking a Conditional Use Permit pursuant to Article IV-A, Section F (4) to increase the allowed height of 100 feet to 120 feet.

The Applicant is also seeking the following waivers:

1. From Article VI-4, Section H (4)(a)(i), which states that “Towers shall be located within the tower lot as to provide a fall zone free of any structures equal to 125% of the height of the tower.”
2. From Site Plan Review Regulation Article XIV (23)(d), which requires engineering calculations used to determine drainage requirements.
3. From Article VI-A, Section J (as a condition of acceptance only; the Planning Board shall require the applicant to post adequate surety for the costs of maintenance, remit repair or removal thereof. The amount informed of the surety shall be determined by the Planning Board.)

Town Hall is open to the public; however, 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. The public is encouraged to participate remotely using ZOOM by going to Join ZOOM Meeting. See town website www.lincolnnh.org for the link, meeting ID and passcode.

Link: <https://us02web.zoom.us/j/81869673651?pwd=OHY3cFpsOVQycVFYZUpyYWozU1NmUT09>
Meeting ID: 818 6967 3651 and **Passcode: 217655** or via telephone (1-929- 205-6099).

As a proposed Development of Regional Impact, notice is to **NH Towns & unincorporated places** within 20 miles of Lincoln: Albany, Ashland, Bartlett, Bath, Beans Grant, Beans Purchase, Benton, Berlin, Bethlehem, Campton, Carroll, Center Harbor, Chandlers Purchase, Chatham, Conway, Crawfords Purchase, Cutts Grant, Dalton, Dorchester, Easton, Eaton, Ellsworth, Franconia, Gorham, Greens Grant, Groton, Hadleys Purchase, Hales Location, Hart’s Location, Haverhill, Holderness, Jackson, Jefferson, Kilkenny, Lancaster, Landaff, Lisbon, Littleton, Livermore, Low & Burbanks, Lyman, Madison, Martins Location, Monroe, Moultonborough, Orford, Ossipee, Piermont, Pinkham’s Grant, Plymouth, Randolph, Rumney, Sandwich, Sargents Purchase, Shelburne, Sugar Hill, Tamworth, Thompson & Meserve, Thornton, Warren, Waterville Valley, Wentworth, Whitefield & Woodstock.

VT Towns within 20 miles of Lincoln include: Barnet, Bradford, Concord, Fairlee, Lunenburg, Newbury, Ryegate, and Waterford.

IV. NEW BUSINESS

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