**Planning Board Agenda**

**PUBLIC HEARING**

Wednesday, January 6, 2020 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

**Due to the current COVID-19 situation, the Town Office is closed to the public. This meeting will be available only 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.**

<https://us02web.zoom.us/j/89449728709?pwd=NDlWR2owNmdTT1RqVXB6YVhrcGZrQT09>

**Meeting ID: 894 4972 8709   
Passcode: 758166** or via telephone (1-929- 205-6099)**.**

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for the same link, meeting ID and passcode.)

1. **CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

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**II. CONSIDERATION** of meeting minutes from:

* **November 11, 2020**

(Chair James Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Selectmen’s Representative, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

* **December 9, 2020**

(Chair James Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Selectmen’s Representative Tamra Ham, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

* **December 16, 2020**
* (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, Selectmen’s Representative Tamra Ham, Member Steve Noseworthy, Member Mark Ehrman, and Alternate Paul Beaudin)

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1. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
   1. 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.)

As a proposed Development of Regional Impact, notice was 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, Randolf, 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.

The first meeting was held on October 14, 2020. The “Balloon Test” to evaluate the impact of the proposed height of the tower was held on October 31, 2020. The October 14, 2020 meeting was continued to Wednesday, November 11, 2020 at 6:00 PM. The November 11, 2020 meeting was not completed and was continued to Wednesday, December 9, 2020 at 6:00 PM. The December 9, 2020 meeting was not completed and was continued to Wednesday, January 6, 2020 at 6:00 PM.

* 1. Public Hearing Regarding Proposed Amendments to the Land Use Plan Ordinance

Public hearings on proposed changes to the zoning ordinance (Land Use Plan Ordinance or LUPO) at 6:00 PM in the Lincoln Town Office, 148 Main St., Lincoln, NH on the following dates:

* Wed. January 6, 2021 at 6:00 PM – 1st public hearing; and
* Wed., January 27, 2021 at 6:00 PM – 2nd public hearing, **if necessary**.

**Proposed Amendments to (Land Use Plan Ordinance or LUPO):**

1. **Parking and Off-Street Loading: (Define and Increase parking space requirements)**

Amend Article III Applicability and Non-Conforming, Section A. Definitions: Add a definition of “Parking Space.” A parking space is defined as a designated, exclusive and maintained parking space a minimum of one hundred seventy square feet (170 SF) in area.

Add to “Article V General Regulations, Section A. Parking and Off-Street Loading”, Paragraph 2:

1. Subparagraph a. adding “accessory apartment” to the list of residential units and adding requirement for 2 spaces for the 1st 3 bedrooms plus 1 additional parking space for each additional 2 bedrooms.
2. Subparagraph c. Hotel, Motel Tourist Accommodation, Lodging Unit, Boarding or Rooming House requiring 1.25 (instead of 1) parking spaces for each unit or bedroom.
3. Subparagraph d. Delete “timeshare units” as a separate category.
4. Subparagraph e. Change the word “Commercial” to “Business Uses and Uses Otherwise Not Listed”
5. Add Subparagraph m. For any business that is operating without sufficient parking to satisfy current requirements, any request for expansion or change of use will not be denied based on parking requirements so long as the total number of required parking spaces does not increase over the number required for the existing use.
6. **Amend Density Requirements**

Add a new category of Business Use called “Restricted Multi-Family Residential Housing”.

1. Amend Article III Applicability and Non-Conforming, Section A. Definitions: Add:
   * 1. **Restricted Multi-Family Residential Housing** shall have single entity ownership, whose use is restricted to long term tenancy of greater than 180 days. This use will be subject to the business use lot coverage density requirements.
   1. Amend Article VI District and District Regulations, Section B. District Regulations, Paragraph 2. LAND USE SCHEDULE, the Dimensional Chart by adding to the Business Uses List the **Restricted Multi-Family Residential Housing.** Then on the chart add this use to be allowed in the Village Center (VC), General Use (GU) and Mountain Residential (MR) Districts.
   2. Amend Article VI District and District Regulations, Section B. District Regulations, Paragraph 4. LOT AND LOT COVERAGE REQUIREMENTS AND STANDARDS, the Dimensional Chart.
      1. **Village Center (VC) District**. Change Percent of Lot Coverage from 80% to 70%.
      2. **Village Residential (VR) District**. Change Minimum Lot Size (Sq. Ft.) for Duplex Use Only from 12,000 to 15,000 square feet. Change Minimum Lot Size (Sq. Ft.) for All Other Uses from 8,000 to 15,000 square feet.
      3. **General Residential (GR) District**. Change Minimum Lot Size (Sq. Ft.) for Duplex Use Only from 15,000 to 20,000 square feet. Change Minimum Lot Size (Sq. Ft.) for All Other Uses from 10,000 to 15,000 square feet.

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1. **NEW BUSINESS** (Staff and Planning Board Member/Alternates).

**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**