



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**

Wednesday, January 13, 2021 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

Due to the current COVID-19 situation, and to a recent staff exposure to COVID-19, 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/82434172861?pwd=c1BKNVRzWUVHSXIBNmRQL1I5UFR1Zz09>

Meeting ID: 824 3417 2861

Passcode: 704515

or via telephone (1-929- 205-6099).

(See also town website www.lincolnnh.org for the same link, meeting ID and passcode.)

- 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:
- **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)
 - **January 6, 2021**
 - (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)
- III. CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).

A. SPR 2020-15 M118 L064 & L065 – Mark Stiles Trustee S&A Offices Realty Trust – Saber Mountain Properties, I & II – Multi-Use Building

Application for Site Plan Review Approval to merge two adjacent lots, demolish two buildings and replace buildings with one proposed multi-use building will be submitted to the Planning Board.

Applicant: Mark D. Stiles, Trustee
S&A Offices Realty Trust
PO Box 1113
North Marshfield, MA 02059

Property Owners and Properties:

- (1) Saber Mountain Properties, LLC owns 155 Main Street (Map 118, lot 065).
PO Box 820
Lincoln, NH 03251-0820

(2) Saber Mountain Properties, II, LLC owns 153 Main Street (Map 118, Lot 064).
PO Box 820
Lincoln, NH 03251-0820

Both lots are in the Village Center (VC) District.

Agent/Surveyor/Engineer: Applicant & two property owners are represented by agent.
Joshua M. McAllister, PE
HEB Engineers, Inc.
2605 White Mountain Hwy
North Conway, NH 03860.

Proposal:

Applicant proposes to voluntarily merge the two lots & construct a 3,586 square foot multi-use building consisting of retail and residential uses: 3 commercial units totaling 2,460 SF are proposed on the ground level, 3 apartment units on 2nd level, & 3 apartment units on 3rd floor.

B. SUB 2020-05 M112 L055 – 49 Main Street, LLC (John Imbrescia) – Condo Conversion of Existing Retail Consumer Service Use Building

Application for Subdivision Approval to convert a pre-existing existing commercial/retail/consumer service building into business condominium units. No change in use.

Applicant/Surveyor:
Andrew J. Nadeau, LLS,
Horizons Engineering, Inc.,
34 School Street
Littleton, NH 03561.

Property Owner:
John Imbrescia d/b/a
49 Main Street, LLC
PO Box 127
Lincoln, NH 03251-0127.

Property:
(1) Map 112, Lot 055 49 Main Street (0.38 Acres). Village Center (VC) District.

Proposal: After subdivision/condominium conversion units will be as follows:

1. Existing Lower Level into Common Area =	1,631 SF
2. Existing Main Level into Common Area =	787 SF
3. Existing Upper Level into Convertible Unit Space =	2,828 SF
4. Existing Main Level into Unit A =	1,769 SF
5. Existing Lower Level into Unit A =	1,304 SF
6. Existing Main Level into Unit B =	1,767 SF
7. <u>Existing Lower Level into Unit B =</u>	<u>1,285 SF</u>
8. Grand Total =	11,371 SF

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

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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/82434172861?pwd=c1BKNVRzWUVHSXIBNmRQL1I5UFR1Zz09>

Meeting ID: 824 3417 2861

Passcode: 704515

Or via Telephone: (1-929- 205-6099).