



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

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Wednesday, February 17, 2021 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln NH**

These meetings will NOT be livestreamed any longer. Due to the current COVID-19 situation, this meeting will only 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 Zoning Board of Adjustment; announcement of excused absences, if any, and seating of alternates(s), if necessary.

II. CONSIDERATION of meeting minutes from:

- September 16, 2020 (Present: Chair Jonathan Ham, Vice Chair Paul Beaudin, Member Ray D’Amante, Member Jack Daly, Member Delia Sullivan, Alternate Susan Chenard (via ZOOM), and Alternate Margie Gozdoff (via ZOOM).)

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

IV. NEW BUSINESS

**6:00 PM. Request for a Special Exception for an Off Premise Sign
[SES 2021-01 M112 L016 Clark – Special Exception for Off Premise Sign]**

Appellants:

- (1) Littleton Development Medical Properties, LLC, 800 W. Madison Street, Suite 400, Chicago IL 60607;
- (2) Littleton Hospital Association d/b/a Littleton Regional Healthcare, 600 Saint Johnsbury Road, Littleton, NH 03561; &
- (3) Property Owners of both Proposed Sign Lot & Benefitted Lot: Brenda Clark, Benjamin E. Clark & Jennifer L. Franz.

Attorney for Appellants:

Mark E. Beaudoin, Esq.
Nixon Peabody LLP
900 Elm Street
Manchester, NH 03101-2031

Property Owners of both Proposed Sign Lot & Benefitted Lot:

Brenda Clark, Benjamin E. Clark & Jennifer L. Franz.

Subject Property:

- A. Railroad Street #LO (Map 112, Lot 016) 0.83 Acres (Proposed Sign Lot) General Use (GU) District; &
- B. Railroad Street #LO (Map 112, Lot 018) 5.51 Acres (Proposed Benefitted Lot) General Use (GU) District.

Proposal:

Appellant Littleton Development Medical Properties, LLC (LDMP) is under contract to acquire Proposed Benefited Lot. Upon acquiring Proposed Benefited Lot, & subject to Site Plan Review approval, LDMP plans to construct building(s) and other improvements on Proposed Benefited Lot related to medical facility uses (the “Proposed Medical Development”) to be occupied by one or more third-party tenants, including Littleton Regional Healthcare. Proposed Benefited Lot is not visible from a main road, thus off-premises signage to be located on the Proposed Sign Lot (the “Proposed Sign”) is requested to direct medical patients & invitees to Proposed Benefited Lot.

Proposed Benefited Lot is approx. 650 ft from Main Street/NH Route 112 (across from the Hobo Railroad property)—*not visible* from any “main” road, including Main Street/NH Route 112 & Connector Road/US Route 3A. Permission for off-premises signage requires a special exception.

Proposed use showing justification for a special exception in Land Use Plan Ordinance Article VI-B (Lincoln Sign Regulations), Section E (Permit Requirements and Review Procedure), Paragraph 10 (Sign Classification and Standards), Subparagraph (p) (Off-Premises Sign) except by Special Exception as provided in Article VIII, Section A Board of Adjustment, Paragraph 2, subparagraphs A-D of this Ordinance **and** Section H Appeals, Paragraph 2, Special Exceptions for Signs, Subparagraphs a-e.

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

VI. 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 ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT

Join Zoom Meeting

<https://us02web.zoom.us/j/89487693705?pwd=Z1A3dGRBVG5xbGh0R0VhQXQxY1ZOUT09>

Meeting ID: 894 8769 3705

Passcode: 400994

Or Dial by your location

+1 929 205 6099 US (New York)