



**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**  
**PLANNING BOARD MONTHLY MEETING**  
Wednesday, March 10, 2021 – 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/85403317362?pwd=ckU1UjUyL3AvaC9RbTZWZWFGVfFhSZz09>

**Meeting ID: 854 0331 7362**

**Passcode: 048193**

**Or dial by your location 1-929-205-6099 US (New York)**

**(See also town website [www.lincolnnh.org](http://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.

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

• **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)

• **February 24, 2021**

- (Chair James Spanos, Vice Chair Joseph Chenard, Selectmen’s Representative OJ Robinson, and Member Mark Ehrman)

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

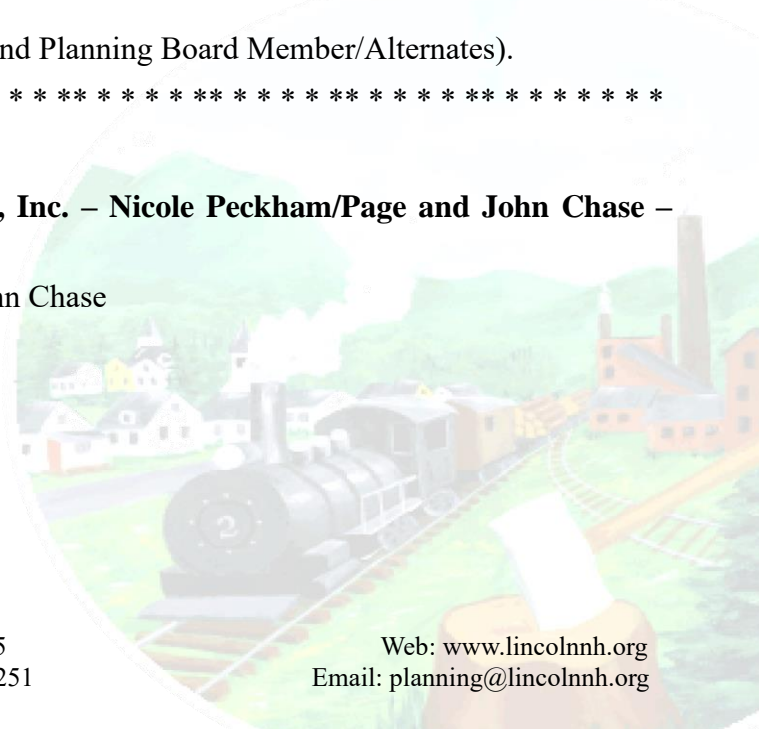
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**IV. NEW BUSINESS**

**A. CON 2021-01 M106 L 019 Longhorn Palace, Inc. – Nicole Peckham/Page and John Chase – CONCEPTUAL REVIEW**

**Applicant:** Nicole Peckham/Page and John Chase  
23 Taylors Lane, South  
Little Compton, RI 02837

**Applicant/Property Owner:**  
Longhorn Palace, Inc.  
408 US Route 3  
Lincoln, NH 03251-4123



**Property:** Longhorn Palace, Inc. – 408 US Route 3 (Map 106, Lot 019)  
Property is located in the General Use (GU) District.  
Property is located in the Shoreland Protection Area along Pemigewasset River.  
Property is located in the 100 Year Flood Plain along Pemigewasset River.  
Property is eligible for historic designation within the Route 3 Tourism Development Area.

**Project:**

Applicants are considering purchasing the Longhorn Palace. They are considering converting the use from Restaurant/gift shop combination to a mixed use – a residence and a business use, possibly a home business or possibly some other business use. She would like to explore her possible options with the Planning Board.

**B. Appointment of Alternates to the Planning Board.**

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**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.

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**VI. ADJOURNMENT**