



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD AGENDA
PLANNING BOARD MONTHLY MEETING
Wednesday, March 24, 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=ckU1U1UyL3AvaC9RbTZWZWFGVFhSZz09>

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 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:

• March 10, 2021

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

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

IV. NEW BUSINESS

A. SPR 2021-01 M112 L018 Clark - Littleton Hospital

SUBDIVISION & SITE PLAN REVIEW

Applicants:

- (1) Littleton Development Medical Properties, Inc.
800 W. Madison Street, Suite 400
Chicago, IL 60607
- (2) Littleton Hospital Association d/b/a Littleton Regional Hospital
600 St. Johnsbury Road
Littleton NH 03561

Property Owners: Brenda Clark, Benjamin Clark, Jennifer Franz
PO Box 9
Lincoln, NH 03251-0009



Agent/Surveyor/Engineer: Cathy Furtek Conway, P.E.
Horizons Engineering, Inc.
34 School Street
Littleton, NH 03561

Property: Railroad Street #LO (Map 112, Lot 018). The property is located in the **General Use (GU) District**.

SUBDIVISION:

Proposal: Application for Subdivision proposes to divide 1 lot into 2 lots at the end of Railroad Street (50ft Private ROW). Lot is currently 5.51 acres. Applicant proposes to subdivide it into two (2) parcels:

A. Lot 1: 33,867 SF (or 0.77 Ac); &

B. Lot 2: 206,369 SF (or 4.74 Ac)

One new lot will be created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities will be required. The plan includes shared access easements to Lots 1 and 2.

SITE PLAN REVIEW:

Proposal:

- (1) Lot 1 (above) 33,867 SF (or 0.77 Ac): Development of 4,000 SF Medical Office Building with associated parking on Lot 1; &
- (2) Lot 2 (above) 206,369 SF (or 4.74 Ac): Development of 48,000 SF Medical Office Building with associated parking on Lot 2.

B. Discussion of Land Use Permit backlog.

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