



**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, May 12, 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/87850618037?pwd=bmVTanQ5cjBCd1N4NnYvVGNLQk1kZz09>

**Meeting ID: 878 5061 8037**

**Passcode: 323417 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:

• **April 14, 2021**

- (Chairman James Spanos, Vice Chairman Joe Chenard, Board of Selectmen’s Representative O.J. Robinson, Member Steve Noseworthy, Member Paul Beaudin and Alternate Mark Ehrman)

• **April 28, 2021**

- (Chairman James Spanos, Vice Chairman Joe Chenard, Board of Selectmen’s Representative O.J. Robinson, Member Steve Noseworthy, Member Paul Beaudin and Alternate Mark Ehrman)

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

**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.

The first public hearing was held on March 24, 2021. The application was found to be complete. The Applicant's presentation and public hearing were started. The hearing was continued to Wednesday, April 28, 2021 at 6:00 PM. Applicant's presentation and public hearing were continued, but not completed. The hearing was continued to Wednesday, May 12, 2021.

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**IV. NEW BUSINESS**

*None.*

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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**