



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, October 13, 2021 – 6:00 PM
Planning Board Public Meeting
Lincoln Town Hall, 148 Main Street, Lincoln NH

This hybrid meeting will be available both in person with social distancing & masks & via the Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for between 8 & 12 guests in addition to the Board members, due to the increase in COVID-19 cases, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/86928399765?pwd=bitRUFBRTEzZjRiaGQ0N2tqbWVUT09>

Meeting ID: 869 2839 9765

Passcode: 509417

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:

• **September 22, 2021**

- Chair James Spanos, Vice Chairman Joe Chenard (Recused for part of meeting) Selectmen’s Representative O.J. Robinson, Member Stephen Noseworthy, Member Paul Beaudin

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

NEW BUSINESS.

A. SUB 2021-06 M112 L002 & L003 Mani LLC – Hampton Inn

Application for Minor Subdivision (boundary lot adjustments) between 2 adjacent lots on Main Street/NH Route 112/Kancamagus Highway reconfiguring them in a slightly different way than in the Site Plan Review approved by the Planning Board in 2018 for the Hampton Inn.

- Map 112, Lot 002 that will host the Hampton Inn (Map 112 Lot 002 currently 1.056 acres) will become 1.94 acres.
- Map 112, Lot 003, (vacant for now) currently 1.266 acres will become 0.38 acres.

Planning Board will also finalize and approve the Site Plan Review Plan as amended with minor changes the Planning Board has already determined to be *de minimis*.

Applicant/Property Owner/Agent: Mani, LLC
87 Wallace Hill Road
Franconia, NH 03580

Applicant/Property Owner/Agent: Gaurangkumar (“Gary”) Patel d/b/a Mani, LLC
1815 East West Parkway
Fleming Island, FL 32003.

Applicant’s Surveyor: Gardner Kellogg
Kellogg Surveying & Mapping, Inc.
254 Mann’s Hill Road
Littleton, NH 03561.

Properties: (1) Main Street (Lot 3) #LO (Map 112, Lot 002); and
(2) Main Street (Lot 2) #LO (Map 112, Lot 003).
Property is located in Village Center (VC) District where minimum lot size is 15,000 SF or 0.34 Acres and maximum lot coverage is 80%.

B. Stormwater Management Ordinance and Area of Disturbance – Continue Discussion.

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