



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, December 15, 2021 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln NH**

Due to the current evolving status of COVID-19, this meeting will be a *hybrid* meeting to be presented both in person with social distancing encouraged (space limited to 8-12) and via ZOOM Video Conferencing to allow for town wide participation. A quorum of the members of the board will have to be physically present at the meeting. All others are encouraged to attend via ZOOM.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88227509753?pwd=djUyT3JVbkVKcnl5VUNvTWp3amc2dz09>

Meeting ID: 882 2750 9753

Passcode: 566097

or via telephone (1-929- 205-6099).

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

- 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:
 - November 17, 2021 (**Members Present:** Jack Daly, Vice Chair Ray D’Amante (via Zoom), Member Delia Sullivan, Member Myles Moran (via Zoom), Alternate Susan Chenard and Alternate Jonathan (Jon) Ham serving as Interim Chair.)
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Zoning Board Member/Alternates).

IV. NEW BUSINESS

6:00 PM. Request for a Special Exception to allow an Attached Accessory Apartment over 1,000 Square Feet in the Rural Residential (RR) District.

[SE 2021-03 M114 L070.2 Wolowski d/b/a 12 Plummer Hill Drive SPE, LLC – Special Exception for Attached Accessory Apartment Greater than 1,000 SF]

Appellant & Property Owner:

Jan M. Wolowski, d/b/a 12 Plummer Hill Drive SPE, LLC
16 Plummer Hill Drive
PO Box 1012
Lincoln, NH 03251-1012

Subject Property:

16 Plummer Hill Drive (Map 114, Lot 070.2)
Rural Residential (RR) District

Proposal:

Appellant Jan M. Wolowski, d/b/a 12 Plummer Hill Drive SPE, LLC, requests a Special Exception under the zoning ordinance [Land Use Plan Ordinance (LUPO)], Article IV (Definitions), Paragraph 2 (Accessory Apartment), limiting accessory apartments to a maximum of 1,000 square feet of floor space, however, the ZBA may grant a Special Exception if an accessory apartment is proposed over 1,000 SF under Article V (General Regulations), Section D (Accessory Apartments) Paragraph 4. Appellant will address adequate parking for his tenants (2 parking spaces for each residential unit) as required in Article V (General Regulations), Section A, (

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

