



PLANNING & ZONING
DEPARTMENT

PLANNING BOARD AGENDA
PLANNING BOARD MONTHLY MEETING
PUBLIC HEARING

Wednesday, February 9, 2022 – 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 large conference 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/83403336959?pwd=VE9HN0tFMGxReEluRm1MOGZOekQzUT09>

Meeting ID: 834 0333 6959

Passcode: 888612

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:

• January 26, 2022

- o Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen’s Representative Jack Daly (substituting for Selectmen’s Representative OJ Robinson), Member Stephen Noseworthy, Member Paul Beaudin.

III. NEW BUSINESS

A. Rick Evans, Timber Appraiser, State of New Hampshire Department of Revenue Administration
What is Considered “Site Work” and NH Timber Harvesting Laws, etc.

B. CONCEPTUALS

1. **Conceptual #1:** South Peak Resort Developer Mark Bogosian and Horizons Engineer Jon Warzocha – re: South Peak Resort

a. Further Discussion re: South Peak Resort Basis of Design

2. **Conceptual #2:** Thaddeus (Thad) Presby, President of Presby Construction, Inc., 244 Main Street, Franconia, NH 03580 purchased a vacant lot with an Off Premise Sign known as “Main Street #D LO” (Map 118, Lot 002) (5.43 Acres) from Welsey E. Finch d/b/a The Finch Group, TFG Lincoln Properties, LLC, c/o The Finch Group, 6111 Broken Sound Parkway NW #150, Boca Raton, FL 33487-2774. Purchaser would like to subdivide the 1 lot into 3 lots for development – not sure what for yet.

3. **Conceptual #3:** Fred Englert for Clarks Trading Post – Adding to fenced in area for bear enclosure (Map 109, Lot 007)

C. VOLUNTARY LOT MERGER

Samuel W. & Laura A. Brooks, of 9 Kassala Road, London, SW11 4HN own two (2) adjacent lots in the South Peak Resort development with the address of:

1. 8 Back Forty Road (Map 132, Lot 054) (0.73 Acres); and
2. 6 Back Forty Road (Map 132, Lot 055) (0.86 Acres) for a combined total of 1.59 Acres.

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

A. Stormwater Management Ordinance (SMO) and definition of “area of disturbance”.

1. Whether the Planning Board is authorized to tell the Town staff how they want Town staff to interpret the words “Area of Disturbance” or whether the Board of Selectmen or their designees are authorized to interpret the words as the enforcement arm of the Town.
2. Whether the Town Office staff should include the entire area of disturbance caused by the development in enforcing the terms of the Stormwater Management Ordinance (SMO) or whether the Town Office staff should only include the area of disturbance that only affects the area within the lot itself (not all of land disturbed within the common areas, including roadways and common land not in the roadways).

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