



PLANNING & ZONING

DEPARTMENT

PLANNING BOARD AGENDA

PLANNING BOARD 2ND MONTHLY MEETING & PUBLIC HEARINGS & PUBLIC HEARING ON CAPITAL IMPROVEMENT PLAN (CIP)

TUESDAY, November 22, 2022 – 6:00 PM

Planning Board Public Meeting

*Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person with social distancing & masks & via 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 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/u/kblNuPaMIG>

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

(See also town website www.lincolnnh.org for 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:

• **October 26, 2022**

- Chairman James Spanos, Selectmen’s Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin II.

• **November 9, 2022**

- Chairman James Spanos, Vice Chairman Joe Chenard, Member Stephen Noseworthy

III. NEW BUSINESS

A. SITE PLAN REVIEW

#SPR 2022-17 M112 L055A BDBC Holdings LLC and Bobby Graves d/b/a Café Monte Alto – SITE PLAN REVIEW

- a. **Application for Site Plan Review** approval for a restaurant in the Village Center (VC) District.
- b. **Applicants:** (1) Bobby Graves d/b/a Café Monte Alto, 85 Main Street, Plymouth, NH 03264 with a mailing address of 35 Weston Woods Circle, Campton, NH 03223 (tenant) & (2) Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC, PPO Box 788, Lincoln, NH 03251-0788 (property owner).
- c. **Property Owner:** Brenton (Brent) Drouin d/b/a BDBC Holdings, LLC, PPO Box 788, Lincoln, NH 03251-0788 (owner of both business condominiums Units A and B).

- d. **Subject Property:** A portion of property known as 49 Main Street #A (Map 112, Lot 055000-00-000A) and 49 Main Street #B ((Map 112, Lot 055000-00-000B), with several business tenants including Property Partners, Cobb Hill Construction, Photography Studio, Cobb Hill Construction and Brent Drouin d/b/a Century 21 Mountainside Realty located in the Village Center (VC) District. The proposed restaurant is to be in 1,400 SF in a portion of 49 Main Street #A.
- e. **Proposal:** Application for Site Plan Review approval for Café Monte Alto (a change in use from “consumer service” to a “restaurant” business use). The space would include tables and seats for dining for a total of twenty-eight (28) seats with an emphasis on coffee.
- f. **Parking:** Applicant to show adequate onsite parking for restaurant in addition to parking for current customer service businesses.

B. MINOR SUBDIVISION

#SUB 2022-06 M114 L049 LEGARE TRUSTEES+ CONLEY – MINOR SUBDIVISION

Application for Minor Subdivision of vacant land at the top of Mansion Hill (and at the end of Mansion Hill Drive, Valley View Lane and White Birch Lane) dividing one lot into two lots.

Applicant/Property Owner(s):

Raymond A. Legare & Pauline A. Legare, Trustees
 Raymond A. & Pauline A. Legare Trust
 c/o Susan L. Smith
 107 Howe Hill Road
 Benton, NH 03785.

Raymond A. Legare & Pauline A. Legare, Trustees
 Raymond A. & Pauline A. Legare Trust
 2907 Southeast Eagle Drive
 Port St. Lucie, FL 34984

Agent: Ethan Conley
 16 Kayla Avenue
 Salem, NH 03079

Surveyor: James M. Lavelle, LLS
 2 Starwood Drive
 Hampstead, NH 03841

Property: Mansion Hill #LO (Map 114, Lot 049) (16.7 Acres) (Rural Residential (RR) District) - minimum lot size is 15,000 SF or 0.34 Acres)

Proposal: To create two (2) parcels:

- 1. Map 114, Lot 049.3: Create one (1) lot of 6.81 Acres;
- 2. Map 114, Lot 049.3: Create one (1) lot of 10.10 Acres;

IV. 6:00 PM CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

A. CONCEPTUAL => SITE PLAN REVIEW

#CON 2022-14 M118 L002.1 Presby d/b/a T&T Mountain Investments LLC – The Patel Group –

New Hotel – A Second Conceptual After Some Adjustments Subsequent to First Conceptual.

Property Owner: Thaddeus (Thad) Presby d/b/a T&T Mountain Investments, LLC, 244 Main Street, Franconia, NH 03580 (a portion).

Property Owner: Mark Bogosian d/b/a Main Street Lincoln Investments, LLC, 866 Main Street, Osterville, MA 02655 (a portion)

Applicant with Purchase & Sale Agreement to Purchase Subject Lot: “The Patel Group” – **Ashok Patel** d/b/a Jamsan Hotel Management, Inc. (Vice President) and d/b/a Ossipee Hospitality, LLC (Manager, Agent & Member) and one of several owners of Holiday Inn Express & Suites, Lincoln East, 21 Railroad Street (Map 112, Lot 017) owned by AMBA Hotel, LLC, 440 Bedford Street, Lexington, MA 02420 with Bharat Patel (Agent & Director/Officer of AMBA, LLC)

Realtor/Agent: Thomas Tremblay, President of Coldwell Banker Lifestyles, 189 Main Street, PO Box 235, Lincoln, NH 033251-0235.

Property History: On May 3, 2022, Planning Board approved subdivision to subdivide 1 lot into 3 lots on Main Street/NH Route 112, just northeast of Town Hall. Original lot was 5.43 acres. Applicant subdivided it into three (3) parcels in the **Village Center District (VC):**

- (1) **Map 118, Lot 002001-00-00000 (aka Lot 2.1):** 133,500 SF (or 3.06 Ac) – has a large easement area for the benefit of Southern Peaks Development LLC (Parking for InnSeasons at South Mountain located at 23 Inn Season Drive Map 118, Lot 047) & is the location of a portion of Cooper Memorial Drive Right of Way (66 feet wide); still owned by Thaddeus (Thad) Presby d/b/a T&T Mountain Investments, LLC, 244 Main Street, Franconia, NH 03580.
- (2) **Map 118, Lot 002002-00-00000 (aka Lot 2.2):** 61,753 SF (or 1.42 Ac) & is location of a portion of Cooper Memorial Drive Right of Way (66 feet wide) shared access shown off from Cooper Memorial Drive; now owned by Mark Bogosian d/b/a Main Street Lincoln Investments, LLC. And...
- (3) **Map 118, Lot 002003-00-00000 (aka Lot 2.3):** 41,384 SF (or 0.95 Ac) shared access shown off from Cooper Memorial Drive now owned by Mark Bogosian d/b/a Main Street Lincoln Investments, LLC;

Two new lots were created. Improvements to these lots, extension of municipal water & sewer lines & extension of utilities will be required. The plan included shared access easements to Lot 2.2 and Lot 2.3.

Planning Board discussed two (2) elements that were not addressed on the plan: Sewer Location and Hammerhead Location. Those and other elements are to be addressed during Site Plan Review.

Subject Property: Map 118, Lot 002001-00-00000 (aka Lot 2.1) (133,500 SF or 3.06 Acres) (49,214 SF of the lot is “buildable”); the lot is subject to the following easements:

- a. Permanent Easement for the benefit of Southern Peaks Development, LLC, BlueGreen Corporation, 4960 Conference Way No. #100, Boca Raton, FL 33431 (owner of BlueGreen Vacations South Mountain Resort, Ascend Resort Collection, a/k/a InnSeasons at South Mountain Resort at 23 Inn Season Drive) (Map 118, Lot 047). Easement used for parking for BlueGreen Vacations South Mountain Resort per Site Plan Review approval in 2014.
- b. Cooper Memorial Drive R.O.W. sixty-six feet (66’) wide (See Book 3352, Page 186 and Plan #12,578, see note #5). Cooper Memorial Drive is a private roadway for benefit of Loon Mountain Recreation Corporation and South Peak Resort.

- c. Planning Board approved subdivision of the lot on May 3, 2022; this means the subdivision took place after April 1, 2022, so the lot still appears as one lot in Town records until April 1, 2023, even though the one lot is now three lots. See Grafton County Register of Deeds Plan #16432.

Proposal: Five Story Residence Inn by Marriott Hotel with 135-140 possible guest rooms

- 1. Garage Level: Parking garage with 80 parking spaces & Mechanicals
- 2. Level 1: 115 Parking & Lobby (& pool);
- 3. Level 2 with 45 Guest Rooms;
- 4. Level 3 with 45 Guest Rooms; and
- 5. Level 4 with 45 Guest Rooms.

B. UPDATE RE: DRAINAGE PROBLEM BETWEEN RAYMOND BERGLUND, 11 SCHOOL STREET (MAP 113, LOT 098) AND JAYNE LUDWIG, 12 PLEASANT STREET (MAP 113, LOT 092) AND PLANS FOR SOLUTION FROM PLANNING BOARD MEETINGS OF JUNE 8, 2022 AND AUGUST 10, 2022.

On June 8, 2022 and then August 10, 2022, Raymond (Ray) Berglund, owner of 11 School Street, (Map 113, Lot 098) updated the Planning Board on the drainage issues between his property and the property of Jayne Ludwig at 12 Pleasant Street (Map 113, Lot 092). Berglund planned to put a fence between 12 Pleasant Street and 11 School Street. His plan entailed creating a retaining wall in the rear of the 11 School Street property with an above ground drainage run off system to force water down to a dry well. He was going to add French drains as well. He was going to install fencing after the drainage problems are fixed and the fence would be seven (7) inches onto the property of 11 School Street which will still allow both properties to access their garages. He was to email the plans to Planner Bont. Mr. Berglund asked to have this matter put on the agenda for September, 2022. On October 26, 2022, at the last Planning Board meeting Jayne Ludwig asked the Planning Board to request a status update as nothing has been done to date. The parties attended the Planning Board on November 9, 2022, but the Board did not have a quorum. The parties were asked to come to the next meeting on November 22, 2022.

V. NEW BUSINESS

A. PUBLIC HEARING – CAPITAL IMPROVEMENTS PLAN (CIP).

A. Public Hearing re: Proposed Capital Improvement Plan Budget.

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 Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VII. ADJOURNMENT