



PLANNING BOARD AGENDA

PUBLIC MEETING

Wednesday, March 27, 2019 – 6:00 PM

Planning Board Public Meeting

Lincoln Town Hall, 148 Main Street, Lincoln NH

- 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:
- March 13, 2019
Chairman Jim Spanos, Vice Chair Joseph Chenard, and Selectmen's Representative OJ Robinson, Member Mark Ehrman (participated by phone), Member Stephen Noseworthy, and Alternate Paula Strickon.
- IV. **NEW BUSINESS**
- A. **6:00 PM. Conceptual** – Conceptual to convert “InnSeasons Village Shops” from a mix of Restaurant and Retail business use into mixed use property with mix of restaurant, retail and residential units.
- Applicant's Agent:**
Kent Brown, P.E.
Brown Engineering, LLC
Brown Engineering & Surveying, LLC
345 NH Route 104, Suite 7
New Hampton, NH 03256
- Conceptual Applicant:**
Kevin LaCasse, CEO & Broker for New England Family Housing Management
New England Family Housing
368 NH Route 104
New Hampton, NH 03256
- Property Owner:**
Village Shops ICH, LLC (John & Marcia Imbrescia)
PO Box 127
Lincoln, NH 03251-0127
- Property:**
25 South Mountain Drive #16 (Map 118, Lot 046) Village Center District
- III. **CONTINUING AND OTHER BUSINESS** (Staff and Planning Board Member/Alternates).
- A. **6:00 PM. Planning Board Recommendation on Proposed Purchase of Town Owned Land.**

The Board of Selectmen (BOS) asked the Planning Board to develop and convey to the BOS a list of criteria for the BOS to use in determining whether or not to sell property in the Lincoln Industrial Park.

The Board of Selectmen received an offer to purchase a parcel known as “Lot 4” in the Lincoln Industrial Park (Map 109, Lot 019) from Kurt O’Connell, a local builder. After a nonpublic session with Michael Donahue, Sr., and Michael Donahue, Jr., the Planning Board voted **NOT** to recommend the sale of the property at the offered price.

Per NH RSA 41:14-a Acquisition or Sale of Land, Buildings, or Both”:

“The Selectmen shall have the authority to acquire or sell land, buildings or both; provided, however, **they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies**, where a board or commission or both, exist.”

After receiving the recommendation “Not to Sell” from the Planning Board and prior to voting on the proposed sale, the Board of Selectmen shall hold 2 public hearings at least 10 but not more than 14 days apart. See NH RSA 41:14-a. The first Board of Selectmen public hearing was Monday, March 25, 2019; the second public hearing will be April 8, 2019.

B. 6:00 PM. Discussion re: Appointment of Planning Board Alternates.

- 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