

LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)
NOTICE OF HEARING
REQUEST FOR SPECIAL EXCEPTION FOR OFF PREMISE SIGN
Wednesday February 17, 2021 at 6PM
Due to COVID 19, Meeting being presented via Zoom Video Conferencing.
See below for link. Also Meeting Video Available at www.lincolnnh.org
Lincoln Town Hall, 148 Main Street, Lincoln, NH

Notice is hereby given a ZBA hearing will be held via ZOOM, concerning a request by Appellants:

- (1) Littleton Development Medical Properties, LLC, 800 W. Madison Street, Suite 400, Chicago IL 60607;
- (2) Littleton Hospital Association d/b/a Littleton Regional Healthcare, 600 Saint Johnsbury Road, Littleton, NH 03561; &
- (3) Property Owners of both Proposed Sign Lot & Benefitted Lot: Brenda Clark, Benjamin E. Clark and Jennifer L. Franz.

Property Location:

- A. Railroad Street #LO (Map 112, Lot 016) 0.83 Acres (proposed sign lot); and
- B. Railroad Street #LO (Map 112, Lot 018) 5.51 Acres (proposed benefitted lot)

Applicant under contract to acquire Proposed Benefitted Lot. Upon acquiring Proposed Benefitted Lot, & subject to Site Plan Review approval, Applicant plans to construct building(s) and other improvements on Proposed Benefitted Lot related to medical facility uses (the “Proposed Medical Development”) to be occupied by one or more third-party tenants, including Littleton Regional Healthcare. Proposed Benefitted Lot is not visible from a main road, thus off-premises signage to be located on the Proposed Sign Lot (the “Proposed Sign”) is requested to direct medical patients & invitees to Proposed Benefitted Lot.

Proposed Benefitted Lot is approx. 650 ft from Main Street/NH Route 112 (across from the Hobo Railroad property)—*not visible* from any “main” road, including Main Street/NH Route 112 & Connector Road/US Route 3A. Permission for off-premises signage requires a special exception.

Proposed use showing justification for a special exception in Land Use Plan Ordinance Article VI-B (Lincoln Sign Regulations), Section E (Permit Requirements and Review Procedure), Paragraph 10 (Sign Classification and Standards), Subparagraph (p) (Off-Premises Sign) except by Special Exception as provided in Article VIII, Section A Board of Adjustment, Paragraph 2, subparagraphs A-D of this Ordinance **and** Section H Appeals, Paragraph 2, Special Exceptions for Signs, Subparagraphs a-e.

Join Zoom Meeting

<https://us02web.zoom.us/j/89487693705?pwd=Z1A3dGRBVG5xbGh0R0VhQXQxY1ZOUT09>

Meeting ID: 894 8769 3705

Passcode: 400994

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