

PUBLIC NOTICE

TOWN OF LINCOLN PLANNING BOARD
Wednesday, September 22, 2021 – 6:00PM
Lincoln Town Hall, 148 Main Street, Lincoln, NH

This hybrid meeting will be available both in person with social distancing & via the Zoom Meeting Platform to allow for town wide participation. There is space in the room for between 8 & 12 guests in addition to the Board members. The public is encouraged to participate remotely using ZOOM. Join Zoom Meeting
<https://us02web.zoom.us/j/81335465684?pwd=dC9pbFhvOTlicnhrRm8zRkRCa3RIUT09>
Meeting ID: 813 3546 5684
Passcode: 243436 (See also town website www.lincolnnh.org for the same link, meeting ID and passcode.)

Notice is hereby given in accordance with RSA 676:4 & 676:7 an application for minor subdivision will be submitted to the Planning Board during a regular meeting. Upon finding application meets submission requirements of the Lincoln Subdivision Regulations, Board will vote to accept application as complete & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Application for Minor Subdivision (boundary lot adjustments) between 4 adjacent lots at the end of O'Brien Avenue R/W, and Louann Lane R/W, reconfiguring them. Also, a further subdivision of 1 of those 4 lots into 3 lots.

Applicant/Property Owner: Thomas P. Tremblay, Trustee, Thomas P. Tremblay Revocable Trust of 2006, PO Box 235, Lincoln, NH 03251-0235;

Properties: (Rural Residential (RR) District - minimum lot size is 15,000 SF or 0.34 Acres)

1. 19 Louann Lane (Map 117, Lot 017) (0.62 Acres) (has a single-family residence)
2. Louann Lane #LO (Map 117, Lot 018) (0.58 Acres) (vacant)
3. Louann Lane (LO) (Map 117, Lot 019) (1.15 Acres) (vacant)
4. 30 & 31 O'Brien Avenue (Map 117, Lot 025) (1.8 Acres) (single family residence with detached garage & unpermitted accessory apartment above)

Proposal A: The subdivision proposed includes the following boundary line adjustment transfers:

- A. Area #1: Portion of 19 Louann Lane (Map 117, Lot 017) to be transferred to Map 117, Lot 019 – original area of 0.62 Ac changes to 0.46 Ac;
- B. Area #2: Portion of Louann Lane #LO (Map 117, Lot 018) to be transferred to Map 117, Lot 019 – original area of 0.58 Ac changes to 0.54 Ac;
- C. Area #3: Portion of 30 & 31 O'Brien Avenue (Map 117, Lot 025) to be transferred to Map 117, Lot 019 – original area of 1.8 Ac changes to 1.41 Ac; and
- D. Louann Lane (LO) (Map 117, Lot 019) (1.15 Acres) original area of 1.15 Ac changes to 1.67 Ac.

Proposal B: Further subdivision proposed divides 1 lot into 3 lots. Two new lots will be created.

Improvements to Luann Lane R/W (to become a 50 ft ROW), the lots, & an extension of municipal water lines, sewer lines & utilities will be required.

1. The remainder of 30 & 31 O'Brien Avenue (Map 117, Lot 025) (1.8 Acres) as follows:
 - a. Lot 1: 0.46 Acres (vacant)
 - b. Lot 2: 0.48 Acres (Has a detached garage with an unpermitted accessory apartment above)
 - c. Lot 3: 0.47 Acres (Has a single-family residence)

Applicant's surveyor: Gardner Kellogg, Kellogg Surveying & Mapping, Inc., 254 Mann's Hill Road, Littleton, NH 03561.