

**LINCOLN ZONING BOARD OF ADJUSTMENT (ZBA)**  
**NOTICE OF HEARING ON REQUEST FOR A VARIANCE**  
**THURSDAY May 17, 2018 at 6PM**

Notice is hereby given that ZBA hearing will be held **Thursday** May 17, 2018 at 6:00 PM in the Conference Room of Town Hall, 148 Main Street, Lincoln, NH, concerning a request by Appellant Andrew Noyes, Director of Operations at Loon Mountain Resort, 60 Loon Mountain Road, Lincoln, NH 03251 as agent for two property owners: (1) CLP Loon Mountain LLC, 60 Loon Mountain Road, Lincoln, NH 03251; and (2) Mountain Club on Loon Owners' Association, 90 Loon Mountain, Lincoln, NH 03251 for a variance concerning Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Paragraph 4 (Dimensional Chart) of the Land Use Plan Ordinance (LUPO) to build a replacement deck and to expand the deck further into the 15-foot setback areas of the two properties owned by the two different owners.

Property owner "CLP Loon Mountain LLC", owns 60 Loon Mountain Road (Map 126, Lot 020) where a third-party Loon Mountain Resort operates the Loon Mountain ski resort, in part, out of the "Octagon Lodge" which is located on the first property. The second adjacent property is owned by the "Mountain Club on Loon Owners' Association" located on 90 Loon Mountain Road (Map 126, Lot 018). On that second lot is a multi-story building of condominiums comprised of a mix of retail shops, restaurants and quarter shares dwelling units. There is a large deck owned by "CLP Loon Mountain LLC" that bridges the two properties and provides access for skiers and customers to the Octagon Lodge as well as to the shops and residences at the Mountain Club building. The Octagon Lodge and the Mountain Club buildings are in very close proximity to each other. The deck space includes room for seating, tables and standing space for spectators to observe skiers come down Loon Mountain. The deck is attached on one end to the Octagon Lodge and at the other end to the Mountain Club. The deck is old and needs to be replaced. The owners of both adjacent properties propose to both replace and expand the deck.

Almost the entire deck is within the 15' setback areas of both properties. Although almost the entire deck is on land owned by CLP Loon Mountain LLC, a small portion of the deck is on land owned by the Mountain Club on Loon Mountain Owners' association where it attaches to the building. CLP Loon Mountain LLC owns the land on the slope side of the Mountain Club building. The proposed deck needs a **variance** as specified in the LUPO to encroach into the fifteen foot (15') front setback areas.