



TOWN OF LINCOLN NEW HAMPSHIRE

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AGENDA

Thursday, May 17, 2018 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

I. CALL TO ORDER by the Chairman of Zoning Board of Adjustment; announcement of excused absences, if any, and seating of alternates(s), if necessary.

II. CONSIDERATION of meeting minutes from:

- April 4, 2018

III. CONTINUING AND OTHER BUSINESS (Staff and Zoning Board Member/Alternates).

A. Work on Rules of Procedure for ZBA.

- a. Should the ZBA have a Board of Selectman member on the ZBA as an *ex officio* member?
- b. Should the ZBA have a nonvoting member from the BOS on the ZBA?

IV. NEW BUSINESS

A. 6:00 PM Var 2018-02 M126 L020 & L019 CLP Loon Mountain LLC Setback Variance

Loon Mountain Recreation Corporation as agent for CLP Loon Mountain LLC and Mountain Club on Loon Mountain Unit Owners Association – VARIANCE concerning Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) of the zoning ordinance known as the Land Use Plan Ordinance (LUPO) to build a replacement deck and to expand the deck further into the 15-foot setback areas of two properties owned by the two different owners.

1. Agent & Appellant:

Andrew Noyes, Director of Operations
Loon Mountain Resort
60 Loon Mountain Road
Lincoln, NH 03251

as agent and appellant 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

2. Property Owners:

- a. CLP Loon Mountain LLC
60 Loon Mountain Road
Lincoln, NH 03251; and
- b. Mountain Club on Loon Owners' Association
90 Loon Mountain
Lincoln, NH 03251

60 Loon Mountain Road
(Tax Map 126, Lot 020)

90 Loon Mountain Road
(Tax Map 126, Lot 018)

Properties:

- (1) 60 Loon Mountain Road (Tax Map 126, Lot 020) (aka Loon Mountain Ski Area) General Use (GU) District
- (2) 90 Loon Mountain Road (Tax Map 126, Lot 018) General Use (GU) District

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 porch needs a variance as specified in the Land Use Plan Ordinance, Article VI Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) to encroach into the twenty-five foot (25’) front setback area.

B. Stephen Benedetto d/b/a Big Wood Construction, LLC for Kevin Grimes, d/b/a 27 Black Mountain Road LLC Variance – build within front setback

VARIANCE concerning Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) of the zoning ordinance known as the Land Use Plan Ordinance (LUPO) to construct a canopy within the front setback area.

Agent & Contractor for Appellant:

Steven Benedetto d/b/a Big Wood Construction, LLC
188 Loon Lake Road
Plymouth, NH 03264

Appellant & Property Owner:

Kevin Grimes, d/b/a “27 Black Mountain Road, LLC”
Elizabeth Grimes, Manager for “27 Black Mountain Road, LLC”
12 Clarke Road
Needham, MA 02492

Property:

27 Black Mountain Road
Lincoln, NH
(Map 130, Lot 055) Mountain Residential (MR) District

Grimes' home was built in 2001. The front of the house runs right along the 25-foot front setback line. Grimes' home has a 16'X6' canopy over the front door that sticks out over the setback line into the front setback area, however, the canopy does not touch the ground; it is like a large roof overhang. Appellant proposes to remove the current canopy over the front entry door, move the location of the canopy slightly, replace the 16'X6' canopy with a 12'X6' canopy and support the canopy with stone veneer concrete pillars that extend all of the way to the ground. The home is located at 27 Black Mountain Road (Map 130, Lot 055) in the Mountain Residential (MR) District where the front, side and rear minimum setbacks are 25 feet. The entire canopy as proposed will be located within the 25-foot front setback area. Lot is subject to a 2002 ZBA decision. The proposed porch needs a **variance** as specified in the Land Use Plan Ordinance, Article VI Article VI District and District Regulations, Section B District Regulations, Paragraph 4 (Dimensional Chart) to encroach into the twenty-five foot (25') front setback area.

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

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

VIII. ADJOURNMENT

**NOTE: THIS MEETING WILL TAKE PLACE ON A THURSDAY.
NORMALLY ZBA MEETINGS TAKE PLACE ON
WEDNESDAYS.**