



TOWN OF LINCOLN NEW HAMPSHIRE

PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

PLANNING & ZONING DEPARTMENT

ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING AGENDA

Tuesday, November 14, 2017 – 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:

- October 18, 2017

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

IV. **NEW BUSINESS**

A. **6:00 PM.** Lincoln Zoning Board of Adjustment (ZBA) **Request for a Variance** per RSA 676:5,II (b).

Case #: 2017 ZBA Var 2017-01 M112 L041 Jenny A. Harrington

Location: (Mobile Home)
40 West Street
(Map 112, Lot 041)

(Land & House)
36 West Street
(Map 112, Lot 041)

General Residential (GR) District.

Property Owner:

Estate of Barbara Harrington
36 West St.
Lincoln, NH 03251

Heirs: Jennifer A. Harrington & David Harrington
40 West St.
Lincoln, NH 03251

Appellant: Jennifer A. Harrington
40 West St.
Lincoln, NH 03251

Application for Variance Associated with a Proposed Subdivision.

Appellant proposes to subdivide the subject lot into two lots (Map 112 Lot 041) so the mobile home (40 West St.) and the Harrington house (36 West St.) are each on their own lot.

The subject lot is located in the General Residential (GR) District. The minimum lot size, in the General Residential (GR) District, is 10,000 square feet with the one of the proposed lots being 7,250 square feet. The lot line adjustment 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 allow a lot smaller than the minimum lot size.

ACTION: Upon a finding by the ZBA that the application meets the submission requirements, the ZBA will vote to accept the application for a variance as administratively complete.

ACTION: If the ZBA finds the application to be complete, then the ZBA may conduct a public hearing on the merits of the proposal immediately, or schedule a public hearing at some future date established during this meeting.

ACTION: The ZBA will vote to approve, approve with conditions or disapprove the application. Should a decision not be reached at the public hearing, this application will stay on the ZBA agenda until such time as it is either approved or disapproved.

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

