

## **PUBLIC NOTICE**

### **TOWN OF LINCOLN PLANNING BOARD**

Wednesday, January 10, 2024 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

\*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the large conference room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/81700766161?pwd=WUFRK2N1Zk9xSzI1bVFPRWVzbyt4UT09>

**Meeting ID: 817 0076 6161**

**Passcode: 179696**

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFRK2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for same link, meeting ID and passcode.)

Notice is hereby given in accordance with RSA 676:4 & 676:7 two (2) applications for major subdivisions 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 each application as complete & a public hearing on the merits of proposal will follow immediately. Should a decision not be reached at the public hearing, the applications will stay on the Planning Board agenda until such time as the applications are either approved or disapproved.

#### **1. Application#1 for Major Subdivision of vacant land at the top of Mansion Hill & at termination of Mansion Hill Drive & Valley View Lane, dividing one lot into 10 lots: 4 lots for Duplexes & 6 lots for Single Family Residences (SFR).**

**Applicant/Property Owner:** Kyle R. McManus of Total Construction Solutions Co., 2 Mockingbird Lane, Kingston, NH 03848 d/b/a **Coolidge Ridge, LLC**, 2 Mockingbird Lane, Kingston, NH 03848. (Formerly land of Raymond A. Legare & Pauline A. Legare, Trustees, Raymond A. & Pauline A. Legare Trust, c/o Susan L. Smith, 107 Howe Hill Road, Benton, NH 03785).

**Applicant/Property Owner's Agent:** Ethan Conley, 16 Kayla Avenue, Salem, NH 03079

**Applicant's surveyor:** James M. Lavelle, LLS, 2 Starwood Drive, Hampstead, NH 03841

**Applicant's Engineer:** Keith Curran, P.E., Bohler Engineering, Inc., 3 Executive Park Drive, Suite 202, Bedford, NH 03110 & 352 Turnpike Road, Southborough, MA 01772.

**Property:** Mansion Hill #LO (Map 114, Lot 049003-00-00000) (6.81 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres)

**Proposal:** To create 10 parcels for 4 duplexes & 6 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive and Valley View Lane, depending on the location of the individual lots :

Lot 01 (0.48 Acres) Single Family Residence (SFR);	Lot 02 (0.55 Acres) Duplex;
Lot 03 (0.34 Acres) SFR;	Lot 04 (0.37 Acres) SFR;
Lot 05 (0.38 Acres) SFR;	Lot 06 (0.38 Acres) SFR;
Lot 07 (0.38 Acres) SFR;	Lot 08 (0.38 Acres) Duplex;
Lot 09 (0.38 Acres) Duplex;	Lot 10 (0.38 Acres) Duplex;

#### **2. Application#2 for Major Subdivision of land on Mansion Hill & at termination of White Birch Lane dividing one lot into 18 lots for 18 Single Family Residences (SFR).**

**Applicant/Property Owner:** Ethan Conley, acting as agent for Sean G. Conley d/b/a C2 Equity Partners, LLC d/b/a **Lincoln Valley Development, LLC**, 7 Colchester Road, Windham, NH 03087. C2 Equity Partners LLC's registered agent's name is Andrew L. Share, Esq., Nixon Peabody, LLP, 900 Elm Street, Manchester, NH 03101. (Formerly land of Raymond A. Legare & Pauline A. Legare, Trustees, Raymond A. & Pauline A. Legare Trust, c/o Susan L. Smith, 107 Howe Hill Road, Benton, NH 03785).

**Applicant/Property Owner's Agent:** Ethan Conley, 16 Kayla Avenue, Salem, NH 03079

**Applicant's surveyor:** James M. Lavelle, LLS, 2 Starwood Drive, Hampstead, NH 03841

**Applicant's Agent/Engineer:** Keith Curran, P.E., Bohler Engineering, Inc., 3 Executive Park Drive, Suite 202, Bedford, NH 03110 & 352 Turnpike Road, Southborough, MA 01772.

**Property:** Mansion Hill #LO (Map 114, Lot 049) (10.11 Acres) (Rural Residential (RR) District – (minimum lot size is 15,000 SF or 0.34 Acres) the property includes an existing pump house building and associated wells.

**Proposal:** To create 18 parcels for 18 Single Family Residences with access to the proposed developments to be provided from an extension of White Birch Lane:

Lot 11 (0.38 Acres) SFR;	Lot 12 (0.38 Acres) SFR;
Lot 13 (0.38 Acres) SFR;	Lot 14 (0.38 Acres) SFR;
Lot 15 (0.38 Acres) SFR;	Lot 16 (0.38 Acres) SFR;
Lot 17 (0.38 Acres) SFR;	Lot 18 (0.38 Acres) SFR;
Lot 19 (0.38 Acres) SFR;	Lot 20 (0.38 Acres) SFR;
Lot 21 (0.38 Acres) SFR;	Lot 22 (0.38 Acres) SFR;
Lot 23 (0.38 Acres) SFR;	Lot 24 (0.38 Acres) SFR;
Lot 25 (0.38 Acres) SFR;	Lot 26 (0.38 Acres) SFR;
Lot 27 (0.38 Acres) SFR;	Lot 28 (0.38 Acres) SFR.

**Road and Infrastructure:** Also creating an extension to White Birch Lane with associated infrastructure.

**Two Proposals Together:** To create a total of 28 parcels for 4 duplexes & 24 Single Family Residences with access to the proposed developments to be provided from Mansion Hill Drive and Valley View Lane, depending on the location of the individual lots :