

**APPROVED**

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING  
Wednesday March 15, 2023 – 6:00PM  
Lincoln Town Hall, 148 Main Street, Lincoln NH**

\*Hybrid meeting available both in person with social distancing & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Zoning 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=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

**Meeting ID: 817 0076 6161**

**Passcode: 179696**

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

**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.)

**I. CALL TO ORDER: Acting Chairman Jack Daly**

**Motion to appoint Jack Daly as Acting Chairperson for tonight's meeting by Member Sullivan**

**Second by Member Chenard**

**All in favor**

**Members Present:** Acting Chairman Jack Daly, Chairman Ray D'Amante (via Zoom), Member Delia Sullivan, Alternate Susan Chenard (Voting Member in place of Vice Chairman Mark Ehrman)

**Excused:** Vice Chairman Mark Ehrman, Myles Moran, Jon Ham

**Staff present:** Planner Carole Bont

**Guests Present:**

**II. CONSIDERATION of meeting minutes from:**

- February 15, 2023 (Present: Chair Ray D'Amante (via Zoom), Acting Chair Jon Ham, Vice Chair Mark Ehrman (via Zoom), Member Jack Daly, Member Delia Sullivan, Member Myles Moran (portion only – via Zoom), and Alternate Susan Chenard. (Myles Moran dropped off the Zoom early.)

**Motion to approve the minutes as distributed by Chairman D'Amante**

**Second by Member Sullivan**

**All in favor**

**III. NEW BUSINESS (Staff and Zoning Board Member/Alternates).**

**A. Request for Variance (Var).**

**[Var 2023-01 M132 L057 Maniglia]**

**Variance to permit retaining walls to extend into the fifteen-foot (15') front & side setback areas.**

**Agent for Appellants:** Philip M. Bennett, AIA  
alba architects LLP  
137 Main Street  
PO Box 186  
North Woodstock, NH 03262-0186

**Appellants/Property Owner:** Frank E. Maniglia & Meghan M. Maniglia  
44 Ashwood Avenue  
Wilmington, MA 01887

**Surveyor:** Mark Lucy, P.E., C.P.E.S.C. Senior Design Engineer  
White Mountain Survey & Engineering, Inc./  
Horizons Engineering, Inc.  
1270 NH Route 16  
Ossipee, NH 03864

**Property:** 4 Hay Hill Road (Map 132, Lot 057). Size: 0.56 acres. **Rural Residential (RR) District.**

**Homeowners Association (HOA):** Subject lot is part of a development known as “The Landing at Loon Mountain”, part of an active HOA known as “The Landing at Loon Mountain Homeowners Association”, however, Joseph E. Lynch d/b/a Loon Landing Development, LLC is the successor declarant & is still owner of a majority of the undeveloped lots. He owns forty-seven (47) out of eighty-one (81) total lots (an adjusted total following a few lot mergers) for a total of fifty-eight percent (58%) of the undeveloped lots.

**Homeowners Association:** **The Landing at Loon Mountain Homeowners Association**  
(Map 130, Lots 062-085, Map 132, Lot 002-050, 053-054, Map 133, 041-044)

Joseph E. Lynch, President

**The Landing at Loon Mountain Homeowners Association**  
d/b/a Loon Landing Development LLC  
1 Connector Road  
Andover, MA 01810

Joseph E. Lynch, President

**The Landing at Loon Mountain Homeowners Association**  
d/b/a Loon Landing Development LLC  
14 Montalcino Way  
Salem, NH 03079

**Land Use Plan Ordinance (LUPO):** In the Rural Residential (RR) District, front, side & rear setbacks are fifteen feet (15') from the property boundary line. A retaining wall greater than four feet (4') in height, measured from grade at the bottom of the wall to the top of the wall is defined as a “structure”.

No “structure” is permitted within the setback areas. In 2004, the developer of The Landing at Loon Mountain put in the roadways and several retaining walls that greater than four feet (4’) in height; some of those retaining walls are on the subject lot. Those retaining walls are pre-existing nonconforming retaining walls and are not the subject of this request. Those retaining walls are within the fifteen-foot (15’) west side setback area, the fifteen-foot (15’) rear side setback area, and the fifteen-foot (15’) east side setback area of the subject lot.

**Request is for the ZBA to grant:**

1. A **Variance** to allow the construction of a retaining wall within the fifteen-foot (15’) east side setback area. The proposed retaining wall will exceed 4 feet in height and is therefore a “structure” within the LUPO and subject to the fifteen-foot (15’) setback as defined for the **Rural Residential (RR) District**. The retaining wall will vary in height up to approximately nine feet (9’) and will be located within the front and east side setback areas.

**ACTIONS:** Upon a finding by the ZBA that the application meets the submission requirements the ZBA may vote to accept the application for a Special Exceptions and Variances as administratively complete. The ZBA may conduct a public hearing, or schedule a public hearing at some future date established during this meeting. The ZBA will hold a public hearing on the merits. The Zoning Board will vote to approve, approve with conditions or disapprove the application.

***\*\*Prior to the presentation Planner Bont told Appellant’s Agent Stuart Anderson that he had the right to wait for a full ZBA board and he chose to go ahead with four out of five members.\*\****

**PRESENTATION**

Appellant’s Agent, Mr. Stuart Anderson from Alba Architects, LLP, will be representing the appellants Frank E. Maniglia & Meghan M. Maniglia. Mr. Philip M. Bennett of Alba Architects was supposed to present at tonight’s meeting but was unable to attend. Permission to have Mr. Anderson present was given by Frank E. Maniglia & Meghan M. Maniglia via letter dated February 1, 2023. (See attached authorization letter.)

Planner Bont reads the above details for the variance requested.

Appellant’s Agent Anderson describes, the area in question (Eastern and Southern Setback), on the map that has been provided for the ZBA members to review. He explains that there are additional pre-existing retaining walls on the property that are part of the overall development known as “The Landing at Loon Mountain” that are located within the setback areas, but which are not a part of the proposed project and, therefore, do not require a variance. The proposed new retaining wall will vary in height and the section of the retaining wall closest to Hay Hill Road will be approximately four feet (4’) in height extending to a height of eight to nine feet (8’-9’) through the setback area.

Appellant’s Agent Anderson explains that most of lots within “The Landing at Loon Mountain” are steeply sloped lots and in order to develop these lots in a fashion that allows for placement of the house and a garage with an appropriately pitched driveway, retaining walls must come into play. He adds that without the retaining walls the driveways would be significantly steep and would potentially present a safety concern, amongst other things.

Appellant’s Agent Anderson reads starting from page 2 of the Variance Application. (See attached Variance Application.)

1. Granting the variance would not be contrary to the Public Interest because:

**Application Answer:** Granting the variance does not alter the essential character of the neighborhood, allowing for the construction of a single-family home, nor is it contrary to the zoning intent. Granting the variance does not threaten the health, safety or general welfare of the public as it is located on a private home lot.

Appellant's Agent Anderson adds that having this retaining wall will make it possible to have a safe driveway with the required off street parking as well as providing access for servicing and other vehicles.

Appellant's Agent Anderson discusses the pre-existing (previously mentioned) retaining walls and notes that the retaining walls were erected by an earlier developer and predate most of the current property owners within the development.

## **QUESTIONS**

### **Drainage:**

Member Susan Chenard asks about the utility boxes for the neighboring property that are surrounded by stones and wants to know if the proposed retaining wall would start next to those utility boxes.

Appellant's Agent Anderson replies "correct".

Member Chenard asks how erecting a retaining wall next to those utility boxes will affect the drainage. She adds that there have been issues with drainage in the past as water gets behind the original retaining walls.

Appellant's Agent Anderson understands her concerns and explains that this project is under the thresholds for the requirements of the Storm Water Management (SMO) and so no Stormwater Management Plan will be required.

#### ***Note: Threshold for Storm Water Management Ordinance (SMO):***

##### ***I. APPLICABILITY***

*The requirements of this ordinance shall apply to:*

- A. All subdivisions; and*
- B. All developments (as defined in Article IV.A of the Town's Site Plan Review Regulations and also in Article IV of the Town's Land Use Plan Ordinance) and residential lots which disturb either:*
  - 1. Seventeen thousand (17,000) square feet or more, or*
  - 2. Fifty five percent (55%) or more of the square footage of the lot (even if less than 17,000 total square feet).*
- C. Disturbance – Means filling, grading, dredging, mining, excavation, construction, removal of topsoil, removal of stumps, stockpiling of earth material, or any other activity that results in a temporary or permanent change to the preexisting ground conditions or contours, or both.*

Appellant's Agent Anderson further notes that there will be an area of twelve hundred six hundred square feet (12,600 SF) of disturbance which is fifty-two-point one percent (52.1%) of the square footage of the lot. The twelve hundred six hundred square feet (12,600 SF) of disturbance is below the seventeen thousand (17,000) square feet threshold amount. Fifty-two and one tenth percent (52.1%) of the square footage of the lot is less than the fifty-five percent (55%) that is the threshold to trigger the requirements of the SMO.

Appellant's Agent Anderson said that nonetheless, Appellants would be addressing drainage to ensure that the infiltration is kept within the lot. He adds that when the Land Use Authorization Permit Application is submitted, the application will include a full set of civil engineering drawings that shows how the drainage will be addressed.

Planner Bont comments that the Town Engineer Ray Korber will review the drainage plans as well. If there are any issues Mr. Korber will work with Appellant's Agent Anderson to have Appellant make any needed adjustments.

**Hardship:**

Chairman D'Amante comments that he is familiar with the area and the lots at "The Landing at Loon Mountain." Lots at "The Landing" are extremely steep and therefore expensive to develop and almost undevelopable if the ZBA doesn't grant some relief. He feels that the "hardship is overwhelming".

**Setback:**

Acting Chairman Daly asks how far into the setback does the proposed retaining wall go.

Appellant's Agent Anderson replies that he does not have the specific distance graphically but the retaining wall will be about five feet (5') from the property boundary line which would be about ten feet (10') into the fifteen-foot (15') setback.

**Abutters:**

Acting Chairman Daly asks Planner Bont if there have been any comments from the neighbors in the area.

Planner Bont explains that all the abutters have been notified and she has not heard from any of them. She adds that she notifies the Home Owners Associations; in turn, the Home Owner's Association (HOA) officers are responsible for forwarding those notices to their individual members. Planner Bont sent individual notices out to many individual abutters if their development was not currently in an active HOA and she has not received any responses from those abutters either. (See attached Abutter Notification.) The ZBA and Appellant's Agent Anderson discuss abutters and that some have been granted variances for similar issues.

**Review of the Individual ZBA Board Member Variance Worksheet: Statement of Reasons – Variance**

Acting Chairman Daly begins to read through the worksheet of Facts in Support of Granting the Variance.

**1. Granting the variance would or would not be contrary to the public interest because:**

**Answer on application:** Granting the variance does not alter the essential character of the neighborhood allowing for the construction of a single-family home, nor is it contrary to the zoning intent. Granting the variance does not threaten the health, safety or general welfare of the public as it is located on a private home lot.

**The ZBA Members agree to accept the answer given by the Appellants on the application as Facts in Support of Granting the Variance. (See attached Variance Application).**

**Chairman D'Amante discusses that it is in the public interest, at this point, to continue building on the approved lots in the development called "The Landing at Loon Mountain" with the appellants knowing that there are some difficult elements with heights, setbacks, retaining walls, etc. He notes it's in the public interest to see that this application for a variance is granted.**

Acting Chairman Daly suggests an edit to the application “would not be contrary to public interest”.

**Motion to accept answer as written on question #1 of the Variance Application as Facts in Support of Granting the Variance by Member Sullivan  
Second by Member Chenard  
All in favor**

**2. If the variance were granted the spirit of the ordinance would be observed because:**

**Answer on application:** Granting the variance is within the spirit of the ordinance to allow for the construction of a single-family home in a residential neighborhood. Granting the variance does not cause increased congestion or overcrowding.

**The ZBA Members agree to accept the answer given by the Appellants on the Variance Application as Facts in Support of Granting the Variance.**

Chairman D’Amante adds that with regard to the spirit of the ordinance, the Town, the Board of Selectmen, etc. have approved a set of standards that resulted in this subdivision layout. Therefore, these are lots that exist as legal, single-family house lots and the spirit of the ordinance is, among other things, that these lots can be used or developed for single family house lots. He thinks the Appellants have gone a long way to put designed features onto this site that do not interfere with any property around it and are consistent with the spirit of this subdivision on the topography of this lot. With that said, he feels that item #2 should be granted.

**Motion to accept answer as written on question #2 of the Variance application as Facts in Support of Granting the Variance by Member Chenard  
Second by Chairman D’Amante  
All in favor**

**3. Granting the variance would or would not do substantial justice because:**

**Answer on application:** The proposed project is consistent with the area’s current use. There is no gain to the public that outweighs the loss to the individual.

Chairman D’Amante moves to accept the answer given by the Appellants on the Variance Application to question #3, that granting the variance would do substantial justice. Once again, the Planning Board has approved “The Landing at Loon Mountain” Condominium Subdivision and the current use of the area is single-family house lots, the proposed use is a single-family home and if the conclusion of this ZBA were that a variance should not be granted for this use, it would be basically saying that no variances should be granted for any of these condo areas and that is not “substantial justice” for the owners of those lots. He would say that substantial justice does support granting this variance.

Acting Chairman Daly polls the ZBA members and all members agree to accept answer as written on question #3 of the Variance application as Facts in Support of Granting the Variance and to add the words of Chairman D’Amante.

**4. Granting the variance would or would not diminish the values of the surrounding properties for the following reasons:**

**Answer on application:** The proposed project is consistent with the area's current [single family home residential] use and abutting properties. Granting the variance does not block any surrounding view, in fact it allows for further protection of the current view. The proposed [variance] does not decrease property values.

**Member Chenard proposes that the ZBA members agree to accept the answer as written on question #4 of the Variance application as Facts in Support of Granting the Variance.**

**Motion to accept answer as written on question #4 of the Variance application as Facts in Support of Granting the Variance by Acting Chairman Daly  
Second by Member Sullivan  
All in favor**

**5. Unnecessary Hardship**

- A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

**Answer on application:** The proposed project is consistent with the area's current [single family home residential] use and abutting properties. Granting the variance does not block any surrounding view, in fact it allows for further protection of the current view. The proposed does not decrease property values.

**Chairman D'Amante comments that if the variance was denied this lot would probably have zero (0) value and that is not the intent of the whole condominium subdivision [known as "The Landing at Loon Mountain"] and what has already been accomplished there. So, denial of the variance would absolutely result in an unnecessary hardship to this property.**

- i. There (is – is not) a fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

**Answer on application:** Denial of the variance would create hardship in rendering the lot extremely difficult to develop and create a scenario whereby any development would become uncharacteristic with the abutting properties.

**Acting Chairman Daly polls the board and all agree to adopt the language in the above answer as written by the Appellants to question #5 of the Variance Application as Facts in Support of Granting the Variance.**

**Motion to adopt by Member Sullivan  
Second by Member Chenard  
All in favor**

- ii. The proposed use is a reasonable one because:

**Answer on application:** The proposed use is reasonable as it is consistent with surrounding properties and within the spirit of the ordinance.

**Chairman D'Amante suggests that this condition is met:**

- 1. This is a single-family residence in a single-family subdivision and one hundred (100) percent meets that requirement and that situation. In that regard, a strict conformance would deny it and render it almost impossible to use  
and**
- 2. Granting the variance would not be detrimental to the area because every home that goes in to this subdivision is going to basically have the same impact, the same characteristics, the same needs and to the extent that it has an impact on value it has an impact on every value of every lot if relief isn't granted by this board.**

**He feels the ZBA should be granting the variance on this condition as well.**

**Acting Chairman Daly refers to #5 A ii the proposed use is a reasonable use as it is consistent with surrounding properties and within the spirit of the ordinance and polls the board. All are in favor.**

**Motion to approve the variance as presented by Member Chenard  
Second by Member Sullivan  
All in favor**

#### **IV. CONTINUING AND OTHER BUSINESS**

##### **Questions Regarding Variance Requests at The Landing at Loon Mountain**

Chairman D'Amante asks the ZBA members and Planner Bont a question. Given the layout of this subdivision and the property topography and all the other impacts, he personally does not see how any house can be built on any lot without requiring a variance and he is wondering if there is anything that can be done to lessen the Appellant's delay and expense because there are a large number of lots in the same predicament. He would like to know if there is a way to get a more omnibus relief.

The ZBA members discuss the question posed by Chairman D'Amante.

Acting Chairman Daly feels it is important for the appellants to go through the process and for the neighbors to have the right to know what is going on. Without the ZBA physically seeing something in front of them it would be very hard if somebody files a lawsuit. He thinks members of the ZBA could personally be held liable.

Member Sullivan feels that the first thing that should be looked at is the proposed retaining wall to be built within the setback. She feels it is important to not give the property owners the impression that they can put retaining walls of any height into the setback areas and each individual situation needs to be documented.

Planner Bont describes how the small steep lots were originally made in the subdivision. She explains that it appears to have been a paper subdivision. She doesn't think anyone really thought about what would be required to actually build a home up there. From the paperwork in the office, it does not appear that the developer removed the unbuildable portions of the lot from the total acreage prior to calculating the number of lots that could fit up there. It does not appear that they removed any of the extra steep slopes or any of the wetlands or anything else from the total acreage before calculating the number of lots that could be created. It appears they just took the total number of acres, divided that number by the required minimum lot size of fifteen thousand (15,000) square feet per lot and that's how many lots they



created and were approved by the Planning Board. She feels The Landing at Loon Mountain is an unfortunate approved subdivision.

Planner Bont went on to explain what is currently happening up at The Landing at Loon Mountain. The current developer of The Landing at Loon Mountain, Joe Lynch d/b/a Loon Landing Development, LLC, is recognizing that some of those lots are unbuildable. Mr. Lynch has received Planning Board approval for three (3) or more mergers of the lots up there so he can have more safely developed lots. Most of the lots he has merged so far are for his personal use or for friends.

Chairman D'Amante comments that the issue about granting a variance for almost every lot within The Landing at Loon Mountain is almost going to force itself given the topo of some of these small lots and the steepness of the abutting road so he thinks merging lots is a good idea.

Planner Bont adds that developers of a lot are required to submit a survey with an application for the Land Use Permit. She agrees with Acting Chairman Daly regarding the benefits of notifying abutters before building anything substantial in the setback areas.

Planner Bont mentions the timeline and the cost of coming in for a variance and the typical timeline is usually three (3) weeks at the most. She wishes all of the property owners didn't have to request variances but due to the situation it is necessary.

Appellant's Agent Anderson joins the conversation and notes another difficulty with the development known as "The Landing at Loon Mountain"; there are two (2) different zoning districts within the subdivision. The subdivision is in both: (1) the Mountain Residential (MR) District; and (2) the Rural Residential (RR) District. Each of these zoning districts require different setbacks. The Rural Residential (RR) District requires fifteen-foot (15') setbacks all of the way around. The Mountain Residential (MR) District requires a twenty-five (25) foot setback all of the way around which can make it very difficult to make the retaining walls work.

Planner Bont discusses the reason for the twenty-five (25) setback and believes the stricter setback requirement was due to a request or petition by members of the HOA who were the property owners in "The Landing at Loon Mountain" at the time. This change was then adopted at Town Meeting as a zoning amendment.

Appellant's Agent Anderson notes that the two (2) different zone also can be problematic when a property owner wants to merge adjacent lots. He adds that the variance is necessary as the Land Use Plan Ordinance (i.e., zoning ordinance) defines any retaining wall over four feet (4') in height as a "structure", therefore a retaining wall is considered to be a "structure" within the setback areas and requires a variance. He wonders is a retaining wall could be considered in a different category other than a "structure" as in many respects the retaining wall becomes a landscape element to make the driveways work.

The ZBA discusses the State Building Code requirements and other Town's ordinances and requirements pertaining to retaining walls.

Appellant's Agent Anderson suggests that structural engineers review, design and certify that the wall was designed and constructed in compliance with all applicable codes without requiring the Town Engineer to review and sign off on them.

Planner Bont explains that as long as the retaining wall [greater than four feet (4') in height] is inside the building envelope then it doesn't bother the neighbors. A retaining wall greater than four feet (4') in

height within the setback area of the property boundary line is potentially going to bother the neighbors. Neighbors have an expectation that no structures are going to be built within that buffer zone or setback area. "Structures" within the setback area are intruding into the buffer zone that neighbors are expecting to have surrounding their houses or building envelopes.

Appellant's Agent Anderson notes that in the Land Use Plan Ordinance (LUPO) there are less restrictive setbacks for small accessory structures. For example, in the Mountain Residential (MR) District the accessory building setback is twenty feet (20') versus twenty-five feet (25') for a primary structure. Likewise, in the Rural Residential (RR) District although the accessory building setback is greater in front – twenty feet (20') versus fifteen feet (15') for a primary structure, the accessory building setback requirement is ten feet (10') in the rear and sides versus fifteen feet (15') for a primary structure.

#### **ACCESSORY BUILDING SETBACK REQUIREMENTS**

Accessory buildings larger than 150 sq. ft. or 15 feet to the peak of the roof must meet the setback requirements of Article V, Section B, Section 3.a. [i.e., Primary Building]

Appellant's Agent Anderson wonders if it would be possible to include a retaining wall as a type of "accessory structure".

Planner Bont suggests that is a question for the Planning Board.

The ZBA members agree it is a good point and it could be discussed by the Planning Board.

Planner Bont shows the Board how the different zoning districts are broken up by pointing to the different zones on a large zoning map hanging up in the large conference room. The ZBA recalls some of the history of how the land was divided up.

Chairman D'Amante thanks Appellant's Agent Anderson for his input on the question.

**V. OTHER BUSINESS – None**

**VI. PUBLIC PARTICIPATION AND OTHER BUSINESS: None**

**VII. ADJOURNMENT**

**Motion to adjourn by Member Sullivan**

**Second by Member Daly**

**All in favor**

Respectfully submitted,

*Judy Sherriff*  
Recording Secretary

Date Approved: July 5, 2023

  
Acting Chairperson Jack Daly



February 01, 2023

Town of Lincoln, NH  
Planning and Zoning Department  
PO Box 25  
Lincoln, NH 03251

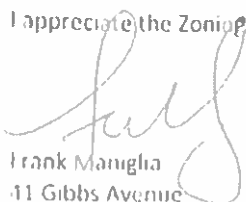
Town of Lincoln, NH  
Tax Map 132 Lot 057 4 Hay Hill Road, Lincoln, NH

**AUTHORIZATION FROM APPLICANT TO APPOINT AN AGENT TO REPRESENT APPLICANT**

To Whom It May Concern,

I Frank Manglia, the Owner of Record of the property located in the Town of Lincoln, New Hampshire, Tax Map 132 Lot 057, 4 Hay Hill Road, hereby authorize Philip M Bennett of Alba Architects to act as my agent in any and all discussions, with regard to the Application for a Special Exception.

I appreciate the Zoning Board of Adjustments cooperation in this matter

  
Frank Manglia  
41 Gibbs Avenue  
Wareham, MA 02571



TOWN OF LINCOLN, NH  
 Planning & Zoning Department  
 PO Box 25  
 Lincoln, NH 03251-0025

Phone: 603-745-2757  
 Fax: 603-745-6743  
 Email: [planning@lincolnnh.org](mailto:planning@lincolnnh.org)  
 Web: [www.lincolnnh.org](http://www.lincolnnh.org)

## APPLICATION FOR A VARIANCE

### Per NH RSA 764:33, effective 1/1/2010

To: Zoning Board of Adjustment,  
 Town of Lincoln

Do not write in this space.

Case No. \_\_\_\_\_

Date Filed: \_\_\_\_\_

Name of Applicant:

Frank & Meghan Maniglia

(Signed – ZBA Administrator)

Address of Applicant:

4 Hay Hill Road, Lincoln, NH 03251

Name of Property Owner:

Frank and Meghan Maniglia

Address of Property Owner: 41 Gibbs Avenue, Wareham, MA 02571

Telephone Number of Property Owner: (781) 420-9448

E-mail Address of Property Owner: FManiglia@arbor.com

(if same as applicant, write "same")

For property located at 4 Hay Hill Road, Tax Map 132 Lot 057

(Number, Street, Tax Map & Lot #)

## APPLICATION FOR A VARIANCE

A variance as defined by Land Use Plan Ordinance Article IV and under Article VIII.

A variance is requested from Article VI, Section B, Paragraph C - Dimensional Chart  
 of the Land Use Plan Ordinance to permit:

The construction of a retaining wall within the setback. The proposed retaining wall will exceed 4' in

height and is therefore defined as a structure within the LUPD and subject to the 15' setback as defined

for the Rural Residential Zone. The proposed retaining wall vary in height up to approximately 9'

and will be located within the front and side setback (see enclosed plan).

**Facts in support of granting the variance:**

**1. Granting the variance (would – would not) be contrary to the public interest because:**

Granting the variance does not alter the essential character of the neighborhood allowing for the  
construction of a single family home, nor is it contrary to the zoning intent. Granting the variance  
does not threaten the health, safety or general welfare of the public as it is located on a private home lot.

**2. If the variance were granted, the spirit of the ordinance would be observed because:**

Granting the variance is within the spirit of the ordinance to allow for the construction of a single  
family home in a residential neighborhood. Granting the variance does not cause increased  
congestion or overcrowding.

**3. Granting the variance would do substantial justice because:**

The proposed project is consistent with the area's current use. There is no gain to the public that  
outweighs the loss to the individual.

**4. If the variance were granted, the values of the surrounding properties would not be diminished:**

The proposed project is consistent with the area's current use and abutting properties. Granting  
the variance does not block any surrounding views, in fact it allows for further protection of the current views.  
The proposed use does not decrease property values.

**AND**

**5. Unnecessary Hardship**

**A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:**

**I. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:**

Denial of the variance would create hardship in rendering the lot extremely difficult to develop  
and create a scenario whereby any development would become uncharacteristic with the abutting  
properties.

**AND**

ii the proposed use is a reasonable one because

The proposed use is reasonable as it is consistent with surrounding properties and within the spirit of the ordinance.

OR

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist, if and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Granting the variance would result in the property development being more harmonious with the sloping site. Strict conformance with the ordinance would be to the detriment of the area.

Frank Maniglia

Applicant Name

Applicant Signature

2/5/23 Date

Frank Maniglia

Property Owner's Name

Property Owner's Signature

Date 2/5/23

#### Conditions Explained:

A variance is a relaxation or waiver of any provision of the ordinance authorizing the landowner to use his/her land in a manner that would otherwise violate the ordinance and may be granted by the ZBA on appeal. "Variances prevent the ordinance from becoming confiscatory or unduly oppressive as applied to individual properties uniquely situated." *Sprague vs. Acworth*, 120, N.H. 641 (1990).

The Lincoln Land Use Ordinance cannot limit or increase the powers of the ZBA to grant variances beyond the statutory authority. Each of the following conditions must be found in order for a variance to be legally granted.

Condition 1: Granting the variance will not be contrary to the public interest. Does the variance alter the essential character of the neighborhood? Does the variance threaten the health, safety or general welfare of the public? The court has ruled that this means that granting the variance will cause no harm - such things as increasing traffic congestions, decreasing traffic safety, decreasing the tax base, creating the potential for sewage/septic overloading, and increasing the risk of damage to water quality may be contrary to the public interest. To be contrary to the public interest the variance must unduly and to a marked degree violate the basic zoning objectives of the zoning ordinance.

**Condition 2. The variance is consistent with the spirit of the ordinance.** The court has said a project that creates congestion beyond that envisioned in the zoning ordinance, or one that threaten wetlands protected by a wetlands ordinance are examples of being contrary to the spirit. Another example, if the purpose for the minimum road frontage is to prevent overcrowding and the lot had ample width at the building line, but narrowed to less than the minimum requirements for road frontage, a variance might not violate the spirit of the ordinance because it would not result in overcrowding. In 2004, in *Bacon v. Town of Enfield*, they added that the ZBA could consider the cumulative impact of a particular variance if it was granted to everyone in a similar situation, not just the impact of the applicant alone. Will the variance unduly and in a marked degree conflict with the ordinance such that it violates or undermines the legal purposes the zoning ordinance serves or the reasons it was enacted? Look at the goals of the zoning ordinance and review the Master Plan.

**Condition 3: Substantial justice would be done by granting the variance.** This condition becomes important if other conditions do not provide a clear answer. It encourages the ZBA to step back and take a broad look at balance of public vs. private interest. Rule: Any loss to the individual that is not outweighed by a gain to the general public is an injustice. The injustice must be capable of relief by granting a variance that meets the other four qualifications. Is the proposed development is consistent with the area's present use? It allows the Board to consider if a variant use would have less impact than a permitted use, or if it is similar to adjoining uses.

**Condition 4: Granting the variance will not diminish the value of surrounding properties.** The court has said that blocking a view of the water, blocking a view of the sunset, and blocking sunshine would decrease property values. It has said that a use consistent with abutting uses does not decrease property values.

**AND**

**Condition 5. Denying the variance will create an unnecessary hardship for the applicant.** The definition of "unnecessary hardship" shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance. Under RSA 674:33, I(b)(5):

1. Owing to special conditions of the property that distinguish it from other properties in the area:
  - a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. [The Relationship Test]
  - b. The proposed use is a reasonable one. [The Reasonable use Test]

Think about how would granting the variance affect neighboring properties and the municipality's zoning goals generally?

2. If you cannot establish the criteria in subparagraph (1), an unnecessary hardship will be deemed to exist, if and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

**Condition 2. The variance is consistent with the spirit of the ordinance.** The court has said a project that creates congestion beyond that envisioned in the zoning ordinance, or one that threaten wetlands protected by a wetlands ordinance are examples of being contrary to the spirit. Another example, if the purpose for the minimum road frontage is to prevent overcrowding and the lot had ample width at the building line, but narrowed to less than the minimum requirements for road frontage, a variance might not violate the spirit of the ordinance because it would not result in overcrowding. In 2004, in *Bacon v. Town of Enfield*, they added that the ZBA could consider the cumulative impact of a particular variance if it was granted to everyone in a similar situation, not just the impact of the applicant alone. Will the variance unduly and in a marked degree conflict with the ordinance such that it violates or undermines the legal purposes the zoning ordinance serves or the reasons it was enacted? Look at the goals of the zoning ordinance and review the Master Plan.

**Condition 3: Substantial justice would be done by granting the variance.** This condition becomes important if other conditions do not provide a clear answer. It encourages the ZBA to step back and take a broad look at balance of public vs. private interest. Rule: Any loss to the individual that is not outweighed by a gain to the general public is an injustice. The injustice must be capable of relief by granting a variance that meets the other four qualifications. Is the proposed development is consistent with the area's present use? It allows the Board to consider if a variant use would have less impact than a permitted use, or if it is similar to adjoining uses.

**Condition 4: Granting the variance will not diminish the value of surrounding properties.** The court has said that blocking a view of the water, blocking a view of the sunset, and blocking sunshine would decrease property values. It has said that a use consistent with abutting uses does not decrease property values.

**AND**

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  - b. The proposed use is a reasonable one. [The Reasonable use Test]

Think about how would granting the variance affect neighboring properties and the municipality's zoning goals generally?

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# PLANNING & ZONING DEPARTMENT

## NOTICE OF FORMAL HEARING ON REQUEST FOR A VARIANCE

\*Hybrid meeting available both in person with social distancing & via Zoom Meeting Platform to allow for town wide participation. A quorum of the ZBA members 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=WUFKR2N1Zk9xSzI1bVFPRWVzby14UT09>

**Meeting ID: 817 0076 6161**

**Passcode: 179696**

Find your local number: <https://us02web.zoom.us/u/kblNuPaMIG>

**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.)

Dear Appellant, Property Owner, Surveyor and Abutters,

You are hereby notified of a hearing of the Zoning Board of Adjustment (ZBA) to be held at:

**Date/Time:** Wednesday, March 15, 2023 at 6:00 PM

**Location:** Lincoln Town Hall, 148 Main Street, Lincoln, NH (and Via Zoom) \*

for a request 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) by Appellant Frank E. Maniglia & Meghan M. Maniglia for their property at 4 Hay Hill Road (Map 132, Lot 057).

**Agent for Appellants:** Philip M. Bennett, AIA  
alba architects LLP  
137 Main Street  
PO Box 186  
North Woodstock, NH 03262-0186

**Appellants/Property Owners:** Frank E. Maniglia & Meghan M. Maniglia  
44 Ashwood Avenue  
Wilmington, MA 01887

**Property:** 4 Hay Hill Road (Map 132, Lot 057). Size: 0.56 acres. Rural Residential (RR) District.

**HOA:** Subject lot is part of a development known as "The Landing at Loon Mountain", part of an active HOA known as The Landing at Loon Mountain Homeowners Association, however, Joseph E. Lynch d/b/a Loon Landing Development, LLC is the declarant & is still owner of a majority of the undeveloped lots.

**Zoning Ordinance (LUPO):** In the RR District, front, side & rear setback are 15 feet from the property boundary line. A retaining wall greater than 4 feet in height, measured from grade at the bottom of the wall to the top of the wall is defined as a "structure". No "structure" is permitted within the setback areas. In 2004, the developer of The Landing at Loon Mountain put in the roadways and several retaining walls that greater than 4 feet in height; some of those retaining walls are on the subject lot. Those retaining walls are pre-existing nonconforming retaining walls and are not the subject of this request. Those retaining walls are within the 15-foot west side setback area, the 15-foot rear side setback area, and the 15-foot east side setback area of the subject lot.

**Request is for the ZBA to grant:**

1. A **Variance** to allow the construction of a retaining wall within the 15-foot east side setback area. The proposed retaining wall will exceed 4 feet in height and is therefore a "structure" within the LUPO and subject to the 15-foot

setback as defined for the **Rural Residential (RR) District**. The retaining wall will vary in height up to approximately 9 feet and will be located within the front and east side setback areas.

**Homeowners Association:**     **The Landing at Loon Mountain Homeowners Association**  
(Part of Map 130, Map 122 & Map 133)

Joseph (Joe) E. Lynch President/Declarant & Manager  
The Landing at Loon Mountain Homeowners Association  
d/b/a Loon Landing Development, LLC –  
1 Connector Road  
Andover, MA 01810

Joseph (Joe) E. Lynch President/Declarant & Manager  
The Landing at Loon Mountain Homeowners Association  
d/b/a Loon Landing Development, LLC –  
14 Montalcino Way  
Salem, NH 03079

**Procedure:**

According to NH Revised Statutes Annotated 676:7,1 (a) and the Town of Lincoln ZBA Rules of Procedure (Article IV Meetings, Section 2, Notification of Meetings, Paragraph a), notice is hereby sent to the appellant, their surveyors and agents, and every abutter and holder of conservation, preservation, or agricultural preservation restrictions to land intended for variance/special exception/administrative appeal. These parties shall be notified of the proposal and the public hearing at which the appeal/proposal shall be submitted to the ZBA to be reviewed.

The ZBA will hold a public hearing on the merits. The ZBA shall hear all abutters and holders of conservation, preservation, or agricultural preservation restrictions desiring to submit testimony and all non-abutters who can demonstrate that they are affected directly by the proposal under consideration. The board may hear such other persons as it deems appropriate. Should a decision not be reached at the public hearing, this request for a variance will stay on the ZBA agenda until such time as it is either denied, approved or approved with conditions.

Copies of this appeal will be available for review at the Planning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday- Friday 8:00 AM - 4:30 PM prior to the meeting date.

**Abutters:**

Please be advised that, as an abutter, your right to testify is restricted to the public hearing. In the case of a public *meeting*, as opposed to a public *hearing*, you are allowed by right to be notified and be present, but you do not have the right to offer testimony except at the Planning Board's discretion

**Appellant:**

Please be advised that should your appeal be denied, you will receive written notice from the Planning board within five (5) business days stating the reason for such disapproval.

**Surveyor:**

Because you prepared the plans for appeal you have been notified of the public hearing of the application. Should this application be disapproved, the Appellant will receive written notice from the Planning Board within five (5) business days stating the reasons for disapproval and advising the Appellant of what corrective measures would be needed.

Sincerely,

Carole Bont, Planner

**Names and Addresses of Parties to be Notified****Map/Lot and Address of Properties**

**Agent for Appellants:** Philip M. Bennett, AIA  
alba architects LLP  
137 Main Street  
PO Box 186  
North Woodstock, NH 03262-0186

**Appellants/Property Owners:** Frank E. Maniglia & Meghan M. Maniglia  
44 Ashwood Avenue  
Wilmington, MA 01887

**Surveyor:** Mark Lucy, P.E., C.P.E.S.C.  
Horizons Engineering, Inc.  
34 School Street  
Littleton, NH 03561

**Homeowners Association:** **The Landing at Loon Mountain Homeowners Association**  
(Part of Map 130, Map 122 & Map 133)  
• **Map 130, Lots 062-085 (24 lots)**  
• **Map 132, Lots 002-058 (57 lots)**  
• **Map 133, Lots 041-044 (04 lots)**

Joseph (Joe) E. Lynch President/Declarant & Manager  
**The Landing at Loon Mountain Homeowners Assn**  
d/b/a Loon Landing Development, LLC  
1 Connector Road  
Andover, MA 01810

Joseph (Joe) E. Lynch President/Declarant & Manager  
**The Landing at Loon Mountain Homeowners Assn**  
d/b/a Loon Landing Development, LLC  
14 Montalcino Way  
Salem, NH 03079

**The Landing at Loon Mountain Homeowners' Association**

***NOTE:*** *There are 85 separate owners of lots within The Landing at Loon Mountain Homeowners' Association listed.*  
*Notice to All members of The Landing at Loon Mountain Homeowners' Association Property Owners is hereby provided to The Landing at Loon Mountain Homeowners' Association. It is the legal responsibility of the President/Board of Directors of The Landing at Loon Mountain Homeowners' Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

## **Abutters' Homeowners/Condominium Owners' Associations:**

### **1. Beechwood II (or Two) Homeowners Association**

**(Map 130, Lots 058-61,86-111)**

Michael D. Saitow, President  
The Beechwood II HOA  
11 River Glade Drive #1  
PO Box 1149  
Lincoln, NH 03251-1149

Michael D. Saitow, President  
The Beechwood II HOA  
34 Rockwood Road  
Hingham, MA 02043

#### **Beechwood II (Two) Homeowners' Association**

**NOTE:** *There are 61 separate owners of lots within Beechwood II listed. All property owners are presumed to be members of the Beechwood II (Two) Homeowners' Association.*

*Notice to All Beechwood II (Two) Homeowners' Association Property Owners is hereby provided to the Beechwood II (Two) Homeowners' Association. It is the legal responsibility of the Board of Directors of the Beechwood II (Two) Homeowners' Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

### **2. Loonwood One Condominium Association**

**(Map 130, Lot 060)**

(Also, part of Beechwood II Homeowners' Association)

John Simeone, President  
Loonwood One Condominium Association  
27 Washington Street  
Stoneham, MA 02180

#### **Loonwood One Condominium Association**

**NOTE:** *There are 11 separate owners of lots within Loonwood One Condominium Association listed. All property owners are presumed to be members of the Loonwood One Condominium Association.*

*Notice to All Loonwood One Condominium Association Property Owners is hereby provided to the Loonwood One Condominium Association. It is the legal responsibility of the Board of Directors of the Loonwood One Condominium Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

### **3. Loonwood Two Condominium Association**

**(Map 130, Lot 061)**

(Also, part of Beechwood II Homeowners' Association)

John Humble, President  
Loonwood Two Condominium Association  
6189 Flat River Road  
Greene, RI 02827

#### **Loonwood Two Condominium Association**

**NOTE:** *There are 9 separate owners of lots within Loonwood Two Condominium Association listed. All property owners are presumed to be members of the Loonwood Two Condominium Association.*

*Notice to All Loonwood Two Condominium Association Property Owners is hereby provided to the Loonwood Two Condominium Association. It is the legal responsibility of the Board of Directors of the Loonwood Two Condominium Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

**4. Riveredge Condominium Association**

(Map 130, Lot 047 Common Land,  
Map 130, Lots 048-054 &  
Map 132, Lot 001 Common Land)

Leo Ledger, President  
Riveredge Homeowners' Association  
1 Cottonwood Circle  
Wilmington, MA 01887

**Riveredge Homeowners' Association**

**NOTE:** *There are 8 separate owners of lots within Riveredge Homeowners' Association listed.*

*Notice to All Riveredge Homeowners' Association Property Owners is hereby provided to the Riveredge Homeowners' Association. It is the legal responsibility of the Board of Directors of the Riveredge Homeowners' Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

**5. Riverglade Condominium Association**

(Map 130, Lots 058 and Lot 059)

(Also, part of Beechwood II Homeowners' Association)

Peter Fishman, President  
Riverglade Condominium Association  
29 Hawes Road  
Sudbury, MA 01776

**Riverglade Condominium Association**

**NOTE:** *There are 23 separate owners of lots within Riverglade Condominium Association listed. All property owners are presumed to be members of the Riverglade Condominium Association.*

*Notice to All Riverglade Condominium Association Property Owners is hereby provided to the Riverglade Condominium Association. It is the legal responsibility of the Board of Directors of the Riverglade Condominium Association to notify all of the individual owners within its association of this hearing. The Town of Lincoln will not be sending individual separate notice to these property owners.*

**United States National Forest (White Mountain National Forest)**

**1. United States National Forest (White Mountain National Forest)**

Bureau Of Land Management  
7450 Boston Boulevard  
Springfield, VA 22153-3121

*Note: Abutter notices to White Mountain National Forest (WMNF): The Federal Office in Springfield, VA, told the Town to send paper notices to the following people in the Campton Office also.*

2. Brooke Brown, Pemigewasset District Ranger [brooke.brown@usda.gov](mailto:brooke.brown@usda.gov)  
US Forest Service White Mountain National Forest - Pemigewasset District  
71 White Mountain Drive  
Campton, NH 03233

3. Lands Program Manager James Detzel [james.detzel@usda.gov](mailto:james.detzel@usda.gov)  
**US Forest Service White Mountain National Forest - Pemigewasset District**  
71 White Mountain Drive  
Campton, NH 03233

**These are the direct abutters to subject property (versus abutters to “The Landing at Loon”).**

1. **3 Landing Road (Map 130 Lot 067000-00-00000)**  
Joseph (Joe) E. Lynch  
d/b/a Loon Landing Development, LLC  
14 Montalcino Way  
Salem, NH 03079
2. **5 Landing Road (Map 132 Lot 002000-00-00000)**  
Joseph (Joe) E. Lynch  
d/b/a Loon Landing Development, LLC  
14 Montalcino Way  
Salem, NH 03079
3. **7 Landing Road (Map 132 Lot 003000-00-00000)**  
Joseph (Joe) E. Lynch  
d/b/a Loon Landing Development, LLC  
14 Montalcino Way  
Salem, NH 03079
4. **9 Landing Road (Map 132 Lot 004000-00-00000)**  
William J & Beth E Russell Jr,  
P O Box 336  
Sagamore Beach, MA 02562-0336
5. **1 Buck Road (Map 132 Lot 015000-00-00000)**  
Ethan J & Liana Meyers  
136 Atlantic Avenue  
Cohasset, MA 02025
6. **7 Hay Hill Road (Map 132 Lot 032000-00-00000)**  
George J & Judith I Carter  
P O Box 1206  
Gloucester, MA 01930
7. **6 Hay Hill Road (Map 132 Lot 056000-00-00000)**  
William Wall, Jr., Trustee  
66 New Meadow Road  
Barrington, RI 02086

**8. 2 Hay Hill Road (Map 132 Lot 058000-00-00000)**

Robert M Delmonico  
132 Main Street  
Hingham, MA 02043

**9. Landing Rds/Black Mtn Rd (Private) (Map 133 Lot 044000-00-00000)**

Joseph (Joe) E. Lynch  
d/b/a Loon Landing Development, LLC  
14 Montalcino Way  
Salem, NH 03079

**Also, see attached Abutters List Report.**



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

## Subject Property:

Parcel Number: 132-057000-00  
CAMA Number: 132-057000-00-00000  
Property Address: 4 HAY HILL ROAD

Mailing Address: MANIGLIA, FRANK E & MEGHAN M  
41 GIBBS AVE  
WAREHAM, MA 02571

## Abutters:

Parcel Number: 001-002000-00  
CAMA Number: 001-002000-00-00000  
Property Address: KANCAMAGUS HIGHWAY

Mailing Address: UNITED STATES NATIONAL FOREST  
BUREAU OF LAND MANAGEMENT 7450  
BOSTON BOULEVARD  
SPRINGFIELD, VA 22153-3121

Parcel Number: 001-002000-00  
CAMA Number: 001-002000-BG-00000  
Property Address: KANCAMAGUS HIGHWAY

Mailing Address: LOON MTN RECREATION CORP  
60 LOON MOUNTAIN ROAD  
LINCOLN, NH 03251

Parcel Number: 130-047000-00  
CAMA Number: 130-047000-00-00000  
Property Address: WALDO DRIVE

Mailing Address: RIVEREDGE HOMEOWNERS  
ASSOCIATION  
1 COTTONWOOD CIRCLE  
WILMINGTON, MA 01887

Parcel Number: 130-048000-00  
CAMA Number: 130-048000-00-00000  
Property Address: 36 WALDO DRIVE

Mailing Address: MICHIEZI, VINCENT & NOREEN P  
76 MASHNEE ROAD  
BOURNE, MA 02532

Parcel Number: 130-049000-00  
CAMA Number: 130-049000-00-00000  
Property Address: LOT F WALDO DRIVE

Mailing Address: GRASS CATHERINE TRUSTEE  
TRUSTEE CATHERINE C GRASS TRST  
50 WOODLAND DRIVE  
SOUTH WEYMOUTH, MA 02190-1126

Parcel Number: 130-050000-00  
CAMA Number: 130-050000-00-00000  
Property Address: 26 WALDO DRIVE

Mailing Address: GRASS, CATHERINE C  
TRUSTEE CATHERINE C GRASS TRST  
50 WOODLAND DRIVE  
SOUTH WEYMOUTH, MA 02190-1126

Parcel Number: 130-051000-00  
CAMA Number: 130-051000-00-00000  
Property Address: LOT D WALDO DRIVE

Mailing Address: GRASS TRUST, CATHERINE C  
TRUSTEE CATHERINE C GRASS TRST  
50 WOODLAND DRIVE  
SOUTH WEYMOUTH, MA 02190-1126

Parcel Number: 130-052000-00  
CAMA Number: 130-052000-00-00000  
Property Address: 16 WALDO DRIVE

Mailing Address: LEGER, LEO E & CATHLEEN F  
1 COTTONWOOD CIRCLE  
WILMINGTON, MA 01887

Parcel Number: 130-053000-00  
CAMA Number: 130-053000-00-00000  
Property Address: 8 WALDO DRIVE

Mailing Address: BRUSTLIN ROBERT & KATHRYN MILLE  
37 OAK ST  
NEWBURYPORT, MA 01950

Parcel Number: 130-054000-00  
CAMA Number: 130-054000-00-00000  
Property Address: 4 WALDO DRIVE

Mailing Address: SULLIVAN TTE, LINDA L  
10 SHIPYARD DRIVE UNIT 402  
HINGHAM, MA 02043



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3/7/2023

Page 1 of 14





# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-058000-00 CAMA Number: 130-058000-0A-00001 Property Address: 5 RIVER GLADE DRIVE #1	Mailing Address: AHEARN TTES ETAL, PATRICK J & MARSHA 47 HUNDREDS ROAD WELLESLEY, MA 02481
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0A-00002 Property Address: 5 RIVER GLADE DRIVE #2	Mailing Address: CAMPANELLA, SANDRA & CHRISTOPHER 28 GROSS STREET DOVER, MA 02030
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0A-00003 Property Address: 5 RIVER GLADE DRIVE #3	Mailing Address: AHEARN TTES, PATRICK J & MARSHA M 47 HUNDREDS ROAD WELLESLEY, MA 02481
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0B-00004 Property Address: 9 RIVER GLADE DRIVE #1	Mailing Address: SCHADONE, GREGORY J & CHRISTINA M 4 KRISTEN DRIVE SMITHFIELD, RI 02828
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0B-00005 Property Address: 9 RIVER GLADE DRIVE #2	Mailing Address: THWEATT, MICHAEL J PO BOX 1516 SALEM, NH 03079
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0B-00006 Property Address: 9 RIVER GLADE DRIVE #3	Mailing Address: KAPPLES JOHN AND LUCY 79 LEDGEWAYS WELLESLEY, MA 02481
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0C-00007 Property Address: 11 RIVER GLADE DRIVE #1	Mailing Address: SAITOW IVAN W PO BOX 1149 LINCOLN, NH 03251-1149
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0C-00008 Property Address: 11 RIVER GLADE DRIVE #2	Mailing Address: WINNEG DOUGLAS M & WINNEG, ROBERT D. & NEAL S. 34 BISHOP LANE SUDBURY, MA 01776
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0C-00009 Property Address: 11 RIVER GLADE DRIVE #3	Mailing Address: LOBEL, ERAN & LISA 54 MANN AVENUE NEEDHAM, MA 02492
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0C-00010 Property Address: 11 RIVER GLADE DRIVE #4	Mailing Address: CORCORAN, KATHRY M & RUSSELL G DEANE 15 MIDDLESEX STREET QUINCY, MA 02171
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0D-00011 Property Address: 17 RIVER GLADE DRIVE #1	Mailing Address: FISHMAN, PETER DOUGLAS & COLEEN 29 HAWES ROAD SUDBURY, MA 01776
Parcel Number: 130-058000-00 CAMA Number: 130-058000-0D-00012 Property Address: 17 RIVER GLADE DRIVE #2	Mailing Address: CRISTOFARO, J MICHAEL & HOLLY H 82 FOREST STREET DUXBURY, MA 02332



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3/7/2023

Page 2 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-058000-00  
CAMA Number: 130-058000-0D-00014  
Property Address: 17 RIVER GLADE DRIVE #3

Mailing Address: MCHUGH, SEAN J & LORI M  
26 PEACH HIGHLANDS  
MARBLEHEAD, MA 01945

Parcel Number: 130-058000-00  
CAMA Number: 130-058000-0D-00015  
Property Address: 17 RIVER GLADE DRIVE #4

Mailing Address: DUPRE III JOSEPH E & ELISA K  
13 HIGHLAND AVE P. C.  
MATTAPoisett, MA 02739

Parcel Number: 130-058000-00  
CAMA Number: 130-058000-CL-00000  
Property Address: RIVER GLADE DRIVE

Mailing Address: RIVER GLADE CONDO ASSOCIATION  
RIVER GLADE DRIVE  
LINCOLN, NH 03251

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0E-00016  
Property Address: 23 RIVER GLADE DRIVE #1

Mailing Address: MACIORAKOWSKI, LISA ANN &  
30 THOREAU WAY  
SUDBURY, MA 01776

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0E-00017  
Property Address: 23 RIVER GLADE DRIVE #2

Mailing Address: CARLSON, TRUSTEE, MARK  
59 HIGH STREET UNIT #2  
CHARLESTOWN, MA 02129

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0F-00018  
Property Address: 29 RIVER GLADE DRIVE #1

Mailing Address: ALLEN SCOTT M & SUSAN J  
47 GARRISON ROAD  
BROOKLINE, MA 02445

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0F-00019  
Property Address: 29 RIVER GLADE DRIVE #2

Mailing Address: MURPHY TTEE, CAROL J  
15 DUCK POND LANE  
MERRIMACK, NH 03054

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0G-00020  
Property Address: 33 RIVER GLADE DRIVE #1

Mailing Address: ECKBLOM, TTES, JOHN W & CAROL L  
94 MASSACHUSETTS AVE  
BRAINTRET, MA 02184

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0G-00021  
Property Address: 33 RIVER GLADE DRIVE #2

Mailing Address: TREISMAN, MICHAEL  
1 JUNIPER ROAD  
BELMONT, MA 02478

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0G-00022  
Property Address: 33 RIVER GLADE DRIVE #3

Mailing Address: MURPHY KEVIN & ANNE MARIE  
16 GRANDVIEW ROAD  
WINDHAM, NH 03053

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0H-00023  
Property Address: 37 RIVER GLADE DRIVE #1

Mailing Address: ANDON, ARTHUR W & CHRISTINE S  
14 GRANDVIEW ROAD  
WINDHAM, NH 03087

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0H-00024  
Property Address: 37 RIVER GLADE DRIVE #2

Mailing Address: KRAMER TTEES, NANCY H & ALAN H  
PO BOX 1059  
LINCOLN, NH 03251



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3/7/2023

Page 3 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-0H-00025  
Property Address: 37 RIVER GLADE DRIVE #3

Mailing Address: BIRNBAUM KAREN  
11 SWIFT LANE  
SHARON, MA 02067

Parcel Number: 130-059000-00  
CAMA Number: 130-059000-CL-00000  
Property Address: RIVER GLADE DRIVE

Mailing Address: RIVER GLADE CONDO ASSOCIATION  
RIVER GLADE DRIVE  
LINCOLN, NH 03251

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-01-00001  
Property Address: 103 BLACK MOUNTAIN ROAD #1

Mailing Address: EICHEL STEVEN P  
7 COOLIDGE RD  
WINCHESTER, MA 01890-2222

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-01-00002  
Property Address: 103 BLACK MOUNTAIN ROAD #2

Mailing Address: ALIBER MARILYN  
14 BISHOP ROAD  
SHARON, MA 02067

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-02-00003  
Property Address: 107 BLACK MOUNTAIN ROAD #1

Mailing Address: ROAF, PETER W & PRUDENCE L  
12 FERNCROFT ROAD  
WABAN, MA 02468

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-02-00004  
Property Address: 107 BLACK MOUNTAIN ROAD #2

Mailing Address: RUSSELL, JONATHAN M  
106 SWAN STREET  
METHUEN, MA 01844-5329

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-03-00005  
Property Address: 10 CLIFF ROAD #1

Mailing Address: FIORE, SCOTT E & BETH M  
38 THOMAS DRIVE  
READING, MA 01867

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-03-00006  
Property Address: 10 CLIFF ROAD #2

Mailing Address: SHANKLIN TRUSTEE, NORMAN D  
260 ABOOT HILL ROAD  
WILTON, NH 03086

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-04-00007  
Property Address: 6 CLIFF ROAD #1

Mailing Address: SIMEONE, JOHN & ANN MARIE  
53 MAPLE RIDGE ROAD  
READING, MA 01867

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-04-00008  
Property Address: 6 CLIFF ROAD #2

Mailing Address: DECOTEAU TTES, JAY M & LEA S  
100 OVERLOOK DRIVE  
GROTON, MA 01450

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-05-00009  
Property Address: 32 LOONWOOD DRIVE #1

Mailing Address: MACQUARRIE ALVIN & JOAN TRUSTEES  
  
ALVIN H MACQUARRIE REVOC. TRUS P  
O BOX 1343  
LINCOLN, NH 03251

Parcel Number: 130-060000-00  
CAMA Number: 130-060000-05-00010  
Property Address: 32 LOONWOOD DRIVE #2

Mailing Address: COOPER SCOTT A & ALISON C  
52 WILLIAMS ROAD  
SHARON, MA 02067



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3/7/2023

Page 4 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number:	130-060000-00	Mailing Address:	LOONWOOD CONDO ASSOCIATION
CAMA Number:	130-060000-CL-00000		LOONWOOD DRIVE
Property Address:	LOONWOOD DRIVE		LINCOLN, NH 03251
Parcel Number:	130-061000-00	Mailing Address:	SIMEK, ROBERT M & DONNA M
CAMA Number:	130-061000-01-0000A		16 PINE STREET
Property Address:	109 BLACK MOUNTAIN ROAD #1		DOVER, MA 02030
Parcel Number:	130-061000-00	Mailing Address:	GOLDMAN KLINGLER, ANGELA P
CAMA Number:	130-061000-01-0000B		541 SOUTH ROAD
Property Address:	109 BLACK MOUNTAIN ROAD #2		HOPKINTON, NH 03229
Parcel Number:	130-061000-00	Mailing Address:	BRABO, GORKA &
CAMA Number:	130-061000-02-0000C		7 MOON HILL ROAD
Property Address:	30 LOONWOOD DRIVE #1		LEXINGTON, MA 02421
Parcel Number:	130-061000-00	Mailing Address:	HILL PAUL D TRUSTEE OF THE PAUL
CAMA Number:	130-061000-02-0000D		8 SWALLOW LANE
Property Address:	30 LOONWOOD DRIVE #2		NASHUA, NH 03063
Parcel Number:	130-061000-00	Mailing Address:	ZUKOWSKI, THOMAS H
CAMA Number:	130-061000-03-0000E		8077 PLAYERS COVE DR. UNIT 201
Property Address:	28 LOONWOOD DRIVE #1		NAPLES, FL 34113
Parcel Number:	130-061000-00	Mailing Address:	LOTTI, TTES, MICHAEL S & ANITA J
CAMA Number:	130-061000-03-0000F		50 WINGATE ROAD
Property Address:	28 LOONWOOD DRIVE #2		HOLLISTON, MA 01746
Parcel Number:	130-061000-00	Mailing Address:	WALLACE, JOHN P & PAMELA E
CAMA Number:	130-061000-04-0000G		260 FISCHER CIRCLE
Property Address:	26 LOONWOOD DRIVE #1		PORTSMOUTH, RI 02871
Parcel Number:	130-061000-00	Mailing Address:	HUMBLE JOHN & GISELE
CAMA Number:	130-061000-04-0000H		6189 FLAT RIVER ROAD
Property Address:	26 LOONWOOD DRIVE #2		GREENE, RI 02827
Parcel Number:	130-061000-00	Mailing Address:	LOONWOOD CONDO ASSOCIATION
CAMA Number:	130-061000-CL-00000		LOONWOOD DR
Property Address:	LOONWOOD DR		LINCOLN, NH 03251
Parcel Number:	130-063000-00	Mailing Address:	MI LLC
CAMA Number:	130-063000-00-00000		100 TIDAL DRIVE
Property Address:	127 BLACK MOUNTAIN ROAD		NORTH KINGSTOWN, RI 02852
Parcel Number:	130-064000-00	Mailing Address:	LOON LANDING DEVELOPMENT LLC
CAMA Number:	130-064000-00-00000		14 MONTALCINO WAY
Property Address:	129 BLACK MOUNTAIN ROAD		SALEM, NH 03079



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3/7/2023

Page 5 of 14



## 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-065000-00  
CAMA Number: 130-065000-00-00000  
Property Address: 131 BLACK MOUNTAIN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-066000-00  
CAMA Number: 130-066000-00-00000  
Property Address: 1 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-067000-00  
CAMA Number: 130-067000-00-00000  
Property Address: 3 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-068000-00  
CAMA Number: 130-068000-00-00000  
Property Address: 11 HAY HILL ROAD

Mailing Address: SIERRA, DANIEL & DYAN MARIE  
165 HEIDI DRIVE  
PORTSMOUTH, RI 02871

Parcel Number: 130-069000-00  
CAMA Number: 130-069000-00-00000  
Property Address: 1 BACK FORTY ROAD

Mailing Address: KAPLAN, DAVID M & ELIZABETH A  
14 STABLE WAY  
MEDWAY, MA 02053

Parcel Number: 130-070000-00  
CAMA Number: 130-070000-00-00000  
Property Address: 4 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-071000-00  
CAMA Number: 130-071000-00-00000  
Property Address: 2 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-072000-00  
CAMA Number: 130-072000-00-00000  
Property Address: 15 HAY HILL ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-073000-00  
CAMA Number: 130-073000-00-00000  
Property Address: 17 HAY HILL ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-074000-00  
CAMA Number: 130-074000-00-00000  
Property Address: 19 HAY HILL ROAD

Mailing Address: SHEPARD TRUSTEE, MICHAEL C &  
DARYL L  
SHEPARD FAMILY TRUST 88 HYDE AVE  
NEWTON, MA 02458

Parcel Number: 130-075000-00  
CAMA Number: 130-075000-00-00000  
Property Address: 21 HAY HILL ROAD

Mailing Address: SHEPARD TRUSTEE, MICHAEL C &  
SHEPARD FAMILY TRUST 88 HYDE AVE  
NEWTON, MA 02458

Parcel Number: 130-076000-00  
CAMA Number: 130-076000-00-00000  
Property Address: 24 HAY HILL ROAD

Mailing Address: YBH LLC  
PO BOX 8  
LINCOLN, NH 03251-0008



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3/7/2023

Page 6 of 14





# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-077000-00  
CAMA Number: 130-077000-00-00000  
Property Address: 22 HAY HILL ROAD

Mailing Address: YBH LLC  
PO BOX 8  
LINCOLN, NH 03251-0008

Parcel Number: 130-078000-00  
CAMA Number: 130-078000-00-00000  
Property Address: 20 HAY HILL ROAD

Mailing Address: YBH LLC  
PO BOX 8  
LINCOLN, NH 03251-0008

Parcel Number: 130-079000-00  
CAMA Number: 130-079000-00-00000  
Property Address: 18 HAY HILL ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-080000-00  
CAMA Number: 130-080000-00-00000  
Property Address: 16 HAY HILL ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-081000-00  
CAMA Number: 130-081000-00-00000  
Property Address: 14 HAY HILL ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 130-082000-00  
CAMA Number: 130-082000-00-00000  
Property Address: 12 HAY HILL ROAD

Mailing Address: KAPLAN, DAVID M & ELIZABETH A  
14 STABLE WAY  
MEDWAY, MA 02053

Parcel Number: 130-083000-00  
CAMA Number: 130-083000-00-00000  
Property Address: 10 HAY HILL ROAD

Mailing Address: ST. PIERRE, SCOTT LEONARD &  
STEPHANIE  
7 COPLEY STREET  
WINCHESTER, MA 01890

Parcel Number: 130-084000-00  
CAMA Number: 130-084000-00-00000  
Property Address: 8 HAY HILL ROAD

Mailing Address: RUSSELL JR, WILLIAM J & BETH E  
P O BOX 336  
SAGAMORE BEACH, MA 02562-0336

Parcel Number: 130-085000-00  
CAMA Number: 130-085000-00-00000  
Property Address: 2 LANDING ROAD

Mailing Address: DESMOND TTEES, TIMOTHY F & DONNA  
M  
17 EVERETT AVENUE  
WINCHESTER, MA 01890

Parcel Number: 130-086000-00  
CAMA Number: 130-086000-00-00000  
Property Address: 143 BLACK MOUNTAIN ROAD

Mailing Address: PLOTKIN, GARY  
3 APPLE WAY, UNIT 3313  
MARSHFIELD, MA 02050

Parcel Number: 130-087000-00  
CAMA Number: 130-087000-00-00000  
Property Address: 147 BLACK MOUNTAIN ROAD

Mailing Address: MCKEE, JAMES C.  
16 HILLSIDE RD  
CUMBERLAND, RI 02864

Parcel Number: 130-088000-00  
CAMA Number: 130-088000-00-00000  
Property Address: 221 BLACK MOUNTAIN ROAD #LO

Mailing Address: AURETTO, PAUL E & LUSA M  
11 NAUMKEAG COURT  
LITCHFIELD, NH 03052



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3/7/2023

Page 7 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-089000-00  
CAMA Number: 130-089000-00-00000  
Property Address: 11 QUEENS WAY

Mailing Address: TIANO, MATTHEW & DONNAMARIE  
5 POND CIRCLE  
BEDFORD, MA 01730

Parcel Number: 130-090000-00  
CAMA Number: 130-090000-00-00000  
Property Address: 25 QUEENS WAY

Mailing Address: GIPS, AMY M  
6 MUNROE ROAD  
LEXINGTON, MA 02421

Parcel Number: 130-091000-00  
CAMA Number: 130-091000-00-00000  
Property Address: 26 QUEENS WAY

Mailing Address: KATZ, JERALD N  
527 TURTLE HATCH LANE  
NAPLES, FL 34103

Parcel Number: 130-092000-00  
CAMA Number: 130-092000-00-00000  
Property Address: 16 QUEENS WAY

Mailing Address: TRENTSEAU, MICHAEL  
10 STAGECOACH ROAD  
CUMBERLAND, RI 02864

Parcel Number: 130-093000-00  
CAMA Number: 130-093000-00-00000  
Property Address: 175 BLACK MOUNTAIN ROAD

Mailing Address: TRENTSEAU, SUSAN K & DAVID H  
135 OCEAN ROAD  
NARRAGANSETT, RI 02882

Parcel Number: 130-094000-00  
CAMA Number: 130-094000-00-00000  
Property Address: 201 BLACK MOUNTAIN ROAD

Mailing Address: MARTIN, PATRICK  
21 ALY RAISMAN WAY  
NEEDHAM, MA 02492

Parcel Number: 130-095000-00  
CAMA Number: 130-095000-00-00000  
Property Address: 196 BLACK MOUNTAIN ROAD

Mailing Address: JASINSKI, LAWRENCE J. & DORIANN  
33 PRESIDENTIAL DRIVE  
SOUTHBOROUGH, MA 01772

Parcel Number: 130-096000-00  
CAMA Number: 130-096000-00-00000  
Property Address: 188 BLACK MOUNTAIN ROAD

Mailing Address: D'AMANTE TRUSTEE, DANNALEA D  
188 BLACK MOUNTAIN ROAD  
LINCOLN, NH 03251

Parcel Number: 130-097000-00  
CAMA Number: 130-097000-00-00000  
Property Address: 186 BLACK MOUNTAIN ROAD

Mailing Address: DALY LIVING TRUST, JOHN & DONNA  
PO BOX 450  
LINCOLN, NH 03251-0450

Parcel Number: 130-098000-00  
CAMA Number: 130-098000-00-00000  
Property Address: 176 BLACK MOUNTAIN ROAD

Mailing Address: HAYES, THOMAS G & SUSAN G LOHNES  
25 DEER RUN ROAD  
WRENTHAM, MA 02093

Parcel Number: 130-099000-00  
CAMA Number: 130-099000-00-00000  
Property Address: 170 BLACK MOUNTAIN ROAD

Mailing Address: AYVAZIAN, MARK & LYNNE  
44 ASHWOOD AVE  
WILMINGTON, MA 01887

Parcel Number: 130-100000-00  
CAMA Number: 130-100000-00-00000  
Property Address: 156 BLACK MOUNTAIN ROAD

Mailing Address: PEABODY, JAY R  
156 BLACK MOUNTAIN ROAD  
LINCOLN, NH 03251



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3/7/2023

Page 8 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 130-101000-00  
CAMA Number: 130-101000-00-00000  
Property Address: 150 BLACK MOUNTAIN ROAD

Mailing Address: LCMC PROPERTIES, LLC  
13 HALFYARD DRIVE  
BROOKLINE, NH 03033

Parcel Number: 130-102000-00  
CAMA Number: 130-102000-00-00000  
Property Address: 142 BLACK MOUNTAIN ROAD

Mailing Address: CORB TRUSTEE, JOAN W.  
142 BLACK MOUNTAIN ROAD  
LINCOLN, NH 03251

Parcel Number: 130-103000-00  
CAMA Number: 130-103000-00-00000  
Property Address: 120 BLACK MOUNTAIN ROAD

Mailing Address: COVINO TRUSTEE, KIMBERLY H  
2 LAKEVIEW ROAD  
WINCHESTER, MA 01890

Parcel Number: 130-104000-00  
CAMA Number: 130-104000-00-00000  
Property Address: BLACK MOUNTAIN ROAD (SS)  
#LO

Mailing Address: BROWN, WILLIAM C & DEBORAH M  
TRUSTEES BROWN BEECHWOOD  
REALT 101 BAY SHORE DRIVE  
NORTH FALMOUTH, MA 02556

Parcel Number: 130-105000-00  
CAMA Number: 130-105000-00-00000  
Property Address: 25 SUNSET DRIVE

Mailing Address: BROWN, WILLIAM C & DEBORAH M  
101 BAY SHORE DRIVE  
NORTH FALMOUTH, MA 02556

Parcel Number: 130-106000-00  
CAMA Number: 130-106000-00-00000  
Property Address: 21 SUNSET DRIVE

Mailing Address: WOLFF, KRISTIN S & EYTAN SHAMASH  
76 OXBOW ROAD  
NEEDHAM, MA 02492

Parcel Number: 130-107000-00  
CAMA Number: 130-107000-00-00000  
Property Address: 13 SUNSET DRIVE

Mailing Address: POMEROY, TTEES, JEFF B & JEANNE M  
5 COLUMBUS AVENUE  
NEWBURYPORT, MA 01950

Parcel Number: 130-108000-00  
CAMA Number: 130-108000-00-00000  
Property Address: 10 SUNSET DRIVE

Mailing Address: GERIG TRUSTEE, KATCHEN K  
2 E BOYLSTON STREET  
NEWBURYPORT, MA 01950

Parcel Number: 130-109000-00  
CAMA Number: 130-109000-00-00000  
Property Address: 72 BLACK MOUNTAIN ROAD

Mailing Address: LEVENSON SONDRA H  
C/O THE COPLEY GROUP 896 BEACON  
STREET  
BOSTON, MA 02215

Parcel Number: 130-110000-00  
CAMA Number: 130-110000-00-00000  
Property Address: 68 BLACK MOUNTAIN ROAD

Mailing Address: LEVENSON NORMAN A TRUSTEE  
THE BENJAMIN REALTY TRUST 896  
BEACON STREET  
BOSTON, MA 02215

Parcel Number: 130-111000-00  
CAMA Number: 130-111000-00-00000  
Property Address: 64 BLACK MOUNTAIN ROAD

Mailing Address: ANDERSON ROBERT TRUSTEE  
ANDERSON FAMILY TRUST 20 MAIN  
STREET  
ACTON, MA 01720

Parcel Number: 132-001000-00  
CAMA Number: 132-001000-00-00000  
Property Address: 42 WALDO DRIVE

Mailing Address: ALIMENTI, JR, RICHARD A & KATHLEEN  
A  
37 WHITNEY AVE  
BEVERLY, MA 01915



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3/7/2023

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Page 9 of 14





# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 132-002000-00  
CAMA Number: 132-002000-00-00000  
Property Address: 5 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-003000-00  
CAMA Number: 132-003000-00-00000  
Property Address: 7 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-004000-00  
CAMA Number: 132-004000-00-00000  
Property Address: 9 LANDING ROAD

Mailing Address: RUSSELL JR, WILLIAM J & BETH E  
P O BOX 336  
SAGAMORE BEACH, MA 02562-0336

Parcel Number: 132-005000-00  
CAMA Number: 132-005000-00-00000  
Property Address: 11 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-006000-00  
CAMA Number: 132-006000-00-00000  
Property Address: 13 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-007000-00  
CAMA Number: 132-007000-00-00000  
Property Address: 15 LANDING ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-008000-00  
CAMA Number: 132-008000-00-00000  
Property Address: 17 LANDING ROAD

Mailing Address: DORSEY, KEVIN  
11 CARRIE ANN DRIVE  
CRANSTON, RI 02921

Parcel Number: 132-009000-00  
CAMA Number: 132-009000-00-00000  
Property Address: 1 WANIGAN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-010000-00  
CAMA Number: 132-010000-00-00000  
Property Address: 3 WANIGAN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-011000-00  
CAMA Number: 132-011000-00-00000  
Property Address: 10 WANIGAN ROAD

Mailing Address: BURKE, DOUGLAS P & DEBRA GRILLO  
PO BOX 2376  
VINEYARD HAVEN, MA 02568

Parcel Number: 132-012000-00  
CAMA Number: 132-012000-00-00000  
Property Address: 6 WANIGAN ROAD

Mailing Address: CRAIN, BRIAN K & JESUS M MORALES  
6803 KINGSHOLLOW DRIVE  
DALLAS, TX 75248

Parcel Number: 132-013000-00  
CAMA Number: 132-013000-00-00000  
Property Address: 20 LANDING ROAD

Mailing Address: BOULEY, NATHAN & GRETA  
133 HUDSON ROAD  
SUDBURY, MA 01776



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3/7/2023

Page 10 of 14



## 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 132-014000-00  
CAMA Number: 132-014000-00-00000  
Property Address: 16 LANDING ROAD

Mailing Address: HAMORI, SEBASTIAN  
11 BEECHNUT DRIVE  
LINCOLN, NH 03251

Parcel Number: 132-015000-00  
CAMA Number: 132-015000-00-00000  
Property Address: 1 BUCK ROAD

Mailing Address: MEYERS, ETHAN J & LIANA  
136 ATLANTIC AVE  
COHASSET, MA 02025

Parcel Number: 132-016000-00  
CAMA Number: 132-016000-00-00000  
Property Address: 3 BUCK ROAD

Mailing Address: LACOSTE, PETER G & ANGELA MAREE  
37 KENWOOD AVE  
NEWTON, MA 02459

Parcel Number: 132-017000-00  
CAMA Number: 132-017000-00-00000  
Property Address: 5 BUCK ROAD

Mailing Address: MOORE, CASEY D  
261 WEBSTER STREET, UNIT 2  
BOSTON, MA 02128

Parcel Number: 132-018000-00  
CAMA Number: 132-018000-00-00000  
Property Address: 7 BUCK ROAD

Mailing Address: CHITKUSHEV, LUBOMIR T  
70-80 PARK STREET UNIT 8032  
BROOKLINE, MA 02445

Parcel Number: 132-019000-00  
CAMA Number: 132-019000-00-00000  
Property Address: 9 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-020000-00  
CAMA Number: 132-020000-00-00000  
Property Address: 11 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-021000-00  
CAMA Number: 132-021000-00-00000  
Property Address: 26 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-022000-00  
CAMA Number: 132-022000-00-00000  
Property Address: 22 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-023000-00  
CAMA Number: 132-023000-00-00000  
Property Address: 18 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-024000-00  
CAMA Number: 132-024000-00-00000  
Property Address: 16 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-025000-00  
CAMA Number: 132-025000-00-00000  
Property Address: 14 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079



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3/7/2023

Page 11 of 14



# 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 132-026000-00  
CAMA Number: 132-026000-00-00000  
Property Address: 12 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-027000-00  
CAMA Number: 132-027000-00-00000  
Property Address: 10 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-028000-00  
CAMA Number: 132-028000-00-00000  
Property Address: 8 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-029000-00  
CAMA Number: 132-029000-00-00000  
Property Address: 6 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-030000-00  
CAMA Number: 132-030000-00-00000  
Property Address: 4 BUCK ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-031000-00  
CAMA Number: 132-031000-00-00000  
Property Address: 2 BUCK ROAD

Mailing Address: FISHER, DAVID ERICH & CLAIRE FUNG  
510 WARD STREET  
NEWTON CENTER, MA 02459

Parcel Number: 132-032000-00  
CAMA Number: 132-032000-00-00000  
Property Address: 7 HAY HILL ROAD

Mailing Address: CARTER, GEORGE J & JUDITH I  
P O BOX 1206  
GLOUCESTER, MA 01930

Parcel Number: 132-033000-00  
CAMA Number: 132-033000-00-00000  
Property Address: 7 BACK FORTY ROAD

Mailing Address: YBH LLC  
PO BOX 8  
LINCOLN, NH 03251-0008

Parcel Number: 132-034000-00  
CAMA Number: 132-034000-00-00000  
Property Address: 9 BACK FORTY ROAD

Mailing Address: O'NEIL, TRUSTEE, MEAGAN EVERETT  
PO BOX 1336  
CENTER HARBOR, NH 03226

Parcel Number: 132-035000-00  
CAMA Number: 132-035000-00-00000  
Property Address: 13 BACK FORTY ROAD

Mailing Address: O'NEIL, TRUSTEE, MEAGAN EVERETT  
PO BOX 1336  
CENTER HARBOR, NH 03226

Parcel Number: 132-036000-00  
CAMA Number: 132-036000-00-00000  
Property Address: 15 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-038000-00  
CAMA Number: 132-038000-00-00000  
Property Address: 21 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079



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3/7/2023

Page 12 of 14



## 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 132-039000-00  
CAMA Number: 132-039000-00-00000  
Property Address: 23 BACK FORTY ROAD

Mailing Address: LYNCH, JOSEPH  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-040000-00  
CAMA Number: 132-040000-00-00000  
Property Address: 25 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-041000-00  
CAMA Number: 132-041000-00-00000  
Property Address: 29 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-042000-00  
CAMA Number: 132-042000-00-00000  
Property Address: 31 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-043000-00  
CAMA Number: 132-043000-00-00000  
Property Address: 32 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-044000-00  
CAMA Number: 132-044000-00-00000  
Property Address: 30 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-045000-00  
CAMA Number: 132-045000-00-00000  
Property Address: 28 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-046000-00  
CAMA Number: 132-046000-00-00000  
Property Address: 26 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-047000-00  
CAMA Number: 132-047000-00-00000  
Property Address: 22 BACK FORTY ROAD

Mailing Address: MACURDY TRUSTEES, JAMES K &  
KERRY A  
PO BOX 1179  
LINCOLN, NH 03251

Parcel Number: 132-048000-00  
CAMA Number: 132-048000-00-00000  
Property Address: 20 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-049000-00  
CAMA Number: 132-049000-00-00000  
Property Address: 18 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 132-050000-00  
CAMA Number: 132-050000-00-00000  
Property Address: 16 BACK FORTY ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079



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3/7/2023

Page 13 of 14



## 200 foot Abutters List Report

Lincoln, NH  
March 07, 2023

Parcel Number: 132-053000-00  
CAMA Number: 132-053000-00-00000  
Property Address: 10 BACK FORTY ROAD

Mailing Address: DEVINE, PATRICK & MELISSA  
15 INDEPENDENCE DRIVE  
WALPOLE, MA 02081

Parcel Number: 132-054000-00  
CAMA Number: 132-054000-00-00000  
Property Address: 8 BACK FORTY ROAD

Mailing Address: BROOKS, SAMUEL W & LAURA A  
9 KASSALA ROAD  
LONDON, SW11 4HN

Parcel Number: 132-056000-00  
CAMA Number: 132-056000-00-00000  
Property Address: 6 HAY HILL ROAD

Mailing Address: WALL, JR., TRUSTEE, WILLIAM  
66 NEW MEADOW ROAD  
BARRINGTON, RI 02086

Parcel Number: 132-058000-00  
CAMA Number: 132-058000-00-00000  
Property Address: 2 HAY HILL ROAD

Mailing Address: DELMONICO, ROBERT M  
132 MAIN STREET  
HINGHAM, MA 02043

Parcel Number: 133-041000-00  
CAMA Number: 133-041000-00-00000  
Property Address: 5 WANIGAN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 133-042000-00  
CAMA Number: 133-042000-00-00000  
Property Address: 7 WANIGAN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 133-043000-00  
CAMA Number: 133-043000-00-00000  
Property Address: 9 WANIGAN ROAD

Mailing Address: LOON LANDING DEVELOPMENT LLC  
14 MONTALCINO WAY  
SALEM, NH 03079

Parcel Number: 133-044000-00  
CAMA Number: 133-044000-00-00000  
Property Address: LANDING RDS/BLK MTN PVT

Mailing Address: LOON LANDING DEVELOPMENT LLC  
PO BOX 1106  
LINCOLN, NH 03251-1106



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3/7/2023

Page 14 of 14