



TOWN OF LINCOLN, NH

PLANNING & ZONING DEPARTMENT

148 Main Street - PO Box 25 - Lincoln, NH 03251

ZONING BOARD OF ADJUSTMENT (ZBA) MEETING AGENDA

Wednesday, July 1, 2026 – 6:00 PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

Hybrid Meeting: In-Person -or- via Zoom Meeting Platform (see end of Agenda for details)

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

- II.) CONSIDERATION** of meeting minutes from the April 15, 2026 meeting of the ZBA

- III.) PUBLIC HEARING - ZBA 2026-01 – Frye/Copley Equitable Waiver of Dimensional Requirements**

Subject Property: 164 Crooked Mountain Road
Map and Lot #: Map 120, Lot 001
Zoning District: General Use Downtown
Owner/Applicant: Scott Frye (property owner)/Copley Properties LLC (applicant)
Consideration of: Application for an Equitable Waiver of Dimensional Requirements
Date of Application: June 9, 2026
Seeking Relief from: Setback requirements for the General Use Downtown zoning district listed in the Dimensional Chart in Article VI (District and District Regulations), Section B (District Regulations), Subsection 5 (Lot and Lot Coverage Requirements and Standards) of the *Town of Lincoln Land Use Plan Ordinance*.

A duly noticed public hearing will be held by the ZBA concerning an application submitted by Copley Properties, LLC (applicant) and Scott Frye (property owner) requesting an Equitable Waiver of Dimensional Requirements per New Hampshire RSA 674:33-a. The applicant requests relief from setback distances per the Dimensional Chart in Article VI (District and District Regulations), Section B (District Regulations), Subsection 5 (Lot and Lot Coverage Requirements and Standards) of the “Town of Lincoln’s Land Use Plan Ordinance”, as amended on March 10, 2026. The applicant completed construction of a single-family residence at **164 Crooked Mountain Road (Tax Map 120, Lot 001)** on April 20, 2026 that was found to be partially located within the west side and front setbacks. The Land Use Authorization Permit for this project (LUP 2024-065) was issued by the Town of November 6, 2024. The subject property is located in Lincoln’s General Use Downtown zoning district. A Land Use Compliance Certificate (LUCC) cannot be issued to the owner by the Town of Lincoln Planning and Zoning Department until the ZBA approves this application as the LUCC certifies that the structure and construction meets the requirements of all applicable Town of Lincoln Ordinances and Regulations, including the zoning district regulations that the applicant is seeking relief from. The ZBA will hear from the applicant and/or property owner and consider this application and public comments received at the public hearing.

IV.) PUBLIC PARTICIPATION

Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the ZBA will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

V.) ADJOURNMENT

Instructions for logging in remotely by Zoom or phone:

Hybrid meeting available both in-person and via the Zoom Meeting Platform to allow for town-wide participation. A quorum of Zoning Board of Adjustment members must be physically present at the meeting. Zoning Board of Adjustment Meetings can be attended in-person at Town Hall. Meetings are recorded and posted on YouTube.

Zoom Meeting Link and Information:

Join Zoom Meeting: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Zoom access and meeting recordings are for your convenience. If there are any technical difficulties with the Zoom Meeting Platform or online access, the meeting will continue at Town Hall and will not be rescheduled.

Recorded meetings can be found on YouTube at: <https://www.youtube.com/@adminasstownoflincoln>