



TOWN OF LINCOLN, NH

PLANNING & ZONING DEPARTMENT

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

PLANNING BOARD MONTHLY MEETING AGENDA

Wednesday, September 23, 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 hybrid meeting details*)

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

- II.) **CONSIDERATION** of meeting minutes from the following Planning Board Meetings:

A.) September 9, 2026

B.) September 16, 2026 – Master Plan Workshop

III.) NEW BUSINESS

A.) APPLICATION SUBMITTAL - WAIVER OF A STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS REQUEST BY PLANNING BOARD

An *Application for Waiver of a Stormwater Management Ordinance Requirements by Planning Board* was submitted by David Kaplan (property owner). The applicant is currently building a single-family home at No # Cedar Circle (Map 118, Lot 39.6) under Land Use Authorization Permit #2024-056 and requests relief from the Town of Lincoln Stormwater Management Ordinance. A noticed public hearing will take place concerning the application.

Project Name: Kaplan Residence

Applicant: David Kaplan, property owner

Subject Property: No # Cedar Circle (Map 118, Lot 39.6)

Zoning District: General Use Downtown

Submittal: Application for Waiver of a Stormwater Management Ordinance Requirements by Planning Board

B.) FORMAL REQUEST FOR A MODIFICATION OF A PLANNING BOARD APPROVAL

On September 10, 2026, the Town received a request letter from attorney Derek D. Lick, representing Coolidge Ridge, LLC related to the previously approved subdivision detailed below. The applicant is seeking a waiver of Condition #1 of the May 8, 2024 Notice of Decision.

Project Name: Coolidge Ridge Subdivision

Subdivision #: SUB #2023-08, approved by Planning Board on May 8, 2024

Applicant: Ethan Conley, Coolidge Ridge LLC

Location: 6.81± acre lot at the terminus of Mansion Hill Drive and Valley View Lane

Map & Lot #: Map 114, Lot 049.3

Description: Division of the parcel into eight (8) individual residential building lots

IV.) CONTINUING BUSINESS

A.) SITE PLAN REVIEW APPLICATION REVIEW & PUBLIC HEARING

The Site Plan Review application review for “*The Landing; A Village on the Pemi*” project (detailed below) continues following acceptance of the application by the Planning Board on August 26, 2026. The Board will review the application and checklist for completeness. If deemed appropriate, the Planning Board will hold a public hearing.

Project Name: The Landing; A Village on the Pemi
Applicant: Joseph Lynch, Loon Landing Development LLC
Location/District: 11 & 13 Landing Rd. and 1, 3, 5, 7, & 9 Wanigan Rd. (Rural Residential District)
Map 132: Lot #'s 005, 006, 009, 010, and Map 133: Lot #'s 041, 042, 043, 044
Proposal: The applicant proposes to merge seven existing vacant lots and part of an existing roadway parcel into one parcel and construct an 11-building condominium development with two units per building (22 units) on the merged 7.58± acre parcel.

B.) CONTINUED DISCUSSION ON GROWTH MANAGEMENT ORDINANCE

Several handouts were provided as references for this discussion including a Smart Audit Report, a couple example ordinance sections, the statute authorizing regulation, and an informational sheet.

V.) 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 Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

VI.) ADJOURNMENT

HYBRID MEETING INFORMATION

Hybrid meeting available both in-person and via the Zoom Meeting Platform

Zoom Meeting Link and Information:

Join Zoom Meeting: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

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/33@adminassttownoflincoln>