TOWN OF LINCOLN, NEW HAMPSHIRE

PLANNING & ZONING DEPARTMENT

PLANNING BOARD MEETING MINUTES

Wednesday, August 12, 2026 – 6:00 PM
Planning Board Public Meeting
Lincoln Town Hall, 148 Main Street, Lincoln, NH

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I. CALL TO ORDER

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Planning Board Members present: Chair Paul Beaudin, Vice Chair Mike Iarocci, Selectmen's Representative OJ Robinson, Member Greg Reynolds, Member Steve Noseworthy, Alternate Member Jean Sokul, Alternate Member Kristyn Brophy (Zoom), Alternate Member Sue Berube
Staff: Town Planner Michael Nahmias; CCO Shawn Magoon; Recording Clerk Kristyn Brophy (Zoom); Town Attorney Jason Dennis (Zoom)
In-Person Attendees: Jase Gregoire (applicant's engineer), Dave Olson (resident), Peter Keller (resident), Lauren Delaney, Diane & William Delaney (resident/property owner), Todd Nichols (property owner), Jennifer Turner (resident/property owner), Lesley & Ron Pollara (resident/property owner), Anne McGreal (resident/property owner), Michele Weldon (resident/property owner), Marc & Sue Berube (residents), Paul Mullen (resident/property owner), Rick Russell (resident/property owner), Steve Lord (resident/property owner), Arthur Alford (resident/property owner), Lisa & Tim Rice (resident/property owner), John & Kathleen Henry (resident/property owner), Gary Casinghino (resident), Pam Henry (resident), Chris DePaolo (resident), Kevin McNamara (resident), Ted Sutton (resident), Leslie Holloway (resident), Patrick Muse (resident), David Tomasso (Lincoln Fire Captain), Michael Weden (Lincoln Fire Chief), Khera Jonus (resident/property owner), Rick & Suzanne Smith (resident/property owner), Paula Tracy (Reporter w/ InDepthNH.org), Jeane Karsburg (resident/property owner),
Zoom Attendees: Drew Goddard (applicant), iPhone, Emily Manzelli, M Conn (resident), Tina Mercier, Melissa Devine, The Muses, Nicole Dischino, Warren & Mary Jane Shaw, Cindy Lloyd (resident), Cathy's iPad, Ron DeFlora (resident), C B, Ryan Fairbrother (resident, Deputy Fire Chief), Elaine Tuccinardi, Tanya Letourneau, Zoom user, Jack Karalius, Kathie Ficeto, Larry Samberg

Meeting called to order at 6:00pm

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II. CONSIDERATION of meeting minutes from:

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A. Wednesday July 22, 2026: Beaudin, Iarocci, Robinson, Noseworthy, Reynolds

- **Line 36:** Add Vice Chair before Iarocci
- **Line 105:** replace "the August 12th" with "a future meeting"

Motion: Selectmen's Representative Robinson motioned to approve as amended
Second: Vice Chair Iarocci
Vote: All in favor, none opposed

B. Wednesday July 29, 2026: Beaudin, Iarocci, Robinson, Noseworthy, Reynolds, Berube & Brophy & ZBA's Chair Delia Sullivan, V Chair Chenard & Selectmen's Rep Jack Daly

Motion: Selectmen's Representative Robinson motioned to approve as written
Second: Vice Chair Iarocci
Vote: All in favor, none opposed

Chair Beaudin noted that the full Planning Board was present for the meeting and that no alternates would be seated. Alternate Berube recused herself before the discussion and public hearing on the Mothership Residential Apartments site plan review application began.

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III. CONTINUING BUSINESS

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A. PUBLIC HEARING - SPR 2026-01 - COPLEY PROPERTIES LLC - SITE PLAN REVIEW

A public hearing was held regarding the application for site plan review and site plan submitted by applicant and property owner Copley Properties LLC for the project below. The application was accepted by the Planning Board at the July 12, 2026 meeting. A discussion with the applicant preceded the public hearing.

Project Name: The Mothership Residential Apartments
Applicant: Andrew Goddard, Copley Properties LLC (Owner)
Location: 278 Main Street
Map and Lot: Map 117, Lot 119 (1.07± acres)
District: General Use Downtown (GUD)
Proposal: The applicant proposes a change of business land use from 'retail' to 'restricted multifamily residential housing.' The proposal includes the removal of the existing building and construction of a 9,761 square foot, three-story building consisting of 30 residential units (mix of studio and 1 to 4 bedroom apartments) with a rooftop deck for tenant use. The applicant proposes site improvements to support the redevelopment to include grading, installation of stormwater management systems, drainage, adding a parking lot and driveway, landscaping and public utility improvements.

- Chair Beaudin asked Jason Dennis, Lincoln Town Attorney, whether letters submitted to the Town and Board with the specific request to be entered into the record needed to be read out loud to be entered into the record. Four letters specifically had requests to be entered into the record. Jason said they could be read into the record however if they were included in the packet they would also be included in the record. A discussion ensued and the Board voted unanimously to address issues and questions related to the letters received during the public hearing and following comments from the members of the public present at the meeting.
- Chair Beaudin read a summary of the Mothership Residential Apartments site plan review application and proposal and introduced Engineer Jase Gregoire from Civil Works New England, engineer for the applicant, and applicant Drew Goddard (attending via Zoom).
- Chair Beaudin discussed the status of the third-party review and said the Town and the Planning Board had not yet received the third-party review report (assigned to Dubois & King).
- Mr. Gregoire presented the proposal on behalf of the applicant. The proposal involves replacing an existing vacant retail building with a 30-unit residential apartment building. Access to the building would be provided by upgrading the existing entrance from Main Street with a paved driveway that as proposed is narrower than the existing entrance. Site development includes parking in the rear, stormwater management, snow storage areas, picnic areas, and a trail

between the property and the neighboring Depot property (260-264 Main Street). Parking onsite is provided with 47 parking spaces, including two spots which are ADA-compliant.

- Mr. Gregoire continued that the proposal includes grading and stormwater management via a new pond in the northeast corner of the property and three sections of porous pavement. He continued to discuss the location of the construction entrance and erosion control plans during construction.
- Mr. Gregoire presented the driveway plan and profile for the project, followed by the utility plan. Mr. Gregoire discussed how the project includes a plan for tapping into existing water and sewer mains on Pollard Road and includes the installation of two fire hydrants, however the locations are subject to New Hampshire Department of Transportation (DOT) approval. He discussed how the new mains would include stubs for future development to tap into the line. The Lincoln Board of Selectman was presented with a proposal to connect to town utilities in this fashion at the April 20, 2026 Selectboard meeting (minutes from this meeting are attached). Per the minutes of the April 20, 2026, the Selectboard unanimously voted *"To agree to extend water and sewer as proposed with a third-party review; an agreement on pipe size (under a third-party review), appropriate slope, a second fire hydrant, and a maintenance agreement until such time another property is connected to this line."* Member Reynolds asked if a pumping station proposed in the initial design was still included. Mr. Gregoire noted that a previously discussed pumping station is no longer needed as a gravity sewer is feasible following further surveying and engineering review.
- Mr. Gregoire discussed the sight distance plan and profile provided as Sheet 9. Chair Beaudin asked if the sight distance plan considered snow banks and Mr. Gregoire responded that the plan considers 2 feet of snow banks, per a DOT requirement.
- Mr. Gregoire next discussed the Truck Movement Plans which shows how a fire truck would enter and exit the main entrance of the property from Main Street (provided as Sheet 20 on the Site Plan) and how a fire truck would maneuver in the parking lot (Sheet 21). Mr. Gregoire explained that a fire truck would have to make a three-point turn to turnaround and exit the back parking lot. A parking spot was eliminated from the middle of the lot in order to accommodate a fire truck. This same plan applies for garbage trucks servicing the proposed dumpster location. Mr. Gregoire mentioned that the applicant discussed these plans and fire hydrant location with the Lincoln Fire Department Chief Michael Weden.
- A Landscaping Plan was provided as a new sheet not included in the original submittal. Mr. Gregoire said this was added based on feedback from the Board from the July 12, 2026 Planning Board meeting. The plan includes a six-foot tall privacy fence along the northern edge of the property to Main Street to mitigate light and noise from the parking lot.
- Mr. Gregoire presented the construction laydown plan which was requested to be provided and evaluated as part of the Town's third-party review. He followed up with an overview of the changes and additional submittals provided since the previous meeting.
- Chair Beaudin stated that the Board has requested Lincoln Department of Public Works (DPW) Director Nate Hadaway and Fire Chief Michael Weden attend the meeting to address any concerns related to public safety and public utilities.
- Chair Beaudin invited Chief Weden to the table to discuss the Truck Movement Plans as proposed and how they would affect emergency operations. Chair Beaudin asked Chief Weden to explain the operational difference between what was proposed on the Plans and having 360-degree access around a building. Chief Weden stated that having 360-degree access would allow for easier maneuverability onsite, provide more room to stage, make it much easier for multiple apparatus to operate, and allow for access to all four sides of the building as opposed to two sides. Chair Beaudin asked if the plan as proposed provided enough space for adequate staging areas and room for multiple apparatus to operate onsite. Chief Weden stated it would not and staging and operations would take up a lane on Main Street during a response. Chair Beaudin asked if a staging plan had been developed and Chief Weden stated no. Chair Beaudin asked about winter considerations and Chief Weden explained winter adds additional concerns due to narrowing roads and snow piles.

- Chair Beaudin asked what Chief Weden desired for the Site Plan and Chief Weden responded the Town wants 360-degree access. Selectman's Representative OJ Robinson asked for clarification and if the adjacent property (Depot) was considered. Chief Weden stated he wants to be able to drive around the building and that the adjacent property is not sufficient. Chair Beaudin explained that 360-degree access has been required by the Board in at least two applications for Site Plan Review that came previously before the Board and it was mentioned that the Hampton Inn and Home 2 Suites (currently under construction) were required to have 360-degree access. Member Reynolds asked why the 360-degree access is needed for safety purposes and Chief Weden stated for the safety of the building occupants, safety of first responders, better access for ladders to rescue occupants, and to allow for vehicles in the parking lot to be removed from the area during a response as the trucks would be blocking the only entrance.
- Vice Chair Iarocci brought up a past fire incident at Pollard Brook that he experienced and discussed how chaotic the scene was with people exiting the building, first responders arriving on scene, and people trying to leave in their cars during the response. Chief Weden said the Town's response typically includes 4 apparatus and mutual aid will result in 15-20 more apparatus arriving at a response. Chair Beaudin asked about responses that involve shuttling water and Chief Weden responded 10-12 vehicles may respond to a call like that.
- Vice Chair Iarocci asked for clarification on egress to the building as the building only has one set of entry/exit doors.

- Mr. Goddard stated that the development and building meet NFPA-1 (National Fire Protection Association Fire Code) and all State Fire Codes and that the building is sprinkled. Mr. Goddard stated some requirements of NFPA-1 and stated that they went beyond the code to provide better turnaround and fire hydrants. He went on to state that 360-degree access is more of a wish-list item rather than a legal requirement. He then asserted the NFPA does not require a turn-around at all, but takes fire safety seriously and has going beyond all state and national requirements, including a 90-degree turning area.
  - Mr. Goddard stated that 360-degree access is not a requirement of applicable State fire codes. He also stated that all bedrooms would have appropriate fire egress and that the State Fire Marshal's Office will review the building designs. He stated the Board should focus on what the laws and rules require as opposed to considering measures and conditions that are not required by Fire codes.
  - Chair Beaudin explained that the Town of Lincoln Site Plan Review Regulations in Article XV (Site Building and Design Requirements), Section C (Landscaping and Site Planning Requirements), Subsection 4 (Safety), allows for the Board to impose conditions, that may be stricter than other rules and codes, related to ensuring the safety of pedestrians and vehicles as it pertains to parking, loading, and emergency vehicle access. Attorney Jason Dennis added that RSA 153:5 IV allows for municipalities to be more restrictive than the State's Fire Code. Jason explained that the section of the Site Plan Review regulations cited above contains a 'shall' which means the Board must ensure the Site Plan provides for emergency vehicle access in a safe and convenient manner. The Fire Code does not preempt Towns in New Hampshire from having requirements that are stricter than the State minimum requirements that are in Code and that it is at the discretion of the Board to impose a stricter condition than State Fire Code.
  - Chair Beaudin asked if the 360-degree access could be a condition of approval and Jason stated it could but the Board could also reject the Application based on the lack of 360-degree access.
  - Applicant Goddard responded that Copley Properties would not be agreeable to 360-degree access because their plan already surpasses minimum State Code. Applicant Goddard went on to state that if 360-degree access will be condition of an approval then he would rather the Board deny the application and allow the Superior Court review the decision.
  - Chair Beaudin read an email from Chief Michael Weden which is included in these minutes on the next page.
  - Applicant Goddard stated that he did not want a condition and did not want to revise the plan and preferred the Board deny the application. Applicant Goddard described his goal as

providing long-term rentals for people who live and work in Lincoln, not short-term/seasonal or second-homes/condos. Applicant Goddard stated that 360-degree access was unreasonable and he thought the Court would rule in his favor.

- Member Noseworthy expressed concern about the number of people in the building and their safety.
- Attorney Dennis provided input on next steps and how the Board should move forward given the applicant's refusal to meet the 360-degree access condition. Jason suggested having a discussion on the 360-degree access condition and allow for applicant to respond that they will not agree to the condition. He then clarified when an appeal would go to the Town's Zoning Board of Adjustment and when it would go to Superior Court and confirmed that an appeal of this application would go to Superior Court with one discrete issue to address (the 360-degree access). Attorney Dennis asked the Board if they desired to hear the entire application out and hold the hearing or if the Board would like to deny this application based on the applicant's refusal to meet the proposed 360-degree access condition. Additional discussion ensued including a reading of Article XX (Appeals) of the Site Plan Review regulation by Chair Beaudin. Attorney Dennis restated that this matter would be appealed to Superior Court.
- Selectmen's Representative Robinson asked a question about consistency with applying this condition and referenced 'The Heights' development, a 30-unit building that the Board approved previously that did not have 360-degree access requirement. Discussion ensued.
- Alternate Sokul asked the applicant if there was any room for a compromise as a means of avoiding an appeal. Applicant Goddard responded that since they met each code, he felt he shouldn't have to. He went on to state that the idea of restricting this project was not a good move for Lincoln as this project would provide long term rentals for those who need it most, the workforce of Lincoln and the surrounding area. Goddard continued to discuss how this project meets NFPA and how litigation will make it costlier to build in the future and those costs would be passed down to renters.
- Chair Beaudin questioned the applicant's intentions, stating his current understanding is that this project is going to be done with market rate rents, and will not be affordable, workforce housing. He asked for clarification because "there's a lot of difference between Market Rate, Affordable, and Workforce housing" as he was under the impression this would be affordable.
- Mr. Goddard felt the Chair's question was disingenuous and explained that workforce housing is for year-round residents and although it may not be "affordable" to all, the rental rates for the project will be affordable based on HUD (Housing & Urban Development) rates, and that the project was never proposed as subsidized housing. He stated that 141 Main Street is also below HUD rates. As a private developer, his goal is to provide year-round housing to a community that does not currently have adequate housing availability.
- Member Reynolds asked Chief Weden if he had been behind the Depot to consider if it would be suitable for a response. Chief Weden stated he had and that it is not enough space for the larger trucks and only a small truck could access back there.

Motion: Chair Beaudin motioned to support the Fire Chief's recommendation for 360-degree emergency vehicle access around the building.
Second: Vice Chair Iarocci seconded the motion.
Vote: Motion passed with opposition from Selectmen's Representative Robinson.

- Chair Beaudin asked Applicant Goddard if, as applicant, his company would be willing to meet the condition and the response was 'no.' Mr. Goddard stated he is going to take a position to support long-term housing and greater affordability in the town of Lincoln vs seasonal rentals, and is standing up for the people that live and work in a community that needs more workforce housing. He concluded that he will be agreeable to accept the denial on behalf of the people that live and work in the town of Lincoln. Attorney Dennis suggested the Board put this in the record as a stipulated denial as the applicant and Board were unable to come to agreement on this issue. Chair Beaudin suggested that the Board take a vote.

- Applicant Goddard stated that he did not have Counsel on the call but went forward to state that he would accept the stipulated denial.
- Chair Beaudin made a motion to issue a stipulated denial for the Mothership Residential Apartments. Vice Chair Iarocci seconded the motion. Member Reynolds asked what we need to include in the denial. Attorney Dennis stated that the Board should state the reasons for the denial on the record and draft a Findings of Fact and a basis of decision.
- While discussion was open on the motion, Planner Nahmias brought up concern that the Board was issuing a denial without hearing from the public in a hearing. His concern was that a judge may question why the Board did not request feedback from the public and may question what the public had for feedback. Chair Beaudin asked Attorney Dennis to respond and he stated that it could go either way on this but that it makes sense to take feedback from the public on the 360-degree access condition and public safety and limit comments to this issue. Chair Beaudin agreed.
- Member Reynolds asked Chief Weden if Lincoln were a town with more than one ladder truck would this condition be needed? Chief Weden responded not necessarily and it was the access to the building itself that was an issue. Member Noseworthy stated that he felt this site was not large enough for what the applicant has proposed.

Motion: Chair Beaudin motioned to open the public hearing with public comments limited to the 360-degree access condition.
Second: Selectmen's Representative Robinson seconded the motion.
Vote: Motion passed unanimously.

Chair Beaudin opened the meeting up for Public Comment at 7:19pm

1. **Rick Russell – abutter (Lincoln Station)**
   Mr. Russell stated he is an abutter and has owned at Lincoln Station since 2012. He referenced a petition he signed that was submitted to the Planning Board raising concerns about infrastructure, particularly water pressure at Forest Ridge and the need for additional water capacity. Citing prior minutes that documented water capacity concerns, he questioned how the town could ensure lives would be saved in a serious fire at the proposed building if the Chief's recommendations aren't followed and water pressures are inadequate. He urged the Board to give serious consideration to the Fire Chief's requested 360-degree access and to the actual water capacity of the line serving the project. He indicated he would be submitting a letter for the official record on top of the petition that he submitted to the Board (which was included in the Board's packet).

Chair Beaudin requested DPW Director Nate Hadaway speak to any issues regarding water capacity and/or pressure for fire suppression. DPW Director Hadaway stated that pressure was not an issue however supply of water is an emerging concern for the Town of Lincoln.

DPW Director Hadaway discussed the following areas of concern:

a) **Overall Production Capacity vs. Current Use** – Director Hadaway explained that in perfect conditions, running all equipment at design maximum, the system could produce roughly 1.8 million gallons per day (GPD) (about 1,440,000 GPD from the plant plus ~360,000 GPD from the wells). In practice, to avoid water-quality problems (especially disinfection byproducts), they operate the plant at about 800 GPM (≈1,152,000 GPD) and run the wells about 8hrs/day (adding about 100,000–165,000 GPD). During peak demand periods (summer and busy winter), actual use is already in the 900,000 to 1.1 million GPD range, which he characterized as being close to what he can "comfortably" produce while maintaining good water quality.
b) **Dependence on River vs. Loon Pond; Drought/Weather Limits** – The system normally relies on river water from the East Branch, but during heavy rains and high turbidity they

have to switch to Loon Pond. When operating on pond water, treatment capacity drops to about 750 GPM, limiting production to roughly 1,080,000 GPD from the plant alone. He noted that drought and very low river flow have also forced him to shut down one of the river intake pumps because it was not adequately submerged, further constraining capacity just when reliability is critical.

c) **Operational Limits on Wells and Equipment** – Director Hadaway stressed that neither the treatment plant nor the wells are intended to run continuously for 24 hours a day. The wells have their own "mini treatment plant" that adds sodium bicarbonate (baking soda) and disinfectant, and requires operator checks; he does not consider it safe or appropriate to run them continuously without attention. He also prefers periodic downtime for major equipment to reduce the risk of mechanical failure and water-quality issues, which effectively caps how hard he can push the system even in emergencies.

d) **Fire-Flow / Hydrant Use During Fires** – He described at least two incidents where firefighting demands stressed the system: in one downtown fire, multiple hydrants were opened while two storage tanks were filling, causing a main tank to drop to a low-level alarm, and he told the Fire Department they needed to find another source. Recalling a separate winter fire, he stated firefighters did not have a suitable hydrant at the scene and again had to use an alternate source. These episodes demonstrate that under certain conditions, extended high-flow hydrant use for fires can quickly draw down storage and force limitations on hydrant supply. Vice Chair Iarocci asked how this impacts the Fire Department. Chief Weden responded that when the Fire Department is forced to bring in water in situations like these, they call in mutual aid from nearby departments which respond from up to a half-hour away.

e) **Risk During Peak Demand Events** – When asked about a worst-case scenario (e.g., a major summer weekend such as Highland Games combined with drought), Nate indicated that it would be a "struggle" to balance maintaining safe, adequate drinking-water supply for the town against the heavy, sustained flows needed for a large fire. In his view, during such peak demand and strained source conditions, the system is vulnerable to being stretched very thin if a significant fire occurs.

f) **Water Main to the Mothership Site – Dead End vs. Service Line** – Director Hadaway stated that he views it as a single service connection across Route 112 to one building, functionally similar to the service line going into the Hampton Inn, rather than a formal dead-end main. As proposed, it is sized for that particular building, but designed to allow future connections via "stubs". If additional development later connects to those stubs, the line could then function more like part of a distribution main, but in its initial configuration he does not treat it as a separate dead-end main.

2. **Ted Sutton – non-abutter (Forest Ridge)**
   Mr. Sutton stated he has lived in the area for approximately 40 years. He referenced a fire-flow and water system analysis prepared by Hoyle Tanner (*Water System Assessment for the Town of Lincoln, New Hampshire)* which concluded that the Lincoln water system has expanded without comprehensive planning and suffers from serious deficiencies in fire flow, storage, and treatment capacity. He requested that this report be considered and entered into the record. He also reported that, in speaking with the DPW Director, he was told the impact of bringing both the hotel across the street and the proposed project online is unknown without another flow study, and he suggested the applicant fund such a study so the town can make informed decisions about fire protection.

3. **Dave Olson, abutter (Lincoln Station)**
   Mr. Olson, full-time resident, expressed concern that the proposed site design only meets, at best, minimum fire-access requirements and does not provide adequate safety given the density of development and tight circulation on the lot. Referring generally to fire access standards (minimum 20-foot road width, limits on dead-end lengths, and apparatus turning radii), he questioned whether the ladder truck can safely maneuver the 90-degree turn at the

south side of the parking area and whether the depicted turn-around would place the truck too close to a burning building once outriggers are deployed. He noted that outriggers would likely block the drive aisle, preventing other emergency vehicles from passing, and that the rear of the building is essentially inaccessible due to site layout and existing tree line. He characterized the problem as one of excessive density on a small parcel and urged the Board to require 360-degree access or other measures to ensure safe emergency operations.

4. **Todd Nichols, abutter (Depot)**
   Mr. Nichols identified himself as an abutter and a Pro Board-Certified Firefighter I, Firefighter II, and Fire Instructor who teaches a technical education fire program. From a professional firefighting perspective, he expressed strong support for the Chief's request for 360-degree apparatus access. He explained that a 360-degree walk-around of a structure is standard practice on arrival and stated that, given the tight conditions around the Depot, it would be very difficult for firefighters to complete such a walk-around, even on foot, and nearly impossible for the ladder truck to achieve full access with outriggers deployed. He warned that outriggers would likely occupy the full width of the drive adjacent to the building, blocking other emergency vehicles, and concluded that the design is not safe for residents or firefighters without 360-degree access.

5. **Sue Berube, abutter (Lincoln Station)**
   Ms. Berube, speaking as an abutter recused from the public hearing, asked procedural questions regarding what would occur if the matter is appealed to Superior Court and then remanded, including whether abutters would have further opportunity to raise additional issues so that appeals are not fragmented across multiple trips to different bodies. She raised regulatory concerns, including whether the proposed water/sewer extension creates a dead-end requiring a Select Board waiver despite the applicant's assertion that no waivers are sought, and whether the driveway length exceeds 300 feet under the Town's driveway standards, which would trigger requirements for turnouts and turnarounds. She questioned how the boundary between "driveway" and "parking lot" is being defined in relation to setbacks and turnout requirements. She also noted that: the Heights project had an additional access to water sources via snowmaking infrastructure; her comments sought to preserve abutter rights, to raise other concerns, and to highlight possible noncompliance with driveway and dead-end standards.

6. **Leslie Holloway, abutter (Depot)**
   Ms. Holloway stated she lives directly behind the proposed project at the Depot and that she would be looking down into the new building and rooftop terrace, which she finds objectionable from a privacy standpoint. She voiced strong support for requiring 360-degree access and asserted that essentially everyone in the room agreed, requesting and observing a show of hands in favor. As a long-time resident of nearly 50 years and a former business owner in town, she expressed concern about "too much growth, too fast" and reiterated her support for the Chief's 360-degree access recommendation.

7. **Patrick Muse, abutter (Lincoln Station)**
   Mr. Muse spoke briefly to emphasize the importance of documenting the extent of public concern for the record. He suggested that the Clerk record the number of people present in the room and online for this hearing, and to specifically note the in-room show of hands in support of 360-degree access, so that any reviewing court can see the level of community participation and support for the Chief's safety recommendation. It was explained that the approved minutes will reflect those in attendance, both in-person and via Zoom, as well as any motions or polls made by the Board.

8. **Kevin McNamara, abutter (Depot)**
   Mr. McNamara, an abutter stated he has been involved in numerous projects within the town and feels a 360-degree turn-around and a water-flow study should be required prior to approval.

9. **Steve Lloyd, abutter (Lincoln Station)**
   Mr. Lloyd, an abutter, indicated he had submitted a letter for the record addressing multiple issues but would limit his oral remarks to access and safety. He cautioned that while a 20-foot access drive may appear acceptable on paper, actual conditions with winter snowbanks and dense parking can significantly narrow usable width, especially if residents or visitors park outside designated spaces. He recalled the Common Man/Nordic Inn fire approximately 26 years ago as an example of the chaos that can occur in a major incident and expressed concern that similar chaos in such a tight and densely developed area would pose serious risks. He characterized the proposal as too much development on too small a parcel and strongly supported the requirement for 360-degree access to protect residents and responders.

10. **Michelle Weldon, abutter (Lincoln Station)**
    M. Weldon stated she was submitting an additional letter from Caleb O'Connor to record. She noted that Mr. O'Connor's letter lists seven issues he believes should be addressed before the application is approved, including concerns about water availability to all users. She did not detail those issues orally, in deference to the Board's request to focus on the fire-access topic, but wanted to ensure that the letter and its concerns, particularly regarding water, are part of the official record.

- Engineer Gregoire questioned if there was a specific process or requirement for flow tests for either the Common Man Diner or the hotel behind it prior to approval, and if so, they would like to receive a copy as a guideline. Chair Beaudin instructed the applicant to reach out to Planner Nahmias for those documents.

Chair Beaudin closed the public comment portion of the hearing at 8:23pm.

Motion: Chair Beaudin motioned for the Board to draft a Finding of Facts.
Second: Selectmen's Representative Robinson seconded.

Finding of Facts

1. Because of the applicant's stated refusal to comply with the 360-degree fire apparatus access condition, the application cannot meet the requirements of Article XV (Site Building and Design Requirements), Section C (Landscaping and Site Planning Requirements), Subsection 4 (Safety), of the Town of Lincoln, New Hampshire Site Plan Review Regulations.
2. Possible lack of water supply makes 360-degree access critical for firefighter and resident safety as full 360-degree access allows better access to rescue occupants from all sides of the building
3. 360-degree access was a prior requirement for the Hampton Inn and other similar projects in Lincoln, establishing precedent

Vote: All in favor, motion passed unanimously.

Motion: Chair Beaudin motioned to enter a stipulated denial of the application on the basis that the Board has voted to impose 360-degree fire access, and the applicant has communicated that he that they would not agree to satisfy that condition.
Second: Vice Chair Iarocci seconded.
Vote: Motion passed unanimously.

- Engineer Gregoire thanked the Board for their time.

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IV. OTHER BUSINESS

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A. Planner Nahmias reminded that the next meeting is scheduled for August 26th and provide the following as updates and agenda items:
- Clark's Bears – Application to relocate their Barnyard ride
- The Landing – Pemi on the River – lot merger request for an 11-unit condominium complex.
- Pulse Gondola – Has the complete packet, but there is not enough time to Notice so it will be added to the Board calendar on a later date.

B. VACANCY UPDATE
- Planner Nahmias stated that they have received 14 applications for the vacancy and are scheduled to conduct interviews starting Friday the 14th.

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V. PUBLIC PARTICIPATION

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- None

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V. ADJOURNMENT

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Motion: Chair Beaudin motioned to adjourn the meeting.
Second: Selectman Robinson
Vote: All in favor, none opposed

Meeting adjourned at 8:44pm

Respectfully submitted,

Kristyn Brophy

Kristyn Brophy, Recording Clerk

Date Approved: August 26, 2026

Paul Beaudin II

Paul Beaudin II, Chairman