



TOWN OF LINCOLN, NH

PLANNING & ZONING DEPARTMENT

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

PLANNING BOARD MONTHLY MEETING AGENDA

Wednesday, August 26, 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 Planning Board; announcement of excused absences, if any, and seating of any alternates, if necessary.

- II.) **CONSIDERATION** of meeting minutes from the **August 12, 2026** Planning Board Meeting

III.) CONTINUING BUSINESS

A.) TOWN OF LINCOLN MASTER PLAN UPDATE FROM RESILIENCE PLANNING (6-6:30pm)

Steve Whitman from Resilience Planning will be in attendance to discuss progress on the Town's Master Plan. Steve will provide an overview of the Draft Future Land Use Map as well as the initial action areas identified as a result of feedback received.

IV.) NEW BUSINESS

A.) SITE PLAN REVIEW APPLICATION SUBMITTAL AND PUBLIC HEARING

An application for Site Plan Review for “*Sky Tower and Barnyard Ride Relocations*” project (detailed below) will be submitted to the Lincoln Planning Board. The Board will review the application and checklist for completeness. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow.

Project Name:	Sky Tower and Barnyard Ride Relocations
Applicant:	Andrew Clark, Clark's Trading Post
Location/District:	116 US Route 3 - Map 109, Lot 009 (General Use Route 3 District)
Proposal:	The applicant proposes the expansion of the existing use (tourist attraction) with the addition of two amusement devices: the Sky Tower Ride and the Barnyard Ride. The addition of landscaping and construction of an associated mechanical building are also proposed as part of this project as are other underground utility relocations and site improvements.

B.) SITE PLAN REVIEW APPLICATION SUBMITTAL

An application for Site Plan Review for “*The Landing: A Village on the Pemi*” project (detailed below) will be submitted to the Lincoln Planning Board. The Board will review the application and checklist for completeness. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review regulations, the Board will vote to accept the application as complete. A public hearing will be scheduled by the Planning Board following acceptance.

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.

V.) OTHER UPDATES

- A.) Stormwater Management Ordinance Review - Request for Proposals Review
- B.) Update on the request for Loon Mountain's Master Development Plan
- C.) Rail Bikes
- D.) Staffing Update

VI.) 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.

VII.) ADJOURNMENT

Hybrid/Zoom Meeting Details:

Hybrid meeting available both in-person and via the Zoom Meeting Platform to allow for town-wide participation. A quorum of Planning Board members must be physically present at the meeting.

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.

Miss the meeting? Meetings are recorded and posted on YouTube.

Recorded meetings can be found on YouTube at: <https://www.youtube.com/33@adminasstownoflincoln>

PUBLIC NOTICE ON PROPOSAL

TOWN OF LINCOLN PLANNING BOARD

Wednesday, August 26, 2026 – 6:00 PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

Phone: 603-745-2757 **Fax:** 603-745-6743

Email: planning@lincolnnh.gov **Web:** www.lincolnnh.gov

LEGAL/PUBLIC NOTICE

Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Lincoln Planning Board will hold a public hearing for site plan review for *The Landing; A Village on the Pemi* project (details below) on **Wednesday, August 26, 2026 at 6:00pm** at Lincoln Town Hall at 148 Main Street. This is a hybrid Planning Board meeting and a link to attend remotely via the Zoom platform is provided below.

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.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved. You may also submit any concerns or questions in writing in advance of the public hearing to Michael Nahmias, Lincoln Town Planner (complete contact information provided in the header of this notice). The public is encouraged to review future Planning Board agendas for the status of the application. Copies of this application and plans are available for review on the Town website as well as at Lincoln Town Hall, 148 Main Street, during normal business hours, Monday to Friday, 8am - 4pm, before the public hearing date.

Respectfully Submitted,

Michael Nahmias, Lincoln Town Planner
603-745-8527 – planning@lincolnnh.gov

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.

Miss the meeting? Meetings are recorded and posted on YouTube.

Recorded meetings can be found on YouTube at: <https://www.youtube.com/33@adminasstownoflincoln>

SUBMISSION OF APPLICATION/PUBLIC HEARING ON PROPOSAL

TOWN OF LINCOLN PLANNING BOARD

Wednesday, August 26, 2026 – 6:00 PM

Lincoln Town Hall, 148 Main Street, Lincoln, NH

Phone: 603-745-8527 **Fax:** 603-745-6743

Email: planning@lincolnnh.gov **Web:** www.lincolnnh.gov

LEGAL/PUBLIC NOTICE

Notice is hereby given in accordance with RSA 676:4 & 675:7 that an application for Site Plan Review for the *Sky Tower and Barnyard Ride Relocations* project (details below) will be submitted to the Lincoln Planning Board (the Board) on **Wednesday, August 26, 2026 at 6:00pm** at Lincoln Town Hall at 148 Main Street during a regular meeting of the Board. This is a hybrid Planning Board meeting and a link to attend the meeting remotely via the Zoom platform is provided below.

Project Name: Sky Tower and Barnyard Ride Relocations
Applicant: Andrew Clark, Clark's Trading Post
Location/District: 116 US Route 3 - Map 109, Lot 009 (General Use Route 3 District)
Proposal: The applicant proposes the expansion of the existing use (tourist attraction) with the addition of two amusement devices: the Sky Tower Ride and the Barnyard Ride. The addition of landscaping and construction of an associated mechanical building are also proposed as part of this project as are other underground utility relocations and site improvements.

Upon a finding by the Board that the application meets the submission requirements of the Town of Lincoln Site Plan Review Regulations, the Board will vote to accept the application as complete, and a public hearing on the merits of the proposal will follow immediately or may be scheduled for a future meeting of the Board. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved. The public is encouraged to review future Planning Board agendas for the status of the application. Copies of the application and plans are available for review at Lincoln Town Hall, 148 Main Street, during normal business hours, Monday to Friday, 8am - 4pm. Please contact the Town Planner with any questions.

Respectfully Submitted,

Michael Nahmias, Lincoln Town Planner
603-745-8527 – planning@lincolnnh.gov

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.

Miss the meeting? Meetings are recorded and posted on YouTube.

Recorded meetings can be found on YouTube at: <https://www.youtube.com/33@adminasstownoflincoln>