

PLANNING & ZONING

DEPARTMENT

ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA

Wednesday, May 21, 2025 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person & via ZOOM to allow for town wide participation. A quorum of Planning Board (PB) members must be physically present at the meeting. Public is welcome to participate in person at the Town Hall Building or remotely using ZOOM. Recordings of all PB meetings can be found at www.youtube.com (Lincoln NH Planning Board Meeting 05-28-2025). ZOOM access is for your convenience; use at your own risk. If any technical difficulties arise or if ZOOM should go down, the meeting will NOT be rescheduled.

Join ZOOM Meeting

<https://us02web.ZOOM.us/j/81700766161?pwd=WUFR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

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 for same link, meeting ID and passcode.)

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

II. CONSIDERATION of meeting minutes from:

- April 30, 2025 (Present: Chair Delia Sullivan, Vice-Chair Susanne (Susan) Chenard, Member Jack Daly, Member Peter Rowell, Myles Moran [via ZOOM], and Alternate Greg Reynolds [via ZOOM])

III. NEW BUSINESS – Var 2025-01 M11 L015 16 Franklin Street – Christopher Gambino – Convert Single-Family Home with attached Dwelling Unit to Triplex/Multi-Family Housing.

GAMBINO REQUEST FOR A CONTINUANCE TO JUNE 4, 2025 AT 6:00 PM PENDING ZBA’S RECEIPT OF WRITTEN RECOMMENDATION FROM PLANNING BOARD RE: REQUEST FOR SPECIAL EXCEPTION FOR 6 STACKED PARKING SPACES (TO BE HEARD AND DECIDED BY PLANNING BOARD ON WENESDAY, MAY 28, 2025 AT 6:00 PM).

- **ZBA hearing** scheduled for Wednesday, May 21, 2025, will be convened and then be continued to be held on Wednesday, June 4, 2025, at 6:00 PM in Conference Room of Town Hall, 148 Main Street, Lincoln, NH, & via Zoom concerning a request by ZBA Appellant Christopher Gambino to convert a single-family residence with attached accessory apartment into a triplex. (See below.)
- **PB hearing** will be held on Wednesday, May 28, 2025, at 6:00 PM in Conference Room of Town Hall, 148 Main Street, Lincoln, NH, & via Zoom concerning a request by ZBA Appellant Christopher Gambino, **for the PB to make a written recommendation to the ZBA regarding his request to the ZBA for a Special Exception** about his proposal for stacked parking for 6 cars on his property.
- **ZBA’s continued hearing from May 21, 2025, will be held on Wednesday, June 4, 2025, concerning both Request for a Variance and a Special Exception** from Article VI (District and District Regulations), Section B (District Regulations), Paragraph 2 (Land Use Schedule), Paragraph 4 (RESIDENTIAL USES) of the Land Use Plan Ordinance (LUPO), **taking into consideration the Planning Board’s written recommendation from May 28, 2025.**

A. Var 2025-01 M113 L015 16 Franklin Street – Christopher Gambino – Convert Single Family Residence with Accessory Apartment into a Triplex

VARIANCE and a SPECIAL EXCEPTION

Appellant Christopher Gambino has requested a **VARIANCE** concerning **Land Use Plan Ordinance (LUPO)**:

- **ARTICLE IV DEFINITIONS. Paragraph 2 Accessory Apartment,** and
- **ARTICLE VI (DISTRICT AND DISTRICT REGULATIONS), Section B (District Regulations),** Paragraph 2 (Land Use Schedule), Paragraph 4 (**RESIDENTIAL USES**)

And a request for a **SPECIAL EXCEPTION** concerning **Land Use Plan Ordinance (LUPO)**:

- **ARTICLE IV DEFINITIONS. Paragraph 37 Parking Space,** and
- **ARTICLE V GENERAL REGULATIONS, Section A. PARKING AND OFF-STREET LOADING.** Paragraph 2, subparagraph a (Residential)

Appellant & Property Owner: Christopher Gambino, LLC
16 Franklin Street
Lincoln, NH 03251

Property: Subject lot is 16 Franklin Street (Map 113, Lot 015). Size: 0.20 acres located in the General Residential (GR) District. Front setback is fifteen feet (15’). Rear and side setbacks are five feet (5’)

Current Building Status:

- (1) 1947 Existing 1-story 1,280 SF single-family residence with expanded finished attic & enclosed 108 SF finished porch in front;
- (2) 1992 Existing 2-story 1,193 SF attached accessory apartment attached to the back of the single-family residence with an attached 96 SF back deck; and
- (3) 1993 1-story 336 SF one-bay garage attached to existing accessory apartment.

LUPO: Land Use Plan Ordinance (LUPO) was adopted in 1986.

General Residential (GR) District:

- (1) Only one (1) attached accessory apartment of up to a maximum of 1,000 SF is permitted to be attached to a single-family detached residence;
- (2) A triplex is defined as “Multi-Family Housing” and “Multi-Family Housing” is not permitted;
- (3) For a triplex, the minimum lot size requires 15,00 SF per dwelling unit for a total of 45,000 SF. Lot is 0.20 Acres (8,712 SF).
- (4) For each residential unit two (2) parking spaces are required for the first three (3) bedrooms and then one (1) additional parking space for each additional two (2) bedrooms. Three (3) dwelling units requires six (6) onsite parking spaces; and
- (5) A single parking space is defined as being 170 square feet in area **and having additional adequate area for maneuvering.** (Stacked parking hinders maneuverability.)

Request: Requests are for the ZBA to grant:

- (1) A **Variance** to convert a “Single-Family Detached” residence with one (1) attached accessory apartment into a “Single Family Detached” residence with two (2) attached accessory apartments in the General Residential (GR) District where neither (a) Multi-Family Housing nor (b) two attached accessory apartments, are permitted.
- (2) A **Special Exception** to allow stacked parking of six (6) cars – one in the garage.

IV. CONTINUING AND OTHER BUSINESS (Staff and Zoning Board Member/Alternates).

A. Review ZBA Rules of Procedure to review/revise for next ZBA meeting.

B. Reminder: Sign up for In Person On-Demand Training for ZBA members on July 30, 2025

V. OTHER BUSINESS – ZBA members/alternates, Zoning Board Staff

VI. PUBLIC PARTICIPATION AND OTHER BUSINESS: 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.

VII. ADJOURNMENT

