

PLANNING & ZONING

DEPARTMENT

ZONING BOARD OF ADJUSTMENT AGENDA

Wednesday, November 19, 2025 – 6:00PM

Lincoln Town Hall, 148 Main Street, Lincoln NH

*Hybrid meeting available both in person & via 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 the Town Hall Building. Recordings of all Zoning Board of Adjustment meetings can be found at www.youtube.com (Lincoln NH ZBA Meeting 11-05-2025). Zoom access is for your convenience; use at your own risk. If any technical difficulties or if ZOOM should go down, the meeting will NOT be rescheduled.

Join Zoom Meeting

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

Meeting ID: 817 0076 6161 **Passcode: 179696**

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2NlZk9xSzI1bVFPRWVzbyt4UT09>

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:

- November 5, 2025

III. OLD BUSINESS

- A. CONTINUATION: Var 2025-05 M114 L061 162 Pollard Road – James F. Galasso – tear down pre-existing nonconforming 1 ¼ story house single family residence (SFR) located within setback areas & replace with new full 2-story single-family residence (SFR) on same footprint as existing house however, increasing the upper ¼ story “finished attic” space with 6 dormers (3 on each side) so new house will be full 2-story house within setback areas.**

Concerning a request by ZBA Appellant

Appellant: Arthur “Chip” Dunham
18 Spring Road
Sanbornton, NH 03269-2819

On behalf of:

Property Owner: James F. Galasso
171 Sheridan Avenue
Medford, MA 02155

VARIANCE: ZBA Appellant Arthur “Chip” Dunham, on behalf of property owner James F. Galasso, requests ZBA approval for a **VARIANCE** to tear down, a pre-existing, nonconforming 1 ¼ story single family residence (SFR) located within the setback areas; & replace it with a new SFR on the same footprint as the existing house, on a new “Alaskan slab”. Frame for first-floor of new SFR will be exact same size as the existing SFR (including rear shed, front porch & side entry from the deck that is part of the first floor) & will be constructed in exact same location as pre-existing nonconforming SFR. However, Appellant will replace what is currently characterized as “finished attic” space of ¼ upper story with six large dormers (3 on each side of the roofline) so that the new building will be two (2) stories high, with the peak of the roof being the same height as the existing SFR.

IV. NEW BUSINESS

A. SES 2025-01A request by Eric Gardner and Elizabeth Buckley, owners of The Grateful Skier Restaurant, for Special Exceptions from the Lincoln Land Use Plan Ordinance (LUPO) – Article VI-B (Lincoln Sign Regulation) as follows:

1. To permit an Off-Premise Sign, where signage is typically required to be located on the same lot as the business (Section E, Paragraph 11(m));
2. To permit a Changeable Copy Sign with a changeable portion measuring approximately 22.17 square feet, exceeding the maximum allowable area of 12 square feet (Section E, Paragraph 11(d)).

This request pertains to Land Use Plan Ordinance (LUPO) Article VI-B (Lincoln Sign Regulation), including:

- Section E – Permit Requirements and Review Procedure
- Paragraph 11 – Sign Classification and Standards
 - (g) Free-Standing Sign
 - (m) Off-Premise Sign
 - (c) Changeable Copy Sign

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
