



# **TOWN OF LINCOLN, NH**

## **PLANNING & ZONING DEPARTMENT**

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

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**Planning Board Agenda**  
**Planning Board Monthly Meeting**  
**Wednesday, December 10, 2025 – 6:00 PM**  
**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 Planning Board members must be physically present at the meeting. Planning Board Meetings can be attended in- person at the Town Hall Building. Recordings of all Planning Board meetings can be found at ([www.youtube.com](https://www.youtube.com/@adminassttownoflincoln) (<https://www.youtube.com/@adminassttownoflincoln>) 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=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161      Passcode: 179696

- I. **CALL TO ORDER** by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.
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II. **CONSIDERATION** of meeting minutes from:

- **November 24, 2025 (Monday)**
    - Chair Paul Beaudin II, Vice Chair Mike Iarocci, Jr., Selectmen's Representative OJ Robinson, Member Steve Noseworthy, Member Joe Chenard, Alternate Margarita Dufresne & Alternate Sue Berube
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III. **NEW BUSINESS**

- A. **SITE PLAN REVIEW: SPR 2025-18 M118 L046, 25 South Mountain Drive, Lincoln, NH 03251.** Applicant Mark Bogosian, Main Street Investments, LLC, 866 Main Street, Osterville, MA 02655, d/b/a The Mills Marketplace, currently a mixed-use commercial establishment at 25 South Mountain Drive, wants to convert current commercial space /employee break out rooms to a Boarding House. (Tax Map 118, Lot 046). The property is located in the Village Commercial (VC) District where Boarding Houses are permitted.

**Applicant:** Mark Bogosian, Main Street Investments, LLC,

866 Main Street,  
Osterville, MA 02655

**Agent/Surveyor/Engineer:** Scott Miccile  
Longfellow Design Build Inc.  
850 Main Street  
Falmouth, MA 02540

**Property:** The property is located in the Village Commercial (VC) District and is owned by Main Street Investments, LLC: Map 118, Lot 046 25 South Mountain Drive (3.47 Ac).

**Proposal:** The Mills Marketplace, currently a mixed-use commercial establishment at 25 South Mountain Drive, wants to convert current commercial space /employee break out rooms to a Boarding House. (Tax Map 118, Lot 046). The property is located in the Village Commercial (VC) District where Boarding Houses are permitted.

**B. SITE PLAN REVIEW: SPR 2025-17 M118 L044 & M118 L040, RiverWalk at Loon Mountain, LLC, in partnership with South Peak, LLC, proposes the construction of a privately owned Pulse Gondola Lift system extending across the Pemigewasset River. RiverWalk at Loon Mountain, LLC will submit all required plans, permits, and applications for the full scope of the project, including the gondola terminals and all associated support structures located on the South Peak, LLC property.**

**Applicant:** Dennis Ducharme,  
22 South Mountain Drive, PO Box 69,  
Lincoln, N 03251-0069.

**Agent for Applicant:** Chris Curran, Vice President of Development, RiverWalk at Loon Mountain, LLC

**Surveyor/Engineer:** William Davidson, Horizons Engineering, Inc., 34 School Street, Littleton, NH 03561

**Property Owner #1:** Dennis Ducharme d/b/a RiverWalk at Loon Mountain, LLC, 22 South Mountain Drive, PO Box 69, Lincoln, NH 03251-0069

**Property Owner #2:** Mark Bogosian d/b/a South Peak, LLC, 367 Main Street, Falmouth, MA 02540

**Property #1: Map 118, Lot 044** (22 South Mountain Road, Lincoln, NH 03251) Timeshare/Condo-Hotel owned by Dennis Ducharme d/b/a RiverWalk at Loon Mountain, LLC, PO Box 69, Lincoln, NH 03251-0069 (24.83 Ac) all within RiverWalk at Loon Mountain Resort in General Use Downtown (GUD) District.

**Property #2: Map 118, Lot 040** (Parcel 2 #LO) Lincoln, NH 03251) Vacant land owned by Mark Bogosian d/b/a South Peak, LLC, **367 Main Street, Falmouth, MA 02540** (93.93 Ac) in General Use Downtown (GUD) District all within South Peak Resort and in the General Use Downtown (GUD) District:

**Proposal:** The project entails the installation of a gondola system with an approximate span of 1,600 feet, inclusive of upper and lower stations, intermediate or terminal support towers, and related infrastructure. The gondola alignment and its supporting elements will traverse portions of two (2) adjacent parcels, and the project will also include the construction of an elevated pedestrian sidewalk or walkway necessary to access the system

- C. SITE PLAN REVIEW: SPR 2025-18 M118 L046, 25 South Mountain Drive, Lincoln, NH 03251.**  
**Applicant Mark Bogosian, Main Street Investments, LLC, 866 Main Street, Osterville, MA 02655, d/b/a The Mills Marketplace, currently a mixed-use commercial establishment at 25 South Mountain Drive, wants to convert current commercial space /employee break out rooms to a Boarding House. (Tax Map 118, Lot 046). The property is located in the Village Commercial (VC) District where Boarding Houses are permitted.**

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- D. CONCEPTUAL CONSULTATION: M126 L020, Loon Mountain Resort, Brian Norton, President, 60 Loon Mtn Rd, Building 14, Lincoln, NH 03251. Construction of a new two-story facility on the site of a previous one-story facility of the same use (general resort maintenance). Previous footprint was 1,977 SF, newly proposed footprint is 4,444 SF. There is no change in use, nor is there a material increase in impervious surfaces. New structure will be constructed adjacent to the existing maintenance facility, which will remain in-use during, and after construction. This project includes construction of a tall foundation wall, adjacent to an existing stone retaining wall. No increase in capacity or traffic is expected; all uses are aligned with existing uses.**

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#### **IV. OLD BUSINESS**

- A. Ordinance Review**
- B. Shoreland Protection Standards**
- C. Budget Review**
- D. Impact Committee Update**
- E. Town Planner Update**
- F. Cedar circle Update**
- G. Waste Water Capacity Discussion**
- H. LUP Matrix Report**

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#### **V. PUBLIC PARTICIPATION**

#### **VI. ADJOURNMENT**



