

TOWN OF LANCASTER - *New Hampshire*



"The Friendly Town in the Friendly State"

03584

Town Offices
25 Main St.
Telephone (603) 788-3391
Fax 788-2114
www.lancasternh.org

NOTICE OF MONTHLY MEETINGS OF THE LANCASTER PLANNING BOARD

Notice is hereby given that there will be a public meeting of the Lancaster Planning Board on **July 13, 2022 at 6:30 PM** in the Lancaster Town Hall, Second Floor, 25 Main Street, regarding the following:

Initial Business:

Roll Call.

Review and approve minutes from June 8, 2022 meeting.

Appointment(s): None.

Public Hearing(s):

Major Site Plan Review: PUBLIC HEARING CONTINUED FROM 6/8/2022

Case# 833 – Colby, Zackary – Applicant/Owner requests approval to construct an approximately 2,660-sf commercial building intended to be used as a 30-seat restaurant with a pre-order-pick-up-only drive-thru lane and an 875 sf outside dining patio. Additional improvements include 13 parking spaces, landscaping, and installation of stormwater management systems. Land Zoned Central Business District-North. (Tax Map P04-Lot 033 (0.37 acres), 212 Main Street).

Technical Subdivision/Lot Line Adjustment

Case# 836 – Stuart, Racheal L., Trustee of The Racheal L. Stuart Revocable Trust of 2015 & Hartnett, Hartnett, Trustee of The Katherine Hartnett Revocable Trust (P10-034), Ames, Wesley T. & Elaine M. (P10-036), and The Estate of Jean Elizabeth Dubreuil (P10-045) – Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between three abutting parcels on Governors Terrace (P10-034, 036) and Williams Street (P10-045) in Lancaster with Tax Map P10-Lot 034 receiving approximately 0.20 acres/8,936 sq. ft. from Tax Map P10-Lot 045 and Tax Map P10-Lot 036 receiving approximately 0.03 acres/1,412 sq. ft. from Tax Map P10-Lot 045. No new lots to be created. Land Zoned Residential. [Tax Map P10-Lot 034 (~0.23 acres), 14 Governors Terrace; Tax Map P10-Lot 036 (~0.33 acres), 22 Governors Terrace; and Tax Map P10-Lot 045 (~0.96 acres), 37 Williams Street]

Technical Subdivision/Lot Line Adjustment

Case# 837 – Cabot Hill Properties, LLC (R04-011) and Landroche, Jon R. & Ross, Brenda R. (P04-001) – Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels on Bridge Street in Lancaster with Tax Map R04-Lot 011 receiving approximately 0.30 acres from Tax Map P04-Lot 001. No new lots to be created. Land Zoned Commercial. [Tax Map R04-Lot 011 (~3.30 acres), 62 Bridge Street and Tax Map P04-Lot 001 (~1.04 acres), 54 Bridge Street]

Other Business:

Preliminary Conceptual Consultation(s): None

Recent Zoning Decision(s): None

Announcement(s)/Correspondence(s): None

Commercial Building Permit(s): None

Training Topic(s)/Material(s): None

Other Business as may legally be brought before said meeting:

Lancaster Planning Board--Andrew Nadeau, Chairman

Available information may be viewed at the Lancaster Town Office, Monday through Friday during regular business hours. Should you wish to arrange a time to view the file or if you need assistance to attend this meeting contact Land Use Coordinator, Robin L. Irving, at the Town Office at (603) 788-3391.