



**TOWN OF LINCOLN, NH**  
 Planning & Zoning Department  
 PO Box 25  
 Lincoln, NH 03251

Phone: 603-745-2757  
 Fax: 603-745-6743  
 Email: [planning@lincolnnh.org](mailto:planning@lincolnnh.org)  
 Web: [www.lincolnnh.org](http://www.lincolnnh.org)

**NOTICE OF FORMAL SUBMISSION: APPLICATION FOR PLANNING BOARD  
 APPROVAL OF SUBDIVISION AND SITE PLAN REVIEW**

\*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](http://www.youtube.com). 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/u/kblNuPaMlG>

**Or dial by your location 1-929-205-6099 US (New York)**

(See also town website [www.lincolnnh.org](http://www.lincolnnh.org) for same link, meeting ID and passcode.)

Dear Applicant, Property Owners, Surveyor and Abutters,  
 According to NH RSA 676:4,I (d) & RSA 676:7 & the Town of Lincoln Site Plan Review Regulations and Subdivision Regulations, it is required that all applicants, their surveyors and abutters to land intended for Site Plan Review be notified of the proposal, and the public hearing at which the proposal will be submitted to the Planning Board and reviewed.

You are hereby notified that an application for Subdivision and Site Plan Review will be submitted to the Planning Board during a regular meeting of the Board on:

**Date/Time:** Wednesday, May 22, 2024 at 6:00 PM  
**Location:** Lincoln Town Hall, 148 Main Street, Lincoln, NH.  
**Applicant:** Mark Bogosian d/b/a South Peak, LLC  
 850 Main Street  
 Falmouth, MA 02540

**Agent/Surveyor/Engineer:** Andrew J. Nadeau, L.L.S.  
 Horizons Engineering, Inc.  
 34 School Street  
 Littleton, NH 03561

**Property #1**

Property Owner of Property #1: South Peak Road (Map 118, lot 039) (95.71 Acres) located in General Use (GU) District.

Mark Bogosian d/b/a South Peak, LLC  
 850 Main Street  
 Falmouth, MA 02540

**Property #2**

Property Owner of Property #2: Crooked Mountain Road (Map 121, lot 050) (0.56 Acres) located in the General Use (GU) District.

Mark Bogosian d/b/a South Peak, LLC  
850 Main Street  
Falmouth, MA 02540

**SUBDIVISION**

**Proposed Subdivision:**

- A total of six (6) new lots will be created along existing frontage on Crooked Mountain Road.
- One (1) existing approved lot along Crooked Mountain Road will be merged with Map 118 Lot 039 and then re-subdivided/reconfigured.

**Application for Subdivision proposes to:**

**Divide portions of the lot listed below into one (1) six (6) lot subdivision**

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (38.94 Acres).

**Creating Six (6) new lots on Crooked Mountain Road to be as follows:**

1. **Map 118, Lot 039.55** (1.92 Acres)
2. **Map 118, Lot 039.57** (1.65 Acres)
3. **Map 118, Lot 039.58** (0.57 Acres)
4. **Map 118, Lot 039.59** (0.55 Acres)
5. **Map 118, Lot 039.60** (0.50 Acres)
6. **Map 118, Lot 039.61** (0.58 Acres)

**Then “merge” the Map 121, Lot 050 with Map 118, Lot 039 and then re-subdivide/reconfigure the existing lot known as the “Pemigewasset Base Camp” lot as follows:**

1. **Map 121, Lot 050** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a South Peak, LLC (Existing size is 0.46 Acres and will be reconfigured into a lot that will be 0.56 Acres in size.
  - a. **Lot to become: Map 118, Lot 039.56** with Pemi Base Camp on it (0.56 Acres) – Note: Applicant changed the Map/Lot numbers for this lot on the plan. May not be possible to use these Map/Lot numbers.

**SITE PLAN REVIEW**

**Proposed Project:** SPR 2024-02 M118 L039 & M121 L050 – Construction of “South Peak Club” building, a club amenity and lounge at the Pemi Base area of South Peak Resort.

*Note: The current Pemi Base Camp temporary tent structure used as a ski lodge is to remain on the lot as well.*

Proposed development consists of:

- Construct 2-story building consisting of following uses: retail, lounge and food & beverage amenities.
  - Lower-Level Walkout Basement = 3,400 square feet (SF)
  - Upper Level = 2,560 SF
  - Upper-Level Deck = 1,070 SF

Upon a finding by the Board that the application meets submission requirements of the Land Use Plan Ordinance & Subdivision Regulations and Site Plan Review Regulations, the Board will vote to accept the above applications as **complete**, and, if the Board finds the application to be complete, then a public hearing on the merits of proposal will follow immediately. 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.

Copies of this application will be available for review at the Planning Office, Lincoln Town Hall, 148 Main Street during normal business hours Monday – Friday 8:00 AM – 4:00 PM prior to the meeting date.

**Abutters:**

Please be advised that, as an abutter, your right to testify is restricted to the public hearing. In the case of a public *meeting*, as opposed to a public *hearing*, you are allowed by right to be notified and be present, but you do not have the right to offer testimony except at the Planning Board’s discretion.

**Applicant:**

Please be advised that should your application be disapproved, you will receive written notice from the Planning board within five (5) business days stating the reason for such disapproval.

**Surveyor:**

Because you prepared the plans for approval you have been notified of the submission and hearing of the application. Should this application be disapproved, the applicant will receive written notice from the Planning Board within five (5) business days stating the reasons for disapproval, and advising the applicant of what corrective measures would be needed.

Sincerely,

  
Carole Bent, Planner

**Abutters:**

**Name & Address of Parties to Receive Notice** **Map/Lot of Property**

**Applicant:** Mark Bogosian  
367 Main Street  
Falmouth, MA NH 02540

**Agent/Surveyor/Engineer:** Andrew J. Nadeau, P.E.  
Horizons Engineering, Inc.  
34 School Street  
Littleton, NH 03561

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

**Abutters:** See attached Abutters Lists.

**If you are receiving this notice as a member of the Board of Directors of an abutting Condominium Association or a Homeowners Association (HOA), it is your responsibility to notify all of your members of the public hearing. See NH RSA 672:3.**

**The Town of Lincoln is hereby notifying you as a representative member of the Board of Directors for your Condominium Association or HOA of the public hearing. It is your legal responsibility to notify your members of the proposed project so that they, as legal abutters to the proposed project, can participate in the public hearing noticed and provide input.**

**TITLE LXIV PLANNING AND ZONING  
CHAPTER 672 GENERAL PROVISIONS  
Words and Phrases Defined Section 672:3**

**672:3 Abutter.** – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board. Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

Abutter Notices were mailed to the following addresses, many of which are HOA officers or property managers:

**Mark Bogosian d/b/a**  
**South Peak, LLC**  
850 Main Street  
Falmouth, MA 02540

001-002000-00-00000  
**United States National Forest**  
Bureau of Land Management  
7450 Boston Boulevard  
Springfield, VA 22153-3121

001-002000-00-00000  
**USDA White Mountain National Forest**  
c/o Forest Supervisor  
Brooke Brown, Pemigewasset District Ranger &  
James Detzel, Lands Program Manager  
71 White Mountain Drive

001-002000-BG-00000  
126-020000-00  
**Loon Mountain Recreation Corp**  
60 Loon Mountain Road  
Lincoln, NH 03251

Douglas Smith, President  
c/o Greg Reynolds, Communications Coordinator  
**Westwood Homeowners Association**  
21 Westwood Drive, PO Box 289  
Lincoln, NH 03251-0289

Jeff Sandler, President  
**Loon Brook Condominium Association**  
PO Box 520457  
Winthrop, MA 02152

Andrew J. Nadeau, LLS  
**Horizons Engineering, Inc.**  
34 School Street  
Littleton, NH 03561

124-065, 066 Esmt, 112-009 & 011  
124-066000-BG-00000  
**Town of Lincoln**  
C/O Board of Selectmen  
PO Box 25  
Lincoln, NH 03251-0025

126-020000-CT-00000  
Cellco Partnership D/B/A  
**Verizon Wireless**  
P O Box 2549  
Addison, TX 75001-2549