NOTICE OF CONTINUANCE

Planning Board Case #875

Major Site Plan Review

<u>Case# 875</u>—Axis Realty Group LLC –Applicant(s)/Retrotel Inc.--Owner(s) request approval of a MAJOR Site Plan to convert and renovate the existing thirty-six (36) motel rental units and associated common areas and parking into thirty-six (36) market-rate residential apartments to include sixteen (16) studio apartments, fifteen (15) one-bedroom apartments, five (5) two-bedroom apartments, an office space, laundry room, a mechanical facilities area, and a 54-parking-space parking lot (1.5 parking spaces per unit). The Lancaster Zoning Board of Adjustment approved on June 25, 2025, an area variance to allow up to thirty-six (36) units (4.8 units per 10,000 sf) when four thirty (30) units (4 units per 10,000 sf) are allowed. The *Applicant(s)/Owner(s) request approval of a Waiver Request to forgo the required two (2) meetings for Major Site Plan Review and consolidate the Review for Completeness Meeting and Public Hearing on the Merits. Applicant(s)/Owner(s) request approval of Waiver Requests of Lancaster Site Plan Regulations 1) Section 10.14 (b) "2 spaces per unit" for apartments, 2) Section 8.02(g)(2) "sketch of the exterior façade of any existing structure," 3) Section 5.01(a) "shall meet with the Department Heads of the Town of Lancaster prior to developing conceptual or final plans," 4) Section 8.02(g)(5) "a plan for exterior lighting," 5) Section 8.02(g)(6) "a plan for any proposed signs," 6) Section 8.02(g)(9) "a proposed landscaping plan," and 7) Section 8.03(a)(10) "roads, streets, and driveways within 200 feet of the site."* Because the proposed number of dwelling units does not consist of greater than fifty percent (50%) two (2) bedroom units, the proposed plan does NOT constitute workforce housing pursuant to RSA 674:58(IV). Where an existing building is being repurposed to adaptive reuse for residential purposes, municipalities shall afford pursuant to HB631 affecting RSA 674:79 and 674:80 on July 1, 2026, exemptions to setbacks, height, or frontage *of a building*, provided these dimensional elements do not change; exemption allowances are specific to buildings and not streetscape, parking, and access elements. Land Zoned Central Business District Middle. [Tax Map P07 Lot 003 (1.7 acres; 74.052 square feet; 112 Main Street].

Pursuant to a timely written request from the Applicant for a continuance, Planning Board Case #875 is continued and rescheduled to Wednesday, October 8th, 2025, at 6:30 p.m. at the Lancaster Town Offices, 25 Main Street, Lancaster, NH, 03584, for final review for completeness contingent upon receipt of additional requested information prior to public hearing on the merits. The Lancaster Planning Board will convene for their regularly scheduled business meeting on Wednesday, September 10th, 2025. If you have any questions, please contact the Land Use Office at 603-788-3391.

Robin L. Irving, Land Use Coordinator