100 Old River Road
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OFFICE OF THE
TOWN PLANNER

Planning Board Meeting Agenda
November 18, 2026 at 7:00 PM in Town Council Chambers

This meeting will be held as an in person meeting. The public can view the meeting in person or by utilizing the web streaming available on https://lincolnri.civicclerk.com/web/home.aspx. ***Streaming is not guaranteed. In the event there are issues that prevent remote access, the meeting will proceed.***

A. Opening of Meeting

B. Roll Call

C. Subdivisions and Land Development

1. **Public Hearing and Vote:** PLN-26-15, Minor Land Development Preliminary Plan and Unified Development Review (variance for front yard setback) – 50 New River Road (AP 35, Lot 189), Miller Properties LLC, applicant/owner.

2. **Public Hearing and Vote**: PLN-26-16, Application of 401 Homebuyers, LLC for the *Cottages at Powder Hill* Comprehensive Permit Master Plan – 92 Wilbur Road (AP 28, Lot 4) in the RA-40 zoning district.

D. Consent Agenda

1. **Recommendation to Zoning Board**
   a. ZBR-26-10, Application of Jitendra Shah for variances (front and side yard setbacks) to accommodate construction of an attached garage and addition to the existing dwelling at 4 Ducarl Drive, AP 23, Lot 126, in the RS-20 zoning district.

   b. ZBR-26-12, Application of John J. Cullen for variances (front and rear yard setbacks) to accommodate construction of a single-family dwelling at 0 Lower River Road, AP 29, Lot 333, in the RS-12 zoning district.

   c. ZBR-26-13, Application of Ryan and Paul Chalmers for variances (front, rear, and side yard setbacks) to accommodate construction of a second story addition at 7 Loring Drive, AP 12, Lot 305, in the RL-9 zoning district.

   d. ZBR-26-15, Application of Paul Nassaney for a use variance to convert a single-family home into a hair salon at 495 Great Road, AP 22, Lot 26, in the RL-9 zoning district.

E. Review of Minutes
1. August 26, 2026
2. September 23, 2026

3. October 28, 2026

F. Town Solicitor's Report

G. Town Planner's Report

H. Adjournment

Posted November 12, 2026, at Town Hall, Lincoln Public Library and with the Secretary of State website.