



**LEBANON PLANNING BOARD  
AUGUST 9, 2021 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

- 
- 1. Call to Order**
  - 2. Notice of Regional Impact**
  - 3. Public Hearing Items**
    - A. St. Johnsbury Automobile Group (applicant) and ORQT, LLC (property owner), 425 Miracle Mile (Tax Map 103, Lot 15), zoned GC:** Request for Site Plan Review to expand the existing building with the construction of +/-12,900 sq. ft. of additional building area to accommodate a showroom and additional vehicle service bays, together with associated site improvements including utilities, lighting, landscaping, stormwater management, parking, and access. PB2021-19-SPR - Completeness Review and Public Hearing - Continued from July 12, 2021
    - B. Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Request for Site Plan Review to construct a 15,000 sq. ft. addition to an existing warehouse building. PB2021-13-SPR - Continued from July 12, 2021
  - 4. Study Items**
    - A.** Proposed amendments to the Site Plan Review Regulations creating a minor Site Plan Review process and Minor Site Plan Committee
  - 5. Other Business**
  - 6. Approval of Minutes**
    - A.** July 26, 2021 (non-public)
    - B.** July 26, 2021
  - 7. Adjournment**

**The order of agenda items is subject to change.**

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://LebanonNH.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

**Agenda  
Planning Board  
August 9, 2021**

**Agenda Item #3A  
Public Hearing Items**

**St. Johnsbury  
Automobile Group  
(applicant) and  
ORQT, LLC  
(property owner),  
425 Miracle Mile  
(Tax Map 103, Lot 15),  
Zoned GC  
PB2021-19-SPR**



July 27, 2021

Planning Board  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

**Re: Lebanon Ford New Addition  
425 Miracle Mile  
Subject parcel 103-15  
GC Zone  
Site Plan Review Request**

Dear Planning Board,

On behalf of the Applicant and design team, please find a revised set of site plans and landscape drawings. You will note on the revised documents that several additional landscape areas have been added to the plans to address the Board's concerns indicated at the July 12<sup>th</sup> hearing. In addition, we present the following additional information regarding the remaining landscape waivers based on the updated site layout:

**6.2.B.1-4 – perimeter landscaping requirements:** you will note that additional landscaping has been added to the west entrance and the landscape area adjacent to the east entrance has been expanded by adding 1,000 SF. These areas are now indicated to be planted with a mixture of shade trees and shrubs to comply with section 6.2.B.1-4. The shrubs are intended to be salt tolerant in these locations to resist damage from road plowing and salting activities. You will also note that trees have been selected and placed in a manner to not restrict vehicle sight distance. As mentioned previously landscaping around the east, west and south property perimeters appears to be adequate, however, additional plantings have been added to these locations in an effort to improve shading and screening around the perimeter of the property and over parking areas. The only remaining non-conforming areas is the front of the lot that abuts Miracle Mile. Removing several additional inventory spaces at the front perimeter of the lot would cause financial hardship to the owner both for construction related costs and the ongoing profitability and operations of their business.

**6.2.B.10 – requiring trees along the front of the property, spaced no more than 40 ft. apart**  
As discussed above, trees have been added in the expanded landscape bed at the front of the property for additional screening and shading in this areas. Additional landscaping would create a hardship due to the need to maintain the existing parking at the front of the building for inventory use.

**6.2.D - landscaping around buildings requirements** Please note that on the revised plans we have greatly increased building perimeter landscaping by approximately 2,500 SF to achieve as much perimeter landscaping as possible so as to comply with section 6.2.D. Remaining areas are needed for normal functioning of the building and site circulation of emergency vehicles.

**6.2.E.1 - requires parking areas to be visually screened with landscaping (the proposed trees along the perimeter are required to be “supplemented with shrubs, perennials, or understory trees to visually screen the parking area.”)** You will note we have added additional plantings at all new bump outs adjacent to parking areas to screen these areas. The 30% shade requirement has been met or exceeded in these improved areas. Additionally, areas along the east perimeter have had shade canopy improved by the addition of 3 Honey Locust. Additional shade canopy has been added at existing interior landscape islands outside of the redevelopment area. Shade calculations are now shown on the plans.

**6.2.E.2. The end of each row of parking shall have a landscape bed to protect any vehicle parked next to a travel lane. End beds shall be at least 8 feet in width, except for corner radii, shall be long enough to protect tree roots and vehicles parked in the adjacent parking spaces, and shall be planted with deciduous trees for shade.**

Please note that landscaping has been added along all redevelopment areas to comply with this section. All new beds meet the minimum 8ft. width requirement and are positioned between drive isles. The entire site complies with 6.2.E.2.4 with the exception of the one row of parking opposite the patio area that is used for inventory and the row of parking in front of the building that terminates in striped hatching. The latter being necessary to support operational snow removal requirements to keep plows out of the main roadway during snow removal. Removing several inventory spaces to add additional landscape beds would be a financial hardship for the owner both for construction related costs and the ongoing profitability and operations of their business. Doing so along the building frontage would also cause a dangerous condition during snow removal.

**6.2.E.3. Any parking area containing three or more rows of parking shall be planted along the perimeter as stated above, and also shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed. If linear landscape islands are not practicable, then other interior landscape islands of equivalent size and evenly distributed throughout the parking lot may be allowed.**

The area of non-conformance is the east inventory lot. Removing these areas to add 8 ft. width landscape strips would be a substantial hardship to the owner as a large number of inventory/vehicles display spaces would need to be removed from the site not to mention the large financial hardship this would cause. In addition, doing so would push the parking further south which would in turn diminish existing drainage treatment along the south property line cutting further into the grass landscape along this perimeter.

**6.2.E.4. Any single or double row of parking longer than 100 feet shall be dispersed every 100 feet or less by a landscaped bed that is at least 8 feet by 8 feet, exclusive of curbing. The Planning Board may exclude from this requirement any row of parking that abuts a landscaped area along the full-length of the row.**

The entire site complies with 6.2.E.2.4 with the exception of the row of parking opposite the patio area that is used for inventory and also the row along the front of the building. All other areas either dispersed with landscape bump outs or abut landscape area along the length of the row. This is a pre-existing non-conforming condition. Removing inventory spaces to add additional landscape beds would be a financial hardship for the owner but would also negatively affect site circulation and snow removal operations causing further hardship and unsafe conditions.

As part of the overall project improvement effort, a large portion of the existing building roof is being replaced. The existing roof (approximately 20,107 SF) is a black membrane that will be replaced with a white membrane. Approximately 12,800 SF of existing pavement will be replaced with building. The new building will be constructed with a white membrane roof that has a high solar reflective index (SRI). Asphalt and black membrane roofs typically have an SRI of less than 20 which means on a peak summer day the surface can reach upwards of 156°F. Cool roofs can stay up to 50-60°F cooler than conventional materials. (<https://www.epa.gov/heatislands/using-cool-roofs-reduce-heat-islands>). These two efforts combine to effectively cool over ¾ acre of existing impervious surface. It should also be mentioned that as a result of this project asphalt surfaces on the site have been reduced by approximately 7,500 SF and as indicated above parking lot shading has been increased significantly based on the revised landscape plan.

Thank you and please don't hesitate to give me a call if you have any questions.

Sincerely,



Adam Morse, P.E.

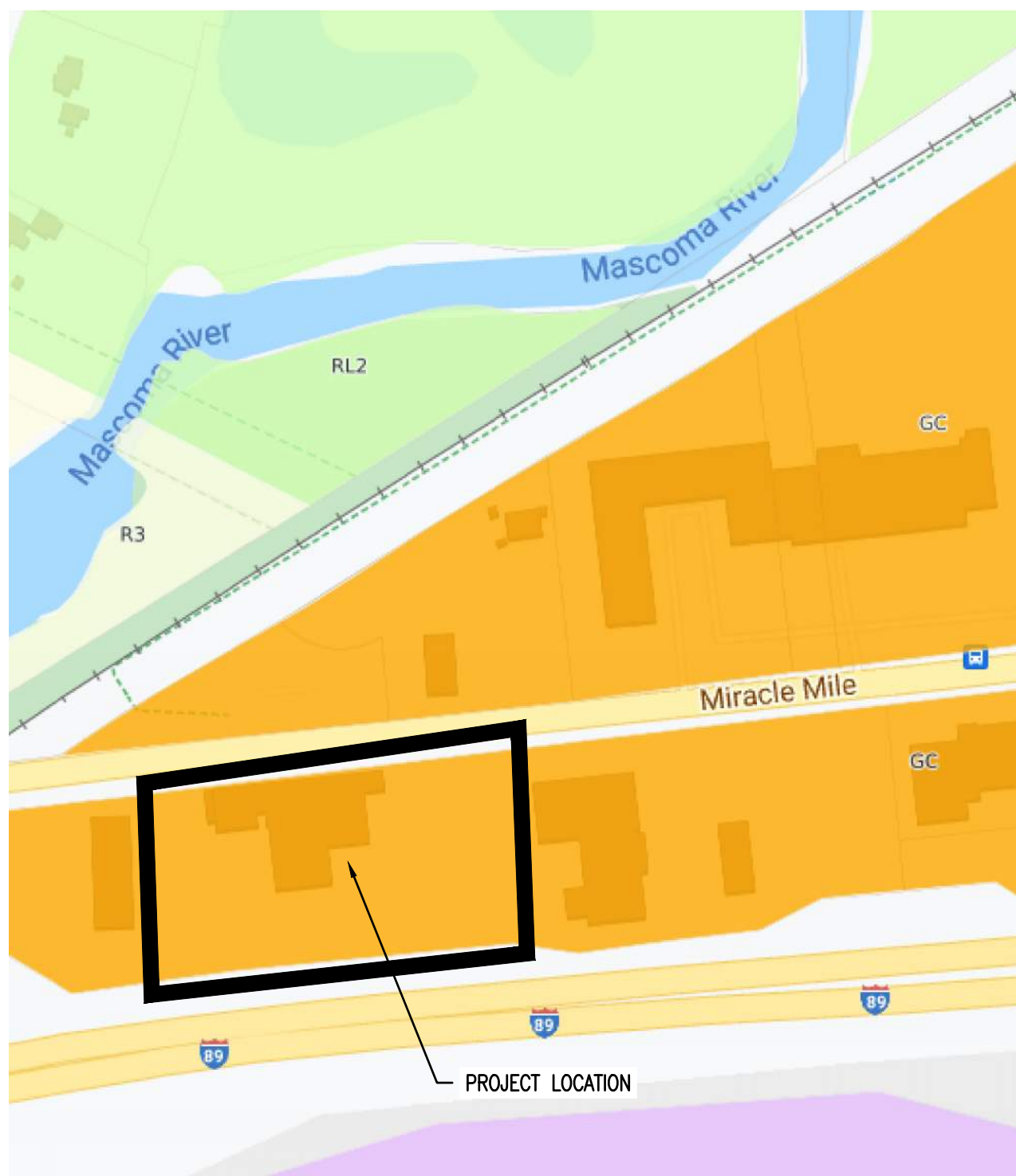


# 425 MIRACLE MILE, LEBANON FORD ADDITION

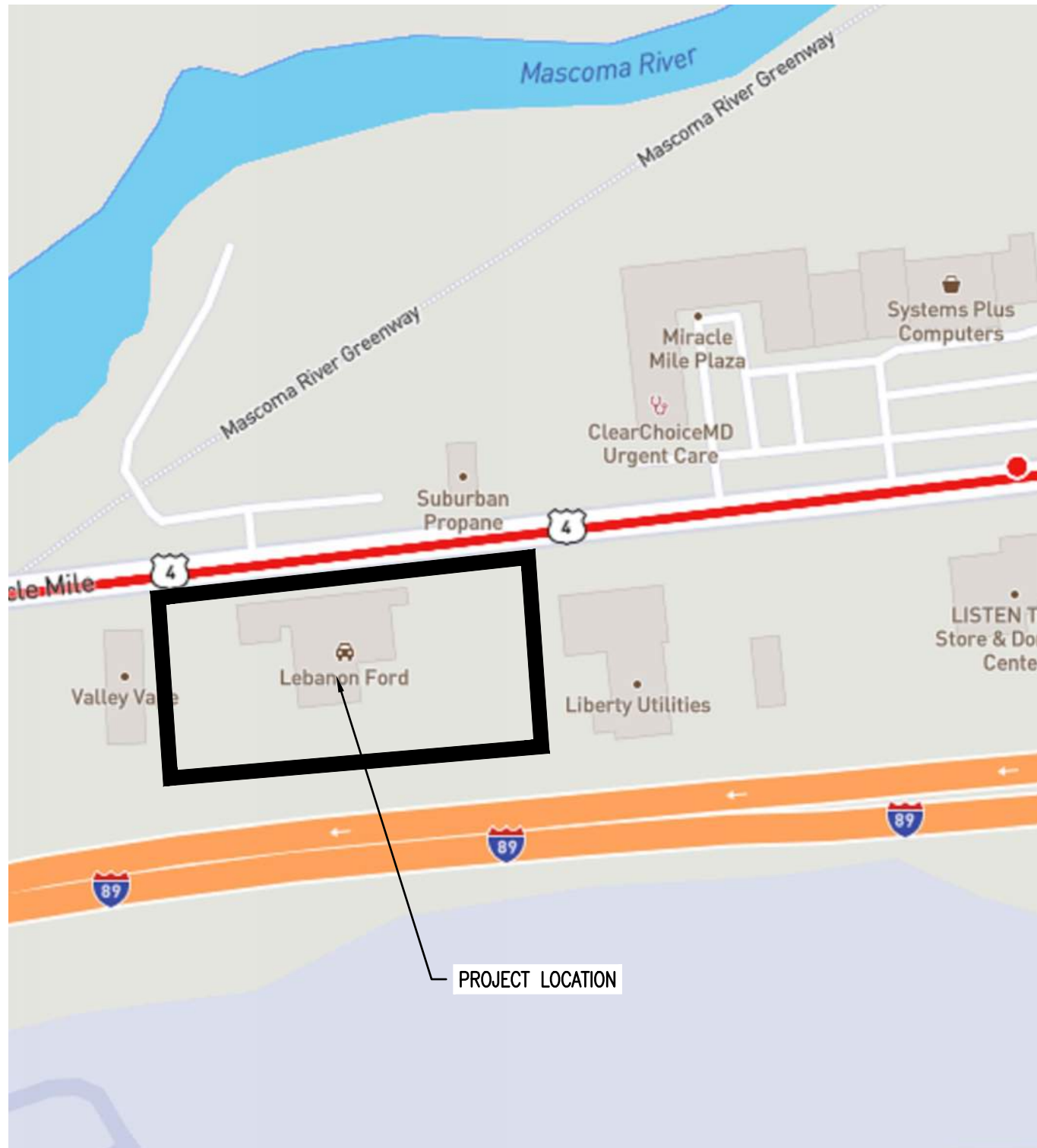
## CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



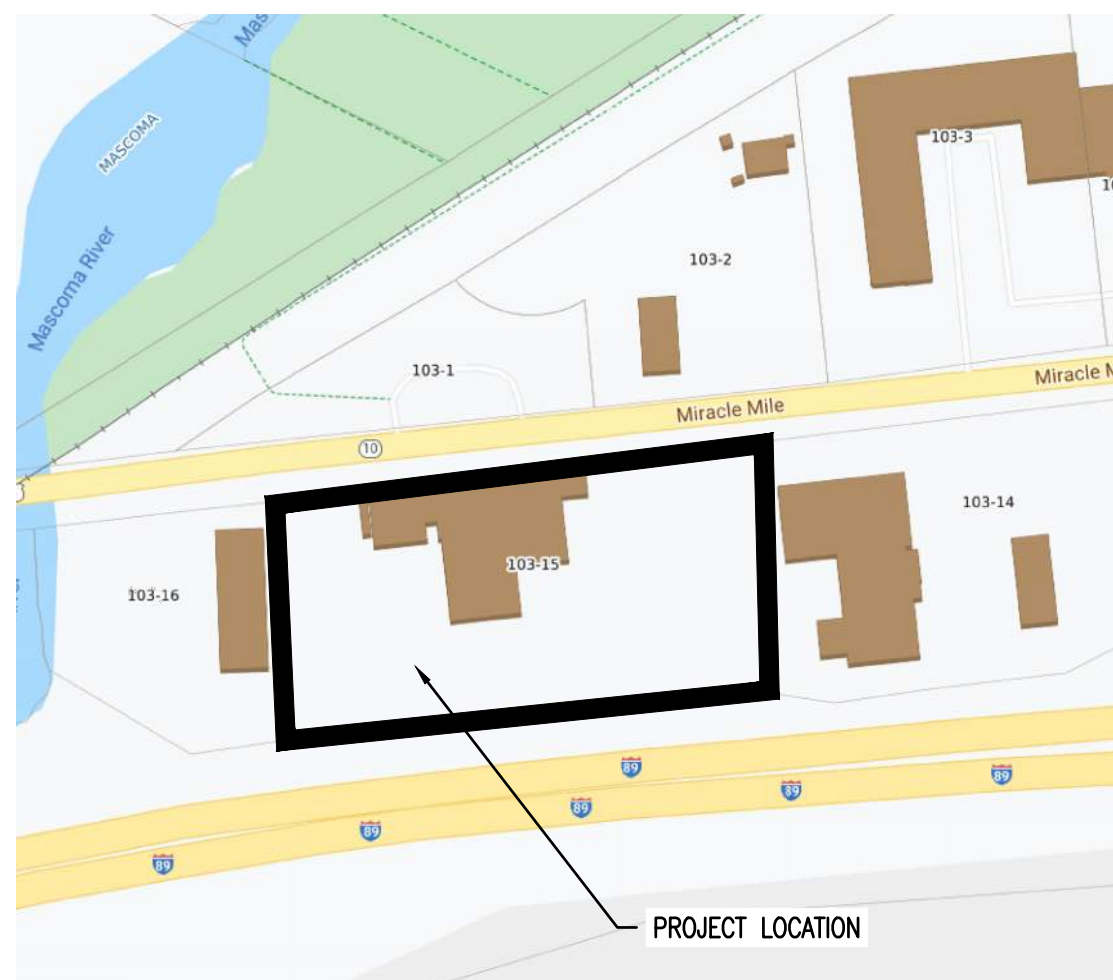
ORTHO MAP  
1" = 500'



ZONING MAP  
1" = 200'



BUS ROUTES  
1" = 200'



TAX MAP  
1" = 200'

### ZONING CHART

| 5/20/2021<br>425 Miracle Mile<br>St Johnsbury Automobile Group<br>Lebanon Zoning Regulations |                            |                |                            |
|----------------------------------------------------------------------------------------------|----------------------------|----------------|----------------------------|
|                                                                                              | Existing                   | Required       | Proposed                   |
| Zoning District                                                                              | GC                         |                | GC                         |
| Tax Lot #                                                                                    | 103-15                     |                | 103-15                     |
| Area of Lot                                                                                  | 3.25 acres                 | 50,000 sq. ft. | 3.25 acres                 |
| # of stories                                                                                 | 1                          |                | 1                          |
| Impervious Area                                                                              | 107,593 sq. ft. (2.47 ac.) |                | 113,256 sq. ft. (2.60 ac.) |
| Short/Long-term Bicycle Storage                                                              | 0                          |                | 0                          |
| Gross Floor Area Main Floor                                                                  | 23,640 sq. ft.             |                | 36,540 sq. ft.             |
| Gross Floor Area Mezzanine                                                                   | 3,700 sq. ft.              |                | 3,700 sq. ft.              |
| Impervious Area (% of lot)                                                                   | 76%                        |                | 80%                        |
| Overlay Districts                                                                            | none                       |                | none                       |
| Proposed Use                                                                                 | Vehicle Sales/Service      |                | Vehicle Sales/Service      |
| Setbacks                                                                                     |                            |                |                            |
| Front                                                                                        | 20 ft.                     | 40 ft.         | 20 ft.                     |
| Rear                                                                                         | 99 ft.                     | 20 ft.         | 57 ft.                     |
| Side                                                                                         | 70 ft.                     | 20 ft.         | 70 ft.                     |
| Max building coverage                                                                        | 17%                        | 30%            | 26%                        |
| Building Height                                                                              | *28 ft. +/-                | 45 ft.         | 21 ft. +/-                 |

\*Existing building height is based on height of Ford Icon tower. Tower to be removed with this project.

PARKING SUMMARY:  
SEE PARKING PLAN SHEETS

LOW IMPACT DEVELOPMENT SUMMARY (PER SECTION 6.6.G.2.B):  
REDEVELOPMENT AREA = 57,900 SF  
DISCONNECTED IMPERVIOUS = 11,200 SF  
PAVEMENT/ROOFTOP TREATED BY GRAVEL WETLAND = 19,000 SF  
PERCENT REDEVELOPMENT AREA RECEIVING TREATMENT = (11,200 SF + 19,000 SF) / 57,900 SF = 52%

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### ABUTTERS LIST

| ID     | Site Address     | Owner Name           | Owner Address     | Owner City   | Owner State | Owner Zip |
|--------|------------------|----------------------|-------------------|--------------|-------------|-----------|
| 103-2  | 424 MIRACLE MILE | SUBURBAN PROPANE, LP | 240 ROUTE 10 WEST | WHIPPANY     | NJ          | 07981     |
| 103-14 | 407 MIRACLE MILE | LIBERTY UTILITIES    | 15 BUTTRICK RD    | LONDONDERRY  | NH          | 03053     |
| 103-16 | 443 MIRACLE MILE | 443MM PROPERTIES LLC | 17 DRESDEN RD     | HANOVER      | NH          | 03755     |
| 103-1  | 432 MIRACLE MILE | ORQT, LLC            | 220 MEMORIAL DR   | ST JOHNSBURY | VT          | 05819     |
| 131-1  | 5 AIRPARK RD.    | CITY OF LEBANON      | 51 PARK ST.       | LEBANON      | NH          | 03766     |

### CONSULTANTS

CIVIL ENGINEERING  
ENGINEERING VENTURES, PC  
85 MECHANIC STREET, SUITE E2-3  
LEBANON, NH 03766  
(603) 442-9333

LAND SURVEYOR  
LATITUDES LAND SURVEYING  
1 MILL ST.  
BURLINGTON, VT 05401  
(802) 825-6545

LANDSCAPE ARCHITECT/SITE LIGHTING  
MARA LANDSCAPE DESIGN  
16 MYTLE AVE.  
NEWBURYPORT, MA 01950  
(978) 471-8103

ARCHITECT  
JOSEPH ARCHITECTS  
25 CROSSROAD  
WATERBURY, VT 05676  
(802) 244-5220

GEOTECHNICAL ENGINEER  
SW COLE ENGINEERING, INC.  
226 HOLIDAY DR.  
WHITE RIVER JUNCTION, VT 05001

GENERAL CONTRACTOR  
HP CUMMINGS CONSTRUCTION CO.  
5 HIGH ST.  
WOODSVILLE, NH 03785  
603-747-3303

### SUBJECT PROPERTY

LOT 103-15  
425 MIRACLE MILE  
LEBANON, NH 03766

### OWNER APPLICANT

OWNER/APPLICANT:  
RAYMOND S GAUDETTE  
CHIEF OPERATING OFFICER  
ST JOHNSBURY AUTOMOBILE GROUP  
425 MIRACLE MILE  
LEBANON, NH 03766  
RAY@STJAUUTO.COM

ADAM MORSE  
No. 18814  
71499  
LICENSED  
PROFESSIONAL ENGINEER

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

**ENGINEERING VENTURES PC**

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225  
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333  
414 Union Street, Schenectady, NY 12305 • 518-530-9614  
www.engineeringventures.com

St. Johnsbury Automobile Group  
425 Miracle Mile  
Lebanon, NH  
603-448-3363

**COVER SHEET**

**LEBANON FORD NEW ADDITION**

Sheet Title: LEBANON FORD NEW ADDITION  
Project Title: LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

|              |           |
|--------------|-----------|
| EV Project # | 21198     |
| Drawn By:    | AM        |
| Checked By:  | NF        |
| Scale:       | AS NOTED  |
| Date:        | 5/19/2021 |

**C0.0**  
SHEET 1 OF 16



SYMBOL LEGEND

| PROPOSED FEATURES | EXISTING FEATURES            |
|-------------------|------------------------------|
|                   | BOUND                        |
|                   | BENCHMARK                    |
|                   | DRILL HOLE                   |
|                   | SURVEY POINT                 |
|                   | IRON PIN                     |
|                   | TP1                          |
|                   | B1                           |
|                   | BORING                       |
|                   | PERC TEST                    |
|                   | CATCH BASIN (SQUARE)         |
|                   | CATCH BASIN (ROUND)          |
|                   | HEADWALL                     |
|                   | FLARED END SECTION           |
|                   | STONE APRON                  |
|                   | DRAIN MANHOLE (DMH)          |
|                   | DRAINAGE CLEAN OUT           |
|                   | SANITARY SEWER MANHOLE (SMH) |
|                   | SANITARY CLEAN OUT           |
|                   | HYDRANT                      |
|                   | WATER SHUTOFF                |
|                   | TAPPING SLEEVE & VALVE       |
|                   | GATE VALVE                   |
|                   | WELL                         |
|                   | UTILITY POLE                 |
|                   | GUY POLE                     |
|                   | ELECTRICAL MANHOLE           |
|                   | FLOOD LIGHT                  |
|                   | LIGHT POST                   |
|                   | TELEPHONE MANHOLE            |
|                   | NATURAL GAS MANHOLE          |
|                   | COMMUNICATION MANHOLE        |
|                   | BOLLARD                      |
|                   | SINGLE POLE SIGN             |
|                   | DOUBLE POLE SIGN             |
|                   | SPOT ELEVATION               |
|                   | ACCESSIBLE PARKING STALL     |
|                   | DRAINAGE FLOW                |
|                   | DECIDUOUS TREE               |
|                   | CONIFEROUS TREE              |

LINETYPE LEGEND

| PROPOSED FEATURES | EXISTING FEATURES        |
|-------------------|--------------------------|
|                   | MAJOR CONTOUR            |
|                   | MINOR CONTOUR            |
|                   | EDGE OF RIVER            |
|                   | EDGE OF POND             |
|                   | FLOOD PLAIN              |
|                   | PROPERTY LINE            |
|                   | RIGHT OF WAY             |
|                   | SETBACK                  |
|                   | EASEMENT                 |
|                   | CENTERLINE               |
|                   | EDGE OF PAVEMENT         |
|                   | EDGE OF GRAVEL           |
|                   | EDGE OF CONCRETE         |
|                   | CURB                     |
|                   | FENCE (BARBED WIRE)      |
|                   | FENCE (CHAIN LINK)       |
|                   | FENCE (WOODEN)           |
|                   | GUARD RAIL               |
|                   | TREE LINE                |
|                   | SANITARY SEWER           |
|                   | SANITARY SEWER APPROX.   |
|                   | SEWER FORCEMAIN          |
|                   | SEWER SERVICE            |
|                   | DISPOSAL AREA LATERAL    |
|                   | STORM LINE               |
|                   | STORM LINE APPROX.       |
|                   | UNDER DRAIN              |
|                   | FOUNDATION DRAIN         |
|                   | ROOF DRAIN               |
|                   | DITCH/SWALE              |
|                   | TELECOMM                 |
|                   | TELECOMM APPROX.         |
|                   | UNDERGROUND TELECOMM     |
|                   | OVERHEAD TELECOMM        |
|                   | ELECTRIC LINE            |
|                   | ELECTRIC APPROX.         |
|                   | UNDERGROUND ELECTRIC     |
|                   | OVERHEAD ELECTRIC        |
|                   | ELECTRICAL SITE LIGHTING |
|                   | WATER LINE               |
|                   | WATER APPROX.            |
|                   | WATER SERVICE            |
|                   | GAS LINE                 |
|                   |                          |
|                   |                          |
|                   |                          |
|                   |                          |

STANDARD ABBREVIATIONS

|                                       |       |                                 |      |                                           |       |                          |      |
|---------------------------------------|-------|---------------------------------|------|-------------------------------------------|-------|--------------------------|------|
| BENCHMARK                             | BM    | END OF VERTICAL CURVE ELEVATION | EVCE | LIMITS OF CONSTRUCTION                    | LOC   | REINFORCED CONCRETE PIPE | RCP  |
| BEGINNING OF VERTICAL CURVE ELEVATION | BVCE  | END OF VERTICAL CURVE STATION   | EVCS | LIMITS OF DISTURBANCE                     | LOD   | RIGHT-OF-WAY             | ROW  |
| BEGINNING OF VERTICAL CURVE STATION   | BVCS  | EXISTING                        | EX   | MAXIMUM                                   | MAX   | SANITARY                 | SAN  |
| CAST-IN-PLACE                         | CIP   | EXISTING GRADE/GROUND           | EG   | MINIMUM                                   | MIN   | SANITARY MANHOLE         | SMH  |
| CAST IRON                             | CI    | FINISHED FLOOR                  | FF   | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES | MUTCD | SILT FENCE               | SF   |
| CATCH BASIN                           | CB    | FINISHED GRADE/GROUND           | FG   | MONITORING WELL                           | MW    | SLOPE                    | S=   |
| CENTERLINE                            | CL    | FIELD INLET                     | FI   | MONUMENT                                  | MON   | STATION                  | STA  |
| CLEAN OUT                             | C/O   | FLARED END SECTION              | FES  | NOT IN CONTRACT                           | NIC   | STORM MANHOLE            | DMH  |
| CORRUGATED METAL PIPE                 | CMP   | FOOT, FEET                      | FT   | NOT TO SCALE                              | NTS   | TANGENT                  | TAN  |
| CUBIC FEET                            | CF    | FOOTING                         | FTG  | POINT OF CURVATURE                        | PC    | TANGENT TO CURVE         | TC   |
| CUBIC FEET PER SECOND                 | CFS   | FOUNDATION                      | FND  | POINT OF INTERSECTION                     | PI    | TAPPING SLEEVE AND VALVE | TS&V |
| CUBIC YARD                            | CY    | GALLONS PER MINUTE              | GPM  | POLYETHYLENE, PROFESSIONAL ENGINEER       | PE    | TEMPORARY BENCHMARK      | TBM  |
| DIAMETER                              | DIA   | GATE VALVE                      | GV   | PROPERTY LINE                             | PL    | TEST PIT                 | TP   |
| DISTRIBUTION BOX                      | D-BOX | HEADWALL                        | HW   | PERC TEST, POINT OF TANGENCY              | PT    | TOP OF BANK              | TOB  |
| DUCTILE IRON                          | DI    | HIGH DENSITY POLYETHYLENE       | HDPE | POLYVINYL CHLORIDE                        | PVC   | TOP OF CURB              | TOC  |
| EDGE OF CONCRETE                      | EOC   | HYDRANT                         | HYD  | POLYVINYL CHLORIDE                        | PVC   | TOP OF WALL              | TOW  |
| EDGE OF GRAVEL                        | EOG   | INTERSECTION                    | INT  | POINT OF VERTICAL INTERSECTION            | PVI   | TYPICAL                  | TYP  |
| EDGE OF PAVEMENT                      | EOP   | INVERT                          | INV  | POND                                      | PND   | VERIFY IN FIELD          | VIF  |
| ELECTRIC                              | ELEC  | IRON PIN                        | IP   | QUANTITY                                  | QTY   | WATER VALVE              | WV   |
| ELECTRIC MANHOLE                      | EMH   | IRON PIPE SIZE                  | IPS  | QUALITY ASSURANCE                         | QA    |                          |      |
| ELEVATION                             | ELEV  | LENGTH                          | L=   | QUALITY CONTROL                           | QC    |                          |      |
|                                       |       |                                 |      | RADIUS                                    | R=    |                          |      |

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
2. AT THE TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
3. AT THE TIME OF PLANTING, ALL SHRUBS, WHETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.
4. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
2. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
6. ALL PLANTINGS, FENCES, AND WALLS NECESSITATED BY THESE LANDSCAPING AND SCREENING REQUIREMENTS SHALL CONFORM WITH THE STREET INTERSECTION SIGHT-OBSTRUCTION REQUIREMENTS PROVIDED IN SECTION 206 OF THE LEBANON ZONING ORDINANCE. ALL SUCH PLANT MATERIALS MUST BE PRUNED AS NECESSARY TO MAINTAIN COMPLIANCE.
7. ENCROACHMENT ON LANDSCAPED AREAS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

Date

Description

No.

ENGINEERING VENTURES PC

St. Johnsbury  
 Automobile Group  
 425 Miracle Mile  
 Lebanon, NH  
 603-448-3363

LEGEND AND NOTES

LEBANON FORD

NEW ADDITION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

21198

Drawn By:

AM

Checked By:

NF

Scale:

AS NOTED

Date:

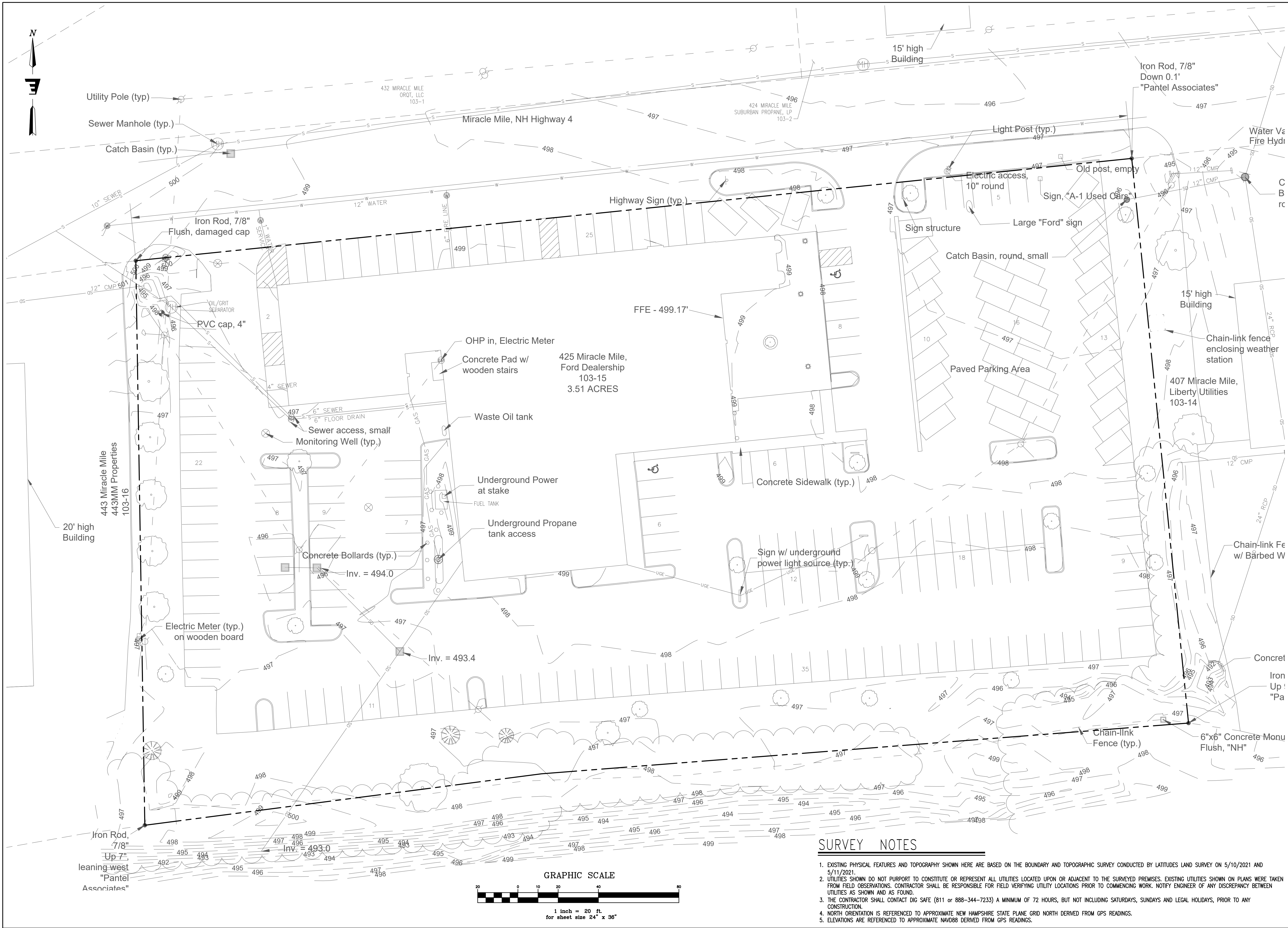
5/19/2021

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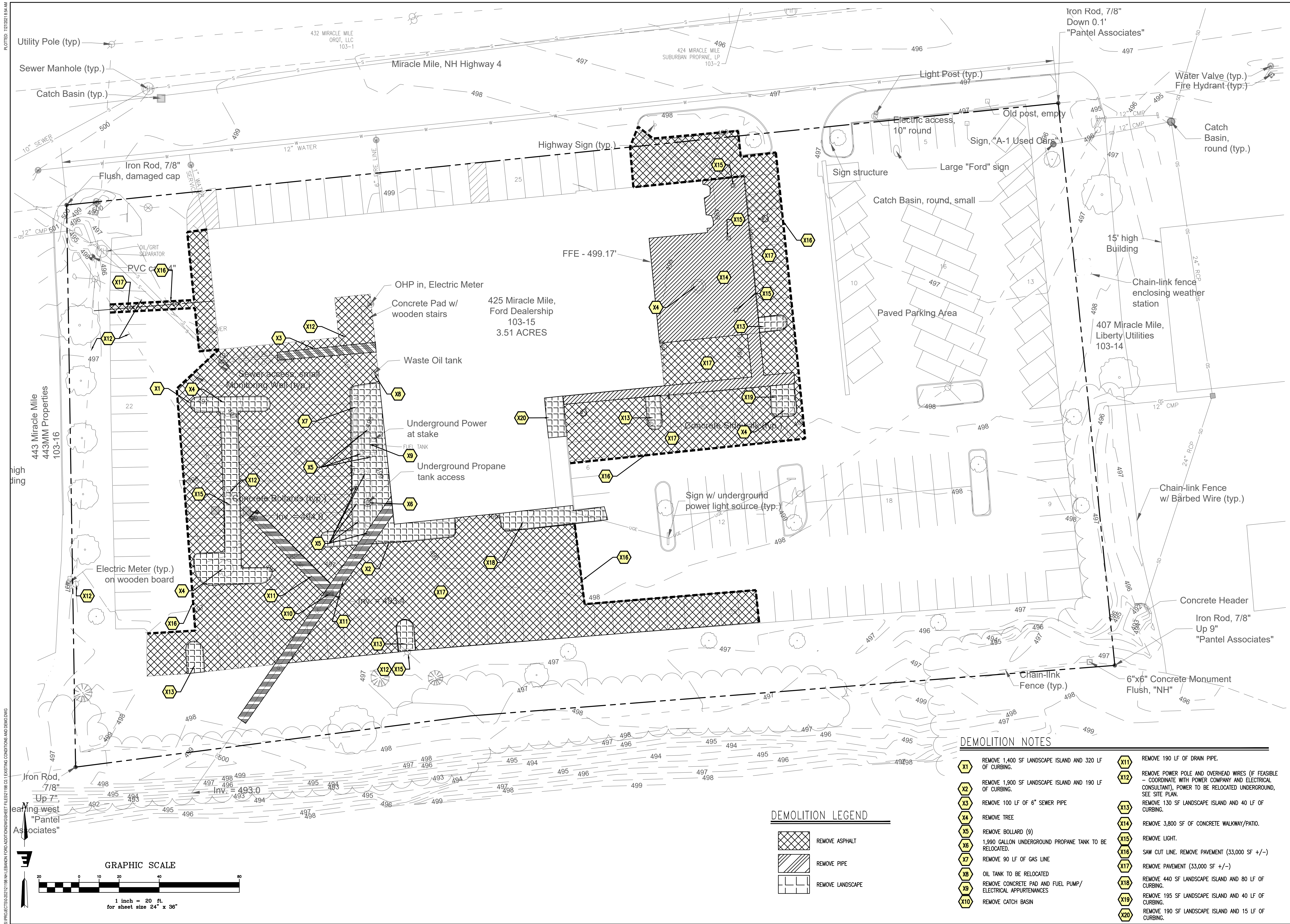
SHEET 2 OF 16

Page 7 of 130

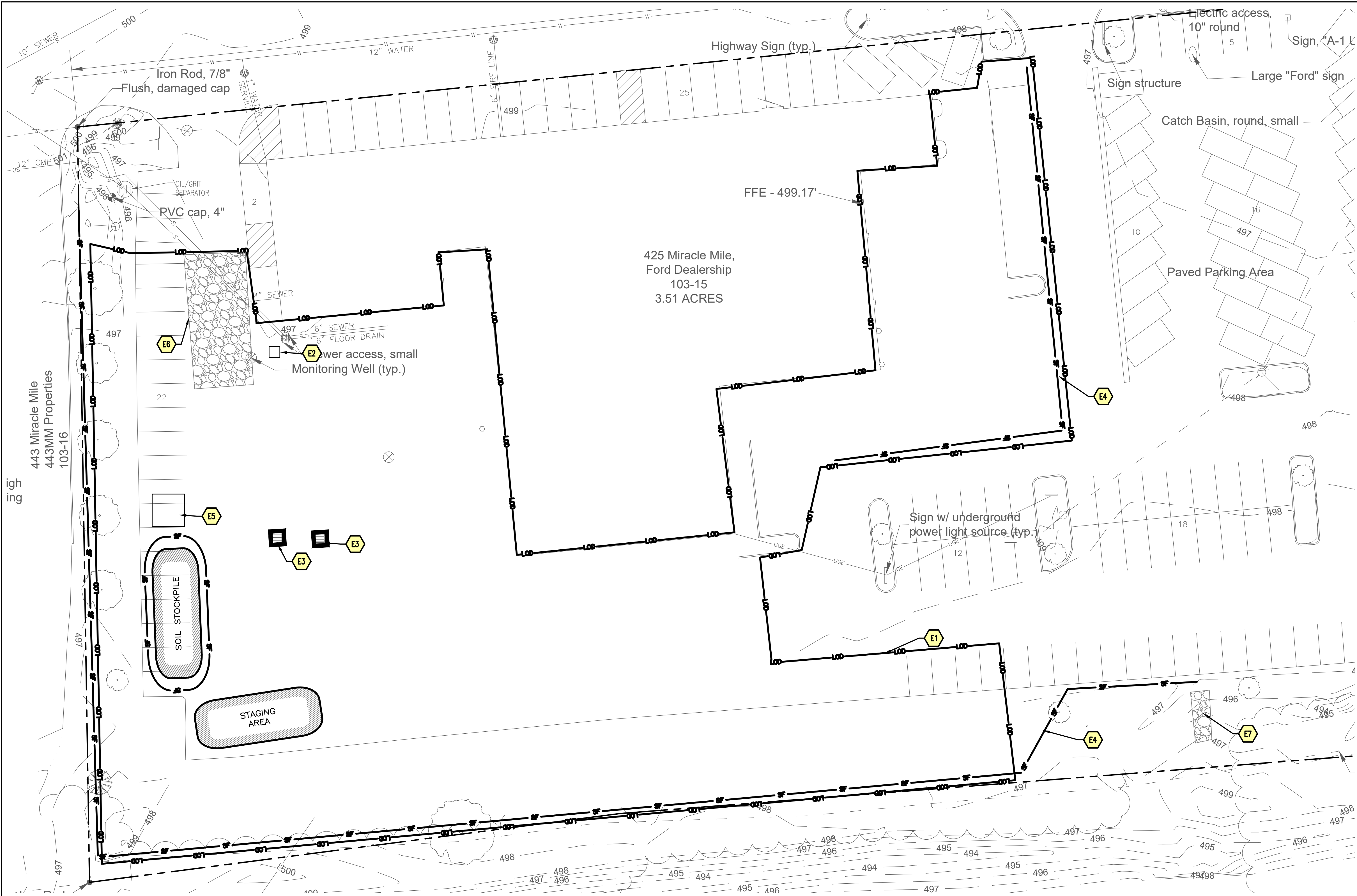












STORMWATER POLUTION PREVENTION NOTES

- E1
- LIMIT OF DISTURBANCE (AREA OF DISTURBANCE = 57,000 SF)
- E2
- PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3
- INLET PROTECTION (TYP.)
- E4
- SILT FENCE
- E5
- CONCRETE WASHOUT
- E6
- STABILIZED CONSTRUCTION ENTRANCE
- E7
- CHECK DAM

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY  
 THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM

THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING

THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN  
 THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO AROUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)  
 THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)  
 THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING  
 THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE  
 THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.



GRAPHIC SCALE

1 inch = 20 ft.  
 for sheet size 24" x 36"

CONSTRUCTION SEQUENCE

- CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, TOWN PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
- PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
- DEMO EXISTING STRUCTURES AS REQUIRED.
- CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
- GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PAD.
- BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATION CONCURRENT WITH WATER AND SEWER UTILITIES.
- CONSTRUCT STORMWATER SYSTEM.
- EXCAVATE AND PREP FOR INFILTRATION SYSTEM, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
- COORDINATE INSTALLATION OF DRAINAGE DETENTION SYSTEM.
- INSTALL STORMWATER PIPING AND STRUCTURES.
- BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS.
- COMPLETE FINAL GRADING OF SITE, PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- INSTALL LIGHT POLES.
- PAVE BASE COURSE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- PAVE WEARING COURSE.
- AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY.
- ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2022.

ADAM MORSE  
No. 18814  
7/15/21  
LICENSED  
PROFESSIONAL ENGINEER

| Date | Description | No. |
|------|-------------|-----|
|      |             |     |
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|      |             |     |
|      |             |     |

**ENGINEERING VENTURES PC**

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 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033  
 414 Union Street, Schenectady, NY 12305 • 518-530-3614  
 www.engineeringventures.com

St. Johnsbury Automobile Group  
 425 Miracle Mile  
 Lebanon, NH  
 603-448-3363

**EROSION PREVENTION AND SEDIMENT CONTROL PLAN**

**LEBANON FORD NEW ADDITION**

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 21198  
 Drawn By: AM  
 Checked By: NF  
 Scale: 1"=20'  
 Date: 5/19/2021

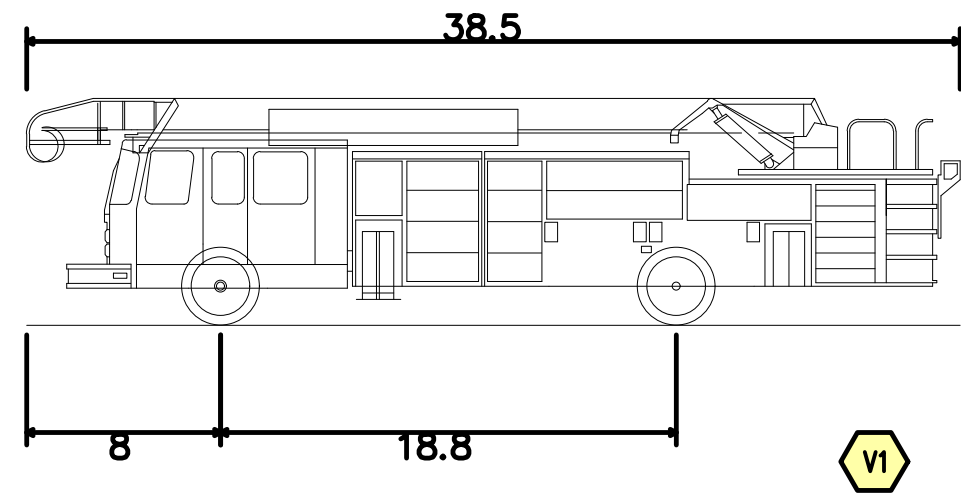
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 SHEET 5 OF 16



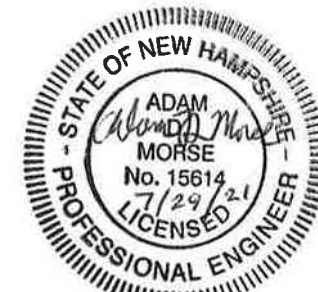


VEHICLE TURNING NOTES

VI LEBANON LADDER 1



Lebanon Ladder 1  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Steering Angle (Virtual)



| Date        |  |
|-------------|--|
| Description |  |
| No.         |  |

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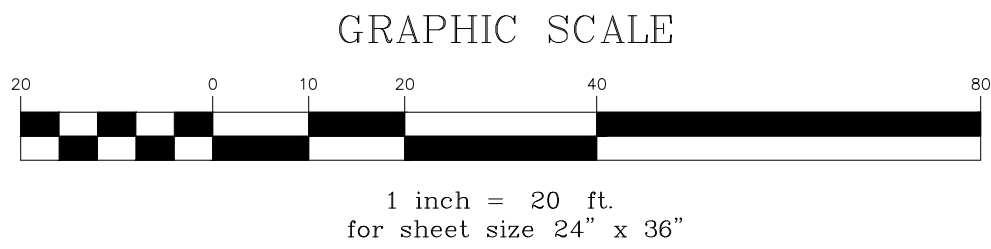
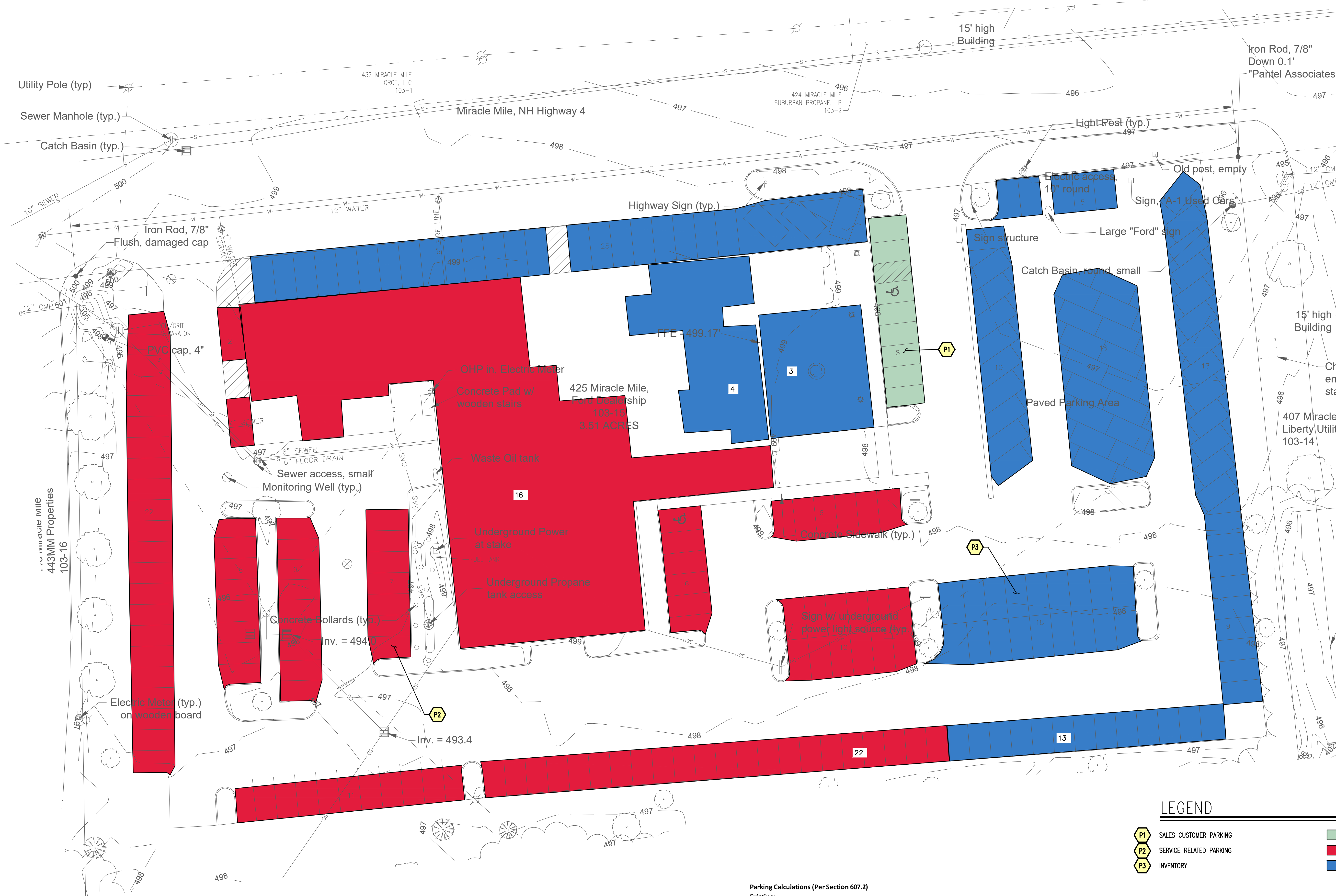
St. Johnsbury  
Automobile Group  
425 Miracle Mile  
Lebanon, NH  
603-448-3363

VEHICLE TURNING PLAN  
LEBANON FORD  
NEW ADDITION  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

|              |           |
|--------------|-----------|
| Sheet Title: |           |
| EV Project # | 21198     |
| Drawn By:    | AM        |
| Checked By:  | NF        |
| Scale:       | 1"=20'    |
| Date:        | 5/19/2021 |

**C1.4**  
SHEETS OF 16





Parking Calculations (Per Section 607.2)

| Existing:       |      |                         |                 |          |          |
|-----------------|------|-------------------------|-----------------|----------|----------|
| Type of Use     | Unit | Parking Spaces per unit | number of units | Required | Provided |
| Service Bay     | bay  | 4.0 per bay             | 16              | 64       | 121      |
| vehicular sales | gfa  | 1.0/600 sq. ft.         | 4764            | 8        | 8        |
| Inventory       |      |                         |                 |          | 116      |
| Total           |      |                         |                 | 72       | 245      |

ADAM MORSE  
No. 15814  
7/1/14  
LICENSED  
PROFESSIONAL ENGINEER

| Date        |  |
|-------------|--|
| Description |  |
| No.         |  |

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425 Miracle Mile  
Lebanon, NH  
603-448-3363

**EXISTING PARKING PLAN**

**LEBANON FORD NEW ADDITION**

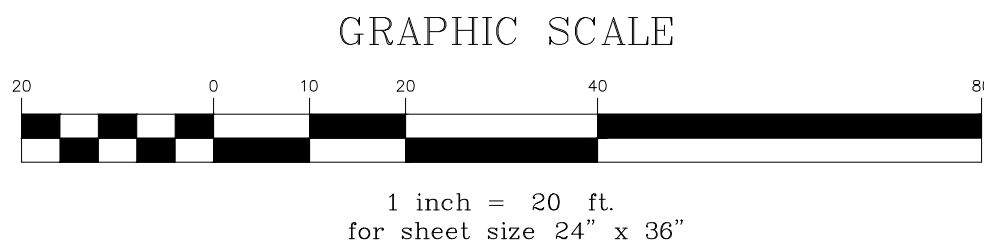
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

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| EV Project # | 21198     |
| Drawn By:    | AM        |
| Checked By:  | NF        |
| Scale:       | 1"=20'    |
| Date:        | 5/19/2021 |

**C1.5**

SHEET 7 OF 16





Parking Calculations (Per Section 607.2)

Proposed:

| Type of Use     | Unit | Parking Spaces per unit | number of units | Required | Provided |
|-----------------|------|-------------------------|-----------------|----------|----------|
| Service Bay     | bay  | 4.0 per bay             | 22              | 88       | 92       |
| vehicular sales | gfa  | 1.0/600 sq. ft.         | 6552            | 11       | 11       |
| Inventory       |      |                         |                 |          | 112      |
| Total           |      |                         |                 | 97       | 215      |

Notes:

1. Proposed spaces include (3) regular ADA parking spaces and one van accessible parking space.

LEGEND

- P1 SALES CUSTOMER PARKING
- P2 SERVICE RELATED PARKING
- P3 INVENTORY

| Date        |  |
|-------------|--|
| Description |  |
| No.         |  |

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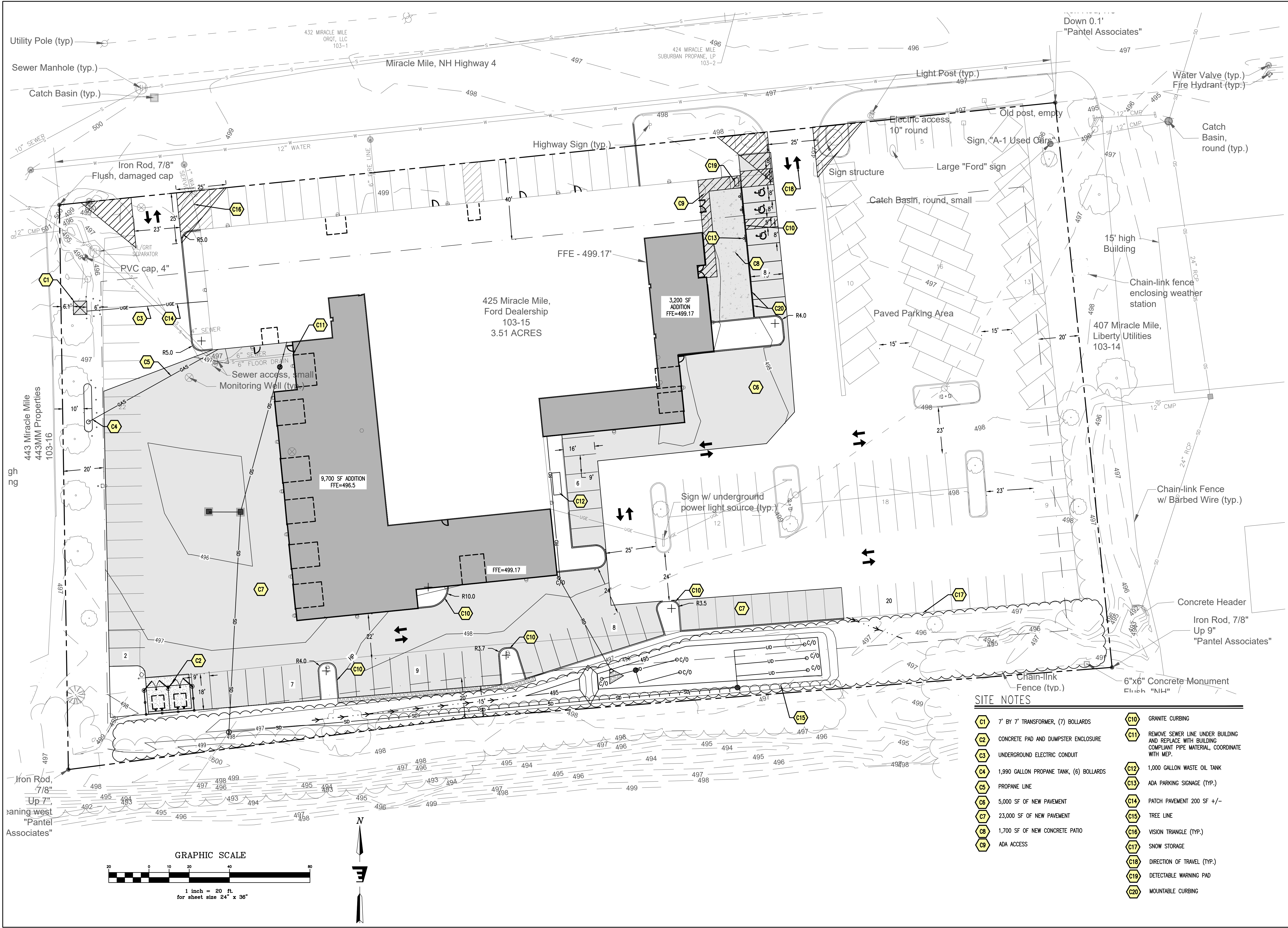
**PROPOSED PARKING PLAN**  
**LEBANON FORD NEW ADDITION**  
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

EV Project # 21198  
Drawn By: AM  
Checked By: NF  
Scale: 1"=20'  
Date: 5/19/2021

**C1.6**  
SHEET 8 OF 16





| Date | Description | No. |
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603-448-3363

**SITE LAYOUT PLAN**

**LEBANON FORD NEW ADDITION**

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

Project Title:

EV Project # 21198

Drawn By: AM

Checked By: NF

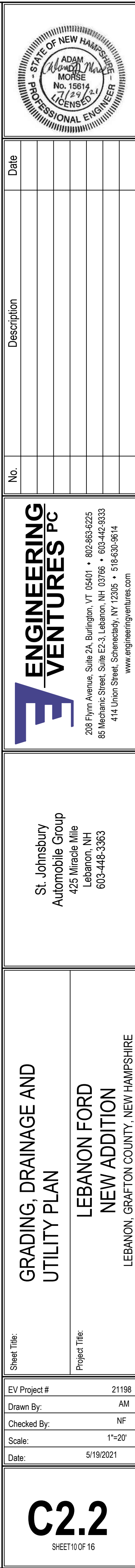
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Date: 5/19/2021

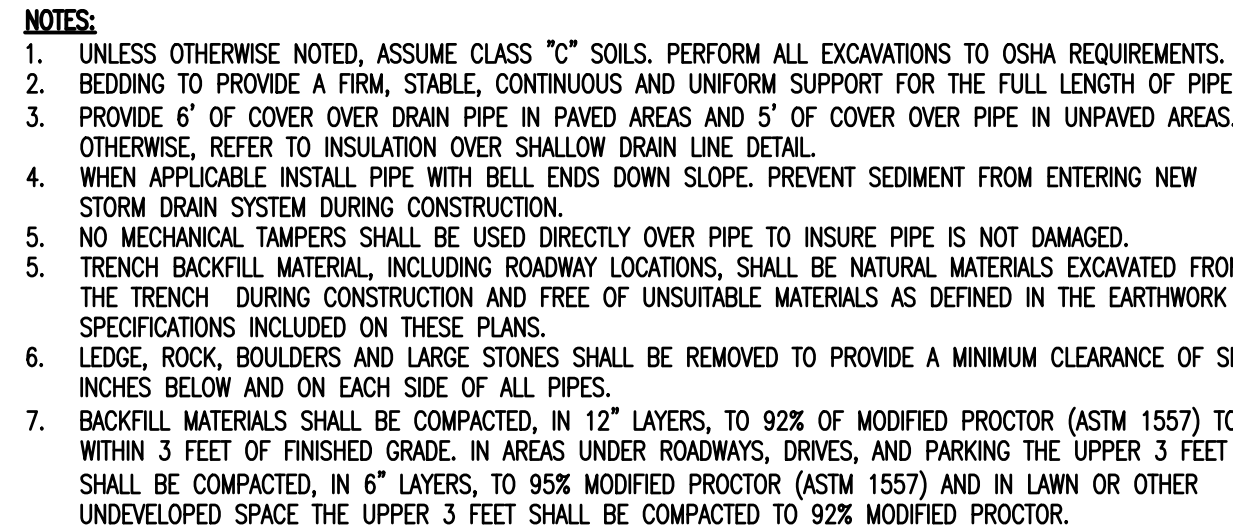
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SHEET 9 OF 16







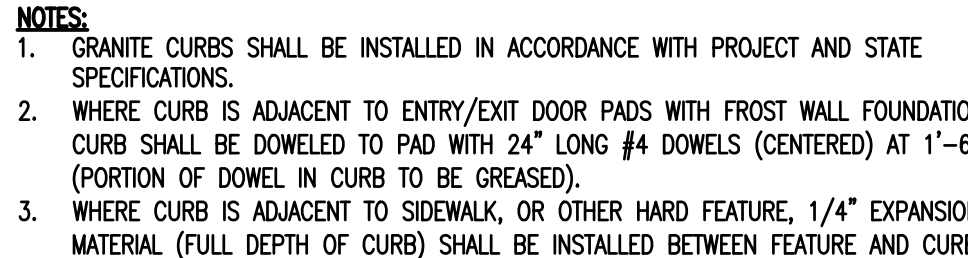


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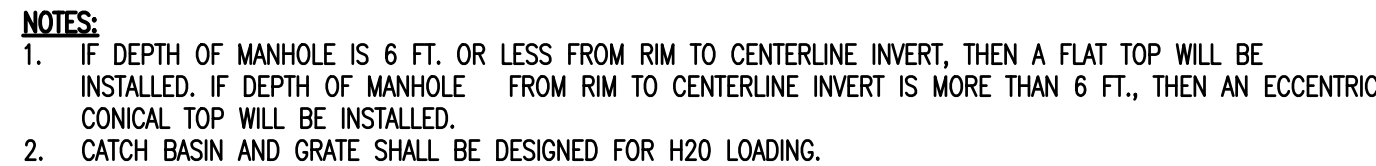


- NOTES:** SECTION VIEW
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
  2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
  3. CATCH BASIN (CB) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "5520M5 5546ZPT ASSEMBLY" OR APPROVED EQUAL.
  4. MANHOLE (MH) FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A V1419 ASSEMBLY" OR APPROVED EQUAL.

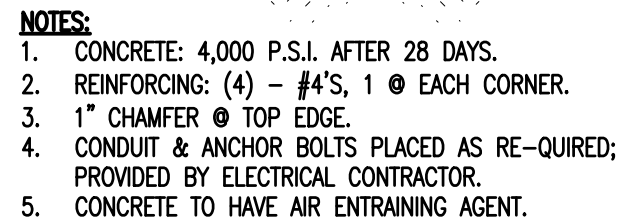
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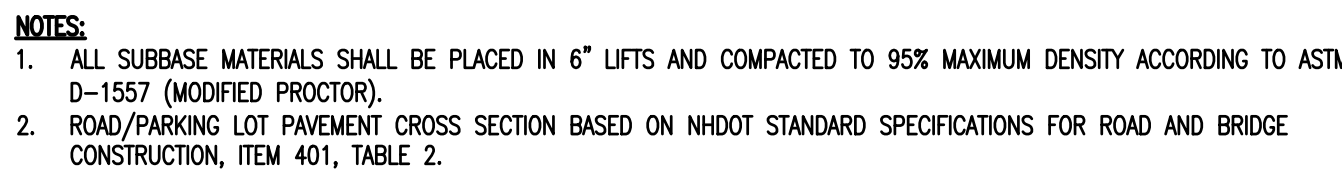
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NOT TO SCALE

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES, UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF INDUSTRY SPECIFICATIONS.
2. FILLING AND GRADING SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRAINWAYS, STONE WALLS, AND GRASS AREAS. THE DRAINWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL BE AT LEAST 95% OF THE REQUIRED DENSITY.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAYMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VIRTRANS.
6. PAYMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPORARILY FREEZES OR WHEN THE SUBGRADE IS FROZEN OR BELOW FREEZING TEMPERATURES. PAYMENT SHALL BE ALLOWED UPON THE COMPLETION OF ROLLING. PAYMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF

|    |                                                       |                   |                                              |
|----|-------------------------------------------------------|-------------------|----------------------------------------------|
| A. | SAND BLANKET/BEDDING:<br>NHDOT 209-2.1.1              | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 2 INCHES          | 100                                          |
|    |                                                       | 1-1/2 INCHES      | 90 - 100                                     |
|    |                                                       | 1/2 INCH          | 70 - 100                                     |
|    |                                                       | NO. 4             | 60 - 100                                     |
| B. | 3/4" CRUSHED STONE:<br>ASTM C33-03,<br>STONE SIZE #67 | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 1 INCH            | 100                                          |
|    |                                                       | 3/4 INCHES        | 90 - 100                                     |
|    |                                                       | 3/8 INCH          | 20 - 55                                      |
|    |                                                       | NO. 4             | 0 - 10                                       |
| C. | 1-1/2" CRUSHED STONE:<br>NHDOT 304.4                  | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 2 INCH            | 100                                          |
|    |                                                       | 1-1/2 INCH        | 95 - 100                                     |
|    |                                                       | 3/4 INCH          | 35 - 70                                      |
|    |                                                       | 3/8 INCH          | 10 - 30                                      |
| D. | COARSE CRUSHED GRAVEL:<br>NHDOT 304.2                 | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 4 INCHES          | 95 - 100                                     |
|    |                                                       | NO. 4             | 25 - 50                                      |
|    |                                                       | NO. 10            | 0 - 12                                       |
|    |                                                       | NO. 200           | 0 - 6                                        |
| E. | FINE CRUSHED GRAVEL:<br>NHDOT 304.33                  | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 2 INCHES          | 100                                          |
|    |                                                       | 1-1/2 INCHES      | 90 - 100                                     |
|    |                                                       | NO. 4             | 30 - 60                                      |
|    |                                                       | NO. 100           | 0 - 12                                       |
| F. | GRANULAR BACKFILL:<br>NHDOT 209-2.1.2                 | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|    |                                                       | 3 INCHES          | 100                                          |
|    |                                                       | NO. 4             | 45 - 75                                      |
|    |                                                       | NO. 100           | 0 - 12                                       |
|    |                                                       | NO. 200           | 0 - 6                                        |

- G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.
- H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.
- I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:
1. THE PH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.
  2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.
3. GRADATION:

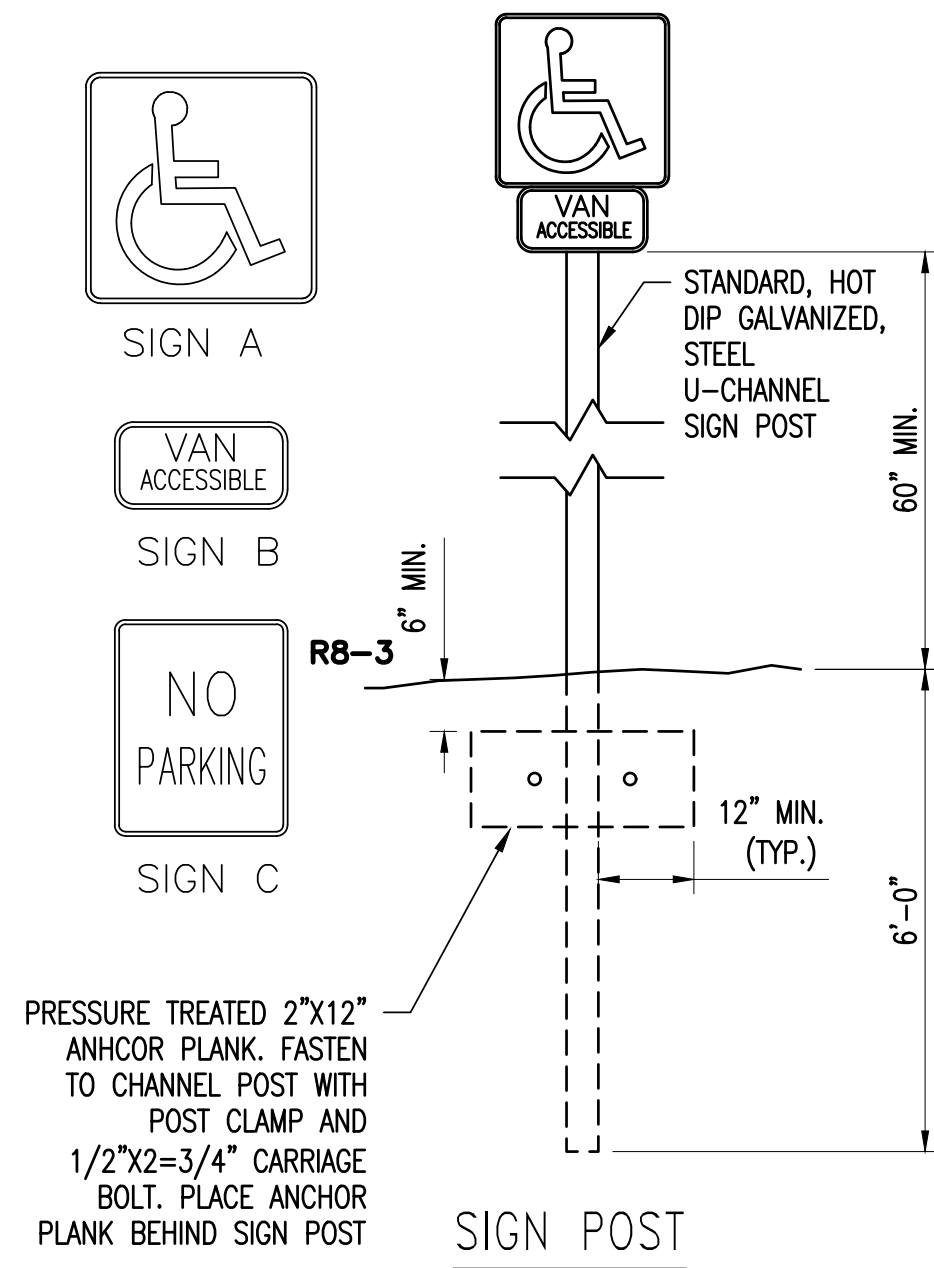
- | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|-------------------|----------------------------------------------|
| 2 INCHES          | 100                                          |
| 1 INCH            | 85 - 100                                     |
| 1/4 INCH          | 65 - 100                                     |
| NO. 200           | 20 - 80                                      |

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

NOTES:

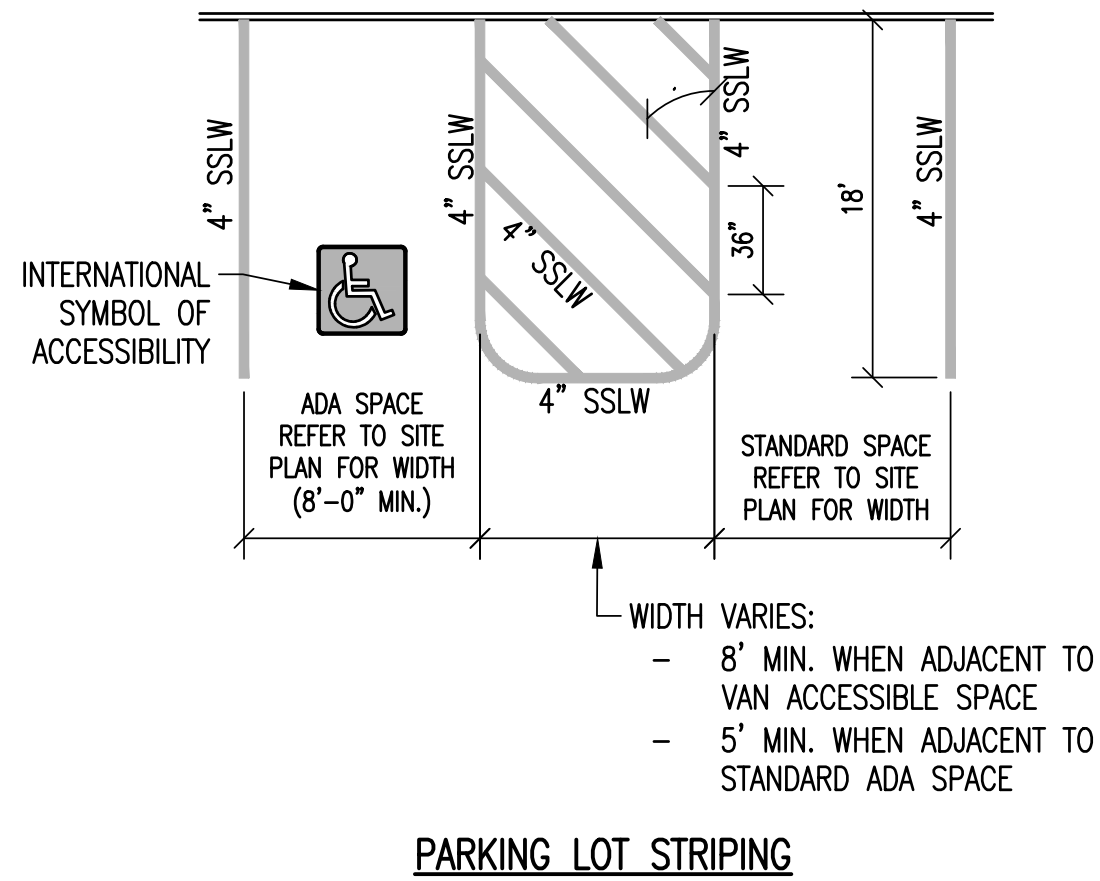
1. CONTRACTOR TO SUBMIT DRAWING STAMPED BY NH LICENSED PROFESSIONAL GEO-TECHNICAL ENGINEER FOR APPROVAL BY PROJECT ENGINEER AND CITY OF LEBANON.
2. STRIP ALL VEGETATION, ORGANIC SOILS AND UNSUITABLE FILL SOILS FROM THE WALL ALIGNMENT AREA.
3. BENCH CUT ALL EXCAVATED SLOPES.
4. DO NOT OVER EXCAVATE UNLESS DIRECTED TO DO SO BY THE OWNER'S SITE REPRESENTATIVE IN ORDER TO REMOVE UNSUITABLE SOIL.
5. THE OWNER'S SITE REPRESENTATIVE SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
6. LEVELING PAD SHALL CONSIST OF COMPACTED, ¾" CRUSHED GRAVEL, 12" THICK AND EXTENDING AT LEAST 12" TO EITHER SIDE OF THE BASE BLOCK. A SMOOTHING SURFACE OF ¾" CRUSHED STONE MAY BE UTILIZED.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE AS INDICATED ON THE WALL FACE DRAWING.
8. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS, ESPECIALLY WITH REGARDS TO LEVELING OF BLOCKS AND BASE.
9. DRAINAGE FILL SHALL CONSIST OF ¾" CRUSHED STONE, LESS THAN 10% FINES, PLACED AND COMPACTED BEHIND THE WALL EXTENDING A MINIMUM OF 2 FEET, OR THE LENGTH OF THE REQUIRED GEO-GRID TIE BACK, WHICHEVER IS GREATER. BEHIND THE WALL, A FILTER FABRIC SHALL BE PLACED OVER THE CUT OR FILL FACE BEHIND THE WALL AREA TO PREVENT SOIL MIGRATION INTO THE DRAINAGE MATERIAL.
10. WHERE PERFORATED HDPE DRAINS ARE USED, PROVIDE OUTLETS AT THE ENDS OF THE WALL OR AT A LOW COLLECTION POINT ALONG THE WALL. (ALTERNATIVE OUTLET METHODS MAY BE APPROVED BY THE DESIGN ENGINEER.)
11. BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AS THE WALL IS INSTALLED.
12. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNER'S SITE REPRESENTATIVE.
13. PLACE FILTER FABRIC (MIRAFIT 140N, OR EQUAL) OVER THE DRAINAGE MATERIAL TO MINIMIZE SOIL MIGRATION FROM THE SURFACE MATERIAL INTO THE DRAINAGE MATERIAL.
14. COMPACTION SHALL BE TO 92% (MODIFIED PROCTOR) OR 95% (STANDARD PROCTOR).
15. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL AND AWAY FROM THE WALL DURING CONSTRUCTION. DO NOT CONSTRUCT A SWALE BEHIND THE WALL AS PART OF THE FINISHED WALL GRADE ABOVE THE WALL SO THAT WATER FLOWS OVER THE FACE OR TO A POINT AT LEAST AS FAR BEHIND THE WALL AS THE WALL HEIGHT.
16. TURF, OR SOME ACCEPTABLE FORM OF SOIL EROSION PROTECTION, SHOULD BE ESTABLISHED AT THE TOP OF THE WALL (WHERE REQUIRED) BY THE LANDSCAPE CONTRACTOR AS SOON AS THE WALL IS COMPLETED.
17. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
18. RECOMMENDED COMPACTION EQUIPMENT WITHIN 15 FEET OF THE BACK OF THE WALL IS AS FOLLOWS:  
0-4 FEET      HAND TAMP OR VIBRATE PLATE COMPACTOR  
4-15 FEET    NOTHING LARGER THAN TWO-DRUM, WALK BEHIND VIBRATORY ROLLER  
                  (LARGER ROLLERS CAN BE USED STATICALLY, PROVIDED LIFT SIZE DOES NOT COMPROMISE ACHIEVEMENT OF NECESSARY COMPACTION RATINGS.)





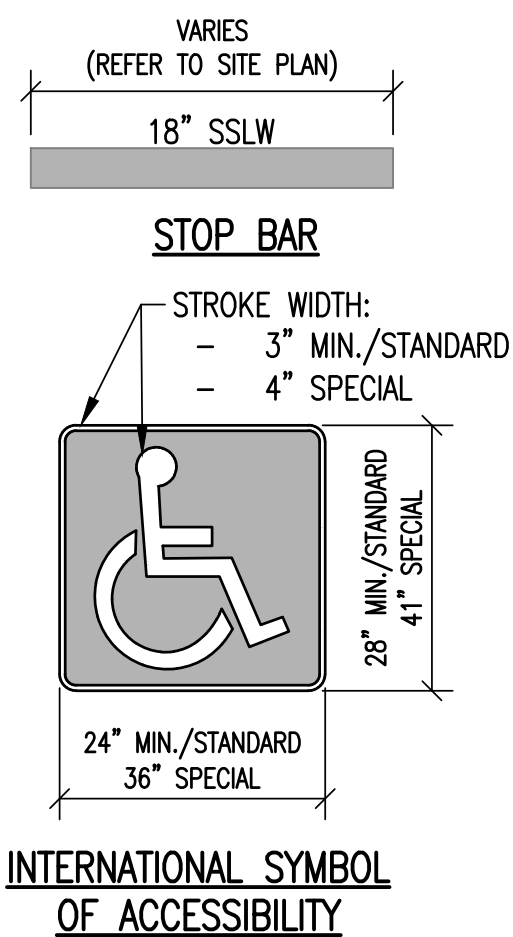
| SIGN KEY: |                    |                         |           |  |
|-----------|--------------------|-------------------------|-----------|--|
| SIGN      | MUTCD DESIGNATIONS | COMMON NAME             | SIZE      |  |
| A         | D9-6               | HANDICAPPED             | 24" x 24" |  |
| B         | D9-6P              | VAN ACCESSIBLE (PLAQUE) | 18" x 9"  |  |
| C         | R8-3               | NO PARKING              | 18" x 24" |  |

ADA SIGNS AND POST 1

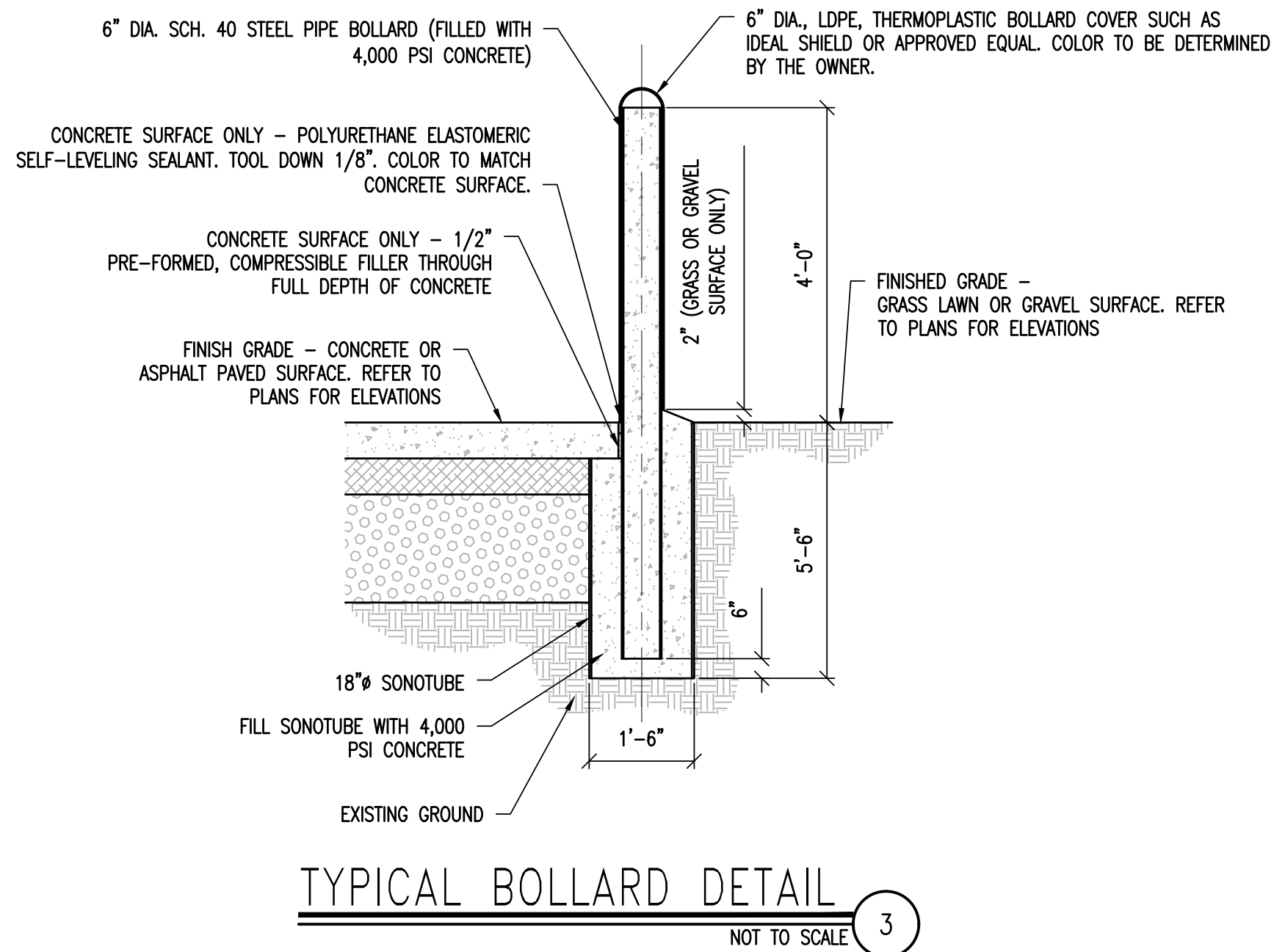


PARKING LOT STRIPING

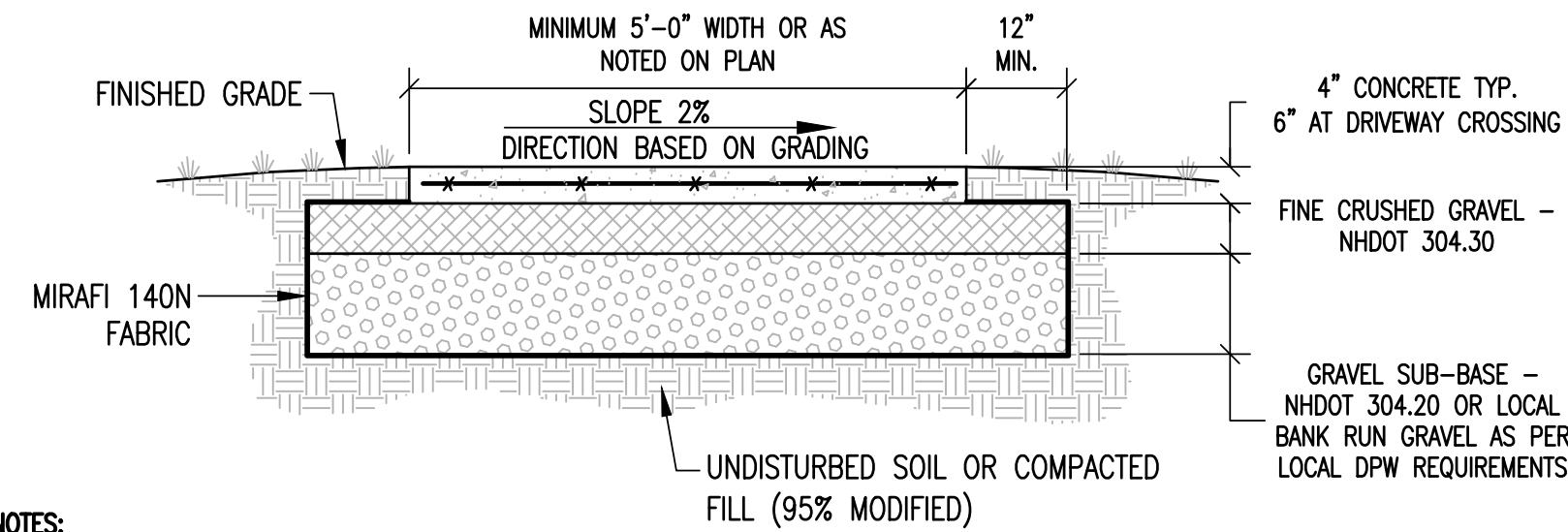
ADA PAVEMENT MARKINGS 2



INTERNATIONAL SYMBOL OF ACCESSIBILITY



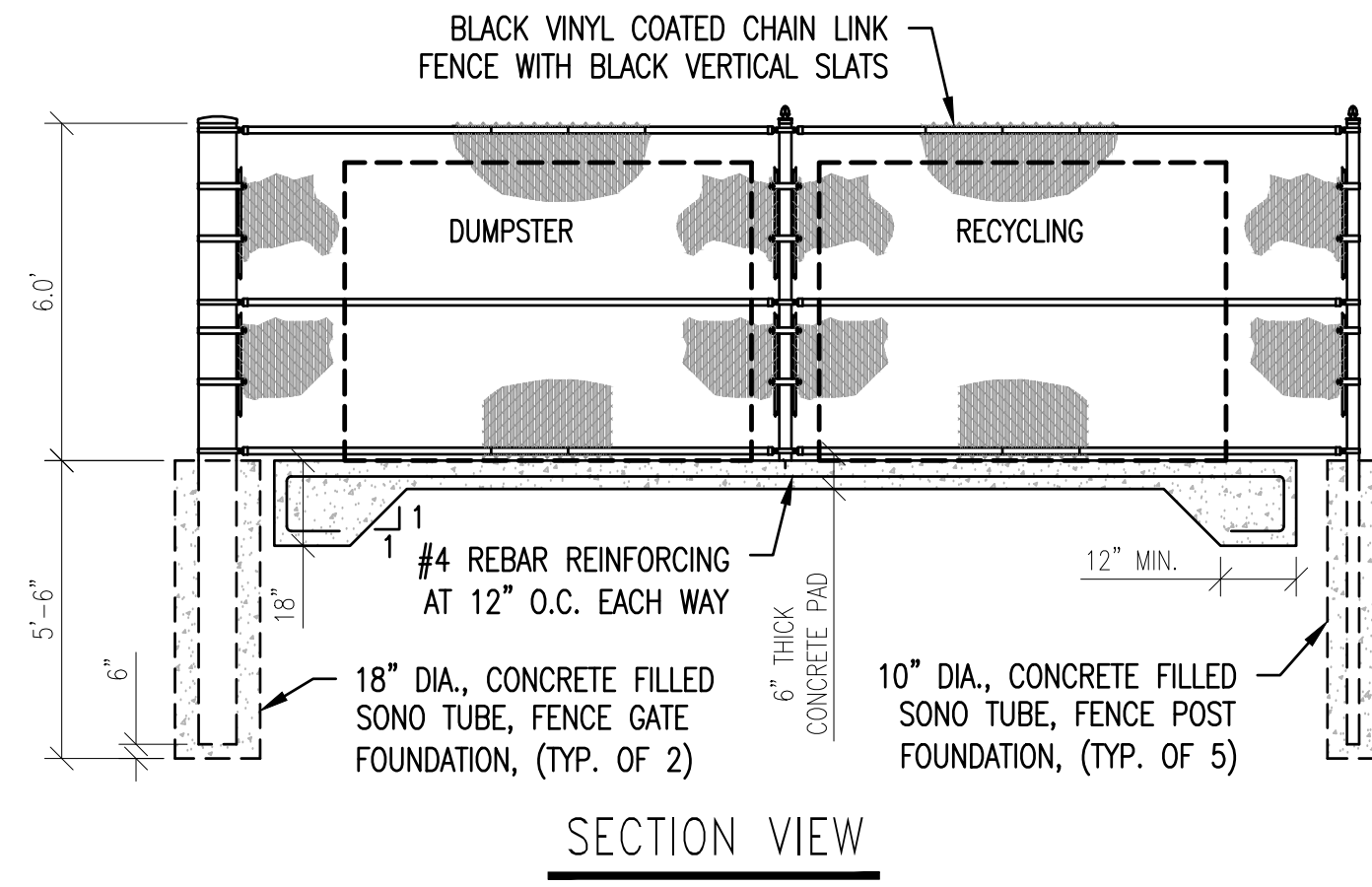
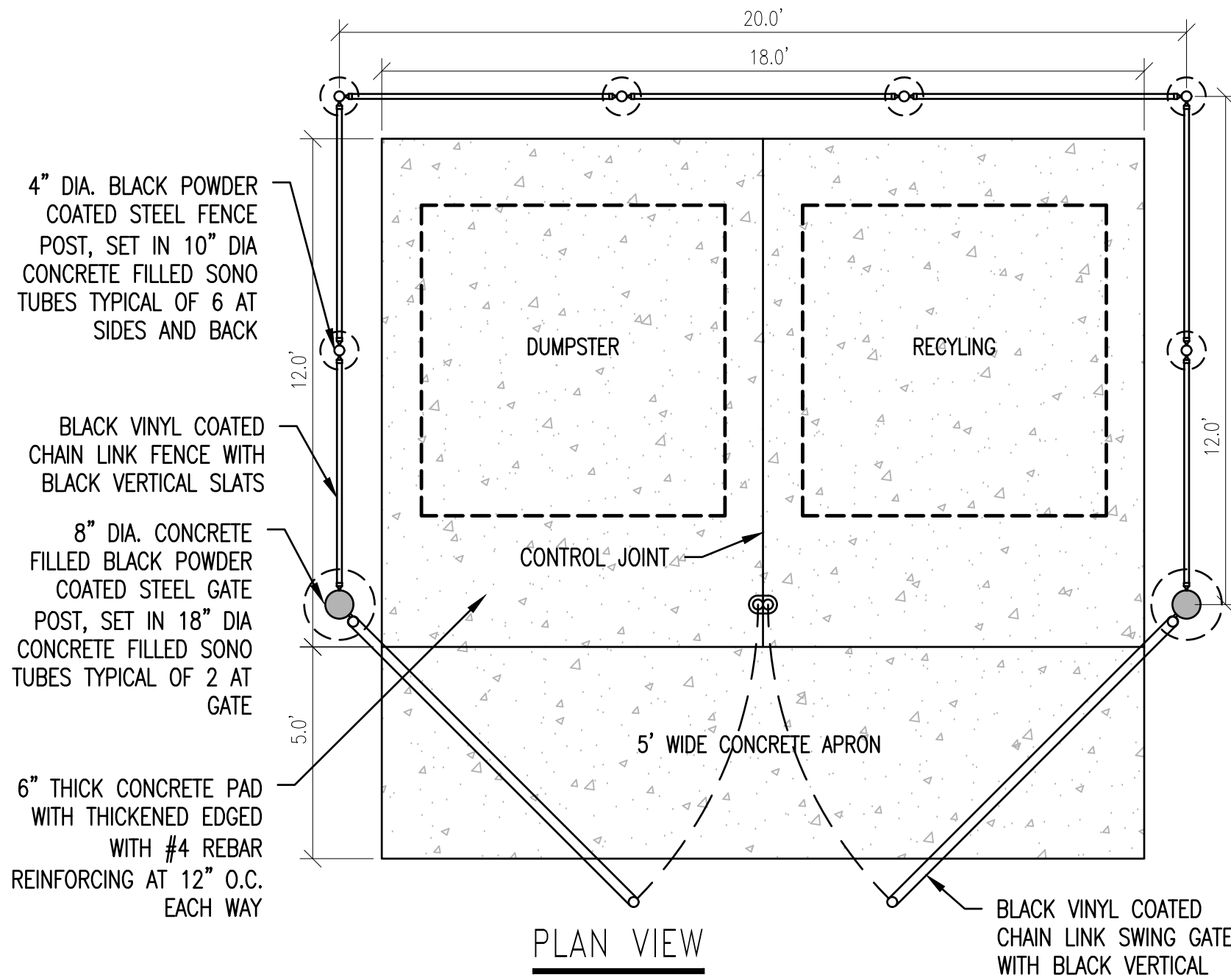
TYPICAL BOLLARD DETAIL 3



NOTES:

1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX.
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

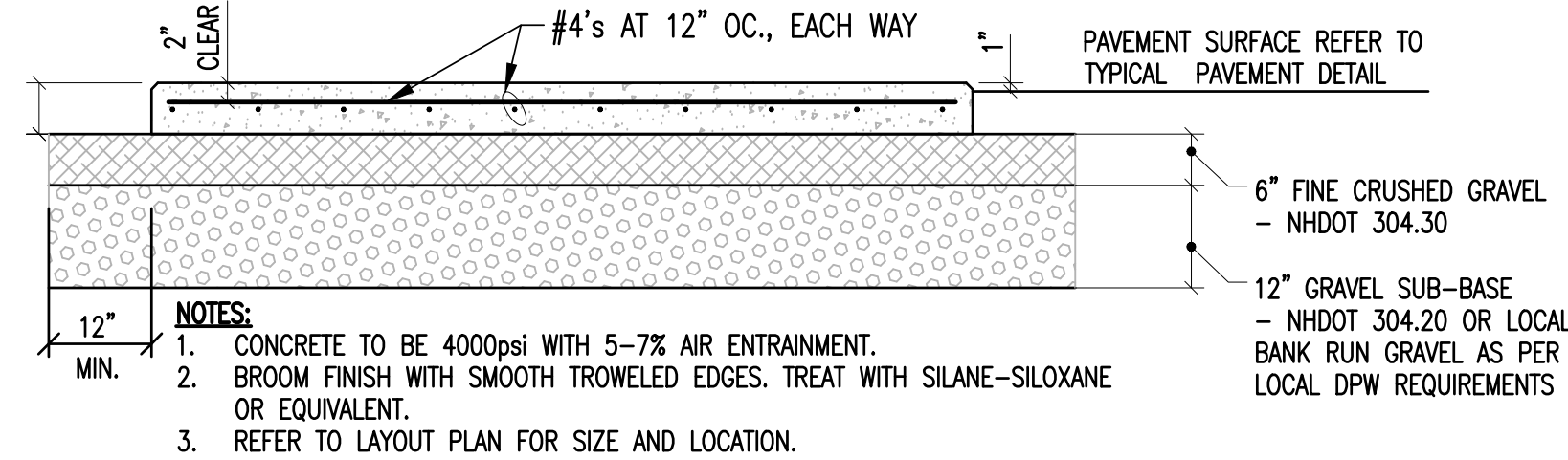
CONCRETE SIDEWALK 4



NOTES:

1. CONCRETE TO BE 4000psi WITH 5-7% AIR ENTRAINMENT.
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
3. CONTROL JOINT SHALL BE A 1/8" WIDE JOINT AT LEAST 1/3 OF THE DEPTH OF THE PAD.

DUMPSTER PAD WITH FENCE ENCLOSURE 5



NOTES:

1. CONCRETE TO BE 4000psi WITH 5-7% AIR ENTRAINMENT.
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
3. REFER TO LAYOUT PLAN FOR SIZE AND LOCATION.

CONCRETE PAD DETAIL 6

ADAM MORSE  
No. 18814  
7/24/14  
LICENSED  
PROFESSIONAL ENGINEER

| Date        |  |
|-------------|--|
| Description |  |
| No.         |  |

**ENGINEERING VENTURES PC**

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225  
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033  
414 Union Street, Schenectady, NY 12305 • 518-530-9614  
www.engineeringventures.com

St. Johnsbury  
Automobile Group  
425 Miracle Mile  
Lebanon, NH  
603-448-3363

**SITE DETAILS**

**LEBANON FORD  
NEW ADDITION**

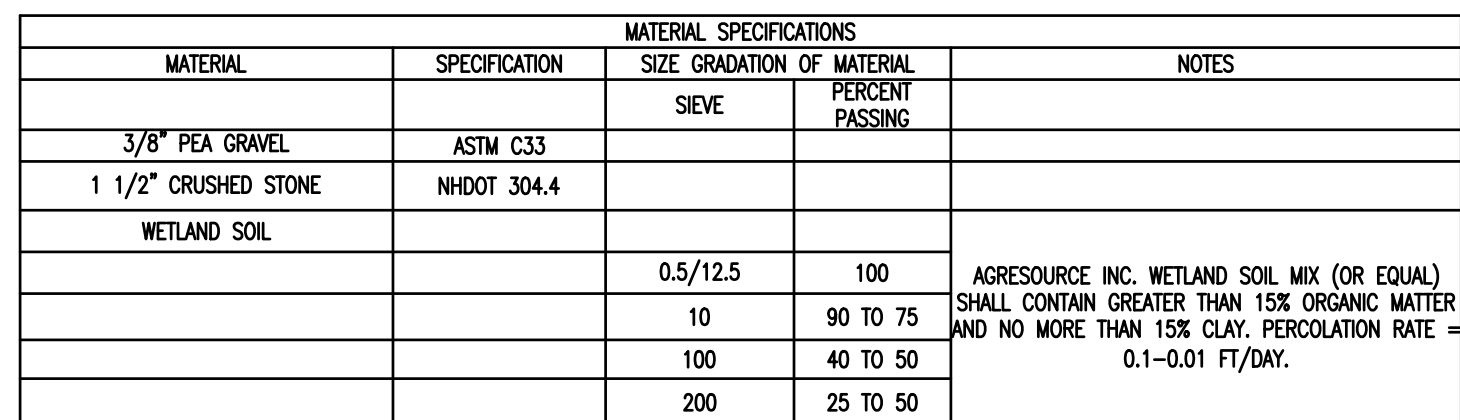
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

|                |          |
|----------------|----------|
| Sheet Title:   |          |
| Project Title: |          |
| EV Project #   | 21198    |
| Drawn By:      | AM       |
| Checked By:    | NF       |
| Scale:         | AS NOTED |
| Date:          | 6/3/2021 |

**C3.2**

SHEET 12 OF 16

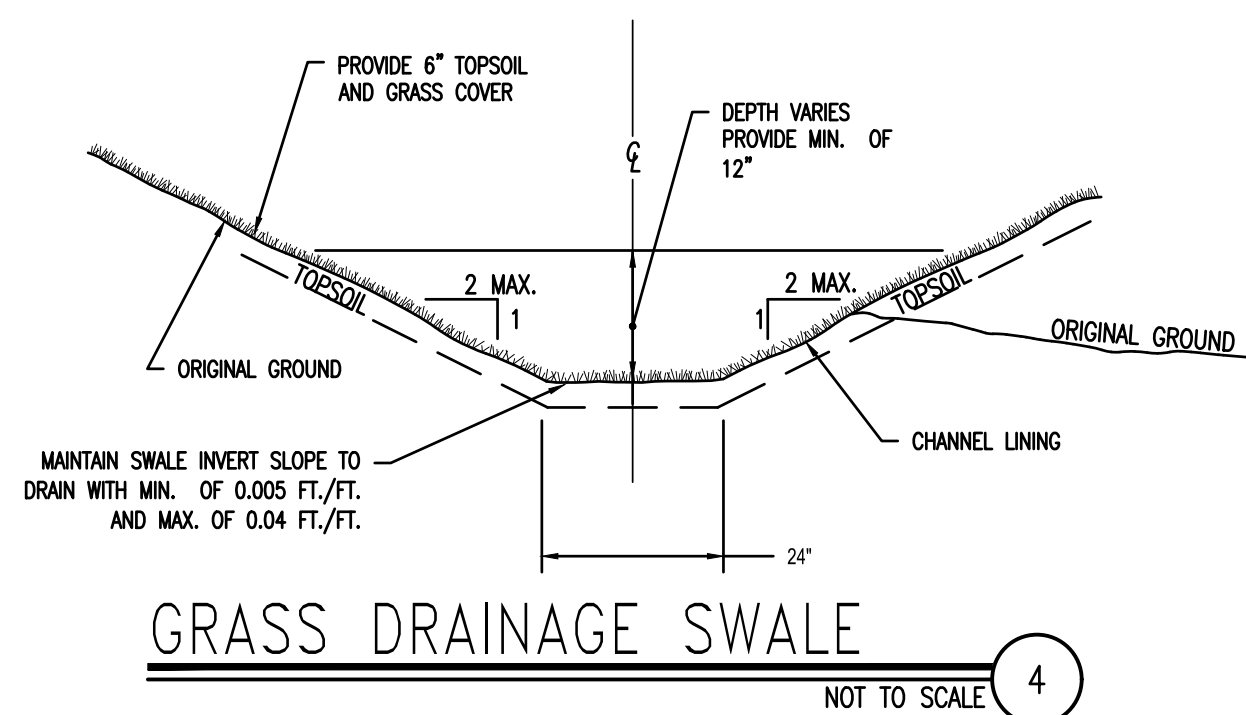




GRAVEL WETLAND

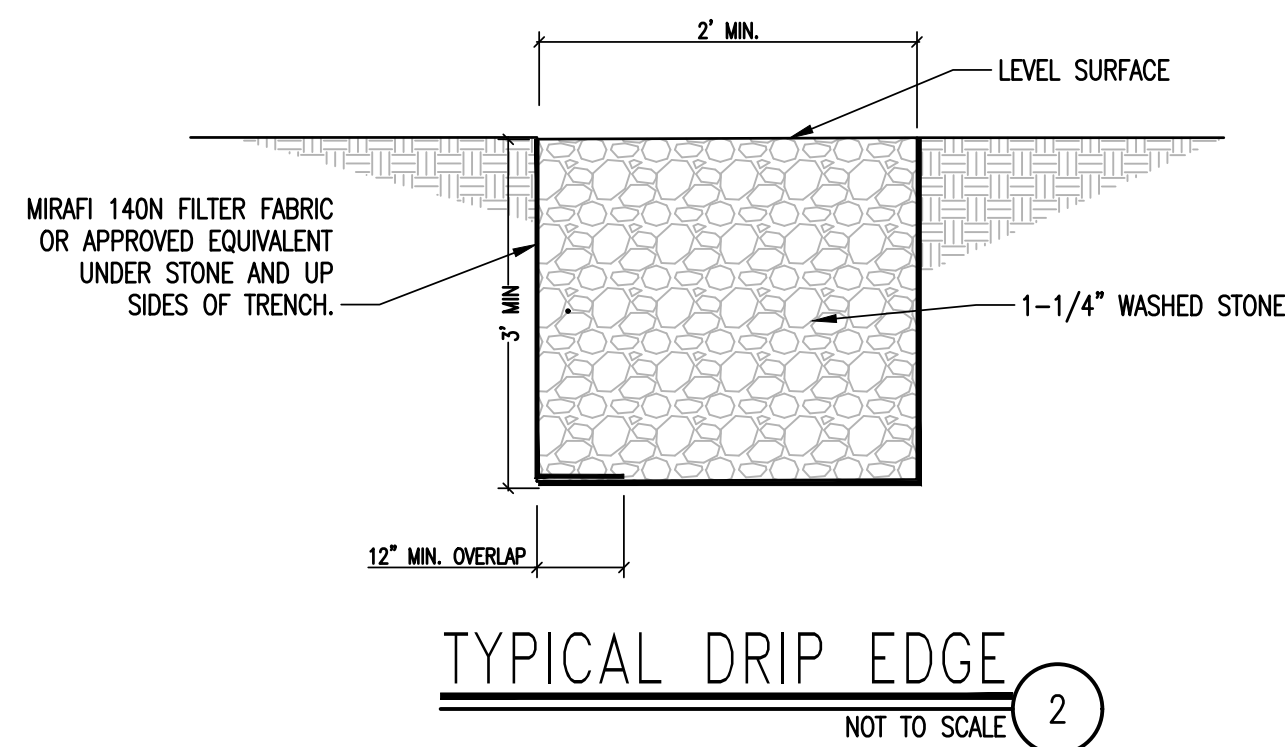
NOT TO SCALE

1



GRASS DRAINAGE SWALE

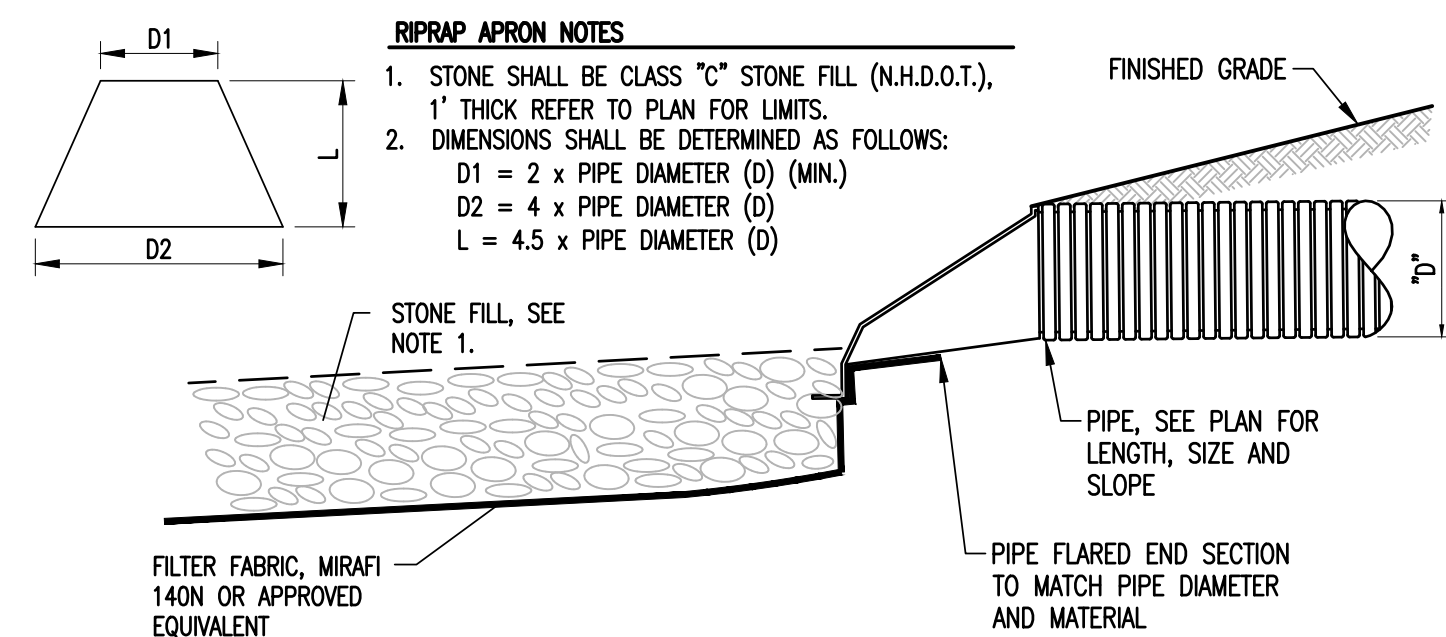
NOT TO SCALE 4



TYPICAL DRIP EDGE

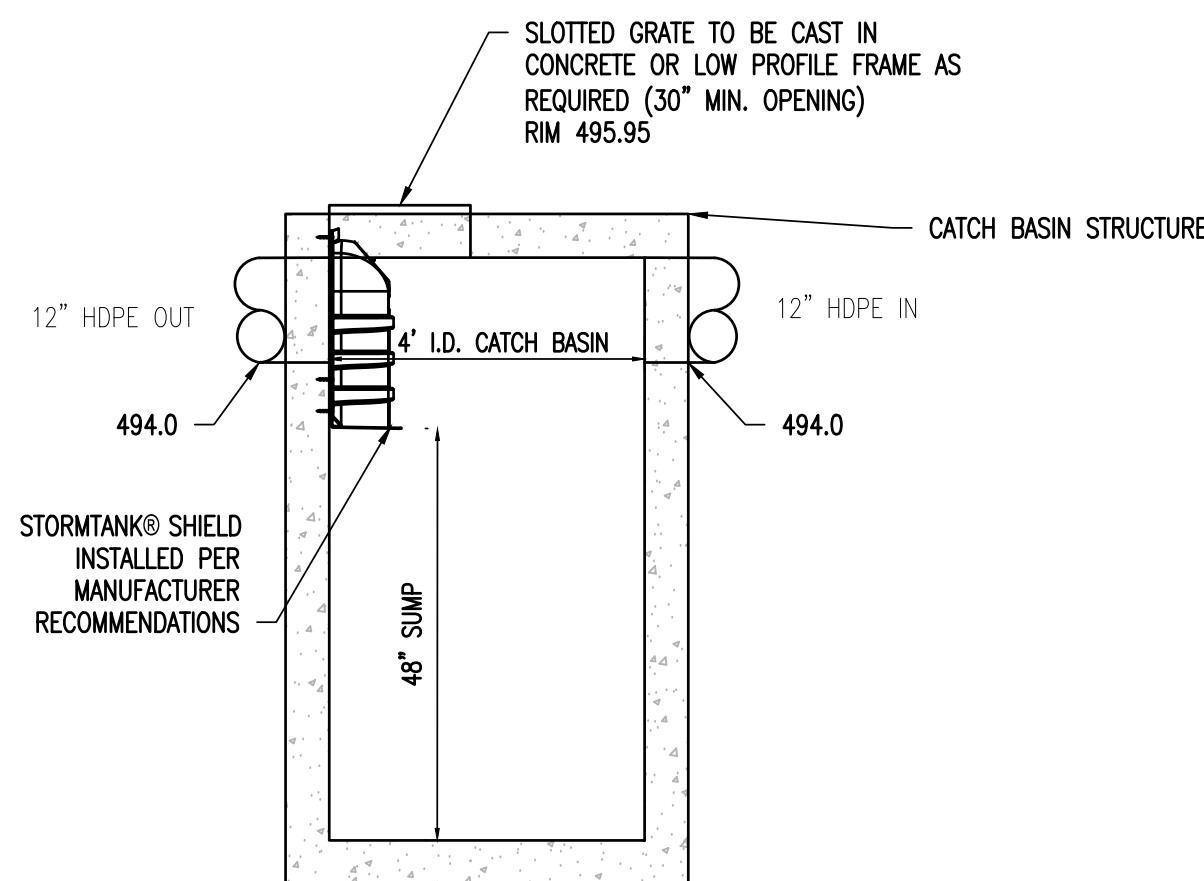
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2

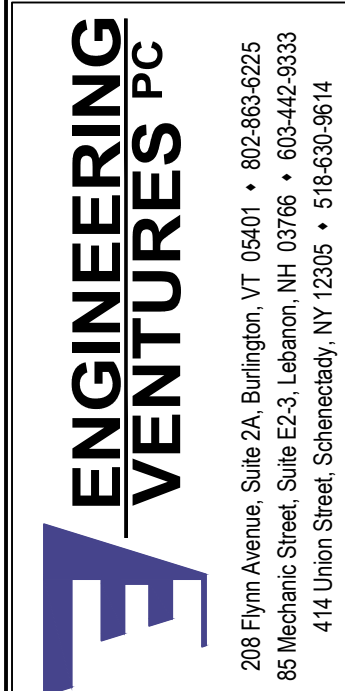
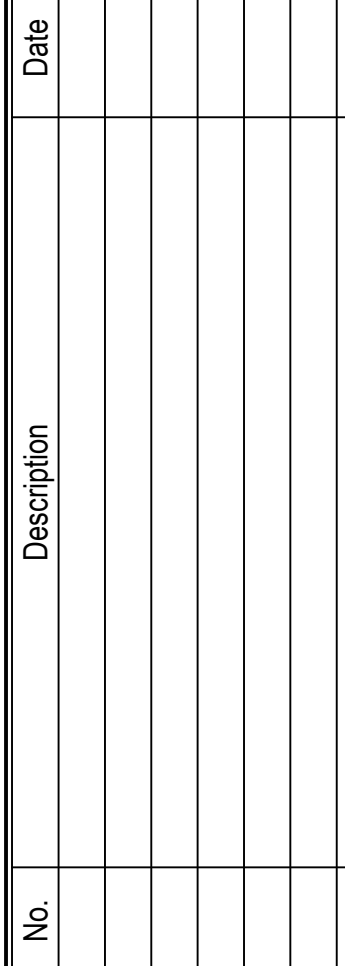


FLARED END SECTION W/STONE APRON DETAIL

NOT TO SCALE 3



STORMTECH OUTLET STRUCTURE (D5)



St. Johnsbury  
Automobile Group  
425 Miracle Mile  
Lebanon, NH  
603-448-3363

**LEBANON FORD  
NEW ADDITION**

Sheet Title:

|              |         |
|--------------|---------|
| EV Project # | 211     |
| Drawn By:    | A       |
| Checked By:  | N       |
| Scale:       | AS NOT  |
| Date:        | 6/28/20 |

**C3.3**  
SHEET 13 OF 16



EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
2. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR, CALCIUM CHLORIDE(ASHITO M 144) OR SODIUM CHLORIDE (ASHITO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
3. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY. A REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE WRITTEN WITHIN 24 HOURS OF EACH INSPECTION THAT:
  - A) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
  - B) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
  - C) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; ANDREMAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING OF THE SITE.
9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
14. THE APPLICANT SHALL NOTIFY IN WRITING DES WETLANDS BUREAU AND THE LEBANON CONSERVATION COMMISSION OF THEIR INTENTION TO COMMENCE CONSTRUCTION NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
15. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
16. DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
  - A) LOCATED IN UPLANDS;
  - B) LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
  - C) SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
17. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
19. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
20. PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
9. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

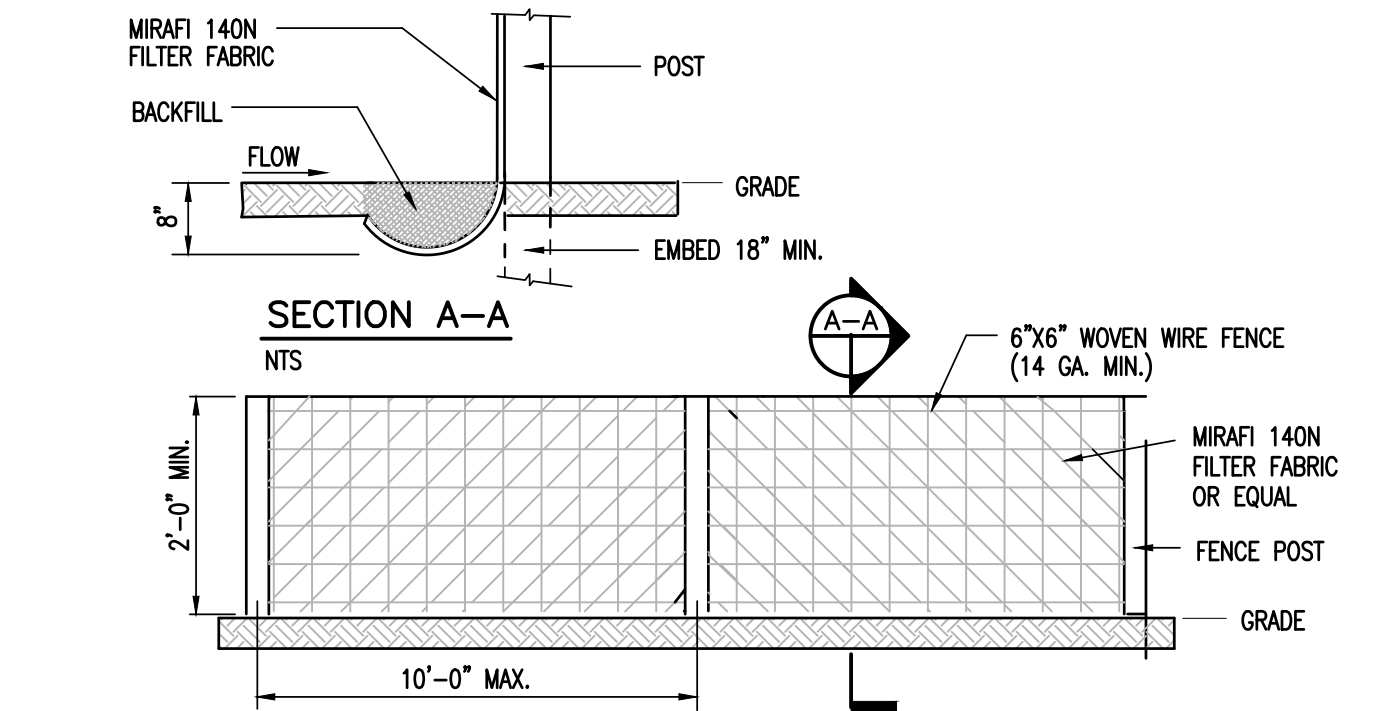
1. SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
2. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
3. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
4. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
5. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

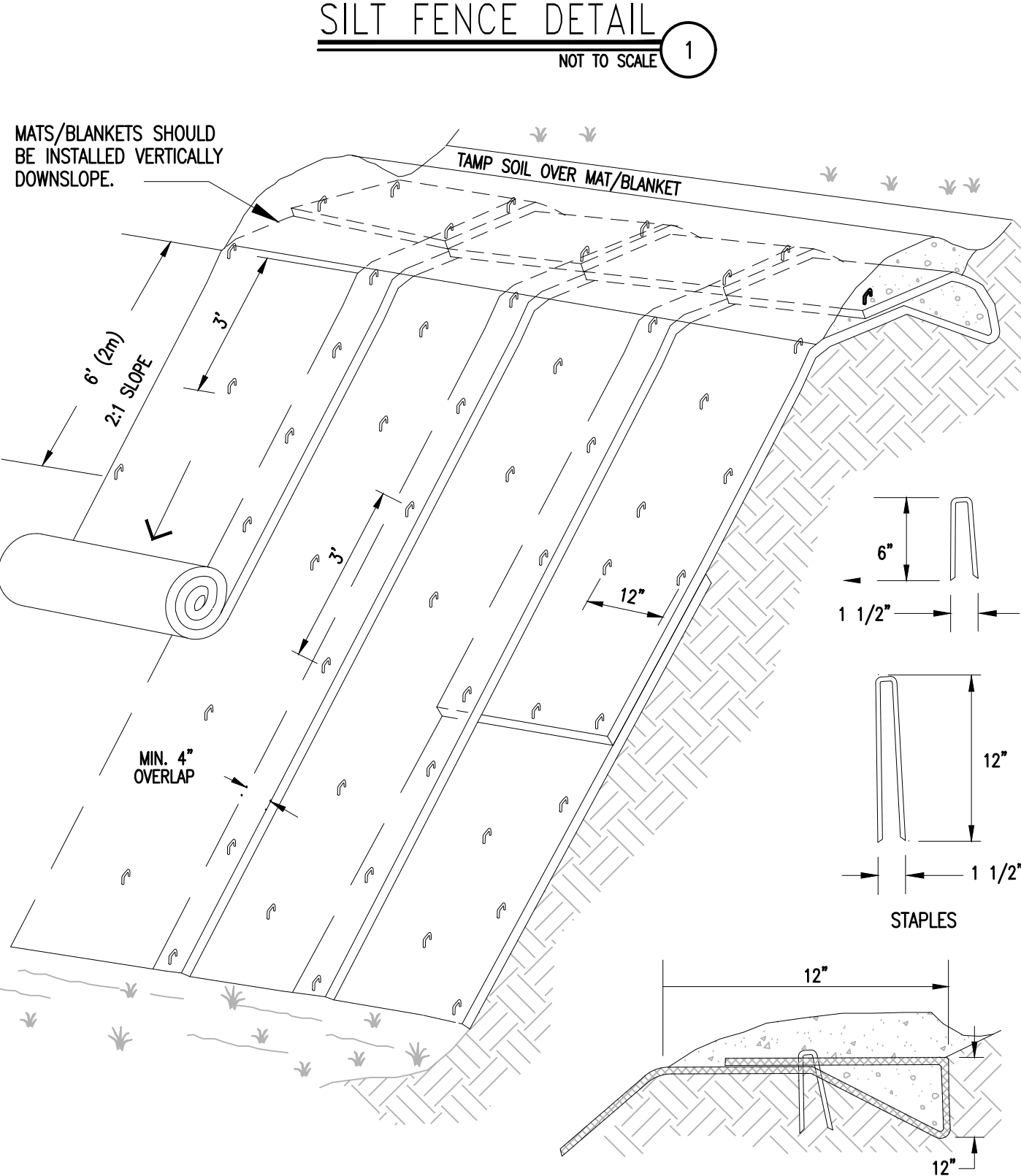
1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STANDARD WINTER NOTES:

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MDOT ITEM 304.3.



- NOTES:**
1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
  2. CONSTRUCTED IN PLACE SILT FENCE:
    - A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
    - B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
    - C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
  3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.



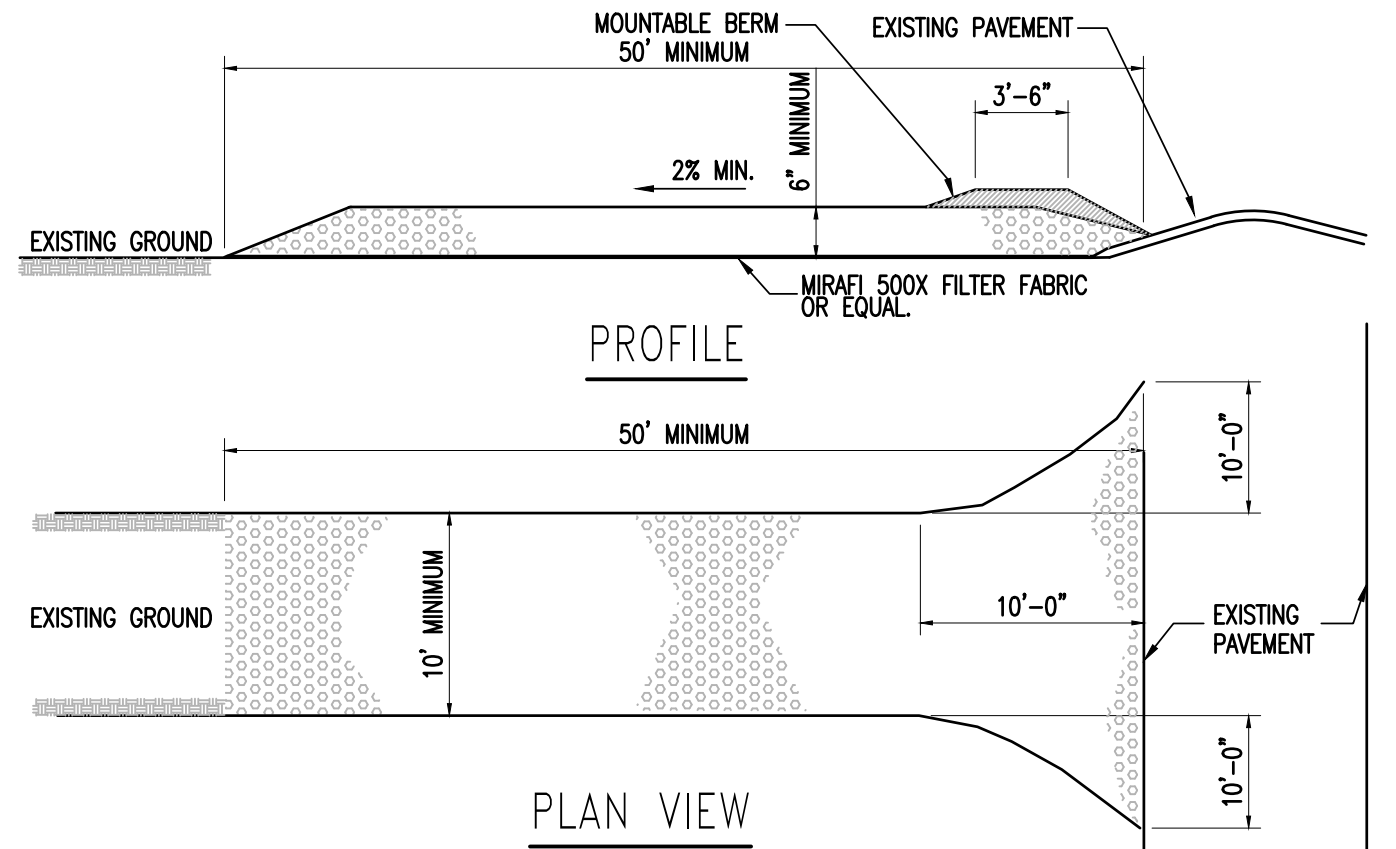
- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
  2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
  3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MATTING DETAIL

| SEEDING SPECIFICATION:                                                                                                |                         |                     |  |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|--|
| URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING, TEMPORARY AND PERMANENT APPLICATIONS |                         |                     |  |
| % BY WEIGHT                                                                                                           | LBS. LIVE SEED BY ACRE  | TYPE OF SEED        |  |
| 66.0                                                                                                                  | 40.0                    | CREEPING RED FESCUE |  |
| 33.0                                                                                                                  | 20.0                    | KENTUCKY BLUEGRASS  |  |
| 100                                                                                                                   | 60.0 # LIVE SEED/ACRE   |                     |  |
| CONSERVATION MIX GRASS SEED- FOR USE IN ALL OTHER AREAS                                                               |                         |                     |  |
| % BY WEIGHT                                                                                                           | LBS. LIVE SEED PER ACRE | TYPE OF SEED        |  |
| 50                                                                                                                    | 15.0                    | SMOOTH BROMEGRASS   |  |
| 17                                                                                                                    | 5.0                     | RYEGRASS            |  |
| 33                                                                                                                    | 10.0                    | BIRDSFOOT TREFOIL   |  |
| 100                                                                                                                   | 30.0 # LIVE SEED/ACRE   |                     |  |

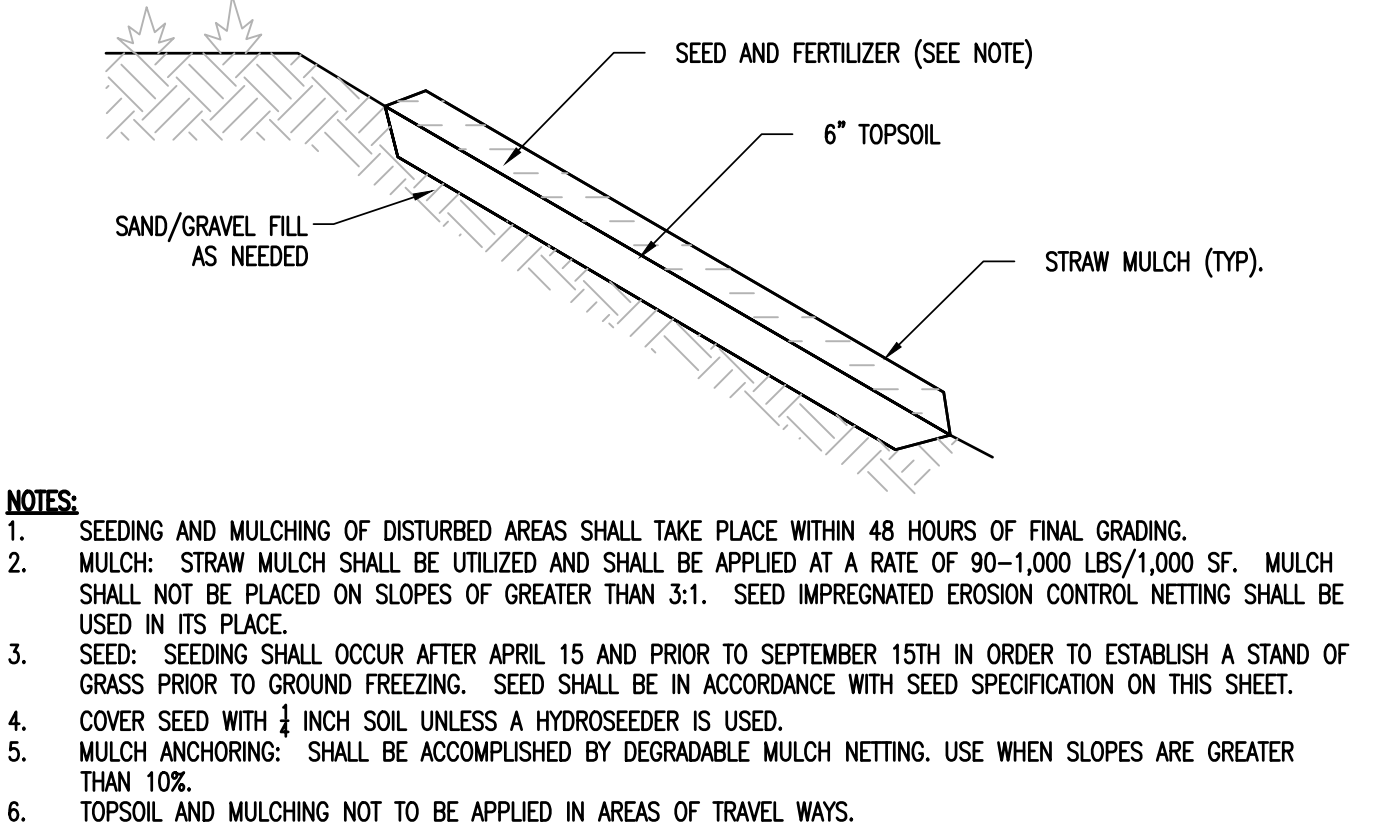
FERTILIZER- 10 LBS. PER 1000S.F.  
SPRING SEEDING  
FALL SEEDING  
  
LIME-- 90 LBS. PER 1000S.F.  
DOLOMITIC GROUND LIMESTONE  
NOT LESS THAN 85% OF THE TOTAL  
CARBONATE  
  
TOP SOIL  
4" MINIMUM APPROVED TOPSOIL  
  
STRAW MULCH- 2 BALES PER 1000S.F.  
APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

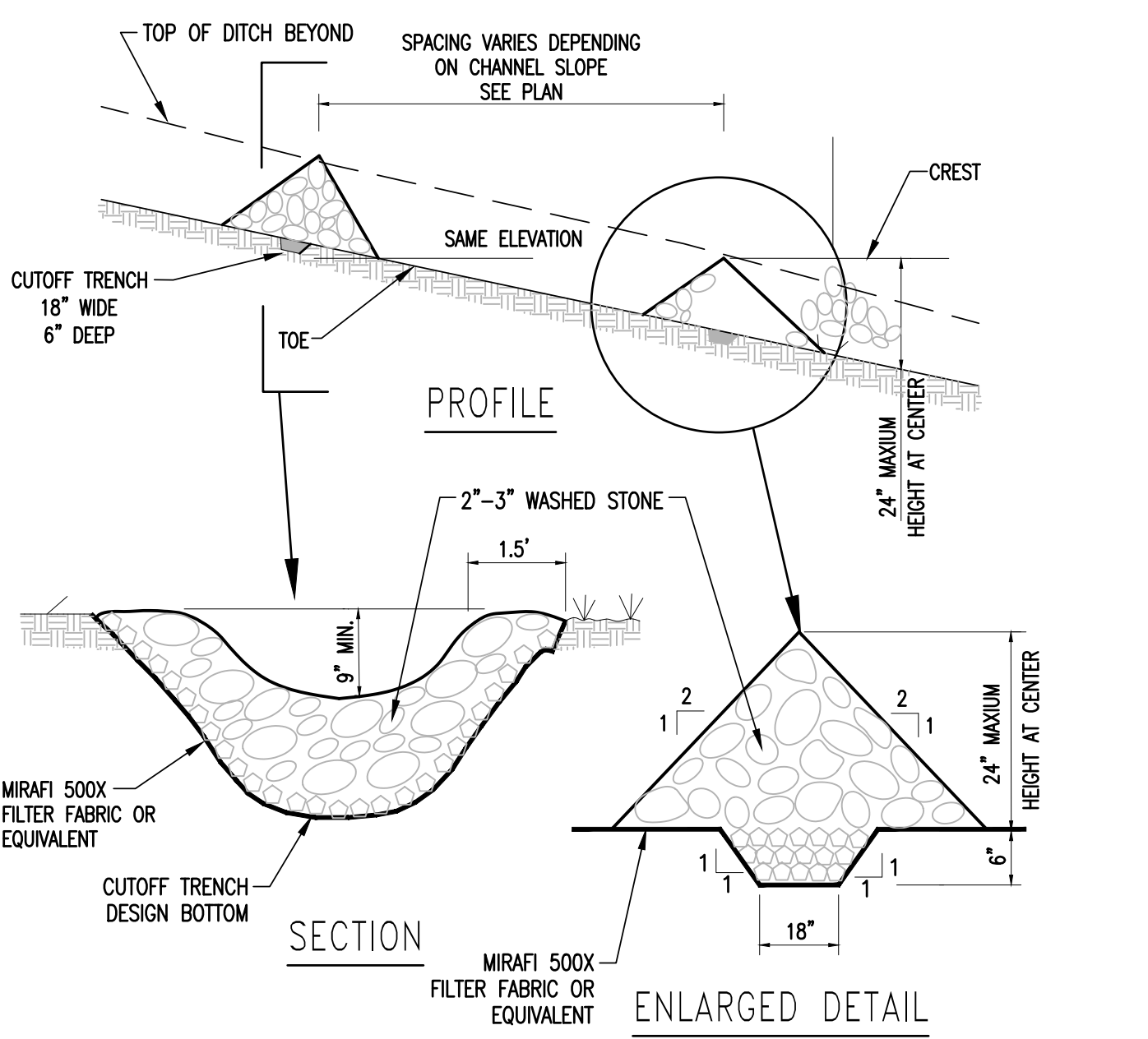


- NOTES:**
1. STONE SIZE: USE 3" (MIN) CRUSHED STONE.
  2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
  3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
  5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

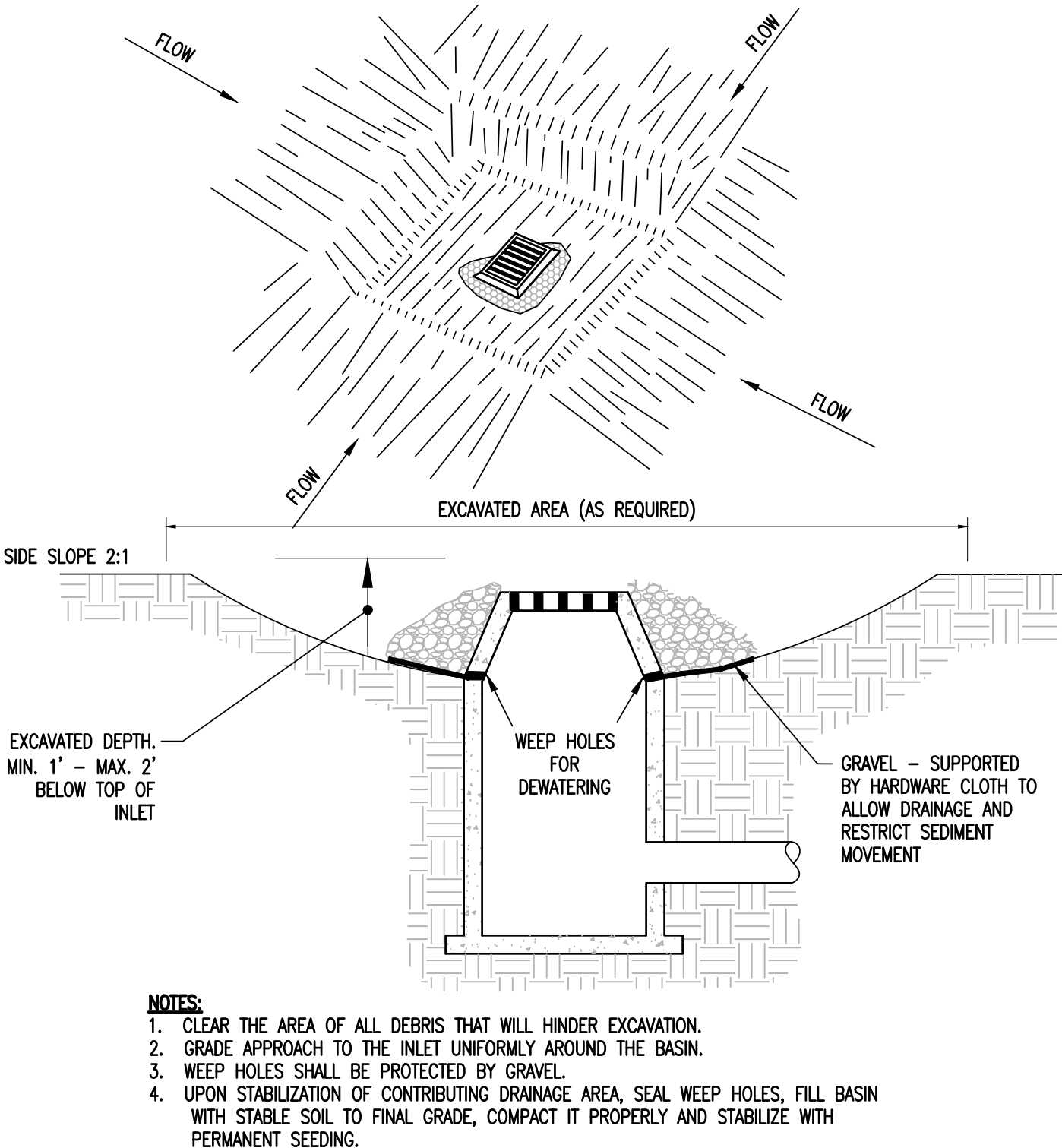


SEEDED AND MULCHED AREAS DETAIL

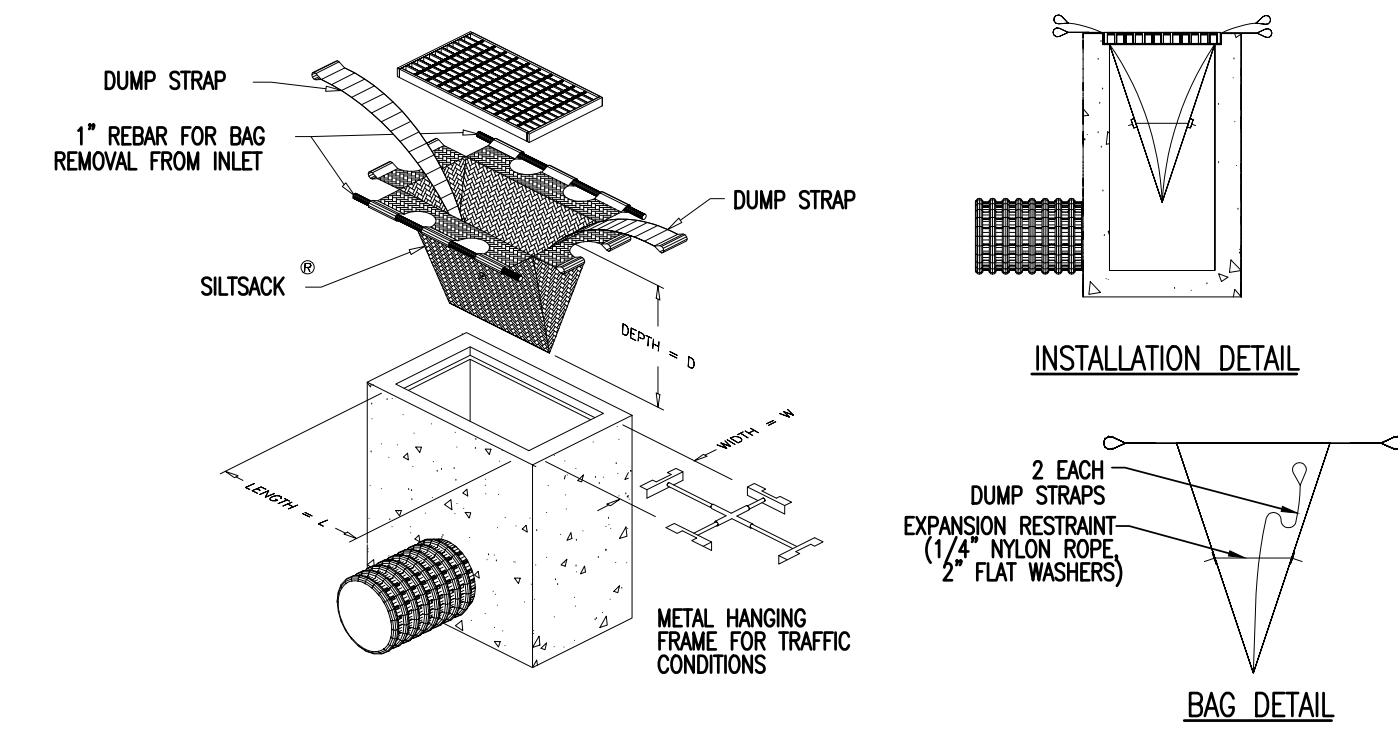


- NOTES:**
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
  2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
  4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
  5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
  6. REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL

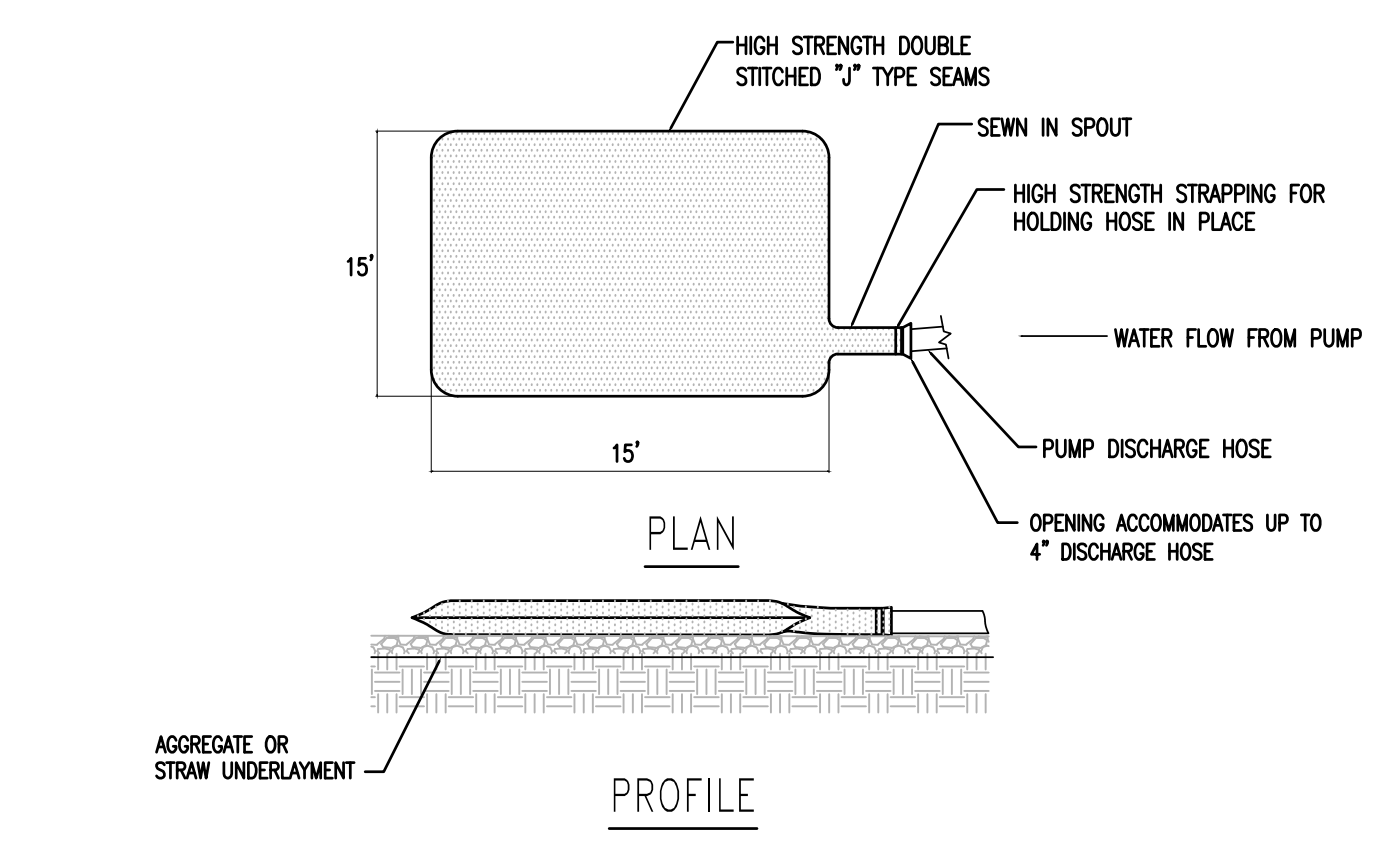


INLET PROTECTION DETAIL



- NOTES:**
1. INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
  2. UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
  3. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION - EXISTING STRUCTURE



- NOTES:**
1. DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING SYSTEMS.
  2. THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY "DIRT BAG" SERIES 55 OR APPROVED EQUAL LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
  3. THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
  4. HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225  
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033  
414 Union Street, Schenectady, NY 12305 • 518-530-3614  
www.engineeringventures.com

St. Johnsbury Automobile Group  
425 Miracle Mile  
Lebanon, NH  
603-448-3363

EPSC DETAILS

LEBANON FORD NEW ADDITION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

Project Title:

EV Project #

Drawn By:

Checked By:

Scale:

Date:

21198

AM

NF

AS NOTED

6/3/2021

C3.4

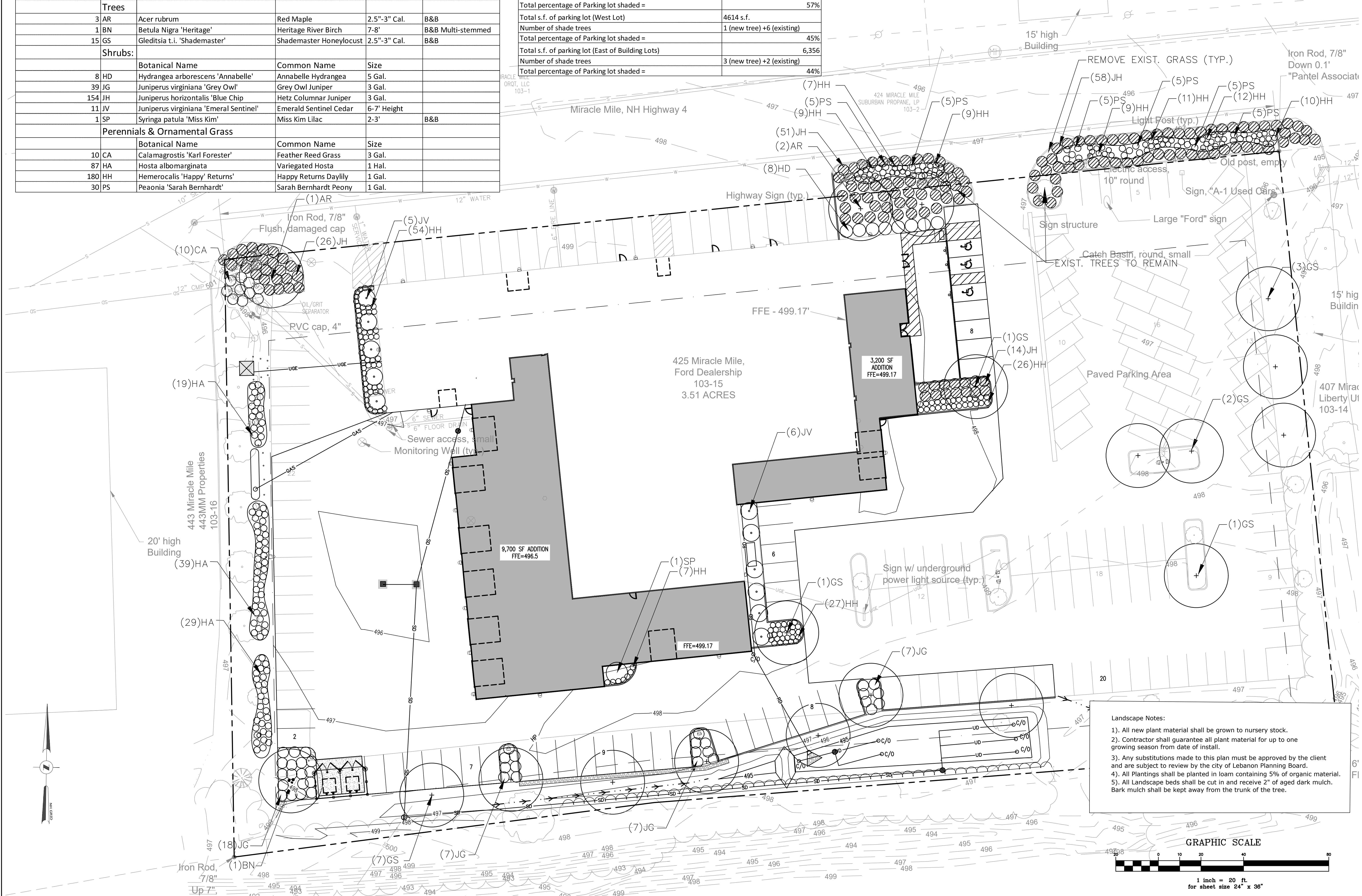
SHEET 14 OF 16



| Ford Dealership Plant Schedule           |        |                                        |                         |              |                   |
|------------------------------------------|--------|----------------------------------------|-------------------------|--------------|-------------------|
| Qty                                      | Symbol | Botanical Name                         | Common Name             | Size         |                   |
| <b>Trees</b>                             |        |                                        |                         |              |                   |
| 3                                        | AR     | Acer rubrum                            | Red Maple               | 2.5"-3" Cal. | B&B               |
| 1                                        | BN     | Betula Nigra 'Heritage'                | Heritage River Birch    | 7-8'         | B&B Multi-stemmed |
| 15                                       | GS     | Gleditsia t.i. 'Shademaster'           | Shademaster Honeylocust | 2.5"-3" Cal. | B&B               |
| <b>Shrubs:</b>                           |        |                                        |                         |              |                   |
|                                          |        | Botanical Name                         | Common Name             | Size         |                   |
| 8                                        | HD     | Hydrangea arborescens 'Annabelle'      | Annabelle Hydrangea     | 5 Gal.       |                   |
| 39                                       | JG     | Juniperus virginiana 'Grey Owl'        | Grey Owl Juniper        | 3 Gal.       |                   |
| 154                                      | JH     | Juniperus horizontalis 'Blue Chip      | Hetz Columnar Juniper   | 3 Gal.       |                   |
| 11                                       | JV     | Juniperus virginiana 'Emeral Sentinel' | Emerald Sentinel Cedar  | 6-7' Height  |                   |
| 1                                        | SP     | Syringa patula 'Miss Kim'              | Miss Kim Lilac          | 2-3'         | B&B               |
| <b>Perennials &amp; Ornamental Grass</b> |        |                                        |                         |              |                   |
|                                          |        | Botanical Name                         | Common Name             | Size         |                   |
| 10                                       | CA     | Calamagrostis 'Karl Forester'          | Feather Reed Grass      | 3 Gal.       |                   |
| 87                                       | HA     | Hosta albomarginata                    | Variegated Hosta        | 1 Hal.       |                   |
| 180                                      | HH     | Hemerocallis 'Happy' Returns'          | Happy Returns Daylily   | 1 Gal.       |                   |
| 30                                       | PS     | Peonia 'Sarah Bernhardt'               | Sarah Bernhardt Peony   | 1 Gal.       |                   |

| Parking Lot Shade Requirement (Proposed or Revised Parking) |                              |
|-------------------------------------------------------------|------------------------------|
| Total s.f. of parking lot (South Lot)                       | 8,686 s.f.                   |
| Number of shade trees                                       | 11 (new trees) +1 (existing) |
| Total percentage of Parking lot shaded =                    | 57%                          |
| Total s.f. of parking lot (West Lot)                        | 4614 s.f.                    |
| Number of shade trees                                       | 1 (new tree) +6 (existing)   |
| Total percentage of Parking lot shaded =                    | 45%                          |
| Total s.f. of parking lot (East of Building Lots)           | 6,356                        |
| Number of shade trees                                       | 3 (new tree) +2 (existing)   |
| Total percentage of Parking lot shaded =                    | 44%                          |

| Perimeter Landscape:                     |                                 |
|------------------------------------------|---------------------------------|
| Total s.f. of landscaping to be removed: | 3,540 s.f.                      |
| Total s.f. of landscaping to be added:   | 7,131 s.f. + 14 new shade trees |



Date6/28/217/26/21

DescriptionUpdate per staff commentsUpdate per staff comments

No.12

LANDSCAPE PLAN  
Prepared for:  
Labanon Ford New Addition

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 01950  
maralandscape@gmail.com

978.868.0331

Scale:1"=20'  
Date:6/14/2021

L-1







**Agenda  
Planning Board  
August 9, 2021**

**Agenda Item #3B  
Public Hearing Items**

**Mason Storage, LLC,  
38 Spencer Street  
(Tax Map 78, Lot 39),  
Zoned LD  
PB2021-13-SPR**





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### PLANNING BOARD

August 9, 2021 Meeting

Staff Memorandum – PB2021-13-SPR – *continued from 7/12/21*

#### **APPLICATION INFORMATION**

**Agenda Item:** 3.B

**Application ID:** PB2021-13-SPR

**Application Type:**

Site Plan Review for a proposed addition to an existing warehouse building

**Property Location & Tax Map:**

38 Spencer Street (Tax Map 78, Lot 39)

**Applicant/Property Owner:**

Mason Storage, LLC

**Zoning District:** Lebanon Downtown (LD) District

**Future Land Use Map:**

Central Business District

**Property Size:**

+/-1.2 acres (+/-52,272 sq. ft.)

**Existing Use & Improvements:**

+/-13,000 sq. ft. industrial building constructed in 1984, per the City Assessor's records (a non-conforming use in the LD District per §306.2)

**Proposed Use:**

Construct a +/-15,000 sq. ft. building expansion; non-conforming warehouse use to continue

**Overlay Districts:** Floodplain District

**Staff Attachments:**

- E-mail to Dan Nash, PE, sent 8/3/21 (City Engineer comments; 2 pages)
- Section 6.10 of the Site Plan Review Regulations (LD District) (applicable regs highlighted)

#### **LEGAL NOTICE**

**Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Request for Site Plan Review to construct a 15,000 sq. ft. addition to an existing warehouse building. PB2021-13-SPR

#### **PLANS AND APPLICATION MATERIALS**

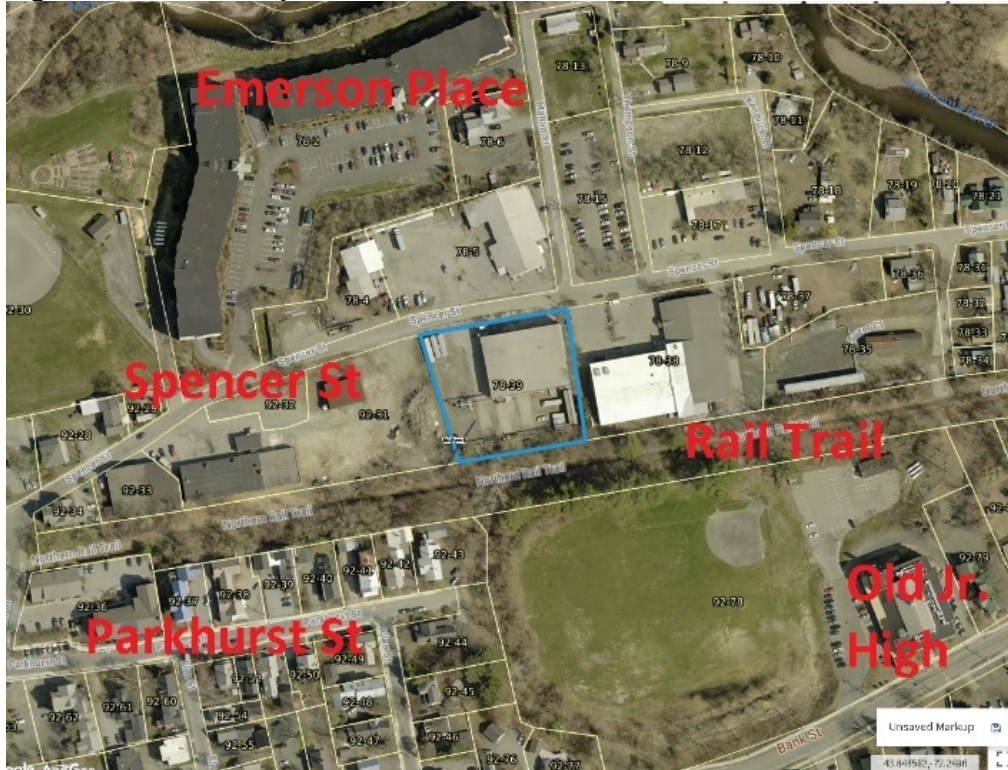
- ▶ Application form
- ▶ Letter dated April 12, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design (project description; 2 pages)
- ▶ Letter dated April 12, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design (additional project information; 1 page)
- ▶ Letter dated July 27, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design (LD District requirements; 2 pages)
- ▶ Letter dated July 27, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design (response to eng. review comments; 1 page)
- ▶ Application for Waivers dated June 29, 2021 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated May 4, 2021 (10 pages)
- ▶ Application for Conditional Use Permit (3 pages)
- ▶ Photos of north and south elevations of existing building (2 pages)
- ▶ E-mail from Dan Nash, PE, of Advanced Geomatics & Design sent June 30, 2021, with lighting fixture specifications by Lithonia Lighting (6 pages)
- ▶ Letter dated June 30, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design, with turning diagrams (4 pages)
- ▶ Letter dated May 4, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design (drainage report; 6 pages)
- ▶ Stormwater Operations and Maintenance Plan (OMP), prepared by Advanced Geomatics & Design (6 pages)
- ▶ Plan set titled "Mason Storage, LLC" prepared by Daniel A. Nash, PE, dated April 11, 2021, last revised June 28, 2021, PN: 19-003 (14 Sheets) *Please note: the hard copies of the plan set delivered to the Planning and Development Department by the applicant have a revised date of 7/26/21. However, the PDF version of the plan (which is included with the on-line version of the agenda packet) has a revised date of 6/28/21. Staff has asked the applicant to clarify which is the correct plan.*



## **COMPLETENESS REVIEW & STAFF COMMENTS**

On July 12, 2021, the Planning Board found that the application is complete enough to accept jurisdiction and to commence review.

**Figure 1. Location Map.**



**Figure 2. Bird's Eye View (looking south).**



Image ©2018 Eagleview (image taken 5/1/2018)



**Figure 3. Bird's Eye View of the Subject Property (looking east).**



Image ©2018 Eagleview (image taken 5/1/2018)

### **APPLICATION OVERVIEW**

The subject property (outlined in blue in Figure 1 above) is improved with a +/-13,000 sq. ft. warehouse which is a non-conforming use in the Lebanon Downtown District. The property abuts the Rail Trail to the south, Geokon to the east, a commercial building to the north, and the City's property at 20 Spencer Street to the west (which the City anticipates will be redeveloped in the near future as a mixed-use, multi-family development). See Figure 1.

The property was formerly occupied by a light manufacturing use (Barker Steel). A Special Exception was granted by the Zoning Board of Adjustment in 2002 pursuant to Section 702.1 of the Zoning Ordinance ("Change of Use") to allow the use of the property to change from a non-conforming light manufacturing use to a non-conforming warehouse use (specifically, a moving and storage business) (ZB2002-06).

On May 6, 2019, the Zoning Board granted a Special Exception per Section 702.5 of the Zoning Ordinance to allow the expansion of a non-conforming use; specifically, to allow the applicant to construct a +/-15,000 sq. ft. addition onto the rear of the existing building to accommodate an expansion of the



existing non-conforming warehouse use (ZB2019-10-SE). The addition approved by the Zoning Board will expand the existing building by approximately 115%. (Note that following the granting of the applicant's Special Exception, the City Council amended the Zoning Ordinance to limit such non-conforming use expansions to no greater than 10% of the existing building footprint. See Section 702.5.B of the Zoning Ordinance.)

For projects that receive Special Exception approval and require site plan review from the Planning Board, staff interprets the requirements of Section 801.3 and Section 901.7 of the Zoning Ordinance to require the submission of a site plan application by no later than two (2) years from the granting of the Special Exception. A site plan application in this case was originally submitted on April 12, 2021, and therefore satisfied the two (2) year submission deadline that began with the Zoning Board's approval on May 6, 2019.

At this time, the applicant is seeking site plan review and approval for the proposed 15,000 sq. ft. addition to the existing warehouse building. The applicant also proposes some associated site improvements relating to utilities, lighting, landscaping, stormwater management, parking, and access, as shown on the attached 14-sheet plan set.

Note that the application was incomplete at the time of original submission and was subsequently revised and amended by the applicant; so that by the time of the July 12<sup>th</sup> Planning Board meeting, staff could recommend to the Planning Board that the application was complete enough to accept jurisdiction and commence review. Nevertheless, as noted below, staff recommends that the applicant provide further information and respond to staff's outstanding comments and questions prior to the Board closing the public hearing.

## **STAFF COMMENTS**

### **PLANNING**

#### **I. SITE PLAN REVIEW REGULATIONS:**

Planning Board approval of the proposed project is required pursuant to Section 3.1.C of the Site Plan Review Regulations which requires site plan review for the construction of building additions of 1,000 gross sq. ft. or more.

Note that the proposal is subject to the Site Plan Review Regulations last revised March 22, 2021, which were the regulations in effect at the time the application was submitted on April 12, 2021.

#### **Waiver Requests**

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers from certain provisions of Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations as set forth in the attached Application for Waivers and as listed below:

- **Partial Waiver of Section 6.2.D.1** – *"Landscaping around buildings shall be provided to a minimum width of 10 feet and planted with trees, shrubs, and ground cover appropriate to the architecture in order to buffer parking areas, define entrances, provide foundation planting, and soften large expanses of walls or long roof lines."*
  - With respect to the western façade of the existing building, note that Section 7.2.A of the Site Plan Review Regulations provides that, "Waivers from landscaping requirements shall



not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the development shall be scaled down so that landscaping requirements can be met.” Consequently, the plans will need to be amended to provide landscaping 10 ft. in width along the western side of the existing building where currently landscaping only 4 ft. in width is provided.

- **Section 6.2.E.1** – 30% parking shading requirement and parking area screening requirement.
  - Staff recommends that the Planning Board require compliance with the 30% parking shading requirement as it’s not clear why the requirement cannot be satisfied.
- **Section 6.5.B.5** – “Minimum access requirements shall include a 50-foot turning radius and 22-foot fire lanes at the rear of the buildings.”
- **Section 6.10.B.9** (misidentified as “Section 6.10.A.9” on the applicant’s Application for Waivers) – *Building façade transparency requirements.*
  - Staff recommends that the Planning Board require compliance with the building transparency requirements with respect to the proposed addition as it’s not clear why the requirements cannot be satisfied.
- **Section 6.10.C.2.b** – requiring that:
  - *Where a front yard is provided for a commercial use, it must foster a safe and inviting pedestrian environment, as follows:*
    - *The front yard shall be improved with an extended sidewalk area, outdoor dining patio areas, plazas, or similar usable open space that can be readily-occupied by building occupants or visitors;*
    - *Pedestrian areas shall incorporate design features that offer function, visual interest, and are complementary to the building design, use, and surrounding context. Examples include soft- and hard-surface landscaping, planters, pocket parks, decorative surface treatments, shading like pergolas or patio umbrellas, vertical trellises or wall plantings, bike racks, artwork and attractive design elements, pedestrian-scale lighting, and public seating; and*
    - *Service areas, equipment storage, utility boxes, fuel storage, waste enclosures, and similar functions shall not be located in the front yard.*
  - Based on the site plan as submitted, staff does not support a waiver from this request and recommends that the Planning Board require the applicant to provide some sort of front yard/streetscape improvement(s) that would at least help to meet the spirit of Section 6.10.C.2.b.

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The applicant’s basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the



improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

Staff has identified additional requirements of the Site Plan Review Regulations from which the applicant requires a waiver, and has asked the applicant to provide a written request for each:

- **Section 6.2.B.3** – *requiring understory trees to be provided in landscaped areas.*
- **Section 6.2.B.4** – *requiring that trees be planted no more than 8 ft. from the property line.*
- **Section 6.2.B.6 & 7** – *requiring a 5 ft. wide semi-opaque buffer on the east side of the property and a 10 ft. opaque on west side of the property in conformance with and as required by Sections 6.2.B.6 and 6.2.B.7.*
- **Section 6.2.B.10** – *requiring trees along the front of the property, spaced no more than 40 ft. apart*
- **Section 6.5.B.4** – *“All projects proposed for [...] shall install sidewalks along the street frontage(s).”*
  - It may be that only a partial waiver of Section 6.5.B.4 is required, but it is unclear from the applicant’s site plan whether sidewalks are proposed on either side of the drive aisle. A legend and clearly markings on the site plan should be added to resolve the ambiguity.
- **Section 6.5.B.6** – *“Entrance walks must provide direct access between the primary public pedestrian corridor and at least one primary building entrance.”*
- **Section 6.5.C.6** – *“All loading areas shall be designed so as not to interfere with other planned circulation on the site and so as to provide adequate space and facilities.”*
- **Section 6.5.C.7** – *“No new parking or circulation areas for vehicles shall be located in the front.”*

Note that additional waivers from Section 6.10 may also be needed (see Section 6.10 comments below).

## **SECTION 5 –SUBMISSION REQUIREMENTS**

**5.1** (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached letters from Daniel Nash, PE, of Advanced Geomatics & Design, dated April 12, 2021, for a discussion of the project, and the Application for Waivers for an explanation of the requested waivers.

Please note the following:

- It is not clear to staff that the attachments constitute the most up to date submissions and the complete application as intended to be submitted by the applicant. Section 4.7.A.1 of the Site Plan Review Regulations requires that, “All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.” However, the applicant has consistently submitted and resubmitted pieces of the application over multiple e-mails, and continued to do



even after staff reminded the applicant of Section 4.7.A.1. The extent of e-mail submissions and the multitude of PDF attachments made it extraordinarily difficult to keep track of everything in an organized fashion. Consequently, staff recommends that the Board ask the applicant to confirm that the attached materials constitute the applicant's complete and most up to date application submission.

- The following comments of the Senior Planner, provided to the applicant via e-mail on May 10, 2021, remain unaddressed, or partially unaddressed:
  - Streetscape improvements: The site plan [Sheet 5 of 14, i.e. Sheet C-1] is very difficult to read and, therefore, it is not clear what improvements are proposed at the front of the property. However, please note that there should be a proposal for streetscape improvements consistent with Section 6.5.B.2 (complete streets policy), and as required by Section 6.2.B (perimeter landscaping requirements), Section 6.5.B.4 (sidewalk requirement), and Section 6.10.C.2.B (the Lebanon Downtown front yard requirements for commercial uses). This proposal should be discussed with the Department of Public Works prior to submitting revised plans.
  - Please identify how the project complies with Section 6.5.E of the Site Plan Review Regulations (groundwater protection).
  - Please use same orientation of the property throughout the site plan site – (*staff note to Board: the property survey is oriented opposite to the other plan sheet sets. It is not clear why this is so since the site plan should have been prepared utilizing the survey.*)
  - (Regarding the proposed dumpster,) please provide screening as required by Section 6.2.B.8 of the Site Plan Review Regulations.
  - Regarding the site plan (Sheet 5 of 14, i.e. Sheet C-1):
    - The plat is very difficult to read. There are multiple aspects of the plan that are unreadable, unlabeled (e.g., what are the 6 rectangular shapes at the northeast corner of the property? Etc.), confusing (e.g. the text is oriented differently throughout the sheet), and unclear as to what's existing (are the circles at the rear of the building existing or proposed, and what are they?), what's proposed to be constructed (e.g. curbing is shown, but no indication as to the material to be used (granite is required per Section 6.5.D.1) Etc.), and what's proposed to stay or to be removed (e.g. are the trailers at the northwest corner of the property staying? etc.). For the benefit of the Planning Board members and the site plan review process, please provide a site plan that primarily shows the above-ground proposed physical improvements that is readable and is without any unnecessary or confusing information.
    - Please provide a legend and and/or labels that more clearly identify the different lines (e.g. what is the zig zag line that runs through the building lengthwise? etc.) and markings (e.g. what are the dots to the rear of the building intended to symbolize? etc.), and remove unnecessary layers - including the existing conditions - to make the plan less confusing and more readable.
  - Regarding the Section 6.2 landscaping requirements:
    - Confirm that the plant/tree size requirements of Sections 6.2.B.5, and 6.2.E.6.b will be met.



- The plan should demonstrate compliance with Section 6.2.B.3 which requires that, “Within the landscaped areas, the Applicant shall propose a mix of shade trees, understory trees, shrubs, well-kept grassed areas, and ground cover[.]”
  - Please address Section 6.2.B.4 which requires trees to be planted no more than 8 ft. from the property line.
  - Provide a 5 ft. wide semi-opaque buffer on the east side of the property and a 10 ft. opaque on west side of the property in conformance with and as required by Sections 6.2.B.6 and 6.2.B.7.
  - Confirm that the plan will comply with Section 6.2.B.10 (tree spacing requirement).
  - Section 7.2.A provides that, “Waivers from landscaping requirements shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the development shall be scaled down so that landscaping requirements can be met.” Consequently, the Section 6.2.D landscaping around buildings requirement must be met on the western side of the existing building where parking is currently proposed.
  - Please add notes relative to the planting and seeding of disturbed areas.
  - Please add the following sections of the Site Plan Review Regulations as plan notes:
    - 6.2.B.3 (“All new plant material shall be nursery-grown stock.”)
    - 6.2.B.4 (just the first sentence)
    - 6.2.H.1
    - 6.2.K
- *Staff note to Board: Regarding unaddressed Lebanon Downtown plan comments, please see Section 6.10 comments below.*

## **SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS**

**6.2** (Landscaping Standards): The applicant has submitted a landscaping plan in accordance with Section 5.1.E.15 of the Site Plan Review Regulations and the landscaping design standards set forth in Section 6.2 (except as noted below). The type, quantity, and location of proposed trees and shrubs are shown on Sheet 9 of the plan set (mistakenly labeled “Sheet 10”). As identified on the attached Application for Waivers, the applicant is requesting waivers from the following landscaping requirements:

- Section 6.2.D – landscaping around buildings requirements; and
- Section 6.2.E.1 – 30% parking area shading requirement; and requirement that parking areas be visually screened with landscaping (the proposed trees along the perimeter are required to be “supplemented with shrubs, perennials, or understory trees to visually screen the parking area.”)

In addition, as noted above, the applicant also requires written waiver requests from the following Section 6.2 landscaping requirements:

- **Section 6.2.B.3** – *requiring understory trees to be provided in landscaped areas.*
- **Section 6.2.B.4** – *requiring that trees be planted no more than 8 ft. from the property line.*



- **Section 6.2.B.6 & 7** – *requiring a 5 ft. wide semi-opaque buffer on the east side of the property and a 10 ft. opaque on west side of the property in conformance with and as required by Sections 6.2.B.6 and 6.2.B.7.*
- **Section 6.2.B.10** – *requiring trees along the front of the property, spaced no more than 40 ft. apart*

Finally, staff recommends that the applicant revise the landscaping plan to address the following comments to the satisfaction of the Board prior to the close of the public hearing:

- The site layout utilized for the landscaping plan does not match the site layout shown on the site plan sheet (i.e. Sheet 5/Sheet C-1 of the plan set).
- The plan identifies the perimeter landscaping area as 12,823 sq. ft. which requires 106 shrubs and understory trees. However, only 98 shrubs are accounted for in the chart and no understory trees are provided (as is required by Section 6.2.B.2).
- Identify the size of the proposed shrubs in accordance with the size requirements of Section 6.2.B.5).
- Indicate how the dumpster will be screened in accordance with the requirements of Section 6.2.B.8.
- Provide the required Section 6.2.D landscaping around buildings on the western side of the existing building (Section 7.2.A provides that, “[w]aivers from landscaping requirements shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the development shall be scaled down so that landscaping requirements can be met.”)
- Indicate how the requirements of Section 6.2.L will be satisfied (“Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops, or fencing”).

**6.3** (Utilities & Fire Protection): The property is already connected to the City’s water and sewer systems. A sprinkler system will be installed in the proposed addition which will be served by a new water line. A new sewer line to the addition will also be installed.

**6.4** (Fees and Assessments in Effect at time of Connection): New construction will be subject to the City’s Impact Fee Ordinance and fee schedule adopted by the Board on August 13, 2018.

**6.5** (Coordination of Roads, Parking, Loading, Recreation, and Safety): There are currently three loading docks at the front of the existing building, each of which requires backing in directly from Spencer Street in order to access the dock. According to Sheet 7 of the plan set (i.e. Sheet A-2), the dock located at the eastern end of the existing front façade is proposed to be removed. However, the remaining plan sheets indicate the dock will remain. The applicant should clarify what is being proposed and amend the site plans accordingly. A third (or fourth?) loading dock is proposed for the front façade of the proposed addition. A turning plan included with the application materials demonstrates how moving trucks will access the existing and proposed loading docks.

If proposed by the applicant, staff appreciates the closing of the easternmost dock, but would prefer a solution that eliminates the need for backing in and out of Spencer Street across the sidewalk in order access the remaining two docks. Even with the closing of the dock, it is not clear how the requirements of Section 6.5.B.1 can be satisfied (“The public streets providing access to the site shall be sufficient and have adequate capacity and features for the safety of vehicles, pedestrians and bicycles. [...] The Board



shall not approve a proposed site plan without such sufficient and adequate access capacity and features.”

Moreover, the closing of the dock presents an opportunity to provide improvements in front of the former loading dock that could help to satisfy a variety of applicable design requirements including but not limited to Section 6.5.B.2 (complete streets policy) and Section 6.10.C.2.B (the Lebanon Downtown front yard requirements for commercial uses). However, it appears that the front yard between the existing building and Spencer Street is proposed to remain as is except for the striping of additional parking spaces (which requires a Conditional Use Permit per Section 307.9.B of the Zoning Ordinance) and a painted crosswalk along the front property line.

As such, in addition to the requested partial waiver from Section 6.5.B.5 (“Minimum access requirements shall include a 50-foot turning radius and 22-foot fire lanes at the rear of the buildings”), the applicant also requires written waiver requests from at least the following:

- **Section 6.5.B.4** – *“All projects proposed for [...] shall install sidewalks along the street frontage(s).”*
- **Section 6.5.B.6** – *“Entrance walks must provide direct access between the primary public pedestrian corridor and at least one primary building entrance.”*
- **Section 6.5.C.6** – *“All loading areas shall be designed so as not to interfere with other planned circulation on the site and so as to provide adequate space and facilities.”*
- **Section 6.5.C.7** – *“No new parking or circulation areas for vehicles shall be located in the front.”*

It is also not clear how the project complies with Section 6.5.B.2 which provides that:

The traffic patterns on, at, and around the site shall be coordinated so as to compose a safe and efficient system for vehicles, pedestrians, and bicyclists, in support of complete streets, including alignment with the City of Lebanon’s Complete Streets Policy (2017). There shall be proper arrangement of roadways, loading areas, and parking areas within and around the site, in relation to existing and planned streets, so the proposed development of the site shall not endanger the safety or welfare of vehicles, pedestrians, or bicyclists. There shall be adequate traffic access to and from City streets to ensure the safety of vehicles, pedestrians, and bicyclists.

It is not known at the time of the writing of this memo whether the other requirements of Section 6.5.B.5 are satisfied (“Each site shall provide adequate access from public highways and sufficient maneuvering room for fire, police, and other emergency vehicles. The Fire Department shall provide information indicating whether or not this requirement is satisfied by the proposed plan.”) As noted below, the Fire Department has requested the applicant to provide turning plans that model the City’s fire apparatus (as opposed to a moving truck which is what was used for the turning plans submitted with the application).

Finally, it does not appear the application materials address the following requirements:

- Section 6.5.D.3: “Provisions shall be made to assure that the proposal is consistent with the need to minimize flood damage. For example, sewer, gas, electrical, and water systems should be elevated and constructed to minimize or eliminate flood damage, and adequate drainage should be provided so as to reduce exposure to flood hazards.”



- Section 6.5.D.4: “Design provisions shall also be made to minimize or eliminate infiltration of floodwaters into new or replacement water supply systems and/or sanitary sewer systems and, conversely, to minimize or eliminate discharges from these systems into floodwaters. On-site waste disposal systems shall be located so as to avoid impairment of them or contamination from them during flooding.”
- Section 6.5.E (as noted above): “The quality of groundwater shall not be adversely affected by the proposed development. This requirement shall be established by the Applicant showing that the proposed development will not violate the rules and regulations of the New Hampshire Division of Water Supply and Pollution Control with regard to groundwater.”

Staff recommends that the applicant address Sections 6.5.D.3 & 4 and E to the Board’s satisfaction prior to the close of the hearing.

**6.6** (Stormwater Management): As noted in the attached letter dated May 4, 2021, from Daniel Nash, PE, of Advanced Geomatics & Design, the applicant calculates that the site’s impervious coverage will decrease by 2,500 sq. ft. and, therefore, is not proposing any stormwater control or treatment measures. As set forth in the attached e-mail from staff sent on August 3, 2021, to Mr. Nash, the City Engineer has several questions and requests for additional information regarding on-site drainage. Staff recommends that the applicant satisfactorily addresses the City Engineer’s comments prior to closing the public hearing to ensure that the Section 6.6.G stormwater design standards for redevelopment have been satisfied and that no waivers are required from any of the other applicable requirements of Section 6.6.

**6.7** (Lighting): The applicant has submitted a lighting plan in accordance with Section 5.1.E.12 of the Site Plan Review Regulations. The type, quantity, and location of the proposed wall-mounted lighting fixtures are shown on the plan, which is Sheet 11 (ES-1) of the plan set. The proposed lighting fixture mounting height is currently missing from Sheet 11 and should be added. The proposed color correlated temperature of 3,500 K exceeds the maximum permitted by Section 6.7.B.9 and should be revised to 3,000 K or less.

Note that it is not clear why Sheet 11 was included as it appears to represent existing lighting conditions. Staff recommends that the applicant consider removing Sheet 11 from the plan set.

**6.8** (Off-Site Improvements): Other than certain ancillary improvements within the City’s right-of-way directly adjacent to the subject property, the applicant does not propose any off-site improvements.

**6.9** (Premature and Scattered Development): This section provides that the Planning Board “may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations.” Staff does not recommend a finding that the development is scattered and premature as such a finding would appear to be without basis.

**6.10** (Additional Regulations for the Lebanon Downtown District): The Section 6.10 LD District design regulations apply to all projects in the LD District that require site plan review, including additions to existing buildings, site changes, and changes of use. These include the building design requirements of Section 6.10.B and the site design requirements of Section 6.10.C. Architectural renderings of the



proposed addition as well as proposed renovations of the existing building are included as Sheets 7 and 8 of the plan set. As discussed above, the applicant has requested waivers from Section 6.10.B.9 (building façade transparency requirements) and Section 6.10.C.2.b (front yard pedestrian improvements requirements).

At the time of the writing of this memo, staff is still reviewing the application's compliance with the LD District design requirements. Attached for reference is a copy of Section 6.10 highlighting the applicable requirements which include:

- Sections 6.10.B.2, 3, 4, 5, 6, 7.c, 8.b, 8.c, 8.d, and 10.b; and
- Sections 6.10.C.1, 3, 4.a, and 5.a.

Staff will provide an update on the project's compliance with Section 6.10 at the August 9<sup>th</sup> hearing and will memorialize those comments in the next staff memo for this application (if the public hearing is continued to the next Planning Board meeting).

## **II. ZONING ORDINANCE:**

**Use:** As noted above, on May 6, 2019, the Zoning Board granted a Special Exception per Section 702.5 to allow the applicant to construct a +/-15,000 sq. ft. addition onto the rear of the existing building, in order to accommodate an expansion of the existing non-conforming warehouse use (ZB2019-10-SE). The addition approved by the Zoning Board will expand the existing building by approximately 115%.

**Parking:** A total of 26 parking spaces are proposed, as shown on Sheet 5 of the Plan Set (i.e. Sheet C-1). However, 28 proposed parking spaces are identified in the "Zoning Comparison – LD District" chart on the cover sheet. The applicant should clarify which number is correct. Note that there is no minimum number of parking spaces required nor any maximum number of parking spaces permitted in the LD District. Rather, per Section 607.4 of the Zoning Ordinance, parking requirements are determined by the Planning Board through Site Plan Review.

**Conditional Use Permit per Section 607.5.A to Allow Off-Site Parking:** The existing conditions plan (Sheet 3 of the plan set, i.e. Sheet "X-1") appears to show 3 existing parking spaces in the front yard (which is the space in between the front façade of the existing building and Spencer Street). As shown on the Site Plan (Sheet 5/Sheet C-1), the applicant proposes to expand this parking area to 5 spaces (marked as spaces 22-26 on Sheet 5/Sheet C-1), in addition to providing 4 other spaces in the front yard (spaces 9-11 and 21), for a total of 9 proposed parking spaces in the front yard (3 existing plus 6 new).

In the LD District, parking in the front yard is prohibited per Section 307.9.B of the Zoning Ordinance which provides as follows: "No parking area or circulation area for vehicles shall be located in the front yard." Section 307.9.B further provides that the Planning Board can waive this prohibition by conditional use permit pursuant to Section 302.4, "if the Board finds that there is no other location on the lot to provide parking," (in addition to demonstrating compliance with the Enhanced Performance Standards of Section 302.4.D).

The applicant has submitted the attached Application for Conditional Use Permit Support Statement addressing the Section 302.4.D criteria. However, it does not appear that the applicant has addressed the specific requirement set forth in Section 307.9.B providing that a Conditional Use Permit may only be granted when it is demonstrated that "there is no other location on the lot to provide parking".

**Floodplain Requirements:** The property is located within the Special Flood Hazard Area (the "100 year floodplain") and therefore is located in the Floodplain District overlay and is subject to the requirements



of Section 410 of the Zoning Ordinance and Chapter 74 of the City Code. As noted in the attached comments from the City Engineer, the applicant will need to obtain a Floodplain Permit from the City's Floodplain Administrator prior to the issuance of a building permit. To obtain a Floodplain Permit, the applicant will need to demonstrate that the addition will meet all applicable requirements. Note that because the addition will most likely constitute a "substantial improvement" to the building, the existing building will also most likely need to be retrofitted to meet applicable floodplain requirements.

**CITY ASSESSOR**

No comment at this time.

**BUILDING INSPECTOR**

No comment at this time.

**ENGINEERING/PUBLIC WORKS**

As set forth in the attached e-mail from staff sent on August 3, 2021, to the applicant's engineer, the City Engineer has several comments, questions, and requests for additional information, particularly regarding the applicant's drainage analysis and plans. Staff recommends that the applicant satisfactorily address the City Engineer's comments prior to the closing of the public hearing.

**FIRE DEPARTMENT**

The Fire Department notes that the turning plans provided for the proposed addition are inadequate and that the International Fire Code (IFC) requires that the specifications for the City's fire apparatus are used (whereas the turning plans submitted utilize a moving truck).

**POLICE DEPARTMENT**

No comment at this time.

**STAFF RECOMMENDATIONS**

Prior to the Board's consideration of the applicant's waiver requests and Conditional Use Permit request, and prior to the close of the public hearing, staff recommends that the Board ask the applicant to satisfactorily address the issues and questions raised in this memo, and to provide all requested and required additional information as discussed herein.

**Attachments**

cc: Shawn Mason, Mason Storage, LLC (via e-mail)  
Daniel Nash, PE, of Advanced Geomatics & Design (via e-mail)  
File



## Tim Corwin

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**From:** Tim Corwin  
**Sent:** Tuesday, August 3, 2021 12:23 PM  
**To:** Dan Nash  
**Subject:** FW: 38 Spencer Street plan review 07292021

Dan – please see the City Engineer’s comments below. -Tim

**TIM CORWIN, AICP**  
*SENIOR PLANNER*  
CITY OF LEBANON

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**From:** Brian Vincent <brian.vincent@lebanonnh.gov>  
**Sent:** Thursday, July 29, 2021 1:39 PM  
**To:** Tim Corwin <Tim.Corwin@lebanonnh.gov>  
**Subject:** 38 Spencer Street plan review 07292021

Hi Tim,

See below comments related to SPR application for 38 Spencer Street. Plans and materials reviewed were submitted on July 26, 2021.

1. Please show limits of floodplain and Base Flood Elevation (BFE) on key plans within the plan set as required by the Site Plan Review Regulations Section (SPRR) 5.5.E.15. A City of Lebanon floodplain Permit will be required for this project to include a cost estimate of the proposed improvements as well as the value existing facility. Please note that renovations to the existing facility may be required to meet the requirements of the Floodplain Permit standards.
2. The Site Plan shows cross-hatching adjacent to the City ROW, as well as other line work. Please include call out notes as to what these site plan element are or represent. During the design phase of the Spencer Street Roadway Improvements project, the proposed treatment of the front of the existing building at 38 Spencer Street was discussed between the Owner and City of Lebanon DPW. The two parties agreed upon the street/sidewalk design approach, as presented in the Spencer Street Improvements Plans dated March 8, 2021. The proposed Spencer Street Improvements along the frontage of 38 Spencer Street does not appear to be accurately shown on the proposed site plan, however, it is our understanding that that was the Applicant’s intent. Please address.
3. Please show proposed spot grades (or existing spot grades if no grade changes are proposed), within the proposed ADA space and associated ADA striping.
4. The proposed ADA ramp grading (spot grade elevations) and overall new door entrances do not appear to be show on the site plan. Please address.
5. The proposed site plan does not show appear to show proposed grades as required by SPRR 5.1.E.6. In addition, based on the drainage report prepared by the Applicant’s engineer, it appears that the engineers understanding is that stormwater currently crosses the west property line and flows into an existing catch basin located on 20 Spencer Street property directly to the west. Based on a site walk conducted by DPW on July 26, 2021, it appears that there is a vegetated earthen berm at the fence line extend north-south that separates the two properties. As such, it is not clear that the stormwater today currently flows from a portion of 38 Spencer Street



to the catch basin located on 20 Spencer Street. Please provide spot grades in a 10-foot by 10-foot grid, including along the existing fence line, such that the actual existing stormwater flow patterns can be assessed. Also, please provide a separate proposed grading plan, with similar spot grades for clarity. Please show, on the proposed grading plan, the limits of the areas on the site that are not intended to be regraded with this project. DPW considers areas that are to be “smoothed and graded to provide improved surface” to be areas that will have a change in grade, and therefore considered regraded.

6. Please graphically show how design vehicles will access and maneuver the site (to include actual design vehicle turning radii shown graphically) at the proposed loading areas/door, in accordance with SPRR 5.1.E.24. The turning movements plans should include the proposed improvements of the Spencer Street project.
7. For the proposed infiltration practices:
  - a. Please provide construction details of each of the proposed infiltration basins to include any proposed piping, select soil materials, topsoil, plantings, etc. in accordance with SPRR Section 5.1E.17.
  - b. Please provide estimated seasonal high water table elevations in the areas of the proposed infiltration practices, as well as the saturated hydraulic conductivity (Ksat) of the soil receiving layers in accordance with SPRR 6.6.E.4.
  - c. Please also show and detail proposed pre-treatment measures in accordance with SPRR 6.6.E.10.
  - d. Please indicate how proposed landscaping plans/plantings will be placed relative to these proposed infiltration basins. Based on review of the landscape plans, there may be conflicts between drainage and landscape elements.
  - e. Please provide stormwater management calculations in accordance with SPRR 6.6.E.9 that show the volume of stormwater intended to be discharged to each infiltration basin for each calculated storm, expected infiltration rates for each system, and expected overflows, if any. Please include the 1” storm (first flush).
  - f. Please provide sufficient technical information to demonstrate how the project will achieve the requirements within the SPRR with respect to stormwater treatment, as described in the SPRR Section 6.6.G.2.
8. Please show on the site plans, the proposed water service type and proposed valves, valve locations and associated details.
9. Please describe the purpose of the proposed 4” water service connection.
10. It appear that the current proposed sewer service extends from the water main in the street. Please address.
11. Please provide an Erosion Control Plan in accordance with Section 6.6.C.2 of the SPRR.
12. Please provide documentation, in writing, that 38 Spencer Street has the right to discharge stormwater into the catch basin at 20 Spencer Street without an written easement. Please site any RSA or other laws that permit this discharge. If no such documentation can be provided, please seek a drainage easement to discharge stormwater to the catch basin located on 20 Spencer Street, or direct stormwater to the proposed drainage system within the City ROW.

Feel free to contact me with any questions.

**Brian A. Vincent, PE**

City Engineer

City of Lebanon

Department of Public Works

193 Dartmouth College Highway



## **Section 6.10 – Additional Regulations for the Lebanon Downtown District**

### **A. INTENT**

The purpose of the Lebanon Downtown District is to allow for higher-density and mixed-use development in downtown Lebanon. The site plan regulations are intended to promote an active, diverse, and attractive environment consistent with the mixed-use and historic character of the district. The regulations support screening of parking areas and utility structures, pedestrian connections between sites and uses, usable open space, and pedestrian-scale design details, particularly at the ground-floor level, to promote a safe and stimulating experience. Building and site design elements should ensure quality architecture in the downtown area, foster community pride and local character, and contribute to a unified streetscape.

### **B. BUILDING DESIGN**

1. **Preservation.** Within the Lebanon Downtown District, existing and significant historic features of the building and the site should be retained, protected, and incorporated into renovations and complementary new developments. New buildings adjacent to significant historic resources should be designed to complement those resources, such as through use of matching proportions, horizontal expression lines, materials, and/or attention to architectural details like trims and secondary accents. Applications for new development in the Lebanon Downtown District may be required by the Planning Board to include a short narrative on compatibility, with reference to the structural details in the Colburn Park Historic District National Register nomination.

2. **Materials.** Primary construction materials shall be durable, emphasize high-quality finishes, and promote long-term community use, resilience, and character. Along the Downtown Mall and facing Colburn Park, wood siding is discouraged; instead, consider materials such as stone, masonry, unpainted metal, glass, burnished block, or cement fiber siding. Creative architectural design and innovative materials that support best practices in durability, ease of maintenance and sustainability are encouraged. Secondary facades or those not facing public streets, parks or plazas, may differ in finish materials from principal facades but must adhere to all other provisions and be of similar quality to principal facades.

3. **Opaque Surfaces.** Areas of opaque or blank wall without windows or doors shall extend no more than 20 feet horizontally on or along any building facade that faces a public way, park, or plaza and shall be mitigated by design strategies like varied materials, contrasting textures or depths, decorative reliefs, green walls, murals, or other architectural and landscaping strategies.

4. **Facade Detail.** Facades shall include horizontal lines of expression—such as string courses, cornices, window alignments, step-backs, building-



affixed lighting, sign bands, material changes, and/or shading devices—to demarcate building floors and uses, to correspond to the height of adjacent historic or significant buildings, and to provide a well-proportioned pattern to the building facade.

5. **Screening.** HVAC, mechanical and electrical equipment, transformers, plumbing, meter clusters, refuse and other utility and storage elements must be screened or otherwise integrated unobtrusively into the overall building and site design and away from the public view as much as possible.

6. **Orientation.** Buildings shall be oriented towards public ways and sidewalks to prioritize pedestrian access. Buildings shall respond to public trails, including the Northern Rail Trail and Mascoma River Greenway, as a secondary access point where appropriate. Along the riverfront and Downtown Mall, buildings shall be oriented towards major public spaces and pedestrian ways.

7. **Form.** Facades of larger buildings shall demonstrate variation and include elements at a range of scales that help relate the overall building to the size of nearby buildings, prevent a monolithic appearance, and promote good scale relationships to a variety of context elements.

- a. Large façades with over 100 linear feet of building frontage shall incorporate variations in materials and architectural styles, as well as details. Changes in massing, shape, or plane shall emphasize vertical proportions in the overall building massing. The maximum building length is 350 feet, or up to 500 feet if a pedestrian passage is provided in the approximate center.

- b. Pedestrian-oriented entrances shall be provided at least every 60 linear feet unless such egress would create safety or security concerns for the building use. In such instances, a significant architectural feature that creates varied massing, such as a bay window or other feature, must be provided every 60 linear feet of the principal building façade.

- c. Stair towers and elevators, where visible from the street, shall be designed with consideration of their potential as a strong vertical design element.

8. **Roof.** Design and elements should vary by use and location.

- a. Roofs may be flat or sloped as most appropriate to the use of the building, site features, and the context of neighboring buildings, and with consideration to solar potential and to directing snow/runoff to appropriate facilities to prioritize safety.



- b. The roof edge must be articulated and offer visual interest through features such as a cornice, parapet, soffit, or overhang. The design emphasis shall be on the building's street-facing facades, with consideration to the overall profile and character of the downtown Lebanon skyline from gateway approaches and high-volume pedestrian routes.
- c. Decorative features including cupolas, finials, dormers, chimneys or weather vanes, and/or cresting should also be considered as part of an overall roof treatment, particularly as a part of prominent buildings and where such details are complementary to surrounding neighborhoods.
- d. Roof space may be utilized to accommodate building HVAC and similar systems, with screening where necessary, and to incorporate sustainability features such as passive solar orientation, rainwater or snowmelt capture, and/or installation of renewable energy equipment. Usable open spaces provided as part of features such as roof decks and green roofs are also appropriate.

9. **Building Façade Transparency.** The transparency requirements set forth in this section are intended to support and encourage vibrant and active shopping and dining areas in Downtown Lebanon.

- a. *Applicability.* The requirements in this section shall apply to building facades along the following Primary Streets and Secondary Streets within the Lebanon Downtown District:
  - i. Primary Streets. The Downtown Mall, Taylor Street within 500 feet of the Downtown Mall, Hanover Street from Hough Street to Church Street, Mechanic Street, Court Street, West Park Street from Hanover Street to Court Street, and North Park Street from Court Street to Campbell Street.
  - ii. Secondary Streets. Hanover Street from NH Route 120 to Hough Street, Mascoma Street, Foundry Street, Church Street, High Street, Water Street, East Park Street, Bank Street, Taylor Street more than 500 feet from the Downtown Mall, Campbell Street, and Spencer Street.
- b. *Street-Level Story.*
  - i. Non-Residential Uses. For non-residential uses, other than those listed in Section 307.2 (4) and (20), the following requirements shall apply to the principal façade:
    - (a) Primary Street: At a minimum, 50 percent of the building's façade shall be comprised of transparent windows or glass



doors or both that allow views and/or daylight between interior and exterior spaces.

(b) Secondary Street: At a minimum, 35 percent of the building's façade shall be comprised of transparent windows or glass doors that allow views and/or daylight between interior and exterior spaces.

(c) For purposes of this calculation, the minimum area of transparency applies from 2 feet above the finished grade of the building to the average top of ground floor windows or doors. Reduced areas of transparency may be acceptable to accommodate historic or context-sensitive architecture styles or window patterns.

(d) Storefront Windows. Display windows may provide up to 50 percent of the transparency requirement for views into and out of interior building space provided they are at least 30 inches in depth to allow for changeable displays.

(e) In the case of a street-level story having less than its full height above the mean grade level at the building line, a minimum of 15 percent of the building façade above such mean grade level shall be comprised of windows or glass doors or both that allow views into and out of the interior building space, provided that in the case of a street-level story having less than five feet of its height above the grade level at the building line, the requirements of this subsection (i) or (ii) shall not apply.

ii. Residential Uses. For residential uses, the following requirements shall apply to the principal façade:

(a) A minimum of 25 percent of the building façade shall be comprised of windows or glass doors or both that allow views into and out of the interior building space.

(b) For purposes of this calculation, the minimum area of transparency applies from 2 feet above the finished grade of the building to the average top of ground floor windows. Reduced areas of transparency may be acceptable to accommodate historic or context-sensitive architecture styles.

(c) In the case of a street-level story having less than its full height above the mean grade level at the building line, a minimum of 10 percent of the building façade above such mean grade level shall be comprised of windows or glass doors or both that allow views into and out of the interior

building space, provided that in the case of a street-level story having less than five feet of its height above the grade level at the building line, the requirements of this subsection "i" shall not apply.

- (d) In all cases, windows shall be double-hung, single-hung, awning or casement type, and fixed windows shall be permitted only as a component of a system including operable windows within a single wall opening.

c. *Upper Stories.*

- i. Non-Residential Uses. For non-residential uses, other than those listed in Section 307.2 (4) and (20), windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 25 percent of the building façade between the floor level of each story above the street-level story.
- ii. Residential Uses. For residential uses, windows or glass doors or both that allow views out of the interior building space shall comprise a minimum of 25 percent of the building façade between the floor level of each story above the street-level story. Windows shall be double-hung, single-hung, awning or casement type, and fixed windows shall be permitted only as a component of a system including operable windows within a single wall opening.

10. **Entrances.**

- a. The primary entrance to the building shall be oriented toward the street on which the lot has frontage. If the lot has frontage on both a primary street and secondary street, as defined above, the main entrance shall be oriented toward the primary street on which the lot has frontage. If the lot has frontage on more than one primary street, the main entrance to the building shall be oriented toward the street that carries the greatest volume of pedestrian and vehicle traffic.
- b. Entrance features shall provide weather protection. Such features may include covered entrance features, vestibules or recessed entrances, canopies, and/or awnings. Retractable awnings or other removable entrance features are permitted as appropriate to building use and design. When such open-air structures are provided as part of an entrance feature, they shall provide at least 8 feet and 6 inches of vertical clearance from grade, be compatible with any sign bands, and provide an average depth of at least 5 feet.
- c. Buildings with ground floor residential uses shall include raised landings, weather protection, stoops, porches, and/or decks, for



each lobby or unit accessed from the exterior at the ground-floor level.

C. SITE DESIGN

1. **Pedestrian Access.**

- a. Each building entrance must be designed to prioritize convenience and directness for that respective entrance's anticipated main source(s) of pedestrian traffic, such as transit stops and parking areas. The primary building entrance, or the entrance that will accommodate most pedestrians entering a building, must be inviting and prominent in appearance, demonstrate visibility from the primary public right-of-way, and support the accessibility function required of all entrances. Pedestrian access includes paths, sidewalks, trails, or other features. Universally-accessible design strategies are appropriate for all pedestrian access features.
- b. Where pedestrian access is provided through an on-site parking area, the walkway or pedestrian aisle must be clearly demarcated by contrasting paint, material changes or textured surfacing, reflectors, safety signage, landscaping, or attractive barriers. The transition area between pedestrian access and building entrance, particularly for on-site crosswalks, shall be highlighted through curb extensions (bump outs), planters, pedestrian-scale lighting such as decorative bollards, or similar features to enhance accessibility, visibility, safety, wayfinding, and landscaping.

2. **Front Yards.**

- a. *Ground Floor Residential.*
  - i. The front yards of buildings with ground floor residential uses must create a comfortable transition between the private residential unit and public right-of-way, as may be provided by compact yards, porches, stoops, or other features that allow for privacy, improved streetscape, and attractive building entrances.
  - ii. The front yard shall be improved with landscaping appropriate to the site features and context of neighboring properties. Usable open space that is readily-accessible by building occupants and landscaped for active or passive recreation is encouraged as part of front yards.
  - iii. Service areas, equipment storage, meters, waste enclosures and similar functions shall not be located in the front yard.

b. **Commercial Uses.** Where a front yard is provided for a commercial use, it must foster a safe and inviting pedestrian environment.

i. The front yard shall be improved with an extended sidewalk area, outdoor dining patio areas, plazas, or similar usable open space that can be readily-occupied by building occupants or visitors.

ii. Pedestrian areas shall incorporate design features that offer function, visual interest, and are complementary to the building design, use, and surrounding context. Examples include soft- and hard-surface landscaping, planters, pocket parks, decorative surface treatments, shading like pergolas or patio umbrellas, vertical trellises or wall plantings, bike racks, artwork and attractive design elements, pedestrian-scale lighting, and public seating.

iii. Service areas, equipment storage, utility boxes, fuel storage, waste enclosures, and similar functions shall not be located in the front yard.

3. **Perimeter Landscaping.** Perimeter landscaping shall comply with the requirements for front yards and screening of parking areas, and, where proposed development of the site allows, the requirements for perimeter landscaping in Section 6.2.B.

4. **Screening of Parking Areas.** Parking areas shall be screened to ensure that they do not detract from downtown appearance or walkability. Off-street parking shall be designed to have a minimal presence, if any, along streets and other public spaces.

a. **Accessory Parking Areas.** For parking areas located on the same lot as a building containing the principal use, a landscaped buffer of at least 5 feet shall be provided along the frontage of any primary street or secondary street, as defined above. The buffer shall be designed to create an attractive streetscape and shall be provided through an appropriate combination of plantings, planters, benches, fences, public art, pedestrian-scale lighting, and low walls under four feet in height.

b. **Principal Use Parking Areas.** For lots and areas where parking is the principal use, a screen shall be provided along any primary street or secondary street, as defined above. The screen shall include landscaping having a width of between 5 feet and 10 feet. At least one tree shall be planted for every 50 linear feet of landscaping area. Semi-opaque materials or gaps allowing for views into and out of the screened area are required for any barriers exceeding four feet in height.



- c. *Guidelines for Parking Structures.* When parking is provided in a parking structure, any portion of the parking structure with frontage on a public street shall be designed to architectural standards including openings, high-quality materials, and varied design elements. When a parking structure is located on a lot with frontage on a primary street, as defined above, the parking structure shall be screened by occupied housing, retail, or other uses along that frontage. Occupied uses shall have a depth of at least 20 feet and comply with the Site Plan Regulations regarding building design.

**5. Relationship to Adjacent Properties.**

- a. *District and Street-level Character.* The building and site design must respond to the unique qualities and roles of different streets. For example, the design of lighting, awnings, storefronts, window displays, and other elements should help to define retail presence and reinforce local neighborhood and district character through application of compatible and/or common styles that foster a coherent downtown identity.
- b. *Privacy Standards.* Balconies or rooftop decks within 15 horizontal feet of a side property line abutting a residentially zoned property must feature a railing system such that at least 50% of the area below the railing is an opaque material.
- c. *Ensuring Adequate Light and Air Access.* Buildings or portions thereof containing multi-family residential units whose only operable windows or solar access are on the applicable side of the building (facing towards the side or rear property line) should be set back from the applicable side or rear property lines at least 15 feet.

# APPLICATION FOR

|                              |                          |                                                            |
|------------------------------|--------------------------|------------------------------------------------------------|
| SPECIAL EXCEPTION            | <input type="checkbox"/> | <input checked="" type="checkbox"/> SITE PLAN REVIEW       |
| VARIANCE                     | <input type="checkbox"/> | <input type="checkbox"/> SUBDIVISION                       |
| MOTION FOR REHEARING         | <input type="checkbox"/> | <input type="checkbox"/> LOT LINE ADJUSTMENT               |
| APPEAL OF AN ADMIN. DECISION | <input type="checkbox"/> | <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT |

☐ OTHER \_\_\_\_\_

## PROPERTY OWNER (APPLICANT):

NAME: MASON STORAGE, LLC TEL.#: 603-252-5400

MAILING ADDRESS: 38 SPENCER STREET, LEBANON, NH 03766

E-MAIL ADDRESS: SHAWNMAISON.22@GMAIL.COM

## CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

## PROJECT LOCATION:

TAX MAP #: 78 LOT#: 39 PLOT #: ZONE:

STREET ADDRESS OF PROJECT: 38 SPENCER STREET

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO  
**FLOOD PLAIN** ☒ YES ☐ NO

## SCOPE OF PROJECT:

CONSTRUCT 15,000SF ADDITION TO EXISTING STORAGE BUILDING

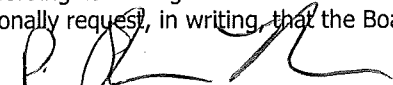
Conditional use permit to allow existing parking in front yard to remain.

## TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL  
 PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL  
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** STORAGE BUILDING  
 USE: \_\_\_\_\_

## SIGNATURE BLOCK:

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on \_\_\_\_\_, 20\_\_\_\_, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: 

DATE: 2/22/21

**NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW:** I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

| DATE RECEIVED | FILE # (MAP/LOT) | APPLICATION # | FEE - \$ AMOUNT | DATE PAID | VOUCHER # |
|---------------|------------------|---------------|-----------------|-----------|-----------|
|               |                  |               |                 |           |           |





12 April 2021

Tim Corwin, Planning Office  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

Re: Site Plan Lots 78-39  
38 Spencer Street

Dear Mr. Corwin:

Mason Storage currently owns a storage facility on Spencer Street. The existing storage building is approximately 13,000sf in size. The owner proposes to add 15,000sf of building to the south of the existing building. The new building will be elevated above the flood plain.

The use of warehouse was approved by the zoning board on 6May2019.

The site is adjacent to the vacant city lot, the former DPW site. The city has plans to transfer this property to a private developer for housing. To the best of my knowledge, no plans or proposals for site development have been yet submitted.

Attached are elevation views of the existing building. The warehouse will be steel sided, with some architectural features mocking windows to break up the large blank areas of wall.

The site abuts the rail trail. The south side of the building is proposed to be heavily landscaped.

The site was a former steel fabrication site, has a large overhead crane (to be removed), and was essentially paved over. The building will be replacing existing hard surface that was used for materials handling and storage. The site plan proposes to define a parking lot. This allows a large area of pavement to be removed and restored to a vegetative condition.

The area in front of the building will remain the same. The area includes loading docks, the office, and a visitors entrance. The loading area will remain an open expanse of pavement. Due to the narrowness of Spencer St (30'ROW vs. typical 50'), this open drive is needed for maneuvering, as has been done for many years. The owner has coordinated with the City Engineer who is working on the Spencer Street Upgrade, and had this approved. The re-delineated parking area will have a 30' opening. On either side will be landscape areas that can be used to enhance the street scape plans envisioned by the city. The owner will be glad to work with the city on appropriate streetscape measures.

38 Spencer Street  
City of Lebanon  
12Apr2021

Site lighting is existing, and is mounted on the building. There should be no need for new lighting.

The snow storage will be on the west side of the site.

The water service to the addition will be for sprinkler use only. There will be no new domestic water or sewer service to the addition.

Please let us know if you need any additional materials to support this request.

Sincerely,

Daniel A. Nash, PE  
Principal

CC: Shawn Mason

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12 April 2021

Tim Corwin, Planning Office  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

Re: Support Statement  
Site Plan Lot 78-39  
38 Spencer Street

Dear Mr. Corwin:

We provide the following support statement information:

1. Consultants. The team members are listed in the abutters list.
2. Restrictions. We are not aware of any conservation, preservation, or agricultural preservation restrictions on the subject parcel.
3. Utilities. The site is currently served by electric, telephone, and cable services.
4. Zoning. The proposed use was a special exception use in the CB. Approval was obtained on 6May2019. The zoning has since changed to LD.
5. Drainage. The site includes a paved parking area that connects to the Spencer Street drainage. The proposed site development significantly reduces site impervious area, and therefore runoff.
6. Timetable. We anticipate a Fall'21 construction start. The building is scheduled to be complete by Fall'22.
7. Fire Protection. The site is connected to city water. The new building will have a new sprinkler connection.
8. Waivers. Waiver requests will be provided under separate cover.

Sincerely,

Daniel A. Nash, PE  
Principal

CC: Shawn Mason

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27 July 2021

Tim Corwin, Planning Office  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

Re: Site Plan Lot 78-39  
38 Spencer Street

Dear Mr. Corwin:

Mason Storage has submitted revised plans. We believe we have addressed the concerns outlined in your 16June21 email and thread.

The first item we wish to address is the spirit of the regulations. This parcel has been CBD since the city adopted zoning, as far as I know. It was recently changed to LD. The general principle with zoning changes is that new projects must comply. Existing site plans that are being modified must make an attempt to comply as much as possible. It is not the intent of zoning or site plan to wipe out all vestiges of pre-existing uses. In addition, our parcel is at the tail end of the new zone. The line could have as easily stopped at the DPW parcel. This parcel is not and never will be a "downtown parcel" in the true meaning of the word. It is on a dead-end street, at the tail end of the zone.

That said, we have made a good effort to comply with the new standards. The following is an extract from the architect's summary of his preliminary planning efforts:

1. "Overall, I am pleased at how the front entrance area has been resolved. Several things:
  - a. I believe that it is important to have the steps, loading zone, and HC ramp covered to protect it from weather. And, this makes it appear more friendly and recognizable as the main entrance.
  - b. For durability reasons, as well as responding to the City's architectural wish list, I am showing masonry construction in this area. Metal paneling will get beat up over time. I am showing an 8-inch square smooth faced stack bond pattern that can have an integral nice warm tint to it.
2. As to the rest of the new addition elevations, I'm showing using several different types of metal paneling, smooth faced and ribbed, to somewhat break up the building; however, leaving the rear side towards the rail trail very basic. Dan, note the three (3) foot roof overhang to kick roof water away from running down the rear face of the building.
3. As to the existing building, I am proposing that any damaged existing siding be repaired and / or replaced in kind, and then be entirely cleaned and re-painted using a light color. This is a big building, and using a lighter color will help to minimize its size.



4. On the existing front elevation, note that I have taken the two door areas and dressed them up a bit with new overhangs, windows and doors, and a slick smooth faced metal paneling that can be a nice deep contrasting color. This speaks to the City's architectural wish list. Also, note that I'm showing new concrete steps and masonry planters at the existing building entrance."

One standard we cannot comply with is the 35% transparency. It is unreasonable and nonsensical to put windows in a warehouse type building. However, as noted above, we have added canopies, textured siding, and intend to paint the existing siding with a soft-toned color.

We propose to keep the area in front of the building as it is. The area includes loading docks, the office, and a visitor's entrance. The loading area will remain an open expanse of pavement. Due to the narrowness of Spencer St (30' ROW vs. typical 50'), this open drive is needed for maneuvering, as has been done for many years. The owner has coordinated with the City Engineer who is working on the Spencer Street Upgrade and had this approved. The re-delineated parking area will have a 30' opening. On either side will be landscape areas that can be used to enhance the street scape plans envisioned by the city. The owner will be glad to work with the city on appropriate streetscape measures.

Please let us know if you need any additional materials to support this request.

Sincerely,

Daniel A. Nash, PE  
Principal

CC: Shawn Mason  
Barrett Architecture

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Brian Vincent, City Engineer  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

27 July 2021

Re: Response to Review Comments, Mason Storage  
Site Plan, Lot 78-39, 38 Spencer Street

Dear Mr. Vincent:

We offer the following in response to your review comments in an email from Tim Corwin dated 10May21:

- 1) Flood Protection. The proposed addition will be elevated above the flood elevation and/or floodproofed. This is addressed in the plan notes.
- 2) Grading. The front parking area along Spencer Street will remain as is. The side parking lot is proposed to utilize the existing paved surface. The area will be smoothed and graded to provide an improved surface. A finished grade contour and some spot shots have been added to the site plan.
- 3) OMP. We have provided an OMP as a separate attachment.
- 4) Easement. We do not believe an easement is necessary. We believe we have a prescriptive easement for our drainage. The existing drainage pattern has been in place as long as the existing building.

Please let us know if you need any additional materials to support your review.

Sincerely,

Daniel A. Nash, PE  
Principal

Cc: Tim Corwin  
Shawn Mason

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# City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: \_\_\_\_\_

File No.: \_\_\_\_\_

## PROJECT INFORMATION

Name of Applicant: Mason Storage, LLC

Project Name: Mason Storage

Project Address: 38 Spencer Street

## WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

## WAIVER REQUEST(S)

### I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section 302.4 (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The parking and loading areas are existing and have been for many years. They are necessary to support the functions of the existing portion of the building.

2. Section 6.10.A.9 (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The existing building is a warehouse. Windows, except minimal ones needed for the office areas are not needed or recommended for a warehouse use.

3. Section 6.10.C.2.B (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The parking and loading areas in the front of the building are existing and have been for many years. They are necessary to support the functions of the existing portion of the building. This existing use precludes the front yard landscaping.

4. Section 6.5.B.5 (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The proposed building is proposed to be sprinklered. the site does not lend itself to providing such a fire lane, and the fire lane should not be necessary. It is important to note the site abuts the rail trail which is accessible by fire vehicles.

5. Section 6.2.D.1 (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

The parking and loading areas in the front of the building support the functions of the existing portion of the building. This existing use precludes the 10' foundation landscaping. On the west side, the narrowness of the lot prevents the full 10' width; 5' have been provided.

6. Section 6.2.E.1 (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

As noted above, a landscaped bed of sufficient width to support trees is not possible on the east side of new parking. The site does not have double rows of parking to take advantage of the "internal planting" shading calculation.

7. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Section \_\_\_\_ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **SIGNATURE**

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: P. J. K. Date: 6-29-21



| CITY OF LEBANON, NH<br>SITE PLAN REVIEW REGULATIONS<br>TECHNICAL CHECKLIST |                          |
|----------------------------------------------------------------------------|--------------------------|
| PROJECT NAME:<br><i>Mason Storage</i>                                      |                          |
| APPLICANT:<br><i>Mason Storage, LLC</i>                                    | DATE:<br><i>3 May 21</i> |
| GENERAL SUBMISSION REQUIREMENTS:                                           |                          |

**All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.B] Submissions must be accompanied by the following information or review of the application may be delayed:**

A properly completed and signed Application Form (*available at [www.lebanonnh.gov](http://www.lebanonnh.gov)*). [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers (*available at [www.lebanonnh.gov](http://www.lebanonnh.gov)*) [§5.1.G.3]

A completed and signed Technical Checklist (*available at [www.lebanonnh.gov](http://www.lebanonnh.gov)*). [§4.7.B]  
*[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]*

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

**NOTE:** Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

**PLAN SUBMITTAL TECHNICAL CHECKLIST:**

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

*[Checklist begins on following page]*



**CITY OF LEBANON, NH  
SITE PLAN REVIEW REGULATIONS  
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>Plan Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Info.<br/>Provided</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Waiver<br/>Sought</b>                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>5.1.E(1)</b> - Vicinity sketch (suggested scale: 1" = 500').                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                  |
| <b>5.1.E(2)</b> - Names and mailing addresses of Applicant; Owner(s) of Record of site; Owners of abutting properties; and Holders of any easements, rights-of-way, or other restrictions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                  |
| <b>5.1.E(3)</b> - Names and business addresses of preparer(s) of the plan, and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                  |
| <b>5.1.E(4)</b> - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:<br>a. Name of the City and County in which the development is proposed;<br>b. North arrow;<br>c. Scale of the plan;<br>d. Date of the plan and of any revisions to the plan;<br>( <u>NOTE:</u> The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).)<br>e. The following basic site information in <u>TABLE FORM</u> :<br>1. Zoning designation for subject property;<br>2. Tax Map and Lot number(s) for subject property;<br>3. Area of lot;<br>4. Gross floor area of existing and proposed buildings/additions;<br>5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;<br>6. Number of existing and proposed short- and long-term bicycle storage spaces;<br>7. Number of existing and proposed loading spaces;<br>8. Height of existing and proposed buildings/additions;<br>9. Number of stories and gross square footage of each;<br>10. Proposed use;<br>11. Required and proposed front, side, and rear yard setbacks<br>12. Maximum allowable lot coverage with existing and proposed calculations;<br>13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction. | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><br><div>N/A</div> <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | N/A<br>N/A<br>N/A<br>N/A<br><br>N/A<br>N/A<br>N/A<br>N/A<br>N/A<br><br>N/A<br>N/A<br>N/A<br>N/A<br>N/A<br>N/A<br>N/A |
| <b>5.1.E(5)</b> - Current survey certified by a land surveyor licensed in NH, depicting perimeter boundaries of the lot(s), with compass bearings, distances, and lot areas, and depicting the location of existing improvements on property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>                                                                                             |
| <b>5.1.E(5)</b> - Width and location of rights-of-way and/or easements on property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <div>N/A</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                                                                                             |

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                           | <b>Info. Provided</b>               | <b>Waiver Sought</b>     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| <b>5.1.E(6)</b> - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(7)</b> - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(8)</b> - Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.                     | N/A                                 | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(9)</b> - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Vehicle and bicycle parking spaces shall be numbered.                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Loading spaces and facilities used in connection with any structures on the site shall be shown                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(10)</b> - Total square footage and percentage of the lot covered by impervious cover shall be shown.                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(11)</b> - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(12)</b> - Size and location of all existing and proposed public and private utilities. (Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



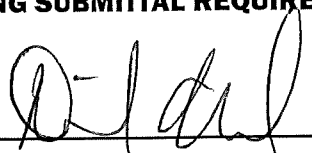
**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>Plan Requirements (cont.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Info. Provided</b>               | <b>Waiver Sought</b>     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| <b>5.1.E(13)</b> - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(13)</b> - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(13)</b> - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(13)</b> - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(14)</b> - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(14)</b> - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.                                                                                                                                                                                                                                                                                                                                                  | N/A                                 | <input type="checkbox"/> |
| <b>5.1.E(15)</b> - 100-yr flood elevation, floodway, and floodplain limits, where relevant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.                                                                                                                                                                                                                                                                                                                                              | N/A                                 | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Calculations for square footage of perimeter landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(16)</b> - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(17)</b> - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(17)</b> - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                 | <input type="checkbox"/> |
| <b>5.1.E(17)</b> - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(18)</b> - Section 6.6. Stormwater Management submission requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | See Stormwater Checklist            |                          |
| <b>5.1.E(19)</b> - Plans for snow removal and storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>5.1.E(20)</b> - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**CITY OF LEBANON, NH**  
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**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| Plan Requirements (cont.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info. Provided | Waiver Sought            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| <b>5.1.E(21)</b> - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.                                                                                                                      | ✓              | <input type="checkbox"/> |
| <b>5.1.E(21)</b> - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval is granted by the City Engineer.                                                                                                                                                                                                                                                                                                        | N/A            | <input type="checkbox"/> |
| <b>5.1.E(22)</b> - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A            | <input type="checkbox"/> |
| <b>5.1.E(23)</b> - For multi-family structures, plans for on-site recreational facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A            | <input type="checkbox"/> |
| <b>5.1.E(24)</b> - Plans for fire protection including emergency vehicle turn radius diagrams, if requested by the Lebanon Fire Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A            | <input type="checkbox"/> |
| Supporting Documents and Information, Where Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info. Provided | Not Applicable           |
| <b>5.1.G(1)</b> - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓              | <input type="checkbox"/> |
| <b>5.1.G(2)</b> - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts. | N/A            | <input type="checkbox"/> |
| <b>5.1.G(3)</b> - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).                                                                                                                                                                                                                                                                                                                                                                                                                                            | ✓              | <input type="checkbox"/> |
| <b>5.1.G(4)</b> - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.                                                                                                                                                                                                                                                                                                                                                                                                          | N/A            | <input type="checkbox"/> |

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By:   
 3 May 21

(Last Revised 4/19/2021)



**CITY OF LEBANON, NH  
SITE PLAN REVIEW REGULATIONS  
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| <b>CITY OF LEBANON, NH<br/>STORMWATER REVIEW REGULATIONS<br/>TECHNICAL CHECKLIST</b>                                                     |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT NAME:</b><br><div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">Mason Storage</div>   |                                                                                                                           |
| <b>APPLICANT:</b><br><div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">Mason Storage, LLC</div> | <b>DATE:</b><br><div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-top: 10px;">3 May 21</div> |

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

*[Stormwater checklist begins on following page]*

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| Plan Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info. Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Waiver Sought                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.6.C.1 (1)</b> - An Existing Conditions S.M.P showing all pre-development: <ul style="list-style-type: none"> <li>a. Surface water bodies and wetlands</li> <li>b. Drainage patterns</li> <li>c. Flood plains and floodways (with elevations)</li> <li>d. Watershed boundaries</li> <li>e. Buffer zones</li> <li>f. Topographic contours with minimum 2-foot intervals</li> <li>g. Buildings / structures</li> <li>h. Pavement</li> <li>i. Utilities</li> <li>j. Soils information with coding as HSG-A, B, C, or D<br/>(High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br>N/A<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br>N/A<br><input checked="" type="checkbox"/><br>N/A                                                                                                                                                                                                                                                                 | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br>                                                                                                                                             |
| 1. The plan shall also include the following elements: <ul style="list-style-type: none"> <li>a. scale bar</li> <li>b. north arrow</li> <li>c. title block with project name</li> <li>d. applicant's name</li> <li>e. map and parcel number</li> <li>f. designer's stamp</li> <li>g. soil and/or wetland scientist's stamp (if applicable)</li> <li>h. legend</li> <li>i. locus plan</li> <li>j. benchmarks</li> <li>k. notes with datum and other plan references</li> <li>l. instructions</li> <li>m. detail descriptions</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br>N/A<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br> |
| <b>6.6.C.1 (2)</b> - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following: <ul style="list-style-type: none"> <li>a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones.</li> <li>b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet</li> <li>c. Existing and proposed buildings and structures</li> <li>d. Stormwater discharge locations labeled and matched to the drainage analyses</li> <li>e. Wells and sanitary protective radii, if applicable</li> <li>f. Septic systems, if applicable</li> </ul> | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br>N/A<br>N/A                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                                                                                                                                                                                                                                                                 |



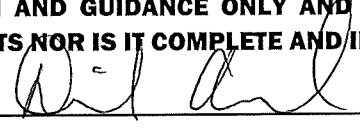
**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| Plan Requirements (cont.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Info. Provided                                                                                                                                                                                                                                      | Waiver Sought                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>g. Plan references and notes (including sequence of soil disturbance)</p> <p>h. Proposed and existing public and private utilities</p> <p>i. Proposed project components to become property of or the responsibility of the City shall be labeled as such</p> <p>j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled.</p> <p>k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate.</p> <p>l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP.</p> <p>The Existing Conditions SMP &amp; the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.</p>                                                                                                                                                                                                      | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p>NOA <input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p>NOA <input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
| <p><b>6.6.C.2</b> - In addition to the above described SMP plan sheets, the following SMP supplemental information is required:</p> <p>1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - <a href="http://precip.eas.cornell.edu">http://precip.eas.cornell.edu</a>.</p> <p><i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i></p> | <p><input checked="" type="checkbox"/></p>                                                                                                                                                                                                          | <p><input type="checkbox"/></p>                                                                                                                                                                 |

**CITY OF LEBANON, NH**  
**SITE PLAN REVIEW REGULATIONS**  
**TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

| Plan Requirements (cont.)                                                                                                                                                                                                                                                                                                                                                                | Info. Provided                      | Waiver Sought            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)                                                                                                                                                                     | N/A                                 | <input type="checkbox"/> |
| 4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).                                                                                                | N/A                                 | <input type="checkbox"/> |
| <p><b>6.6.D - Phased Development:</b></p> <p>For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.</p> | N/A                                 | <input type="checkbox"/> |

**NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.**

Completed By: 

4 May 21

(Last Revised 04/19/2021)

**Planning office Use Only:**

Date Received \_\_\_/\_\_\_/\_\_\_ Checklist Complete YES or NO      Checked by: \_\_\_\_\_





# **City of Lebanon, New Hampshire**

## **APPLICATION FOR CONDITIONAL USE PERMIT**

### **SUPPORT STATEMENT**

Office Use Only      Date Received: \_\_\_\_\_      Application No.: \_\_\_\_\_

#### **I. APPLICATION CHECKLIST**

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- This form, including written responses to the Section 302.4.D requirements, outlined below
- A site plan
- Optional: photos and any other materials in support of your application

Mason Storage  
Lot 78-39  
38 Spencer Street

#### **II. PROJECT DESCRIPTION**

I (we) hereby request a Conditional Use Permit as provided for in Article(s) \_\_\_\_\_, Section(s) **307.9.B**, of the Lebanon Zoning Ordinance.

*Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.*

The proposed project seeks to add a 15,000sf storage building behind the existing 13,000sf building fronting on Spencer Street. The existing building includes parking spaces and 3 loading docks/spaces. One loading dock is to be closed and the door removed.

#### **III. CONDITIONAL USE PERMIT CRITERIA**

*In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.*

##### **A. Specific Criteria**

The Conditional Use Permit is authorized by Article **3**, Section **307.9.B** of the Zoning Ordinance which requires the applicant to demonstrate that (please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project):

This application deals with allowing parking in the front yard, which has been existing, and may even pre-date the zoning ordinance. Comments focus on the existing parking use in the front yard, which the applicant wishes to retain.

**B. General Criteria per Section 302.4.D (\*\*only for CUPs per Article III\*\*)**

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

- a. Adequate vehicular and pedestrian access for the intended use.

The site is existing and has been in use as a warehouse for over 20 years. The applicant has worked with the city to provide space for a sidewalk which otherwise would not have been possible for Spencer Street.

- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

The site is part of a former commercial/industrial area. The area has ready access for large vehicle and ample water supply for firefighting. The proposed addition will be sprinklered. The site has been in use for many years and has adequate vehicle access. The city's Spencer Street improvement project will provide pedestrian access to the entire street, including this site.

- c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

The site is existing. This application is to retain existing parking has no additional impact on environmental resources.

- d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

The site is currently served by water and sewer. There is existing city sewer and water in Spencer Street. Both have ample capacity to serve domestic and sprinkler needs..

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

The site is existing. The retention of existing parking spaces will have no external impacts.



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- 
3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

The site is existing. This application is to retain existing parking in front of the existing building. The retention of these spaces is in keeping with the industrial character of this portion of the neighborhood.

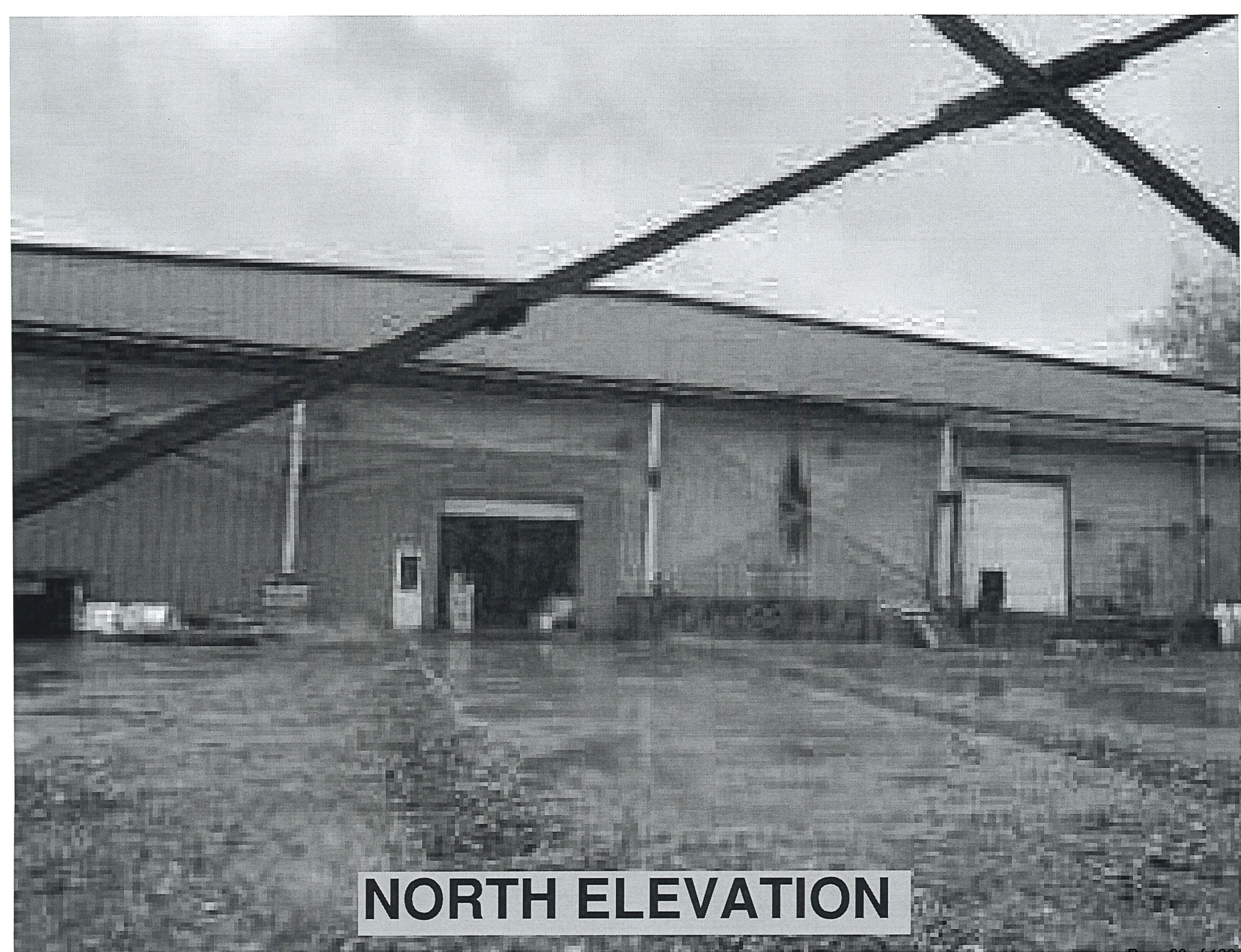
- 
- 
- 
4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

The site is existing. This application is to retain existing parking in front of the existing building. The applicant proposes to modify the face of the building with some architectural features and landscape areas to enhance its compatibility with the area.

- 
- 
5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

The site is existing. This application is to retain existing parking has no additional impact on natural, cultural, historic, and scenic resources.





**NORTH ELEVATION**





SOUTH ELEVATION



## Dan Nash

---

**From:** Dan Nash <advancedgeomatics@comcast.net>  
**Sent:** Wednesday, June 30, 2021 9:02 AM  
**To:** Corwin, Tim  
**Cc:** Shawn Mason  
**Subject:** mason  
**Attachments:** light\_cutsheet\_mason.pdf

Tim,

Here is the lighting cut sheet for the fixture we propose to use to replace the existing high pressure sodium floods.

CCT is as required.

Dan Nash  
Advanced Geomatics and Design  
105 Bank Street  
Lebanon, NH 03766  
603-448-6295  
802-356-4928 mobile  
[Advancedgeomatics@comcast.net](mailto:Advancedgeomatics@comcast.net)  
[www.advancedgeomatics.org](http://www.advancedgeomatics.org)





# WDGE2 LED

## Architectural Wall Sconce



Catalog Number WDGE2 LED P4 35K 80CRI VF/\*VW MVOLT F

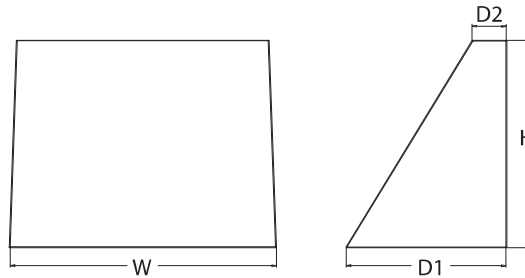
Notes

Type AF & \*AW

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D1):** 7"  
**Depth (D2):** 1.5"  
**Height:** 9"  
**Width:** 11.5"  
**Weight:** 13.5 lbs  
 (without options)



**TYPE AF - WDGE2 LED P4 35K 80CRI VF MVOLT PBBW DBLXD**  
**TYPE AW - WDGE2 LED P4 35K 80CRI VW MVOLT PBBW DBLXD**

### Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

### WDGE LED Family Overview

| Luminaire | Standard EM, 0°C | Cold EM, -20°C | Sensor              | Lumens (4000K) |        |        |        |        |        |
|-----------|------------------|----------------|---------------------|----------------|--------|--------|--------|--------|--------|
|           |                  |                |                     | P1             | P2     | P3     | P4     | P5     | P6     |
| WDGE1 LED | 4W               | --             | --                  | 1,200          | 2,000  | --     | --     | --     | --     |
| WDGE2 LED | 10W              | 18W            | Standalone / nLight | 1,200          | 2,000  | 3,000  | 4,500  | 6,000  | --     |
| WDGE3 LED | 15W              | 18W            | Standalone / nLight | 7,500          | 8,500  | 10,000 | 12,000 | --     | --     |
| WDGE4 LED | --               | --             | Standalone / nLight | 12,000         | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

### Ordering Information

**EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD**

| WDGE2 LED | P4                                                                                                                                                                                                      | 35K                                                                        | 80CRI          | VF/*VW                                                    | MVOLT                                         | PBBW                                                                                                                                                                        |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------|-----------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Series    | Package                                                                                                                                                                                                 | Color Temperature                                                          | CRI            | Distribution                                              | Voltage                                       | Mounting                                                                                                                                                                    |
| WDGE2 LED | P1 <sup>1</sup> P1SW<br>P2 <sup>1</sup> P2SW<br>P3 <sup>1</sup> P3SW<br>P4 <sup>1</sup> Door with small window (SW) is required to accommodate sensors. See page 2 for more details.<br>P5 <sup>1</sup> | 27K 2700K<br>30K 3000K<br>35K 3500K<br>40K 4000K<br>50K <sup>2</sup> 5000K | 80CRI<br>90CRI | VF Visual comfort forward throw<br>VW Visual comfort wide | MVOLT<br>347 <sup>3</sup><br>480 <sup>3</sup> | Shipped included<br>SRM Surface mounting bracket<br>ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>7</sup>                                       |
|           |                                                                                                                                                                                                         |                                                                            |                |                                                           |                                               | Shipped separately<br>AWS 3/8inch Architectural wall spacer<br>PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. |

|                  |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        | DBLXD                     |
|------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------|
| Options          |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        | Finish                    |
| E4WH             | Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)                           | <b>Standalone Sensors/Controls</b> (only available with P1SW, P2SW & P3SW)<br><b>PIR</b> Bi-level (100/35%) motion sensor for 8-15’ mounting heights. Intended for use on switched circuits with external dusk to dawn switching.<br><b>PIRH</b> Bi-level (100/35%) motion sensor for 15-30’ mounting heights. Intended for use on switched circuits with external dusk to dawn switching<br><b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15’ mounting heights with photocell pre-programmed for dusk to dawn operation.<br><b>PIRH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30’ mounting heights with photocell pre-programmed for dusk to dawn operation. | DDBXD  | Dark bronze               |
| E10WH            | Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DBLXD  | Black                     |
| E20WC            | Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DNAXD  | Natural aluminum          |
| PE <sup>4</sup>  | Photocell, Button Type                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DWHXD  | White                     |
| DS <sup>5</sup>  | Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DSSXD  | Sandstone                 |
| DMG <sup>6</sup> | 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DDBTXD | Textured dark bronze      |
| BCE              | Bottom conduit entry for back box (PBBW). Total of 4 entry points.                                | <b>Networked Sensors/Controls</b> (only available with P1SW, P2SW & P3SW)<br><b>NLTAIR2 PIR</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15’ mounting heights.<br><b>NLTAIR2 PIRH</b> nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30’ mounting heights.<br><br>See page 4 for out of box functionality                                                                                                                                                                                                                                                                                                                            | DBLBXD | Textured black            |
|                  |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DNATXD | Textured natural aluminum |
|                  |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DWHGXD | Textured white            |
|                  |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DSSTXD | Textured sandstone        |



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WDGE2 LED  
 Rev. 03/17/21

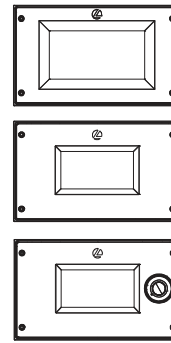
## Accessories

Ordered and shipped separately.

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| WDGEAWS DDBXD U   | WDGE 3/8inch Architectural Wall Spacer (specify finish) |
| WDGE2P8BW DDBXD U | WDGE2 surface-mounted back box (specify finish)         |

### NOTES

- P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 50K not available in 90CRI
- 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- PE not available in 480V or with sensors/controls
- DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- DMG option not available with sensors/controls
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls



Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5

Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW

Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Dist. Type | 27K (2700K, 80 CRI) |     |   |   |   | 30K (3000K, 80 CRI) |     |   |   |   | 35K (3500K, 80 CRI) |     |   |   |   | 40K (4000K, 80 CRI) |     |   |   |   | 50K (5000K, 80 CRI) |     |   |   |   |
|---------------------|--------------|------------|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|
|                     |              |            | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G | Lumens              | LPW | B | U | G |
| P1 / P1SW           | 10W          | VF         | 1,166               | 119 | 0 | 0 | 0 | 1,209               | 123 | 0 | 0 | 0 | 1,251               | 128 | 0 | 0 | 0 | 1,256               | 128 | 0 | 0 | 0 | 1,254               | 128 | 0 | 0 | 0 |
|                     |              | VW         | 1,197               | 122 | 0 | 0 | 0 | 1,241               | 126 | 0 | 0 | 0 | 1,284               | 131 | 0 | 0 | 0 | 1,289               | 131 | 0 | 0 | 0 | 1,286               | 131 | 0 | 0 | 0 |
| P2 / P2SW           | 15W          | VF         | 1,878               | 129 | 1 | 0 | 0 | 1,947               | 134 | 1 | 0 | 0 | 2,015               | 139 | 1 | 0 | 0 | 2,023               | 139 | 1 | 0 | 0 | 2,019               | 139 | 1 | 0 | 0 |
|                     |              | VW         | 1,927               | 133 | 1 | 0 | 0 | 1,997               | 137 | 1 | 0 | 0 | 2,067               | 142 | 1 | 0 | 0 | 2,075               | 143 | 1 | 0 | 0 | 2,071               | 143 | 1 | 0 | 0 |
| P3 / P3SW           | 23W          | VF         | 2,908               | 129 | 1 | 0 | 0 | 3,015               | 134 | 1 | 0 | 0 | 3,119               | 138 | 1 | 0 | 0 | 3,132               | 139 | 1 | 0 | 0 | 3,126               | 139 | 1 | 0 | 0 |
|                     |              | VW         | 2,983               | 132 | 1 | 0 | 0 | 3,093               | 137 | 1 | 0 | 0 | 3,200               | 142 | 1 | 0 | 0 | 3,213               | 143 | 1 | 0 | 0 | 3,206               | 142 | 1 | 0 | 0 |
| P4                  | 35W          | VF         | 4,096               | 117 | 1 | 0 | 1 | 4,247               | 121 | 1 | 0 | 1 | 4,394               | 126 | 1 | 0 | 1 | 4,412               | 126 | 1 | 0 | 1 | 4,403               | 126 | 1 | 0 | 1 |
|                     |              | VW         | 4,202               | 120 | 1 | 0 | 0 | 4,357               | 125 | 1 | 0 | 1 | 4,508               | 129 | 1 | 0 | 1 | 4,526               | 129 | 1 | 0 | 1 | 4,517               | 129 | 1 | 0 | 1 |
| P5                  | 48W          | VF         | 5,567               | 115 | 1 | 0 | 1 | 5,772               | 119 | 1 | 0 | 1 | 5,972               | 123 | 1 | 0 | 1 | 5,996               | 124 | 1 | 0 | 1 | 5,984               | 124 | 1 | 0 | 1 |
|                     |              | VW         | 5,711               | 118 | 1 | 0 | 1 | 5,921               | 122 | 1 | 0 | 1 | 6,127               | 126 | 1 | 0 | 1 | 6,151               | 127 | 1 | 0 | 1 | 6,139               | 127 | 1 | 0 | 1 |

### Electrical Load

| Performance Package | System Watts | Current (A) |       |       |       |       |       |
|---------------------|--------------|-------------|-------|-------|-------|-------|-------|
|                     |              | 120V        | 208V  | 240V  | 277V  | 347V  | 480V  |
| P1 / P1SW           | 10W          | 0.082       | 0.049 | 0.043 | 0.038 | --    | --    |
|                     | 13W          | --          | --    | --    | --    | 0.046 | 0.033 |
| P2 / P2SW           | 15W          | 0.132       | 0.081 | 0.072 | 0.064 | --    | --    |
|                     | 18W          | --          | --    | --    | --    | 0.056 | 0.041 |
| P3 / P3SW           | 23W          | 0.195       | 0.114 | 0.100 | 0.088 | --    | --    |
|                     | 26W          | --          | --    | --    | --    | 0.079 | 0.058 |
| P4                  | 35W          | 0.302       | 0.175 | 0.152 | 0.134 | --    | --    |
|                     | 38W          | --          | --    | --    | --    | 0.115 | 0.086 |
| P5                  | 48W          | 0.434       | 0.241 | 0.211 | 0.184 | --    | --    |
|                     | 52W          | --          | --    | --    | --    | 0.157 | 0.119 |

### Lumen Multiplier for 90CRI

| CCT | Multiplier |
|-----|------------|
| 27K | 0.845      |
| 30K | 0.867      |
| 35K | 0.845      |
| 40K | 0.885      |
| 50K | 0.898      |

### Lumen Output in Emergency Mode (4000K, 80 CRI)

| Option | Dist. Type | Lumens |
|--------|------------|--------|
| E4WH   | VF         | 646    |
|        | VW         | 647    |
| E10WH  | VF         | 1,658  |
|        | VW         | 1,701  |
| E20WC  | VF         | 2,840  |
|        | VW         | 2,913  |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient |       | Lumen Multiplier |
|---------|-------|------------------|
| 0°C     | 32°F  | 1.03             |
| 10°C    | 50°F  | 1.02             |
| 20°C    | 68°F  | 1.01             |
| 25°C    | 77°F  | 1.00             |
| 30°C    | 86°F  | 0.99             |
| 40°C    | 104°F | 0.98             |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0   | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >0.96  | >0.95  | >0.91   |



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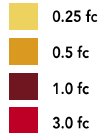
WDGE2 LED  
Rev. 03/17/21



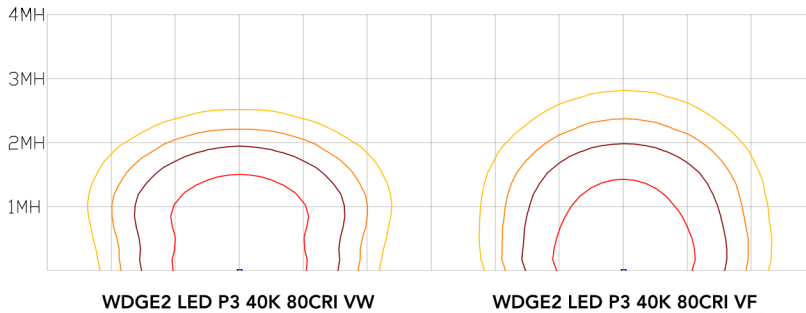
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 10ft  
Grid = 10ft x 10ft



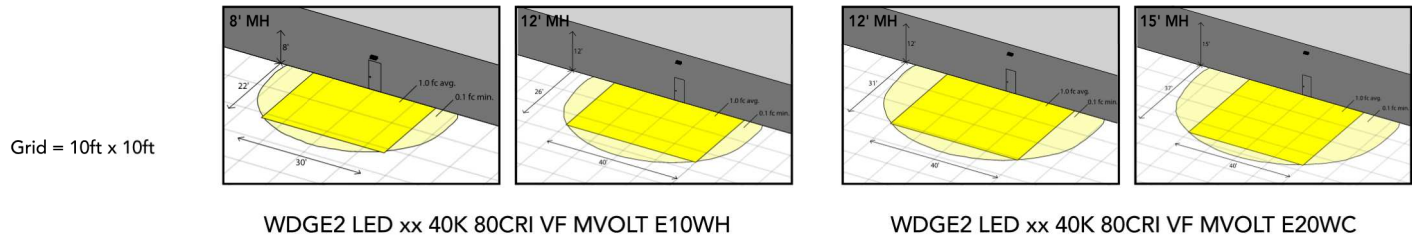
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

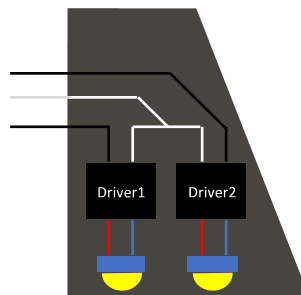
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



## Motion/Ambient Sensor (PIR, PIRH)

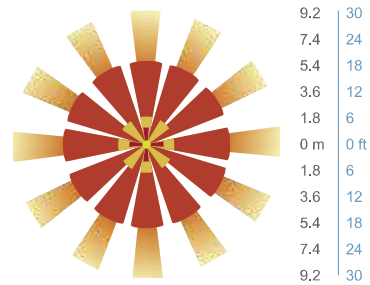
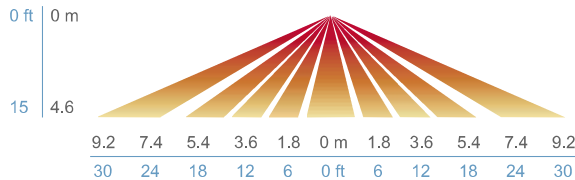
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

## Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

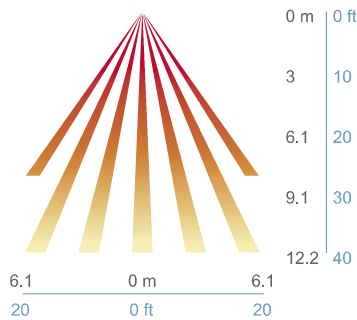
### PIR

#### HIGH VIEW

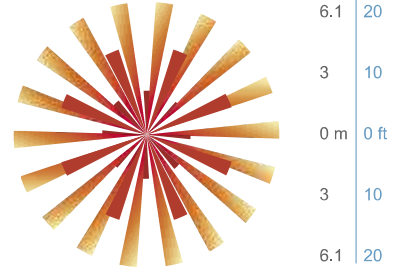


### PIRH

#### SIDE VIEW



#### TOP VIEW



| Option                                 | Dim Level                                                       | High Level (when triggered) | Photocell Operation | Motion Time Delay | Ramp-down Time | Ramp-up Time                         |
|----------------------------------------|-----------------------------------------------------------------|-----------------------------|---------------------|-------------------|----------------|--------------------------------------|
| PIR or PIRH                            | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output)           | Enabled @ 5fc       | 5 min             | 5 min          | Motion - 3 sec<br>Photocell - 45 sec |
| PIR1FC3V, PIRH1FC3V                    | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output)           | Enabled @ 1fc       | 5 min             | 5 min          | Motion - 3 sec<br>Photocell - 45 sec |
| NLTAIR2 PIR, NLTAIR2 PIRH (out of box) | Motion - 3V (37% of full output)<br>Photocell - 0V (turned off) | 10V (100% output)           | Enabled @ 5fc       | 7.5 min           | 5 min          | Motion - 3 sec<br>Photocell - 45 sec |





**NLTAIR2 PIR – nLight AIR  
Motion/Ambient Sensor**

D = 7"

H = 11"

W = 11.5"



**PBBW – Surface-Mounted Back Box**  
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

### BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to [www.acuitybrands.com/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Brian Vincent, City Engineer  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

30 June 2021

Re: Turning Diagrams, Mason Storage  
Site Plan, Lot 78-39, 38 Spencer Street

Dear Mr. Vincent:

We offer the following in support of your request for information regarding Section 5.1.E.6.:

- 1) The AutoTurn program suggested is not really appropriate for this site. That program is intended for large sites, with extensive maneuvering areas. This site involves simple pull-up and back-in maneuvers.
- 2) We have prepared 3 exhibits, one for each loading dock. Exhibits 1&2 illustrate the maneuvers for the front (north) loading docks. The typical vehicle used by Mason Storage is a 26' box truck; these diagrams used a 30' long vehicle. When parked at the loading docks, the vehicles are behind and not obstructing the proposed walkways.
- 3) The access to the new addition loading dock will be via a 30' wide aisle (widened from the typical 24'). This extra width is expected to provide an additional level of safety for drivers utilizing rental vehicles, and perhaps not experienced drivers with this longer vehicle.

In conclusion, we believe the site design provides for adequate access for loading and parking.

Please let us know if you need any additional materials to support this report.

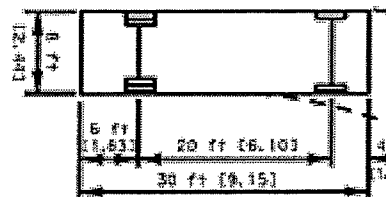
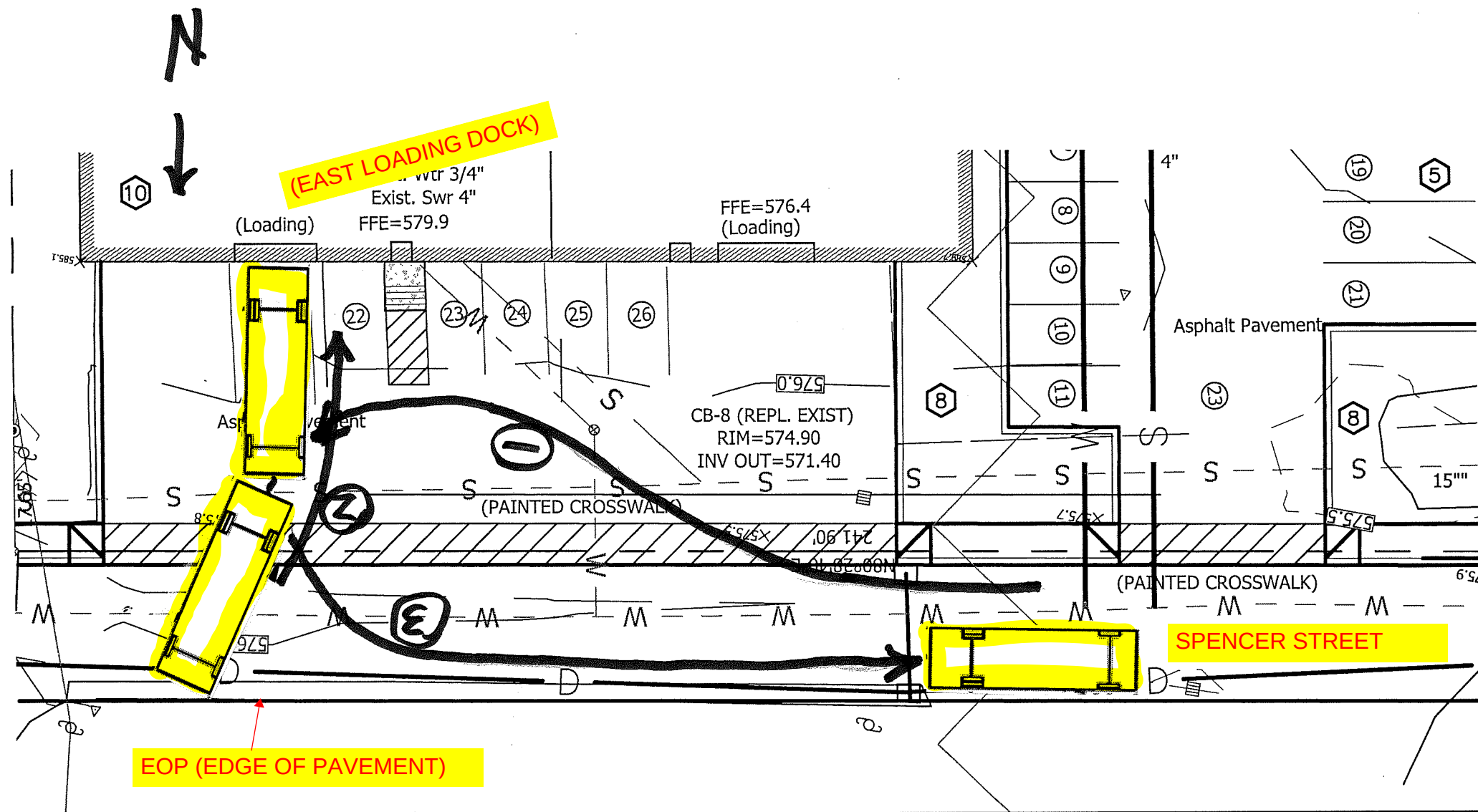
Sincerely,

Daniel A. Nash, PE  
Principal

Cc: Tim Corwin  
Shawn Mason

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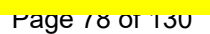




SU VEHICLE

**EXHIBIT 1**  
(EAST LOADING DOCK)

**TURNING DIAGRAMS**  
**MASON STORAGE**  
**38 SPENCER STREET**  
**AGD/DAN**  
**30JUN2021**  
**SCALE: 1"=20'**







**TURNING DIAGRAMS**  
**MASON STORAGE**  
**38 SPENCER STREET**  
**AGD/DAN**  
**30JUN2021**  
**SCALE: 1"=20'**



Brian Vincent, PE, City Engineer  
City of Lebanon  
51 North Park Street  
Lebanon, NH 03766

4 May 2021

Re: Drainage Report  
Mason Storage  
38 Spencer Street

Dear Mr. Vincent:

Attached are our drainage calculations for the Mason Storage facility on Spencer Street. The site has two discharge points. Discharge point 1 is an existing CB on or near the property line with DPW property. Discharge point 2 is an existing CB, in front of the existing site, in the parking lot. The discharge points are shown on Sheets DR-1 & 2.

The city is pursuing and improvement project for Spencer street. The CB at DP#1 will be replaced where it is. The CB at DP#2 will be replaced and relocated to the street edge.

The new building will be constructed over the existing fabrication yard, which is an impervious area. Some of the existing pavement will be removed and landscape areas created. The project results in a net decrease in impervious area of approximately 2,500sf.

This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project provides a modest overall decrease. The existing paved areas will remain. Since the site impervious is decreasing, stormwater control or treatment measures should not be necessary.

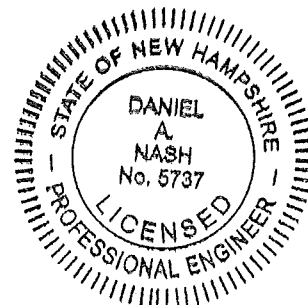
Please let us know if you need any additional materials or information to support this report.

Sincerely,

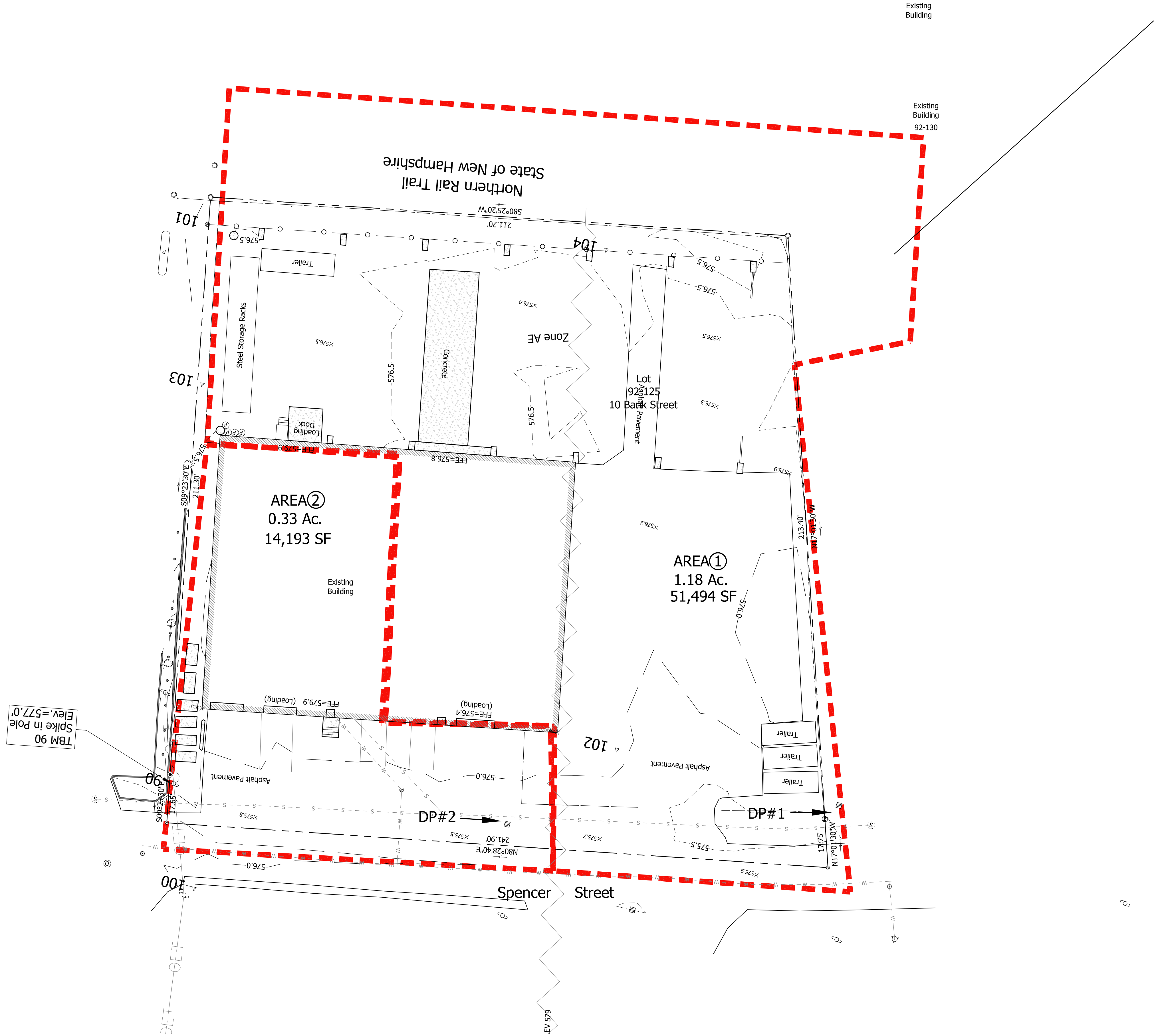
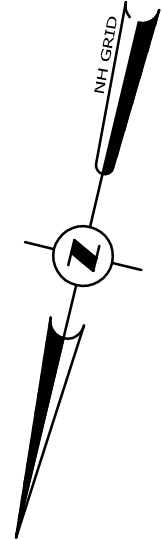
Daniel A. Nash, PE  
Principal

CC: Shawn Mason

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KEY  
FLOW ARROW



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|                                       |         |           |          |           |          |           |          |           |           |            |
|---------------------------------------|---------|-----------|----------|-----------|----------|-----------|----------|-----------|-----------|------------|
| MASON STORAGE                         |         |           |          |           |          |           |          |           |           |            |
| 38 SPENCER STREET                     |         |           |          |           |          |           |          |           |           |            |
| LEBANON, NH                           |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
| <b>PRE/POST COMPARISONS</b>           |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
|                                       |         | (W/O DET) |          | (W/O DET) |          | (W/O DET) |          | (W/O DET) |           | (W/O DET)  |
| DISCHARGE POINT                       | PRE Q-2 | POST Q-2  | PRE Q-10 | POST Q-10 | PRE Q-25 | POST Q-25 | PRE Q-50 | POST Q-50 | PRE Q-100 | POST Q-100 |
| -TO DP #1 (CB ON DPW PROPERTY)        | 2.4     | 2.3       | 4.0      | 3.9       | 4.6      | 4.5       | 5.4      | 5.2       | 5.6       | 5.4        |
| -TO DP #2 (CB APX CENTER OF PROPERTY) | 0.8     | 0.8       | 1.3      | 1.3       | 1.5      | 1.5       | 1.75     | 1.75      | 1.83      | 1.83       |
|                                       |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
|                                       |         |           |          |           |          |           |          |           |           |            |
| TOTAL FLOW                            | 3.2     | 3.1       | 5.3      | 5.2       | 6.2      | 6.0       | 7.1      | 6.9       | 7.5       | 7.3        |

|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
|--------------------------------------------|-----------|------|--------------------------|-------|-------|-------|----------|------|-------------------|--------------------|--------------------|--------------------|---------------------|------|-----|
| MASON STORAGE                              |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| 38 SPENCER STREET                          |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| LEBANON, NH                                |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| <b><u>PRE DEVELOPMENT CALCULATIONS</u></b> |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| <b><u>RUNOFF COEFFICIENT</u></b>           |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| -TO DP #1 (CB ON DPW PROPERTY)             |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| AREA                                       | AREA      | AREA | AREA                     | AREA  | AREA  | AREA  | weighted |      |                   |                    |                    |                    |                     |      |     |
| DESIGNATION                                | c=.9      | c=.6 | c=.3                     | c=.21 | c=.19 | TOTAL | "C"      |      |                   |                    |                    |                    |                     |      |     |
| AREA 1                                     | 0.90      | 0.00 | 0.28                     |       |       | 1.18  | 0.76     |      |                   |                    |                    |                    |                     |      |     |
| sub-totals by type=                        | 0.90      | 0.00 | 0.28                     | 0.00  | 0.00  | 1.18  |          |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      | Overall land area total= |       |       | 1.18  | Ac       |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      | Overall weighted "c"=    |       |       |       | 0.76     |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| <b><u>RUNOFF COEFFICIENT</u></b>           |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| -TO DP #2 (CB APX CENTER OF PROPERTY)      |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| AREA                                       | AREA      | AREA | AREA                     | AREA  | AREA  | AREA  | weighted |      |                   |                    |                    |                    |                     |      |     |
| DESIGNATION                                | c=.9      | c=.6 | c=.3                     | c=.21 | c=.19 | TOTAL | "C"      |      |                   |                    |                    |                    |                     |      |     |
| AREA 2                                     | 0.32      | 0.00 | 0.01                     |       |       | 0.33  | 0.88     |      |                   |                    |                    |                    |                     |      |     |
| sub-totals by type=                        | 0.32      | 0.00 | 0.01                     | 0.00  | 0.00  | 0.33  |          |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      | Overall land area total= |       |       | 0.33  | Ac       |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      | Overall weighted "c"=    |       |       |       | 0.88     |      |                   |                    |                    |                    |                     |      |     |
|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| <b><u>RUNOFF CALCULATIONS</u></b>          |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
|                                            | Area (Ac) | t-C  | i-2                      | i-10  | i-25  | i-50  | i-100    | "c"  | <b><u>Q-2</u></b> | <b><u>Q-10</u></b> | <b><u>Q-25</u></b> | <b><u>Q-50</u></b> | <b><u>Q-100</u></b> |      |     |
|                                            |           |      |                          |       |       |       |          |      |                   |                    |                    |                    |                     |      |     |
| -TO DP #1 (CB ON DPW PROPERTY)             | 1.18      | 10   | 2.7                      |       |       |       |          | 0.76 | 2.41              | cfs                |                    |                    |                     |      |     |
|                                            | 1.18      |      |                          | 4.5   |       |       |          | 0.76 |                   | 4.02               | cfs                |                    |                     |      |     |
|                                            | 1.18      |      |                          |       | 5.2   |       |          | 0.76 |                   |                    | 4.65               | cfs                |                     |      |     |
|                                            | 1.18      |      |                          |       |       | 6.0   |          | 0.76 |                   |                    |                    | 5.36               | cfs                 |      |     |
|                                            | 1.18      |      |                          |       |       |       | 6.3      | 0.76 |                   |                    |                    |                    | 5.63                | cfs  |     |
| -TO DP #2 (CB APX CENTER OF PROPERTY)      | 0.33      | 10   | 2.7                      |       |       |       |          | 0.88 | 0.79              | cfs                |                    |                    |                     |      |     |
|                                            | 0.33      |      |                          | 4.5   |       |       |          | 0.88 |                   | 1.31               | cfs                |                    |                     |      |     |
|                                            | 0.33      |      |                          |       | 5.2   |       |          | 0.88 |                   |                    | 1.51               | cfs                |                     |      |     |
|                                            | 0.33      |      |                          |       |       | 6.0   |          | 0.88 |                   |                    |                    | 1.75               | cfs                 |      |     |
|                                            | 0.33      |      |                          |       |       |       | 6.3      | 0.88 |                   |                    |                    |                    |                     | 1.83 | cfs |



|                                                |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
|------------------------------------------------|-----------|-------|--------------------------|-------|-------|-------|----------|----------|------------|-------------|-------------|-------------|--------------|------|-----|--|--|
| MASON STORAGE                                  |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| 38 SPENCER STREET                              |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| LEBANON, NH                                    |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| <b>POST DEVELOPMENT CALCULATIONS</b>           |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| <b>RUNOFF COEFFICIENT</b>                      |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| -TO DP #1 (CB ON DPW PROPERTY)                 |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| AREA                                           | AREA      | AREA  | AREA                     | AREA  | AREA  | AREA  | AREA     | weighted |            |             |             |             |              |      |     |  |  |
| DESIGNATION                                    | c=.9      | c=.6  | c=.3                     | c=.21 | c=.01 | TOTAL | "C"      |          |            |             |             |             |              |      |     |  |  |
| AREA 1                                         | 0.850     |       | 0.330                    |       |       | 1.180 | 0.73     |          |            |             |             |             |              |      |     |  |  |
| sub-totals by type=                            | 0.850     |       | 0.330                    |       |       | 1.180 |          |          |            |             |             |             |              |      |     |  |  |
|                                                |           |       | Overall land area total= |       |       | 1.180 | Ac       |          |            |             |             |             |              |      |     |  |  |
|                                                |           |       | Overall weighted "c"=    |       |       |       | 0.73     |          |            |             |             |             |              |      |     |  |  |
| <b>RUNOFF COEFFICIENT</b>                      |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| -TO DP #2 (CB APX CENTER OF PROPERTY)          |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
| AREA                                           | AREA      | AREA  | AREA                     | AREA  | AREA  | AREA  | weighted |          |            |             |             |             |              |      |     |  |  |
| DESIGNATION                                    | c=.9      | c=.6  | c=.3                     | c=.21 | c=.19 | TOTAL | "C"      |          |            |             |             |             |              |      |     |  |  |
| AREA 2                                         | 0.320     |       | 0.010                    |       |       | 0.330 | 0.88     |          |            |             |             |             |              |      |     |  |  |
| sub-totals by type=                            | 0.320     | 0.000 | 0.010                    | 0.000 | 0.000 | 0.330 |          |          |            |             |             |             |              |      |     |  |  |
|                                                |           |       | Overall land area total= |       |       | 0.330 | Ac       |          |            |             |             |             |              |      |     |  |  |
|                                                |           |       | Overall weighted "c"=    |       |       |       | 0.88     |          |            |             |             |             |              |      |     |  |  |
| <b>RUNOFF CALCULATIONS (WITHOUT DETENTION)</b> |           |       |                          |       |       |       |          |          |            |             |             |             |              |      |     |  |  |
|                                                |           |       |                          |       |       |       |          | weighted |            |             |             |             |              |      |     |  |  |
|                                                | Area (Ac) | t-C   | i-2                      | i-10  | i-25  | i-50  | i-100    | "c"      | <b>Q-2</b> | <b>Q-10</b> | <b>Q-25</b> | <b>Q-50</b> | <b>Q-100</b> |      |     |  |  |
| -TO DP #1 (CB ON DPW PROPERTY)                 | 1.18      | 10    | 2.7                      |       |       |       |          | 0.73     | 2.33       | cfs         |             |             |              |      |     |  |  |
|                                                | 1.18      |       |                          | 4.5   |       |       |          | 0.73     |            | 3.89        | cfs         |             |              |      |     |  |  |
|                                                | 1.18      |       |                          |       | 5.2   |       |          | 0.73     |            |             | 4.49        | cfs         |              |      |     |  |  |
|                                                | 1.18      |       |                          |       |       | 6.0   |          | 0.73     |            |             |             | 5.18        | cfs          |      |     |  |  |
|                                                | 1.18      |       |                          |       |       |       | 6.3      | 0.73     |            |             |             |             |              | 5.44 | cfs |  |  |
| -TO DP #2 (CB APX CENTER OF PROPERTY)          | 0.33      | 10    | 2.7                      |       |       |       |          | 0.88     | 0.79       | cfs         |             |             |              |      |     |  |  |
|                                                | 0.33      |       |                          | 4.5   |       |       |          | 0.88     |            | 1.31        | cfs         |             |              |      |     |  |  |
|                                                | 0.33      |       |                          |       | 5.2   |       |          | 0.88     |            |             | 1.51        | cfs         |              |      |     |  |  |
|                                                | 0.33      |       |                          |       |       | 6.0   |          | 0.88     |            |             |             | 1.75        | cfs          |      |     |  |  |
|                                                | 0.33      |       |                          |       |       |       | 6.3      | 0.88     |            |             |             |             |              | 1.83 | cfs |  |  |

**38 Spencer Street  
Lebanon, NH  
Operations and Maintenance Plan (OMP)  
27 July 2021**

**Goal:**

This manual was developed by Advanced Geomatics and Design, LLC (A) to assist owners in their regulatory inspections and maintenance (OMP) activities for the stormwater measures implemented at 38 Spencer Street.

**Site Location and Description:**

This project is located on Spencer Street in Lebanon, New Hampshire. The site is a compilation of an existing warehouse building and a 12,000sf addition.

**Owner and Operator:**

BMP Owner..... Mason Storage

I&M Responsible Party..... Mason Storage  
(Reporting, inspection, and maintenance activities)

**Introduction:**

The scope of this manual encompasses the parking and loading areas and infiltration basins.

**First Few Months Post Construction Activity:**

Following construction commencement, the site will need to be inspected after every major storm event for the following three months. Once the infil basins have become more established, less frequent inspections are required.

*Key Inspection Check Points (first three months following construction)*

- Inspect drainage:
  - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
  - Vegetation should be flourishing. If this is not the case consider watering, removing dead or unhealthy plants, or replanting areas that are poorly established.
- Inspect for erosion or short circuiting:
  - If erosion or short circuiting is occurring in the wetland soils, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
- Inspect inlets and outlets for proper function:



- Clean out debris or leaf litter when necessary.

See Attachment 2 for further detailed instructions and reference.

### **Post construction Activity:**

As the infil basins become established less frequent inspections are necessary. Inspection of the infil basins should be performed biannually for two years after implementation and checked after any major storm events to maintain a productive system. If the infil basins show signs of healthy establishment after two years, inspection frequency can decrease to annually.

#### *Key Inspection Check Points (post-construction)*

- Inspect drainage:
  - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
  - Vegetation should be forming a dense root mate and becoming will established. If this is not the case consider watering, removing decaying or unhealthy vegetation, or preforming reinforcement panting to develop robust coverage throughout the system.
  - Every three years the vegetation within the rain gardens should be cut back.
- Inspect for erosion or short circuiting:
  - If erosion or short circuiting is occurring in the rain gardens soils, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
  - Look for animal burrowing that could also short circuit the system, burrowing would also need to be filled and re-seeded.
- Inspect inlets and outlets for proper function:
  - Clean out debris or leaf litter when necessary.
  - If there is any evidence of structural damage or deterioration, parts should be replaced.
- Inspect for sediment buildup:
  - Sediment buildup should be removed properly and when needed from the rain gardens.

### **Inspections Sheets and Documentation:**

Upon the completion of construction activities that direct stormwater to the rain gardens, I&M activities will be initiated. MS may choose to contract with outside parties to perform I&M on site, but will be responsible for long-term effectiveness of the rain gardens.

The inspection checklist that is provided as Attachment 3 is made by the University of New Hampshire Stormwater Center, this sheet will be used at to perform each inspection. An I&M Log will also need to be kept up to date and on file to clearly document the dates of each inspection and maintenance required.

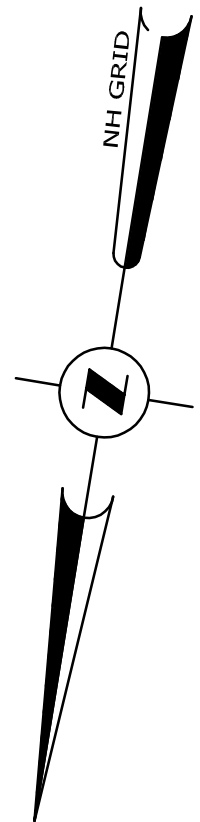
All of the record will need to be kept up to date and maintained by the party responsible and be made available to the department upon request.

### **Appendix:**

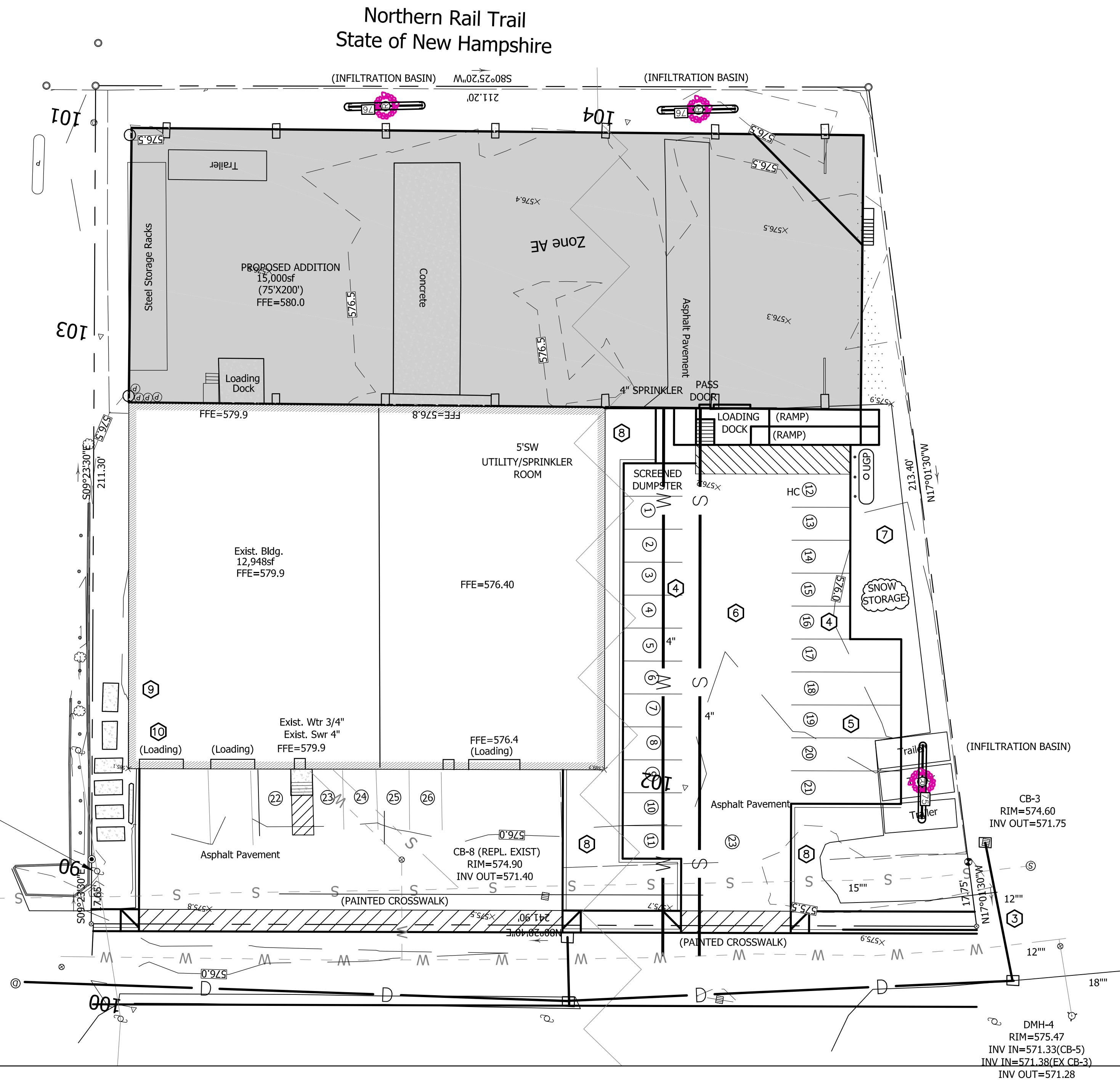
Attachment 1 Sheet C-1, site plan.

Attachment 2 I&M Log





TBM 90  
Spike in Pole  
Elev.=577.0'



## SITE PLAN



### NOTES:

- 1 FLOOD PLAIN COVERS ENTIRE SITE. BASE FLOOD ELEVATION=579. ADDITION TO BE AT ELEVATION 580.00 FOR FLOOD PROTECTION.
- 2 LOWER PORTION OF EXISTING BUILDING TO BE FLOODPROOFED OR ELEVATED FOR FLOOD PROTECTION.
- 3 PROPOSED DRAINAGE TO BE INSTALLED AS PART OF SPENCER STREET IMPROVEMENT PROJECT BY CITY OF LEBANON.
- 4 VEHICLE PARKING SPACES 9X16 TYPICAL
- 5 (5) TRUCK & TRAILER PARKING SPACES (9X30)
- 6 30' AISLE
- 7 PAVEMENT TO BE REMOVED.
- 8 LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
- 9 (6) CONCRETE PADS TO BE REMOVED.
- 10 LOADING DOCK TO BE CLOSED/REMOVED.

### ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatics@comcast.net

### SITE PLAN FOR MASON STORAGE, LLC IN LEBANON, NH

SURVEYED: VLG  
DESIGNED: DAN  
DRAWN: DAN  
CHECKED: DAN  
DATE: 04/01/21

MASON  
STORAGE

SITE  
PLAN

C-1

© 2021  
ADVANCED GEOMATICS & DESIGN  
DWG: C-1

| # | REVISIONS | DATE       |
|---|-----------|------------|
| 2 | UPDATE    | 06/28/21   |
| 1 | UPDATE    | 05/04/2021 |

38 Spencer Street

Inspection and Maintenance (I&M)

---

38 Spencer Street

**Lebanon, NH**

**Inspections and Maintenance (I&M) Log**

|                |                                        |
|----------------|----------------------------------------|
| Facility Name: | Mason Storage                          |
| Address:       | 38 Spencer Street<br>Lebanon, NH 03766 |
| Begin Date:    |                                        |

| Date of Inspection | Inspected By | Comments and Actions Taken | Other Notes |
|--------------------|--------------|----------------------------|-------------|
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |



| Date of Inspection | Inspected By | Comments and Actions Taken | Other Notes |
|--------------------|--------------|----------------------------|-------------|
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |
|                    |              |                            |             |

# MASON STORAGE, LLC

## LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

### SITE PLAN

**OWNER/APPLICANT**

MASON STORAGE, LLC  
29 SHAW STREET  
LEBANON, NH 03766

**CONSULTANTS**

**CIVIL ENGINEER**  
DANIEL A. NASH, PE  
ADVANCED GEOMATICS AND DESIGN  
PO BOX 512  
105 BANK STREET  
LEBANON, NH 03766  
advancedgeomatics@comcast.net

**ARCHITECT**  
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BARRETT ARCHITECTURE, PC  
PO BOX 55  
WHITE RIVER JUNCTION, VT 05001  
frank.j.barrett@myfairpoint.net

**LANDSCAPE DESIGNER**  
MARA LANDSCAPE DESIGN, LLC  
16 MYRTLE AVE  
NEWBURYPORT, MA 01950

**LIGHTING DESIGN**  
TRAVIS BOUCHER  
DEFIANCE ELECTRIC  
86 CHOSEN VALE LANE, SUITE 202  
ENFIELD, NH 03748

**SURVEYOR**  
RON TABER, LLS  
VIVE LIBRE GEOMATICS  
PO BOX 1093  
LEBANON, NH 03766



| ZONING COMPARISON - LD DISTRICT |             |             |            |
|---------------------------------|-------------|-------------|------------|
|                                 | EXISTING    | PROPOSED    | REQUIRED   |
| LOT SIZE                        | 51,893sf    | 51,893sf    | 3,000 s.f. |
| FRONTAGE:                       |             |             |            |
| SPENCER STREET                  | 242'        | 242'        | 40'        |
| FRONT YARD:                     | 43'         | 43'         | NONE       |
| REAR YARD:                      | 87'         | 19'         | 10'        |
| SIDE YARD:                      |             |             |            |
| EAST                            | 11'         | 9'          | NONE       |
| WEST                            | 83'         | 2'          | NONE       |
| BUILDING FOOTPRINT (s.f.):      | 12,948 s.f. | 27,948 s.f. |            |
| -FIRST FLOOR (s.f.):            | 12,948 s.f. | 27,948 s.f. |            |
| -SECOND FLOOR (s.f.):           | -           | 15,000 s.f. |            |
|                                 |             |             |            |
|                                 |             |             |            |
| BLDG.COVERAGE (sf)              | 12,948 s.f. | 27,948 s.f. |            |
| % BLDG.COVERAGE                 | 25%         | 54%         | NONE       |
| IMPERVIOUS COV. (sf)            | 42,252 s.f. | 40,113 s.f. |            |
| % IMPERVIOUS COV.               | 82.0%       | 77.3%       | NONE       |
| HEIGHT                          | 35'         | 35'         | 55' max.   |
| USE:                            | STORAGE     |             |            |
| PARKING (REG./HC.)              | 5           | 27/1        | N/A        |
| LOADING SPACES                  | 2           | 3           |            |

**NOTES:**

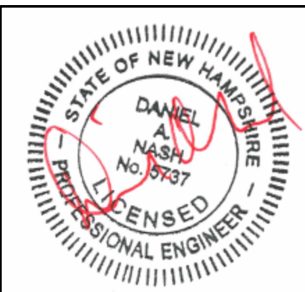
1. THIS PARCEL IS SHOWN AS LOT 78-39 ON THE LEBANON TAX MAPS.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. THIS PARCEL IS NOT IN THE HISTORIC DISTRICT.
6. SUBJECT PARCEL IS ZONED LD.

**SHEET  
NUMBER**

- |        |                               |
|--------|-------------------------------|
| 2      | LEGEND                        |
| 3      | EXISTING CONDITIONS/DEMO PLAN |
| 4      | BOUNDARY SURVEY               |
| 5      | SITE PLAN                     |
| 6      | FLOOR PLAN                    |
| 7,8    | ELEVATIONS                    |
| 9      | LANDSCAPE PLAN                |
| 10, 11 | SITE LIGHTING PLAN            |
| 12     | SITE DETAILS                  |
| 13     | SEWER DETAILS                 |
| 14     | WATER DETAILS                 |

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| ESP-1, 2 |
| D-1      |
| D-2      |
| D-3      |





### EXISTING LEGEND

| Symbol | Object Name                | Object Code                                                                                   |
|--------|----------------------------|-----------------------------------------------------------------------------------------------|
|        | Boundary Corner            | X 66.9                                                                                        |
|        | Iron Pipe (Found)          | -----                                                                                         |
|        | Rebar (Found)              | -----                                                                                         |
|        | Stone Monument (Found)     | -----                                                                                         |
|        | Survey Traverse Point      | - - - 760 - - -                                                                               |
|        | Survey Control Disk        | -----                                                                                         |
|        | Shrub                      | -----                                                                                         |
|        | Hardwood Tree              | -----                                                                                         |
|        | Softwood Tree              | -----                                                                                         |
|        | Cleanout                   | -----                                                                                         |
|        | Utility Pole               | o ----- OET -----                                                                             |
|        | Light Pole                 | ----- OHE -----                                                                               |
|        | Bollard Light              | ----- OHT -----                                                                               |
|        | Light                      | ----- UETC -----                                                                              |
|        | Utility Pole Anchor        | -----                                                                                         |
|        | U.g. Electric Junction Box | -----  ----- |
|        | U.g. Electric Transformer  | -----                                                                                         |
|        | U.g. Telephone Box         | -----                                                                                         |
|        | U.g. Cable Tv Box          | -----                                                                                         |
|        | Curb Stop                  | ----- o o o o o o -----                                                                       |
|        | Gate Valve                 | ----- □ □ □ □ -----                                                                           |
|        | Fire Hydrant               | ----- D -----                                                                                 |
|        | Drilled Well               | ----- UD -----                                                                                |
|        | Monitor Well               | ----- W -----                                                                                 |
|        | Catch Basin                | ----- S -----                                                                                 |
|        | Drain Manhole              | ----- FM -----                                                                                |
|        | Sewer Manhole              | ----- UGE -----<br>----- E -----                                                              |
|        | Riser                      | ----- UGT -----                                                                               |
|        | Telephone Manhole          | -----                                                                                         |
|        | Electric Manhole           | -----                                                                                         |
|        | Communication Manhole      | ----- UGP -----                                                                               |
|        | Propane Tank               | -----                                                                                         |
|        | Sign                       | -----                                                                                         |

### EXISTING LEGEND(CONT.)

|                               |  |
|-------------------------------|--|
| Spot Elevation                |  |
| Approximate Boundary Line     |  |
| Approximate Right-Of-Way Line |  |
| Existing 1'2' Contour         |  |
| Existing 5'10' Contour        |  |
| Curb                          |  |
| Edge Of Pavement              |  |
| Edge Of Gravel                |  |
| Painted White Line            |  |
| Painted Yellow Line           |  |
| Overhead Electric/Telephone   |  |
| Overhead Electric             |  |
| Overhead Telephone            |  |
| U.g. Electric/Telephone/Cable |  |
| Edge Of Brook/River           |  |
| Edge Of Wetland               |  |
| Guard Rail                    |  |
| Stonewall                     |  |
| Wire Fence                    |  |
| Chainlink Fence               |  |
| Rail Fence                    |  |
| Drain Line                    |  |
| Underdrain Line               |  |
| Water Line                    |  |
| Sewer Line                    |  |
| Sewer Forcemain               |  |
| U.g. Electric                 |  |
| U.g. Telephone                |  |
| Edge Of Woods                 |  |
| Retaining Wall                |  |
| U.g. Propane                  |  |
| Edge Of building              |  |

### PROPOSED LEGEND

| Symbol | Feature Name                        | Feature Description |
|--------|-------------------------------------|---------------------|
|        | BOLLARD                             |                     |
|        | CLEANOUT                            |                     |
|        | UTILITY POLE                        |                     |
|        | UTILITY POLE ANCHOR                 |                     |
|        | LIGHT POLE                          |                     |
|        | LIGHT                               |                     |
|        | SEWER MANHOLE                       |                     |
|        | DRAIN MANHOLE                       |                     |
|        | RISER                               |                     |
|        | CATCH BASIN                         |                     |
|        | YARD DRAIN                          |                     |
|        | ELECTRIC MANHOLE                    | UGT                 |
|        | TELEPHONE MANHOLE                   |                     |
|        | COMMUNICATION MANHOLE               | UETC                |
|        | PROPANE TANK                        | (RET.)              |
|        | U.G. TELEPHONE BOX                  | (RET.)              |
|        | U.G. CABLE TV BOX                   |                     |
|        | U.G. ELECTRIC JUNCTION BOX          |                     |
|        | U.G. ELECTRIC TRANSFORMER           |                     |
|        | GATE VALVE                          |                     |
|        | CURB STOP                           |                     |
|        | FIRE HYDRANT                        |                     |
|        | DRILLED WELL                        |                     |
|        | SIGN                                | TW = ??             |
|        | PARKING SPACE NUMBER                | GT                  |
|        | HANDICAP PARKING SPACE              |                     |
|        | STORM WATER TREATMENT DEVICE        |                     |
|        | DETECTABLE SURFACE (TRUNCATED DOME) |                     |
|        | SPOT ELEVATION                      |                     |
|        | UNDERDRAIN                          |                     |
|        | DUMPSTER                            |                     |
|        | BIKE RACK                           |                     |

PROPOSED LEGEND(CONT.)

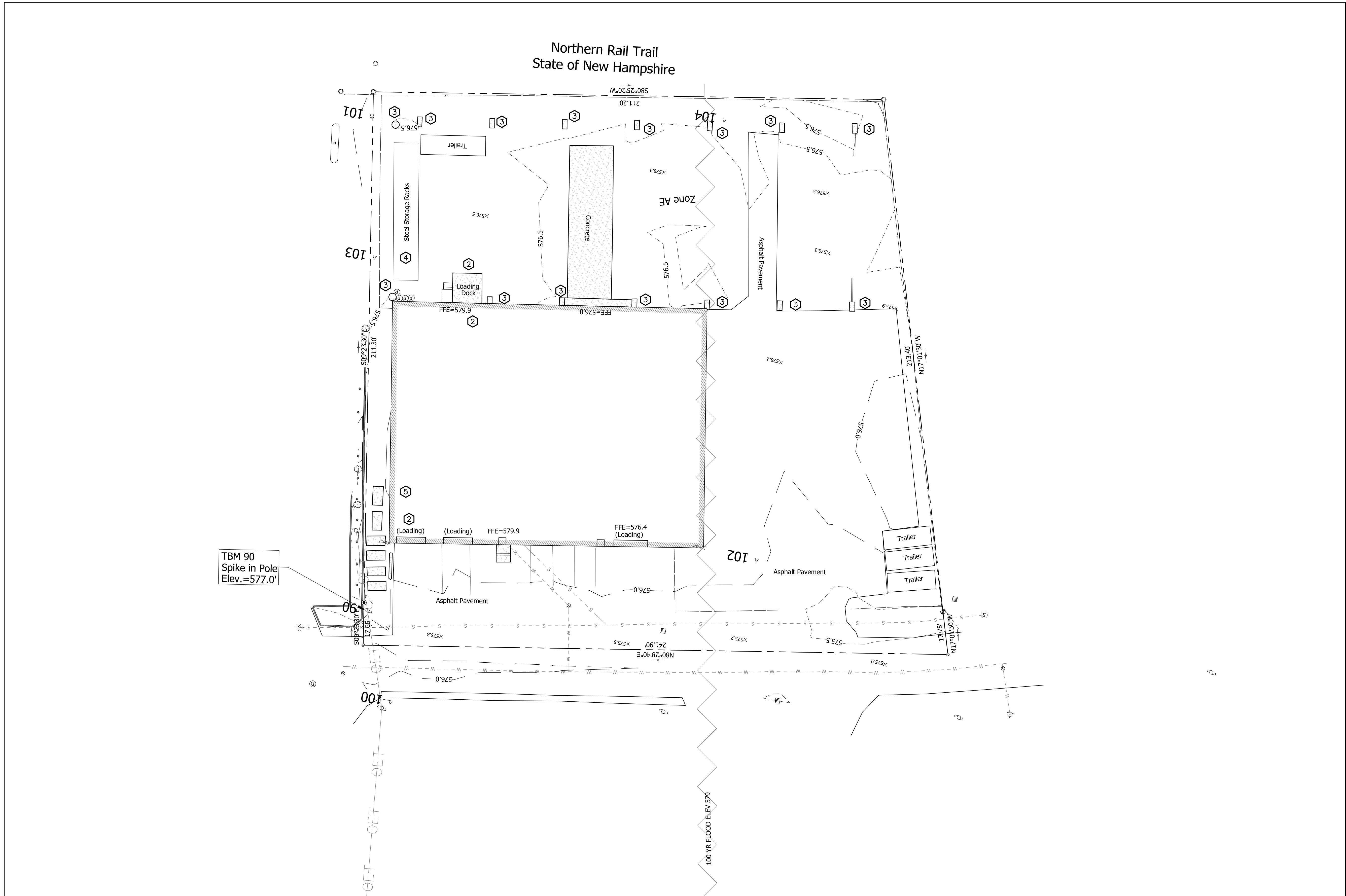
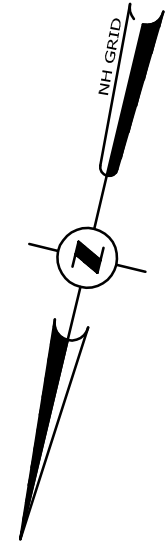
|  |                                |
|--|--------------------------------|
|  | DUMPSTER FENCE                 |
|  | PAINTED/NO PARKING             |
|  | 2' CONTOUR                     |
|  | 10' CONTOUR                    |
|  | GAS LINE                       |
|  | DRAIN LINE                     |
|  | UNDERDRAIN LINE                |
|  | WATER LINE                     |
|  | SEWER LINE                     |
|  | SEWER FORCEMAIN                |
|  | U.G. ELECTRIC                  |
|  | U.G. TELEPHONE                 |
|  | U.G. ELECTRIC/TELEPHONE        |
|  | U.G. ELECTRIC/TELEPHONE/CABLE  |
|  | RETAINING WALL                 |
|  | REDI-ROK RETAINING WALL        |
|  | CENTERLINE ROAD                |
|  | CURB                           |
|  | EDGE OF WOODS                  |
|  | LIMIT OF DISTURBED             |
|  | BARRIER FENCE                  |
|  | UNDERGROUND PROPANE TANK       |
|  | BUILDING ADDITION              |
|  | TOP OF WALL ELEVATION          |
|  | GREASE TRAP/GRIT-OIL SEPARATOR |

|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |
|------------------------------------------------------------------------------------|----------------|-------------------|--------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--|--|---|-----------|------|--|
| <div>© 2021</div> <div>ADVANCED GEOMATICS &amp; DESIGN</div> <div>DWG: 19003</div> | <div>G-1</div> | <div>LEGEND</div> | <div>MASON STORAGE</div> | <div></div> | <div>ADVANCED GEOMATICS &amp; DESIGN</div> <div>105 BANK STREET - PO BOX 512</div> <div>LEBANON, NEW HAMPSHIRE 03766</div> <div>PHONE: (603) 448 6295</div> <div>E-MAIL: advancedgeomatics@comcast.net</div> | <div>LEGEND</div> <div>FOR</div> <div>MASON STORAGE</div> <div>IN</div> <div>LEBANON, NEW HAMPSHIRE</div> |  |  | # | REVISIONS | DATE |  |
|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |
|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |
|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |
|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |
|                                                                                    |                |                   |                          |                                                                                                  |                                                                                                                                                                                                              |                                                                                                           |  |  |   |           |      |  |

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.





EXISTING CONDITIONS/DEMOLITION PLAN



- NOTES:
- SURVEY OF SUBJECT PARCEL PROVIDED BY VIVE LIBRE GEOMATICS, LLC. TOPOGRAPHY OUTSIDE SUBJECT PARCEL FROM LEBANON CITY GIS.
  - LOADING DOCK/DOOR TO BE REMOVED.
  - OVERHEAD GANTRY SYSTEM TO BE REMOVED.
  - STEEL STORAGE RACK TO BE REMOVED.
  - CONCRETE PADS TO BE REMOVED.

ADVANCED GEOMATICS & DESIGN  
105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatrics@comcast.net

SURVEYED: VLG, GIS  
DESIGNED:  
DRAWN: KH  
CHECKED: DAN  
DATE: 6/28/21

MASON STORAGE

EXISTING CONDITIONS

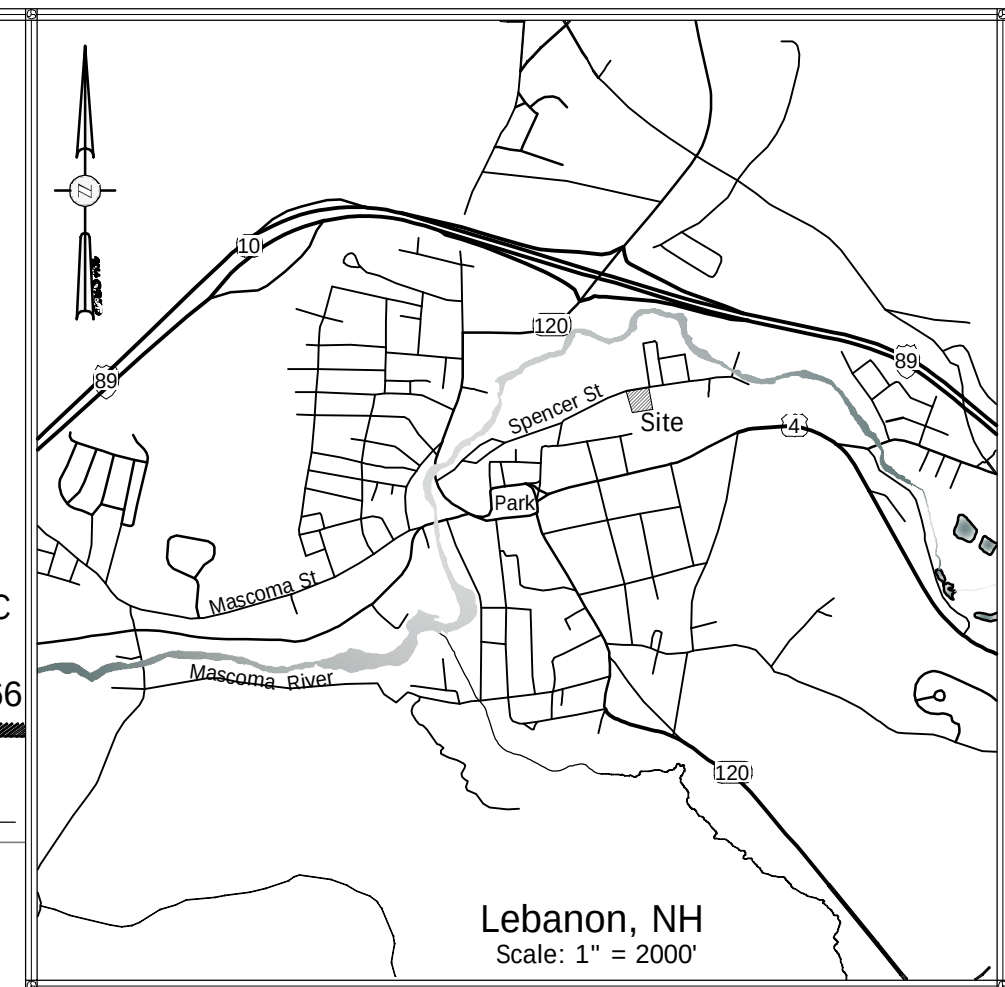
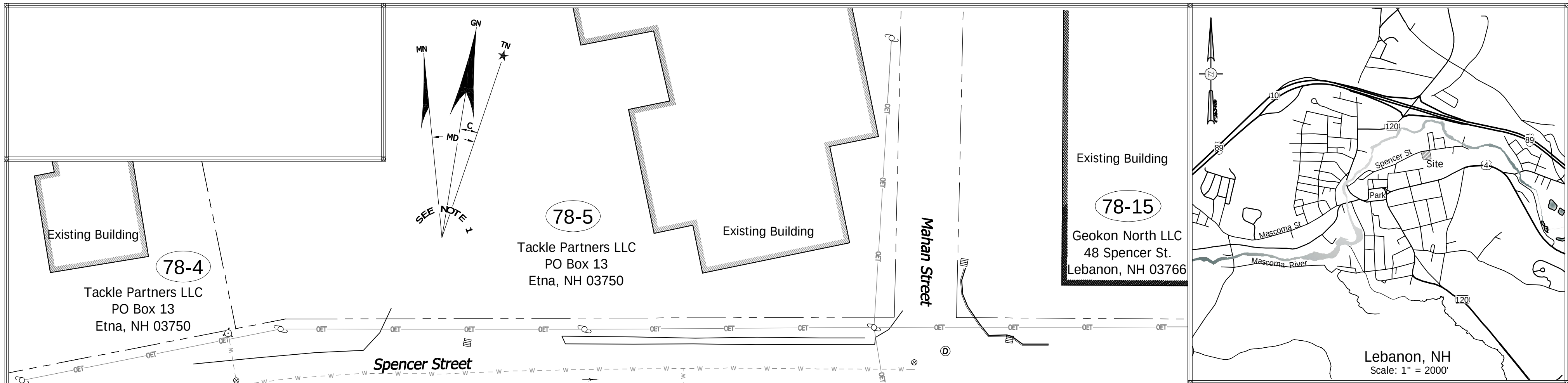
X-1

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ADVANCED GEOMATICS & DESIGN  
DWG: 19003\19003-XCOND

EXISTING CONDITIONS/DEMO PLAN  
FOR  
MASON STORAGE  
IN  
LEBANON, NEW HAMPSHIRE

| # | REVISIONS | DATE |
|---|-----------|------|
|   |           |      |
|   |           |      |
|   |           |      |
|   |           |      |
|   |           |      |
|   |           |      |





Legend

- Iron Pipe (Fnd)
- Rollins Land Survey Aluminum Capped Rebar (Fnd 4" Burier)
- Rockwood Land Services Capped Rebar (Fnd Flush)
- Unmarked Boundary Point
- Sewer Manhole
- Drain Manhole
- Fire Hydrant
- Water Gate Valve
- Sign
- Utility Pole
- Guy Wire
- Above ground Propane Tank
- Catch Basin
- Short Metal Post
- Hardwood Tree
- 6' High Chainlink Fence
- Sewer Line
- Overheard Electric & Telephone Line
- Water Line

Reference Plans

- "Spencer Land Showing Adjoining Properties, Lebanon", dated October 1932, created by Sam Stevens and recorded in the GCRD in Book 626, Page 106.
- "Minor Lot-Line Adjustment Between Land of J. Barrie Sellers and the land of Robert T. & Glenna Wimet", dated July 15, 2011, created by Rollins Land Survey and recorded in the GCRD as Plan 14196.



| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L1         | N17°01'30"W | 17.75'   |
| L2         | S09°23'30"E | 17.65'   |

Notes:

- Bearings shown on this plat refer to New Hampshire Grid North as established by an OPUS observation with the establishment of grid coordinates on horizontal control points by static observations and/or RTK. Magnetic Declination(MD)= -14°10'52" ± 0°23', Convergence(C) = -0°24'01".
- The physical evidence shown on this plat is based upon a field survey by Vive Libre Geomatics, dated December 2020.
- Parcel 78-39 is zoned Lebanon Downtown District.

SHEET 4 OF 14

I certify that this survey plat is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. RSA 676:18,III I further certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class U (Urban) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

Ronald D. Taber  
Ronald D. Taber NH L.S. 943  
12.29.20  
Date

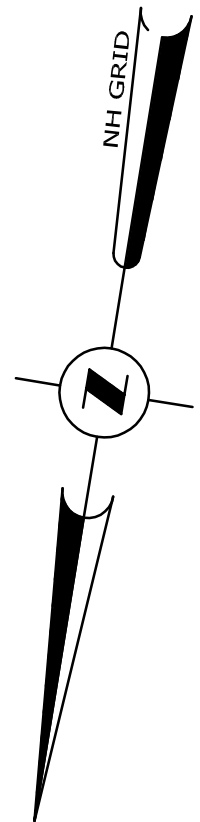
Existing Conditions  
prepared for  
**Mason Storage, LLC**  
in  
**Lebanon, Grafton County, New Hampshire**

Owner of Record: Mason Storage, LLC  
Tax Map #: 78-39  
Scale: 1" = 30'  
Date: 12/28/20

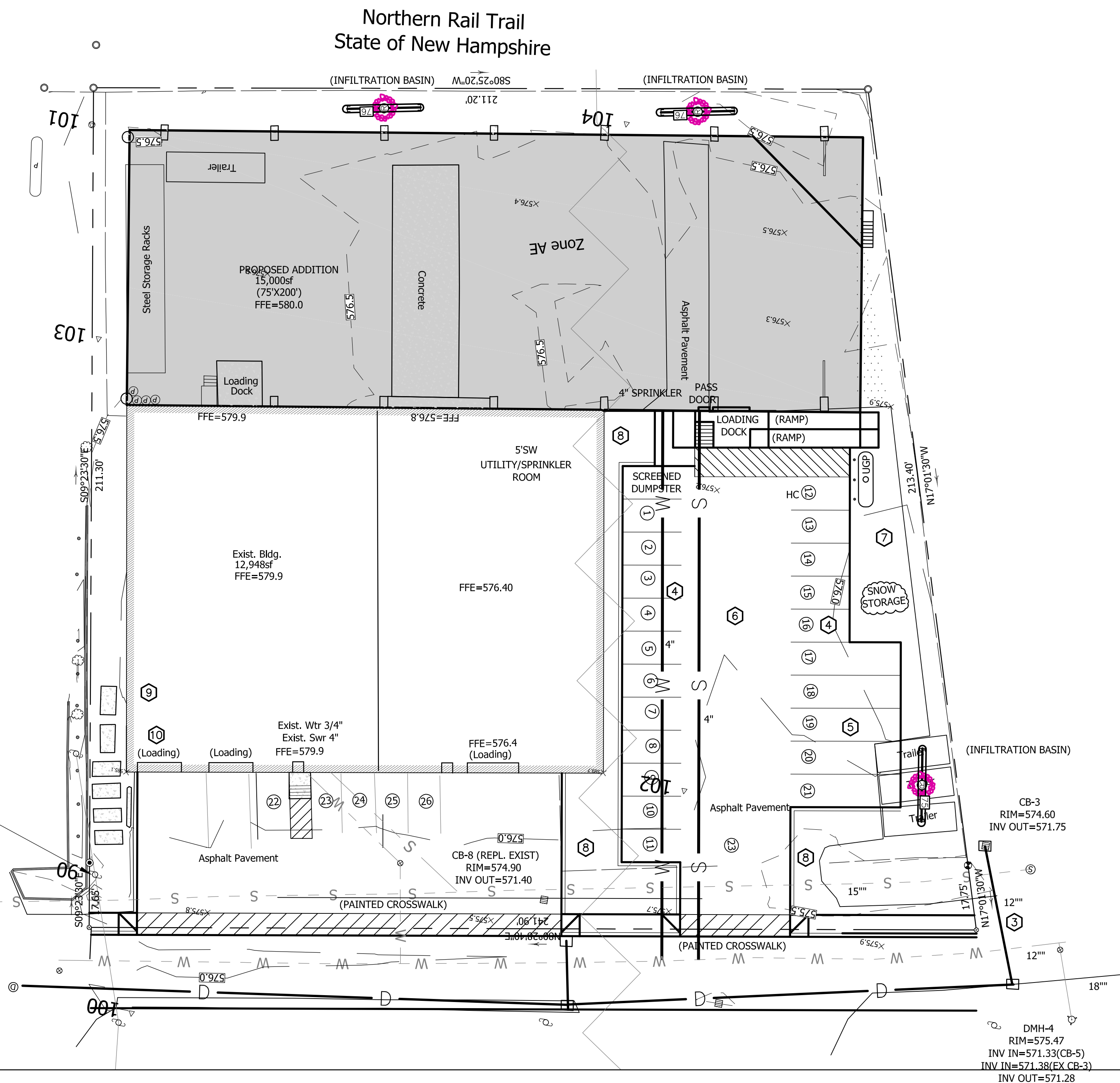
Sheet: 1 of 1  
Drawing: 20039-ba  
Revised:

*Vive Libre Geomatics*  
P.O. Box 1093  
Lebanon, NH 03766  
(603) 674-6995





TBM 90  
Spike in Pole  
Elev.=577.0'



## SITE PLAN

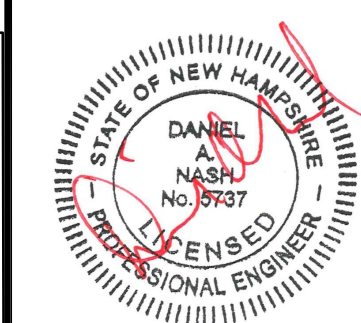


### NOTES:

- FLOOD PLAIN COVERS ENTIRE SITE. BASE FLOOD ELEVATION=579. ADDITION TO BE AT ELEVATION 580.00 FOR FLOOD PROTECTION.
- LOWER PORTION OF EXISTING BUILDING TO BE FLOODPROOFED OR ELEVATED FOR FLOOD PROTECTION.
- PROPOSED DRAINAGE TO BE INSTALLED AS PART OF SPENCER STREET IMPROVEMENT PROJECT BY CITY OF LEBANON.
- VEHICLE PARKING SPACES 9X16 TYPICAL
- (5) TRUCK & TRAILER PARKING SPACES (9X30)
- 30' AISLE
- PAVEMENT TO BE REMOVED.
- LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
- (6) CONCRETE PADS TO BE REMOVED.
- LOADING DOCK TO BE CLOSED/REMOVED.

### ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: VLG  
DESIGNED: DAN  
DRAWN: DAN  
CHECKED: DAN  
DATE: 04/01/21

MASON  
STORAGE

SITE  
PLAN

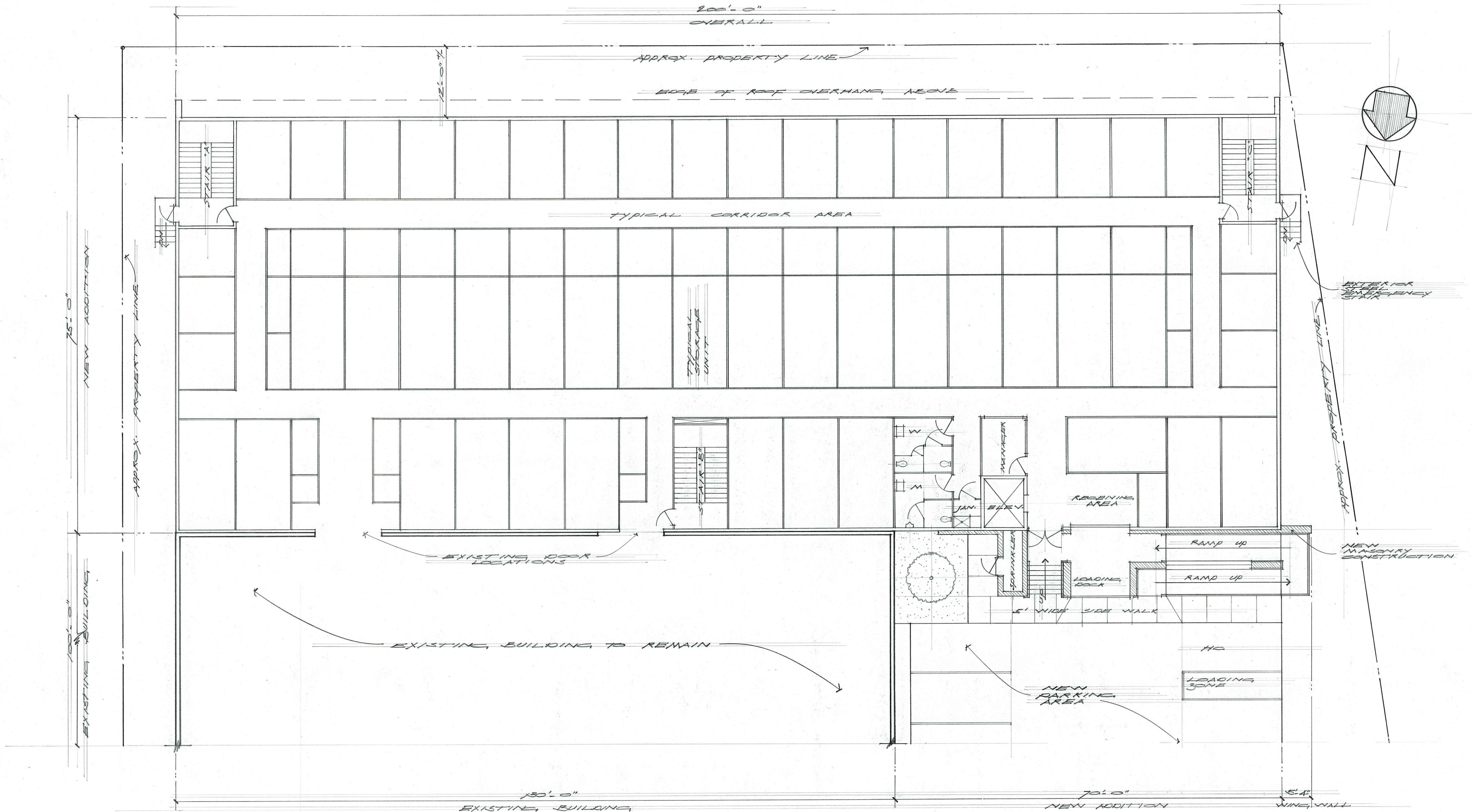
C-1

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ADVANCED GEOMATICS & DESIGN  
DWG: C-1

| REVISIONS | DATE       |
|-----------|------------|
| 2 UPDATE  | 06/28/21   |
| 1 UPDATE  | 05/04/2021 |
| #         |            |

SITE PLAN  
FOR  
MASON STORAGE, LLC  
IN  
LEBANON, NH



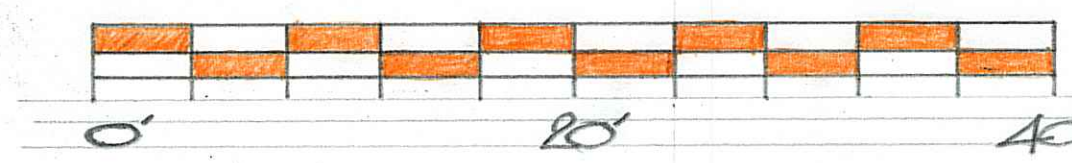
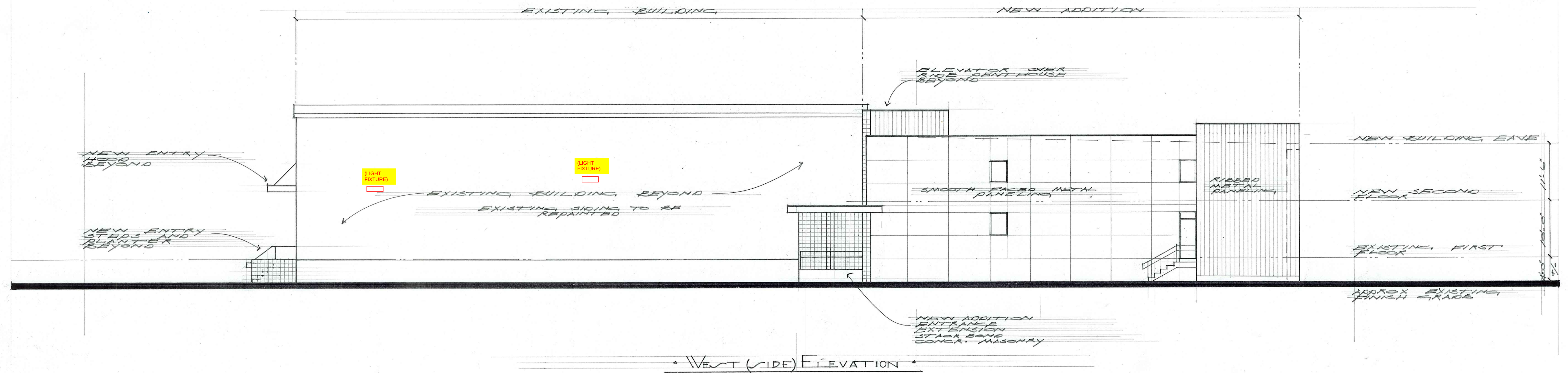
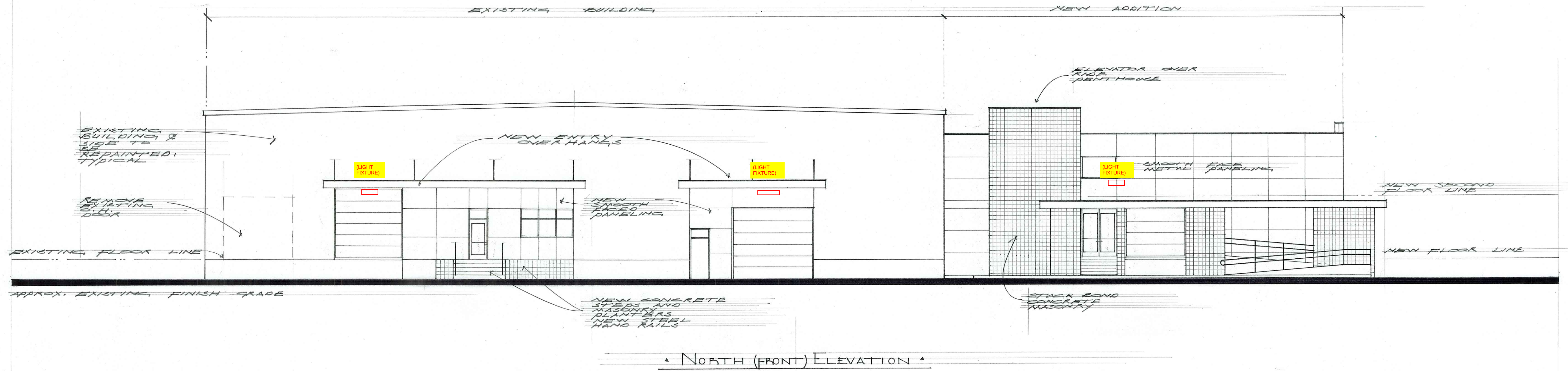


SCHEMATIC FLOOR PLAN

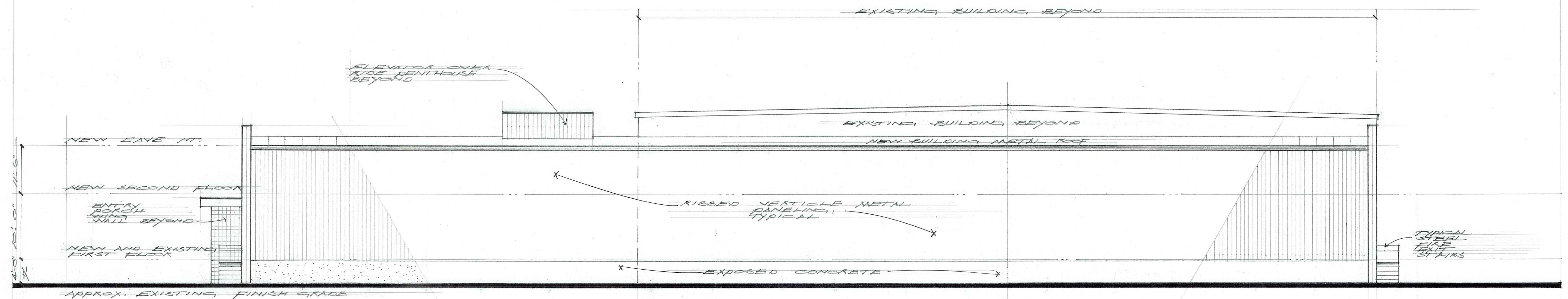
SCALE: 1/8" = 1'-0"

SHEET 6 OF 14

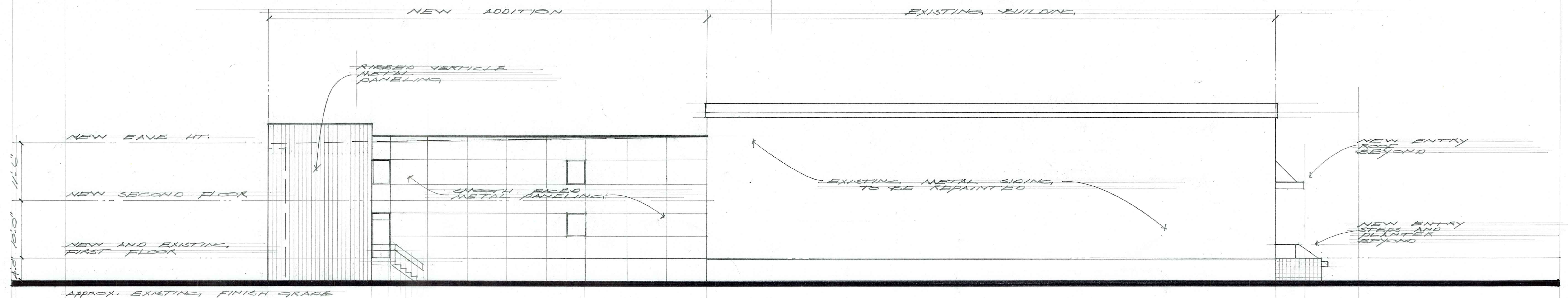








SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION

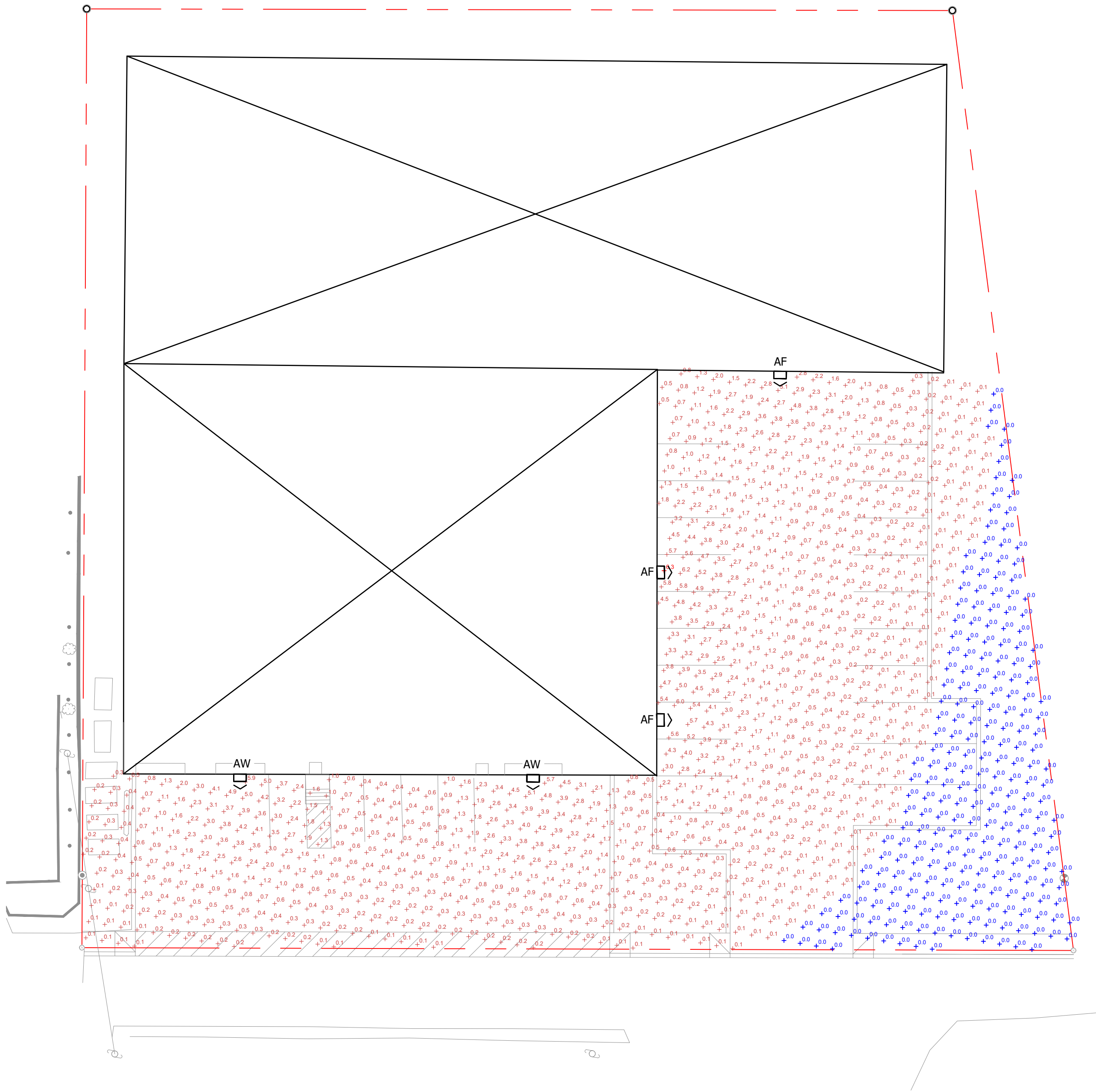


SHEET 8 OF 14









# 1 CALCULATED LIGHTING LEVELS IN FOOTCANDLES (FC)

SCALE: 1" = 20'-0"

## EXTERIOR CALCULATED FOOTCANDLES

| DESCRIPTION             | SYMBOL | AVG    | MAX    | MIN    | *MAX/MIN | *AVG/MIN |
|-------------------------|--------|--------|--------|--------|----------|----------|
| LIGHTING LEVELS @ GRADE | +      | 0.9 fc | 6.3 fc | 0.0 fc | N/A      | N/A      |

\*UNIFORMITY RATIOS ARE N/A WHEN SHOWING 0.0 FC

## EXTERIOR FIXTURE SCHEDULE

| LABEL | QTY | DESCRIPTION                                                                                                    | MANUFACTURER<br>PRODUCT LINE   | LUMENS | WATTS |
|-------|-----|----------------------------------------------------------------------------------------------------------------|--------------------------------|--------|-------|
| AW    | 2   | LED WALL MOUNTED LED FIXTURE WITH VISUAL COMFORT OPTICS AND "WIDE" DISTRIBUTION, P4 PERFORMANCE, 35K, 80CRI    | LITHONIA LIGHTING<br>WDGE2 LED | 4400   | 35W   |
| AF    | 3   | LED WALL MOUNTED LED FIXTURE WITH VISUAL COMFORT OPTICS AND "FORWARD" DISTRIBUTION, P4 PERFORMANCE, 35K, 80CRI | LITHONIA LIGHTING<br>WDGE2 LED | 4400   | 35W   |

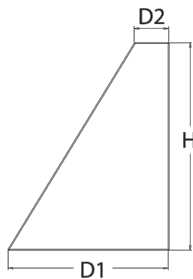
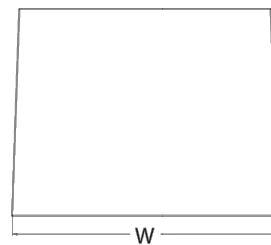


## WDGE2 LED Architectural Wall Sconce



### Specifications

Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9"  
Width: 11.5"  
Weight: 13.5 lbs  
(without options)



TYPE AF - WDGE2 LED P4 35K 80CRI VF MVOLT PBBW DBLXD  
TYPE AW - WDGE2 LED P4 35K 80CRI VW MVOLT PBBW DBLXD

### WDGE LED Family Overview

| Luminaire | Standard EM, 0°C | Cold EM, 20°C | Sensor              | Lumens (4000K) |        |        |        |        |    |
|-----------|------------------|---------------|---------------------|----------------|--------|--------|--------|--------|----|
|           |                  |               |                     | P1             | P2     | P3     | P4     | P5     | P6 |
| WDGE1 LED | 4W               | --            | --                  | 1,200          | 2,000  | --     | --     | --     | -- |
| WDGE2 LED | 10W              | 18W           | Standalone / nLight | 1,200          | 2,000  | 3,000  | 4,500  | 6,000  | -- |
| WDGE3 LED | 15W              | 18W           | Standalone / nLight | 7,500          | 8,500  | 10,000 | 12,000 | --     | -- |
| WDGE4 LED | --               | --            | Standalone / nLight | 16,000         | 18,000 | 20,000 | 22,000 | 25,000 | -- |

### Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

| WDGE2 LED          | P4              | 35K                      | 80CRI                  | VF*/VW       | MVOLT   | PBBW                                                                                                    |
|--------------------|-----------------|--------------------------|------------------------|--------------|---------|---------------------------------------------------------------------------------------------------------|
| Series             | Package         | Color Temperature        | CR                     | Distribution | Voltage | Mounting                                                                                                |
| WDGE2 LED          | P1 <sup>1</sup> | P15W                     | 27K 2700K              | 80CRI        | VF      | Visual comfort forward throw                                                                            |
|                    | P2 <sup>1</sup> | P25W                     | 30K 3000K              | 90CRI        | VW      | Visual comfort wide                                                                                     |
|                    | P3 <sup>1</sup> | P35W                     | 35K 3500K              |              |         |                                                                                                         |
|                    | P4 <sup>1</sup> | 40W with nLight wireless | 40K 4000K              |              |         |                                                                                                         |
|                    | P5 <sup>1</sup> | 48W with nLight wireless | 50K <sup>4</sup> 5000K |              |         |                                                                                                         |
| Shipped included   |                 |                          |                        |              |         | SRM Surface mounting bracket<br>ICW Indirect Canopy/Ceiling Mounting bracket (dry, damp locations only) |
| Shipped separately |                 |                          |                        |              |         | AWS 38inch Architectural wall spacer<br>PBBW 3 surface-mounted back box (dry, wet, damp locations only) |

### Options

| Options                                                                                                            | Finish                           |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------|
| E4WH Emergency battery backup, Certified in CA Title 20 MAEBS (4W, 0°C min)                                        | DDBXD Dark bronze                |
| E10WH Emergency battery backup, Certified in CA Title 20 MAEBS (10W, 0°C min)                                      | DBLXD Black                      |
| E20WC Emergency battery backup, Certified in CA Title 20 MAEBS (18W, 20°C min)                                     | DBLXD White                      |
| PE <sup>4</sup> Photocell, Battery Type                                                                            | DS3D Sandstone                   |
| DS <sup>5</sup> Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)                  | DDBXD Textured dark bronze       |
| DMG <sup>6</sup> 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) | DBLXD Textured black             |
| BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.                                             | DNATXD Textured natural aluminum |
|                                                                                                                    | DWHGXD Textured white            |
|                                                                                                                    | DS3D Textured sandstone          |

### Performance Data

#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Factor | System Data | Unit Type | 27K (2700K, 0°C) |      |        |        | 30K (3000K, 0°C) |      |        |        | 35K (3500K, 0°C) |      |        |        | 40K (4000K, 0°C) |      |        |        | 50K (5000K, 0°C) |      |        |        |
|--------------------|-------------|-----------|------------------|------|--------|--------|------------------|------|--------|--------|------------------|------|--------|--------|------------------|------|--------|--------|------------------|------|--------|--------|
|                    |             |           | Lumen            | lm/W | lm/ft² | lm/ft² | Lumen            | lm/W | lm/ft² | lm/ft² | Lumen            | lm/W | lm/ft² | lm/ft² | Lumen            | lm/W | lm/ft² | lm/ft² | Lumen            | lm/W | lm/ft² | lm/ft² |
| P1 / P15W          | 10W         | VF        | 1,166            | 119  | 0      | 0      | 1,209            | 123  | 0      | 0      | 1,251            | 128  | 0      | 0      | 1,256            | 128  | 0      | 0      | 1,254            | 128  | 0      | 0      |
|                    |             | VW        | 1,197            | 122  | 0      | 0      | 1,241            | 126  | 0      | 0      | 1,284            | 131  | 0      | 0      | 1,289            | 131  | 0      | 0      | 1,286            | 131  | 0      | 0      |
| P2 / P25W          | 15W         | VF        | 1,878            | 129  | 1      | 0      | 1,947            | 134  | 1      | 0      | 2,015            | 139  | 1      | 0      | 2,023            | 139  | 1      | 0      | 2,019            | 139  | 1      | 0      |
|                    |             | VW        | 1,927            | 133  | 1      | 0      | 1,997            | 137  | 1      | 0      | 2,067            | 142  | 1      | 0      | 2,075            | 143  | 1      | 0      | 2,071            | 143  | 1      | 0      |
| P3 / P35W          | 23W         | VF        | 2,908            | 129  | 1      | 0      | 3,015            | 134  | 1      | 0      | 3,119            | 138  | 1      | 0      | 3,132            | 139  | 1      | 0      | 3,126            | 139  | 1      | 0      |
|                    |             | VW        | 2,983            | 132  | 1      | 0      | 3,093            | 137  | 1      | 0      | 3,200            | 142  | 1      | 0      | 3,213            | 143  | 1      | 0      | 3,206            | 142  | 1      | 0      |
| P4                 | 35W         | VF        | 4,096            | 117  | 1      | 0      | 4,247            | 121  | 1      | 0      | 4,394            | 126  | 1      | 0      | 4,412            | 126  | 1      | 0      | 4,403            | 126  | 1      | 0      |
|                    |             | VW        | 4,202            | 120  | 1      | 0      | 4,357            | 125  | 1      | 0      | 4,508            | 129  | 1      | 0      | 4,526            | 129  | 1      | 0      | 4,517            | 129  | 1      | 0      |
| P5                 | 48W         | VF        | 5,567            | 115  | 1      | 0      | 5,772            | 119  | 1      | 0      | 5,972            | 123  | 1      | 0      | 5,996            | 124  | 1      | 0      | 5,984            | 124  | 1      | 0      |
|                    |             | VW        | 5,711            | 118  | 1      | 0      | 5,921            | 122  | 1      | 0      | 6,127            | 126  | 1      | 0      | 6,151            | 127  | 1      | 0      | 6,139            | 127  | 1      | 0      |

#### Electrical Load

| Performance Package | System Watts | Current (A) |       |       |       |       |       |
|---------------------|--------------|-------------|-------|-------|-------|-------|-------|
|                     |              | 26W         | 30W   | 4.40V | 3.75V | 3.42V | 4.00V |
| P1 / P15W           | 10W          | 0.082       | 0.049 | 0.043 | 0.038 | --    | --    |
|                     | 13W          | --          | --    | --    | --    | 0.046 | 0.033 |
| P2 / P25W           | 15W          | 0.132       | 0.081 | 0.072 | 0.064 | --    | --    |
|                     | 18W          | --          | --    | --    | --    | 0.056 | 0.041 |
| P3 / P35W           | 23W          | 0.195       | 0.114 | 0.100 | 0.088 | --    | --    |
|                     | 26W          | --          | --    | --    | --    | 0.079 | 0.058 |
| P4                  | 35W          | 0.302       | 0.175 | 0.152 | 0.134 | --    | --    |
|                     | 38W          | --          | --    | --    | --    | 0.115 | 0.086 |
| P5                  | 48W          | 0.434       | 0.241 | 0.211 | 0.184 | --    | --    |
|                     | 52W          | --          | --    | --    | --    | 0.157 | 0.119 |

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient |       | Lumen Multiplier |
|---------|-------|------------------|
| 0°C     | 32°F  | 1.03             |
| 10°C    | 50°F  | 1.02             |
| 20°C    | 68°F  | 1.01             |
| 25°C    | 77°F  | 1.00             |
| 30°C    | 86°F  | 0.99             |
| 40°C    | 104°F | 0.98             |

#### Lumen Multiplier for 90CRI

| CR  | CR Multiplier |
|-----|---------------|
| 27K | 0.845         |
| 30K | 0.867         |
| 35K | 0.845         |
| 40K | 0.885         |
| 50K | 0.898         |

#### Lumen Output in Emergency Mode (4000K, 80 CRI)

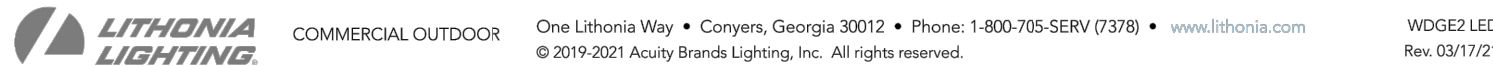
| System Data | Unit Type | Lumens |
|-------------|-----------|--------|
| E4WH        | VF        | 646    |
|             | VW        | 647    |
| E10WH       | VF        | 1,658  |
|             | VW        | 1,701  |
| E20WC       | VF        | 2,840  |
|             | VW        | 2,913  |

#### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0   | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >0.96  | >0.95  | >0.91   |



## 2 FIXTURE DETAILS - TYPES AF AND AW

SCALE: N.T.S.

## NOTES

- NEW FIXTURES ARE FULL CUTOFF, VISUAL COMFORT TYPE (DIFFUSED LENS TO ELIMINATE GLARE) AND ARE CALCULATED AT 18'-0" ABOVE FINISHED GRADE (AFG).
- LIGHTING CALCULATION UNITS REPRESENT FOOTCANDLES (FC).
- LIGHTING CALCULATION PLANE SET AT GRADE LEVEL.
- LIGHTING TYPE NOTES
  - "AF" = TYPE A WITH FORWARD DISTRIBUTION
  - "AW" = TYPE A WITH WIDE DISTRIBUTION

## CALCULATED LTG LEVELS

FOR  
MASON STORAGE, LLC

IN  
LEBANON, NH

## ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: [advancedgeomatics@comcast.net](mailto:advancedgeomatics@comcast.net)

SURVEYED:

DESIGNED:

DRAWN: TAB

CHECKED:

DATE: 04/30/21

MASON  
STORAGE

PROPOSED LTG  
LEVELS (FC)

ES-1

© 2021

ADVANCED GEOMATICS & DESIGN

DWG:



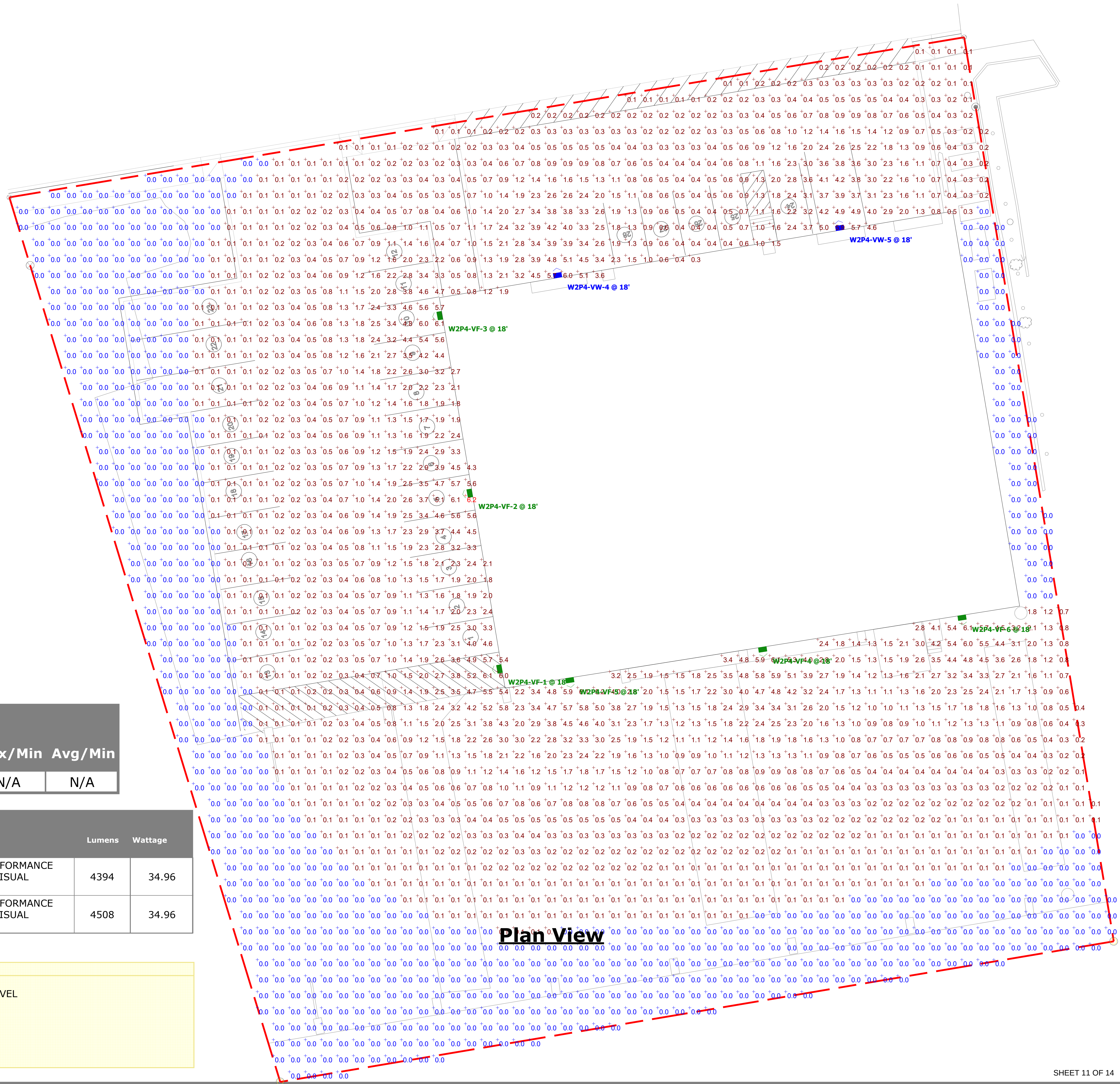


## 21047 - MASON STORAGE CALCULATED LIGHTING LEVELS

**Designer**  
T. BOUCHER  
**Date**  
04/30/2021  
**Scale**  
Not to Scale  
**Drawing No.**  
  
**Summary**

1 of 1

Page 102 of 130



## Statistics

| Description      | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|------------------|--------|--------|--------|--------|---------|---------|
| INSIDE PROP LINE | +      | 0.7 fc | 6.2 fc | 0.0 fc | N/A     | N/A     |

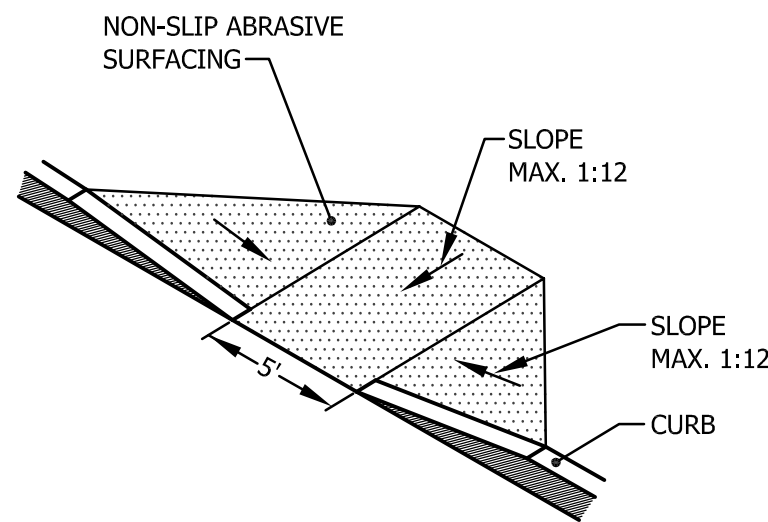
| Schedule                                                                            |                |     |                   |                           |                                                                                     |        |         |
|-------------------------------------------------------------------------------------|----------------|-----|-------------------|---------------------------|-------------------------------------------------------------------------------------|--------|---------|
| Symbol                                                                              | Label          | QTY | Manufacturer      | Catalog Number            | Description                                                                         | Lumens | Wattage |
|  | <b>W2P4-VF</b> | 6   | Lithonia Lighting | WDGE2 LED P4 35K 80CRI VF | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT FORWARD OPTIC | 4394   | 34.96   |
|  | <b>W2P4-VW</b> | 2   | Lithonia Lighting | WDGE2 LED P4 35K 80CRI VW | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT WIDE OPTIC    | 4508   | 34.96   |

## Note

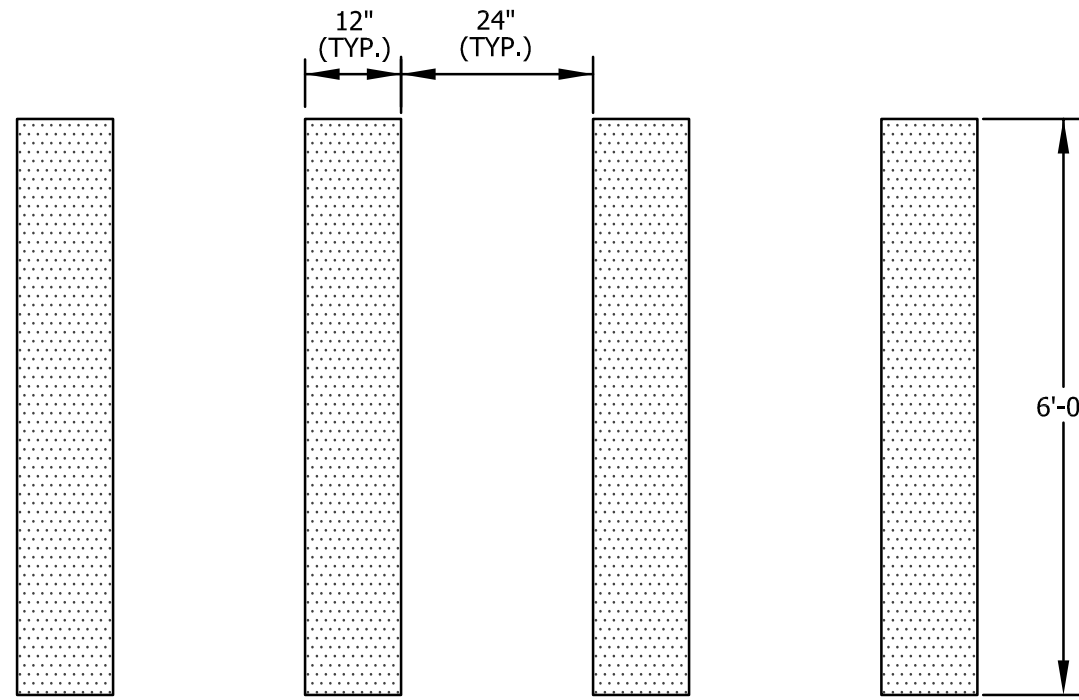
1. BUILDING HEIGHT AT CENTER = 30'-0" AFG
2. LIGHTING CALCULATIONS IN FOOTCANDLES (FC), CALCULATION PLANE @ GRADE LEVEL
3. CALCULATION GRID SPACING = 4' x 4'
4. FIXTURE MOUNTING HEIGHT = 18'-0" AFG

## Plan View





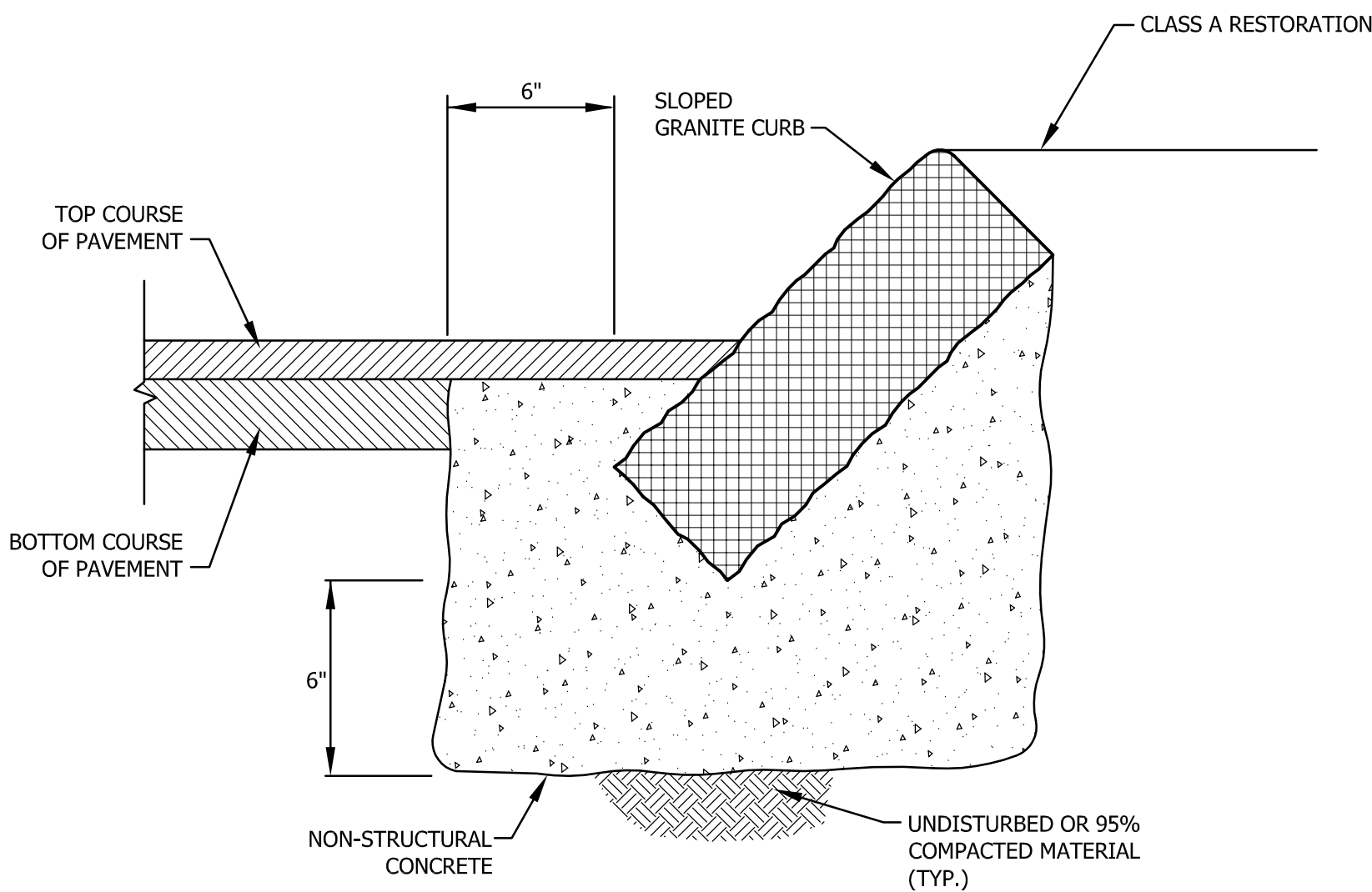
CURB RAMP  
N.T.S.



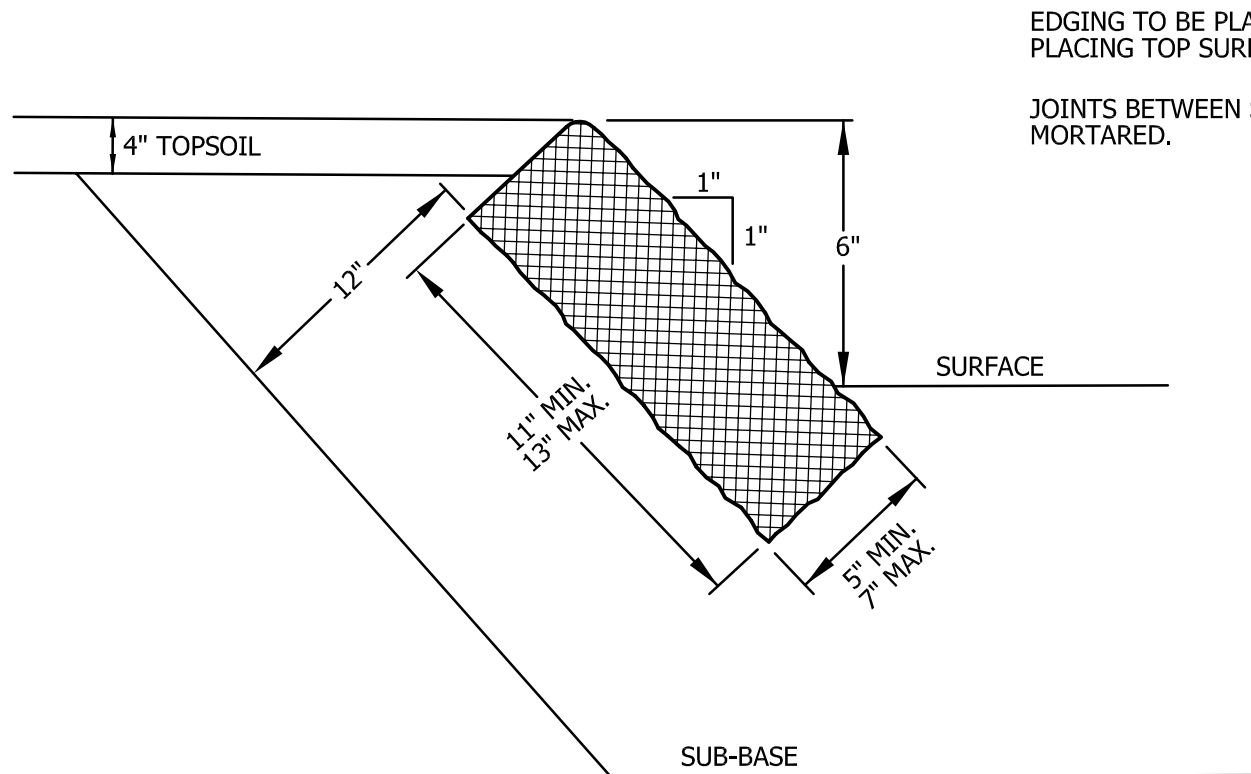
PAINTED CROSSWALK DETAIL (IN PARKING AREAS)  
N.T.S.

GENERAL NOTES:

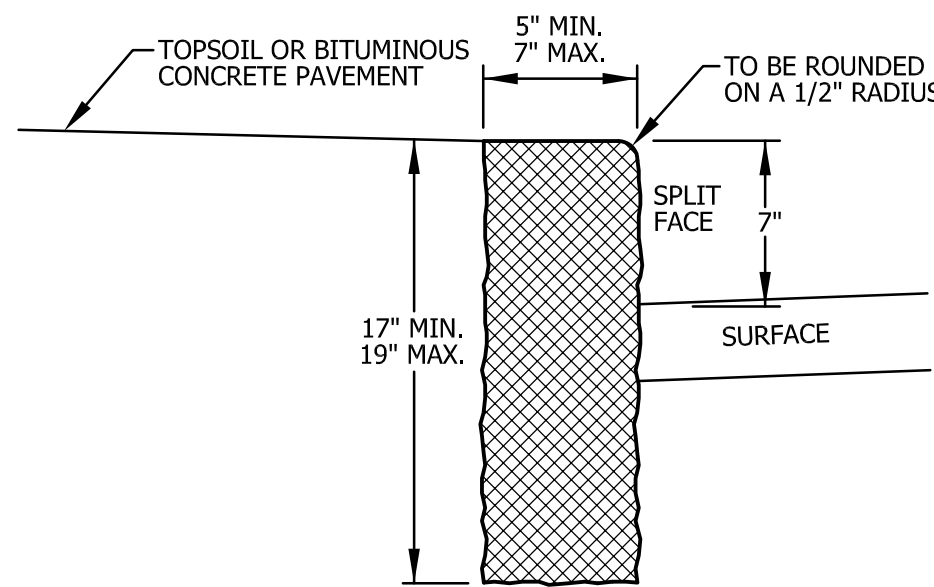
- ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- DESIGN SPEED = 15 M.P.H.
- UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



CURB SETTING DETAIL  
N.T.S.

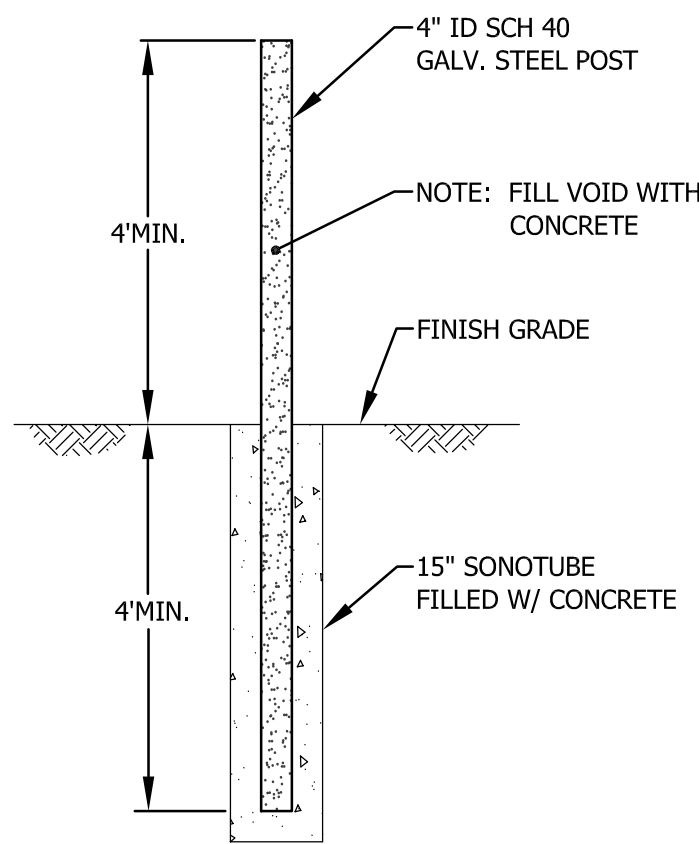


SLOPED GRANITE CURB  
N.T.S.



VERTICAL GRANITE CURB  
N.T.S.

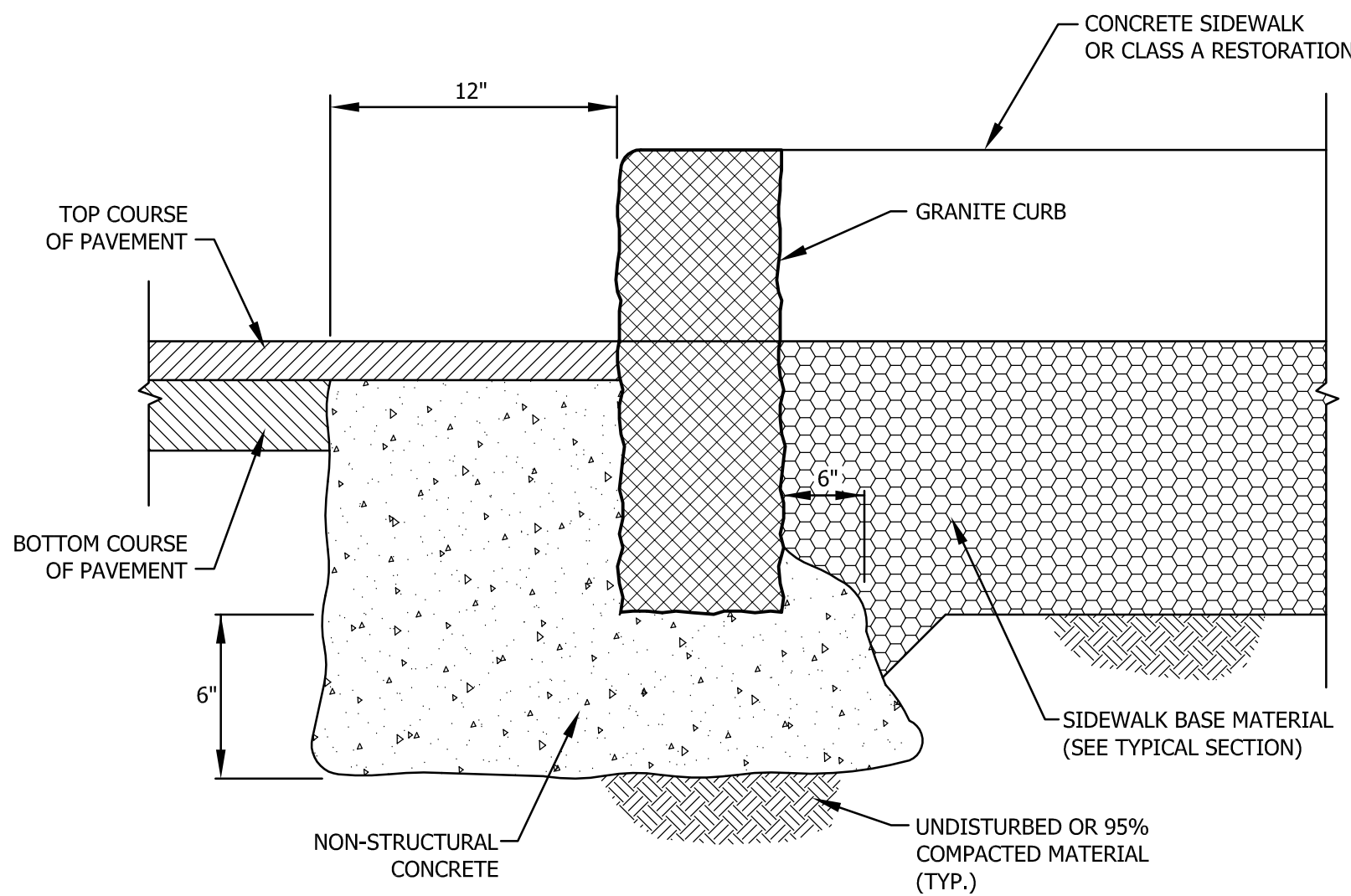
- TO BE USED WHERE SIDEWALK ABUTS ROADWAY.



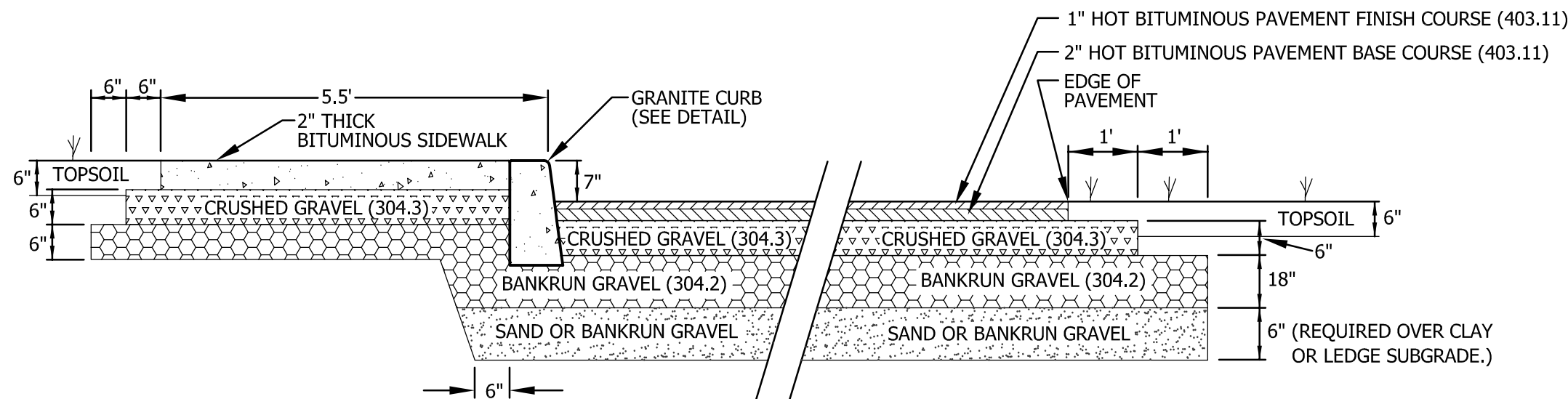
BOLLARD DETAIL  
N.T.S.

NOTES:

- BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
- SPACING SHALL NOT EXCEED 4' ON CENTER.
- BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
- BOLLARDS SHALL EXTEND A MINIMUM 4" ABOVE FINISHED GRADE.
- BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



CURB SETTING DETAIL  
N.T.S.



NOTES:

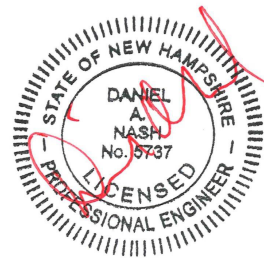
- ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION  
N.T.S.

SITE DETAILS  
FOR  
MASON STORAGE, LLC  
IN  
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766  
PHONE: (603) 448 6295  
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A  
DESIGNED: DAN  
DRAWN: KH  
CHECKED: DAN  
DATE: 04/12/2021

MASON  
STORAGE

SITE  
DETAILS

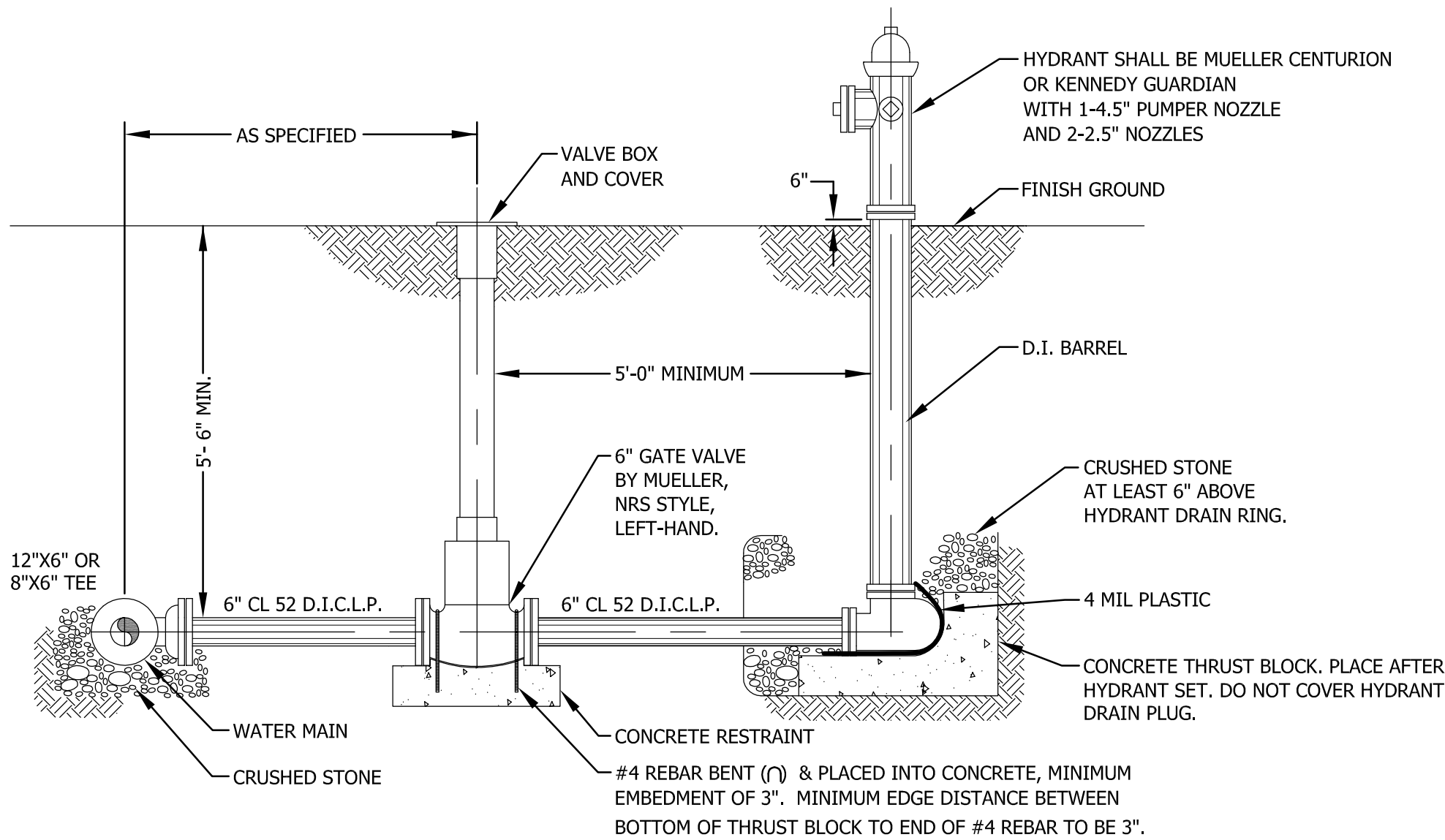
D-1

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DWG: 19003\19003-DET







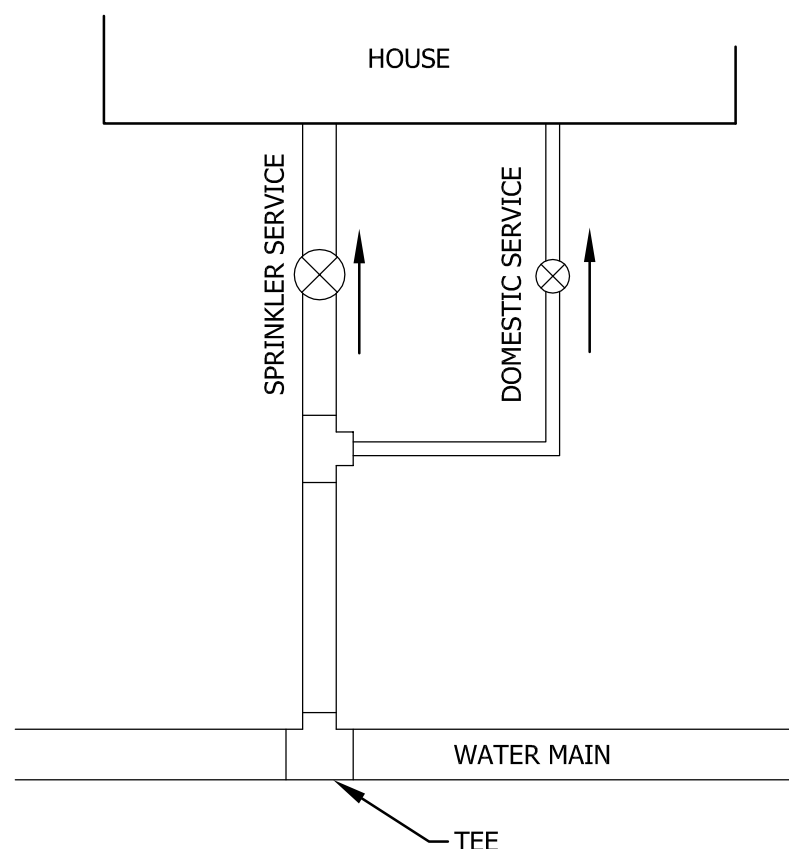


NOTES:

- USE RESTRAINING JOINTS BETWEEN WATER MAIN TEE, GATE VALVE AND HYDRANT ELBOW.
- IF GROUNDWATER IS ENCOUNTERED DURING HYDRANT INSTALLATION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND DETERMINE WHETHER TO PROVIDE POSITIVE DRAINAGE (PREFERRED) OR PLUG HYDRANT DRAIN.
- SIZE OF THRUST BLOCK FOR VALVE BASED ON 90° ELBOW. SEE "BEARING CHART FOR THRUST BLOCKS" THIS SHEET.

HYDRANT CONNECTION DETAIL

N.T.S.

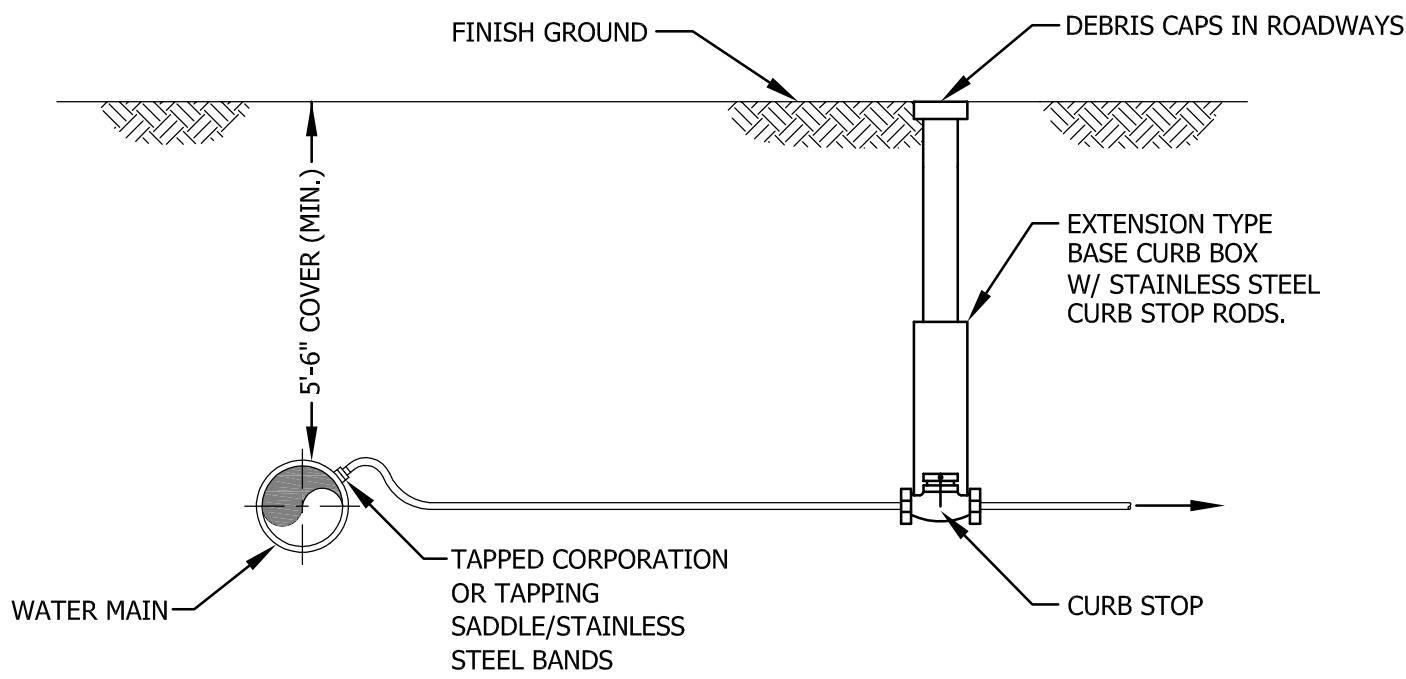


TYPICAL SERVICE SCHEMATIC

N.T.S.

NOTE:

VALVES MUST BE PLACED A MINIMUM OF 5' AWAY FROM BUILDING.

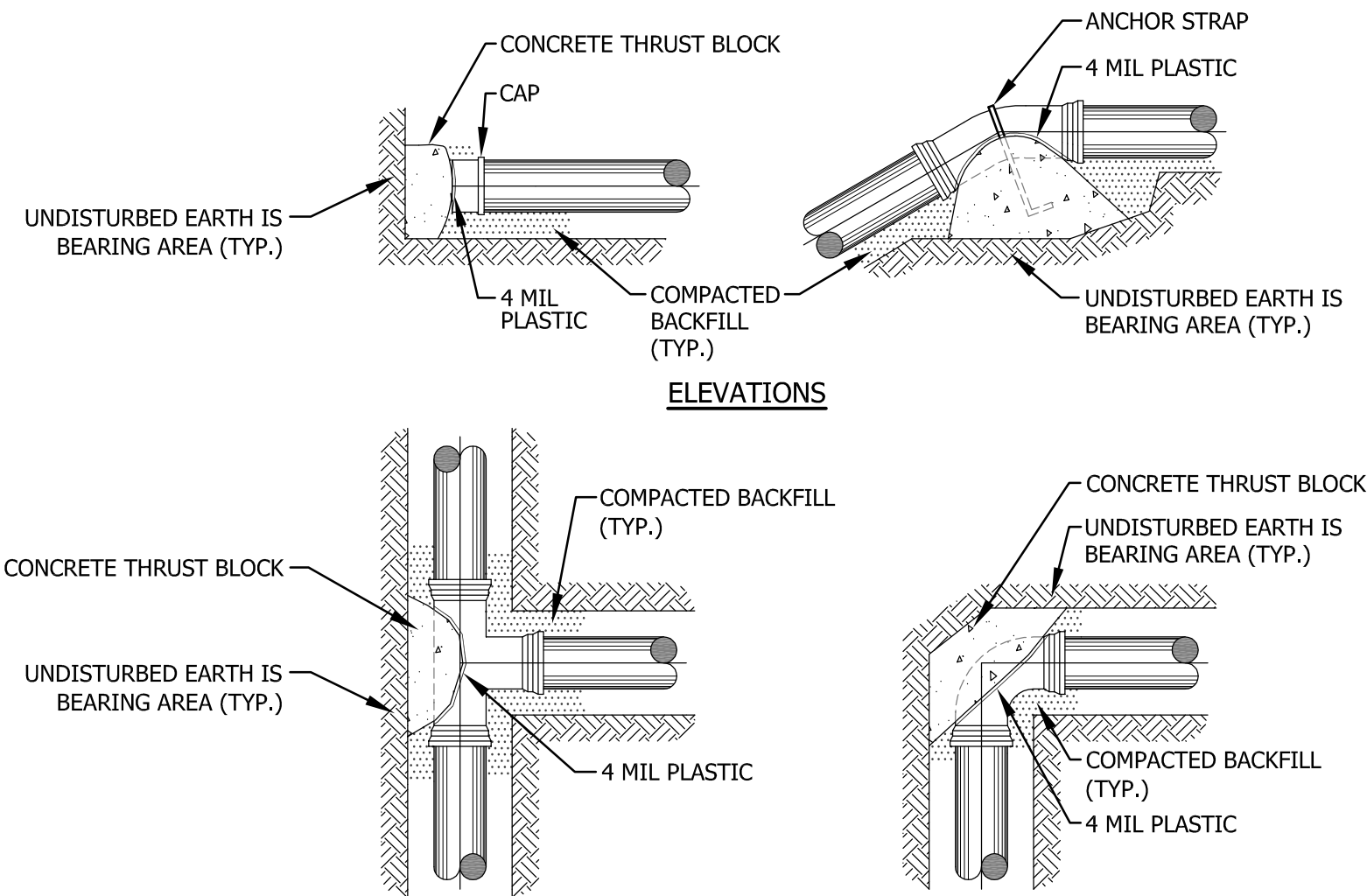


NOTES:

- SERVICE SIZE DEPENDENT ON FIXTURE UNIT ANALYSIS (BY OTHERS) AND SPRINKLER DESIGN (BY OTHERS).
- CONTRACTOR SHALL INSTALL MAGNETIC TRACER TAPE 6" ABOVE THE SERVICE LATERAL, FROM THE TAP TO THE POINT OF ENTRY TO THE STRUCTURES.
- CONTRACTOR TO PROVIDE & INSTALL THE FOLLOWING FOR EACH SERVICE LATERAL. FIXTURE UNIT ANALYSIS (BY OTHERS).
  - BACK FLOW PREVENTOR - PER CITY OF LEBANON REQUIREMENTS.
  - PRESSURE REDUCING VALVE WATTS USB, AS REQUIRED.

TYPICAL WATER SERVICE CONNECTION

N.T.S.



NOTES:

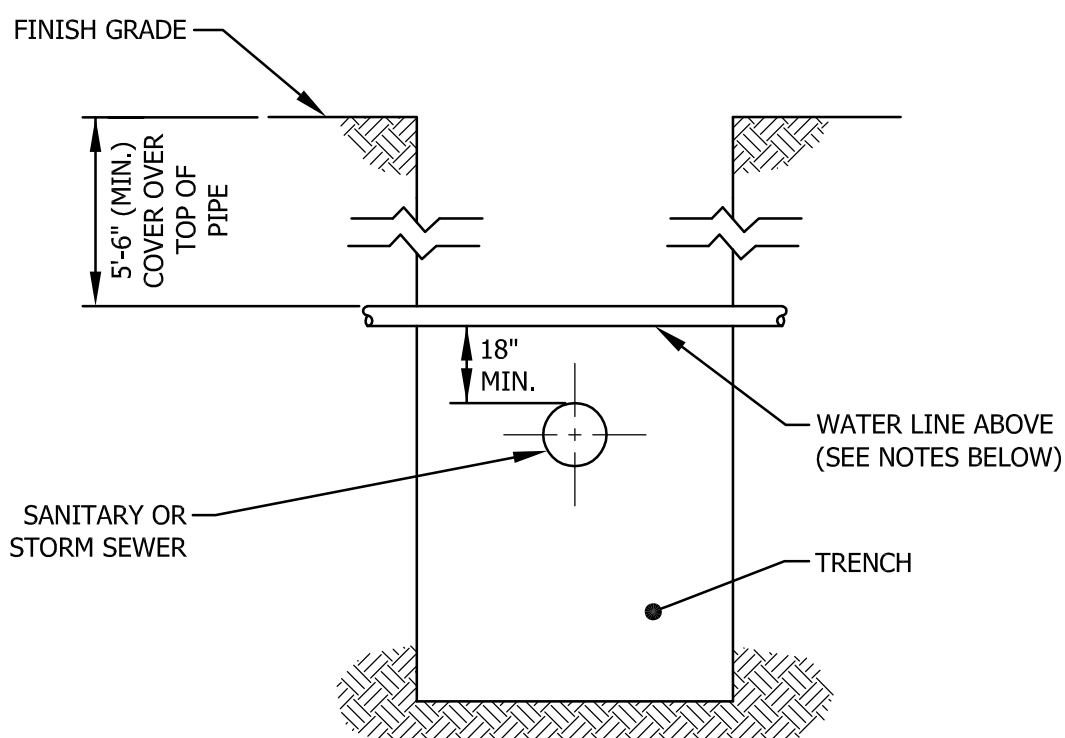
- SEE "MINIMUM AREA OF BEARING SURFACE OF CONCRETE THRUST BLOCKS" FOR REQUIRED AREAS IN SQUARE FEET FOR EACH TYPE OF THRUST BLOCK.
- MECHANICAL JOINT RESTRAINT, SUCH AS EBBA IRON "MEGA-LUG", MAY BE USED IN LIEU OF THRUST BLOCKS.

THRUST BLOCKS

N.T.S.

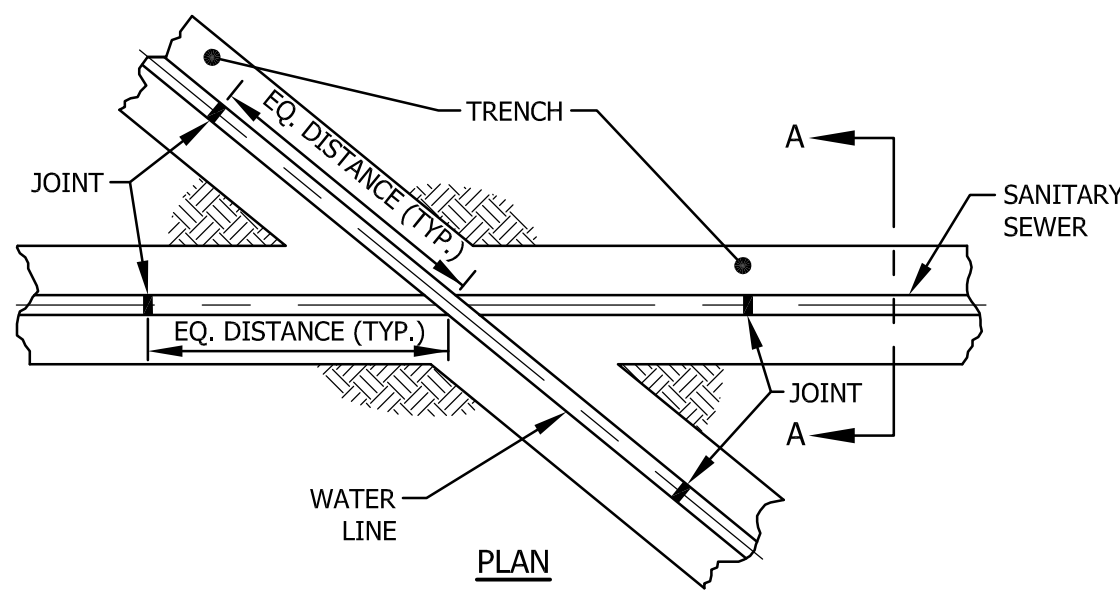
|                                | 4"           |           |           | 6"           |           |           | 8"           |           |           | 10"          |           |           | 12"          |           |           |
|--------------------------------|--------------|-----------|-----------|--------------|-----------|-----------|--------------|-----------|-----------|--------------|-----------|-----------|--------------|-----------|-----------|
|                                | TEES<br>ENDS | 90°<br>EL | 45°<br>EL | TEES<br>ENDS | 90°<br>EL | 45°<br>EL | TEES<br>ENDS | 90°<br>EL | 45°<br>EL | TEES<br>ENDS | 90°<br>EL | 45°<br>EL | TEES<br>ENDS | 90°<br>EL | 45°<br>EL |
| SOFT CLAY                      | 3            | 4         | 2.5       | 6            | 8         | 5         | 10.5         | 14.5      | 8.5       | 16           | 22.4      | 13        | 23           | 32        | 18.5      |
| SAND                           | 1.5          | 2         | 1.5       | 3            | 4         | 2.5       | 5.5          | 7.5       | 4.5       | 8            | 11.35     | 6.5       | 11.5         | 16        | 9.5       |
| SAND & GRAVEL                  | 1            | 1.5       | 1         | 2            | 3         | 2         | 3.5          | 5         | 3         | 5.5          | 7.5       | 4.5       | 8            | 11        | 6.5       |
| SAND/GRAVEL<br>W/CLAY          | 1            | 1         | 1         | 1.5          | 2         | 1.5       | 3            | 4         | 2.5       | 4            | 6         | 3.5       | 6            | 8         | 5.        |
| SAND/GRAVEL<br>CEMENTED W/CLAY | .5           | .5        | .5        | 1            | 1         | 1         | 1.5          | 2         | 1.5       | 2            | 3         | 2         | 3            | 4         | 2.5       |
| HARD SHALE                     | .5           | .5        | .5        | 1            | 1         | 1         | 1.5          | 1.5       | 1         | 2            | 2.5       | 1.5       | 2.5          | 3.5       | 2         |

BEARING CHART FOR THRUST BLOCKS



SECTION A-A

N.T.S.



WATER-SEWER CROSSING DETAIL

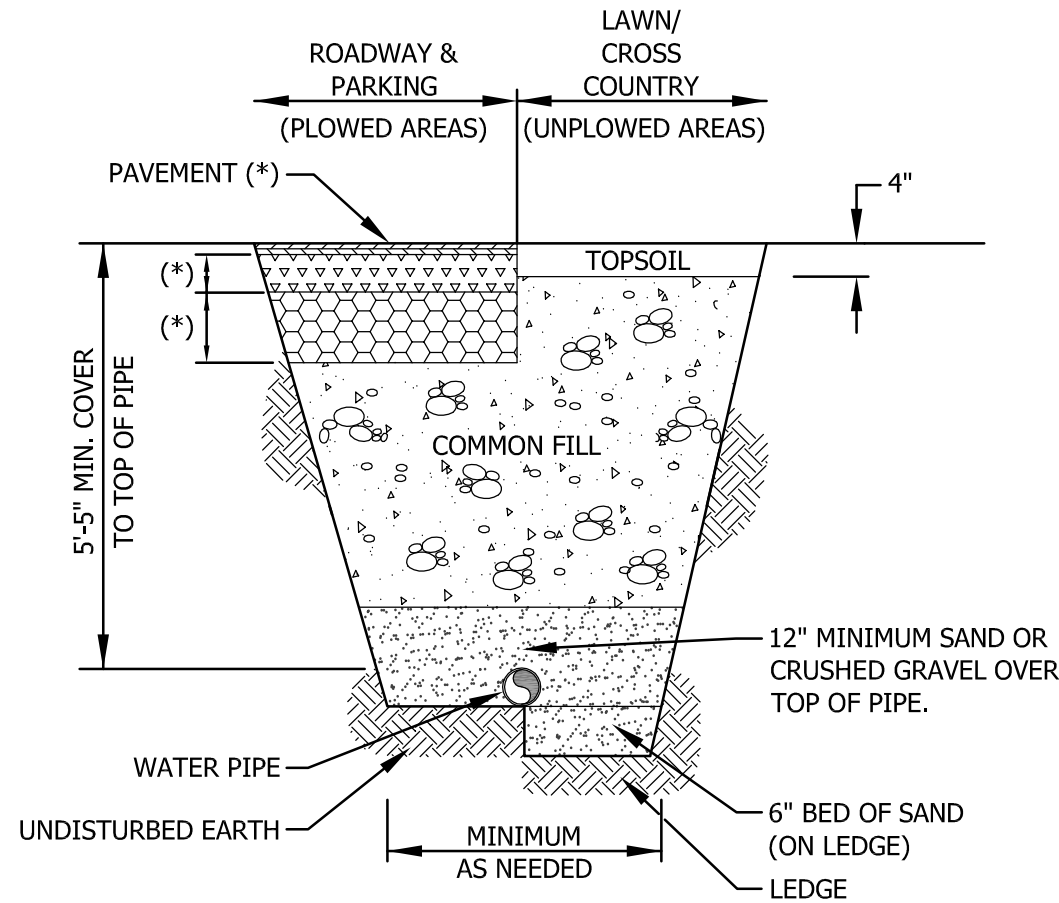
N.T.S.

ALL WATER MAIN/SERVICE CROSSINGS WITH SANITARY SEWERS SHALL BE CONSTRUCTED TO THESE STANDARDS.

CROSSING NOTES:

CROSSINGS: SEWERS CROSSING WATER LINES SHALL BE LAID BENEATH THE WATER LINE WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER LINE. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.

THE PROJECT ENGINEER MUST BE NOTIFIED WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL CLEARANCE.



(\*) SEE ROADWAY TYPICAL CROSS SECTION

COMMON FILL- SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

DUCTILE IRON

WATER LINE TRENCH DETAIL

N.T.S.

LEAKAGE TESTING OF WATER LINES

ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.

DISINFECTION OF WATER LINES

A) BASIC DISINFECTION PROCEDURE CONSISTS OF:

- PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER LINE DURING CONSTRUCTION OR REPAIR.
- REMOVING BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER LINE.
- CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER.
- DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
- COMPLY WITH ALL PERTINENT PROCEDURES AND REQUIREMENTS OF THE LATEST EDITION OF AWWA C651, FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES.

B) DISINFECTION PROCEDURE:

- CLOSE THE SERVICE VALVES AND FILL THE WATER LINE WITH CHLORINATED WATER.
- LEAVE THE CHLORINATED WATER IN THE WATER LINE FOR AT LEAST 24 HOURS.
- AT THE END OF THIS PERIOD, THE CHLORINATED WATER SHALL BE SAMPLED AND HAVE A FREE CHLORINE RESIDUAL OF AT LEAST 10 mg/L. IF NOT, THE PROCEDURE SHALL BE REPEATED UNTIL THE RESIDUAL REQUIREMENT IS MET.
- THOROUGHLY FLUSH THE WATER LINE ASSURING NO OFFENSIVE ODOR EXISTS DUE TO CHLORINE REACTIONS OR EXCESS CHLORINE RESIDUAL.
- FLUSHING VELOCITY SHALL NOT BE LESS THAN 2.5 FT/SEC.
- REPEAT DISINFECTION PROCESS ON LINES THAT BECOME OR MAY HAVE BECOME RECONTAMINATED AND ALL LINES IN WHICH COLIFORM BACTERIA WERE FOUND.
- THE TABLET METHOD IS NOT ACCEPTABLE.

NOTE:

CONTRACTOR SHALL CONTACT LEBANON DPW PRIOR TO ANY WATER OR SEWER RELATED CONSTRUCTION. (603) 298-5190.

WATER DETAILS

FOR

BANK STREET APARTMENTS

IN

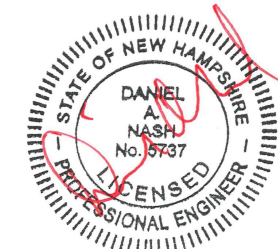
TOWN, STATE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512  
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A

DESIGNED: DAN

DRAWN: KH

CHECKED: DAN

DATE: 04/12/2021

MASON  
STORAGE

WATER  
DETAILS

D-3

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ADVANCED GEOMATICS & DESIGN

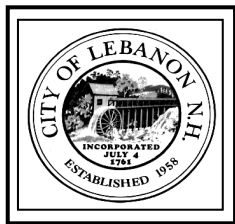
DWG: 19003/19003-DET

**Agenda  
Planning Board  
August 9, 2021**

**Agenda Item #4A  
Study Items**

# **Proposed amendments to the Site Plan Review Regulations**





## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### MEMORANDUM

**TO:** Planning Board

**FROM:** Planning and Development Department Staff

**RE:** Minor Site Plan Review and Minor Site Review Committee –  
Proposed Amendments to the Site Plan Review Regulations  
*August 9, 2021 Planning Board Meeting – Agenda Item 4.A*

**DATE:** July 30, 2021

At the June 14, June 28, and July 26, 2021, Planning Board meetings, the Board discussed draft amendments to the Site Plan Review Regulations that propose to create a minor site plan review process and Minor Site Review Committee (as authorized by NH RSA 674:43 ("Power to Review Site Plans")). This minor site plan concept was initially discussed with the Planning Board at the August 24, 2020, work session and was subsequently reviewed with the Development Regulations Subcommittee.

Following the Board's discussions in June and July, and following legal review by the City's attorney, staff made revisions to the draft amendments. An updated redline incorporating these revisions is attached. The proposed new or revised text (as compared to the current regulatory language) is blue and underlined. The text to be deleted from the current regulations is shown as ~~red with a strike-out~~.

Note that the attached redline has been provided to the City's attorney for final legal review. Any suggested modifications to the amendments by legal counsel will be shared with the Planning Board at the August 9<sup>th</sup> meeting.

#### **Staff Recommendations and Proposed Schedule**

In order to adopt the proposed regulatory amendments, RSA 675:6, I, requires that the Board first hold a public hearing. Therefore, following discussion of the attached redline at the August 9, 2021 regular meeting, staff recommends that the Planning Board schedule a public hearing on the proposed amendments for the Board's August 23, 2021 work session.

#### Attachments

- Excerpt of the Site Plan Review Regulations (redline last revised July 28, 2021)

# SITE PLAN REVIEW REGULATIONS

## MINOR SITE PLAN REVIEW DRAFT AMENDMENTS

[...]

### **ARTICLE I – ENACTMENT AND GENERAL PROVISIONS**

#### **Section 1.1 – Authority**

Under the general authority granted in the New Hampshire Revised Statutes Annotated Title LXIV, these Regulations are adopted by the Lebanon Planning Board, procedurally under RSA 675:6, after having adopted both a zoning ordinance and subdivision regulations as required under RSA 674:43, and as authorized by the City Council on July 16, 1986 and on March 21, 1990. Pursuant to RSA 674:43, the Planning Board [\(or, as applicable, the Minor Site Plan Committee\)](#) will review and may approve or disapprove site plans for the development or change or expansion of use of tracts for nonresidential uses or for multifamily dwelling units, which are defined as containing more than two dwelling units.

[...]

#### **Section 1.6 – Compliance**

- A. [These Site Plan Review Regulations apply to all \*land development\*, and no such \*land development\* shall proceed without first obtaining a jurisdictional determination from the Planning and Development Department pursuant to Section 3.1.](#)
- B. No site plan shall be approved by the Planning Board unless such plan complies with all applicable local ordinances and regulations, and state and federal laws.
- ~~BC.~~ No Building Permit shall be approved for a building or structure on a site that does not comply with these Regulations.
- ~~EC.~~ The Building Inspector shall not issue a Certificate of Occupancy under the Lebanon Building Code for any building on a site plan that does not comply with the Notice of Action on the approved site plan. Any requirement of the Notice of Action to be performed in the future and that has been bonded under Section 8.2 of these Regulations will satisfy the condition for the issuance of the Certificate of Occupancy.

### **ARTICLE II – DEFINITIONS**

[...]

**Change, material.** [Any \*land development\* which, in the reasonable determination of the Planning and Development Department, necessitates or results in a significant change to access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping. “Material change” shall also mean the](#)



establishment of any new non-residential principal use in which no principal buildings are proposed, including uses such as gravel pits, cemeteries, golf courses, parking lots, communications towers, or other non-residential uses.

**Change, non-material.** Any *land development* which, in the reasonable determination of the Planning and Development Department, is not a *material change*, but does necessitate or result in an appreciable change to access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping.

**Land development.** Any physical improvement(s) or alteration(s) to any lot, whether vacant land or improved, and/or any increase in the size of any building, and/or any change of use to a non-residential, mixed use, or multi-family dwelling. The term “land development” does not include any of the following:

- The construction of one-family and two-family dwelling units or associated accessory uses, in accordance with RSA 674:43, I, or any alterations or improvements to any property where the sole principal use is a one-family or two-family dwelling; and/or
- Repair or maintenance that does not result in any changes to the layout or design of the property (e.g. repaving a parking lot that maintains the number and location of parking spaces, and the in-kind replacement of landscaping, fencing, light poles, etc.).
- The following home-based businesses:
  - Home businesses (see Section 600 of the Zoning Ordinance).
  - Family day care homes (see Section 604.3 of the Zoning Ordinance).
  - Home-based contractor’s yards (see Section 600A of the Zoning Ordinance), unless site plan review is otherwise required by the Zoning Board of Adjustment as a condition of Special Exception approval.
  - Home-based agricultural businesses (see Section 600B of the Zoning Ordinance), unless site plan review is otherwise required by the Zoning Board of Adjustment as a condition of Special Exception approval (see the zoning district tables of use in Article III of the Zoning Ordinance for additional information on when a Special Exception is required).
- Buildings and structures in the Rural Lands (RL) One, Two, and Three zoning districts that are used for an agriculture use.

[...]

**Material ~~c~~Change.** ~~(see “change, material) Any proposed alteration to a previously approved Site Plan and/or previously developed property, which necessitates or results in significant changes to access, parking, circulation, drainage, lighting, or required landscaping on the site. (See Section 3.1)~~

[...]

**Non-material change.** (see “change, non-material)

**Planning Director.** The Director of Planning and ~~Zoning~~ Development for the City of Lebanon, or his or her designee.

**Planning ~~Office~~and Development Department.** ~~The Planning Division within the Department of Community Development and Preservation for the City of Lebanon. The Planning Office is the Administrative Office~~ The administrative office for the Planning Board.

[...]

**Screen.** Landscaping, fencing, or functionally similar elements designed to conceal from view all or part of a structure or site that, in the judgment of the Planning Board ([or, as applicable, the Minor Site Plan Committee](#)), is unattractive or otherwise warrants mitigation of the effect of its appearance.

[...]

## **ARTICLE III – ADMINISTRATION**

### **Section 3.1 – Site Plan Review Jurisdiction**

[Before the formal submission of a site plan review application for any proposed \*land development\*, the property owner and/or developer is encouraged to meet with Planning and Development Department staff to informally review the proposal and to answer any questions regarding the site plan review process and applicable design regulations. Staff is generally available to meet in person or by phone, and may also be contacted via e-mail \(see the City of Lebanon website for contact information\).](#)

#### [A. JURISDICTIONAL DETERMINATION](#)

- [1. Any person proposing a \*land development\* shall be required to submit a site plan drawing and project description to the Planning and Development Department to:](#)
  - [a. Verify whether the proposed \*land development\* is:](#)
    - [i. Exempt from site plan review per Section 3.1.B, or](#)
    - [ii. Eligible for site plan review by the Minor Site Plan Committee per Section 3.1.C, or](#)
    - [iii. Requires site plan review by the Planning Board per Section 3.1.C; and](#)
  - [b. To provide a record of such change on the property.](#)

[The Planning and Development Department may request additional information as reasonably needed to make the jurisdictional determination.](#)

- [2. The jurisdictional determination of the Planning and Development Department may be appealed to the Planning Board provided the appeal is filed within 20 days of the Department's decision. The Board shall act on the appeal within a reasonable time. Such a determination shall be considered administrative, and no noticed public hearing shall be required for the Board to act on the appeal.](#)

#### [B. LAND DEVELOPMENT EXEMPT FROM SITE PLAN REVIEW.](#)

Site plan review ~~and approval~~ shall not be required for [that](#):

~~One family and two family dwelling units or associated accessory uses, in accordance with RSA 674:43, I.~~



~~1. —~~

any **land development** that, in the reasonable determination of the Planning and Development Department, is neither a **material change** nor a **non-material change**, and which does not necessitate or result in any appreciable change to access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping, provided that:

1. Prior to the commencement of any such **land development**, a plan depicting the proposed changes shall be provided to the Planning and Development Department to mark the plan approved as an amendment to the approved site plan; and
2. The proposed **land development** complies with any applicable design requirements of the Site Plan Review Regulations, as determined by the Planning and Development Department.

~~B. —~~

~~An Applicant shall obtain site plan approval from the Board for any of the following types of development or change or expansion of use of tracts for non-residential uses or for multi-family dwelling units, which are defined as any structures containing three (3) or more dwelling units,, whether or not such development includes a subdivision or re-subdivision of the site (RSA 674:43, I) Threshold criteria for determining when Site Plans are to be reviewed by the Planning Board are as follows:~~

- ~~1. A. Construction of any new principal building(s), including reconstruction of existing principal building(s), for multi-family or non-residential use, regardless of size. Establishment of any new non-residential principal use(s), and/or **material changes** or expansions of existing non-residential principal use(s), subsequent to the effective date of these Site Plan Review amendments, in which no buildings are proposed, including uses such as gravel pits, cemeteries, golf courses, parking lots, communications towers, or other non-residential uses.~~
- ~~2. Construction or installation of any combination of the following, where the total of new construction, subsequent to the effective date of these Site Plan Review amendments, is 1,000 gross square feet or more:
  - ~~a. 1. Any new accessory building(s), and/or any series of additions to or expansions of existing principal or accessory building(s), or; Any new paved or improved surfaces, and/or any series of additions to or expansions of existing paved or improved surface(s), including, but not limited to, gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious.~~~~
- ~~3. D. —~~
- ~~4. Conversion of any existing building(s), in whole or in part, whether or not the thresholds listed above in Paragraph C are exceeded, as follows:~~
- ~~5. —~~

- ~~1. From a residential use containing one or two dwelling units to a multi-family use of three or more dwelling units. From a residential use to a non-residential or mixed use;~~
- ~~a. From an existing non-residential or mixed use to another non-residential or mixed use if the new use increases the intensity of on-site or off-site impacts;~~
- ~~b. From a non-residential or mixed use to a multi-family use of three or more dwelling units.~~
- ~~6. E. Any other **material change** to a previously approved Site Plan and/or previously developed property, which in the judgment of the **Planning Director** warrants review and approval by the Planning Board. Whenever the Planning Director determines that a proposed change warrants review and approval by the Planning Board, a written statement of the reasons for such recommendation shall be provided to the property owner and the Board.~~

#### C. MINOR SITE PLAN COMMITTEE REVIEW

~~may~~ Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required for any of the following:

1. *Land development* involving:
  - a. Any increase in the gross floor area of a building between 500 sq. ft. and 2,500 sq. ft. and which is less than 25% of the existing gross floor area of the building; and/or
  - b. Any new improved surface(s) greater than 500 sq. ft. and less than 2,500 sq. ft. Such improved surfaces include but are not limited to, gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious; and/or
  - c. An increase in the number of dwelling units within an existing multi-family dwelling of five (5) or more dwelling units, not to exceed 20% of the existing units; and/or
  - d. Conversion of an existing building, in whole or in part, to a multi-family dwelling containing less than five (5) dwelling units, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance; and/or
  - e. Conversion of an existing building, in whole or in part, from a residential use to a non-residential use, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance.



Notwithstanding the above, where in the reasonable judgment of the Planning and Development Department the proposal constitutes a **material change**, the application shall be reviewed by the Planning Board per Section 3.1.D.

f. \_\_\_\_\_

2. Land development that constitutes a **non-material change** to a property.

Applications for **land development** that meet one or more of the criteria set forth above and which are submitted less than two (2) years from the date of the last minor site plan approval shall be reviewed by the Planning Board per Section 3.2.D.

#### D. PLANNING BOARD REVIEW

Land development that constitutes a **material change** to a property, including any **land development** that exceeds the thresholds set forth in Section 3.1.C.1.a-d, shall require site plan approval from the Planning Board in accordance with the procedures set forth in Article IV.

### **Section 3.2 – Information Required and Jurisdictional Determination**

~~A. Any person proposing a development or change or expansion of use of tracts for non-residential uses or for multi-family dwelling units which results in exterior site alterations, and which otherwise requires a Zoning Permit pursuant to Section 901 of the Zoning Ordinance, shall also be required to submit a site plan drawing and project description to the Planning Office prior to the issuance of such permit, regardless of whether or not Site Plan Review is required by the provisions of Section 3.1 of these Regulations.~~

~~The purpose of such submission shall be to allow for review by the City Staff: i) to ensure compliance with the City's Zoning Ordinance, applicable development regulations, and utility standards; ii) to verify whether Planning Board review is or is not required, and; iii) to provide a record of such change on the property. Copies of plans and information submitted to the Zoning Administrator pursuant to Section 901.2 of the Lebanon Zoning Ordinance shall normally be sufficient to comply with this paragraph; however, the Planning Office may request additional information, if necessary, for the above-described purposes.~~

~~B. The initial determination of whether Site Plan Review and approval is or is not required by the provisions of Section 3.1 of these Regulations shall be made by the Planning Director based on the submission under Section 3.2.A above. However, the landowner, any Board member, or any person aggrieved may, within 30 days of such determination, make a written request for determination on this issue by majority vote of the Planning Board. The Board shall act on the request within a reasonable time. Such a determination shall be considered administrative, and no noticed public hearing shall be required.~~

### **Minor Site Plan Review**

#### A. MINOR SITE PLAN COMMITTEE

##### 1. ESTABLISHMENT

A Minor Site Plan Committee is established in accordance with RSA 674:43, III, and the resolution passed by the City Council on August 4, 2010, for the purpose of reviewing minor site plan applications per Section 3.1.C.

## 2. MEMBERSHIP

The Minor Site Plan Committee consists of the Planning and Development Department's Senior Planner and Associate Planner, and a representative from each of the following City departments: Fire, Police, and Public Works. The Senior Planner shall serve as chair and may use his or her reasonable discretion in coordinating the activity of the committee in an efficient and effective manner. The Director of Planning and Development may, at his or her discretion, substitute for the Senior Planner or Associate Planner and may, at his or her discretion, serve as chair while substituting. A majority of the members shall constitute the quorum necessary to transact business.

## B. REVIEW PROCESS

### 1. PRE-SUBMISSION REVIEW

Prior to submitting an application for minor site review, the applicant is encouraged to meet with the Planning and Development Department for a determination as to the applicability of the Article VI design and construction requirements to the applicant's project. The applicant may request that Planning staff provide the determination in writing. See also Section 3.2.B.8 (Design Standards).

### 2. APPLICATION

Fees for a minor site plan application may be assessed in accordance with the Fee Schedule adopted by the Planning Board pursuant to Section 4.2.

Upon receipt of an application for minor site review, the Planning and Development Department shall review the application to determine if it qualifies for minor site plan review per Section 3.1.D and if all required materials have been submitted per Section 3.2.B.7 (Submission Materials). The Planning and Development Department shall coordinate with the applicant to obtain any additional necessary information, documentation, or clarifications to understand the proposal and to help determine if it qualifies for minor site review and if all required application materials have been submitted. The Planning and Development Department shall also make a determination as to the applicability of the Article VI design and construction requirements to the applicant's project, pursuant to Section 3.2.B.8.

If the Planning and Development Department determines that the proposal is a minor site plan and that all required materials have been submitted, the application shall be forwarded to the Minor Site Plan Committee for review. If the plan does not address the applicable design and construction requirements of Article VI as determined by the Planning and Development Department, the Department shall forward the plan to the Minor Site Plan Committee with a recommendation that the application is transferred to the Planning Board per Section 3.2.B.5 (Referral to Planning Board).



Minor site plan applications are subject to the provisions of Section 4.4 which outlines the procedure when approvals from the Zoning Board of Adjustment are required. References in Section 4.4 to the Planning Board shall be deemed to be references to the Minor Site Plan Committee for purposes of this section.

Submission of a minor site plan application shall be deemed as the granting of permission to visit the property in accordance with Section 4.11. References to the Planning Board in Section 4.11 shall be deemed to be references to the Minor Site Plan Committee for purposes of this section.

### 3. PUBLIC HEARING

- a. If the proposal is approved for minor site review, the Planning and Development Department shall set a date for a public hearing before the Minor Site Plan Committee. The date of the public hearing shall be set for no later than 30 days following the submission of the application.
- b. The Planning and Development Department shall send notices to abutters and other parties in accordance with RSA 676:4, I(d)(1) and shall post public notice at least ten (10) days in advance of the public hearing, as specified in RSA 676:4, I(d)(1).
- c. Prior to the opening of the hearing, the Minor Site Plan Committee shall:
  - i. Determine if the application has regional impact in accordance with Section 4.6. References therein to the Planning Board shall be deemed to be references to the Minor Site Plan Committee for purposes of this section. If deemed to have regional impact, the Committee shall refer the application to the Planning Board for review per Section 3.2.B.5.
  - ii. Determine if the application is complete according to the Submission Requirements in Section 3.2.B.7. If it is determined that the application is complete, the Committee shall accept the application. If it is determined that the application is incomplete, the Committee shall vote to find the application incomplete and shall state the reasons for such findings. The Committee may postpone the opening of the hearing to a new date or may require the submission of a new application.
- d. The Committee shall open the public hearing on the completed formal minor site plan application. Any abutter, member of the general public or any person with a direct interest in the matter may testify in person or in writing.

### 4. FINAL ACTION

- a. The Committee shall have ten (10) days, from the date of acceptance, to approve or disapprove the application, subject to extension or waivers as provided in RSA 676:4, I(c)(1). The date of acceptance shall be the date that the Committee accepts the plan as complete.
- b. Following the conclusion of the public hearing, the Minor Site Plan Committee shall either:
  - i. approve the application as submitted;
  - ii. approve the application with conditions;
  - iii. deny the application;
  - iv. decline to make a final decision itself and refer the application to the Planning Board for review per Section 3.2.B.5; or
  - v. request an extension of time from the applicant if needed.
- c. The Board shall provide a written decision within five (5) days of the conclusion of the public hearing.
- d. A digital copy of the approved plan, modified as necessary pursuant to any conditions of approval, shall be provided to the Planning and Development Department by the applicant for digital signature by the Chair of the Minor Site Plan Committee.
- e. The Planning and Development Department shall provide the Planning Board with a copy of the written decision made by the Minor Site Plan Committee and a copy of the approved plan.
- f. The time periods set forth in Section 4.10 shall apply to minor site plan approvals. References in Section 4.10 to the Planning Board shall be deemed to be references to the Minor Site Plan Committee for purposes of this section.

## 5. REFERRAL TO PLANNING BOARD

At or before the time of the Minor Site Plan Committee completeness review under Section 3.2.B.3.c.ii, the Minor Site Plan Committee in its reasonable discretion and/or at the request of the Applicant may transfer the application to the Planning Board. If such a transfer occurs, the Planning Board shall act on the proposed site plan within 65 days following a completeness finding, regardless of whether the completeness finding was made by the Minor Site Plan Committee or the Planning Board.

When an application is referred to the Planning Board for review it shall be treated as a regular site plan application with new notices and a new public hearing, and shall be placed on the next available Planning Board agenda. All applicable procedures of Article IV shall apply except that no additional application fees shall be charged other than for notices, the materials submitted for the minor site plan review shall be adequate unless the Planning Board determines that other materials are needed, and the site plan application deadline shall not apply.

## 6. APPEAL TO PLANNING BOARD



A decision of the Minor Site Plan Committee may be appealed to the Planning Board in accordance with RSA 674:43, III, provided the appeal is filed within 20 days of the Committee's decision. The Planning Board shall hold a public hearing on any appeal, pursuant to the notice requirements and procedures set forth in Section 4.8. Any additional fees for notices shall be paid by the applicant. No new application fee shall be charged. All applicable procedures of Article IV shall apply.

## 7. SUBMISSION MATERIALS

An applicant for minor site plan review shall submit the following:

- a. A completed minor site application utilizing a form to be provided by the Planning and Development Department.
- b. A completed minor site plan technical checklist utilizing a form to be provided by the Planning and Development Department.
- ~~a.~~
- c. The appropriate fees as established by the Board's fee schedule.
- ~~b.d.~~ A list of the name(s) and address(es) of all persons to be notified by certified mail in accordance with RSA 676:4, I(d), including the following:
  - i. The Applicant(s);
  - ii. The Owner(s) of record of the site;
  - iii. The Owners of abutting properties;
  - iv. Every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board;
  - v. All persons holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property, or, when there are no such restrictions on the subject property, the applicant shall provide a definitive statement to that effect;
  - ~~v.~~vi. The holders of any easements, rights-of-way, or other restrictions on or over the subject property, or, when there are no such easements, rights-of-way, or other restrictions on the subject property, the applicant shall provide a definitive statement to that effect;
  - ~~vi.~~vii. The holders of any easements, rights-of-way, or other restrictions on or over the subject property.
- ~~e.~~e. A scaled plan clearly illustrating the proposal, utilizing the approved site plan as a base map, if available, and identifying all abutters. Plans must be sufficiently accurate and detailed so as to:
  - i. Indicate the site location, the address and zoning classification of the subject property, and the uses of adjoining properties;
  - ii. Describe the size, shape, and use of the subject property, together with relevant information about existing site topography, drainage, hydrologic features, vegetation, and

- other natural features, and about proposed changes to these;
- iii. Show the size, dimensions, location, and height of existing and proposed structures, expansions to existing structures, or other improvements, including landscaping, parking areas, ramps, walkways, driveways, lighting fixtures, signs, stormwater control devices, exterior waste receptacles, exterior equipment, utilities, solar panels, wind generators, condensers, transformers, or other;
  - iv. Demonstrate conformity with the standards and requirements for proposed developments set forth in Article VI, as determined to be applicable by the Planning and Development Department pursuant to Section 3.2.B.8; and
  - ~~i.v.~~ Demonstrate full compliance with the Zoning Ordinance, including the conditions of approval of any special exception or variance granted by the Zoning Board of Adjustment.
- f. Any additional materials and documentation which the Minor Site Plan Committee reasonably requires to fully understand the proposal.

The Planning and Development Department or Minor Site Plan Committee (per Section 3.2.B.3.c.ii) may postpone action on an application that is not complete.

## 8. DESIGN STANDARDS

- a. The design and construction requirements of Article VI shall apply to minor site plans (i) to the extent reasonably related to the scope of the proposed project, and (ii) to the maximum extent practicable to bring the property into compliance with the Article VI design and construction requirements.
- ~~d.b.~~ The applicability of the Article VI requirements to an applicant's project shall be determined by the Planning and Development Department in consultation with the applicant. See also Section 3.2.B.1.

## **ARTICLE IV – PROCEDURE**

### **Section 4.1 – Purpose**

The purpose of this article is to set forth the procedure for Planning Board review and action on applications for site plan approval per Section 3.1.D (“Planning Board Review”). The procedure is intended to facilitate the orderly and expeditious processing of such applications.

### **Section 4.2 – Fees**

The Planning Board has established, and from time to time may amend, a schedule of fees, which is hereby attached to these Regulations and made a part hereof.



[...]

#### **Section 4.4 – Procedure When Approvals from the Zoning Board of Adjustment Are Required**

When approvals from the Zoning Board of Adjustment (ZBA) are required by the Lebanon Zoning Ordinance, such ZBA approvals shall be obtained before the Site Plan application will be deemed complete by the Planning Board. Any conditions imposed by the Zoning Board of Adjustment shall not be diminished by the requirements contained in these Regulations. The condition that imposes the greater restriction or higher standard shall be controlling.

Any Site Plan application submitted prior to submission for necessary ZBA approvals will not be accepted by the Planning ~~Office~~ [and Development Department](#).

[...]

#### **Section 4.6 – Determination of Potential for Regional Impact**

Upon receipt of an application for development, the Board shall review the application promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact, pursuant to RSA 36:54, et seq. Doubt concerning regional impact shall be resolved in a determination that the development has a potential for regional impact.

A development of regional impact means any proposal, which, in the determination of the Board, could reasonably be expected to affect on a neighboring municipality because of factors such as, but not limited to, the following:

- A. The relative number of dwelling units as compared to existing stock. Any proposal that involves 50 or more residential units shall be deemed to have the potential for regional impact;
- B. The relative size of the development. Any proposal that involves 50,000 square feet or more of new non-residential gross floor area shall be deemed to have the potential for regional impact;
- C. The proximity of the development to the borders of a neighboring community.
- D. High-intensity traffic impact on regional transportation networks;
- E. The anticipated emission of excessive light, noise, smoke, odors, or particulates;
- F. The proximity of the development to aquifers or surface water, which transcend municipal boundaries.
- G. The impact on shared facilities, such as schools and solid waste disposal facilities.

The Board may, in its discretion, determine that any project has the potential for regional impact, whether or not the project meets or exceeds the criteria listed above.

[...]

#### **Section 4.10 – Expiration of Site Plan Approval**

- A. Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12,VI and RSA 674:39.
- B. Notwithstanding paragraph A above, the Board may grant an extension of up to two (2) additional years beyond the original expiration date. A request for such an extension must be submitted by the Applicant to the Planning ~~Office~~ and [Development Department](#) prior to such expiration date, and requests for extension of the site plan approval received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.
- C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.
- D. For applications subject to both Site Plan and Subdivision review, expiration of Board approvals shall occur as set forth in the Subdivision Regulations.
- E. For approved phased developments, the deadlines for obtaining a Building Permit for each phase, as stated in the approved phasing schedule in accordance with Section 4.9.C(4) of these Regulations, shall be substituted for the time limitation set forth in Section 4.10(A). Any request for an extension of time for a particular phase, as described in Section 4.9.F of these Regulations, shall only apply to the particular phase, and such extension shall not automatically apply to any later phases of the development.

#### **Section 4.11 – Permission to Visit Property**

- A. For the City to effectively and efficiently review Site Plan applications, City Staff, members of the Planning Board, abutters, and others providing testimony must have the ability to enter the property that is the subject of an application.
- B. Submission of a Site Plan application shall be deemed as the granting of permission for City staff, Lebanon Planning Board members, and others attending the public hearings, to enter onto the property for purposes of review, during orderly visits, subject to reasonable notice. It shall be assumed that this permission is extended until the Board has acted to formally approve or disapprove an application. If for any reason an applicant wishes to place some limitation upon such access, the applicant shall so inform the Planning ~~Office~~ and [Development Department](#) at the time of submission of the Site Plan application.



- C. The property owner retains all rights to withdraw permission to enter onto the property at any time. However such withdrawal of permission prior to the completion of the Site Plan Review process may result in the Board's disapproval of the application for lack of sufficient information.

## **ARTICLE V – SUBMISSION REQUIREMENTS**

### **Section 5.1 – Drawings and Other Submittals**

Applications [reviewed by the Planning Board](#) shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

[...]

## **ARTICLE IX – MODIFICATIONS AND MINOR ALTERATIONS TO AN APPROVED SITE PLAN [PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY](#)**

### **Section 9.1 – Modifications to an Approved Site Plan**

Once a plan has received approval from the Board [\(or, as applicable, the Minor Site Plan Committee\)](#) and prior to the issuance of a Certificate of Occupancy, no modification shall take place unless the modification of the plan has been approved by the Board [\(or, as applicable, the Minor Site Plan Committee\)](#), except as provided by Section 9.2 below. Following the issuance of a Certificate of Occupancy for an approved Site Plan, any changes proposed to a tract for multi-family or non-residential use shall be addressed under the provisions of Article III of these Regulations.

Modifications shall normally be treated by the Board [\(or, as applicable, the Minor Site Plan Committee\)](#) as a new plan application, which will require notification of abutting property owners, a public hearing, staff review, and formal Board [\(or, as applicable, Minor Site Plan Committee\)](#) action. A request for a modification which would entail a reversal or relaxation of any condition or determination made by the Board [\(or, as applicable, the Minor Site Plan Committee\)](#) as part of its original approval, shall not be heard unless the applicant demonstrates that a **material change** of circumstances has occurred affecting the merits of the original application.

Modifications to an Approved Site Plan granted by the Planning Board [\(or, as applicable, the Minor Site Plan Committee\)](#) pursuant to this paragraph shall not alter the time periods set forth in Section 4.10 of these Regulations for expiration of Site Plan Approval, unless the Planning Board [\(or, as applicable, the Minor Site Plan Committee\)](#), for good cause stated in its written Notice of Action, explicitly specifies some alternative expiration date.

### **Section 9.2 – Minor Alterations to an Approved Site Plan**

- A. A minor alteration may be approved in writing by the Planning Director subsequent to final site plan approval, but prior to the issuance of a Certificate of Occupancy, if the alteration is not deemed to be a **material change** in the plan, and if the alteration is either necessitated by unforeseen or unanticipated circumstances, or

constitutes a deviation from the plan which was constructed or installed as a result of a good-faith error, rather than negligence. The full Board [\(or, as applicable, the Minor Site Plan Committee\)](#) shall be notified in writing of any such approval within 30 days of the approval, and the Applicant shall submit a revised site plan to the Planning ~~Office~~ [and Development Department](#) reflecting the approved minor alteration.

B. For purposes of this section, a change shall be deemed to be a minor alteration only if all of the following apply:

1. It is relatively minor, in light of the overall scope of the approval;
2. It does not result in a violation of any express condition of the approval, or of any zoning or other local, state, or federal regulatory provision, and;
3. The Planning Director concludes that no reasonable Board [\(or, as applicable, Minor Site Plan Committee\)](#) member could consider the change as grounds for reconsidering or altering any aspect of the Notice of Action.

Any modification which does not meet these criteria may be approved only as provided in Section 9.1 of these Regulations.

C. The applicant, any Board member [\(or, as applicable, Minor Site Plan Committee member\)](#), or any person aggrieved may make a written request for an approval under this section to be reviewed by the full Board [\(or, as applicable, the Minor Site Plan Committee\)](#). The Board [\(or, as applicable, the Minor Site Plan Committee\)](#) shall act on the request within a reasonable time. Such a determination shall be considered administrative, and no noticed public hearing shall be required. The Board [\(or, as applicable, the Minor Site Plan Committee\)](#), by majority vote, shall either affirm the approval of the minor alteration, or shall require the owner or applicant to submit a modification request under Section 9.1 of these Regulations.

[...]



**Agenda  
Planning Board  
August 9, 2021**

**Agenda Item #6A  
Approval of Minutes**

**July 26, 2021  
Non-Public**

DRAFT

**LEBANON PLANNING BOARD**  
**Minutes of Nonpublic Session**  
**Monday, July 26, 2021**  
**Meeting Room 2, City Hall**  
**51 N Park St, Lebanon, NH**

**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice-Chair), Gregorio Amaro, Kim Chewning, Kathie Romano, Jeremy Rutter, Laurel Stavis

**MEMBERS ABSENT:** Karen Zook (Council Representative), Joan Monroe

**STAFF PRESENT:** David Brooks (Planning Director), Tim Corwin (Senior Planner)

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1 *A MOTION by Matthew Hall to enter nonpublic session per RSA 91-A:3, II(e), to discuss a time-*  
2 *sensitive matter related to pending litigation that cannot wait.*

3 *The motion was seconded by Jeremy Rutter.*  
4

5 *Roll call vote to enter nonpublic session with Bruce Garland, Matthew Hall, Gregorio Amaro, Kim*  
6 *Chewning, Kathie Romano, Jeremy Rutter, and Laurel Stavis voting Yes and none voting No.*

7  
8 *\*The MOTION was approved unanimously (7-0).*  
9

10 The Board adjourned to Meeting Room 2 and entered nonpublic session at 8:55 pm.  
11

12 The Board discussed matters relating to the Brady Sullivan appeal pending before the NH Housing Board  
13 of Appeals. The Chair asked if any Board member would like to make a motion to revisit the Board's  
14 decision on the Brady Sullivan extension request. No such motion was offered.  
15

16 *A MOTION by Laurel Stavis to leave nonpublic session and return to public session.*  
17 *Seconded by Jeremy Rutter.*  
18

19 *\*The MOTION was approved unanimously (7-0).*  
20

21 The Board adjourned to Council Chambers and reconvened the public session at 9:24 pm.  
22  
23

24 Respectfully submitted,  
25 Tim Corwin, Senior Planner



**Agenda  
Planning Board  
August 9, 2021**

**Agenda Item #6B  
Approval of Minutes**

**July 26, 2021**

**Preliminary DRAFT**

**LEBANON PLANNING BOARD  
Regular Meeting  
Monday, June 28, 2021, 6:30 PM  
City Council Chambers, City Hall  
or Remote Via Webex  
LebanonNH.gov/Live**

**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice-Chair), Gregorio Amaro, Kim Chewning, Jeremy Rutter, Kathie Romano, Laurel Stavis

**MEMBERS ABSENT:** Karen Zook (Council Representative), Joan Monroe

**STAFF PRESENT:** David Brooks (Planning Director), Tim Corwin (Senior Planner)

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**1. Call to Order**

Chair Garland called the meeting to order at 6:35 PM.

**2. Public Hearing Items**

- A. **Liberty Utilities** - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Eastman Hill Road, Great Brook Road, Old Pine Tree Cemetery Road, Poverty Lane, Slayton Hill Road and Sunset Rock Road, all designated scenic roads. PB2021-21-SCR

Heather Green and Kelly Hoffman attended representing Liberty Utilities.

Ms. Green explained the scenic road requirements and the cyclical tree work needed on the circuit of roads. The trees may require clearing, pruning, removal, and vine work. Liberty Utilities is seeking permission from the Board to work on the scenic roads. A list was provided describing the proposed work to clear the conductor lines.

Mr. Brooks noted that this is a routine request.

Mr. Rutter clarified the frequency and purpose of the work. Ms. Stavis inquired if this work impacts the budget of the PUC. Ms. Green confirmed that it does, adding that Fairpoint Communications no longer shares the cost. Ms. Romano inquired about the flagging process and the procedure for reporting trees impacting the power lines.

Chair Garland invited public comment.

Sarah Riley of Ward 2 and a member of the Conservation Commission inquired if the Commission was informed of this work. Ms. Riley stated that the City is in discussions regarding the creation of a Tree Board to help maintain the health and vibrancy of the tree canopy in the City with a focus on urban trees and those along rights-of-way. Mr. Brooks stated that the Conservation Commission does not have an official role to play, but the next meeting is in August, and he would make sure they are notified. Ms. Riley noted that it would be good for the Conservation Commission to have the opportunity to weigh in. Mr. Brooks reiterated that the Commission has no formal role to play.



Ms. Stavis shared that NH RSA 231:108 outlines the designation of scenic roads and the process for maintaining trees along them.

Chair Garland closed the Public Hearing.

***A MOTION by Laurel Stavis that the Lebanon Planning Board APPROVE the request of LIBERTY UTILITIES (PB2021-21-SCR) for approval to perform scheduled vegetation management for the safety and reliability of the electric distribution system on Eastman Hill Road, Great Brook Road, Old Pine Tree Cemetery Road, Poverty Lane, Slayton Hill Road and Sunset Rock Road, all designated scenic roads, as described in application materials dated July 7, 2021, prepared by Heather Green, ISA Certified Arborist for Liberty Utilities.***

***The motion was seconded by Kathie Romano.***

***\*The motion was approved (7-0).***

### **3. Study Items**

#### **A. Presentation by Bruce Mayberry Re: Draft of the updated impact fee schedule**

Mr. Brooks introduced the presentation and stated that Mr. Mayberry had appeared in March to talk about the impact fees in general but had not completed his review at that time. SAU Superintendent Joanne Roberts had appeared for the School District to request a broader fee for the entire school district, not just the middle school. Mr. Mayberry had now completed his work in coordination with the school district for their desired improvements and was ready to present his findings. The goal was for the Planning Board to make a decision regarding the school impact fees in order to finalize the report for the next work session in August toward a vote on adoption.

Mr. Mayberry noted that the Planning Board members have the reports that provide projections for a broader school district impact fee as compared with the current fee based solely upon the middle school. The SAU staff provided information, which indicated only 31% of student enrollment is being represented at present with just the middle school. A chart was displayed showing the comparison of just middle school against entire school system, and the fee calculations were explained. The calculations were based upon replacement costs when adding the other schools, and existing conditions were considered across the district to determine the rates per square foot.

Chair Garland directed the Board members to the executive summary, which compares the fees based upon the middle school only to fees based upon all schools in the district. He noted that the fees would increase considerably. Mr. Hall suggested that increasing the fees substantially could disincentivize housing development, adding that the Board should not be doing that. Mr. Mayberry stated that the increased amount for the impact fee is comparable with other communities. The fees could be discounted by some proportionate amount.

Superintendent of Schools, Dr. Joanne Roberts, and Richard Milius, Chair of the School Board, attended on behalf of the SAU. Dr. Roberts expressed gratitude to Mr. Mayberry for his work in obtaining data and his overall effort, adding that the district needs K-12 improvements. It is not possible to know the ages of children moving into the district, and it is important to make the projects happen, many of which are student-specific to provide accommodations and assistive technology. Quality instruction and development are going to happen in Lebanon, and facilities are an important part of what the City needs to provide. It is very important that the Planning Board and the City continue to work with the school district.

1 Mr. Milius shared the School Board's goal of providing a high level of education. They started the  
2 conversation on fees because of the limited middle school consideration for fees and the need to provide  
3 for the district's financial needs. There would be no building aid coming anytime soon from the State.  
4 The School Board is taking an incremental approach to needs based upon students, and a more accurate  
5 fee structure would be a benefit. Mr. Milius urged the Planning Board to consider increasing the impact  
6 fees, whether in stages or in full.

7  
8 Dr. Roberts stated that the SAU has reached out to the State representatives. The projects aren't huge, and  
9 smaller projects have small value. The SAU doesn't get building aid because it is up against many larger  
10 schools with large projects, which means competing in a difficult arena.

11  
12 The Board members discussed the various levels of funding and the potential impact on builders and  
13 residents.

14  
15 Chair Garland suggested that it would be helpful to see more data from Mr. Mayberry as to how Lebanon  
16 compares to other towns outside the Upper Valley in order to decide on a new rate schedule.

17  
18 Mr. Rutter noted that developers would be paying more based on increased impact fees. It would add to  
19 the cost of a house, but it would not be a lot compared to the price of a house. He would like to see what  
20 the increase would do to the total price of a building. Mr. Mayberry cited an example from Bedford,  
21 which has one of the highest impact fees. The actual fee stayed at around 1.8% of the typical price of a  
22 home and is paid only one time in the life of the development rather than yearly as a tax. The developer  
23 would pass it through to the buyer or occupant. Mr. Brooks, using Rock Ridge Development as an  
24 example, noted that a higher fee could have more impact on rental units than on individual homes. Mr.  
25 Mayberry noted that State statute allows for waivers, which could help with lower income housing. Ms.  
26 Stavis suggested that additional legal information would be helpful. Mr. Mayberry stated that it is  
27 important to keep the fee proportionate to the demand, and the Board could do some partial waivers to  
28 keep it in sync with the statute. Mr. Brooks noted that it would become a zoning amendment and then go  
29 to the City Council, but the Planning Board has considerable power.

30  
31 Chair Garland conducted a straw poll of the Board members to determine the preference for an impact  
32 fee including the needs of all schools or just the middle school.

33  
34 Straw Poll:

35 Members preferring to include all schools (6)

36 Members preferring middle school only (1)

37  
38 Mr. Brooks inquired if the Planning Board expands the impact fee to include all schools but not a  
39 maximum fee per square foot, could there be a straight percentage off each possible fee. Mr. Mayberry  
40 stated that it would need to be proportionate across the fees once the calculations are done. He also  
41 commented on the Fire Department expansion and the potential impact on fees, which currently are  
42 limited to major capital equipment. Mr. Brooks noted that the Fire Department's needs are on the agenda  
43 of the next City Council meeting. The Fire Department is currently looking at a new site. Mr. Mayberry  
44 stated that it would be important to make sure the Fire Department funding is certain before increasing  
45 the fees.

46  
47 Mr. Hall inquired if there is a way to tie impact fees to inflation. Mr. Mayberry stated that it has been  
48 done with an escalator clause in the ordinance. It happens with utility fees by indexing them to the cost of  
49 construction, but he would hesitate to recommend it on schools since their factors change frequently.  
50 There are examples in ordinances for annual increments.



Chair Garland suggested the Board could decide on the schools to include in the impact fee calculation and then the details of the total package at the next meeting. Mr. Brooks noted that the Board has all of the Mayberry information, and Staff will get the comparable information from other towns and cities. That discussion could be scheduled for August 23, 2021 at 6:30 PM.

**B. Proposed Amendments to the Site Plan Review Regulations creating a minor Site Plan Review process and Minor Site Plan Committee**

Chair Garland stated the need for additional input on establishing a minor site plan review committee. Mr. Corwin noted that this would be a continuation of the discussion. Mr. Hall observed that having the Minor Site Plan Committee would take in some small projects falling below the improved surface level of 1,000 square feet and don't usually come to the City for review. Mr. Corwin stated that there could be opportunities to bring small projects into compliance with new regulations. Currently, if a project meets any threshold, it must go through full review, but those falling below have no review. This framework provides flexibility and multiple thresholds, which increase the limits that require full Planning Board review. It would clarify definitions around land development and the levels of it. Staff has authority to require certain things, but decisions can be appealed to the full Planning Board. The new framework puts some form to a general process. If there is appreciable material change, a higher level of review is triggered. If the changes are less than significant, it could be minor review or no review. It was confirmed that there would be five (5) members on the Minor Site Plan Committee. Mr. Hall suggested that one member of the Planning Board could attend as an observer.

Chair Garland inquired if the final discussion could be August 9, 2021. Mr. Corwin confirmed that it could.

**4. Committee Reports**

**A. City Council Subcommittees:**

- Class VI Roads Advisory Committee (J. Monroe)
- Lebanon Energy Advisory Committee (J. Monroe)

**B. Planning Board Subcommittees:**

- Planning Board Capital improvement Program (B. Garland/L. Stavis/M. Hall/K. Chewing)
- The first meeting of the CIP subcommittee is scheduled for August 3, 2021, at 5:30 PM. Planning Staff will send out an email to determine a second date.

- Planning Board Development Regulations Update (M. Hall/K. Romano/ J. Rutter / J. Monroe)

**C. Other Subcommittees:**

- City Council Representative (D. Whittlesey/K. Zook)
- The City Council voted to decrease the number of members on the Heritage Commission from 7 to 5. Historical preservation consultant, Lyssa Papazian, has been hired to update information on the National Register regarding the buildings in the historical center of the City. Mr. Brooks provided additional information, with the key criterion being whether a building is 50 years old or not. Ms. Stavis suggested that West Lebanon be considered.
- Pedestrian & Bicyclist Advisory Committee (G. Amaro)
  - Upper Valley Lake Sunapee Regional Planning Commission (B. Garland)
  - UV Subcommittee of the Connecticut River Joint Commissions (B. Garland)
  - Upper Valley Transportation Management Association (VACANT)
  - Mascoma River Local Advisory Committee (K. Romano)

1 The Committee is meeting with local residents to develop recreational opportunities along the river,  
2 which are divided into three parts: (1) behind Emerson Place, (2) the whitewater rapids, and (3) Water  
3 Street. There would be different activities in each section. They are concentrating on the areas that would  
4 be most useful to families.

5 --Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewning /VACANT/J.  
6 Monroe)

7 --West Lebanon Revitalization Advisory Committee (L. Stavis)

8 --Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

9  
10 **5. Approval of Minutes**

11  
12 A. June 28, 2021

13  
14 Page 3, line 27, to amend the vote to (7-0-1).

15 Page 4, line 2, to read, "...to tenants of commercial buildings."

16  
17 *A MOTION by Matthew Hall to approve the Planning Board minutes of June 28, 2021, as amended.*

18 *The motion was seconded by Laurel Stavis.*

19  
20 *\*The MOTION was approved (7-0).*

21  
22 **6. Other Business**

23  
24 Mr. Brooks made a request for the Planning Board to enter into a nonpublic session in consideration of  
25 pending litigation.

26  
27 *A MOTION by Matthew Hall to enter into nonpublic session per NH RSA 91-A:3, II(e) at 9:00PM.*

28 *The motion was seconded by Jeremy Rutter.*

29  
30 *Roll Call Vote:*

31 *Voting in Favor – Mr. Rutter, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Amaro, Ms. Romano, Ms.*  
32 *Stavis*

33 *Voting Against – None*

34 *\*The MOTION was approved (7-0).*

35  
36 The open meeting resumed at 9:24 PM.

37  
38 **7. Adjournment**

39  
40 *A MOTION by Matthew Hall to adjourn the meeting.*

41 *The motion was seconded by Laurel Stavis.*

42  
43 *The MOTION was approved (7-0).*

44  
45 The meeting was adjourned at 9:24 PM.

46  
47 Respectfully submitted,

48  
49 Holly Howes

50 Recording Secretary