



**LEBANON PLANNING BOARD
DECEMBER 13, 2021 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Mount Support Development, LLC (applicant) and Sylvia D. Lahaye Revocable Trust & Pat Lumber Jack, Inc. (property owners), 402 & 392 Mount Support Road (Tax Map 24, Lots 9 & 10), zoned R-1:** Request for Site Plan Review to construct a proposed 4-building multi-family development consisting of 204 dwelling units, together with parking, utilities, landscaping, access, and other related site improvements. PB2021-33-SPR - ***Completeness review only on 12/13/2021, public hearing to commence on 1/10/2022***
 - B. **SPNH Mount Support, LLC, 343 Mount Support Road (Tax Map 24, Lot 1), zoned R-1 & RL-3:** Request for a Minor Subdivision to create two parcels. PB2021-36-MIN
 - C. **Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Pursuant to Section 14.1.B.1.c of the Subdivision Regulations, a request for an extension of time to achieve active and substantial development of Phase II of a project identified as Prospect Hills, a 171 unit Planned Unit Residential Development located off Moulton Drive and Prospect Street, Tax Map 108 Lot 2 (phase 2) and Lot 14 (phase 1). PB2021-02-EXT - Continued from November 22, 2021
 - D. **Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** A request to amend the approved plan for Phase II of the Prospect Hills planned unit residential development, to allow construction to proceed in phases per Section 7.13 of the Subdivision Regulations. PB2021-37-FMAJA
 4. **Other Business**
 - A. **SPNH Mount Support, LLC, 343 Mount Support Road (Tax Map 24, Lot 1), zoned R-1 & RL-3:** Review of a minor alteration to an approved site plan (PB2020-11-SPR) per Section 9.2 of the Site Plan Review Regulations.
 - B. **Execusuite, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned**

LD: Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed phased redevelopment of 2-acre parcel. Phase I: construction of a 6 story, 72 unit apartment building & 17 car garage below. Phase II: Construction of a 6 story, 75 unit apartment building. Existing market to be renovated for restaurant/retail. Phase III: demo of existing market & replace with 70,000 SF of residential & 21,000 SF of restaurant/retail. PB2021-38-CON

- C. **Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48), zoned IND-L:** Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed car wash. PB2021-39-CON

5. Approval of Minutes

- A. November 8, 2021
B. November 22, 2021

6. 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 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.