LEBANON PLANNING BOARD
FEBRUARY 14, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
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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 - Continued from January 10, 2022

B. **Trustees of Dartmouth College, 56 Etna Road (Tax Map 50, Lot 28), zoned IND-L**: Request for Site Plan Review to construct a +/-19,672 sq. ft. library storage building and related site improvements. PB2022-03-SPR - Continued from January 10, 2022

C. **Noah Lynd & Josh Garrison (applicants) and Chaloux, LLC (property owner), 25 & 0 Labombard Road (Tax Map 64, Lot 25 & Tax Map 51, Lot 15), zoned IND-L**: Request for approval of a Boundary Line Adjustment between lands located at 25 & 0 Labombard Road. PB2022-04-BLA
Continued from January 10, 2022

D. **Noah Lynd & Josh Garrison (applicants) and Chaloux, LLC (property owner), 25 & 0 Labombard Road (Tax Map 64, Lot 25 & Tax 51, Lot 15), zoned IND-L**: Request for Site Plan Review to construct a +/-12,250 sq. ft. building for a health club to include a climbing gym, yoga studio and accessory retail space, together with site improvements consisting of a new parking lot, sidewalks, patio, sewer and water utility connections, and stormwater improvements. PB2022-05-SPR
Continued from January 10, 2022

E. **Robert & John Oakes, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1**: Request for Site Plan Review to construct a +/-26,176 sq. ft. commercial self-storage unit facility together with related site improvements. PB2022-06-SPR
Continued from January 10, 2022

F. **Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48), zoned IND-L**: Request for a Conditional Use Permit to convert a previously approved contractor's yard to a car wash. PB2022-02-CUP - Continued from January 10, 2022

G. **EJB Holdings, LLC (applicant) and Valley Publishing Corp (property owner), 24 Interchange Drive (Tax Map 129, Lot 8), zoned GC:** Applicant requests a Conditional Use Permit to convert a portion of the existing building to a warehouse use. PB2022-07-CUP

H. **Unifirst Corporation, 125 Etna Road (Tax Map 26, Lot 6), zoned IND-L:** Site Plan approval for the existing industrial laundry facility was granted on March 3, 1987. Applicant requests removal of the Planning Board's condition of approval requiring bi-annual groundwater monitoring. PB2022-08-SPA

I. **Lebanon School District SAU #88, 38 Dana Street (Tax Map 73, Lot 41) and 5 White Avenue (Tax Map 73, Lot 93), zoned R-3:** Request for Site Plan Review to construct additions to the Mount Lebanon Elementary School, parking utilities upgrade, landscaping, and lighting. PB2022-09-SPR

J. **Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48), zoned IND-L**: Request for Site Plan Review to construct a parking lot for a proposed car wash use. PB2022-10-SPR

4. Other Business

5. Approval of Minutes

A. January 10, 2022

B. January 12, 2022 - Site Walk

C. January 24, 2022 - Planning Session

6. Adjournment

The order of agenda items is subject to change.

At the scheduled meeting, the Planning Board will first consider the completeness of the applications. If the applications are found to be complete enough to accept jurisdiction, the Board may then open the public hearing.

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.