

FINAL

**LEBANON MINOR SITE PLAN COMMITTEE
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
THURSDAY, JANUARY 13, 2022
1:30PM**

MEMBERS PRESENT: Tim Corwin (Senior Planner), Rebecca Owens (Associate Planner),
Duane Egner (Fire Inspector), Captain Tim Cohen (Police Department)

MEMBERS ABSENT: Brian Vincent (City Engineer)

STAFF PRESENT: Calvin Hunnewell (Building Inspector)

1. Call to Order

Mr. Corwin called the meeting to order at 1:42PM. Duane Egner attended remotely and was not able to vote.

2. Notice of Regional Impact

A MOTION by Rebecca Owens that neither application on the agenda has the potential for regional impact.

The motion was seconded by Tim Cohen.

**The MOTION was approved (3-0).*

3. Public Hearing Items

A. Chorro, LLC, 7 Bank Street (Tax Map 92, Lot 68), zoned LD: Applicant proposes to convert an existing mixed use, one (1) unit building to a multi-family building. MSP2021-02

A MOTION by Tim Cohen that the application of Chorro, LLC is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

The motion was seconded by Rebecca Owens.

**The MOTION was approved (3-0).*

Tim Sidore of Executive Suite, LLC and Jim Wasser of Studio Nexus Architects appeared on behalf of the application. Mr. Wasser described the location and proposed changes. The building footprint would remain the same and minor upgrades would be added. Parking would also remain the same, and a sprinkler system would be added. Landscaping is planned for the parking lot. AVA Gallery has entered a formal agreement to share parking.

Mr. Corwin inquired about a discrepancy related to the parking configuration as compared with a previous plan from 2015 for the property and the location of the dumpster. The setback error would need to be corrected.

William Towicz attended as an abutter.

Mr. Hunnewell noted the proximity to the property line and the possible elimination of some windows. There are no improvements planned for that side of the building. Handicap access needs to be provided.

Mr. Egner inquired about the water line for the sprinkler system.

Mr. Corwin stated that Mr. Vincent sent comments about some permits that would be required.

Mr. Corwin invited public comment. There were none.

A MOTION by Rebecca Owens that the Lebanon Minor Site Plan Committee **APPROVE** the application of Chorro, LLC, regarding 7 Bank Street (Tax Map 92, Lot 68), MSP2022-01, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to convert an existing mixed use, one (1) unit building to a mixed use, multi-family building, as shown on a plan set titled “7 Bank St Apartments,” prepared by Studio Nexus, dated December 6, 2021 (5 sheets), including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall obtain approval from the City Council or the City Manager’s office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
2. The applicant shall confirm that the dumpsters were installed in accordance with the approved plan for the AVA Gallery craftsman’s shop building approved in 2015 (PB2015-22-SPR).
3. The applicant shall revise the plan set to demonstrate compliance with ADA-accessibility requirements to the satisfaction of the Building Inspector.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

4. The development is subject to the City of Lebanon impact fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, any building permits which are issued after five years from the date of approval shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
5. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

6. The impact fee calculated pursuant to Condition of Approval #3 shall be paid.
7. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

General Conditions

8. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

The motion was seconded by Tim Cohen.

****The MOTION was approved (3-0).***

B. Upper Valley Utopia, LLC, 7 Slayton Hill Road (Tax Map 105, Lot 32), zoned GC:
Applicant proposes to add three (3) dwelling units, for a total of six (6) dwelling units.
MSP2021-04

Joe Padua appeared on behalf of the application.

Mr. Corwin explained that this request is for an additional three units at 7 Slayton Hill.

Mr. Padua stated that they are making progress and have hired a sprinkler contractor. There would be only one minor change.

Ms. Owens inquired if there were any plans for solar or wind. Mr. Padua stated that there are no plans to include either one.

Mr. Hunnewell noted that a design professional would be needed to confirm compliance with accessibility standards.

Mr. Egner did not have any additional comments.

Ms. Owens inquired about the access points to the building. Mr. Padua gave the locations.

Mr. Corwin invited public comment. There was none. The hearing was closed.

A MOTION by Rebecca Owens that the Lebanon Minor Site Plan Committee **APPROVE** the application of Upper Valley Utopia, LLC, regarding 7 Slayton Hill Road (Tax Map 105, Lot 32), MSP2022-03, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to add three (3) dwelling units to an existing mixed-use building with three (3) dwelling units, for a total of six (6) dwelling units, as shown on a site plan included with the agenda packet for the January 13, 2022, meeting of the Minor Site Plan Committee, attached hereto as Exhibit A, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall revise the plan set to demonstrate compliance with ADA-accessibility requirements to the satisfaction of the Building Inspector.
2. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

3. The development is subject to the City of Lebanon impact fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, any building permits which are issued after five years from the date of approval shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
4. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

5. The impact fee calculated pursuant to Condition of Approval #3 shall be paid.
6. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

General Conditions

7. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

The motion was seconded by Tim Cohen.

****The MOTION was approved (3-0).***

4. Other Business - None

5. Approval of Minutes

A. November 17, 2021

***A MOTION by Tim Cohen to approve the minutes of November 17, 2021, as presented.
The motion was seconded by Rebecca Owens.***

****The MOTION was approved (3-0).***

6. Adjournment

***A MOTION by Tim Cohen to adjourn the meeting
The motion was seconded by Rebecca Owens.***

****The MOTION was approved (3-0).***

The meeting was adjourned at 2:23PM.

Respectfully submitted,

Holly Howes
Recording Secretary