FINAL

LEBANON PLANNING BOARD
SPECIAL MEETING – SITE WALK
WEDNESDAY, JANUARY 12, 2022
402 MOUNT SUPPORT ROAD, LEBANON
2:00 PM

MEMBERS PRESENT:	Bruce Garland (Chair), Matthew Hall (Vice-Chair), Kathie Romano, Kim Chewning, Jeremy Rutter
MEMBERS ABSENT:	Karen Zook (Council Representative), Laurel Stavis, and Gregorio Amaro
STAFF PRESENT:	David Brooks (Planning Director), Tim Corwin (Senior Planner), Mark Goodwin (GIS Coordinator)

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1. CALL TO ORDER: Chair Garland called the meeting to order at 2:00 pm.

2. SITE WALK

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

Nik Fiore of Engineering Ventures and Ken Braverman were present on behalf of the applicants. Individual members of the Conservation Commission were also present. The applicant distributed a two-sided plan of the proposed project layout which included the field location of stakes identifying the project area including the northern edge of the northerly driveway access, the westerly edge of the rear parking lot, and the southern edge of the southerly driveway.

Starting from the parking area of the contractor's yard that is currently located on the property, Mr. Fiore guided the Board southward along the Mount Support Road multi-use path, pointing out the proposed locations of buildings, the southerly driveway, the wetlands, and the southerly property lines of 402 Mount Support Road and 392 Mount Support Road.

Questions were asked regarding the location of the wildlife corridor on the subject properties and across the street at 401 and 343 Mount Support Road. A suggestion was made to post signs identifying the location of the wildlife corridor.

Questions were also asked regarding the adequacy of sight distance at the proposed southerly access drive and potential conflicts between the access drives and the multi-use path. A suggestion was to install signage to help prevent conflicts between vehicles and bicycles at the access drive/multi-use path intersections.

Mr. Fiore led the Board northwards back towards the contractor's yard and into the interior of the northern end of the development site, pointing out the northern boundary of 402 Mount Support Road, the location of the northerly access drive and the planned buildings. Mr. Fiore also discussed the stormwater design for the project and the applicant's request for a waiver from the 15-ft. landscaping requirement along the northern boundary of the property, and described the proposed landscaping along Mount Support Road.

3. ADJOURNMENT:

A MOTION by Mr. Hall to adjourn the meeting.
Seconded by Mr. Rutter.

The Motion was approved (5-0)

The meeting was adjourned at 2:38 pm.

Respectfully submitted,
Tim Corwin
Senior Planner