



**LEBANON MINOR SITE PLAN COMMITTEE
FEBRUARY 24, 2022 - 1:30 PM
MEETING ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. KAB Properties, LLC, 45 Mechanic Street (Tax Map 106, Lot 36), zoned LD:** Applicant proposes to convert an existing laundromat to a take-out food establishment. PB2022-04-MSP
 - B. Megan Mosely & Tanya Richard (applicants) and Ledyard Charter School (property owner), 39 Hanover Street (Tax Map 91, Lot 239), zoned LD:** Applicants propose to convert a portion of the existing building to a restaurant use. PB2022-05-MSP
 - 4. Other Business**
 - 5. Approval of Minutes**
 - A. None**
 - 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.

**Agenda
Minor Site Plan Committee
February 24, 2022**

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

**KAB Properties, LLC,
45 Mechanic Street
(Tax Map 106, Lot 36),
zoned LD
PB2022-04-MSP**

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT
MINOR SITE PLAN REVIEW	☒	☐	OTHER

PROPERTY OWNER (APPLICANT):

NAME: KAB PROPERTIES, LLC (Keith Bell) TEL.#: (802) 505-8244
MAILING ADDRESS: PO BOX 1220, LEBANON, NH 03766
E-MAIL ADDRESS: keith@nolimitpizza.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:
MAILING ADDRESS:
E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 106 LOT#: 36 PLOT #: ZONE: LD
STREET ADDRESS OF PROJECT: 45 MECHANIC STREET
IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Convert existing laundromat to a pizza shop.

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**
USE: Pizza shop

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 24 Feb, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

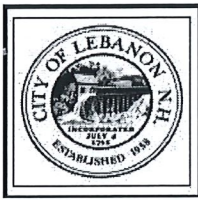
PROPERTY OWNER: [Signature] DATE: 2/3/2022
PRINT NAME: KAB PROPERTIES, LLC (Keith Bell)

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 #
2-7-22	106/36	MSP2022-04	\$197.08		

(Last Revised 11/03/2021)



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed Public Hearing Notification List [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

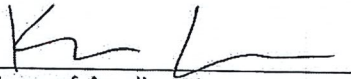
KAB PROPERTIES, LLC proposes to convert the existing laundromat building into a take-out pizza restaurant. all of the proposed changes will be inside the building, except for the signage. (signage will be applied for separately) The existing parking will meet the needs of employees, delivery drivers, and customers for pizza pickup.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
<u>3.2.B.7.e</u> - Be scaled	☒
<u>3.2.B.7.e</u> - Be prepared utilizing the current approved site plan as a base map, if available city GIS data used	☒
<u>3.2.B.7.e</u> - Identify all abutters	☒
<u>3.2.B.7.e.i</u> - Indicate the site location	☒
<u>3.2.B.7.e.i</u> - Indicate the address of the subject property	☒
<u>3.2.B.7.e.i</u> - Indicate the zoning classification of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe the size, shape, and use of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
<u>3.2.B.7.e.ii</u> - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	N/A

The site plan shall:	Info. Provided	Not Applicable
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of: - existing structures - proposed structures - expansions to existing structures - landscaping - parking areas - walkways / ramps - driveways - lighting fixtures - stormwater control devices - exterior waste receptacles - exterior equipment - utilities - all other improvements	☒ N/A N/A N/A ☒ ☒ ☒ ☒ N/A N/A N/A ☒ N/A	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☒	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show: - setbacks (in ft.) of existing buildings and structures - setbacks (in ft.) of proposed buildings and structures - existing use(s) of property - proposed use(s) of property - size of each existing and proposed non-residential unit - number of existing and proposed dwelling units - number of existing on-site parking spaces - for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance - total proposed number of on-site parking spaces	☒ N/A ☒ ☒ ☒ N/A ☒ ☒ ☒	☐ ☐ X X ☐ ☐ ☐ ☐ ☐

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.


Signature of Applicant

2/3/2022
Date

KAB PROPERTIES, LLC (Keith Bell)



7 February 2022

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

Re: Site Plan Lot 106-36
45 Mechanic Street

Dear Mr. Corwin:

Attached is our minor site plan application for 45 Mechanic Street. The owner is KAB Properties, LLC and the contractor is Oakes and Son Construction.

The existing site was a laundromat. It went into operation some time in the 80's. The proposed use is a pizza restaurant. There will be no dining in. Pizzas will be picked up by customers or delivered. Hours of operation are planned to be 10am to midnight, Sunday through Thursday and 10am to 1am, Friday and Saturday. The restaurant plans to have up to 6 employees at the site at any time; 3 working the restaurant and 3 on delivery duty.

All of the proposed changes are to be to the interior of the building and the shell (windows and doors). The sign is proposed to be replaced. A separate application for the new sign will be submitted separately.

The existing site is paved and striped. It appears there are 10 spaces, one being handicapped.

The eastern portion of the site drains to the rear of the property, across the grassed slope. The westerly portion drains to a catch basin in Mechanic Street. No site changes are proposed so there will be no changes to drainage patterns or quantities.

There is a site light on each side of the building, illuminating the adjacent respective paved areas.

There are two sidewalks serving the site and connected to the city sidewalk.

The site is served by water and sewer. The connections are shown on Sheet C-29, which was extracted from the city's CSO plans.

*45 Mechanic St
City of Lebanon
7Feb2022

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

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Application
-Support Statement/Checklist
-Abutters
-Fee calc
-Fee check
-Plan set (separate)

CC: KAB Properties
Bobby Oakes

M:\2022_projects\22-002\col_kab_oakes_7FEB2022.docx

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

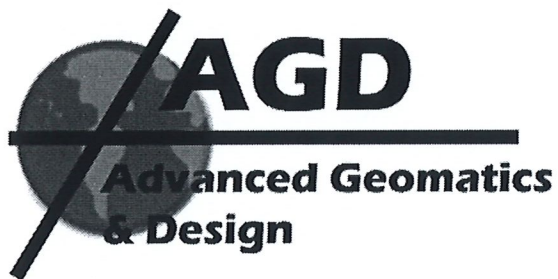
MAP & LOT NUMBER: 106-36 =	MAP & LOT NUMBER: _____ =
PROPERTY OWNER: KAB Properties, LLC PO Box 1220 Lebanon, NH 03766	APPLICANT:
MAP & LOT NUMBER: 91-270 =	MAP & LOT NUMBER: 91-271 =
ABUTTER/OTHER: BGP Properties, LLC PO Box 1325 Lebanon, NH 03766	ABUTTER/OTHER: Hana Hoang 422 Lockhaven Road Enfield, NH 03748
MAP & LOT NUMBER: 91-272 =	MAP & LOT NUMBER: 106-34 =
ABUTTER/OTHER: Francis Dauphinais, TTEE PO Box 483 Holden, MA 01520	ABUTTER/OTHER: Janet Wong 23 Eldrige Street Lebanon, NH 03766
MAP & LOT NUMBER: 106-37 =	MAP & LOT NUMBER: 106-38 =
ABUTTER/OTHER: Connor Regan 1 Blacksmith Street Lebanon, NH 03766	ABUTTER/OTHER: Jorge Santana 3 Blacksmith Street Lebanon, NH 03766
MAP & LOT NUMBER: 106-44 =	MAP & LOT NUMBER: 106-45 =
ABUTTER/OTHER: Rivermill Commercial Ctr, LLC 85 Mechanic Street, Suite 140 Lebanon, NH 03766	ABUTTER/OTHER: Rivermill Commercial Ctr, LLC 85 Mechanic Street, Suite 140 Lebanon, NH 03766
MAP & LOT NUMBER: 106-62 =	MAP & LOT NUMBER: _____ =
ABUTTER/OTHER: Goodwin Properties, LLC PO Box 1421 Lebanon, NH 03766	ABUTTER/OTHER:

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: <u> </u> Engineer <u> </u>	MAP & LOT NUMBER: <u> </u> Contractor <u> </u>
PROPERTY OWNER: Advanced Geomatics PO Box 512 Lebanon, NH 03766	APPLICANT: Bobby Oakes 209 Dartmouth College Hwy Lebanon, NH 03766
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER:	ABUTTER/OTHER:
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ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER:	ABUTTER/OTHER:



TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: FEE FOR APPLICATION FOR SITE PLAN REVIEW
LOT 106-36

CC: BOBBY OAKES

DATE: 7 FEBRUARY 2022

We offer the following to indicate how we calculated the application fee. Please let us know if we need to make any adjustments.

<u>Site Plan</u>	
Filing Fee	\$ 150.00
Notification Fee (\$5 + 4.28 x 12)	\$ 5.00
Owner/Applic. 1	\$ 51.36
Abutters 9	
Professionals 2	
To be notified 12	
Total Application Fee	\$ 206.36

M:\2022_projects\22-002\planning_board\col_fee_msp_7feb22.docx

45 MECHANIC STREET

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

MINOR SITE PLAN

OWNER/APPLICANT
KAB PROPERTIES, LLC
PO BOX 1220
LEBANON, NH 03766

CONTRACTOR
OAKES & SON CONSTRUCTION, LLC
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

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

**SHEET
NUMBER**

2 OVERALL PLAN
3 SITE PLAN
4 CITY OF LEBANON UTILITY PLAN

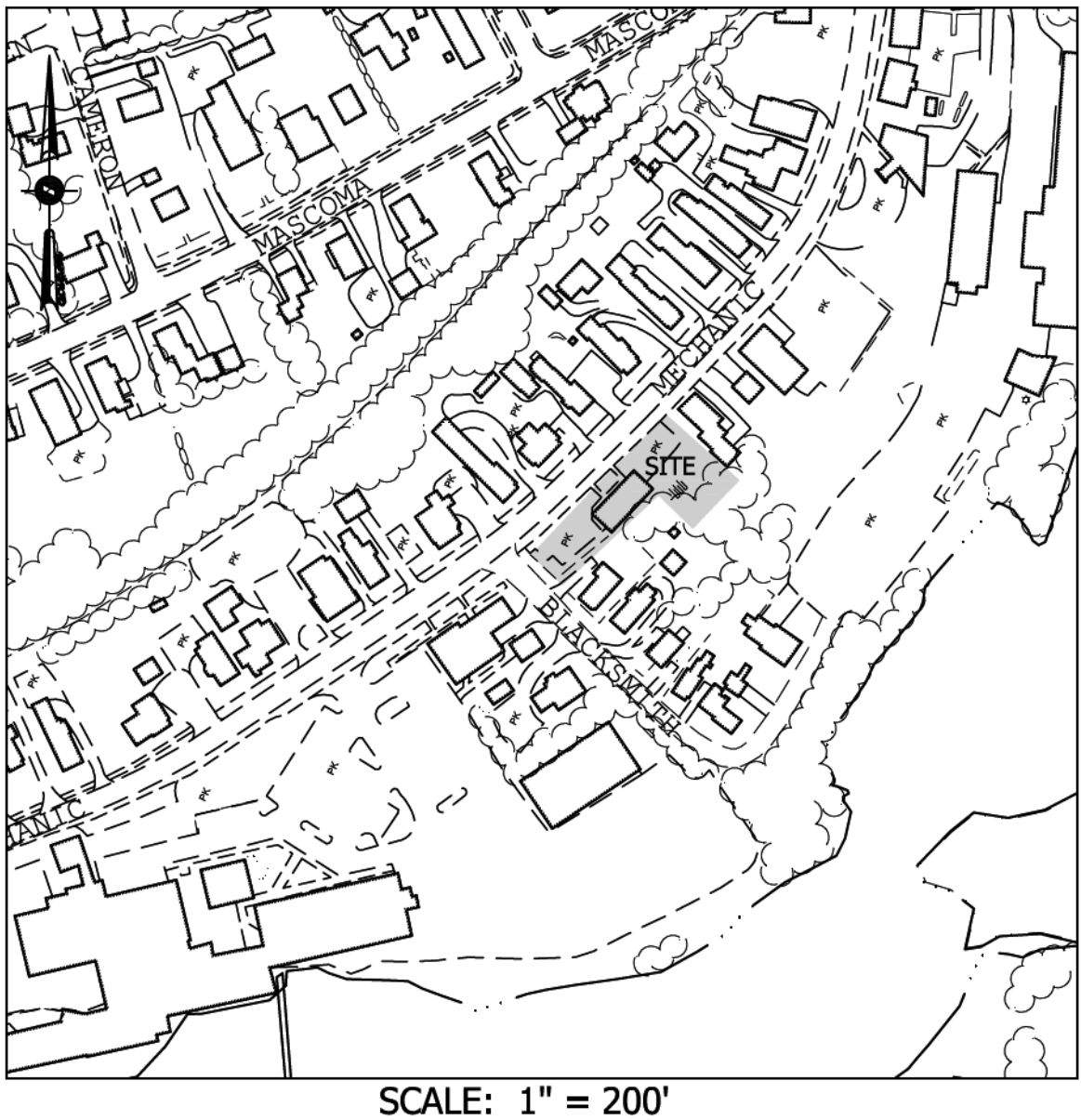


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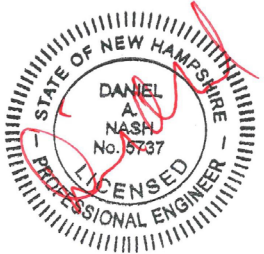
OA-1
C-1
C-29

ZONING COMPARISON - LD DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	0.37± Acres	0.37± Acres	
	16,195sf	16,195sf	3,000sf
FRONTAGE: MECHANIC STREET	219'	219'	40'
FRONT YARD: MECHANIC	18'	18'	NONE
FRONT YARD: BLACKSMITH	82'	82'	NONE
SIDE YARD:	70'	70'	NONE
REAR YARD:	5'	5'	10'
BUILDING FOOTPRINT (s.f.):			
EXISTING BUILDING:	1,972sf	1,972sf	
% BLDG. COVERAGE	12%	12%	NONE
IMPERVIOUS AREA (sf)	7,543sf	7,543sf	
% IMPERVIOUS COV.	47%	47%	NONE
HEIGHT	20±'	20±'	55' max.
USE: -EXISTING	LAUNDROMAT		
USE: -PROPOSED	RESTAURANT		
PARKING (REG./HC.)	9/1	9/1	??

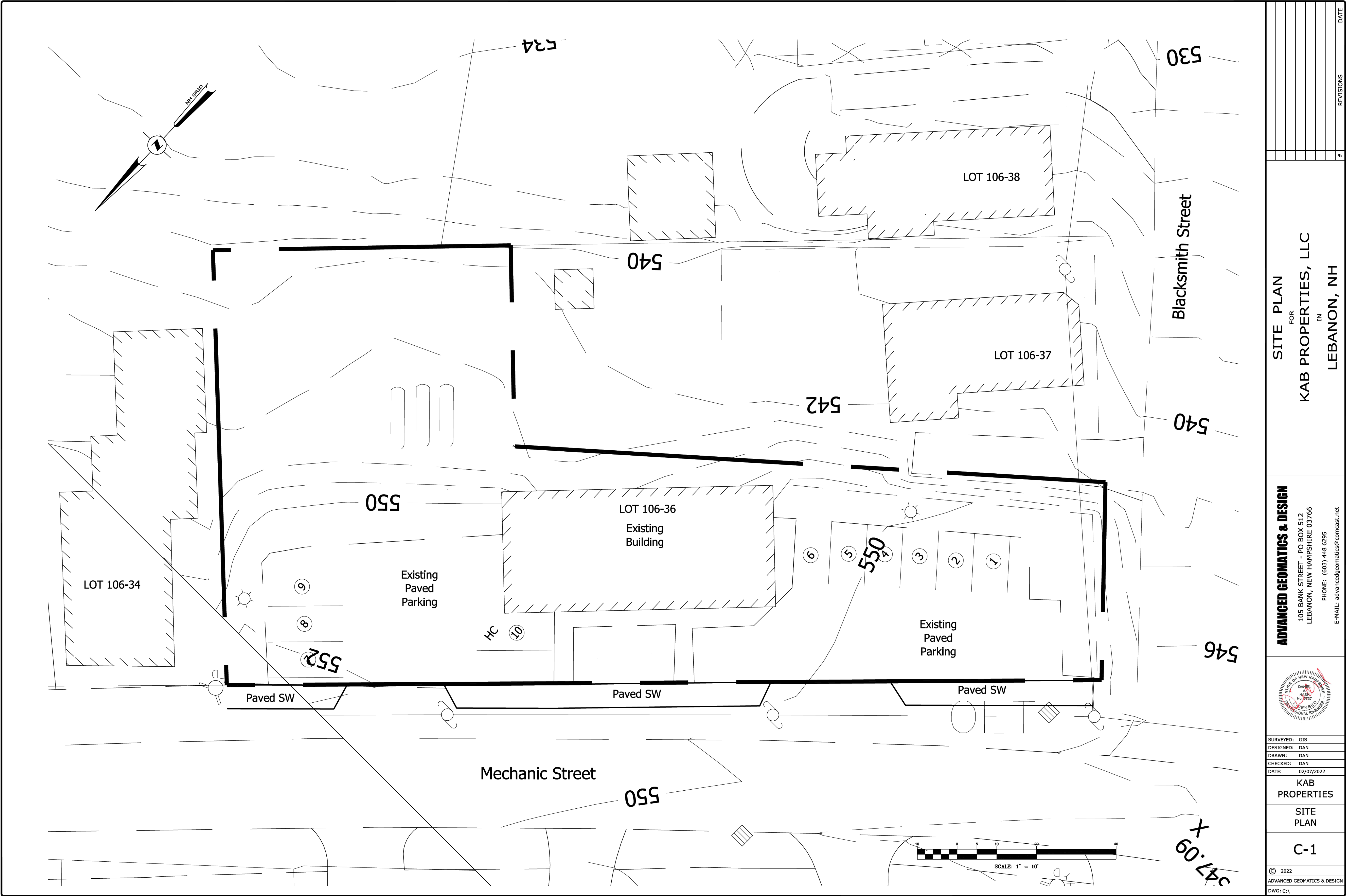
RESTAURANT USE
REQUIRED PARKING SET BY TABLES; NO INSIDE DINING
6 EMPLOYEES

NOTES:

- THIS PARCEL IS SHOWN AS LOT 106-36 THE LEBANON TAX MAPS.
- THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED LD.



2/07/2022
MINOR SITE PLAN
PN: 22-002





CITY OF LEBANON, NH COMBINED SEWER SEPARATION CONTRACT 11 – PHASE 2 MECHANIC ST AND GRANITE ST AREA	PLAN AND PROFILE: MECHANIC ST STA 186+00 TO STA 192+00
	DRAWING C-29

**Agenda
Minor Site Plan Committee
February 24, 2022**

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

**Megan Mosely &
Tanya Richard
(applicants)
and Ledyard Charter School
(property owner),
39 Hanover Street
(Tax Map 91, Lot 239),
zoned LD
PB2022-05-MSP**

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Lebanon Charter School TEL.#: _____
 MAILING ADDRESS: 39 Hanover St. Suite B, Lebanon, NH 03766
 E-MAIL ADDRESS: _____

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Megan Moseley / Tanya Richard TEL.#: 603-252-6556
 MAILING ADDRESS: 10 Lamo St. Lebanon, NH 03766
 E-MAIL ADDRESS: Megan@moseleyassociates.net

PROJECT LOCATION: 39 Hanover Street Suite A

TAX MAP #: _____ LOT#: _____ PLOT #: _____ ZONE: LD

STREET ADDRESS OF PROJECT: 39 Hanover Street

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

SCOPE OF PROJECT:

Conversion to Breakfast / Lunch restaurant
w/ Outdoor Seating

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
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 USE: Restaurant

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 February 24, 2022 unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Michael Harris DATE: 2/7/2022

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 #
2/7/22	91/239	PB2022-05-	\$162.84	2/7/22	18630

mSP



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

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Please see attached proposed project

III. SITE PLAN TECHNICAL CHECKLIST

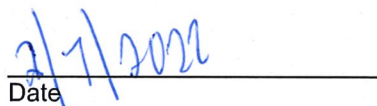
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<u>3.2.B.7.e.ii</u> - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☐

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766
TEL: 603-448-1457 FAX: 603-442-6141 WWW.LEBANONNH.GOV

The site plan shall:	Info. Provided	Not Applicable
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3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☐	X
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I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.


 Signature of Applicant


 Date

Executive Summary

Opportunity

Introduction

Taegan's is locally owned and operated by a creative, hard working and driven team.

This establishment will be a moderately priced 86 seat restaurant offering family style food and service. Serving both breakfast and lunch- brunch. We will offer specialty selections including locally sourced and organic options, special events showcasing local farms and lots of community involvement.

The restaurant will be family owned and operated by Megan Moseley and Tanya Richard. Together they have over 35+ collective years experience in the restaurant and catering industry. Taegan's has proposed to lease an 1800 square foot space located on the Mall in Lebanon, NH. Although the location was previously renovated, it will also require some additional renovation to build out a kitchen, servery, dish room and storage. The décor will feature local carpentry and use of the Upper Valley salvage stores. Wrought Iron accents, polished concrete floors and tile (old and new). Family style tables will be surrounded by wooden chairs with comfortable seating. We will also have several long family-style farm tables to seat people together in hopes to build our community. Sales projections assume 1000 customers per week resulting in weekly sales of just over \$18,000, or \$1,028,000 annually. This equates to around \$310 per square foot in sales annually which positions Taegan's as a highly desirable concept for ownership in a table service market where \$200 to \$325 per square foot is considered moderately profitable and therefore a good investment. Total start up costs will be \$150,000 of which will be secured by a proposed bank loan or private investors.

Business Objectives:

The primary objectives of the business plan for Taegan's are below:

- To be the premier breakfast & lunch restaurant in Lebanon, NH
- To provide quality meals at reasonable prices with exemplary service

- Achieve Cover ratios of 1.5X at each breakfast, lunch and brunch
- To achieve Prime Cost Ratios lower than 65%
- To include outdoor dining for max capacity seasonally
- Host local farmers and vendors monthly for a cooperative planning session
- To propose an internship with interested students from LCS

Market

The restaurant industry is a large and diverse business: Restaurant-industry sales are forecast to reach \$880.1 billion in 2020 – an increase of 2.5 percent over 2019. Restaurant-industry sales are projected to total \$904 billion in 2021 and equal 4 percent of the U.S. gross domestic product. The overall economic impact of the restaurant industry is expected to exceed \$1.7 trillion in 2021. On a typical day in America in 2021, more than 130 million people will be foodservice patrons. Sales at full service restaurants reached \$284.2 billion in 2019. Sales at limited service restaurants increased to \$164.8 billion in 2019, while snack and non-alcoholic beverage bar sales rose to \$24.7 billion. (National Restaurant Association).

www.FASTBusinessPlans.com Restaurant Business Plan 11 The US restaurant industry includes about 480,000 restaurants with combined annual revenue of about \$400 billion. Major companies include McDonald's; YUM! Brands (KFC, Pizza Hut, Taco Bell); and Darden Restaurants (Olive Garden, Red Lobster). The industry is highly fragmented: the 50 largest companies hold just 20 percent of the market. (First Research). The industry consists of full-service restaurants (FSR) and limited service eating places, which include quick-service restaurants (QSR); cafeterias; buffets; snack bars; and nonalcoholic beverage bars.

Our competition is limited at best with Lucky's Garage serving café style beverages and sandwiches for lunch and breakfast; The Fort serving diner style breakfast, lunch and dinner and Cheryl's Diner also serving diner style breakfast.

Strengths & Weaknesses

Strengths

- Prime location with easy access from Interstate 89 and walkable from all local Lebanon businesses

- Owner operated with exceptional staff with the can do attitude
- Combined 35+ years in the restaurant industry
- Because owners have catering industry experience, potential growth in revenue from catered events can be added in the future
- Due to our small size, we believe we can provide exceptional quality by hand selecting our market specials when compared to our larger competitors
- The same concept holds true in our staffing requirements, by hand selecting our employees we will strive to offer unsurpassed service when compared to larger competitors

Opportunities

- Little barriers to entry allows for immediate business opportunities
- Offer additional catering services
- Option for outdoor seating to maximize revenue
- Proposed internship with LCS, providing a learning environment that will prepare the students for the job market

Threats

- Government mandates (restaurant operation, food safety, and worker protection at the federal level and health, sanitation, safety, fire at the local level)
- Rising operating costs
- Building/maintaining sales volume
- Supermarkets and convenience stores, consumers that believe that meals at home are healthier than those prepared in restaurants

Why Us?

Guiding Principles

1. Being Mindful of our Customers and our Staff, Coinciding with our family values, we will treat both our customers and staff in a manner in which we ourselves would want to be treated (or better!)

2. Gratitude "An attitude of gratitude" shown to our customers, employees and vendors – because without their input, service, labor and time, our business would not be here without them!

3. Our Service provides the warm and friendly service expected from a family-style restaurant creating an informal, comfortable environment which will make the customers satisfied and want to return again and again.

4. Building community!

Expectations

Financial Plan

The following sections outline our financial plan:

- Required Cost of Start-Up
- Profit and Loss
- Cash Flow
- Balance Sheet
- Financial Ratios
- Hourly Labor Costs
- Weekly Sales Projections
- Meal Price range from \$8.00 - \$15.00
- Average breakfast meal price: \$11.79 • Average lunch/brunch price: \$18.74
- The restaurant is located in the Mall in Lebanon and is comprised of 1800 square feet
- The dining room will be comprised of 20 tables with a seating capacity of 86 seats and ample parking to meet customers needs
- The restaurant will employ 5 employees
- \$860,000 -1,200,000 revenue target; Industry average for casual restaurant average of \$860,000.
- Annual 3% increase for inflation and 5% annual increase in revenues
- Year 2 Assumes Catering Business in Place. Catering will escalate to 4 parties monthly in month 20 and then 10 parties monthly thereafter. Also assumes additional increase in staffing (4 persons to be hired at 6 hours @ \$12.00 per hour

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.28 per certified notice X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)		
-EXTENSION REQUESTS		
-CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.28 per certified notice X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	\$4.28 per certified notice X <u>3</u> notices	\$12.84 (abutter certified)
TOTAL DUE		\$ <u>162.84</u>

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE:

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

PUBLIC HEARING NOTIFICATION LIST

IN ACCORDANCE WITH RSA 676:4, THE CITY SHALL NOTIFY THE FOLLOWING PERSONS, BY CERTIFIED MAIL, OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDERS OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS (AS DEFINED UNDER RSA 477:45) ON THE SUBJECT PROPERTY; HOLDERS OF EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS ON THE SUBJECT PROPERTY; AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, SOIL SCIENTIST, OR WETLANDS SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

THE APPLICANT SHALL PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: <u>91-239</u>	MAP & LOT NUMBER: _____
PROPERTY OWNER: Ledyard Charter School PO Box 327 Lebanon NH 03766	APPLICANT: Megan Moseley & Tanya Richard 10 Laro St Lebanon NH 03766
MAP & LOT NUMBER: <u>91-230</u>	MAP & LOT NUMBER: <u>91-237</u>
ABUTTER/OTHER: City of Lebanon 51 N Park St Lebanon NH 03766	ABUTTER/OTHER: city of Lebanon 51 N Park St Lebanon NH 03766
MAP & LOT NUMBER: <u>91-238</u>	MAP & LOT NUMBER: _____
ABUTTER/OTHER: Kritikos Prop Inc PO Box 52 Lebanon NH 03766	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:

(Last Revised 10/09/09)