LEBANON PLANNING BOARD
MARCH 14, 2022 - 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. **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 February 23, 2022

   B. **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 -postponed from February 28, 2022

   C. **New England School of the Arts (applicant) and HSD, LLC (property owner), 9 Hanover Street (Tax Map 91, Lot 243), zoned LD:** Request for a Conditional Use Permit per Section 307.4 of the Zoning Ordinance to convert a portion of the existing building to a secondary educational facility, proposed to be operated as the New England School of the Arts. PB2022-13-CUP

   D. **Novo Nordisk US Bio Production, Inc., 9 Technology Drive (Tax Map 145, Lot 3), zoned IND-L & IND-H:** Request for Site Plan Review to construct three (3) additions to the current existing building totaling approximately 13,000 square feet, and a Conditional Use Permit per Section 607.2 of the Zoning Ordinance to permit a reduction in the number of required parking spaces to be built. PB2022-12-SPR

4. **Other Business**
5. **Approval of Minutes**

   A. February 14, 2022

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
Planning Board
March 14, 2022

Agenda Item #3B
Public Hearing Items

Unifirst Corporation, 125 Etna Road (Tax Map 26, Lot 6), zoned INDL

PB2022-08-SPA

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 14, 2022 Meeting

Staff Memorandum – PB2022-08-SPA – *con't from 2/28/22*

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID#: PB2022-08-SPA

Application Type: Amendment to the conditions of approval for a site plan approved on March 3, 1987

Property Location & Tax Map: 125 Etna Road (Tax Map 26, Lot 6)

Property Owner/Applicant: Unifirst Corporation

Property Size (per City Assessor): +/-9.3 acres

Zoning District: R-1, R-3, and RL-3

Zoning Overlay Districts: Wetlands Conservation District

LEGAL NOTICE

Unifirst Corporation, 125 Etna Road (Tax Map 26, Lot 6), zoned IND-L, RL-2, and RL-3: 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

STAFF COMMENTS

Following the Planning Board's discussion at the February 28, 2022 meeting, staff located the minutes of the April 28, 1986, Planning Board meeting at which the original Unifirst site plan application was discussed (see attached). Staff has highlighted portions of the 4/28/86 meeting minutes which appear to illuminate the origin of the well-monitoring condition of approval that is the subject of the current application.

Staff also found a memo dated February 28, 1987, from the City Engineer to the City Planner recommending that the well-monitoring continue on a semi-annual basis (see attached). Staff is providing this to the Board in response to questions that were raised at the February 28th meeting with respect to how and when the quarterly groundwater testing was reduced to semi-annual testing.

Attachments
cc: Unifirst Corporation (via e-mail)
David Rosengarten, Fuss & O'Neill (via e-mail)
File

ɔrtion of minutes relative to Unifirst's request for site plan review.)

OFFICE OF Planning Board

51 North Park Street
Lebanon, New Hampshire 03766
Telephone 448-1451

MINUTES OF THE APRIL 28, 1986 PLANNING BOARD

Present: Art Pease, Stan Brown, S. Cole, Ken McWilliams, Prentice Knight, Terri Dudley, Ron Bailey, Alan Edmond

1. APPROVAL OF MINUTES: March 24, 1986

Stan Brown moved to accept the minutes of March 24 with the following corrections: Motion was seconded by Terri Dudley. Vote on the motion was 6/0 w/ S. Cole abstaining.
pg.5, chg. plategy to frontage; Spelling "Wyeth Rd"; pg. 10 - last para. chg to "former location of the diner"; pg.11-2nd to last para -"Mr. Baker states that he does NOT believe"; pg. 3-BARBER not Banker, insert "cut through traffic on Crafts Ave."; pg.7-meeting Thurs. 24th; spelling of Goodrich; pg.9-motion "leave work earlier than 3 and later than 5:30" Omit "NO" later there.; pg. 10, para. 3 - insert the word NOT - Mr. Mans does NOT .....

Suggestion is made to record time meeting starts, ends, and who arrives late.

MARCH 27, 1986:

Stan Brown moved to accept the minutes as presented. Motion was seconded by Ron Bailey. Vote on the motion was unanimous in favor 6/0 w/ S. Cole abstaining.

APRIL 2, 1986:

Ron Bailey moved to accept the minutes of April 2, 1986. Motion was seconded by Terri Dudley. The following correction should be made: Vote on the motion was unanimous in favor 6/0 w. S. Cole abstaining. Ron Bailey was present at the meeting. Pg.2,para5, "Re the land below 25% slope, the density should be on a sliding scale related to the % slope. "

2. REQUESTS FOR ANNEXATIONS OF LAND:

A. LOUIS MELISI - Dana and White Sts, W. Lebanon, NH, in the R-3 District.

Terri Dudley steps down as an abutter.

Mr. LeClair was present to represent Mr. Melisi.

(Portion of minutes relative to Unifirst's request for site plan review.)

3. CONTINUATION OF PUBLIC HEARINGS:

B. UNIFIRST - Request for Site Plan Review approval to permit development of an industrial laundry on property in the Etna Road Industrial Park in the IND District.

Attorney Baker states that he has with him tonight, Mr. Martin Johnson, President of the Johnson Company in Montpelier, Vt. Mr. Johnson has a Ph.D. in Engineering, is Former Secretary of the Vt. Agency of Environmental Conservation, & Commissioner of Vt. Dept. of Water Resources.

Mr. Baker says he received the Conservation Report today and requests that the report be read in light of the fact that they will not be doing any dry cleaning.

Marshall Krumpe refers to his letter of 3/31/86 to the Planning Board. (Attached) Mr. Rutner, Manager of Unifirst, answers the concern of #3. The hours are 7 am to 2 or 3 p.m. Delivery vans will leave from 5 to 6 a.m. which will be staggered on returning from 2 p.m. to 6 p.m. There are 12 vans. 1/3 are office help who work from 8 a.m. to 4:30 p.m. All vehicles will be garaged.

Concern was in regard to air pollution. Unifirst professes to do just laundry, but concern was made to make sure they do not add dry-cleaning to their company's services. Mr. Johnson said that the water vapors are not harmful. Mr. Baker says that they will not be laundering radioactive materials; in fact, one has to have all kinds of special permission. Unifirst will be willing to let anyone come and monitor the type of laundry that will be coming into the building.

Mr. Johnson says that what happened in Williamstown, Vt. will not happen here since there is not any dry cleaning.

Mr. Rutner says they learned a lot in Williamstown. The problem was a leaking manhole. It has been expensive and they are very confident that it will not happen again. He states that he does not want to come into a town and be a polluter. Unifirst reacted quickly and got the best consultants to correct the problem. Unifirst did not wait for someone to come to them.

Mr. Johnson said that he was in on the discovery of the leaky manhole. Clean up involved treating ground water, soil removal, etc. They negotiated settlements with all the neighbors who had been damaged. Mr. Johnson says Unifirst acted swiftly and promptly. He highly recommends Unifirst for this project. It is a different situation here; there is NO dry cleaning proposed.

Question was asked if they use dyes in the shop towels? NO was the answer. Mr. Yaccavon also asked if Mr. Rutner is familiar with nuclear decontamination that does happen in their other plants? He also asked if Unifirst does have access to monitoring equipment? YES they do.

(Portion of minutes relative to Unifirst's request for site plan review.)

UNIFIRST.....

Concern was that dry cleaning does emit toxic fumes which causes air pollution within the immediate area. Mr. Rutner says that anything that needs to be dry cleaned will be brought to Nashua or a local cleaner. Mr. Yaccavon asked "Will you ever take in anything to be drycleaned? Mr. Rutner says that he cannot guarantee that he will not take in something that was dry cleaned before without his knowledge. There is not any way of monitoring this. Dr. Johnson says that if one does bring such dry cleaned clothes and this gets into the water, the amount would be too small to even record.

Request was to have a meterologist check for inversions.

Mr. Christi states that he is NOT an abutter; he is a employee of health care billing. He has served on a Water Rate Study Committee and is very aware of the water services for the community. He is President of the Upper Valley Unit of the Cancer Society. Mr. Christi states that he's concerned with what happened to Unifirst in Williamstown, Vt. & Woburn, Mass. In Woburn, Mass. Unifirst settled out of court for a significant amount of money. Litigation was that two wells were contaminated and two leukemia cases were involved.

Mr. Christi says that he has distributed to the Planning Board information on the history of Williamstown. Some of the leakage there was also making it to the waste water treatment facility. Lead and zinc levels were high and should be noted by the Planning Board in the handout. In the letter dated April 13, 1978 from the State, indicated that they had violation problems. Letter 6/25/82 to Mr. Rutner from Virginia Little exceeded the daily average of the pounds of lead affluent. Newspaper articles were also handed out.

Concern was raised that the problem may have occured in Williamstown since the job was given to the low bidder in the beginning. Mr. Christi cautions the Planning Board that if "White Spots Construction" trucks show up, perhaps some flags should go up to caution us.

Reference is made to Article 11, "The plaintiff has provided the defendant with various opportunities to abate and correct its violation over a period of two years, notwithstanding oral assurances of the defendant and its written assurance of discontinuance, its failure to meet the terms and conditions set forth in its permit and in the assurance indicate plainly and emphatically that the defendant cannot be relied upon to voluntarily control the manner in which he is operating the plant or to comply with the laws of the State of Vermont."

Mr. Christi would like to make 4 proposals:

1. A moritorium be put on construction that generate high levels of laced water. Also, check the landfill input.
2. Perhaps the Etna Rd Site perhaps is not suitable for an industry of this type because of the volume of hazarduous waste.

(Portion of minutes relative to Unifirst's request for site plan review.)

UNIFIRST;

2. cont.....

Mr. Christs says they will be using thousands of gallons per day and a leak could be environmentally disastrous. There is the brook, wetlands, and seepage into acquifers.

3. An environmental impact study be done paid for by the developer.
4. Bonding be required for pre-treatment.

The question if "What makes Lebanon think that Unifirst will treat us any differently than they treated Nashua, N.H., Williamstown, Vt?"

Mr. Baker does feel that what Mr. Christi has said is off the market as far as relevance goes. He felt it was a very selective presentation by Mr. Christi.

Mr. Christi is concerned with the oils and greases, heavy metals, that include lead and zinc. All these come off the industrial wipers and uniforms. If this gets through to the pre-treatment facility, this will have a serious effect on the biological process in the waste water treatment facility; also, Lebanon is investigating the possibility of selling the sludge to be used as commercial fertilizer and if there are amounts of lead and zinc, it will be unsaleable.

Dr. Johnson says that any laundry, even those done at home, will produce some metals and greases that are washed out of the clothes. This dirty water will go through pretreatment before being discharged to the City sewer. The pretreatment system will have to meet City standards that are set by the City. A waste water treatment can be designed that will meet the standards.

Mr. Bailey asks if solvents are used in the laundering process? NO is the answer. It is all detergents.

Feno Truax states that the Superintendent of the Waste Water plant said that pretreatment would be necessary. The system is very allergic to heavy metals, etc. To replace biological bacteria, an estimate of $30,000 was given, so we better be pretty sure about this decision.

Mr. Baker states that the City Engineer's office has sent out proposals to six or seven different consulting engineers. This process is in the works.

Mr. Christi asks if Unifirst meets the standards of the City of Nashua for sewer discharge? Mr. Mark says presently in Nashua, there is no pre-treatment system. Mr. Christi says that the system in Nashua is not up to the City Ordinance at the present time. In Williamstown, Unifirst was using 1960's technology and that was part of the problem. If the 1980's technology cannot work, what good is it? They have had ongoing problems in Connecticut with a new pretreatment facility.

(Portion of minutes relative to Unifirst's request for site plan review.)

Mr. Whitaker a resident of Etna Road states that he lives there with his family. He drinks the water from a 150' deep well. It goes into an aquifer which is one of the best in the Upper Valley. The water is plentiful and pure&that his well delivers 100 gallons per minute w/o a pump. An aquifer,as he understands it, is not something that flows downstream. In talking with Dan Nash, he commented that Mr. Whitaker is a ½ mile down the road downhill, that he doesn't have anything to worry about. Mr. Whitaker checked this and found that it is not quite the case. Indeed, pollution of an aquifer is something that permeates the aquifer w/o reference to elevation, etc. He has concerns about inversions. This area is known as "Great Hollow." He says he does not want to classify Unifirst as poisoners of the environment, but they do have a track record as do others of industrial waste of polluting the environment. His concern basically is this-- the reason why the Planning Board is hearing a proposal regarding the Etna Road site is because the City of Lebanon raised so many road blocks regarding selling property at the Airport Industrial Park and what the impact of that site might be on the precious overly built waste disposal. Mr. Whitaker is concerned about his family's health, the health of the City of Lebanon, that lead, zinc, grease & oil may indeed pollute the aquifer, not intentionally, (engineers did design the one in Williamstown) but low bid construction errors do occur. Manholes do not get built the way they should be. Pipes do not get connected and sealed the way they should be. Accidents will happen. Filtration will occur and the product of this will be environmentally hazarduous waste which Mr. Whitaker assumes will be bound, assumes will be stored, which he assumes will leak. May be subject to mishandling; may be subject to leakage into his drinking water. The problem to Dr. Johnson may be small to him, but to Mr. Whitaker who lives 3/8 of a mile from the site or 1400 ft. from Unifirst. He is concerned that the Planning Board and the City of Lebanon give him the same kind of protection and the other residences of Etna Road the same kind of protection that the City wanted to give the Lebanon Waste Disposal System.

David Gestavish says that he has checked the soils map and this area has excessively drained soils that form thick deposits of sand. The high water table is about 5 feet. If it did leak, the flow would be quite rapid downward. Potential to nearby wells, streams, & lakes is high.

Mr. Gestavish asks if it is possible to convert to a dry cleaning system after they are in? Dr. Johnson says they are not permitted for it and the building will not be constructed for it.

What the volume of the detergent used was asked, but Dr. Johnson said he cannot reply right now. Concern was raised that wetland #11 be preserved. Will retention ponds be used? YES. Surface drainage will be redirected. The wetlands will be addressed prior and following construction.

Dr. Johnson suggests testing the wells of the houses in the vicinity on a regular basis to be sure. Unifirst will pay for this testing. Dr. Johnson says with a drilled well, one is never sure that the

sample is what is going on in the aquifer. Dr. Johnson does not believe it would be advantageous to have wells on site. The discharge will be taken to the City sewer.

Would Unifirst be willing to let the City make spot checks? YES.

If sometime after Unifirst was built, the ground water or wetlands were found to be contaminated, who would pay for the damage done? Dr. Johnson states that the person who causes the discharge is responsible. The Super Fund would move in to help out. Mr. Gestavich says that the Super Fund is almost out of money. However, the law requires Unifirst to pay for anything that causes damage.

How do you clean up an aquifer that has been polluted? Dr. Johnson states, "If an extensive aquifer gets polluted, there is NO way to clean it up that he is aware of."

Dan Nash, City Engineer, says that water was designed to flow into that wetland for attenuation purposes. If the Conservation Commission feels that some sort of retention basin is necessary to protect the wetland from a runoff, that is fine, however, it is a good idea, drainage wise, for that water to be attenuated in the wetland before it gets discharged.

Ron Bailey says that there are certain times of the year where the culvert is at a maximum. Ponding is occuring. There certainly is not a need for any additional runoff.

There is concern with the amount of salt in the winter that is used which will kill plant life when directed away from the wetlands.

Mr. Jeff Dates, Connecticut River Water Quality Council, is concerned with water quality. His concern is the impact of this facility with the Lebanon treatment plant. He is concerned about the wetlands. He is concerned that the State of Vermont does not trust Unifirst.

Don Khoury states that it is his understanding that when the sewer overflows the treatment plant that which comes into the treatment plant goes directly into the river. This is something the Board should bear in mind with respect to pre-treatment. Even if there is only 1% impact of lead, zinc, etc. it will have a direct impact on the Connecticut River.

Dan Nash states that we do have storm discharge points that allow diluted sewerage to go into the river. When there is so much rain water that the sewers cannot handle it, the excess flow does go into the river. There are eight discharge points.

Jeff Dates asks if there any other materials besides lead, oil, zinc, grease to be found? NO is the answer.

John Yaccavon states that there could be solvents that evaporate into the air. Dr. Johnson says that solvents evaporate very quickly. Mr. Christi states he has heard of a case where the solvents did not evaporate and now the water system is contaminated.

(Portion of minutes relative to Unifirst's request for site plan review.)

Unifirst (cont.)

Dr. Johnson states that this company will not be using any solvents, spot removers. There will not be any dry cleaning. There is only wash water not hazarduous waste. Mr. Pease asks if this means there will not be any chemicals? Dr. Johnson says "only detergent." Will detergent cause a problem? Detergent is non toxic. However, if one of their large containers which hold the detergent breaks, there is that concern.

Dr. Johnson says that if Unifirst builds a waste water disposal system that is tight and approved by the City Engineer then he does not see a need for ground water testing. He feels the best way to test drinking water is to test the neighbor's wells on a quarterly basis.

Concern is mentioned about the salt that could ruin the root system of the 50-60' pine trees.
Mr. Cole was informed that the plant will use 35,000 gallons of water per day.

Dan Nash states that he does not he has a problem with the levels of discharge being debated. He doesn't believe that any members of the Board are qualified to help us set discharge limits. They are going to have 4 levels of professional input on setting those discharge limits. Unifirst will tell us what their waste stream in evaluating what discharge limits to set; Dana and Dan will be looking at it; the State will be looking at it; and an independent firm from the outside. Dan suggests we streamline this process. Do the site plan process and once we resolve the discharge issue, after approval perhaps, and review the discharge issue before the building permit is issued. There will be four levels of independent consultant review and Dan feels the adequate safeguards will be provided.

Mr. Brown feels it is the decision of the Planning Board to determine how tough they want to get. He is not going to approve the site plan until he gets this information. He feels it is the Board's job. He says he doesn't pretend that the Board has the expertise to set standards, but there are levels of standards. The Board has been through this before in his short ten years working for the City. The tannery is one example and it closed because the Board would not agree to relax their standards. This was the Council that did this with the backing of the Planning Board. He agrees that they are not the experts, but the citizen input is determined as to how they proceed. He says he has never been in favor of saying "go ahead, because mechanisms are probably good enough."

MOTION:

Prentice Knight moved to table to May 26, 1986 the request of Unifirst Corp. for site plan review at Etna Road Industrial Park in the IND zone. Plan drawn by T&M Surveys dated March 1986, project #197486 with the following condition:

Additional information must be provided in regard to aquifer and water quality protection, wetland protection, potential air pollution, and impacts on the waste water treatment plant. Art Pease, Prentice Knight, and Ken McWilliams jointly will draft a statement outlining the specifics for Unifirst to address. Motion was seconded by Stan Brown. Vote on the motion was unanimous in favor 6/0
Al Edmond steps down.

DEPARTMENT OF PUBLIC WORKS

CITY OF LEBANON NH
INCORPORATED JULY 4 1761
ESTABLISHED 1958

MEMORANDUM

Date: February 28, 1997

From: Bob Kline RGK

To: Ken Ryder

Subject: Unifirst Corp. Monitoring well sampling
T & M letter Jan. 22, 1997

Approved 2-28-97 Ken

In reviewing the request from T & M and considering the past 6 year history of the sampling required at Unifirst, I would recommend the following:

1. Sampling of MW-2A & MW-3A may be eliminated.

2. Continue semi-annual monitoring of MW-1, MW-2B, MW-3B & MW-4 for pH, specific conductance, COD, alkalinity and chlorides.

3. Perform full testing of all parameters as now exist once every two years commencing in 1998.

4. Full testing may be required more frequently if significant variations occur in any of the parameters stated in Item 2 above.

Agenda
Planning Board
March 14, 2022

Agenda Item #3C
Public Hearing Items

New England School of the Arts (applicant) and HSD, LLC (property owner), 9 Hanover Street (Tax Map 91, Lot 243), zoned LD

PB2022-13-CUP

PLANNING BOARD

March 14, 2022 Meeting

Staff Memorandum – PB2022-13-CUP

APPLICATION INFORMATION

Agenda Item: 3.C

Application Type:
Conditional Use Permit for a proposed secondary educational facility

Location:
9 Hanover Street (Tax Map 91, Lot 243)

Applicant/Property Owner:
New England School of the Arts / HSD, LLC

Zoning District:
Lebanon Downtown (LD)

Future Land Use Map:
Central Business District

Property Size: +/-0.10 acres, per the City's assessing records (the property is conforming to the minimum required 3,000 sq. ft. lot size required for lots in the LD District per Section 307.3 of the Zoning Ordinance)

Overlay Districts:
Historic District

Other Approvals Required:
- Building & Zoning Permit

Attachments:
- Application (16 pages total)

HEARING NOTICE

New England School of the Arts (applicant) and HSD, LLC (property owner), 9 Hanover Street (Tax Map 91, Lot 243), zoned LD: Request for a Conditional Use Permit per Section 307.4 of the Zoning Ordinance to convert a portion of the existing building to a secondary educational facility, proposed to be operated as the New England School of the Arts. PB2022-13-CUP

SUMMARY OF REQUEST

The property is a +/-0.10 acre lot currently improved with a 13,356 sq. ft. two-story commercial building constructed in 1901 (according to the City's assessing records). The applicant proposes to utilize the building for a secondary educational facility (the "New England School of the Arts"), as described in the attached application materials.

The applicant requests a Conditional Use Permit to operate a "secondary educational facility" as an "other use" in the LD District, per Sections 307.2 and 307.4 of the Zoning Ordinance.

ZONING ORDINANCE REQUIREMENTS

"Secondary educational facility" is defined in Appendix A of the Zoning Ordinance as, "[a] public or private school offering instruction at the primary and/or secondary school levels in the branches of learning and study required to be taught in the public schools of the state of New Hampshire. This term shall include preparatory schools."

"Secondary educational facility" is not identified as an allowed use in the LD District. However, per Section 307.4 of the Zoning Ordinance, the Planning Board may approve "other uses" in the LD District by Conditional Use Permit, as follows:

> 307.4 Other Uses.
>
> Other uses include any use not identified in Section 307.2 that will contribute positively to the vibrancy of the Lebanon Downtown District. Such other uses shall be permitted by conditional use permit from the Planning Board pursuant to Section 302.4 provided the applicant demonstrates that the proposed use:

Figure 1. Aerial view of subject property.

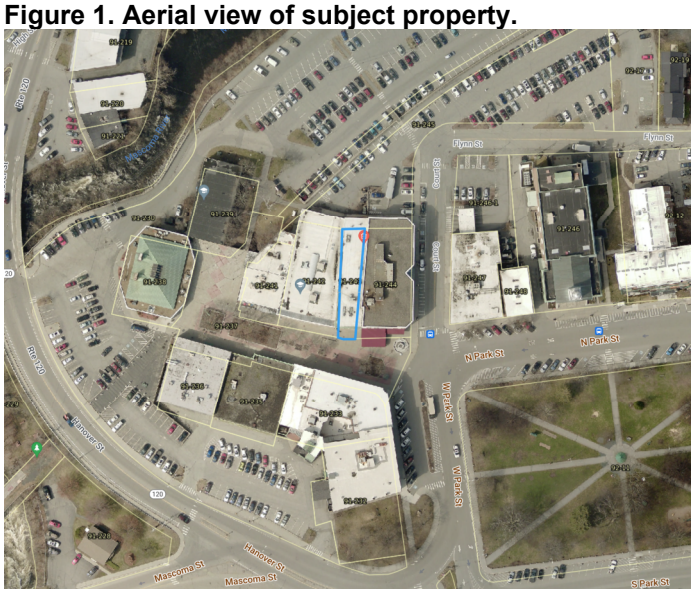


Figure 2. Bird's Eye View of subject property (looking north).

Figure 3. Bird's Eye View of subject property (looking south).

1. Will encourage the presence of the public in the Lebanon Downtown District and/or create regular and sustained opportunities for members of the public to utilize the Lebanon Downtown District. Examples include, but are not limited to, providing a retail, ***personal service***, and/or ***restaurant*** component which is accessory to the primary use.

2. Will not be incompatible with abutting properties and uses. An example of incompatibility includes, but is not limited to, credible evidence that the proposed use will negatively impact the value of any abutting property and/or the viability of any existing abutting use.

3. Meets the standards set forth in Section 302.4.

Here, the applicable standards in Section 302.4 are subsections D.1 and D.2 (subsections D.3, D.4, and D.5 relate to new construction and are therefore inapplicable to the subject application):

1. The site is suitable for the proposal. This includes:
    a. Adequate vehicular and pedestrian access for the intended use.
    b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.
    c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.
    d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

STAFF COMMENTS

A. The application materials do not identify any proposed site changes associated with the proposed use. As a condition to an approval of the application, staff recommends that the Planning Board require the applicant to install a bike rack either on the mall or at the tunnel level to help accommodate students traveling by bicycle, to reduce vehicular parking demand, and to support the overall vitality of downtown Lebanon.

B. Per Section 302.4.E of the Zoning Ordinance, the Planning Board "may impose conditions as it finds reasonably appropriate to safeguard the neighborhood and the general public or otherwise serve the purposes of this Ordinance, including such measures as set forth in Section 802.4 ("Special Conditions")." Section 802.4.B of the Zoning Ordinance provides as follows:

> [T]he Board may attach whatever conditions it deems necessary to the approval decision in order to assure compliance with the purposes of this Ordinance. Such conditions may include but are not necessarily limited to:
> 1. Increasing the required lot size or yard dimensions in order to protect the adjacent properties.
> 2. Limiting the coverage or height of building because of obstruction to view and reduction of light and air to adjacent properties.
> 3. Controlling the location and number of vehicular access points to the property.
> 4. Increasing the street width adjacent to the property.
> 5. Increasing the number of on-site off street parking or loading spaces required.
> 6. Requiring suitable on-site landscaping and screening where necessary to reduce noise and glare and to maintain the property in character and keeping with the surrounding area.
> 7. Specifying a time limit for initiation of construction, alteration, or enlargement of a structure to house an exception.
> 8. Providing for specific layout of facilities on the property such as location of the building, parking areas, access to the building so as to minimize effect on adjoining property.
> 9. Specifying standards for operation of this [conditional use] so that it will be no more objectionable to the neighborhood by reasons of noise, odors, vibrations, flashing lights or hours of operation than will be the operation of a permitted use at that site.
> 10. Specifying the length of time of the [conditional use] and time of occupancy during the year, or hours of operation.

Attachment

cc: New England School of the Arts
HSD, LLC
File

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: HSD, LLC TEL.#: 603·298·5721 x200

MAILING ADDRESS: 2 Buck Road Suite 8 Hanover NH 03755

E-MAIL ADDRESS: john@computac.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: New England School of the Arts TEL.#: 917-558-3809

MAILING ADDRESS: 258 Dogford Rd Etna, NH 03750

E-MAIL ADDRESS: NESchoolArts@gmail.com

PROJECT LOCATION:

TAX MAP #: 91-243 LOT#: PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 9 Hanover St. Lebanon

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT: Conditional Use Permit for School

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: _____

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 _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ 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: 2/7/2022

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #
2-14-22	91/243	PB2022-13-CUP	$372.12 $4.28	2-14-22 2-16-22	18637 18646

City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST

- *Application form*
- *Public Hearing Notification List*
- *Filing fee*
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- *Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III, Section(s) 307, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

Please see attachment.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 307 of the Zoning Ordinance which requires the applicant to demonstrate that (*please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project*):

Please see Lebanon Zoning Ordinance Article III Section 302.

B. General Criteria per Section 302.4.D *(**only for CUPs per Article III**)*

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

   a. Adequate vehicular and pedestrian access for the intended use.

1. Students will be asked to utilize the Advance Transit when feasible for their families.

2. Public parking is accessible in the back parking lot as well as off of the green.

3. A public bike rack will be installed to allow students to bike to school. Location will be decided in coordination with the town of Lebanon NH.

   b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

In accordance with the Department of Education we will complete all zoning, fire and health inspections prior to opening in 2023.

   c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

We have attached the floor plan for 9 Hanover Street and site plan for the area. This property does not exist on a floodplain or steep slope.

   d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

The site exists on town septic and water. Any permits required will be put in place for septic and water prior to opening.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

1. Students will be able to access 9 Hanover Street from an entrance off of the Lebanon mall and from the back.

2. Stewardship and community service will be a large component of the school and students will be held accountable for cleaning up trash and improving the quality of life in the town of Lebanon .

3. NESA will be responsible for not exceeding the fire capacity for 9 Hanover Street .

4. Floor plans and the site plan are attached. NESA will be thoughtful to not create disruptive noise for abutting properties.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

N/A Use proposed is for an existing structure.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

N/A Use proposed is for an existing structure.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

N/A Use proposed is for an existing structure.

Text

New England School of the Arts

Carl and Jennifer Chambers
258 Dogford Rd, Etna NH 03750
P: 917-558-3809
Alt: 917-669-6578

Location: Lebanon, NH
Opening Doors: September 2023
Type of school: Private

Age of students to be served: Grades 9-12, ages 14-18
Degree offered: High School Diploma
Hours of operation: 7:30-3pm
# of Students: Approx. 100 students-Not to exceed fire code regulations for 9 Hanover Street
9 Hanover Street Details: Approx. 5000 Sq ft, Floor plans attached., 2 story building, Women's Health Resource Center occupies the space below. NESA would occupy the other units owned by HSD,LLC. Students would treat 9 Hanover Street as a home base but very rarely would they all occupy the space at once. Their campus will be spread out throughout Lebanon collaborating with other organizations such as the CCBA for physical education classes as an example.

Dear Lebanon Zoning Board,

I am writing to you on behalf of our creative team for the New England School of the Arts. We are planning to open a premiere Arts focused private school in the fall of 2023 enrolling students in grades 9-12 from all areas of New England.

OUR STORY

Carl and I have three children we are raising in Etna, New Hampshire. I grew up in West Newbury, Vermont and have performed in Revels North, North Country Community Theatre, Opera North, and the Old Church Theatre productions. We moved back to New England from Manhattan when Carl took a principal position in 2008 and Elizabeth was one year old. Both Charlie and James were born at Dartmouth Hitchcock Medical Center.

I am in my 9th year of being the Choral Director and Music Coordinator at Hanover High School in Hanover, New Hampshire. Carl is the principal at Mount Prospect Academy in Pike, New Hampshire and has been a school and district level leader for over 15 years. Currently our daughter Elizabeth is 14 years old, our son Charlie 13 and our son James is 6 years old. Elizabeth has danced with Lebanon Ballet School since she was 3 years old, has recently taken classes at The Dance Collective in West Lebanon and currently takes voice lessons with Julie Ness. She is

a member of Trumbull Hall Troupe, recently performed in the NCCT teen production, and has also sung in the children's chorus with Opera North. Charlie has studied cello at the Upper Valley Music Center since he was 7 years old and has sung with Opera North in the children's chorus.

Both Carl and I are artists as well. I have been a vocal performer throughout my life and have my MA in vocal performance. I also possess a BM in Music Education and I am completing my administrative licensure. Carl has experience in the visual arts, filmmaking, songwriting, and is a lifelong writer with his MFA in creative writing. Carl has his M Ed in English education and his CAGS in Educational Leadership. He is also a licensed teacher, principal, curriculum director, and superintendent of schools.
Our dream is to provide a school where students are provided access to a robust fine arts and core academic curriculum. We hope to collaborate with the already established arts organizations and give back to the Lebanon community in community service, internships, and possibly work shares.

VISION

New England School of the Arts will provide access to a high-quality and rigorous core academic program with intensive and focused artistic training to a diverse population of students from Northern New England. The school's educational program will prepare students to become more well-rounded, inclusive, and creative stewards and leaders of the future, while learning in an artistically dynamic, safe, and nurturing school environment.

RATIONALE

1. To create the first Fine Arts based school within a 60-mile radius of Dartmouth College.

2. The accessibility to a full arts education in the upper valley is limited to after school lessons and after school arts programs.

3. We have assembled a team of experts in each of their art forms who are certified educators and will be able to give back to the community they have spent much of their career putting roots down in.

MISSION

NESA's mission is to foster an appreciation for the arts, independent thinking in a creative and academically challenging environment, and a sense of stewardship for the world by:

- Providing a rich and diversified arts-based curriculum and environment for bright, talented, and motivated students.

- Allow students to immerse themselves in real-world project-based learning via collaboration with peers that will help them create and develop their artistic vision from inception to final product that will be shared with a broader audience.

- Hiring and developing high-performing faculty who are experts in their content areas and demonstrate the characteristics and disposition of excellent educators.

- Offer a deep appreciation for the arts, excellent preparation for higher education and professions in the arts and other content areas.

- Extend learning beyond the classroom walls exposing students to diverse and rich cultures in other communities.

- Establish and maintain partnerships between the school and the community at large.

FOCUS

The focus of NESA is to provide an inclusive, exemplary fine arts, community-based education. The school will provide students the opportunity to delve more deeply into art forms such as choreography, painting, and stage management while at the same time being provided a robust education in the core academic subject areas. Goals for the school will include:

1. To provide an excellent academic and artistic curriculum.
2. To foster an inclusive environment where all types of learners and students can succeed and thrive.
3. To create globally minded citizens.

How will 9 Hanover Street be utilized for our school?

This leased space will serve as the home base for our students. We are in preliminary meetings with Upper Valley Music Center, AVA Arts Gallery, CCBA, Lebanon Opera House, and the Upper Valley Arts Coalition concerning opportunities to collaborate, share spaces, and possibly share staffing. Students will take classes in a variety of spaces within walking distance of 9 Hanover Street and become an integral, collaborative, connecting addition to the Lebanon scene. One of our primary objectives as a school is to instill a sense of stewardship in our students. Therefore, our students will be required to provide community service in relation to their training to connect them with the reward of being collaborative neighbors and making a positive impact within their communities. Our intent is to be thoughtful of our abutting neighbors that support the continued growth, cultural enrichment, and collaborative spirit of the Lebanon and Greater Upper Valley Community. In short, we will ensure that our school adds a positive and kind element to the community and that we are seen as a partner and not a competitor or disruption to any other businesses or practices in the local area.

WHO WE ARE

NESA Staff

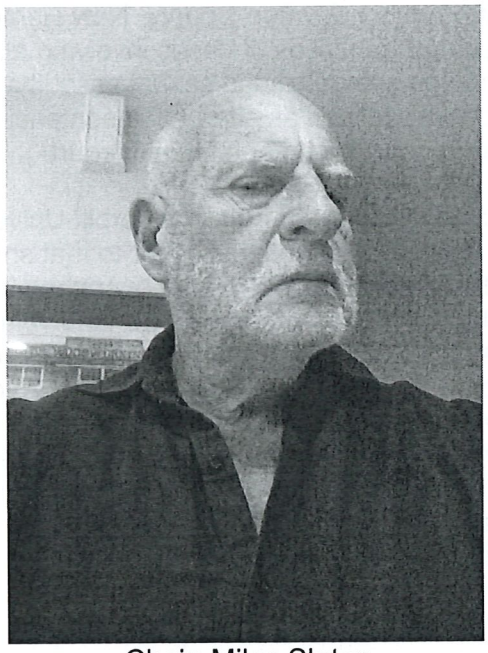
Carl Chambers: Head of School
Jennifer Chambers: Associate Head, Music Director

Board of Trustees

CHAIR: Miles Slater: Former President and CEO of Salomon Brothers International, Sculptor
VICE CHAIR: Amy Good: RTN, Personalized Learning Programs, Dept. Hanover High School
TREASURER: Susan Keck: American Airlines Pilot, Hartland Resident
SECRETARY: Lara Saffo: Chief Compliance Officer, MPA
PERFORMING ARTS CONSULTANTS/MEMBERS AT LARGE:
Denise Frawley: Choreographer at Hanover HS, Hartford HS, and Crossroads Academy
Filippo Ciabatti: Director of Dartmouth Symphony Orchestra, Glee Club, Handel Society

Sincerely,
Jennifer and Carl Chambers
NESA Staff and Board of Trustees

NESA BOARD OF TRUSTEES / FOUNDING MEMBERS



Chair: Miles Slater
35 Stewart Place Suite 405
Mount Kisco, NY10549
mileslater2143@gmail.com
914-261-5156

Miles Slater is the former President and CEO of Salomon Brothers International as well as a sculptor. For over 25 years, Miles Slater has been tutored, mentored, and guide by master marble artesiani from the Renaissance town of Pietrasanta in Western Tuscany. Pietrasanta sits nestled i the foothills of the Apuana mountain range, only a stone's throw away from the spectacular and historic quarries of Carrara where the Medici wielded their commercial power in the late 1400's and where Michelangelo sourced the marble for his greatest works.

It was Slater's creation of Rescue, his iconic sculpture of the fireman carrying a child from the rubble of the bombed Alfred E Murrah building in Oklahoma City, that brought Miles to Pietrasanta.

Miles sculptures reside in homes, religious and civil organizations, and hospitals throughout the world. Miles combines the skills he learned from the masters with the best materials- particularly Bardiglio Marble- to create his unique works.

Vice Chair: Amy Good
101 Lyme Rd.
Hanover, NH 03755
creaghgood@gmail.com
978-302-7957

Amy currently serves as an administrator for the RTN, an Personalized Learning Programs Depts. at Hanover High School. She is the mother to two professional artists; her daughter Allyce is a costume designer and her son Seamu is a director and actor. Amy's husband works as the theate director for Cardigan Mountain School and she herself has worked as an English teacher and producer prior to becoming the RTN specialist at Hanover High School. Am is passionate about supporting the arts locally and providing more opportunities for students to grow and develop.

Secretary: Lara Saffo
45 Coventry Road
Benton NH 03785
saffofamily2012@gmail.com
603-348-1467

Lara J. Saffo, JD is the Chief Compliance Officer for Moun Prospect Academy, Inc. and the Vermont Permanency Initiative. Prior to working for MPA and VPI, she was the County Attorney for Grafton County, New Hampshire. She has prosecuted hundreds of cases involving all types of crimes and has specialized in sexual assault and domestic violence cases, as well as alternative sentencing solutions such as drug court and mental health court.

Attorney Saffo graduated from Vanderbilt University Schoc of Law in Nashville Tennessee. Prior to that she served in the Jesuit Volunteer Corp in Phoenix Arizona, where she worked at a domestic violence shelter and volunteered witl Phoenix's homeless shelter. She began her career as a prosecutor in 1993, as an Assistant County Attorney and district court prosecutor. She then became an associate, civil attorney at Van Dorn & Curtis, PLLC in Orford New Hampshire. From 2002 until she became county attorney in 2009, she was the Violence Against Women's Act (VAWA) prosecutor at the Office of the Grafton County Attorney. Lara joined the Criminal Justice Department as an Adjunct Instructor in the Fall of 2011.

Lara grew up on the campus of a boarding school her family founded and is passionate about alternative educational experiences for youth that follow and enhance youth's passions and individual learning style.

She has served on the board for the Grafton and Sullivan County Child Advocacy Center at DHMC, a member of Sexual Assault Resource Team, the prosecution representative for the Grafton County Drug Court Alternative Sentencing Program, a member, Sexual Assau Reporting in the Media Committee, a member, protocol review committee for the Adult Sexual Assault Protocols, and a member of the Grafton County Conservation Distric

Treasurer:Susan Keck
54 Ellison Rd.
Hartland, VT 05048
skeck8@gmail.com
847-971-9191

Susan was raised in a family full of musicians and has always had a great appreciation for the arts. It is her belief that the opportunity for children to pursue their passions in a positive and creative environment is essential.

She is the mother of 2 college-age daughters and knows firsthand how important it is to allow students to follow thei dreams. She followed her own dreams and after 24 years as a commercial pilot for American Airlines she still loves flying. Susan is currently a resident of Hartland, Vermont and is thrilled to have the opportunity to be a part of New England School of Arts and their vision for the students tha will attend.

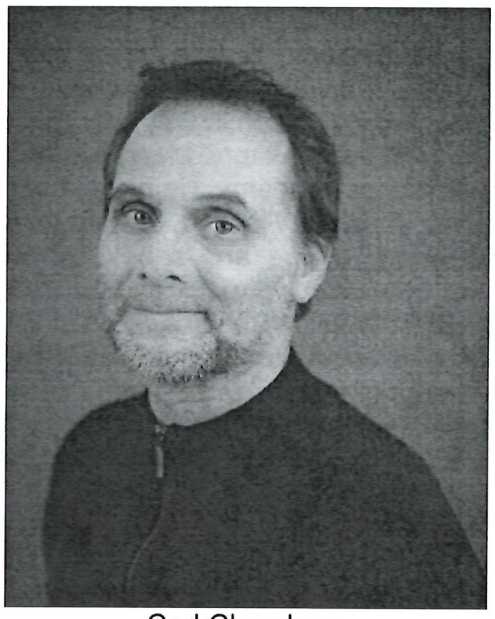
Performing Arts Consultant: Filippo Ciabatti
16 Hemlock Ridge Drive
Apt.202
WRJ, VT05001
Filippo.Ciabatti@dartmouth.edu
630-777-6607

A native of Florence, Italy, Filippo Ciabatti is the Music Director of the Dartmouth Symphony Orchestra and the Music Director of the Dartmouth's Choral Ensembles. Filippo also contributed to create Dartmouth's Opera Lab. As a pianist and vocal coach in Italy, Mr. Ciabatti worked for the Cherubini Conservatory, Maggio Musicale Fiorentin and Florence Opera Academy. He has played for masterclasses of Renée Fleming, Nathan Gunn, William Matteuzzi, Donald George, and Isabel Leonard. Since 2016, he has been music director and vocal coach of "Scuola Italia per Giovani Cantanti Lirici" in Sant'Angelo in Vado (Italy), and last summer joined the faculty of "Opera Viva!" in Verona as music director and vocal coach.
Mr. Ciabatti holds degrees in piano, choral conducting, an orchestral conducting from Italy and the United States.

Member at Large: Denise Frawley
PO Box 253
Lyme, NH 03768
frawleydenise@gmail.com
603-208-9748

Denise Frawley toured the country as a dancer and singer and was a champion soap box derby car racer. Her father was a builder and she grew up learning how to use power tools and take care of cars. She is the mother to two beautiful daughters and the wife to her husband Tom Frawley who owns his own business as well as serves on the International search and rescue team. Denise has spent the past 20 years of her life in the upper valley choreographing shows at Hanover High School, Crossroads Academy, the Lyme School and Hartford High School.

She is passionate about starting a performing arts school and believes in any opportunity that provides more access to the arts for the upper valley community.

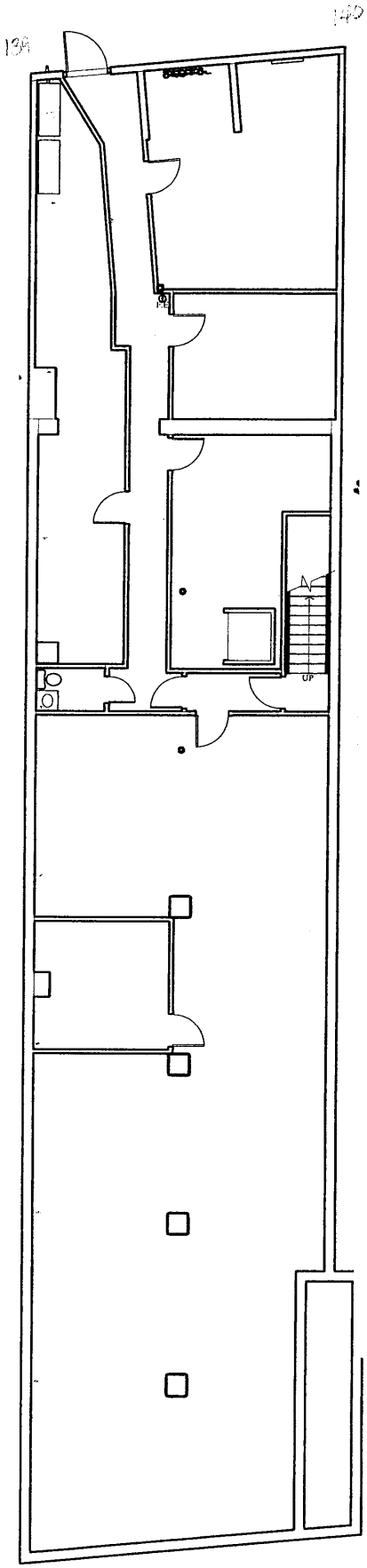


Carl Chambers
CEO/Head of School
258 Dogford Rd
Etna, NH 03750
cbchambers@gmail.com
917-669-6578

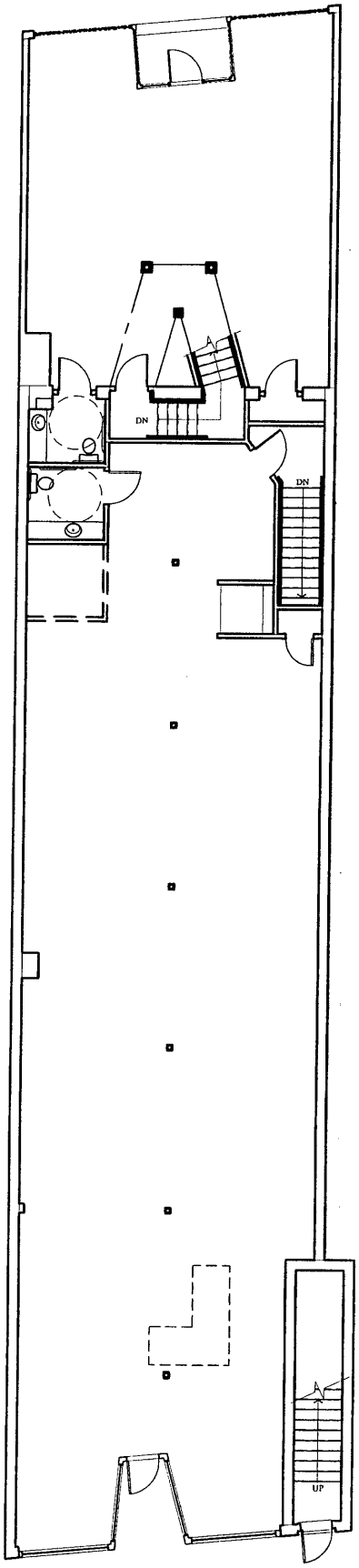
Carl Chambers is currently the principal of Mount Prospect Academy. He has served in administration for the better part of his career as well as an adjunct professor, grant manager, curriculum director and English teacher. Carl is a member of the Screen Actors Guild and has done professional session work as a bass guitarist. He is excited to realize his family's vision of founding a school for the art that supports all students who strive for an arts focused, progressive, education.

Jennifer Chambers
Associate Head of School/Music Chair
258 Dogford Rd
Etna, NH 03750
chambernote@gmail.com
917-558-3809

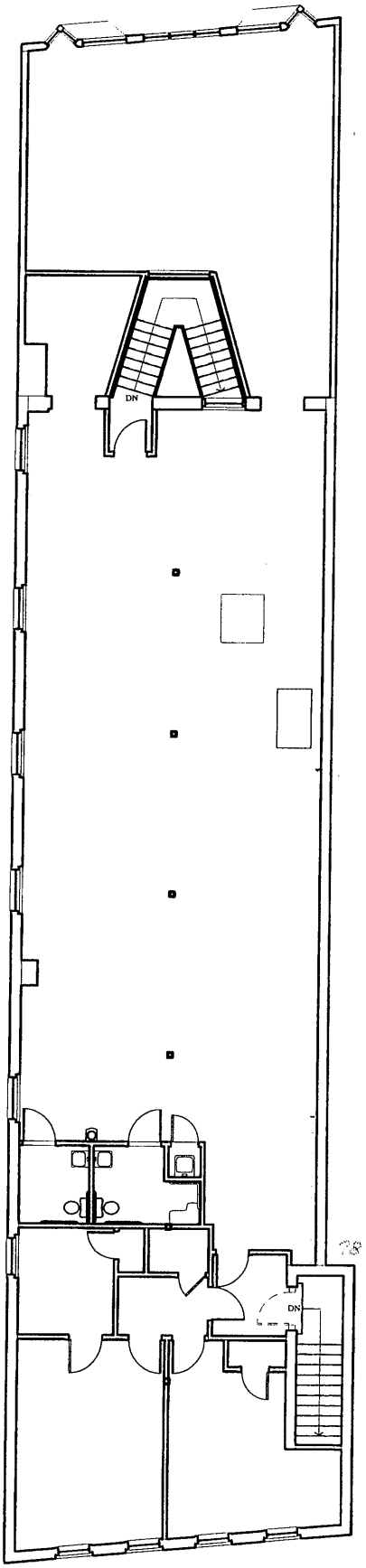
Jennifer Chambers is the Music Department Coordinator and Choral Director at Hanover High School. Jennifer completed her undergraduate degree in Music Education from DePaul School of Music, DePaul University in Chicago, Illinois and her Master's in Vocal Performance from Hunter College in New York. Jennifer has been a featured conductor for the Choral Arts Foundation of the Upper Valley, Orange Windsor Supervisory Union Music Festival, Winooski Valley Music Festival and for the Marymount School of New York lower school chorus. Jennifer currently resides in Hanover, New Hampshire with her husband and three children Elizabeth, Charlie and James. She is currently pursuing her principal licensure. Jennifer's lifelong dream has been to open a school for the arts that provides access to all students regardless of economic wherewithal.



LTERATIONS TO HILDRETH'S/HSD, LLC BLDG 0126 LEBANON NEW HAMPSHIRE	Scale: 1/16"=1'-0'	Drawing No: BASEMENT DIAGRAM
Randall T Mudge & Associates 85 Dartmouth College Highway Lyme New Hampshire	Date: 16 JAN 2002	



LTERATIONS TO HILDRETH'S/HSD, LLC BLDG 0126 LEBANON NEW HAMPSHIRE	Scale: 1/16"=1'-0'	Drawing No: 1ST FLOOR DIAGRAM
Randall T Mudge & Associates 85 Dartmouth College Highway Lyme New Hampshire	Date: 16 JAN 2002	



ALTERATIONS TO HILDRETH'S/HSD, LLC BLDG 0126 LEBANON NEW HAMPSHIRE	Scale: 1/16"=1'-0'	Drawing No: 2ND FLOOR DIAGRAM
Randall T Mudge & Associates 85 Dartmouth College Highway Lyme New Hampshire	Date: 16 JAN 2002	

Agenda
Planning Board
March 14, 2022

Agenda Item #3D
Public Hearing Items

Novo Nordisk US Bio Production, Inc., 9 Technology Drive (Tax Map 145, Lot 3), zoned IND-L & IND-H

PB2022-12-SPR

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 14, 2022 Meeting

Staff Memorandum – PB2022-12-SPR

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2022-12-SPR

Application Type:
Site Plan Review for proposed additions to an existing building

Property Location & Tax Map:
5 & 9 Technology Drive (Tax Map 145, Lot 3)

Applicant/Property Owner:
Novo Nordisk US Bio Production, Inc.

Zoning District:
Light Industrial (IND-L) and
Heavy Industrial (IND-H)

Future Land Use Map: Industrial

Property Size:
+/-14.11 acres *(per City Assessor's records)*

Existing Use & Improvements:

- 5 Technology Drive: +/-29,136 sq. ft. (finished) industrial building constructed in 1998 *(per the City Assessor's records)*
- 9 Technology Drive: +/-150,517 sq. ft. (finished) industrial building, constructed in 1989 and 1990 *(per the City Assessor's records)*

Proposed Improvements:
5 Technology Drive: no change
9 Technology Drive: construct three (3) additions totaling +/-12,979 sq. ft., and associated site improvements

Overlay Districts:

- Wetlands Conservation District
- Airport Protection District

LEGAL NOTICE

Novo Nordisk US Bio Production, Inc., 9 Technology Drive (Tax Map 145, Lot 3), zoned IND-L & IND-H: Request for Site Plan Review to construct three (3) additions to the current existing building totaling approximately 13,000 square feet, and a Conditional Use Permit per Section 607.2 of the Zoning Ordinance to permit a reduction in the number of required parking spaces to be built. PB2022-12-SPR

PLANS AND APPLICATION MATERIALS

- Application form
- Application for Waivers, undated (2 pages)
- Site Plan Review Regulations Technical Checklist dated February 28, 2022 (10 pages)
- Novo Nordisk Site Plan Response to staff comments, dated February 24, 2022 (4 pages)
- Plan set titled "Novo Nordisk US Bio Production, Inc., Technology Drive – City of Lebanon," prepared by Jacobs Engineering, dated February 28, 2022, project no. 63FHJKXX (12 sheets)

On file at the Planning and Development Department and available for review upon request:

- Stormwater Management Calculations Report for Novo Nordisk US Bio Production, Inc., 9 Technology Drive, prepared by Jacobs Engineering Group, dated February 28, 2022 (9 pages and a 29 page attachment)
- Letter dated October 5, 2020, to Novo Nordisk US Bio Production, Inc. from the Department of the Army, New England District, Corps of Engineers (wetland permit, 25 pages)
- Letter dated December 27, 2021, from Rod Finley, PE, of Pathways Consulting, LLC, to NH Department of Environmental Services (wetlands dredge and fill post-construction monitoring report, 6 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. NH RSA 676:4, I(c)(1). Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations provides as follows:

a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.

b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. […]

The Planning and Development Department has reviewed the application in accordance with the Lebanon Site Plan Review Regulations and, per Section 4.7.C.2.b, has requested additional information from the applicant in order to make a recommendation to the Board with respect to completeness. The outstanding completeness items include providing a written project narrative (as required by Section 5.1.C) and a Conditional Use Permit Support Statement (with respect to the applicant's request per Section 607.2 of the Zoning Ordinance to allow a reduction in required parking). Staff anticipates receiving these documents prior to the March 14th meeting and will provide to the Board upon receipt.

APPLICATION OVERVIEW

The subject property is owned and used by Novo Nordisk Bio Production, Inc., a pharmaceutical manufacturer. According to the applicant's site plan, the property is improved with a +/-37,804 sq. ft. industrial building (with an address of 5 Technology Drive)[1], and a +/-212,620 sq. ft. industrial building (with an address of 9 Technology Drive). Following the Planning Board's approval of a compressed natural gas (CNG) facility located between the two buildings (PB2020-19-SPA), the applicant voluntarily merged the properties occupied by the buildings at 5 and 9 Technology Drive into a single lot (PB2020-22-VLM). The former boundaries of 5 Technology Drive are outlined in blue in Figure 1 below, and the former boundaries of 9 Technology Drive are outlined in yellow. The shared boundary highlighted in red was removed as a result of the Voluntary Lot Merger.

At this time, the applicant proposes to expand the existing building at 9 Technology Drive with the construction of three additions totaling +/-12,979 sq. ft. in the locations roughly outlined in red in Figure 2 below. The proposal will result in the addition of +/-4,356 sq. ft. of new impervious surface and will require the removal of existing equipment and site features including a hazmat locker, generator, electrical transformer, and dumpster. Construction of the building additions will also result in the loss of 4 parking spaces. As explained in more detail below, the applicant is requesting a Conditional Use Permit to allow a reduction in the number of parking spaces required to be constructed.

[1] The 37,804 sq. ft. figure includes additions totaling +/-7,915 sq. ft. of new building area which were approved by the Planning Board on September 13, 2021 (PB2021-26-SPR).

Figure 1. Location Map.

Figure 2. Bird's Eye View of the Subject Property (looking east).

Image ©2021 Eagleview (image taken 4/3/2021)

Figure 3. Bird's Eye View of the Subject Property (looking south).

Image ©2021 Eagleview (image taken 4/3/2021)

STAFF COMMENTS

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

The proposed development constitutes a "major change" to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations. Please see attached Application for Waivers for a discussion of each.

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or

B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

The applicant's basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

SECTION 5 –SUBMISSION REQUIREMENTS

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached Application for Waivers for an explanation of the requested waivers.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): The applicant is not proposing any new landscaping and has requested a waiver from Section 5.1.E.15 of the Site Plan Review Regulations requiring submission of a landscaping plan prepared in accordance with the design standards set forth in Section 6.2. As noted above, the project will result in the addition of +/-4,356 sq. ft. of new impervious surface. The grassed area proposed to be removed does not currently contain any trees, shrubs, or other landscaping features.

6.4 (Fees and Assessments in Effect at time of Connection): New construction will be subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on October 13, 2021.

6.6 (Stormwater Management): The applicant proposes to utilize existing stormwater infrastructure to manage the minor increase in flows during infrequent peak storm events that will result from the modest increase in impervious surface (59.4% to 59.8%). Associated with the proposal to utilize existing infrastructure, the applicant requests waivers from Sections 6.6.C.1 and 2 of the Site Plan Review Regulations. Staff has no objection to the requested waivers. With the exception of providing an stormwater management operation and maintenance plan (which staff recommends the Board require as a condition of approval), the applicant has addressed all questions and concerns of the City Engineer.

6.7 (Lighting): The applicant is proposing to relocate an existing light pole but is not otherwise proposing any new lighting.

6.8 (Off-Site Improvements): The applicant does not propose any off-site improvements.

6.9 (Premature and Scattered Development): This section provides that the Planning Board "may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations." Staff

does not recommend a finding that the proposed development is scattered and premature as such a finding would appear to be without basis.

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable.*

II. ZONING ORDINANCE:

According to the applicant's site plan, the industrial use of the buildings requires 439 parking spaces per Section 607.1 of the Zoning Ordinance (calculated at 1.0 parking space per 600 sq. ft. of gross floor area per the Table of Minimum Off-Street Parking Spaces Requirements). However, only 327 parking spaces will be provided (4 less than the existing 331 parking spaces). To permit less than the total number of parking spaces, the applicant requests a Conditional Use Permit per Section 607.2 of the Zoning Ordinance which provides as follows:

> 607.2 Reduction of Minimum Required Parking Spaces.
>
> The Planning Board may allow by ***conditional use*** permit a reduction of up to 30% in the number of ***off-street parking spaces*** required to be built, provided an area is reserved on the approved site plan to accommodate the minimum number of required ***off-street parking spaces*** should they become necessary in the future. The construction of any unbuilt parking spaces shall be reviewed and approved by the Planning Board as a modification of the approved site plan.

To meet the requirements of Section 607.1, the plans depict 115 future parking spaces (3 more than the 112 parking space deficiency), located to the rear of 9 Technology Drive as shown on Sheet 3 of the plan set (Drawing No. LEB-C-0-003).

CITY ASSESSOR
No comment at this time.

BUILDING INSPECTOR
No comment at this time.

ENGINEERING/PUBLIC WORKS
All comments of the City Engineer have been satisfactorily addressed except that a stormwater operation and maintenance plan has not yet been provided. If not submitted prior to the March 14th meeting, staff recommends that provision of an O&M plan be made a condition of site plan approval.

FIRE DEPARTMENT
Planning staff has provided the plans to the Fire Department and anticipates receiving written comment prior to the March 14th hearing.

POLICE DEPARTMENT
No comment at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

Conditions to be Satisfied Prior to Application for a Building Permit

1. Provide the Planning and Development Department with a stormwater operation and maintenance plan prepared in accordance with the requirements of Section 6.6 of the Site Plan Review Regulations, to the satisfaction of the City Engineer.

2. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
   a) The Site Information on the cover sheet shall be amended for consistency with the site plan approved for the subject property on September 13, 2021 (PB2021-26-SPR).
   b) Add survey to the plan set and update Table of Contents and plan sheet numbers accordingly.
   c) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

   The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

3. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

4. 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.

5. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

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

6. The development shall be subject to 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 August 13, 2018. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

7. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

8. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals including, but not limited to, the following:
   a) NHDES Sewer Connection Permit, if necessary

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

9. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.

10. 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 Subdivision Regulations and Site Plan Review Regulations.

General Conditions

11. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way.

12. 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.

13. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

14. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Attachments

cc: Novo Nordisk US Bio Prod Inc (via e-mail)
Jacobs Engineering (via e-mail)
File

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: Novo Nordisk US Bio Production, Inc. TEL.#: (603) 298-3000

MAILING ADDRESS: 9 Technology Drive, West Lebanon, New Hampshire 03784

E-MAIL ADDRESS: KYYM@Novonordisk.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Jacobs Engineering TEL.#: 610-238-1000

MAILING ADDRESS: 2 Ash St # 3000, Conshohocken, PA 19428

E-MAIL ADDRESS: joseph.ruggiero@jacobs.com

PROJECT LOCATION:

TAX MAP #: 145-3 LOT#: PLOT #: ZONE: Ind-L

STREET ADDRESS OF PROJECT: 9 Technology Dr, West Lebanon, NH 03784

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Construction of three (3) expansion to the current building print. existing infrastructure equipment will moved

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: Manufacturing/Factory - Research & Development

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 July 13, 2020, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:_____ DATE:_____

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 #

(Last Revised 4/04/18)

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Novo Nordisk USBPI

Project Name: Suite 2 Manufacturing Facility

Project Address: 9 Technology Drive West Lebanon 03784

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (*See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations*):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section ___ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

   General waiver request from satisfying the Site Plan Review Regulations due to the project area is a small portion of the property that is proposed to be redeveloped

2. Section 5.1.E of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

   5.1.E.7 - not all elevations on the site are shown, elevations where the proposed expansion occurs
   5.1.E.8 - wetland areas where already flagged from the truck depot approval, (attached report) no new delineation was needed for the project area
   5.1.E.9 - location of street and trails ext, are not in the project area
   5.1.E.13 no proposed free-standing or internal lit signs, no change to the existing lighting is required with the proposed design, no wall mounted fixtures are proposed

3. Section 5.1.E of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

5.1.E.15 - the project area does not fall within the 100 year flood plain

5.1.E.16 - no new landscaping is required, the main entrance is in the back of the site and grass will be placed in the pervious surface. seeding notes have been provided on the plans

4. Section 5.1.E of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

(19) no snow plan, the changes of snow removal and snow location will not change from current plans;
(20) change to pedestrian and vehicle traffic is unchanged.

(21) no major storm, sanitary lines needing to be profiled

5. Section ___ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

6. Section 5.1.G (2) of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

no impact or increase to traffic count is expected with the proposed expansion

7. Section 6.6.C.1 of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

no new wells or septic systems are proposed, no test pits are needed as no new stormwater practices are proposed

8. Section 6.6.C.2 of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

Novo Nordisk has a current operation and maintenance plan in place, no changes to the plan are required

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: _____ Date: _____

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Novo Nordisk	
APPLICANT: Novo Nordisk US Bio Production, Inc.	**DATE:** 02 - 28 - 2022
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by <u>12:00 Noon</u> on the day of the filing cutoff. [§4.7.B] **Submissions must be accompanied by the following information or review of the application may be delayed:**

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B] *[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]*

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

<u>NOTE</u>: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

Plan Requirements	**Info. Provided**	**Waiver Sought**
5.1.E(1) - Vicinity sketch (suggested scale: 1" = 500').	☒	*N/A*
5.1.E(2) - Names and mailing addresses of Applicant; Owner(s) of Record of site; Owners of abutting properties; and Holders of any easements, rights-of-way, or other restrictions.	☒	*N/A*
5.1.E(3) - Names and business addresses of preparer(s) of the plan, and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	*N/A*
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:		
a. Name of the City and County in which the development is proposed;	☒	*N/A*
b. North arrow;	☒	*N/A*
c. Scale of the plan;	☒	*N/A*
d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).)	☒	*N/A*
e. The following basic site information in TABLE FORM:		
1. Zoning designation for subject property;	☒	*N/A*
2. Tax Map and Lot number(s) for subject property;	☒	*N/A*
3. Area of lot;	☒	*N/A*
4. Gross floor area of existing and proposed buildings/additions;	☒	*N/A*
5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;	☒	*N/A*
6. Number of existing and proposed short- and long-term bicycle storage spaces;	☒	*N/A*
7. Number of existing and proposed loading spaces;	☒	*N/A*
8. Height of existing and proposed buildings/additions;	☒	*N/A*
9. Number of stories and gross square footage of each;	☒	*N/A*
10. Proposed use;	☒	*N/A*
11. Required and proposed front, side, and rear yard setbacks	☒	*N/A*
12. Maximum allowable lot coverage with existing and proposed calculations;	☒	*N/A*
13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	☒	*N/A*
5.1.E(5) - Current survey certified by a land surveyor licensed in NH, depicting perimeter boundaries of the lot(s), with compass bearings, distances, and lot areas, and depicting the location of existing improvements on property.	☒	❒
5.1.E(5) - Width and location of rights-of-way and/or easements on property.	☒	❒

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(6) - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)	☒	❒
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☒	❒
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	❒
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	❒
5.1.E(8) - Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	❒
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	❒
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	❒
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	❒
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	❒
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	❒
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	❒
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	❒
5.1.E(12) - Size and location of all existing and proposed public and private utilities. *(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)*	☒	❒

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	❒	☒
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	❒	☒
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	❒	☒
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	❒	☒
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	❒	☒
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	❒	☒
5.1.E(15) - 100-yr flood elevation, floodway, and floodplain limits, where relevant.	❒	☒
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	❒	☒
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	❒	☒
5.1.E(16) - Calculations for square footage of perimeter landscaping.	❒	☒
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	❒	☒
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	❒
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.	☒	❒
5.1.E(17) - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).	☒	❒
5.1.E(18) – Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	❒	☒
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	❒	☒

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e,g,, fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	❒
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval is granted by the City Engineer.	❒	☒
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	❒
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	❒	☒
5.1.E(24) - Plans for fire protection including emergency vehicle turn radius diagrams, if requested by the Lebanon Fire Department.	☒	❒
Supporting Documents and Information, Where Applicable	**Info. Provided**	**Not Applicable**
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	❒
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	❒	☒
5.1.G(3) – Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII – "Waiver Procedure". *(note: use Application for Waivers form).*	☒	❒
5.1.G(4) – For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	❒	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: _____

(Last Revised 4/19/2021)

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Novo Nordisk	
APPLICANT: Novo Nordisk US Bio Production, Inc.	**DATE:** 02 - 10 - 2022

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

Plan Requirements	**Info. Provided**	**Waiver Sought**
6.6.C.1 (1) - An Existing Conditions S.M.P showing all pre-development:		
a. Surface water bodies and wetlands	☒	❒
b. Drainage patterns	☒	❒
c. Flood plains and floodways (with elevations)	☒	❒
d. Watershed boundaries	☒	❒
e. Buffer zones	☒	❒
f. Topographic contours with minimum 2-foot intervals	☒	❒
g. Buildings / structures	☒	❒
h. Pavement	☒	❒
i. Utilities	☒	❒
j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer).	☒	❒
1. The plan shall also include the following elements:		
a. scale bar	☒	❒
b. north arrow	☒	❒
c. title block with project name	☒	❒
d. applicant's name	☒	❒
e. map and parcel number	☒	❒
f. designer's stamp	☒	❒
g. soil and/or wetland scientist's stamp (if applicable)	☒	❒
h. legend	☒	❒
i. locus plan	☒	❒
j. benchmarks	☒	❒
k. notes with datum and other plan references	☒	❒
l. instructions	☒	❒
m. detail descriptions	☒	❒
6.6.C.1 (2) - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following:		
a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones.	☒	❒
b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet	☒	❒
c. Existing and proposed buildings and structures	☒	❒
d. Stormwater discharge locations labeled and matched to the drainage analyses	☒	❒
e. Wells and sanitary protective radii, if applicable	❒	☒
f. Septic systems, if applicable	❒	☒

Plan Requirements (*cont.*)	**Info. Provided**	**Waiver Sought**
g. Plan references and notes (including sequence of soil disturbance)	☒	❒
h. Proposed and existing public and private utilities	☒	❒
i. Proposed project components to become property of or the responsibility of the City shall be labeled as such	☒	❒
j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled.	☒	❒
k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate.	❒	☒
l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP.	☒	❒
The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.		
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. *Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development*	☒	❒

Plan Requirements (*cont.*)	**Info. Provided**	**Waiver Sought**
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	❒
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	❒
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	❒	☒
6.6.D - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	❒	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: _____

(Last Revised 04/19/2021)

Planning office Use Only:

Date Received___/___/___ Checklist Complete YES or NO Checked by:_____

City Engineer's comments

1. Please identify in the stormwater design report stormwater analysis methodology, software and technical approach used.

   Section added in report to show methodology and software used

2. Please add a narrative in the stormwater design report describing how post-construction peak flows were mitigated. In addition, please discuss stormwater treatment and pre-treatment methods employed.

   Narrative expanded (this is in the summary section), no new treatment or new pretreatment is proposed (a note has been added to the report), post development peak flows is using the heavily covered brush area for the mitigation, this has been previously noted in the report (narrative has been expanded for further detail and clarification)

3. Please add a conclusion section to the stormwater design report that summarizes the results of the analysis and any engineering judgement associated with the proposed design.

   Conclusion added

4. Assuming that there is a current/on-going stormwater maintenance plan, it is requested that that document be added to the stormwater design report for the record.

   Maintenance plan will be developed

B. Planning Comments

General

1. The Site Plan Review Regulations apply to the entire property, not just the development site as it has been delineated by the applicant. As a result, staff recommends that the applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped. Understood, Wavier application revised
2. It appears a waiver or partial waiver may be required from the following Sections of the Site Plan Review Regulations (please note that the identification of necessary waivers below should not – unless otherwise indicated - be construed as staff's support or endorsement of such waiver requests), requiring the plans to:

a. 5.1.E.7 - indicate the shape, size, and height of all buildings within 200 ft of the site
b. 5.1.E.8 – depict wetlands, as delineated by a NH Certified Wetlands Scientist -------
c. 5.1.E.9 – identify location curb cuts and vehicle accesses within 200 feet of the site boundary------
d. 5.1.E.15 - location and boundaries of the Wetland Conservation District. --------
e. 5.1.E.16 – include a landscaping plan prepared in accordance with Section 6.2.

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f. 5.1.E.17 – identify all existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200 feet of the site.
g. 6.2.D - landscaping around buildings requirements
h. Any other Site Plan Review Reg requirements identified in the comments below that remain unaddressed.
3. Provide an updated Application for Waivers to incorporate any additional required waiver per comment B.2 above, B.7 below, or otherwise.
a. Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.
4. Please identify how the project complies with Section 6.5.E of the Site Plan Review Regulations (groundwater protection).
5. Provide estimated timetable for construction and completion of buildings, parking facilities, landscaping, and other required improvements. (5.1.G.1)

Plan Set Comments

General
6. The plan set must include the following information per Section 5.1.E (or a waiver must be requested):
a. A current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas (5.1.E.5)

survey of the project area is provided

b. Spot elevations (5.1.E.6)

drawing LEB-C-0-201 (proposed grading plan) shows spot elevations relative to the proposed design

c. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. (5.1.E.6)

drawing LEB-C-0-101 (existing conditions plans) 2' contours have been shown, all other plans show 1' contours for further detail to the grading and stormwater

d. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire. (5.1.E.6)

survey of the project area is provided

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e. Vehicle and bicycle parking spaces shall be numbered. (5.1.E.10)

parking spaces numbered on drawing LED-C-0-003 (overall site plan)

f. A plan for outdoor lighting showing color correlated temperature (CCT) and wattage of all exterior free-standing or building-mounted light fixtures (5.1.E.13)

Wavier being sought no new light poles, or building mounting light fixtures are being proposed

g. The size and location of all existing and proposed public and private utilities. (5.1.E.12)

current plans of the project area shown existing and proposed utilities, no private utilities are in the project area

h. The plan shall also include drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures (5.1.E.13)

Wavier being sought no new light poles, or building mounting light fixtures are being proposed, plans currently show elevation of the proposed buildings

7. Please update all plan sheets per required survey (i.e. existing plans and site plan sheets should be based off of a current property boundary survey, as required by 5.1.E.5).

All plans use the current survey for the project area

Cover Sheet

8. Change the title of “Drawing List” to “Table of Contents” (Section 5.1.E).

revised

a. Give each sheet a sheet number (e.g. Sheet 1 of ____) and and update the Table of Contents accordingly

corrected

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9. Add zoning chart from Sheet 102 (5.1.E.4), and, as required by Section 5.1.E.4, identify the following:

a. number of required parking spaces and provide calculations
added

b. both zoning districts for the property
added

c. proposed use
added

d. number of loading spaces on site

e. number of proposed and required bicycle parking spaces

f. building coverage as a percentage
added

g. Identify impervious area in sq ft (in addition to the percentage)
added

h. Clarify that there are two buildings on site (3 buildings are currently ID'd)
for zoning purposes there are 2 buildings, building 9 and Building 5, site plan updated

i. For each building on site:

- ✓ ID number of stories
- ✓ ID gross floor area of each story
- ✓ ID total gross floor of each building
- ✓ Height of each building

Zoning chart moved and revised

Sheets 102

10. Identify limits of disturbance

LOD added to drawing

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NOVO NORDISK US BIO PRODUCTION, INC
TECHNOLOGY DRIVE - CITY OF LEBANON
GRAFTON COUNTY - NEW HAMPSHIRE
SITE PLAN

SITE INFORMATION

TAX MAP & LOT NUMBERS: TAX MAP 145 LOT 3 (9 TECHNOLOGY DRIVE)

ZONING DISTRICT: INDUSTRIAL LIGHT (IND–L)
INDUSTRIAL HEAVY (IND–H)

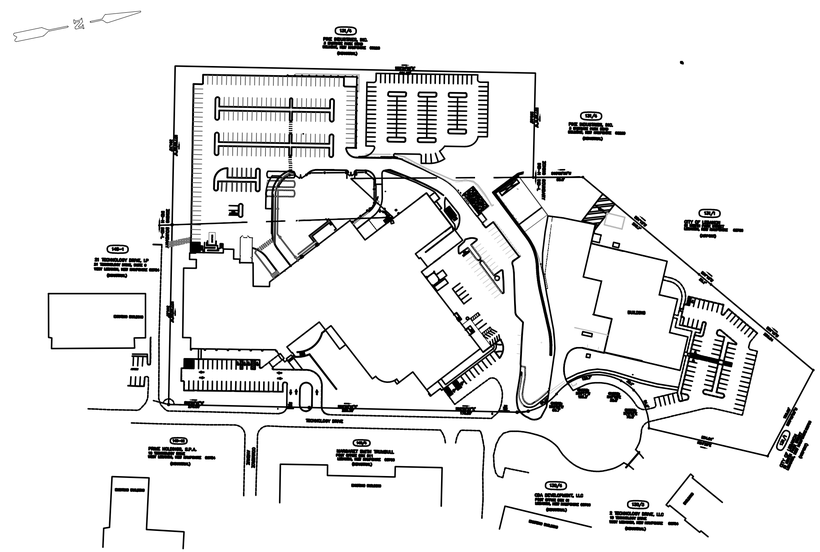
EXISTING USE: TAX MAP 145 LOT 3 – MANUFACTURING / RESEARCH & DEVELOPMENT

GROSS AREA OF BUILDINGS:

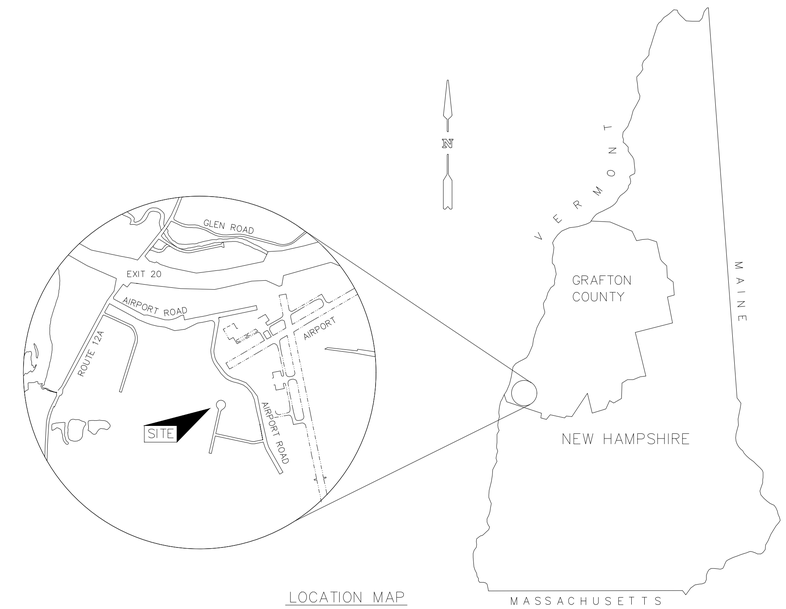
Existing Building 9	
Basement	7,979
1st floor	110,307
Interstitial Space	7,979
2nd floor	80,361
3rd floor	5,994
PROPOSED ADDITION 1	9,038
PROPOSED ENTRY	1,541
PROPOSED ADDITION 2	2,400
Existing Building 5	
1st floor	37,804
Total Existing	250,424
Total Proposed Expansion	12,979
Total	263,403

PARKING SPACES:

9 Tech Area			5 Tech	
Current Gross Floor Area	212,620		Current Gross Floor Area (after expansion/ under separate site plan approval completed by others)	37,804
Exp Addition 1	9,038			
Stairwell Addition	1,541			
Exp Addition 2	2,400			
Proposed Gross Floor Area	225,599			
Required Parking	376		Required Parking	63
current parking spaces	268		current parking spaces	63
Proposed parking (after expansion)	264			
Total Parking (9 Tech + 5 Tech)	327			
Total deficiency	(112)			
Future Parking	115			
Allowable 30% Reduction	229			
Loading Docks				
Building 5	2			
Building 9	4			
Bike Parking	16			



OVERALL SITE PLAN
SCALE: 1"=150'



LOCATION MAP

BUILDING SETBACKS:

	REQUIRED	PROPOSED/EXISTING
FRONT	40'	40'
SIDE	20'	20'
REAR	20'	200'

LOT COVERAGE: TAX MAP 145 LOT 3 – 14.11 ACRES

IMPERVIOUS AREA:

MAP 145 LOT 3	EXISTING	PROPOSED
	365,033 SF	369,389 SF
	59.4%	59.8%

BUILDING COVERAGE:

MAP 145 LOT 3	EXISTING	PROPOSED
	24.6%	26.72%

WETLANDS CONSERVATION DISTRICT, FLOODPLAIN, NHDES SHORELAND DISTRICT: THE SITE IS WITHIN THE WETLANDS CONSERVATION CONSERVATION DISTRICT. THE SITE IS NOT WITHIN THE FLOODPLAIN DISTRICT, OR THE NHDES SHORELAND WATER QUALITY PROTECTION JURISDICTION.

APPLICANT:
NOVO NORDISK US BIO PRODUCTION, INC.
9 TECHNOLOGY DRIVE
WEST LEBANON, NH 03784

ENGINEER:
JACOBS
THREE TOWER BRIDGE
TWO ASH STREET. SUITE 3000
CONSHOHOCKEN, PA. 19428

ARCHITECT:
JACOBS
THREE TOWER BRIDGE
TWO ASH STREET. SUITE 3000
CONSHOHOCKEN, PA. 19428

Tabel of Contents

Document number	Titles	Sheet
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LEB-C-0-101	EXISTING SITE	Sheet 4 of 12
LEB-C-0-102	DEMOLITION PLAN	Sheet 5 of 12
LEB-C-0-201	SITE PLAN	Sheet 6 of 12
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LEB-C-0-401	UTILITY PLAN AND DETAILS	Sheet 8 of 12
LEB-C-0-501	EROSION CONTROL DETAILS	Sheet 9 of 12
LEB-C-0-502	EROSION CONTROL PLAN	Sheet 10 of 12
A-105.1	ZONING ELEVATIONS	Sheet 11 of 12
A-105.2	ZONING ELEVATIONS	Sheet 12 of 12

ELEVATION: 582'–0" (UNLESS OTHERWISE NOTED)

Jacobs
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428-2074
TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV	EFFECTIVE	MOD/ECR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	NC

REVISIONS

novo nordisk®

Suite 2 Manufacturing Facility

Technology Drive, West Lebanon, NH 03784

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TOLERANCES UNLESS OTHERWISE SPECIFIED
FRACTIONS: ± 1/64"
2 PLACES: ±.010"
3 PLACES: ±.005"
ANGLES: ±1/2"

DRN BY: JR
DATE: 28 FEB 2022
SCALE: AS INDICATED
D SIZE
CHECKED: N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
COVER SHEET

DRAWING NO. (PROJECT - DISC. - DRAWING - NUMBER): LEB-C-0-000
SHEET: 1 OF 12
REV: B

LINETYPE LEGEND

PROPOSED FEATURES (line label)	PROPOSED FEATURES	EXISTING FEATURES (line label)	EXISTING FEATURES
100	MAJOR CONTOUR	100	*MAJOR CONTOUR*
98	MINOR CONTOUR	98	*MINOR CONTOUR*
	EDGE OF RIVER		*EDGE OF RIVER*
	EDGE OF POND		*EDGE OF POND*
	FLOOD PLAIN		*FLOOD PLAIN*
	PROPERTY LINE		*PROPERTY LINE*
	RIGHT OF WAY		*RIGHT OF WAY*
	SETBACK		*SETBACK*
	EASEMENT		*EASEMENT*
LOC	LIMIT OF CONSTRUCTION		*LIMIT OF CONSTRUCTION*
	LIMIT OF DISTURBANCE		*LIMIT OF DISTURBANCE*
SF	SILT FENCE		*SILT FENCE*
	DEMOLITION WORK		*DEMOLITION WORK*
	CENTERLINE		*CENTERLINE*
	EDGE OF PAVEMENT		*EDGE OF PAVEMENT*
	EDGE OF GRAVEL		*EDGE OF GRAVEL*
	EDGE OF CONCRETE		*EDGE OF CONCRETE*
	CURB		*CURB*
X X	FENCE (BARBED WIRE)	X X	*FENCE (BARBED WIRE)*
	FENCE (CHAIN LINK)		*FENCE (CHAIN LINK)*
	FENCE (WOODEN)		*FENCE (WOODEN)*
	GUARD RAIL		*GUARD RAIL*
	TREE LINE		*TREE LINE*
	EDGE OF WETLANDS		*EDGE OF WETLANDS – DELINEATED*
	EDGE OF WETLANDS – APPROXIMATE		*EDGE OF WETLANDS – APPROXIMATE*
	STONE WALL		*STONE WALL*
S	SANITARY SEWER	S	*SANITARY SEWER*
	SANITARY SEWER APPROX.		*SANITARY SEWER APPROX.*
	SEWER FORCEMAIN		*SEWER FORCEMAIN*
	SEWER SERVICE		*SEWER SERVICE*
	DISPOSAL AREA LATERAL		*DISPOSAL AREA LATERAL*
	STORM LINE		*STORM LINE*
	STORM LINE APPROX.		*STORM LINE APPROX.*
	UNDER DRAIN		*UNDER DRAIN*
	FOUNDATION DRAIN		*FOUNDATION DRAIN*
	ROOF DRAIN		*ROOF DRAIN*
	DITCH/SWALE		*DITCH/SWALE*
	TELECOMM		*TELECOMM*
	TELECOMM APPROX.	(T)	*TELECOMM APPROX.*
	UNDERGROUND TELECOMM		*UNDERGROUND TELECOMM*
	OVERHEAD TELECOMM		*OVERHEAD TELECOMM*
E	ELECTRIC LINE	E	*ELECTRIC LINE*
	ELECTRIC APPROX.	(E)	*ELECTRIC APPROX.*
	UNDERGROUND ELECTRIC		*UNDERGROUND ELECTRIC*
	OVERHEAD ELECTRIC		*OVERHEAD ELECTRIC*
	ELECTRICAL SITE LIGHTING		*ELECTRICAL SITE LIGHTING*
W	WATER LINE		*WATER LINE*
	WATER APPROX.	(W)	*WATER APPROX.*
	WATER SERVICE		*WATER SERVICE*
	GAS LINE		*GAS LINE*
	GAS APPROX.	(G)	*GAS APPROX.*
	CABLE TV		*CABLE TV*
	CABLE TV APPROX.	(CATV)	*CABLE TV APPROX.*
	UNDERGROUND CABLE TV		*UNDERGROUND CABLE TV*
	OVERHEAD CABLE TV		*OVERHEAD CABLE TV*
	STEAM LINE		*STEAM LINE*
	STEAM LINE APPROX.	(STM)	*STEAM LINE APPROX*
	LOW PRESSURE STEAM		*LOW PRESSURE SUPPLY*
LPR	LOW PRESSURE RETURN	LPR	*LOW PRESSURE RETURN*
	HIGH PRESSURE SUPPLY		*HIGH PRESSURE SUPPLY*
HPR	HIGH PRESSURE RETURN	HPR	*HIGH PRESSURE RETURN*
	HOT WATER		*HOT WATER*
HWS	HOT WATER SUPPLY	HWS	*HOT WATER SUPPLY*
HWR	HOT WATER RETURN	HWR	*HOT WATER RETURN*
	CHILLED WATER		*CHILLED WATER*
CWS	CHILLED WATER SUPPLY	CWS	*CHILLED SUUPLY*
CWR	CHILLED WATER RETURN	CWR	*CHILLED RETURN*

SYMBOL LEGEND

PROPOSED FEATURES (symbol label)	PROPOSED FEATURES	EXISTING FEATURES (symbol label)	EXISTING FEATURES
	BOUND		*BOUND*
	BENCHMARK		*BENCHMARK*
	DRILL HOLE		*DRILL HOLE*
	SURVEY POINT		*SURVEY POINT*
	IRON PIN		*IRON PIN*
TP1	TEST PIT	TP1	*TEST PIT*
B1	BORING	B1	*BORING*
P1	PERC TEST		*PERC TEST*
	CATCH BASIN (SQUARE)		*CATCH BASIN (SQUARE)*
	CATCH BASIN (ROUND)		*CATCH BASIN (ROUND)*
	HEADWALL		*HEADWALL*
	FLARED END SECTION		*FLARED END SECTION*
	STONE APRON		*STONE APRON*
	DRAIN MANHOLE (DMH)		*DRAIN MANHOLE (DMH)*
C/O	DRAINAGE CLEAN OUT	C/O	*DRAINAGE CLEAN OUT*
	SANITARY SEWER MANHOLE (SMH)		*SANITARY SEWER MANHOLE (SMH)*
C/O	SANITARY CLEAN OUT	C/O	*SANITARY CLEAN OUT*
	HYDRANT		*HYDRANT*
WS	WATER SHUTOFF	WS	*WATER SHUTOFF*
WV	TAPPING SLEEVE & VALVE	WV	*TAPPING SLEEVE & VALVE*
GV	GATE VALVE	GV	*GATE VALVE*
	WELL		*WELL*
	UTILITY POLE		*UTILITY POLE*
	GUY POLE		*GUY POLE*
	ELECTRICAL MANHOLE		*ELECTRICAL MANHOLE*
	FLOOD LIGHT		*FLOOD LIGHT*
	LIGHT POST		*LIGHT POST*
	TELEPHONE MANHOLE		*TELEPHONE MANHOLE*
	NATURAL GAS MANHOLE		*NATURAL GAS MANHOLE*
	COMMUNICATION MANHOLE		*COMMUNICATION MANHOLE*
	STEAM MANHOLE		*STEAM MANHOLE*
	BOLLARD		*BOLLARD*
	SINGLE POLE SIGN		*SINGLE POLE SIGN*
	DOUBLE POLE SIGN		*DOUBLE POLE SIGN*
+100.5	SPOT ELEVATION	+100.00	*SPOT ELEVATION*
	ACCESSIBLE PARKING STALL		*ACCESSIBLE PARKING STALL*
	DRAINAGE FLOW		*DRAINAGE FLOW*
	DECIDUOUS TREE		*DECIDUOUS TREE*
	CONIFEROUS TREE		*CONIFEROUS TREE*

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNER 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
   A. CALL DIG SAFE (TEL: #811)
   B. CONTACT ANY NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE OR HERE: HTTP://WWW.DIGSAFE.COM/MEMBER_COMPANIES.PHP
   C. CALL NOVO NORDISK US BIO PRODUCTION, INC (NNUSBPI) GROUNDS DEPARTMENT
   D. CALL CITY OF LEBANON PUBLIC WORKS DEPARTMENT (TEL: 448–3112)
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE AS–BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS–BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT–OF–WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST–IN–PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	℄	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D–BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF CURB	TOC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

ELEVATION: 582'–0" (UNLESS OTHERWISE NOTED)

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TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA.
19428-2074 TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV	EFFECTIVE	DCN/ECR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	NC

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Suite 2 Manufacturing Facility

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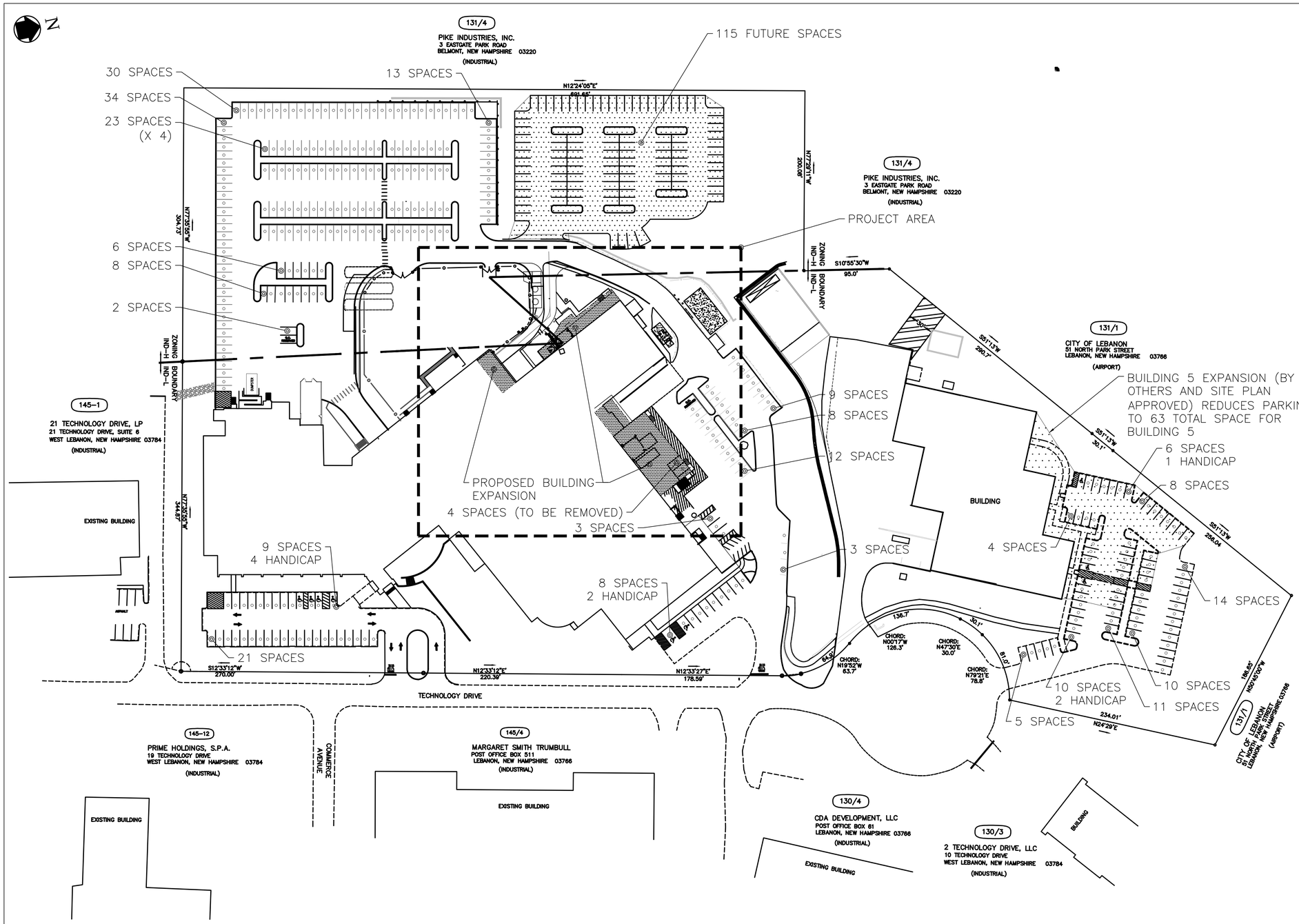
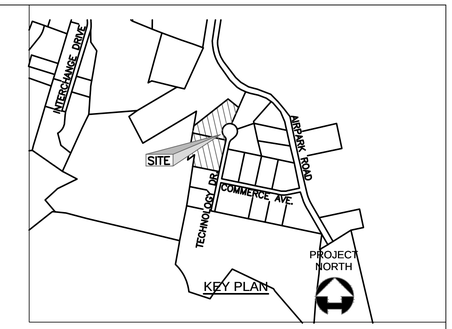
TOLERANCES UNLESS OTHERWISE SPECIFIED
FRACTIONS: ± 1/64"
2 PLACES: ±.010"
3 PLACES: ±.005"
ANGLES: ±1/2°

DRAWN BY: JR
DATE: 28 FEB 2022
SCALE: AS INDICATED
D SIZE
OBSOLETE: N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
NOTES AND LEGEND

DRAWING NO. (FACILITY – TYPE – (BUILDING) – NUMBER): LEB-C-0-001
SHEET: 2 OF 12
REV.: B





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JACOBS ENGINEERING PROJECT NO. 63FHJKXX

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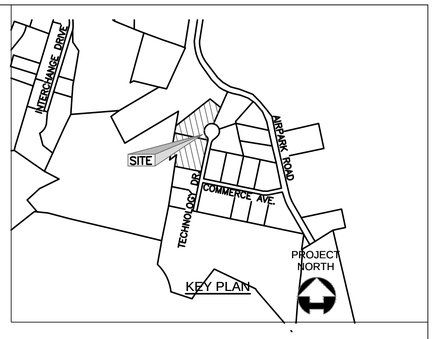
TOLERANCES UNLESS OTHERWISE SPECIFIED	DWN BY LE	TITLE CIVIL W. LEBANON MANUFACTURING FACILITY OVERALL SITE PLAN	
FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2"	DATE 28 FEB 2022		
	SCALE AS INDICATED		
	D SIZE	DRAWING NO. LEB-C-0-003	SHEET 3 OF 12
	N/A		REV. B

N

RipRap Swale
Light Pole (typ.)
Water Valve (PIV)
Hydrant (typ.)
Underground Water Line (typ.)
Sewer MH 4
Sewer MH 9
Sewer MH 8
Sewer MH 3
Novo Nordisk Sign
Novo Nordisk Sign
Underground Sewer Line (typ.)
Security Cam
Gazebo
Water Hook Up
Elec. Pull Box
Underground Elec. Line (typ.)
Dumpster
Drain MH 5
EV Charging Stations
Generator
Sewer MH 1
Sewer MH 2
Dumpster
Elec. Trans.
Elec. Trans.
Electric Man Hole (typ.)
FFE Conc. 582.62'
Elec. Trans.
CB 3
Sewer MH 10
Generator
FFE Conc. 582.65'
Sewer MH 7
Conc. Bulkhead
Conc. Gas Platform
Block Ret.Wall
FFE Conc. 582.60'
Conc. Platform
Underground Communications (typ.)
(PIV)
Sump Drain Line
Novo Nordisk Building
Catch Basin 5 (typ.)
Temp. Job Trailer
FFE Conc. 582.62'
CB 1
Drain MH 3
CB 2
Drain MH 2
CB 4
Hazmat Locker
Drain MH 1
Concrete Platform
Underground Gas Line (typ.)
Block Retaining Wall
Underground Drain Line (typ.)

ELEVATION: 582'-0" (UNLESS OTHERWISE NOTED)



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JACOBS ENGINEERING PROJECT NO. 63FHJKXX

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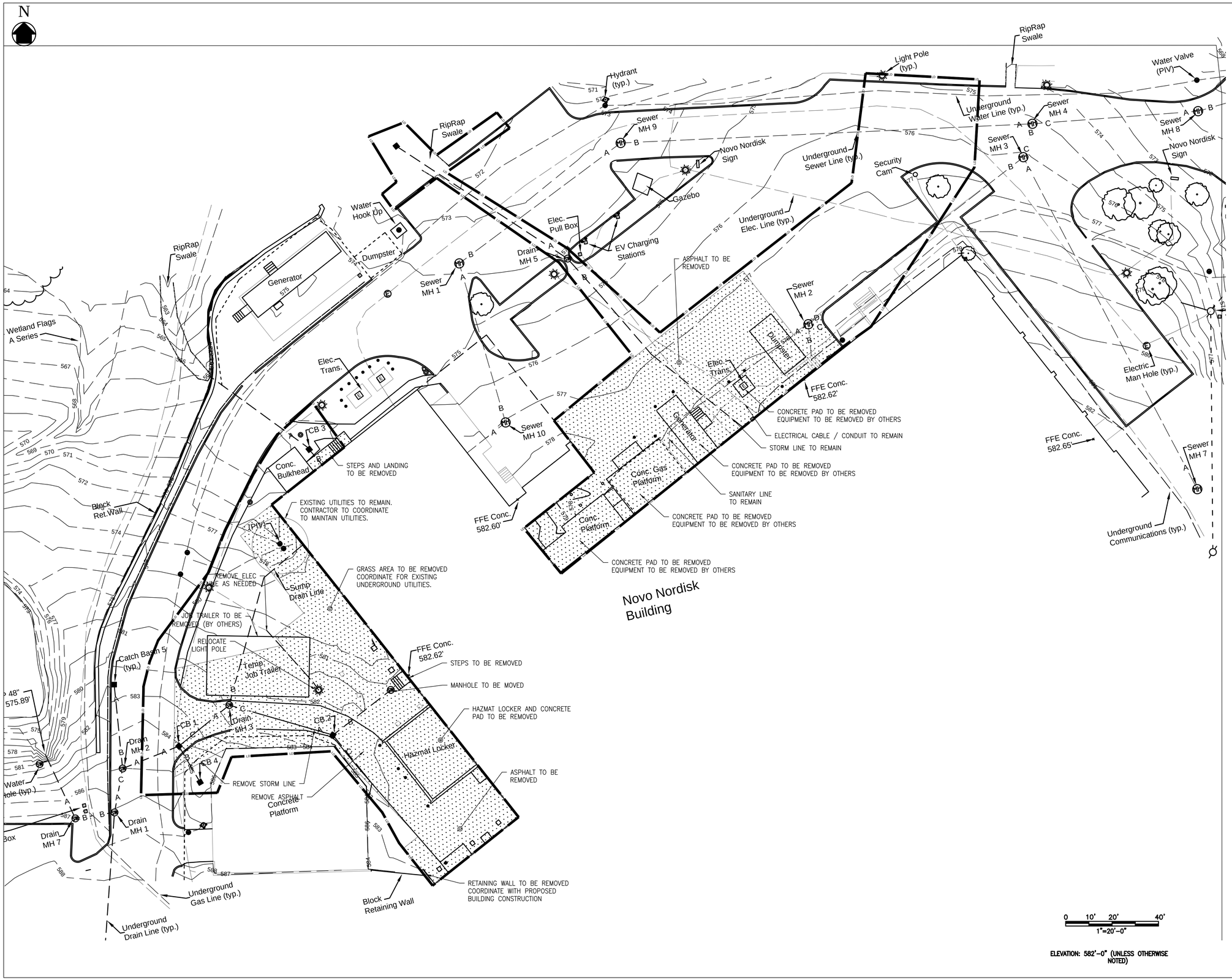
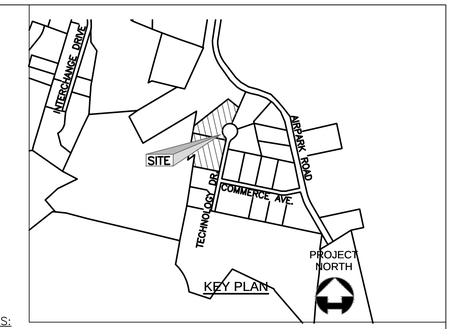
ANGLES: ±1/2°

DRAWN BY: JR
DATE: 28 FEB 2022
SCALE: AS INDICATED
SIZE: D SIZE
CAD FILE: N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
EXISTING SITE

DRAWING NO: LEB-C-0-101
SHEET: 4 OF 12
REV: B





NOTES:

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2. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNER 72 HOURS PRIOR TO ANY DIGGING, DRILLING, OR BLASTING
   A. CALL DIG SAFE (TEL: #811)
   B. CONTACT ANY NON DIG SAFE MEMBER FACILITY OPERATIONS IN KNOWN, A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND IN THE DIG SAFE WEB SITE.
   C. CALL NOVO NORDISK US BIO PRODUCTION, INC (NNUSBPI) GROUNDS DEPARTMENT.
   D. CALL CITY OF LEBANON PUBLIC WORKS DEPARTMENT (TEL: 448-3112)
3. SELECTIVE UTILITIES/STRUCTURES WITHIN LIMIT OF WORK SHALL BE REMOVED AS NOTED. THE CONTRACTOR WILL VERIFY THAT ANY UTILITY TO BE REMOVED IS NOT IN ACTIVE SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AN EXISTING UTILITY IS ENCOUNTERED THAT IS NOT SHOWN ON THE PLANS.
4. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL SAFETY MEASURES TO INSURE THE PROTECTION OF THE PUBLIC FROM HARM, AS DEEMED NECESSARY BY THE TOWN, OWNER AND ENGINEER. THIS INCLUDES MAINTAINING SECURITY OF SITE FENCE AND GATE(S) DURING WORK AND NON-WORK HOURS.
6. DAMAGE OF PROPERTY BEYOND THE WORK LIMITS CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SUBJECT TO APPROVAL BY THE OWNER.
7. ANY ITEM TO BE REUSED ON SITE WILL BE STOCKPILED IN AREAS APPROVED BY THE OWNER AND/OR CONSTRUCTION MANAGER. ALL STOCKPILES WILL BE PROTECTED WITH SEDIMENT AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS, ELECTRONIC FORMAT (CURRENT AUTOCAD DRAWING) OF THE COMPLETED CONTRACT IN ACCORDANCE WITH THE BID DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY ACCESS PLAN FOR EXISTING BUILDINGS TO REMAIN DURING DEMOLITION/CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRASH RECEPTACLES AND SERVICE AS NECESSARY TO KEEP THE SITE FREE FROM TRASH AND DEBRIS AT ALL TIMES.

Jacobs

THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428-2074
TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV.	EFFECTIVE	ECN/FCR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
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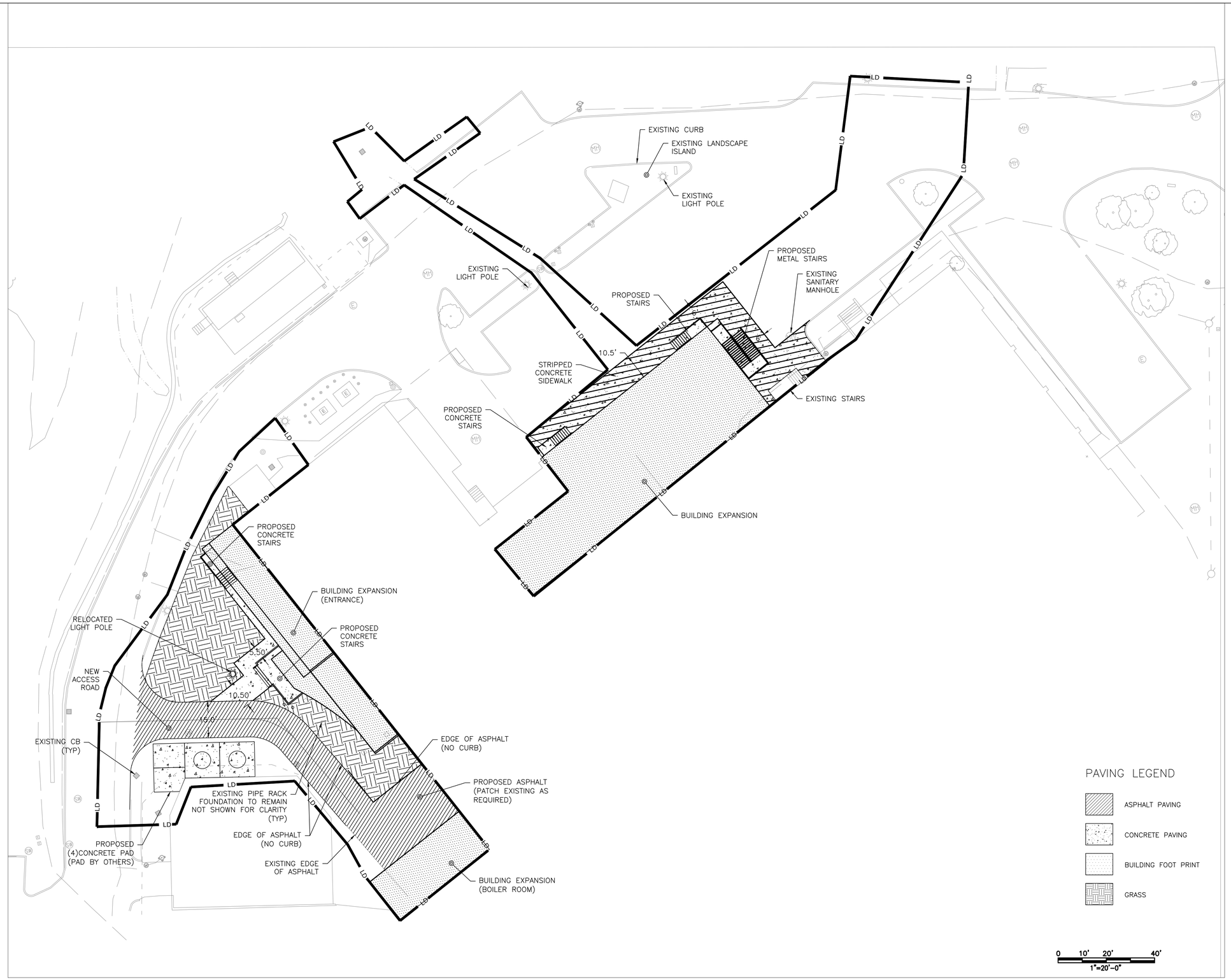
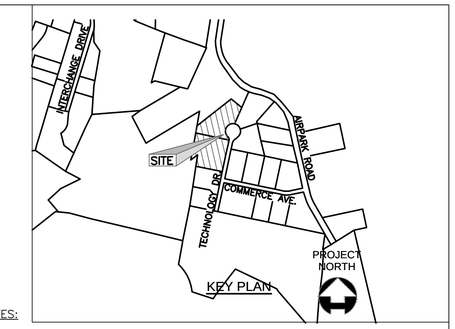
TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2°	DR. JR	TITLE CIVIL W. LEBANON MANUFACTURING FACILITY DEMOLITION PLAN
	28 FEB 2022	
	AS INDICATED	
	D SIZE	DRAWING NO. (PROJECT - TYPE - NUMBER) LEB-C-0-102
	SCALE N/A	SHEET 5 OF 12
		REV. B



ELEVATION: 582'-0" (UNLESS OTHERWISE NOTED)



NOTES:

1. FOR GENERAL NOTES AND LEGEND SEE DRAWING C001
2. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNER 72 HOURS PRIOR TO ANY DIGGING, DRILLING, OR BLASTING
   A. CALL DIG SAFE (TEL: #811)
   B. CONTACT ANY NON DIG SAFE MEMBER FACILITY OPERATIONS IN KNOWN, A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND IN THE DIG SAFE WEB SITE.
   C. CALL NOVO NORDISK US BIO PRODUCTION, INC (NNUSBPI) GROUNDS DEPARTMENT.
   D. CALL CITY OF LEBANON PUBLIC WORKS DEPARTMENT (TEL: 448-3112)
3. SELECTIVE UTILITIES/STRUCTURES WITHIN LIMIT OF WORK SHALL BE REMOVED AS NOTED. THE CONTRACTOR WILL VERIFY THAT ANY UTILITY TO BE REMOVED IS NOT IN ACTIVE SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AN EXISTING UTILITY IS ENCOUNTERED THAT IS NOT SHOWN ON THE PLANS.
4. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL SAFETY MEASURES TO INSURE THE PROTECTION OF THE PUBLIC FROM HARM, AS DEEMED NECESSARY BY THE TOWN, OWNER AND ENGINEER. THIS INCLUDES MAINTAINING SECURITY OF SITE FENCE AND GATE(S) DURING WORK AND NON-WORK HOURS.
6. DAMAGE OF PROPERTY BEYOND THE WORK LIMITS CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SUBJECT TO APPROVAL BY THE OWNER.
7. ANY ITEM TO BE REUSED ON SITE WILL BE STOCKPILED IN AREAS APPROVED BY THE OWNER AND/OR CONSTRUCTION MANAGER. ALL STOCKPILES WILL BE PROTECTED WITH SEDIMENT AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS, ELECTRONIC FORMAT (CURRENT AUTOCAD DRAWING) OF THE COMPLETED CONTRACT IN ACCORDANCE WITH THE BID DOCUMENTS.
9. PROTECT OR REMOVE/REPLANT ALL EXISTING LANDSCAPING MATERIALS NOT DESIGNATED FOR DEMOLITION DISTURBED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY ACCESS PLAN FOR EXISTING BUILDINGS TO REMAIN DURING DEMOLITION/CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRASH RECEPTACLES AND SERVICE AS NECESSARY TO KEEP THE SITE FREE FROM TRASH AND DEBRIS AT ALL TIMES.

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JACOBS ENGINEERING PROJECT NO. 63FHJKXX

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ANGLES: ±1/2"

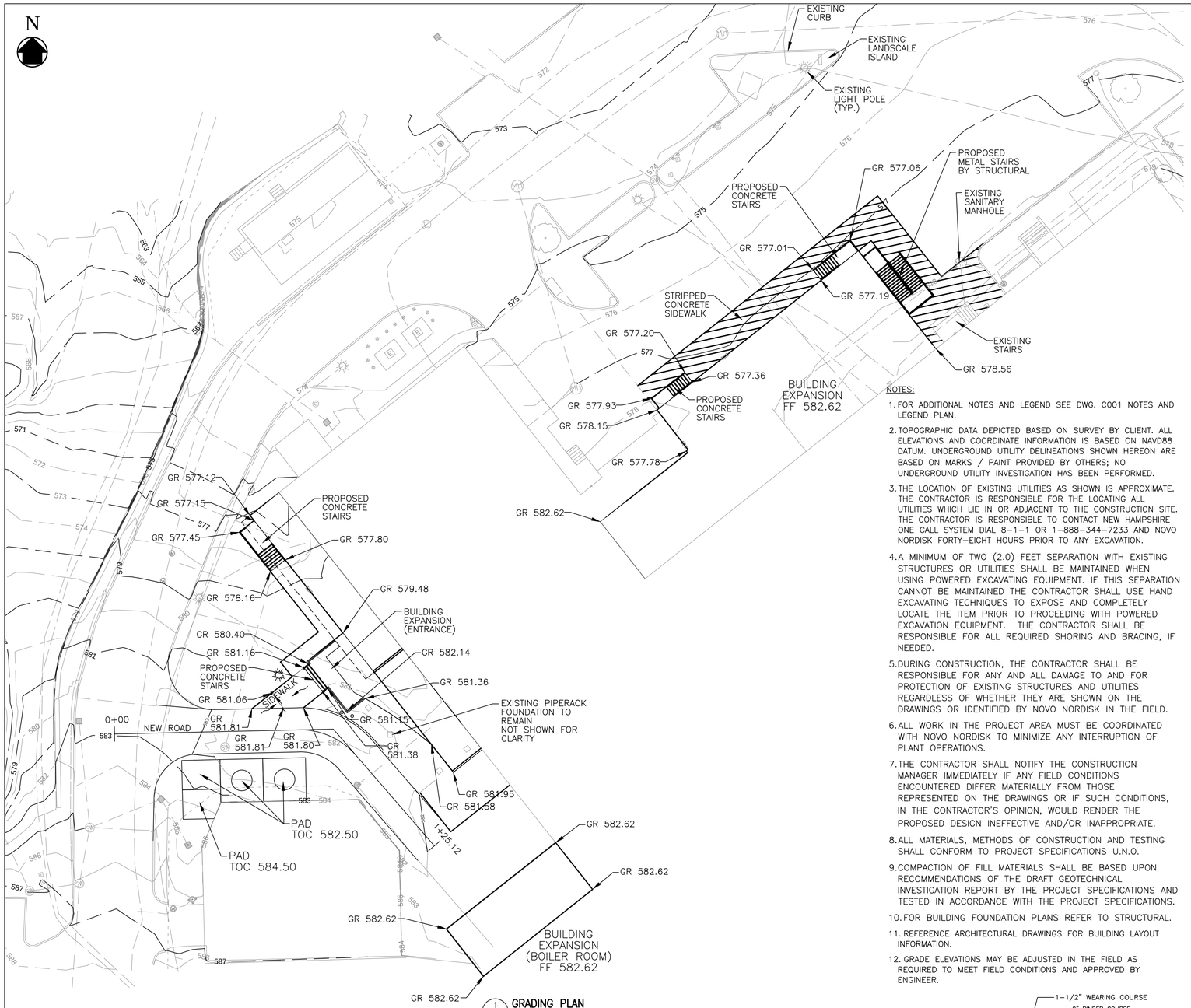
DRAWN BY: LR
DATE: 28 FEB 2022
SCALE: AS INDICATED
SIZE: D SIZE
N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
SITE PLAN

DRAWING NO.: LEB-C-0-201

SHEET: 6 OF 12

REV: B



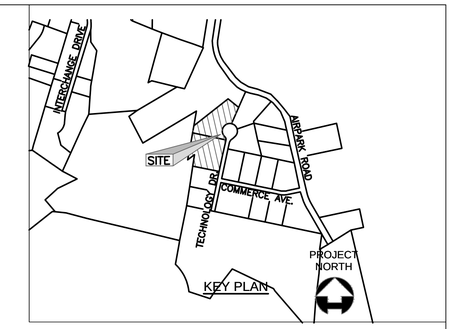
1 GRADING PLAN
C301 1"=20.0'

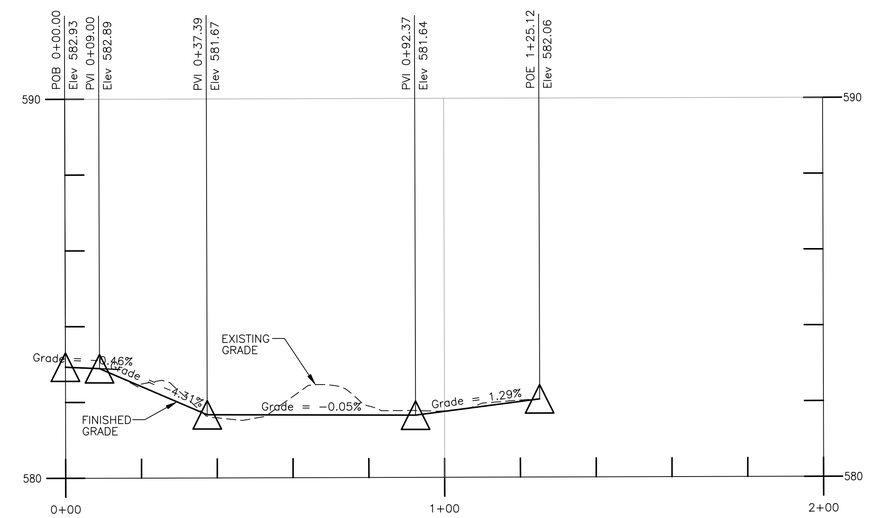
NOTES:

1. FOR ADDITIONAL NOTES AND LEGEND SEE DWG. C001 NOTES AND LEGEND PLAN.
2. TOPOGRAPHIC DATA DEPICTED BASED ON SURVEY BY CLIENT. ALL ELEVATIONS AND COORDINATE INFORMATION IS BASED ON NAVD88 DATUM. UNDERGROUND UTILITY DELINEATIONS SHOWN HEREON ARE BASED ON MARKS / PAINT PROVIDED BY OTHERS; NO UNDERGROUND UTILITY INVESTIGATION HAS BEEN PERFORMED.
3. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATING ALL UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT NEW HAMPSHIRE ONE CALL SYSTEM DIAL 8-1-1 OR 1-888-344-7233 AND NOVO NORDISK FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION.
4. A MINIMUM OF TWO (2.0) FEET SEPARATION WITH EXISTING STRUCTURES OR UTILITIES SHALL BE MAINTAINED WHEN USING POWERED EXCAVATING EQUIPMENT. IF THIS SEPARATION CANNOT BE MAINTAINED THE CONTRACTOR SHALL USE HAND EXCAVATING TECHNIQUES TO EXPOSE AND COMPLETELY LOCATE THE ITEM PRIOR TO PROCEEDING WITH POWERED EXCAVATION EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SHORING AND BRACING, IF NEEDED.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO AND FOR PROTECTION OF EXISTING STRUCTURES AND UTILITIES REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS OR IDENTIFIED BY NOVO NORDISK IN THE FIELD.
6. ALL WORK IN THE PROJECT AREA MUST BE COORDINATED WITH NOVO NORDISK TO MINIMIZE ANY INTERRUPTION OF PLANT OPERATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED ON THE DRAWINGS OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD RENDER THE PROPOSED DESIGN INEFFECTIVE AND/OR INAPPROPRIATE.
8. ALL MATERIALS, METHODS OF CONSTRUCTION AND TESTING SHALL CONFORM TO PROJECT SPECIFICATIONS U.N.O.
9. COMPACTION OF FILL MATERIALS SHALL BE BASED UPON RECOMMENDATIONS OF THE DRAFT GEOTECHNICAL INVESTIGATION REPORT BY THE PROJECT SPECIFICATIONS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. FOR BUILDING FOUNDATION PLANS REFER TO STRUCTURAL.
11. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
12. GRADE ELEVATIONS MAY BE ADJUSTED IN THE FIELD AS REQUIRED TO MEET FIELD CONDITIONS AND APPROVED BY ENGINEER.

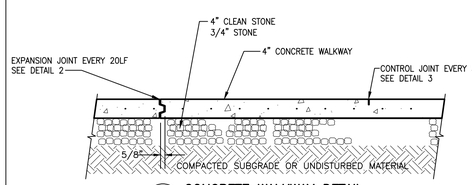
LEGEND

	PROPOSED BUILDING
	EQUIPMENT PAD
LOD	LIMIT OF DISTURBANCE (LOD)
	NEW CATCH BASIN
	NEW STORM TRENCH
355	PROPOSED MAJOR CONTOUR
354	PROPOSED MINOR CONTOUR
X 342.25	PROPOSED SPOT ELEVATION
350	EXISTING MAJOR CONTOUR
349	EXISTING MINOR CONTOUR
352.36	EXISTING SPOT ELEVATION
TW 356.70 BW 352.70 TC 352.70 BC 352.42	TOP OF WALL BOTTOM OF WALL TOP OF CURB BOTTOM OF CURB

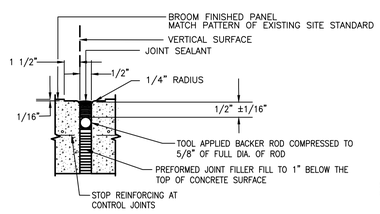




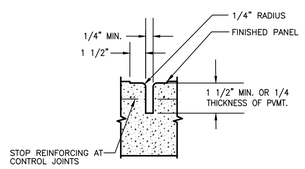
7 NEW ROAD PROFILE
C301 HORZ. - 1"=20.0'
VERT. - 1"=2.0"



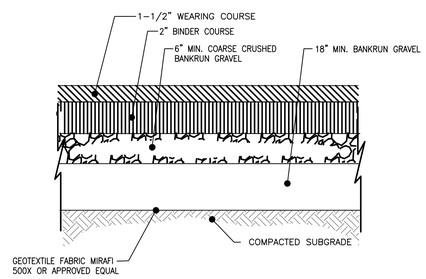
2 CONCRETE WALKWAY DETAIL
C301 N.T.S.



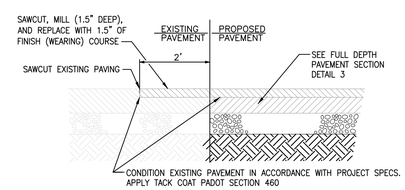
3 EXPANSION JOINTS
C301 N.T.S.



4 CONTROL JOINT
C301 N.T.S.



5 ASPHALT DRIVEWAY DETAIL
C301 N.T.S.



NOTES
1. REMOVE ALL DEBRIS AND UNACCEPTABLE ROAD MATERIAL PRIOR TO PAVING. ROADWAY SHALL BE SWEPT PRIOR TO PAVING.
2. ALL ROADWAY CONSTRUCTION MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" LATEST EDITION.
3. TACK COAT SHALL BE APPLIED BETWEEN PAVEMENT COURSES IN ACCORDANCE DOT "STANDARD SPECIFICATIONS"

6 PAVEMENT SAWCUT DETAIL
C301 N.T.S.

0 10' 20' 40'
1"=20'-0"

ELEVATION: 582'-0" (UNLESS OTHERWISE NOTED)

Jacobs
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428-2074
TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

MK	DATE	DESCRIPTION	BY
B	28 Feb 22	ISSUED FOR PERMIT	
A	14 Feb 22	ISSUED FOR PERMIT	NC

REVISIONS

novo nordisk®

Suite 2 Manufacturing Facility

Technology Drive, West Lebanon, NH 03784

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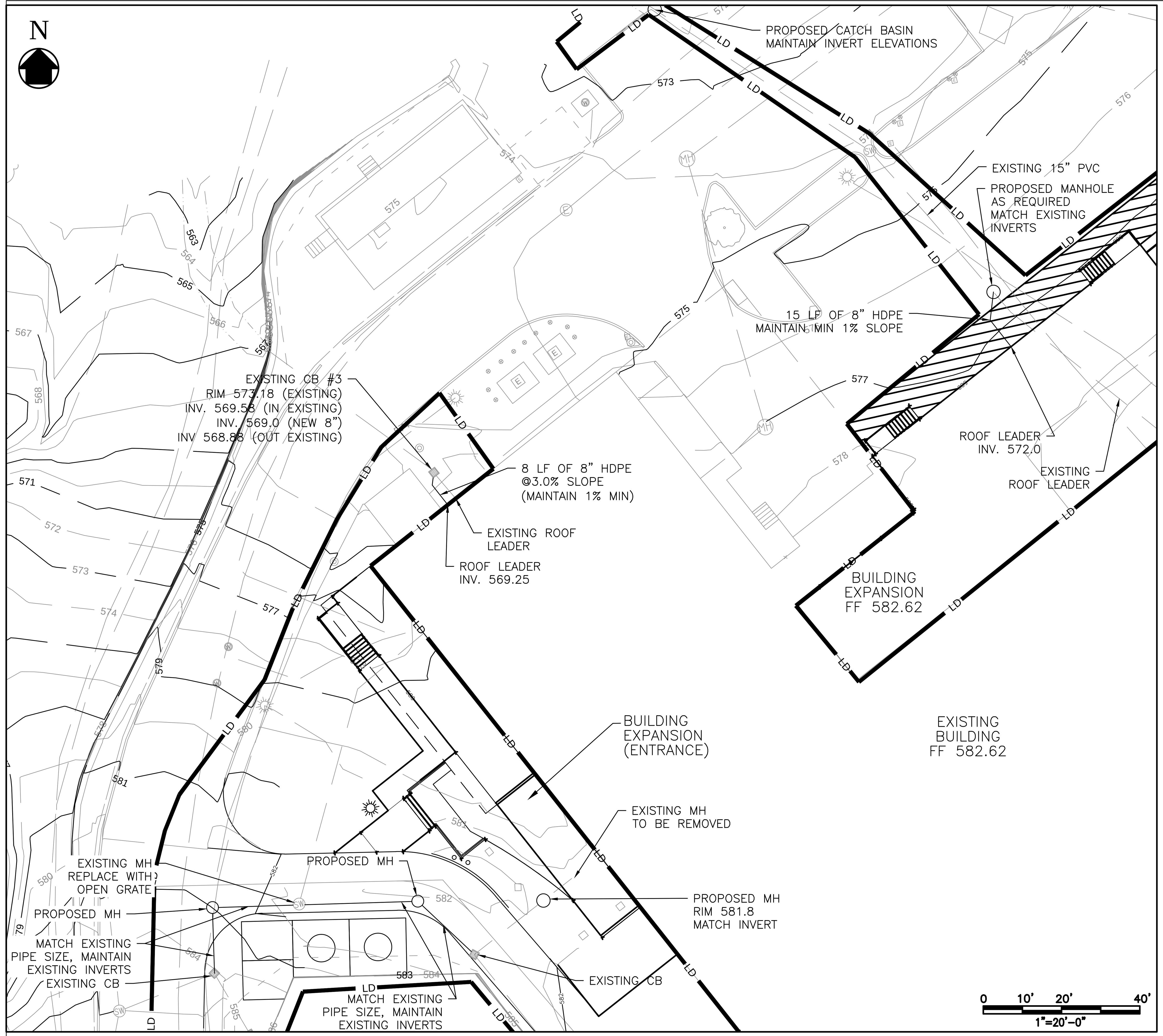
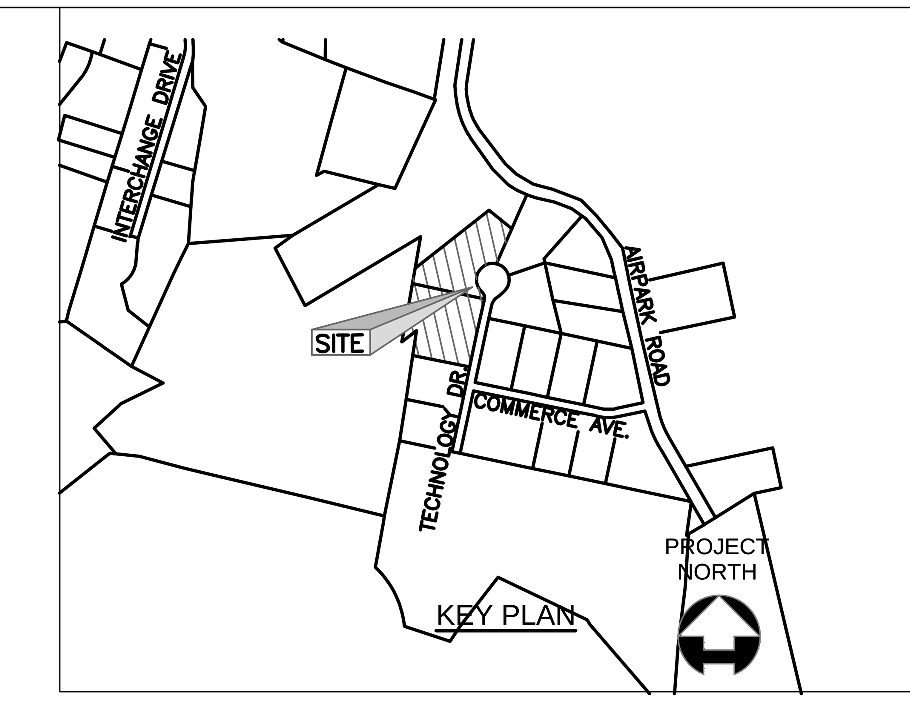
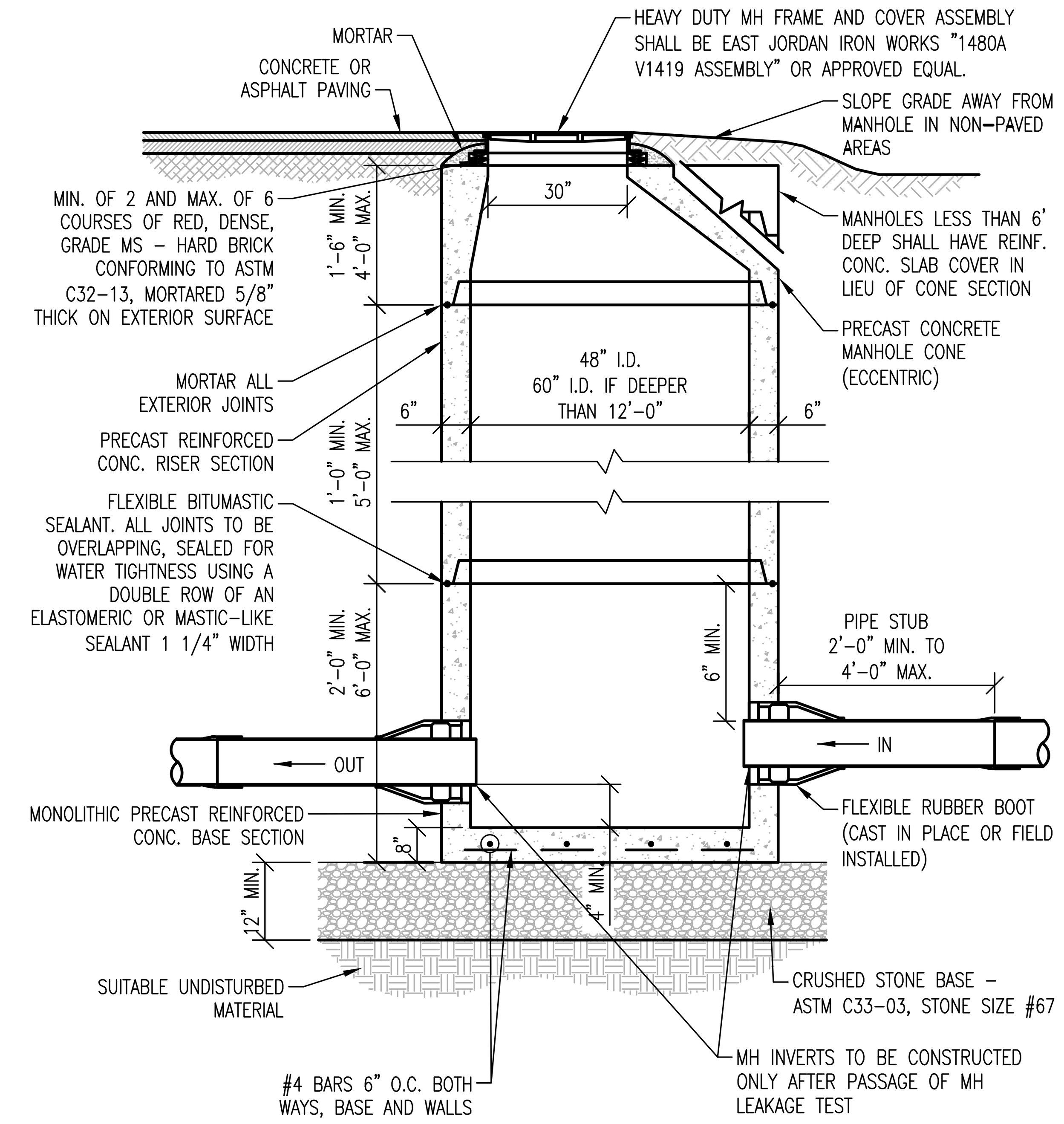
TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2"	DRAWN BY JR DATE 28 FEB 2022 SCALE AS INDICATED SIZE D SIZE FORMAT N/A	TITLE CIVIL W. LEBANON MANUFACTURING FACILITY GRADING PLAN
	DRAWING NO. LEB-C-0-301	SHEET 6 OF 12 REV. B





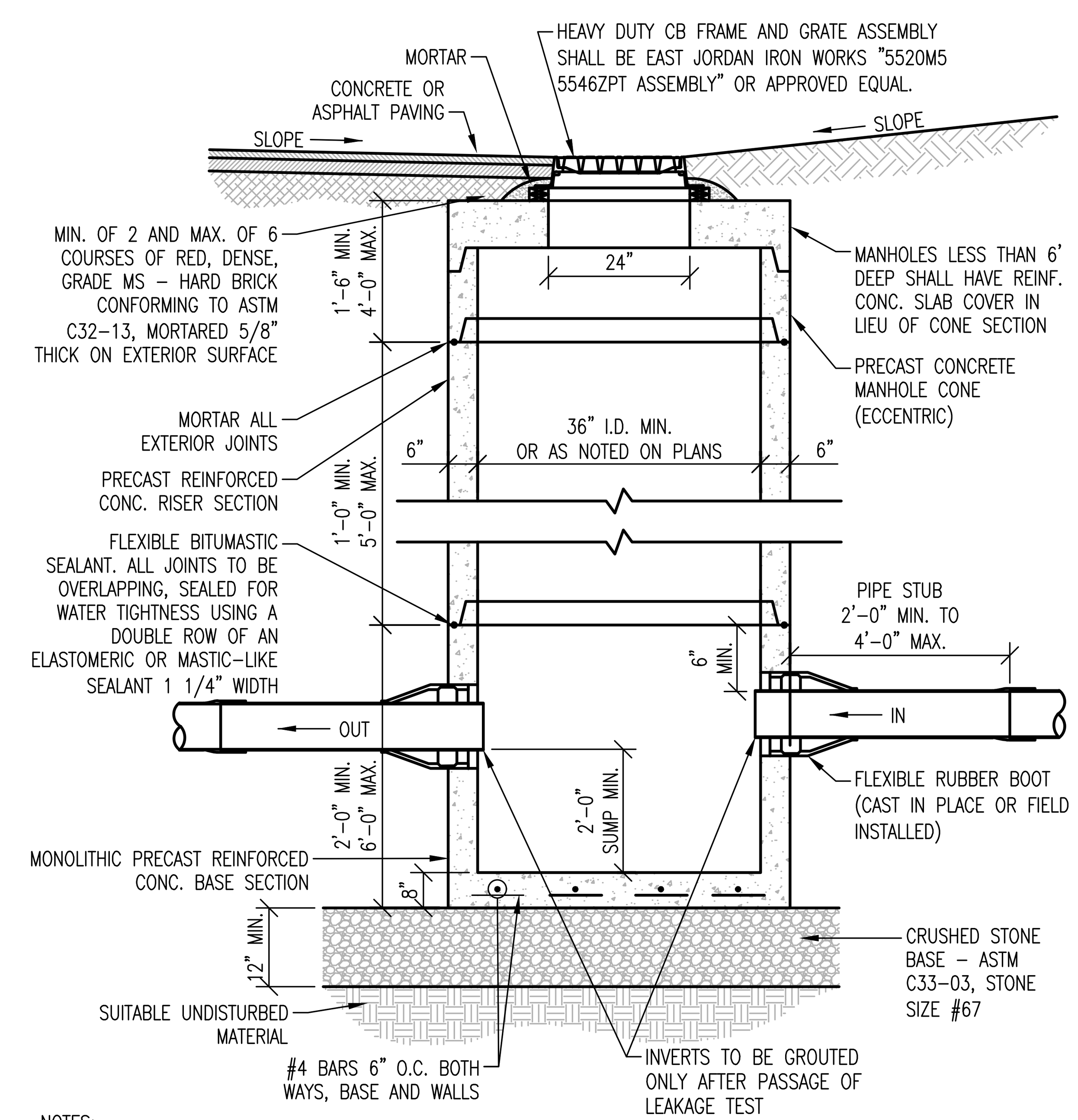


NOTES:

1. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
2. IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
3. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
4. MANHOLE AND COVER SHALL BE DESIGNED FOR H20 LOADING.

1 TYPICAL DRAINAGE MANHOLE

C.401 SCALE: N.T.S.

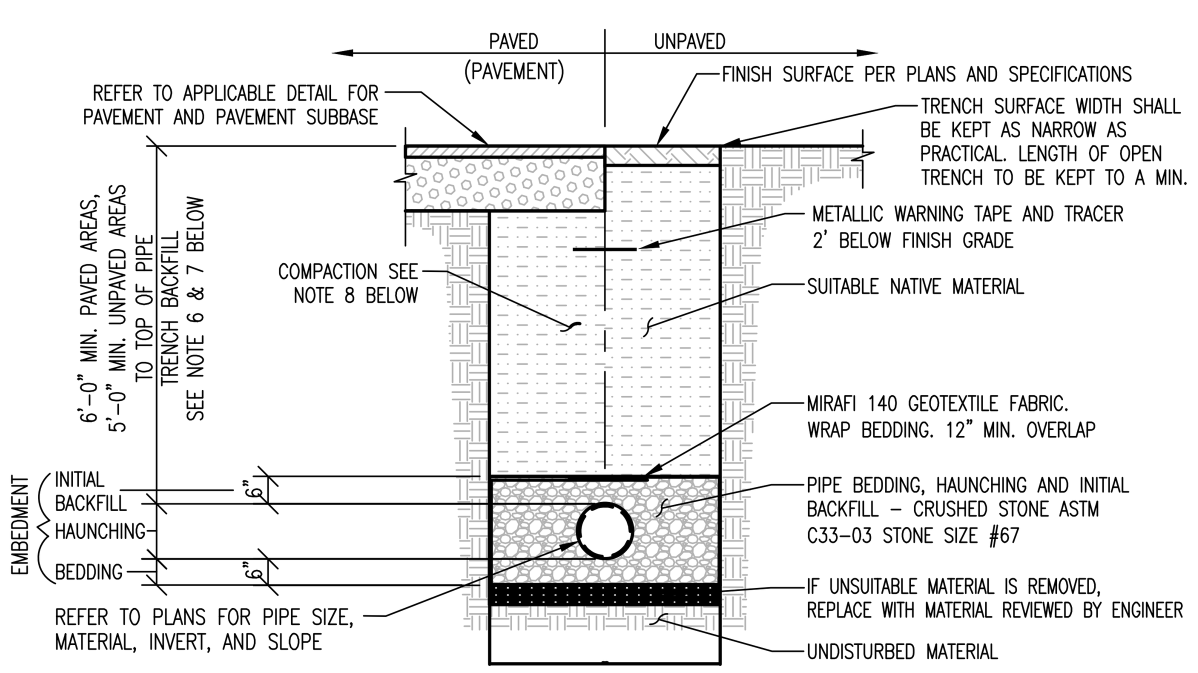


NOTES:

1. IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
2. CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H20 LOADING.

4 TYPICAL CATCH BASIN (IF REPLACMENT REQUIRED)

C.401 SCALE: N.T.S.

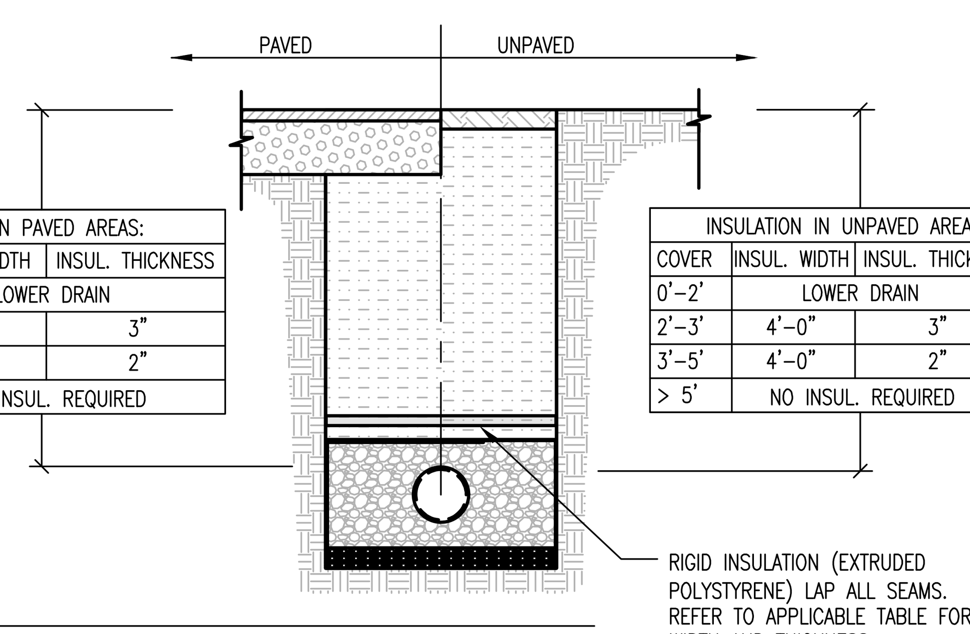


NOTES:

1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. PROVIDE 6' OF COVER OVER DRAIN PIPE IN PAVED AREAS AND 5' OF COVER OVER PIPE IN UNPAVED AREAS. OTHERWISE, REFER TO INSULATION OVER SHALLOW DRAIN LINE DETAIL.
4. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
5. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
6. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY NHDOT 203.2.7, WNV-WQ-704.09(i), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
7. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
8. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.

2 TYPICAL STORM DRAIN TRENCH

C.401 SCALE: N.T.S.



INSULATION IN PAVED AREAS:

COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3'	LOWER DRAIN	
3'-4'	4'-0"	3"
4'-6'	4'-0"	2"
> 6'	NO INSUL. REQUIRED	

INSULATION IN UNPAVED AREAS:

COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-2'	LOWER DRAIN	
2'-3'	4'-0"	3"
3'-5'	4'-0"	2"
> 5'	NO INSUL. REQUIRED	

TRENCH NOTES

1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.

3 INSULATION OVER SHALLOW DRAIN

C.401 SCALE: N.T.S.

NOTES:

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEY PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS.
2. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNER 72 HOURS PRIOR TO ANY DIGGING, DRILLING, OR BLASTING
   A. CALL DIG SAFE (TEL: #811)
   B. CONTACT ANY NON DIG SAFE MEMBER FACILITY OPERATIONS IN KNOWN, A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND IN THE DIG SAFE WEB SITE.
   C. CALL NOVO NORDISK US BIO PRODUCTION, INC (NNUSBPI) GROUNDS DEPARTMENT.
   D. CALL CITY OF LEBANON PUBLIC WORKS DEPARTMENT (TEL: 448-3112)
3. SELECTIVE UTILITIES/STRUCTURES WITHIN LIMIT OF WORK SHALL BE REMOVED AS NOTED. THE CONTRACTOR WILL VERIFY THAT ANY UTILITY TO BE REMOVED IS NOT IN ACTIVE SERVICE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF AN EXISTING UTILITY IS ENCOUNTERED THAT IS NOT SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL SAFETY MEASURES TO INSURE THE PROTECTION OF THE PUBLIC FROM HARM, AS DEEMED NECESSARY BY THE TOWN, OWNER AND ENGINEER. THIS INCLUDES MAINTAINING SECURITY OF SITE FENCE AND GATE(S) DURING WORK AND NON-WORK HOURS.
5. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS, ELECTRONIC FORMAT (CURRENT AUTOCAD DRAWING) OF THE COMPLETED CONTRACT IN ACCORDANCE WITH THE BID DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EMERGENCY ACCESS PLAN FOR EXISTING BUILDINGS TO REMAIN DURING DEMOLITION/CONSTRUCTION.

ELEVATION: 582'-0" (UNLESS OTHERWISE NOTED)

Jacobs
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA.
19428-2074 TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV	EFFECTIVE	DCN/LCR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	NC

REVISIONS

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Suite 2 Manufacturing Facility

Technology Drive, West Lebanon, NH 03784

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TOLERANCES UNLESS OTHERWISE SPECIFIED
FRACTIONS: ± 1/64"
2 PLACES: ±.010"
3 PLACES: ±.005"
ANGLES: ±1/2°

DRAWN BY: JR
DATE: 28 FEB 2022
SCALE: AS INDICATED
D SIZE
OBSOLETE: N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
UTILITY PLAN AND DETAILS

DRAWING NO. LEB-C-0-401
SHEET 8 OF 12
REV. B

EROSION CONTROL SPECIFICATIONS

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "NEW HAMPSHIRE STORMWATER MANAGEMENT", VOLUMES 1, 2, & 3, DECEMBER 2008 (OR LATEST EDITION). THE CONTRACTOR SHALL HAVE REFERENCE TO THESE PUBLICATIONS.
2. IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY. THE CONTRACTOR SHALL GIVE PRIORITY TO THE TIMELY INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
3. THE EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE PRACTICES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
5. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME BEFORE STABILIZATION. A CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING, AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A DISTURBED AREA.
6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
7. EARTH STOCKPILES SHALL BE SEEDED AND MULCHED AND HAVE A SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.
8. INSTALL EROSION CONTROL MEASURES AS SHOWN. CLEAN ACCUMULATED SEDIMENT AS NECESSARY. LEAVE IN PLACE UNTIL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDED.
9. CUT AND FILL SLOPES CALL FOR INTENSIVE EROSION CONTROL MEASURES. INSTALL MULCH NETTING AS SHOWN ON ALL SLOPES 3:1 (1 RISE ON 3 RUN) AND STEEPER. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL HAVE TOPSOIL SPREAD (4" MINIMUM) AND BE LIMED, FERTILIZED, TILLED, SEEDED AND MULCHED (WITH ANCHORED NETTING IF REQUIRED) WITHIN 72 HOURS OF FINAL GRADING. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. WHEN PERMANENT SEEDING CANNOT BE INSTALLED BY SEPTEMBER 15, TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT MEASURES CAN BE INSTALLED IN THE FOLLOWING PLANTING SEASON.
11. TEMPORARY STABILIZATION OF DISTURBED AREAS:

SEED BED PREPARATION:	TILL THREE INCHES DEEP MIXING IN FERTILIZER. APPLY 2 TONS/ACRE (100#/1,000 SQ. FT.)
FERTILIZE:	UNIFORMLY APPLY NOT LESS THAN 300#/ACRE (7#/1,000 SQ. FT.) OF 10–20–20 OR EQUIVALENT.
SEEDING:	SELECT APPROPRIATE SEEDING MIXTURE FROM TABLE 1 BELOW. SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS.
MULCHING:	MULCH ALL DISTURBED AREAS WITH 1–½ TO 2 TONS OF HAY OR STRAW PER ACRE (70–90#/1,000 SQ. FT.). ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON SLOPES SUBJECT TO WASH OR WIND BLOWN CONDITIONS. JUTE OR OTHER BIODEGRADABLE NETTING, STAKING AND STABLING MAY BE REQUIRED.

TABLE 1
PLANT SELECTION AND SEEDING RATES

SPECIES	PER ACRE	PER 1,000 SQ.FT.	REMARKS
WINTER RYE	2 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO DEPTH OF ONE INCH.
OATS	2 1/2 BU OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO DEPTH OF ONE INCH.
ANNUAL RYE	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT GRASS DURATION. USE WHERE APPEARANCES ARE IMPORTANT, COVER SEED WITH NO MORE THAN 1/4 INCH OF SOIL. WITH MULCH, SEEDING MAY BE DONE THROUGHOUT GROWING SEASON. OTHERWISE SEED EARLY SPRING OR BETWEEN AUGUST 15 & SEPTEMBER 15.

12. PERMANENT STABILIZATION OF DISTURBED AREAS:

SEED BED PREPARATION:	TOPSOIL (SANDY LOAM, LOAM, OR SILT LOAM), FRIABLE, FREE OF STUMPS, WOOD, AND ROOTS. STONES MORE THAN 1–½ INCHES IN DIAMETER OR LENGTH SHALL BE PLACED OVER ALL DISTURBED AREAS IN A 4" (MINIMUM) THICK LAYER. TOPSOIL SHALL BE FREE OF HERBICIDES AND TOXIC MATERIALS. TILL THREE INCHES DEEP, MIXING IN THE FERTILIZER AND LIME.
FERTILIZE:	UNIFORMLY APPLY NOT LESS THAN 500#/ACRE (12#/1,000 SQ. FT.) OF 10–20–20 OR EQUIVALENT.
SEEDING:	SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS.
MULCHING:	MULCH ALL DISTURBED AREAS WITH 1–½ TO 2 TONS OF HAY OR STRAW PER ACRE (70–90#/1,000 SQ. FT.). ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON SLOPES SUBJECT TO WASH OR WIND BLOWN CONDITIONS. JUTE OR OTHER BIODEGRADABLE NETTING, STAKING AND STABLING MAY BE REQUIRED.

GRASS MATERIALS (SHADY GENERAL LAWN MIX)

GRASS SEED SHALL BE FRESH, CLEAN, NEW–CROP SEED AND SHALL MEET THE PROVISIONS OF THE NEW HAMPSHIRE AGRICULTURAL AND VEGETABLE SEEDS LAW. SEED SPECIFIED IN THIS SECTION SHALL MEET THE FOLLOWING ANALYSIS:

	LBS/ACRE
CHEWING FESCUE 'SR 5000'	40
CHAMPION PERENNIAL RYE GRASS	30
HARD FESCUE 'SR 3000'	25
RED FESCUE – 'PENNLAWN'	25
BLUEGRASS – 'GLADE'	10
	130 LBS/ACRE

OTHER SEED MIXTURES AND SEEDING RATES AS RECOMMENDED BY THE USDA – SOIL CONSERVATION SERVICE AND APPROVED BY OWNER MAY BE UTILIZED ONLY UPON PRIOR WRITTEN PERMISSION FROM THE ENGINEER.

SEED MIXTURE FOR PERMANENT VEGETATION :(CONSERVATION MIX)

SPECIES	PER ACRE	PER 1,000 SQ.FT.
TALL FESCUE	43.5 LBS.	1.0 LBS.
CREEPING RED FESCUE	54.5 LBS.	1.25 LBS.
ANNUAL RYEGRASS	43.5 LBS.	1.0 LBS.
PERENNIAL RYEGRASS	48 LBS.	1.10 LBS.
KENTUCKY BLUEGRASS	22 LBS.	.50 LBS.
WHITE CLOVER	6.5 LBS.	.15 LBS.
TOTAL	218 LBS.	5.0 LB.

OTHER SEED MIXTURES AND SEEDING RATES AS RECOMMENDED BY THE USDA – SOIL CONSERVATION SERVICE AND APPROVED BY OWNER MAY BE UTILIZED ONLY UPON PRIOR WRITTEN PERMISSION FROM THE ENGINEER.

13. SEEDING MIXTURES FOR GRASSED TREATMENT SWALES AS SPECIFIED BY THE USDA SOIL CONSERVATION SERVICE, WOODSVILLE, N.H. ARE:

TABLE 0
SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ.FT.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95

SITE PREPARATION, LIME, FERTILIZER, SEED AND MULCH SHALL BE AS IN ITEM 11 ABOVE.

14. MAINTENANCE: DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME AS LONG TERM VEGETATION IS ESTABLISHED.
    A. DISTURBED AREAS WILL BE FERTILIZED AND RESEEDED.
    B. CATCH BASINS WILL BE CHECKED AND CLEANED AS NECESSARY.
    C. DRAINAGE AND GRASS TREATMENT SWALES SHALL BE CHECKED FREQUENTLY AND CLEANED AS REQUIRED.
    D. THE SILT FENCES AND HAYBALE DIKES WILL BE CHECKED ON A REGULAR BASIS AND REPAIRED AS NECESSARY TO CORRECT ANY DAMAGE, DETERIORATION, AND SHORT CIRCUITING.
    E. THE BOTTOM OF SEDIMENT BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION.
15. SITE VISITS: THE ENGINEER SHALL BE CONTACTED ON A REGULAR BASIS TO OBSERVE THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES. REFER TO CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EROSION CONTROL PRACTICES SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
16. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON–STRUCTURAL BMPS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
17. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS WEEKLY AND AFTER EVERY 0.5" RAINFALL. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE REMOVED AS NECESSARY.
18. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
19. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
    B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
    C. A MINIMUM OF 3" OF NON–EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
20. WINTER CONSTRUCTION NOTES:
    A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH NETTING SHALL OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
    B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
    C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
21. FUGITIVE DUST:
    FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV–A 1002.

    SOURCES OF FUGITIVE DUST MAY INCLUDE (1) CONSTRUCTION OR RENOVATION OF BUILDINGS, BRIDGES OR OTHER STRUCTURES, INCLUDING PAVING, SWEEPING, TRENCHING, EXCAVATING, FILLING, OR OTHER ACTIVITY ASSOCIATED WITH THE BUILDING OF STREETS, ROADS, HIGHWAYS, PARKING LOTS, PUBLIC WALKWAYS, SHOPPING CENTERS, HOUSING DEVELOPMENTS, OR OTHER CENTERS OF BUSINESS OR RESIDENTIAL DEVELOPMENT; (2) DEMOLITION, INCLUDING THE TEARING DOWN OF BUILDINGS, BRIDGES, OR OTHER STRUCTURES; AND (3) OUTDOOR STORAGE AND MATERIAL STOCKPILES, INCLUDING THE UNLOADING, REDISTRIBUTION, AND MAINTENANCE OF MATERIALS.

    THE CONTRACTOR SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    A. THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
    B. THE APPLICATION OF ASPHALT, WATER OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
    C. THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVISES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
    D. THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
    E. THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.
22. INVASIVE SPECIES:
    THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES INCLUDING THE FOLLOWING REQUIREMENTS:

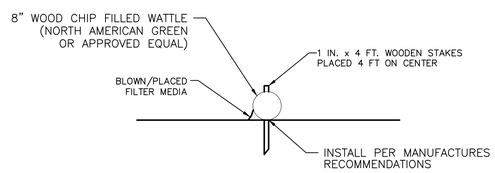
    NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY, SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDES ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1 OF AGR 3800, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST.

    NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY, SELL, DISTRIBUTE, PROPAGATE OR RELEASE ANY LIVING INSECT SPECIES LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST.

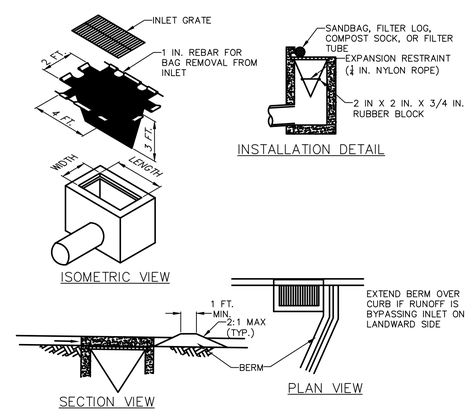
CONSTRUCTION SCHEDULE
- Construction start: Jun 2022
- Foundations complete: Dec 2022
- Additions weather tight, start of interior fitout: Jun 2023
- Project construction complete: Jun 2024

TABLE 3800.1 NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST

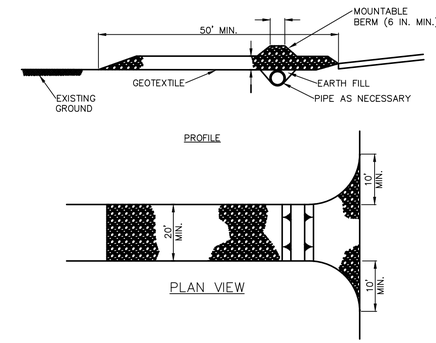
SCIENTIFIC NAME	COMMON NAME
M	
Acer platanoides	Norway maple
Ailanthus altissima	tree of heaven
Alliaria petiolata	garlic mustard
Berberis thunbergii	Japanese barberry
Berberis vulgaris	European barberry
Celastrus orbiculatus	Oriental bittersweet
Centaurea biebersteinii	spotted knapweed
Cynanchum nigrum	black swallow-wort
Cynanchum rossicum	pale swallow-wort
Elaeagnus umbellata	autumn olive
Euonymus alatus	burning bush
Heracleum mantegazzianum	giant hogweed
Hesperis matronalis	dame's rocket
Iris pseudacorus	water-flag
Lepidium latifolium	perennial pepperweed
Ligustrum obtusifolium	blunt-leaved privet
Lonicera bella	showy bush honeysuckle
Lonicera japonica	Japanese honeysuckle
Lonicera morrowii	Morrow's honeysuckle
Lonicera tatarica	Tatarian honeysuckle
Microstegium vimineum	Japanese stilt grass
Polygonum cuspidatum	Japanese knotweed
Polygonum perfoliatum	mile-a-minute vine
Reynoutria × bohemica	bohemia knotweed
Rhamnus cathartica	common buckthorn
Rhamnus frangula	glossy buckthorn
Rosa multiflora	multiflora rose
INSECTS	
Acarapis woodi	honeybee tracheal mite
Adelges tsugae	hemlock woolly adelgid
Aeolesthes sarta	city longhorn beetle
Agrilus planipennis	emerald ash borer
Anoplophora glabripennis	Asian longhorned beetle
Callidiellum rufipenne	cedar longhorned beetle
Dendrolimus sibiricus	Siberian silk moth
Hylurgus lingniperda	redhaired bark beetle
Ips typographus	European spruce bark beetle
Lymantria dispar	Asian gypsy moth
Popillia japonica	Japanese beetle
Pyrrhalta viburni	viburnum leaf beetle
Rhizotrogus majalis	European chafer
Symantria monacha	nun moth
Tetropium fuscum	brown spruce longhorned beetle
Varroa destructor	varroa mite



3 COMPOST FILTER SOCK
C.501 SCALE: N.T.S.

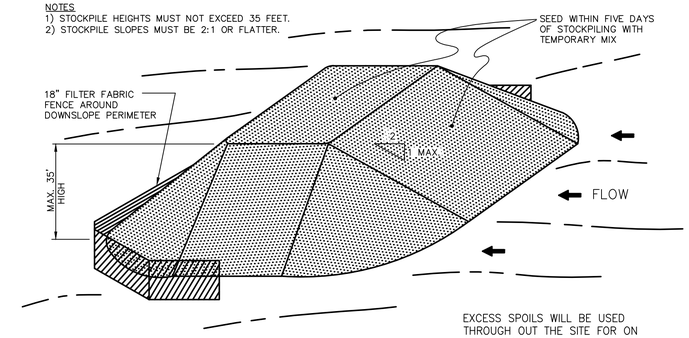


4 FILTER BAG INLET PROTECTION
C.501 SCALE: N.T.S.



1 ROCK CONSTRUCTION ENTRANCE
C.502 SCALE: N.T.S.

NOTES
1) STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
2) STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.



EXCESS SPOILS WILL BE USED THROUGH OUT THE SITE FOR ON GOING PROJECTS.

2 SPOILS STORAGE PILE
C.501 SCALE: N.T.S.

ELEVATION: 582'–0" (UNLESS OTHERWISE NOTED)

Jacobs
THREE TOWER BRIDGE
TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA. 19428-2074
TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV	EFFECTIVE	CCN/ECR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	NC

REVISIONS

novo nordisk®

Suite 2 Manufacturing Facility

Technology Drive, West Lebanon, NH 03784

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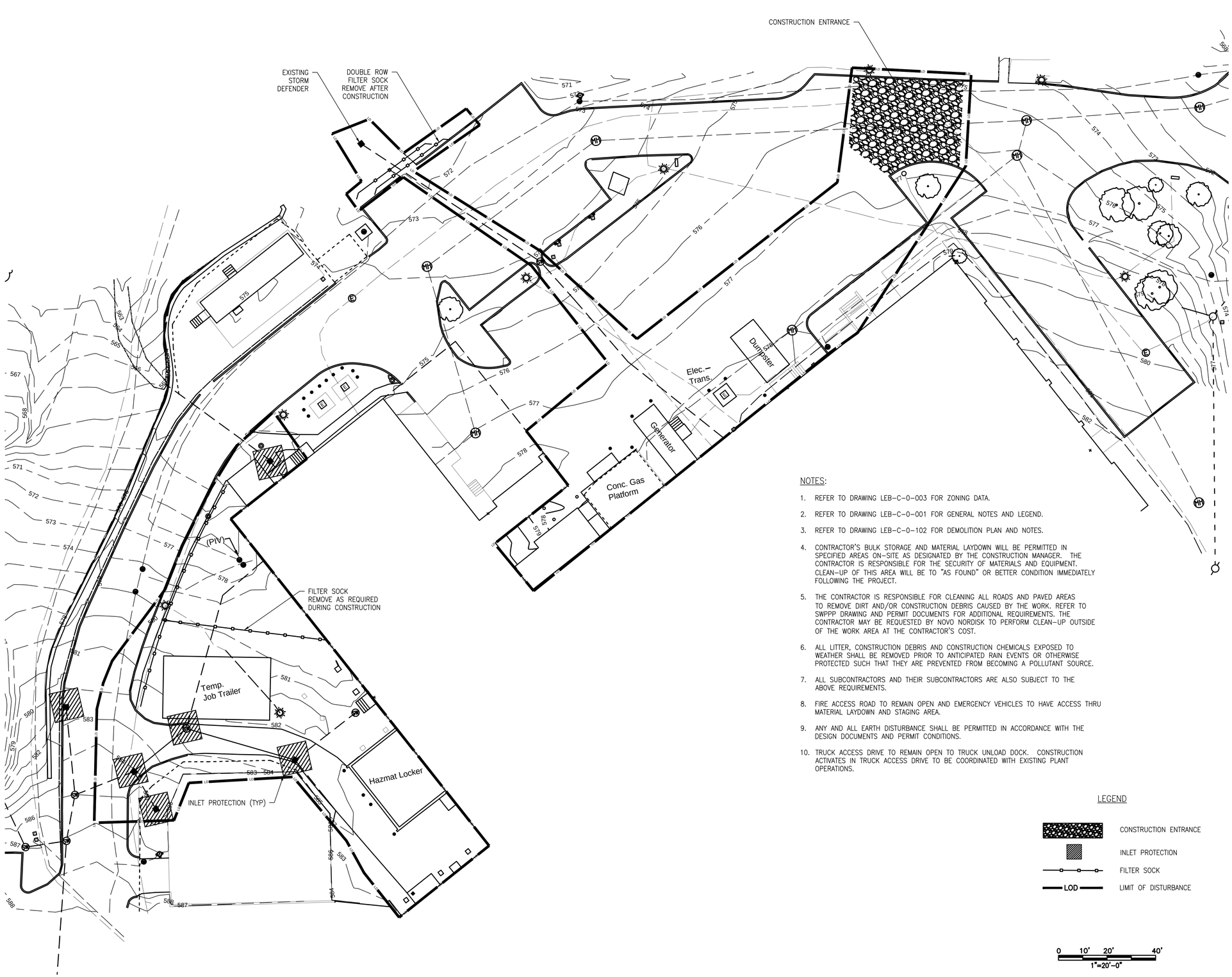
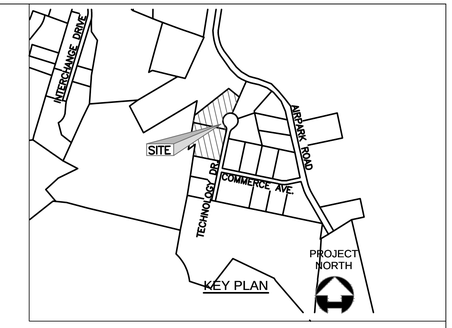
TOLERANCES UNLESS OTHERWISE SPECIFIED FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2°	DRAWN BY JR DATE 28 FEB 2022 SCALE AS INDICATED SIZE D SIZE CAD FILE N/A	TITLE CIVIL W. LEBANON MANUFACTURING FACILITY EROSION CONTROL DETAILS DRAWING NO LEB-C-0-501 SHEET 9 OF 12 REV B





NOTES:

1. REFER TO DRAWING LEB-C-0-003 FOR ZONING DATA.
2. REFER TO DRAWING LEB-C-0-001 FOR GENERAL NOTES AND LEGEND.
3. REFER TO DRAWING LEB-C-0-102 FOR DEMOLITION PLAN AND NOTES.
4. CONTRACTOR'S BULK STORAGE AND MATERIAL LAYDOWN WILL BE PERMITTED IN SPECIFIED AREAS ON-SITE AS DESIGNATED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF MATERIALS AND EQUIPMENT. CLEAN-UP OF THIS AREA WILL BE TO "AS FOUND" OR BETTER CONDITION IMMEDIATELY FOLLOWING THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL ROADS AND PAVED AREAS TO REMOVE DIRT AND/OR CONSTRUCTION DEBRIS CAUSED BY THE WORK. REFER TO SWPPP DRAWING AND PERMIT DOCUMENTS FOR ADDITIONAL REQUIREMENTS. THE CONTRACTOR MAY BE REQUESTED BY NOVO NORDISK TO PERFORM CLEAN-UP OUTSIDE OF THE WORK AREA AT THE CONTRACTOR'S COST.
6. ALL LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO WEATHER SHALL BE REMOVED PRIOR TO ANTICIPATED RAIN EVENTS OR OTHERWISE PROTECTED SUCH THAT THEY ARE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
7. ALL SUBCONTRACTORS AND THEIR SUBCONTRACTORS ARE ALSO SUBJECT TO THE ABOVE REQUIREMENTS.
8. FIRE ACCESS ROAD TO REMAIN OPEN AND EMERGENCY VEHICLES TO HAVE ACCESS THRU MATERIAL LAYDOWN AND STAGING AREA.
9. ANY AND ALL EARTH DISTURBANCE SHALL BE PERMITTED IN ACCORDANCE WITH THE DESIGN DOCUMENTS AND PERMIT CONDITIONS.
10. TRUCK ACCESS DRIVE TO REMAIN OPEN TO TRUCK UNLOAD DOCK. CONSTRUCTION ACTIVATES IN TRUCK ACCESS DRIVE TO BE COORDINATED WITH EXISTING PLANT OPERATIONS.

LEGEND

- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- FILTER SOCK
- LOD — LIMIT OF DISTURBANCE

0 10' 20' 40'
1"=20'-0"

ELEVATION: 582'-0" (UNLESS OTHERWISE NOTED)

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CONSHOHOCKEN, PA. 19428-2074
TEL.610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJKXX

REV	EFFECTIVE	ECN/ECR#	DESCRIPTION	BY
B	28 Feb 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	NC

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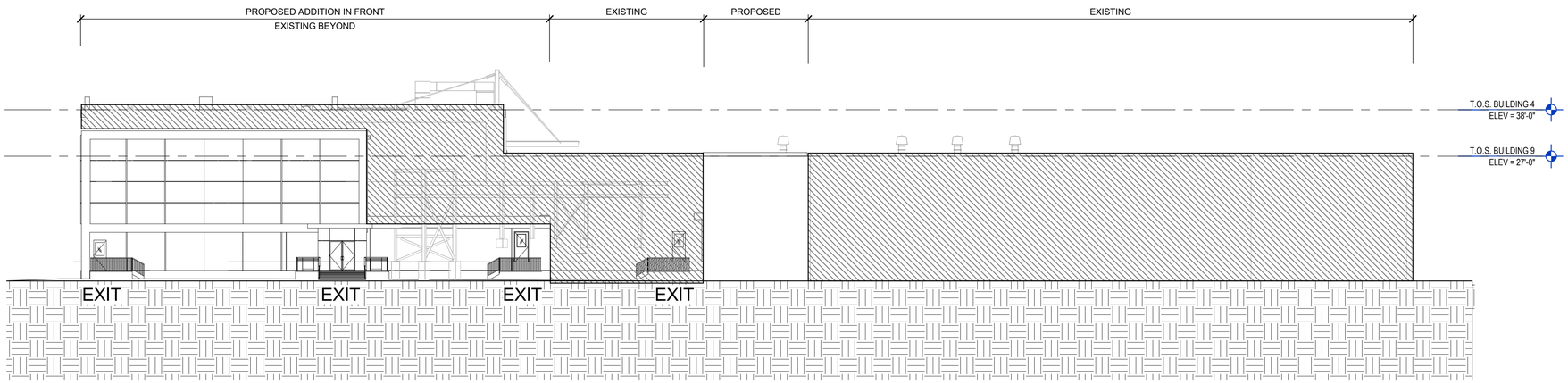
TOLERANCES UNLESS OTHERWISE SPECIFIED
FRACTIONS: ± 1/64"
2 PLACES: ±.010"
3 PLACES: ±.005"
ANGLES: ±1/2"

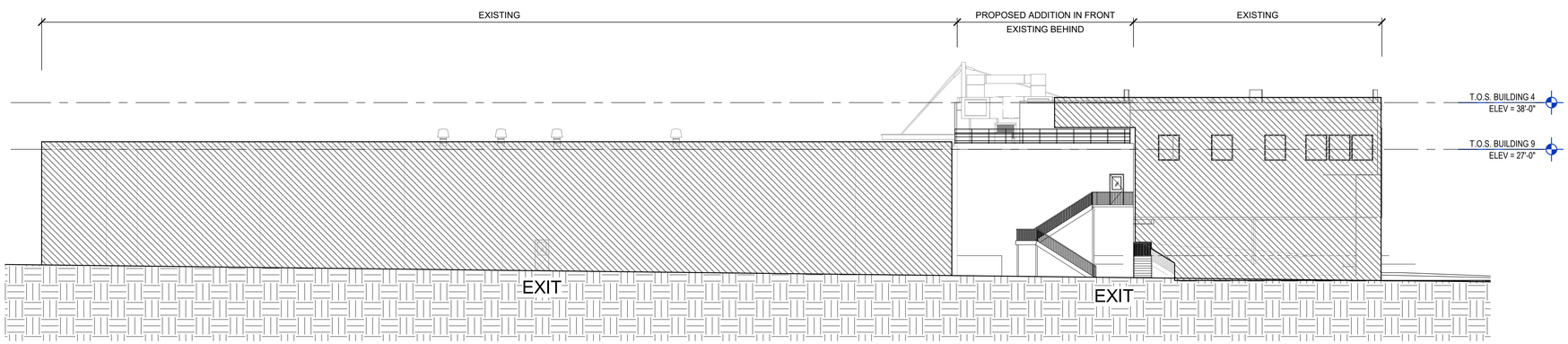
DRN. BY: JB
DATE: 28 FEB 2022
SCALE: AS INDICATED
SIZE: D SIZE
CAD FILE: N/A

TITLE: CIVIL
W. LEBANON MANUFACTURING FACILITY
EROSION CONTROL PLAN

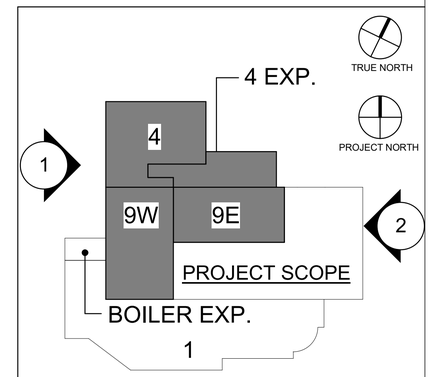
DRAWING NO. LEB-C-0-502 | SHEET 10 OF 12 | REV. B



1 STAIR ENTRANCE ELEVATION
1/16" = 1'-0"



2 B4 EXPANSION - SIDE ELEVATION
1/16" = 1'-0"



KEY PLAN

Jacobs

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TWO ASH STREET, SUITE 3000
CONSHOHOCKEN, PA.
19428-2074 TEL. 610-238-1000
FAX. 610-238-1100

JACOBS ENGINEERING PROJECT NO. 63FHJK01

REV	EFFECTIVE	DCN/ECRN	DESCRIPTION	BY
B	28 FEB 22		ISSUED FOR PERMIT	
A	14 Feb 22		ISSUED FOR PERMIT	

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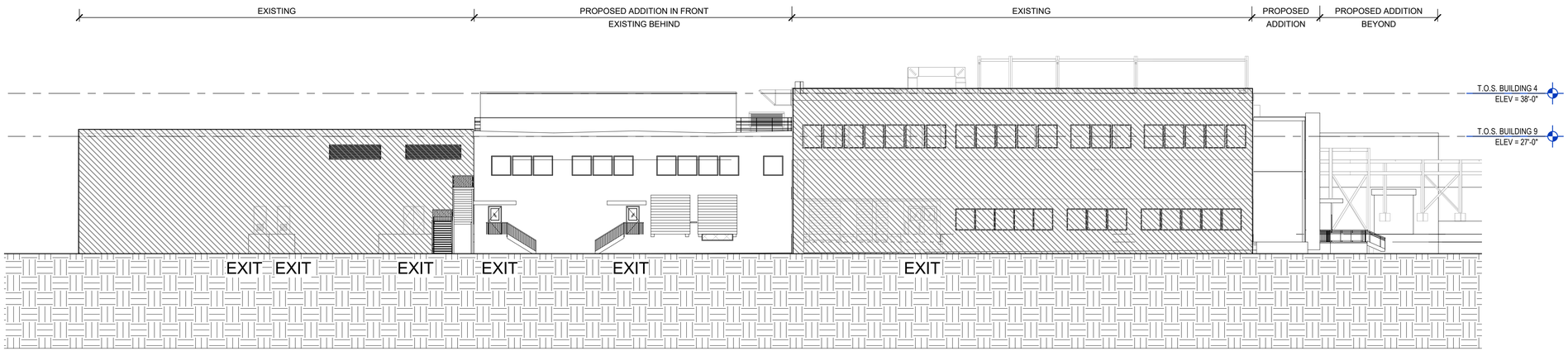
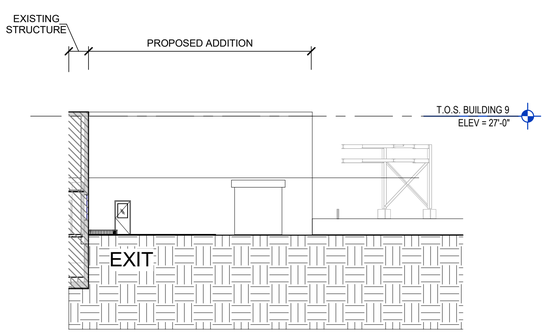
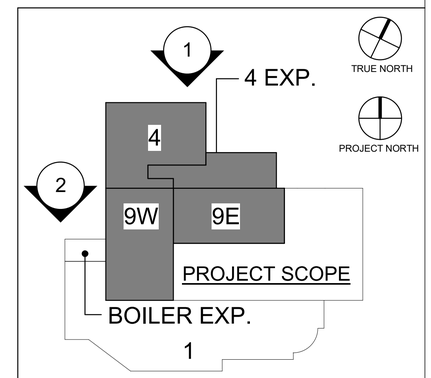
TOLERANCES UNLESS OTHERWISE SPECIFIED: FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2°	DRAWN BY: Author	TITLE: W. LEBANON MANUFACTURING FACILITY PLANNING BOARD ELEVATIONS
	AS INDICATED	
	D SIZE	DRAWING NO. A-105.1
	SCALE: N/A	SHEET 11 OF 12
		REV. B



1 B4 EXPANSION - DOCK ELEVATION
1/16" = 1'-0"



2 BOILER ROOM EXPANSION - ELEVATION
1/16" = 1'-0"



KEY PLAN

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JACOBS ENGINEERING PROJECT NO. 63FHJK01

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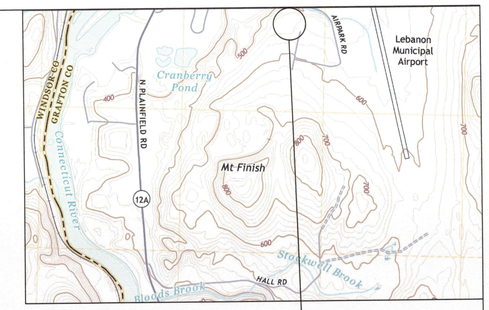
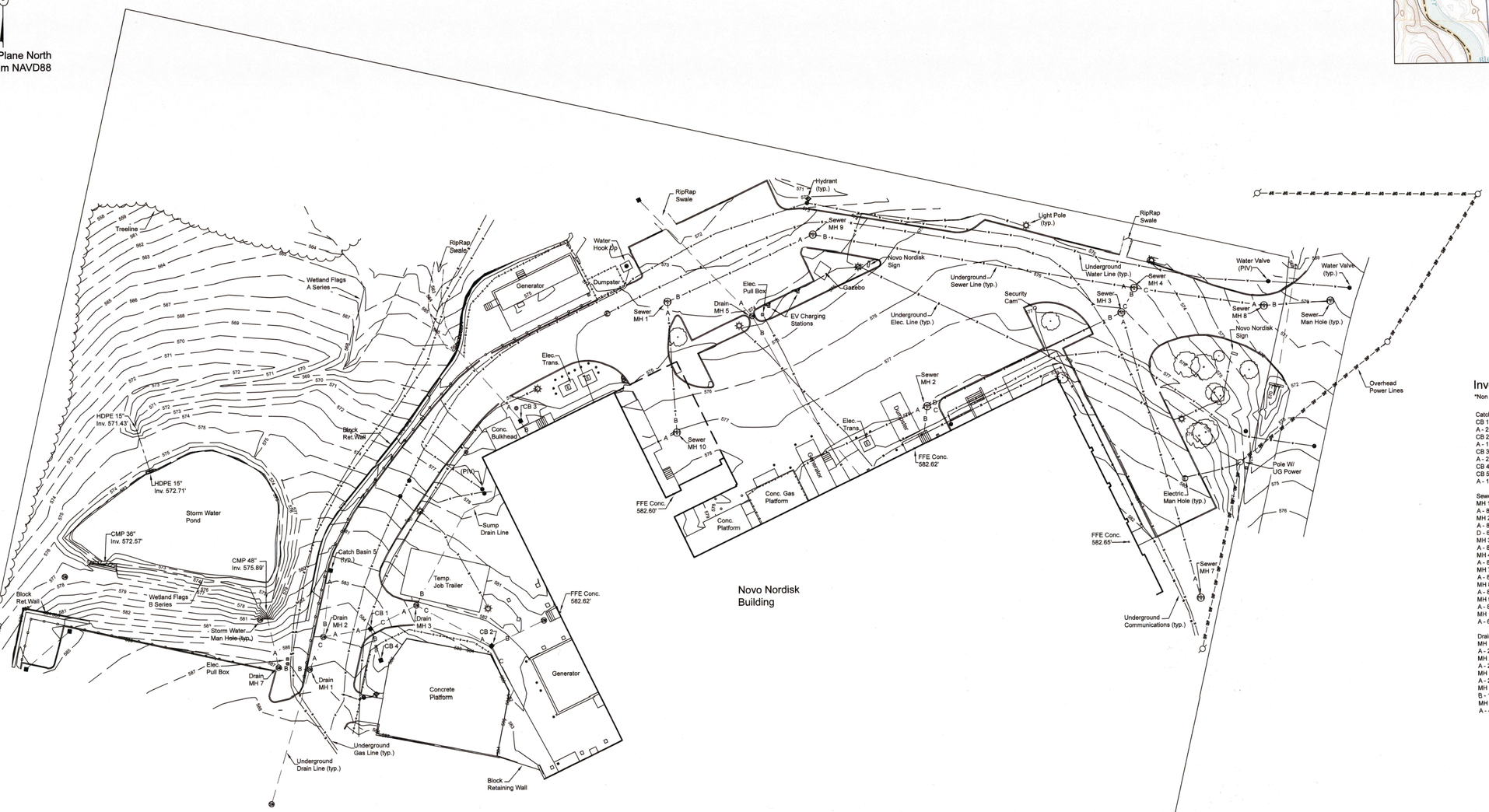
TOLERANCES UNLESS OTHERWISE SPECIFIED: FRACTIONS: ± 1/64" 2 PLACES: ±.010" 3 PLACES: ±.005" ANGLES: ±1/2°	DRAWN BY: Author	TITLE: W. LEBANON MANUFACTURING FACILITY PLANNING BOARD ELEVATIONS	
	AS INDICATED		
	D SIZE	DRAWING NO.: A-105.2	SHEET 12 OF 12 REV. B
	SCALE: N/A		

NH State Plane North
Vertical Datum NAVD88

Notes

1. Survey field work was completed on 12/17/21
2. Wetlans delineated by A & D Klumb Environmental, LLC. on 12/14/21. Please see wetland report dated 12/22/21 for more information.
3. Underground utility location and information completed on 12/17/21 by Button Underground Locating LLC.





30' 0' 15' 30' 60' 120'
Graphic Scale

Invert Data

*Non labeled inverts were not accessible for invert measurement

Catch Basins
CB 1 Rim - 584.07'
A - 20" PVC Inv. 578.27", B - 12" PVC Inv. 580.37', C - 20" PVC Inv.578.27'
CB 2 Rim - 581.65'
A - 12" PVC Inv. 578.35', B - 6" PVC Inv. 578.75', C - 12" PVC Inv. 578.25'
CB 3 Rim- 573.18'
A - 20" PVC Inv. 568.88', B - 6" PVC Inv. 569.58'
CB 4 Rim - 583.94'
CB 5 Rim - 582.51'
A - 12" HDPE Inv. 579.01'

Sewer Manholes
MH 1 Rim - 573.80'
A - 8" PVC Inv. 569.60', B - 8" PVC Inv. 569.65',
MH 2 Rim - 578.01'
A - 8" PVC Inv. 573.41', B - 4" PVC Inv. 574.91' W/ Drop, C - 6" PVC Inv. 574.61',
D - 6" PVC Inv. 573.29'.
MH 3 Rim - 576.15'
A - 8" PVC Inv. 567.17', B - 8" PVC Inv. 567.21', C - 8" PVC Inv. 567.10'.
MH 4 Rim - 575.19'
A - 8" PVC Inv. 566.39', B - 8" PVC Inv. 566.27', C - 8" PVC Inv. 566.25'.
MH 7 Rim - 581.33'
A - 8" PVC Inv. 573.09'
MH 8 Rim - 570.56'
A - 8" PVC Inv. 563.86', B - 8" PVC Inv. 563.85'.
MH 9 Rim - 573.31'
A - 8" PVC Inv. 566.06', B - 8" PVC Inv. 566.01'.
MH 10 Rim - 577.06'
A - 6" PVC Inv. 572.81', B - 6" PVC Inv. 572.71'.

Drain Manholes
MH 1 Rim - 586.09'
A - 24" PVC Inv. 577.29', B - 24" PVC, 577.49'.
MH 2 Rim - 585.02'
A - 24" PVC Inv. 578.32', B - 12" PVC Inv. 577.82', C - 24" PVC Inv. 577.92.
MH 3 Rim - 581.66'
A - 20" PVC Inv. 578.66', B - 6" PVC From Sump Inv. 579.76', C - 24" PVC Inv. 574.05'.
MH 5 Rim - 574.12'
B - 15" PVC Inv. 589.94'
MH 7 Rim - 586.87'
A - 48" CMP Inv. 576.67', B - 48" CMP Inv. 577.12'.

STATE OF NEW HAMPSHIRE
No. 1005
NATHAN O. YAGER
LICENSED LAND SURVEYOR
SIGNATURE

Toopographic Survey

Novo Nordisk

9 Technology Drive, Lebanon, New Hampshire

LATITUDES Land Surveying
129B Spruce Street, Burlington, VT
latitudeslandsurveying.com

Date
1/6/2021
Scale
1"=30'
Project
#2219

Agenda
Planning Board
March 14, 2022

Agenda Item #5A
Approval of Minutes

February 14, 2022

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, February 14, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Karen Zook (City Council Rep)-Remote, Gregorio Amaro-Remote, Kim Chewning, Tom Martz, Kathie Romano, Jeremy Rutter, Laurel Stavis, Thomas Jasinski (Alternate)

MEMBERS ABSENT: Cori Hirai

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

---

1. Call to Order

Chair Garland called the meeting to order at 6:31 PM.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before February 14, 2022:

Novo Nordisk, 9 Technology Drive (Tax Map 145, Lot 3), zoned IND-L & IND-H: Request for Site Plan Review to construct three (3) expansions to the current building footprint totaling approximately 13,000 square feet. PB2022-12-SPR

NE School of the Arts (applicant), HSD, LLC (property owner) 9 Hanover Street (Tax Map 91, Lot 243), zoned LD: Applicant requests a Conditional Use Permit to convert a portion of the existing building to a school pursuant to Section 307.4 of the Zoning Ordinance. PB2022-13-CUP

A MOTION by Laurel Stavis that the above applications do not have the potential for regional impact. The motion was seconded by Jeremy Rutter.
Roll Call Vote:

Voting in Favor – Mr. Amaro, Mr. Rutter, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Ms. Zook, Mr. Garland, Mr. Martz
Voting Against - None

****The MOTION was approved (9-0).***

Chair Garland discussed the impressive number of hearings scheduled for the evening. He asked the Board members to consider a special meeting, if necessary, on Wednesday, February 23, 2022. The Board was surveyed, and there would be a quorum.

A MOTION by Kim Chewning for a Special Planning Board Meeting on February 23, 2022, at 6:30 PM.
The motion was seconded by Mr. Rutter.

Roll Call Vote:
Voting in Favor – Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook
Voting Against - None
****The MOTION was approved (9-0).***

The Edwards Properties and Unifirst representatives agreed to move their hearings to February 28, 2022, at 6:30 PM.

A Motion by Matthew Hall to continue Item 3.F, Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48), zoned IND-L, to February 28, 2022, at 6:30PM.
The motion was seconded by Kathie Romano.
Roll Call Vote:
Voting in Favor – Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Martz
Voting Against – None
****The MOTION was approved (9-0).***

A MOTION by Matthew Hall to continue Item 3.H, Unifirst Corporation, 125 Etna Road (Tax Map 26, Lot 6), zoned IND-L, to February 28, 2022, at 6:30PM.
The Motion was seconded by Jeremy Rutter.
Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Martz, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Stavis, Ms. Chewning, Mr. Hall
Voting Against – None
****The MOTION was approved (9-0).***

A MOTION by Matthew Hall to continue Item 3.J, Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48), zoned IND-L, to February 28, 2022, at 6:30PM.
The motion was seconded by Kathie Romano.
Roll Call Vote:
Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning
Voting Against – None
****The MOTION was approved (9-0).***

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

Ken Braverman of the Braverman Company, Developer Dick Anagnost, with Kevin Worden and Nik Fiore of Engineering Ventures, appeared on behalf of the application.

Mr. Fiore described the changes to the plan since the last meeting. A site visit was attended by most members, and some new calculations were requested. Benches, picnic tables, a play yard, and other items were added to the plan. Some technical corrections were made. New signage would be added for the crossings. Dr. Rick Van de Poll recommended a row of coniferous trees along the wildlife corridor. A Phasing plan was submitted with a minor change to the order, making the new order Phase 1, 3, 4, and 2. Staff requested an exhibit on the conservation area to be set aside.

Mr. Corwin went over the new conditions of approval added since the last meeting and shared the comments from the Fire Department.

Mr. Hall inquired about the need for changes to the phasing plan. Mr. Anagnost explained that the changes were due to current supply issues. They are following the new order so the units can be completed and rented. Mr. Hall asked if the dates of completion were still valid, Mr. Anagnost stated that only the most dire circumstances would prevent completing by the specified date. Mr. Worden added that it is the best guess at this time. Mr. Hall inquired of Staff regarding a possible increase in Advance Transit cost to the City with the number of projects on Mt. Support Road. Mr. Brooks stated that the routes are already in place; it would possibly require additional stops, but that is not a concern. Ms. Zook noted that ridership has not been an issue in the past.

Chair Garland noted that questions from Conservation Commission members were asked of Mr. Fiore after the Site Visit had ended. Mr. Fiore described the discussion and responses regarding the water table and drainage to the wetlands, the stormwater management system, and the height of the driveway. The impact on traffic and ability to meet the completion dates were discussed. Mr. Brooks noted that Article 8 of the Site Plan Regulations allows the Board to require security for site plan improvements, and the Planning Board has authority to require completion or site restoration if the project is not completed. Mr. Anagnost noted that they are binding the project up front as required by NH Housing Finance Authority.

Several other issues were discussed. The gap in the wildlife corridor is needed to accommodate the sewer line and would not impact the integrity of the corridor. The sight line from the southerly exit was studied and deemed adequate. Dr. Van de Poll recommended certain species of vegetation for the wildlife corridor, which would be set away from the wall. Mr. Anagnost confirmed that conduit would be installed for future electric vehicle charging stations if they become necessary.

Chair Garland invited public comment.

Sarah Riley, a member of the Conservation Commission, noted the need for public transit on the weekends. She recommended seeking input from the Conservation Commission regarding the impact on wetlands and suggested that live links to sections of the meeting packet would enable citizens to locate information more easily in the lengthy PDF's. Mr. Brooks noted that Dr. Van de Poll was contacted by Mark Goodwin, who prepared a visual graphic depicting all protected areas among the four major projects on Mt. Support Road. Dr. Van de Poll noted that the plan adequately provides and secures the wildlife corridor across Mt. Support Road.
Mr. Fiore stated that they are also creating a dog park.

Sherry Boschert, a LEAC member, inquired about the electric vehicle charging stations. Mr. Anagnost reiterated his comment about installing conduit for later installation as demand increases.

A MOTION by Matthew Hall that for the application of Mount Support Development, LLC (applicant) and Sylvia D. Lahaye Revocable Trust & Pat Lumber Jack, Inc. (property owners), PB2021-33-SPR, the Lebanon Planning Board APPROVE partial waivers from the following sections of the Site Plan Review Regulations:

- Section 6.2.D – Requiring landscaping around buildings.
- Section 5.1.E.16 – "Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements."
- Section 6.5.C.2 – "At least one primary entrance to the building shall face the public way on which the lot has frontage."
- Section 6.5.C.3 – "Pedestrian entrances shall be provided at least every 60 linear feet along the ground floor of the primary façade."
- Section 6.2.L – Requiring landscape areas to be protected by curbing, wheel stops, or fencing.
- Section 6.2.B.1 – Perimeter landscaping requirements.

The motion was seconded by Laurel Stavis.
Roll Call Vote:
Voting in Favor – Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Martz., Mr. Garland, Mr. Amaro, Mr. Rutter
Voting Against - None
****The MOTION was approved (9-0).***

Mr. Hall questioned the validity of Condition 17. Mr. Brooks stated that the Board can encourage travel to and from the north, but can't prohibit travel on a public roadway. Mr. Anagnost stated that his company normally meets with site contractors and informs them of required conditions. Mr. Hall recommended removing condition #17 if it is not enforceable.
Regarding draft condition #19, the Board determined that the evergreen landscape plantings should provide a visual buffer "within five (5) years".
Mr. Jasinski asked what happens if the plantings haven't grown in as required? Mr. Brooks noted that staff will have to go out to confirm whether the condition is satisfied.

Chair Garland asked for any final public comment. Hearing none, the public hearing was closed.

A MOTION by Matthew Hall that the Lebanon Planning Board **APPROVE** the application of Mount Support Development, LLC (applicant) and Sylvia D. Lahaye Revocable Trust & Pat Lumber Jack, Inc. (property owners) 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 at 402 & 392 Mount Support Road (Tax Map 24, Lots 9 & 10), zoned R-1, PB2021-33-SPR, as shown on a plan set titled "402 Mr. Support Road – Residential Development Site Plan Review" prepared by Engineering Ventures, PC, dated November 8, 2021, last revised January 24, 2022, EV Project #19324 (34 Sheets), including any and all submissions and testimony provided for and during the public hearing, subject to the following conditions:

<u>Conditions to be Satisfied Prior to Application for a Building Permit</u>

1. The applicant shall address the comments in the letter dated February 2, 2022, from Steve Keach, PE, of Keach-Nordstrom Associates, Inc., to the satisfaction of the City Engineer.

2. Prior to the start of any construction activities on the property for which inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
   a) Any changes made pursuant to Condition of Approval #1.
   b) Incorporate all other revised plan sheets and changes submitted during the course of the hearing and update all other plan sheets as necessary to reflect the changes.

   The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.
3. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

4. 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 sections of Chapter 136 and 182 of the City Code.

5. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

<u>Conditions to be Satisfied Prior to the Issuance of a Building Permit</u>

6. A water flow test shall be completed on Mount Support Road to be witnessed and approved by the Lebanon Fire Department.

7. The development shall be subject to 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. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

8. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, roadway, sidewalks, crosswalks, bus stops/shelters, driveways, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.

9. Prior to the start of any construction activities on the property for which inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall obtain or update (if appropriate) any required State approvals including, but not limited to, the following:
    a. NHDES Wetland Impact Permit, if necessary NHDES

    b. Alteration of Terrain Permit, if necessary

    c. NHDES Sewer Connection Permit, if necessary

10. In coordination with Advance Transit, the Planning and Development Department, and the Department of Public Works, the applicant shall prepare a final design of the proposed bus stop improvements depicted on the approved plan set.

11. 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

12. The applicant shall dedicate the completed water mains and hydrants within the complex, excluding service connections beyond the curb shut-off valves, to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds prior to the issuance of a final Certificate of Occupancy for the project and prior to the acceptance of the utility improvements.

13. The applicant shall prepare and record an open space covenant or deed restriction for the 7.9-acre area (the undeveloped areas of Tax Map 24, Lots 9 and 10) as depicted on the plat titled Conservation Area Exhibit, prepared by Engineering Ventures, PC, submitted at the February 14, 2022 public hearing. The open space covenant or restriction shall be in a form and content acceptable to the Planning and Development Department and the City Attorney.

14. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicant (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer prior to acceptance of any utility improvements by the City.

15. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.

16. All improvements both on-site and off-site 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

17. Pursuant to Section 4.9 of the Site Plan Review Regulation, the project may be constructed in phases per the phasing plan, attached hereto as Exhibit A, subject to the following:
    a) With respect to the Phase 1 site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 8.4.A of the Site Plan Review Regulations, by August 31, 2023; and (b) achieve Substantial Completion, as defined in Section 8.4.B, by August 31, 2024.

b) With respect to the remaining site improvements, the applicant shall be required to achieve Substantial Completion by August 31, 2025.

18. All construction traffic shall travel to and from NH Route 120 through the Lahaye Drive/Mt. Support Road intersection. Construction traffic is prohibited from traveling on Mount Support Road at any point south of the subject property.

19. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.

20. 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 evergreen landscape plantings proposed south of the southerly driveway on Sheet C2.8 shall be installed and planted in such a manner as to effectively screen the proposed improvements from the southerly driveway northward from the wildlife corridor documented in the report titled "Lebanon's Wildlife Corridors" prepared by Dr. Rick Van de Poll, Ph.D., dated November 2016. Regardless of the number of plants depicted on Sheet C2.8, the applicant shall be required to install as many plantings as necessary to achieve a visual buffer within five (5) years from the time of installation to the satisfaction of the Planning & Development Department.

21. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.

22. The property owner is responsible for the maintenance and operation of the stormwater management system in accordance with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

The motion was seconded by Jeremy Rutter.

Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Martz
Voting Against – None
****The MOTION was approved (9-0).***

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

Matthew Hall and Gregorio Amaro recused themselves from this hearing.

Tom Jasinski was appointed to vote on this application.

Mr. Corwin stated that Staff finds the application complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the Site Plan Review application of the Trustees of Dartmouth College for 56 Etna Road (Tax Map 50, Lot 28) (PB2022-03-SPR) IS complete enough to accept jurisdiction and commence review.

The motion was seconded by Tom Martz.
Roll Call Vote:
Voting in Favor – Mr. Jasinski, Mr. Garland, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Martz
****The MOTION was approved (8-0).***

Jason Rouillard, Dartmouth College; Joanne Coppinger, RFS Engineering; James Steedle, Architect, of Russell Scott Steedle & Capone; and Paul Simon, Landscape Architect, of Studio Nexus were present on behalf of the application.

Mr. Rouillard described the nature of the facility for storage of excess library materials and records management with offices and a loading dock.

Ms. Coppinger reviewed the utilities and stormwater management for the roof and older parking area using a closed drainage system. The secondary driveway would be connected to Labombard Road. Fuel management was described.

Mr. Steedle noted that the building design accommodates a lower area for offices and a taller area for storage.

Mr. Simon stated that they are dealing with an existing parking lot, and the landscape plan is addressing previous damage to the wetland area by adding new vegetation, seating features, and landscaping.

Mr. Corwin noted that the sidewalk requirement along Etna Road will contribute toward the overall pedestrian improvements in the project vicinity and also recommended an easement for a future sidewalk along Labombard Road, as needed. The two waivers being requested were explained along with the Fire Department comments regarding fire alarm conduit and landscape accommodations.

The Board members inquired about a number of items. Mr. Martz noted the good protection of the wetlands and the improved landscaping. Chair Garland inquired if the number of parking spaces would remain the same. Ms. Coppinger stated it would be a smaller paved surface with the same number of vehicles. Ms. Romano asked about the time required for newly added soil to settle. Mr. Rouillard stated that measurements are taken, and once the soil stops compressing, it is ready for construction. Mr. Vincent agreed this is a common practice. When asked about bicycle parking requirements, Mr. Rouillard noted that only four people would be working in the facility. Currently the college is renting storage space, and this building would eliminate the rental. It is also being designed for future use. Mr. Brooks noted that the Zoning Board of Appeals, the State DES, and the Conservation Commission all weighed in on the site issues. Mr. Rouillard added that they balanced all restrictions to place the building on the lot while keeping some of the existing parking. The facility would be sharing access with the building next door, a dialysis unit, which has a need for ambulance access. There would be one bike rack with two spaces.

Chair Garland invited public comment.

Sarah Riley expressed concern about a sidewalk, which could impact the wetland. She inquired about the driveway being redirected to Labombard Road, the impact of the flow of water on the wetlands, and whether there was a way to prevent the wetlands impacts from the sidewalk from coming up after the Planning Board process. Mr. Brooks noted the two frontages on the corner lot and that staff was comfortable recommending one sidewalk contribution due to the very little traffic from four employees.

He noted there was no way to ensure the sidewalk was designed into the project prior to Planning Board review since the applicant can always request a waiver. Mr. Vincent reviewed the property and confirmed the pedestrian crossings. The Ped/Bike Committee reviewed the project and confirmed the Etna Road frontage as the priority for pedestrian improvements. Ms. Coppinger noted the lack of connectivity to Labombard and the stub of driveway, adding that they installed a culvert to eliminate ponding along the driveway.

Ms. Romano inquired if there was a way to add color to back of the building. Mr. Rouillard stated that it would be screened with large trees. Mr. Simon confirmed the use of columnar trees on the back of the building to break up the height and scale of the building along with foundation shrubs. The colored panels on the front of the building would stand out from the building walls and are textured. Mr. Martz commented that it would be nicer looking than other buildings on Etna Road. Ms. Zook noted that there is an Arts and Culture Commission that could be a possibility for feedback on the design.

A MOTION by Tom Martz to extend the meeting to 10:00PM.
The motion was seconded by Kathie Romano.

Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Martz, Mr. Jasinski
Voting Against – None
****The MOTION was approved (8-0).***

A MOTION by Laurel Stavis that for the application of Trustees of Dartmouth College, PB2022-03-SPR, the Lebanon Planning Board APPROVE partial waivers from the following sections of the Site Plan Review Regulations:

- **Section 6.5.I.3.a – Requiring short-term bicycle parking.**
- **Section 6.5.E.7 – Prohibiting parking within the front yard.**

The motion was seconded by Tom Martz.
Roll Call Vote:
Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Martz, Mr. Jasinski, Mr. Garland, Mr. Rutter, Ms. Zook, Ms. Romano
Voting Against - None
****The MOTION was approved (8-0).***

Mr. Jasinski inquired about the need for wetlands approvals. Mr. Brooks corrected his earlier statement that the ZBA had approved wetlands impacts when the project actually fell below the threshold for ZBA review. He confirmed that NHDES approvals are required prior to the issuance of a building permit. Ms. Coppinger stated that all NHDES wetlands approvals were obtained in 2019.

Chair Garland invited public comment. There were no comments, and the Public Hearing was closed.

A MOTION by Kathie Romano that the Lebanon Planning Board **APPROVE** the application of Trustees of Dartmouth College for Site Plan Review to construct a +/-19,672 sq. ft. library storage building and related site improvements at 56 Etna Road (Tax Map 50, Lot 28), zoned IND-L, PB2022-03-SPR, as shown on a plan set titled "Dartmouth College Library Depository & Records Management Facility," dated December 8, 2021, revised January 12, 2022, prepared by Russel Scott Steedle & Capone Architects Inc.,

including any and all submissions and testimony provided for and during the public hearing, subject to 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. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Subdivision Regulations.

23. Prior to the start of any construction activities on the property, the applicant shall provide two (2) revised plans sets depicting the following revisions to the satisfaction of the Planning & Development Department, as follows:
    a) Identify date and nature of plan revisions.
    b) Remove architectural renderings and update the table of contents and sheet numbering accordingly.

    The applicant shall provide the Planning & Development Department with a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

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

24. The City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to the construction of sewer and water both on-site and work within the City's right-of-way (water, sewer, road, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.

25. The development shall be subject to 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. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

26. All water and sewer fees shall be paid.

27. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

28. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.

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

29. The impact fee calculated pursuant to Condition of Approval #5 shall be paid.

30. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer prior to acceptance of any utility improvements by the City.

31. 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.

32. As recommended by the Lebanon Fire Department, a 2" conduit for the municipal fire alarm system shall be provided and shall terminate at the fire department entrance to the building and the applicant shall ensure that no shrubs or bushes are planted that will obstruct the fire department connection.

33. In lieu of installing sidewalks along the property's frontages as required by Section 6.5.D.5 of the Site Plan Review Regulations, the applicant shall:

    a) Contribute funds to an amount to be determined by the City to be equal to the construction cost of the sidewalk no longer than the frontage of the applicant's property along Etna Road. Said monies shall be pooled with other funds from properties within the corridor to pay for the development of a coordinated plan for or construction of pedestrian facilities along Etna Road; and

    b) Grant an easement to the City of Lebanon along the property's Labombard Road frontage of a sufficient width to allow future construction of a sidewalk by the City or other party. The applicant shall prepare the easement deed, subject to review and approval by the Department of Public Works and the City's legal counsel.

General Conditions

34. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

The motion was seconded by Laurel Stavis.
Roll Call Vote:
Voting in Favor – Rutter, Zook, Romano, Chewning, Stavis, Martz, Jasinski, Garland
Voting Against – None
****The MOTION was approved (8-0).***

Matthew Hall and Gregorio Amaro returned to the Board

C. Noah Lynd & Josh Garrison (applicants) and Chaloux, LLC (property owner), 25 & 33 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

Mr. Corwin stated that Staff recommends the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the application of Chaloux, LLC IS complete enough to accept jurisdiction and commence review.

The motion was seconded by Laurel Stavis.
Voting in Favor – Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Romano, Ms. Zook, Ms. Chewning, Ms. Stavis
****The MOTION was approved (9-0).***

A MOTION by Kathie Romano to continue the application to February 23, 2022, at 6:30PM.
The motion was seconded by Tom Martz.
Roll Call Vote:
Voting in Favor – Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Martz, Mr. Garland
Voting Against – Mr. Hall
****The MOTION was approved (8-1).***

C. **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

Mr. Corwin stated that Staff recommends the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the Lebanon Planning Board find the Site Plan Review application of Noah Lynd & Josh Garrison (applicants) and Chaloux, LLC (property owner) for 25 & 33 Labombard Road (Tax Map 64, Lot 25 & Tax Map 51, Lot 15) (PB2022-05-SPR) **IS** complete enough to accept jurisdiction and commence review.

The motion was seconded by Laurel Stavis.
Roll Call Vote:
Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Chewning, Ms. Romano
****The MOTION was approved (9-0).***

A MOTION by Jeremy Rutter to continue the application of 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 to February 23, 2022, at 6:30PM.
The motion was seconded by Kathie Romano.
Roll Call Vote:
Voting in Favor – Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Martz, Mr. Garland
Voting Against – Mr. Hall
****The MOTION was approved (8-1).***

D. **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

Kim Chewning recused herself from this hearing.

Mr. Corwin stated that Staff has concerns with the completeness of this application.

Dan Nash of Advanced Geomatics appeared in support of the application.

Mr. Nash stated his belief that the application is complete. He described the contours of the site and the rationale for completeness. The landscaping is naturally occurring, and additional landscaping is not required.

Mr. Corwin stated that there are no waiver requests.

A MOTION by Matthew Hall to continue the meeting until 10:15PM.
The motion was seconded by Kathie Romano.
Roll Call Vote:
Voting in Favor – Mr. Rutter, Ms. Romano, Ms. Stavis, Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Ms. Zook
****The MOTION was approved (8-0).***

A MOTION by Matthew Hall that the application IS complete enough for the Planning Board to accept jurisdiction and commence review.
The motion was seconded by Laurel Stavis
Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Amaro, Ms. Zook, Mr. Hall, Ms. Stavis, Mr. Martz
Voting Against –Mr. Rutter, Ms. Romano
****The MOTION was approved (6-2).***

***A MOTION by Matthew Hall to continue the application of Robert & John Oakes, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1* to February 23, 2022 at 6:30 PM.**
The motion was seconded by Laurel Stavis.
Roll Call Vote:
Voting in Favor – Mr. Hall, Mr. Martz, Mr. Garland, Mr. Amaro, Ms. Zook, Ms. Romano, Ms. Stavis
Voting Against – Mr. Rutter
****The MOTION was approved (7-1).***

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
Continued to February 28, 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

A MOTION by Laurel Stavis to continue the application of EJB Holdings, LLC (applicant) and Valley Publishing Corp (property owner), 24 Interchange Drive (Tax Map 129, Lot 8), zoned GC to February 23, 2022, at 6:30 PM.

The motion was seconded by Katie Romano.
Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Martz, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Romano
Voting Against – Mr. Hall
****The MOTION was approved (8-1).***

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
Continued to February 28, 2022.

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

Rod Finley of Pathways Consulting and Dana Arey, Director of Facilities, SAU 88, attended in support of the application.

Mr. Finley described the proposed improvements to Mount Lebanon Elementary School.
Mr. Arey provided the rationale for the improvements.

Ms. Romano inquired if funding was available now. Mr. Arey stated that funding is available now.
Mr. Jasinski inquired if the changes satisfy the site plan regulations. Mr. Finley said that not all stormwater management requirements can be met, but they would be improving what is there presently.
Mr. Vincent noted that it is a governmental project and not subject to the Planning Board, but some codes do apply including stormwater. Some provisions are not currently proposed and would require a permit application and would be at the discretion of the Director of Public Works. Ms. Romano noted that the City would be reconstructing White Avenue, and stormwater is usually updated at that time.

Chair Garland invited public comment.

Chair Garland inquired about the schedule. Mr. Arey stated that construction is scheduled for this summer to be ready for the next school year.

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
Continued to February 28, 2022.

4. Other Business

5. Approval of Minutes

A. January 10, 2022 Regular Meeting Minutes

Page 7, line 29, to read, "Mr. Hall noted the legal division of ownership of the dealership and the car wash."

B. January 12, 2022 Site Walk Minutes

C. January 24, 2022 Planning Session Minutes

A MOTION by Kathie Romano to approve the Planning Board Minutes of the January 10, 2022, Regular Meeting as amended, and the January 12, 2022, Site Walk and January 24, 2022, Planning Session as presented.
The motion was seconded by Jeremy Rutter.
Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Martz
****The MOTION was approved (9-0).***

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.
The motion was seconded by Kathie Romano.

Roll Call Vote:
Voting in Favor –Mr. Amaro, Mr. Rutter, Ms. Zook, Ms. Chewning, Ms. Romano, Mr. Rutter, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Martz
Voting Against - None

****The MOTION was approved (9-0).***

The meeting was adjourned at 10:11 PM.

Respectfully Submitted,

Holly Howes
Recording Secretary