



**LEBANON PLANNING BOARD
APRIL 11, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. 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 and a conditional use permit. PB2022-10-SPR/CUP - Continued from February 28, 2022
 - B. 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 March 14, 2022
 - C. Recreo, LLC and City of Lebanon, 2 Mascoma Street and 12 S. Park Street (Tax Map 91, Lots 254 & 253), zoned LD:** Request for a Boundary Line Adjustment. PB2022-16-BLA
 - D. Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lots 254), zoned LD:** Request for Site Plan Review to construct (1) a 5-story, +/-48,000 sq. ft., 72-unit multi-family dwelling, and (2) a 6-story, 56,800 sq. ft., 80-unit multi-family dwelling, together with associated site improvements including on-site parking, entry plazas and landscaping. PB2022-17-SPR - Completeness Review Only
 - E. Woodrow Fitness, LLC, 12 Lafayette Street (Tax Map 10, Lot 11, Plot 500), zoned IND-L:** Request for Site Plan Review to construct +/-25,700 sq. ft. of outdoor tennis courts as an accessory use for the River Valley Club fitness center. PB2022-18-SPR
 - 4. Other Business**
 - A. Amend CIP Policy & Procedures document to raise project thresholds**
 - 5. Approval of Minutes**
 - A. March 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
April 11, 2022**

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

**Edwards Properties, LLC,
9 Pershing Street
(Tax Map 78, Lot 48),
zoned IND-L
PB2022-10-SPR/CUP**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 11, 2022 Meeting

Staff Memorandum – PB2022-10-SPR/PB2022-02-CUP – *con't from 2/22/22*

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2022-10-SPR & PB2022-02-CUP

Application Type:

Site Plan Review and Conditional Use Permit for a parking lot for a proposed car wash use

Property Location & Tax Map:

9 Pershing Street (Tax Map 78, Lot 48)

Applicant/Property Owner:

Edwards Properties, LLC

Zoning District:

Light Industrial (IND-L)

Future Land Use Map:

Mixed Use

Property Size: +/-0.61 acres, per the City's assessing records (the property is non-conforming to the minimum required 2 acre lot size required for lots in the IND-L District per §303.3 of the Zoning Ordinance)

Overlay Districts:

- Floodplain District
- Airport Protection District

LEGAL NOTICE

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

NEW PLANS AND APPLICATION MATERIALS

- ▶ Letter dated March 18, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (drainage report update; 1 page with 10 pages or attachments – *attachments on file and available for inspection*)
- ▶ Letter dated March 16, 2022, from Randall Rhoades, PE, of M&W Soils Engineering, Inc. (soils report; 3 pages)
- ▶ Plan set titled "9 Pershing Street," prepared by Advanced Geomatics & Design, dated January 10, 2022, last revised March 28, 2022, PN: 21-017 (14 sheets)

STAFF COMMENTS

In response to the City Engineer's comments, the applicant submitted the above-referenced revised plans materials on March 30th. As of the writing of this staff memo, staff is reviewing the revised plans and materials and will provide comment at the Board's April 11th meeting.

UPDATED RECOMMENDED CONDITIONS OF APPROVAL

If the Planning Board moves to approve the applicant's Site Plan and Conditional Use requests, 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 Any Construction Activities

1. 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) Update the lighting plan to identify the uniformity ratio for the parking area.
 - b) Add a note to the plan to prohibit the overnight parking of vehicles.
 - c) Add a note to the plan to prohibit the parking of vehicles except within the designated parking spaces as shown on the plan.
 - d) 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.

2. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
3. The applicant shall apply for and obtain Building Permit (if required by the Building Code) and a Zoning Permit per Section 901.1 of the Zoning Ordinance.
4. The applicant shall obtain a Driveway Permit and, for any site work in the public right-of-way, an Excavation Permit from the Department of Public Works prior to any work in the right-of-way.
5. The applicant shall obtain or update (if appropriate) any required State approvals.

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

6. The applicant shall verify that the property has been brought into compliance with the Planning Board's May 7, 2017 Notice of Action and approved site plan for PB2017-12-SPR, including without limitation, installation of the stockade fencing to shield the outdoor storage area.
7. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations and Site Plan Review Regulations.

General Conditions

8. In lieu of engaging a third-party, the applicant shall coordinate with the City Engineer to observe the installation of the stormwater system.
9. 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.
10. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
11. 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: Johanna Cicotte (jcicotte1@aol.com)
Dan Nash (advancedgeomatrics@comcast.net)
File



Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

10 January 2022
rev. 18 March 2022

Re: Drainage Report Update
Pershing St Car Wash
Pershing Street

Dear Mr. Vincent:

Attached are our revised drainage calculations for the Pershing St Car Wash on Pershing Street. These calculations support the revised drainage scheme now employed for this site.

The new scheme employs a gravel wetland. During test pit excavations on 15Mar22, the water table was observed to be too high for employment of the chambered recharge system. The gravel wetland scheme allows the water table to assist in keeping the wetlands system hydrated.

The site has two discharge point. The Discharge point, DP#1 is at the mid-section of Lot 78-48, the former lot line with 78-47 before the lots were merged. DP#2 is at the SE corner of the parcel. This discharge point is from the existing site that was approved in the 2018 time frame. The detention and treatment facility that was installed for the former contractors yard appears to be performing well. Therefore, this report does not address that portion of the site. These calculations address the new paved area.

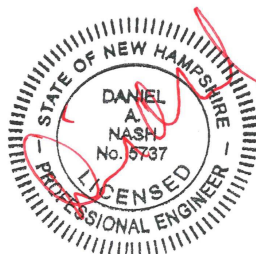
This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project provides a modest overall decrease. The new pavement apron drainage will be routed to a gravel wetland system; the gravel wetland captures runoff, directs it to the gravel storage layer, allows some infiltration to the water table, and stores excess runoff that cannot be taken by the gravel layer. This system keeps runoff levels below pre-development levels.

Please let us know if you need any additional materials or information to support this report.

Sincerely,

Daniel A. Nash, PE
Principal

CC: J.Cicotte



March 16, 2022

Dan Nash
Advanced Geomatics & Design
105 Bank Street, PO Box 512
Lebanon, NH 03766

re: Infiltration test pits and field test results
9 Pershing Street, Lebanon

Dear Dan,

On March 15, 2021, I witnessed the excavation of two test pits on the above referenced site. The two test pits were labeled as TP-1 and TP-2, located off the edge of the existing paved parking lot. Attached please find a map which shows these two test pit locations on your current Site Plan. DR Key supplied an excavator and operator to dig the test pits. You were on site during the test pit excavation, and provided guidance on the subsequent infiltration testing.

Test Pit field logs for the two test pit locations are as follows;

Test Pit TP-1

West end of parking lot, north of Little Heater Road entrance

0-3"	Brown loam
3"-12"	Crushed gravel
12"-2'	Clean bank run gravel
2'-3'7"	Clean gravelly sand, moist to damp
3'7"-5'	Brown native gravel, clean, wet. Water at 4'4"

Test Pit TP-2

North side of parking lot, west side of building

0"-11"	Crushed gravel
11"-2'1"	Bank run gravel
2'1"-3'5"	Clean gravelly sand, moist to damp
3'5"-5'	Brown native gravel, clean, wet. Water at 4'4" after 5 minutes.

Soil types and depths were similar at both locations, with fill materials above native gravel. Groundwater is the limiting factor for drainage. After seeing the results of the test pits, you asked for an infiltration test at TP-2. The bottom of the test would be at 3 feet below grade, approximately 16" above the water table. We set over a few feet from the test pit, and excavated into the parking lot where a gravel wetland may be located. The excavator was used to dig to about 2.5 feet, and then I dug down with a hand shovel. I set a 6" open bottom PVC pipe flush with the bottom of the pit, and tapped it with the excavator bucket to "seat" it into the undisturbed soil. The test pit was then backfilled around the pipe to secure it in place. I added water to soak the soil around the test point, which had been observed to be damp already.

After allowing this test point to soak for about a half hour (with only a minor loss of water), I added water to 12 inches above the base and logged a one-hour infiltration test. Infiltration was steady over the course of the test. Based on my measurements, an infiltration rate of **5 inches/hour** was calculated. I would recommend that you actually design for an infiltration rate of around 8 inches/hour to account for longer term saturation.

I will be happy to answer any questions you have following your review of this report.

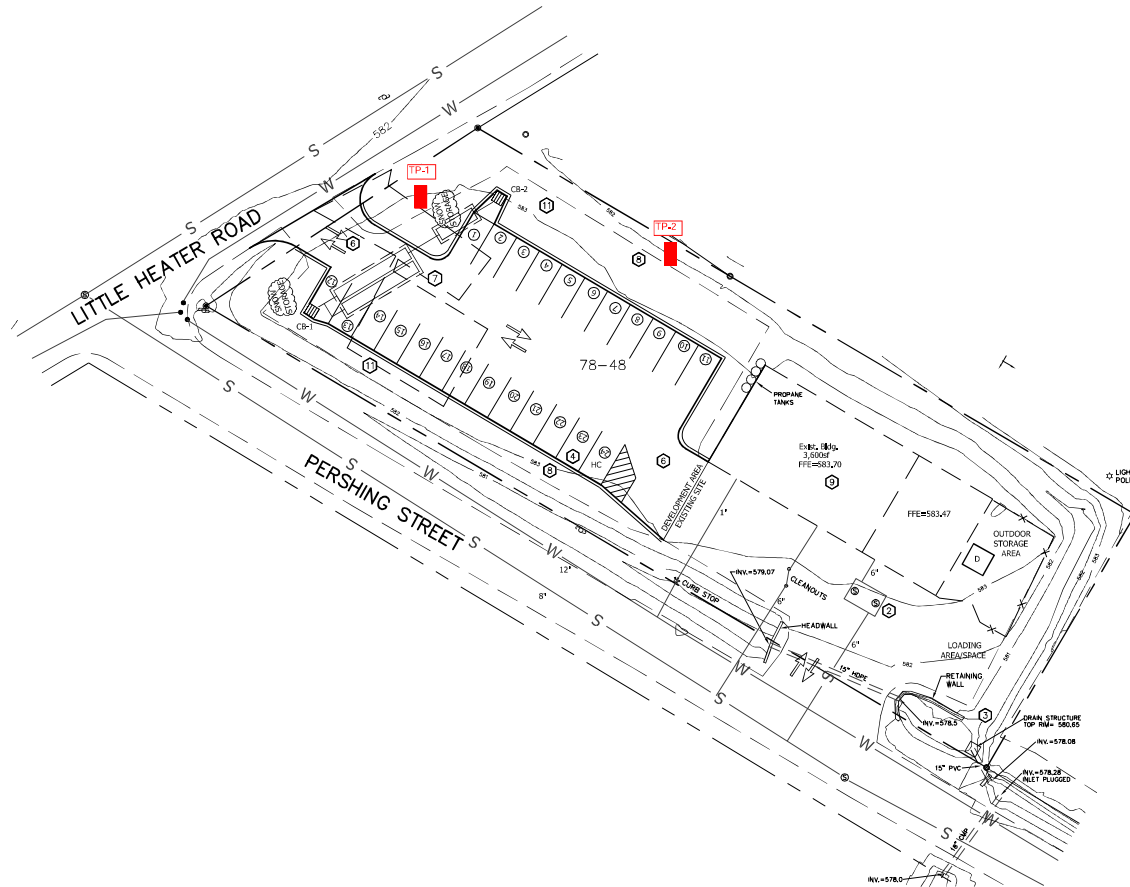
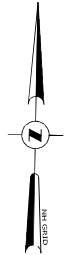
Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



enc: Test pit location map



SITE PLAN



Test Pit Locations, 3-15-22

NOTES:

1. ENTIRE SITE IS MAPPED AS FLOOD PLAIN. BASE FLOOD ELEVATION=580.28 (BASED ON HYPER THERM STUDY). SITE CONTOURS AND SPOT SHOTS BASED ON NAVD88. FLOOD STUDY IS BASED ON NGVD29, WHICH IS 0.35' HIGHER.
2. GRIT/OIL SEPARATOR.
3. EXISTING SITE DETENTION/TREATMENT FACILITY.
4. VEHICLE PARKING SPACES 9X16 TYPICAL.
5. AREA OF PAVEMENT PLACED IN SEP'21=11,305sf+/- PAVEMENT TO BE REMOVED=3,880sf+/- NET NEW PAVEMENT=7,425sf+/-.
6. 20' AISLE
7. DETENTION/RECHARGE SYSTEM..
8. LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
9. 5 BAY BUILDING,
10. NOT USED.
11. CURBING SHALL BE SLOPED GRANITE,

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - 40 BOX 513
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448-6295
EMAIL: advancedgeomat@comcast.net

SURVEYED BY: PATTON
DESIGNED BY: DAN
DRAWING: DAN
CHECKED BY: DAN
DATE: 01/18/2022

PERSHING ST
CAR WASH

SITE
PLAN

C-1

© 2022

ADVANCED GEOMATICS & DESIGN

01/18/2022 14:12:40

SHEET 8 OF 14

9 PERSHING STREET

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT

OWNER/APPLICANT
EDWARDS PROPERTIES, LLC
PO BOX 600
LEBANON, NH 03766

CONSULTANTS

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

LAND SURVEYOR
PATON LAND SURVEY, LLC
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156

LANDSCAPE DESIGN
MARA LANDSCAPE DESIGN
16 MYRTLE AVENUE
NEWBURYPORT, MA 01950

LIGHTING DESIGN
DEFIANCE ELECTRIC
78 CHOSEN VALE LANE
ENFIELD, NH 03748

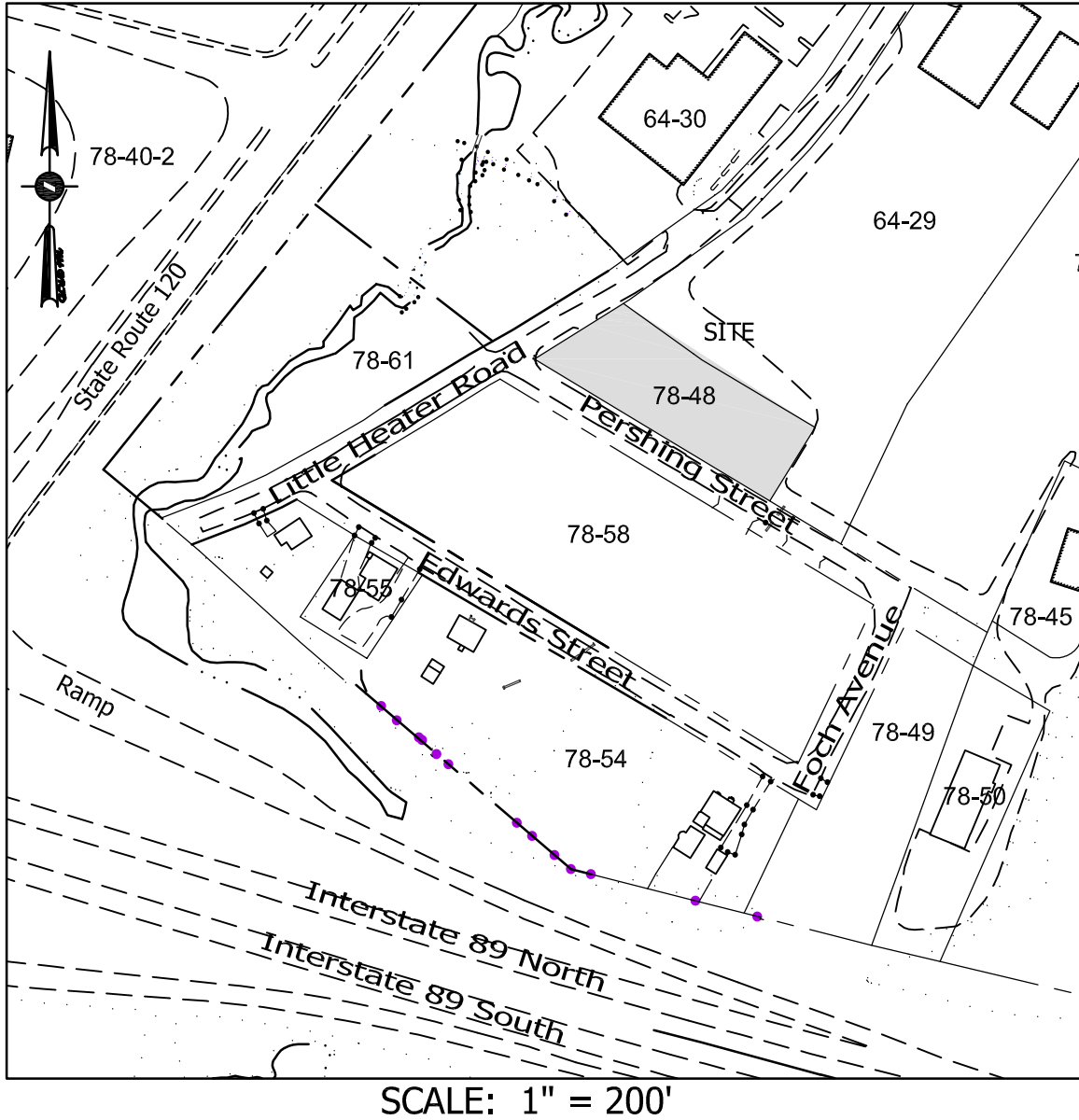
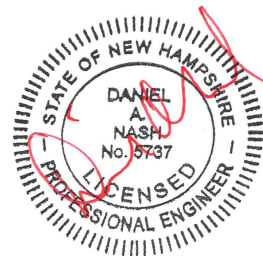


TABLE OF CONTENTS		
SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL PLAN	OA-1
4	BOUNDARY SURVEY & EXISTING CONDITIONS	-
5	LANDSCAPE PLAN	L-1
6,7	LIGHTING PLAN	L-2,3
8	SITE PLAN	C-1
9	DETAILED GRADING PLAN	C-2
10	DRAINAGE PLAN	C-3
11	EROSION CONTROL PLAN	C-4
12	SITE DETAILS	D-1
13	DRAINAGE DETAILS	D-4
14	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	0.65± Acres	0.65 Acres	2 Acres
	28,362sf	28,362sf	
FRONTAGE: PERSHING STREET	309'	309'	200'
FRONT YARD: PERSHING	41'	41'	40'
FRONT YARD: LITTLE HEATER	120'	120'	40'
SIDE YARD:			
EAST	48'	48'	20'
NORTH	20'	20'	20'
BUILDING FOOTPRINT (s.f.):			
EXISTING BUILDING (RES):	1,154sf	-	
EXISTING BUILDING (SHOP):	3,600sf	3,600sf	
TOTAL BUILDING:	4,754sf	3,600sf	
% BLDG. COVERAGE	17%	13%	50%
IMPERVIOUS AREA (sf)	10,793sf	16,039sf	
% IMPERVIOUS COV.	38%	57%	NONE
HEIGHT	30±'	30±'	65' max.
USE: -EXISTING	CONTRACTOR'S YARD		
USE: -PROPOSED	CAR WASH		
PARKING (REG./HC.)	2	23/1	24 (TOTAL)

PARKING PER TABLE 607.2, AUTOMOTIVE SERVICE
REQUIRED PARKING 4SPACES/BAY
3 SINGLE BAYS, PLUS ONE DOUBLE BAY= 5 BAYS
REQUIRED PARKING=4 X 5=20
MAX ALLOWED=120% = 24

- NOTES:
- 1. THIS PARCEL IS SHOWN AS LOT 78-48 THE LEBANON TAX MAPS.
 - 2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - 3. THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
 - 4. THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
 - 5. SUBJECT PARCEL IS ZONED IND-L.



3/28/2022
~~1/24/2022~~
~~1/10/2022~~
SITE PLAN AMENDMENT
PN: 21-017

EXISTING LEGEND

Symbol	Object Name	Object Code
	Boundary Corner	X 66.9
	Iron Pipe (Found)	-----
	Rebar (Found)	-----
	Stone Monument (Found)	-----
	Survey Traverse Point	- - - 760 - - -
	Survey Control Disk	-----
	Shrub	-----
	Hardwood Tree	-----
	Softwood Tree	-----
	Cleanout	-----
	Utility Pole	o ----- OET -----
	Light Pole	----- OHE -----
	Bollard Light	----- OHT -----
	Light	----- UETC -----
	Utility Pole Anchor	-----
	U.g. Electric Junction Box	----- -----
	U.g. Electric Transformer	-----
	U.g. Telephone Box	-----
	U.g. Cable Tv Box	-----
	Curb Stop	----- o o o o o o -----
	Gate Valve	----- □ □ □ □ -----
	Fire Hydrant	----- D -----
	Drilled Well	----- UD -----
	Monitor Well	----- W -----
	Catch Basin	----- S -----
	Drain Manhole	----- FM -----
	Sewer Manhole	----- UGE ----- ----- E -----
	Riser	----- UGT -----
	Telephone Manhole	-----
	Electric Manhole	=====
	Communication Manhole	----- UGP -----
	Propane Tank	////
	Sign	o o

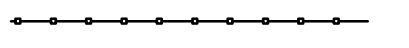
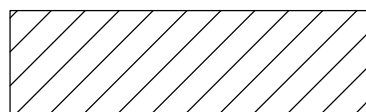
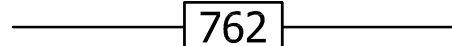
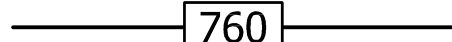
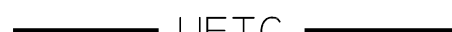
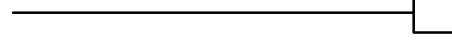
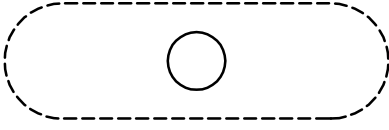
EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1 1/2' Contour	
Existing 5'/10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

PROPOSED LEGEND

Symbol	Feature Name	Feature Description
	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	COMMUNICATION MANHOLE	
	PROPANE TANK	
	U.G. TELEPHONE BOX	
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	
	SIGN	
	PARKING SPACE NUMBER	
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

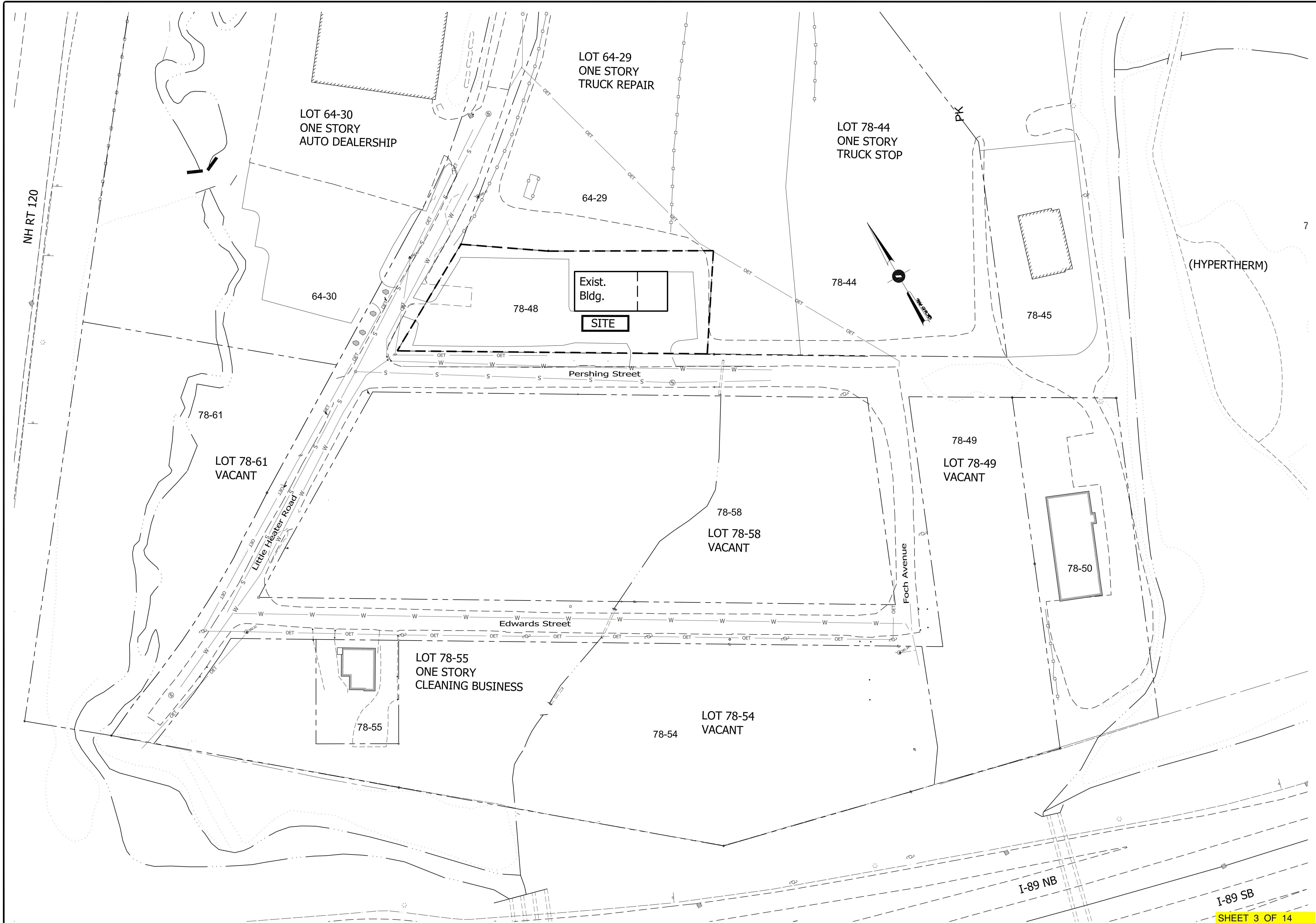
PROPOSED LEGEND(CONT.)

	DUMPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
TW = ??	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		PERSHING ST CAR WASH FOR EDWARDS PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
SURVEYED: DESIGNED: DRAWN: DAN CHECKED: DAN DATE: 1/10/2022		1 UPDATE #	
PERSHING ST CAR WASH LEGEND G-1		DATE REVISIONS	
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 21017-LEGEND			

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.



OVERALL PLAN		FOR		EDWARDS PROPERTIES, LLC		IN		LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512		LEBANON, NEW HAMPSHIRE 03766		PHONE: (603) 448 6295		E-MAIL: advancedgeomatics@comcast.net	
SURVEYED:		DESIGNED: DAN		DRAWN: J		CHECKED: DAN		DATE: 01/10/2022	
EDWARDS PROPERTIES		OVERALL PLAN		OA-1		© 2022		ADVANCED GEOMATICS & DESIGN	
DWG: 20010-BA		SHEET 3 OF 14		DATE		REVISIONS		#	

FOR REGISTRY USE

JOHANNA MARIE CICCOTTE
P.O. BOX 1010
LEBANON, NH 03766
MAP 78 LOT 61

GLOBAL MONTELLO GROUP CORP.
800 SOUTH ST., STE 500
WALTHAM, MA 02453
MAP 64 LOT 29

MAP 78 LOT 47
28,362± SQ. FT.
0.651± ACRES

EDWARDS PROPERTIES LLC
P.O. BOX 600
LEBANON, NH 03766
MAP 78 LOT 58

GLOBAL MONTELLO GROUP CORP.
800 SOUTH ST., STE 500
WALTHAM, MA 02453
MAP 64 LOT 29

NOTES

- OWNER OF RECORD OF MAP 78 LOTS 47 & 48: EDWARDS PROPERTIES, LLC, P.O. BOX 600, LEBANON, NH 03766. DEED REFERENCES: VOL. 4583 PAGE 721 AND VOL. 4600 PAGE 105.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NEW HAMPSHIRE GRID SYSTEM. VERTICAL DATUM IS BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88).
- THE SUBJECT PARCEL IS IN THE INDL ZONING DISTRICT.
- THE SUBJECT PARCEL IS IN AN AE FLOOD ZONE AS SHOWN ON FIRM MAP NO. 33009C0913E.
- THE FORMER LOT 78-47 IS SUBJECT TO A DRAINAGE EASEMENT CONVEYED TO THE CITY OF LEBANON IN VOL. 1916 PAGE 429.
- LOTS 78-47 AND 78-48 WERE VOLUNTARILY MERGED. SEE VOL. 4672 PAGE 437.

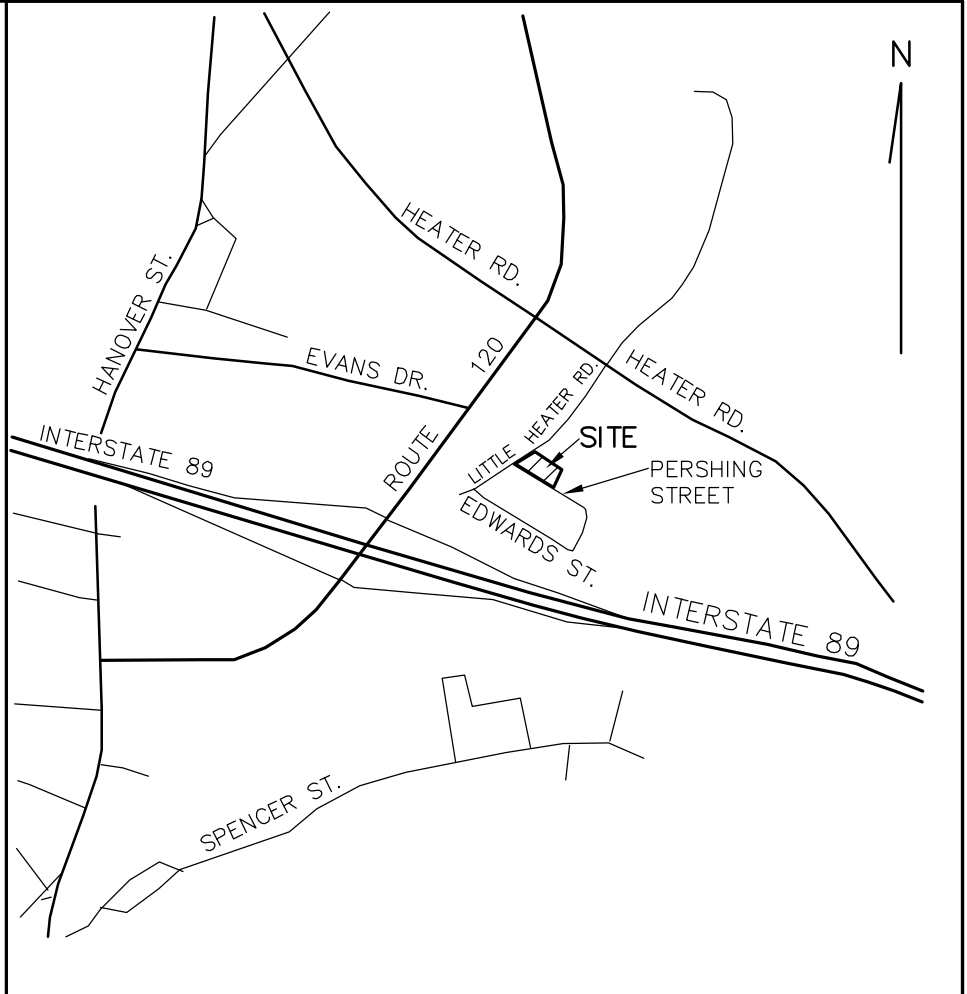
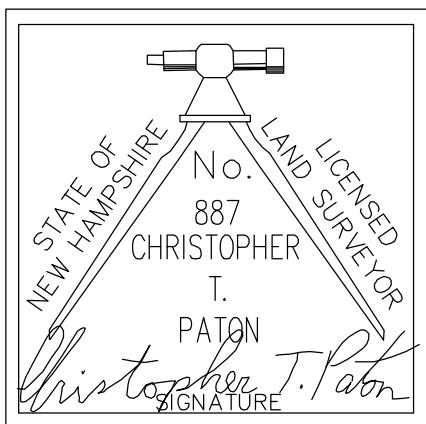
REFERENCE PLANS

- "HEATER ROAD PLAT"; DATED JULY 1925; PREPARED BY L.G. BASSO, C.E.; RECORDED IN BOOK 530 PAGE 192 G.C.R.D.
- "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR DECATO BROS., INC., HEATER ROAD, LEBANON, NH"; DATED 10/7/1994; PREPARED BY T & M ASSOCIATES; RECORDED AS PLAN 8130 G.C.R.D.
- "BOUNDARY SURVEY PLAT FOR 9 PERSHING STREET, LLC, 9 PERSHING ST., LEBANON, NH"; DATED JAN. 10, 2019; PREPARED BY ROCKWOOD LAND SERVICES, LLC; RECORDED AS PLAN 15665 G.C.R.D.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN RSA 676:18,III

DECEMBER 11, 2021
DATE

LICENSED LAND SURVEYOR (SEAL)



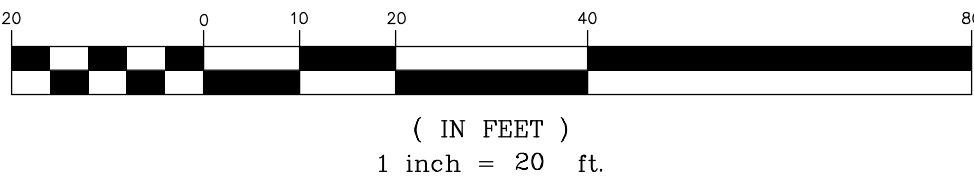
LOCATION MAP

NEW HAMPSHIRE GRID NORTH

LEGEND

- CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR TO BE SET
- BOUNDARY CORNER - UNMARKED
- UTILITY POLE
- OVERHEAD ELECTRIC
- SEWER MANHOLE
- HYDRANT
- WATER GATE VALVE

GRAPHIC SCALE



BOUNDARY AND TOPOGRAPHIC PLAN PREPARED FOR

EDWARDS PROPERTIES, LLC

LITTLE HEATER ROAD & PERSHING STREET
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED BY

PATON LAND SURVEYING, LLC

150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156

DATED: DEC. 11, 2021

SCALE: 1"=20'

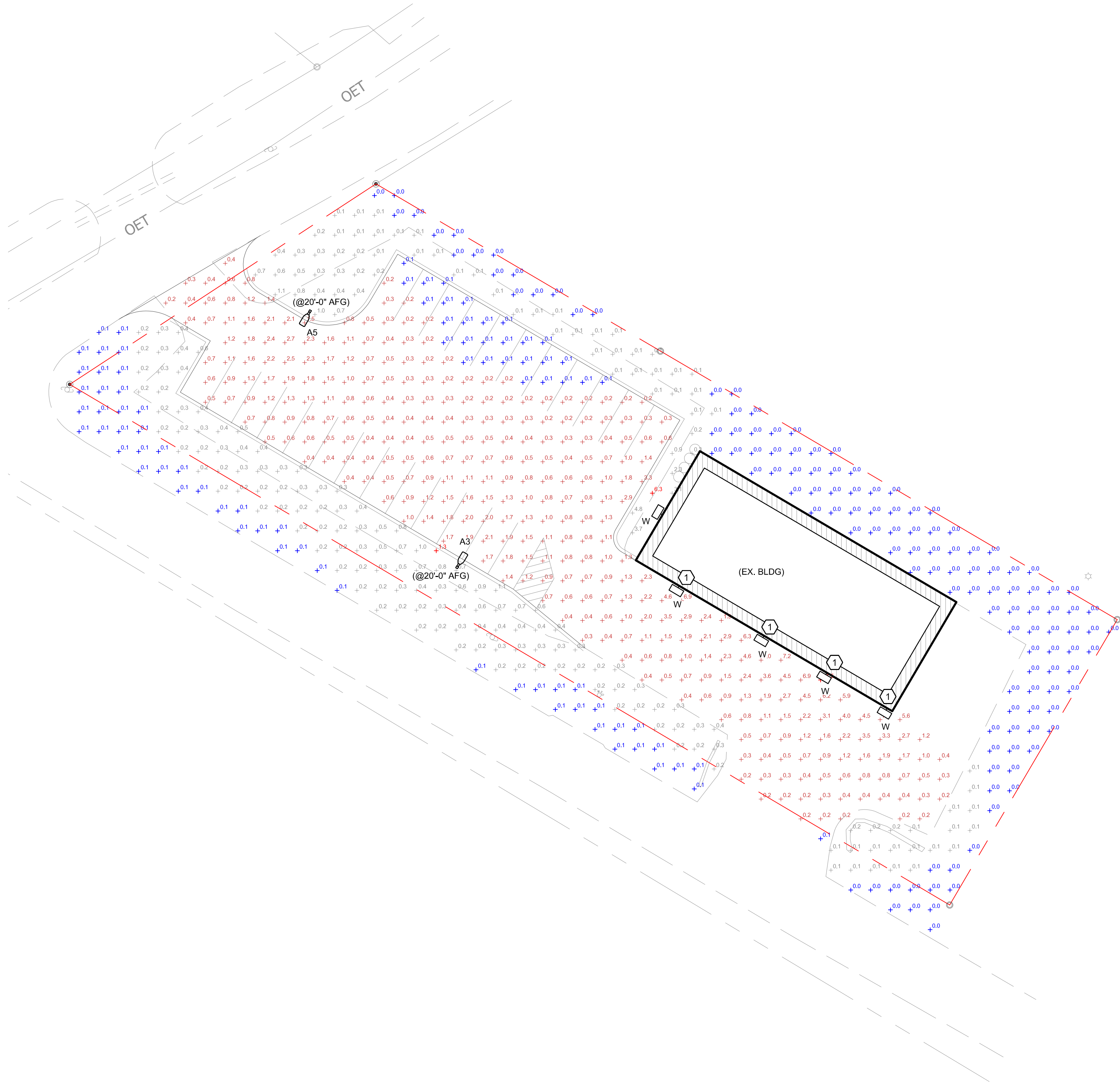
DRAWN BY: CP

CK'D BY: CTP

SURVEYED BY: TR, CTP, JM

PROJ. NO. 2021-282-60

SHEET 4 OF 14



1 PROPOSED SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

EXTERIOR FIXTURE SCHEDULE					
LABEL	QTY	DESCRIPTION	LUMENS	WATTS	COLOR TEMP
A3	1	FULL CUTOFF, VISUAL COMFORT DIFFUSED LED AREA LIGHT WITH TYPE 3 DISTRIBUTION, MTD @ 20'-0" AFG AND INTEGRAL PHOTOCELL/MOTION SENSOR	4,189	38 W	3000K
A5	1	FULL CUTOFF, VISUAL COMFORT DIFFUSED LED AREA LIGHT WITH TYPE 5 DISTRIBUTION, MTD @ 20'-0" AFG AND INTEGRAL PHOTOCELL/MOTION SENSOR	4,550	38 W	3000K
B	5	FULL CUTOFF, LOW GLARE LED WALLPACK MTD @ 12'-0" WITH INTEGRAL PHOTOCELL	2,679	30 W	3000K

EXTERIOR CALCULATED FOOTCANDLES						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	*MAX/MIN	*AVG/MIN
EXTERIOR FC @ GRADE	+	1.1 fc	11.5 fc	0.0 fc	N/A	N/A

*UNIFORMITY RATIOS ARE N/A WHEN SHOWING 0.0 FC

NOTES

- PROPOSED FIXTURES ARE "FULL CUTOFF" TYPE
- EXTERIOR FIXTURES TO BE 3000K COLOR TEMPERATURE
- TYPE "A" FIXTURES ARE CALCULATED AT A MOUNTING HEIGHT OF 20'-0" ABOVE FINISHED GRADE (AFG) AND A SETBACK OF 36" FROM EDGE OF PAVEMENT.
- BUILDING MOUNTED FIXTURES ARE CALCULATED AT 12'-0" AFG
- CALCULATION PLANE IS AT GRADE (0'-0" AFG)

KEYED NOTES

- 1 EXISTING LOCATION REPLACED WITH NEW



86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982

www.DefianceElectric.com

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	FOR PERMIT	01/06/22

CLIENT

ADVANCED GEOMATICS & DESIGN
LEBANON, NH

PROJECT

PERSHING STREET

LIGHTING PLANS

DWG TITLE

CALCULATED LIGHTING LEVELS IN
FOOTCANDLES (FC)

PROJECT NUMBER N/A
DATE 01/06/22
DRAWN BY T.BOUCHER

L-2

SCALE AS NOTED

Low profile, low glare. Edge-lit technology unlike any other.

Color: Black Weight: 18.7 lbs

Technical Specifications		
Compliance	LED Characteristics	Maximum Ambient Temperature:
UL Listed:	LEDs:	Suitable for use in up to 40°C (104°F)
Suitable for wet locations	Long-life, High-efficiency, surface-mount LEDs	Housing:
IESNA LM-79 & IESNA LM-80 Testing:	Color Stability:	Precision die-cast aluminum
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80	LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period	IES Classification:
California Title 24:	Color Uniformity:	The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
Can be used to conform with the requirements of California Title 24 Part 6.	RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.	Mounting:
DLC Listed:	Construction	Universal pole adapter
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.	IP Rating:	
DLC Product Code: P19V9GLB8	Ingress protection rating of IP66 for dust and water	
Performance	Cold Weather Starting:	
Lifespan:	Minimum starting temperature is -40°C (-40°F)	
100,000+hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C		

Technical Specifications (continued)	
Construction	Sensor Specifications
Lens:	Mini Level Motion Sensor;
Diffused Polymethyl Methacrylate (PMMA)	140 ft. diameter coverage from 20 ft. height.
Effective Projected Area:	Other
EPA = 0.61	Warranty:
Finish:	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty .
Formulated for high durability and long-lasting color	Buy American Act Compliance:
Green Technology:	RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Mercury and UV free. RoHS-compliant components.	Optical
	BUG Rating:
	B2 U0 G2
	Electrical
	Driver:
	Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional
	THD:
	9.36% at 120V, 17.01% at 277V
	Power Factor:
	99% at 120V, 92% at 277V

IVAT3-45LPA730KU/WS2

FIXTURE DETAILS - TYPE "A3"

Low profile, low glare, Edge-lit technology unlike any other.

Color: Black

Weight: 14.4 lbs

Technical Specifications		
Compliance	LED Characteristics	Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)
UL Listed: Suitable for wet locations IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80	LEDs: Long-life, high-efficiency, surface-mount LEDs Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.	Housing: Precision die-cast aluminum IES Classification: Type VS distributes light in a square symmetrical pattern and is meant for large, commercial parking lot lighting as well as areas where sufficient, evenly distributed light is necessary
California Title 24: Can be used to conform with the requirements of California Title 24 Part 6.		Mounting: Universal pole adapter
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the Highest tier of rebates from DLC Member Utilities. DLC Product Code: P23FQVH5	Construction	
	IP Rating: Ingress protection rating of IP66 for dust and water Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)	
Performance		
Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C		

Technical Specifications (continued)		
Construction	Sensor Specifications	Electrical
Lens: Diffused Polymethyl Methacrylate (PMMA) Effective Projected Area: EPA = 0.61 Finish: Formulated for high durability and long-lasting color Green Technology: Mercury and UV free. RoHS-compliant components.	Multi Level Motion Sensor: "40 ft. diameter coverage from 20 ft. height. Other: Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty . Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant. Optical BUG Rating: B2 U0 G1	Driver: Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional THD: 9.13% at 120V, 19.84% at 277V Power Factor: 98.6% at 120V, 90.2% at 277V

IVAT5S-45LPA730KU/WS2

FIXTURE DETAILS - TYPE "A5"

Ultra-economy wall pack with a sleek, contemporary look.

Color: Bronze

Weight: 4.7 lbs

Technical Specifications	
Compliance UL Listed: Suitable for wet locations. Suitable for mounting within 4 feet of the ground.	Note: All values are typical (tolerance +/- 10%)
Electrical Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 120V, 0.25A, 208V, 0.15A, 240V, 0.13A, 277V, 0.11A	Photocell: 120-277V Button photocell included. Photocell is compatible with 120V-277V.
LED Characteristics LEDs: Long-Life, high-efficacy, surface-mount LEDs	Construction Cold Weather Starting: Minimum starting temperature is -40°C (-40°F) Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)
Power Factor: 99.6% at 120V, 95.2% at 277V	Mounting: Housing contains two (2) conduit entry points, one on each side, and knockout pattern for junction box or direct wall mounting.
Surge Protection: 2.5kV	Lens: Glass
Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.	

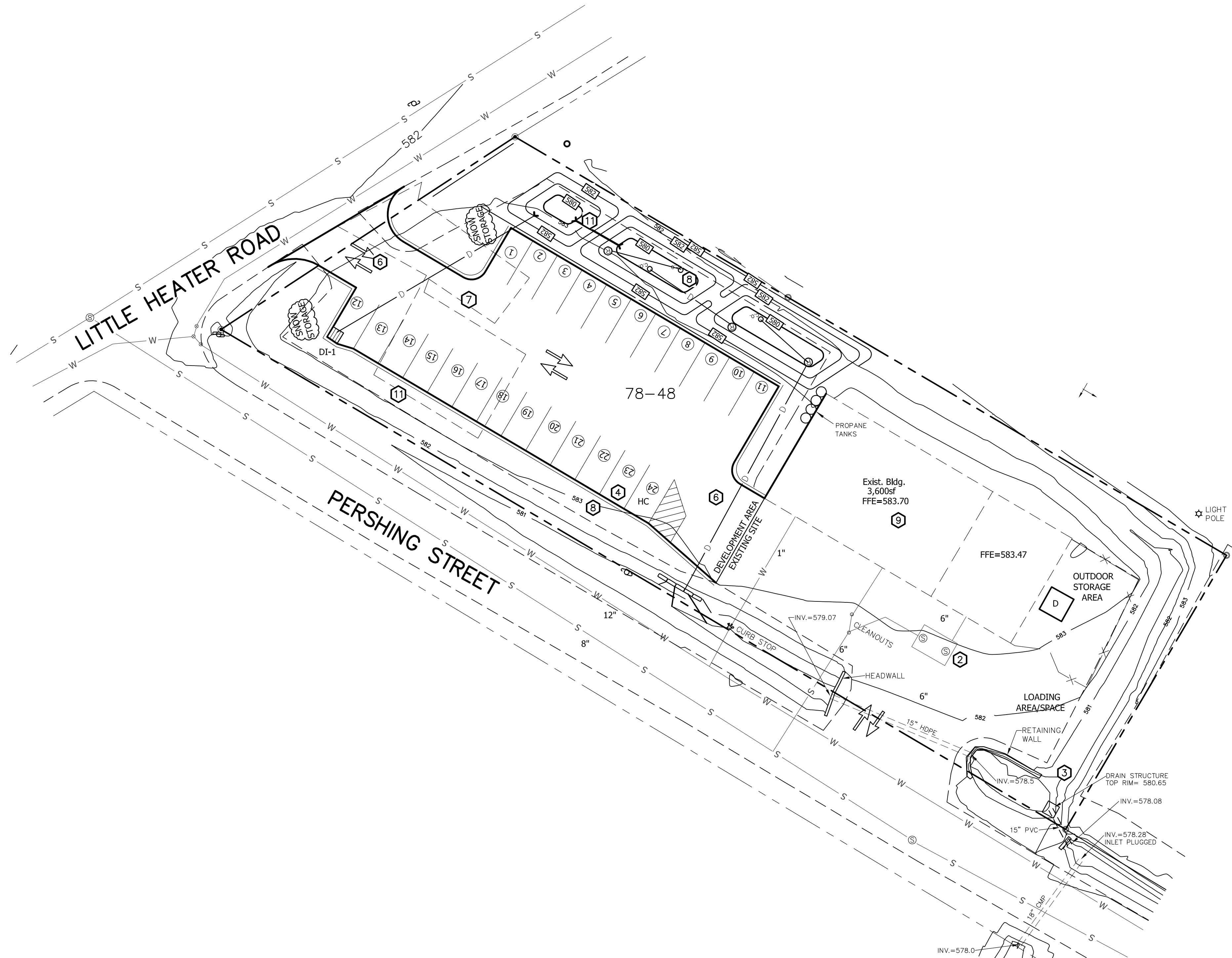
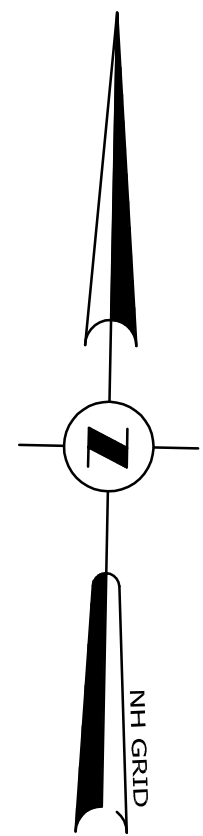
Technical Specifications (continued)		
Construction Gaskets: High-temperature silicone Green Technology: Mercury and UV free. RoHS-compliant components. Finish: Formulated for high durability and long-lasting color	Other Replacement: Replaces up to 100W Metal Halide 5 Yr Limited Warranty: The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty . Trade Agreements Act Compliance: This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act	Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Ordering Matrix			
Family	Lumen Package	Color Temp	Options
W17	30L	Y	/PCU
30L = Small (2900lm, 30W) Blank = 5000K (Cool) Blank = No Option 36L = Small (3600lm, 33W) = 3000K (Warm) PCU = 120-277V Button Photocell 55L = Medium (5500lm, 50W) 75L = Medium (7500lm, 69W) 90L = Medium (9000lm, 80W) 150L = Large (15000lm, 139W)			

FIXTURE DETAILS - TYPE "B"

[illegible]

SALE AS NOT



SITE PLAN



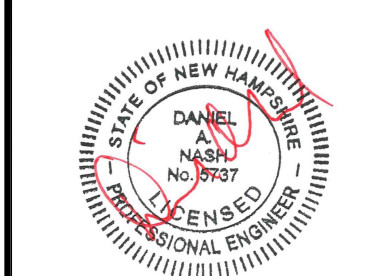
NOTES:

1. ENTIRE SITE IS MAPPED AS FLOOD PLAIN. BASE FLOOD ELEVATION=580.28 (BASED ON HYPER THERM STUDY). SITE CONTOURS AND SPOT SHOTS BASED ON NAVD88. FLOOD STUDY IS BASED ON NGVD29, WHICH IS 0.35' HIGHER.
2. GRIT/OIL SEPARATOR.
3. EXISTING SITE DETENTION/TREATMENT FACILITY.
4. VEHICLE PARKING SPACES 9X16 TYPICAL.
5. AREA OF PAVEMENT PLACED IN SEP'21=11,305sf+/- . PAVEMENT TO BE REMOVED=3,880sf+/- . NET NEW PAVEMENT=7,425sf+/- .
6. 20' AISLE
7. DETENTION/RECHARGE SYSTEM..
8. LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
9. 5 BAY BUILDING.
10. NOT USED.
11. CURBING SHALL BE SLOPED GRANITE.

NO.	REVISIONS	DATE
2	GRAVEL WETLAND	09/17/2022
1	UPDATE	01/24/2022
#		

SITE PLAN
FOR
EDWARDS PROPERTIES, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 01/10/2022

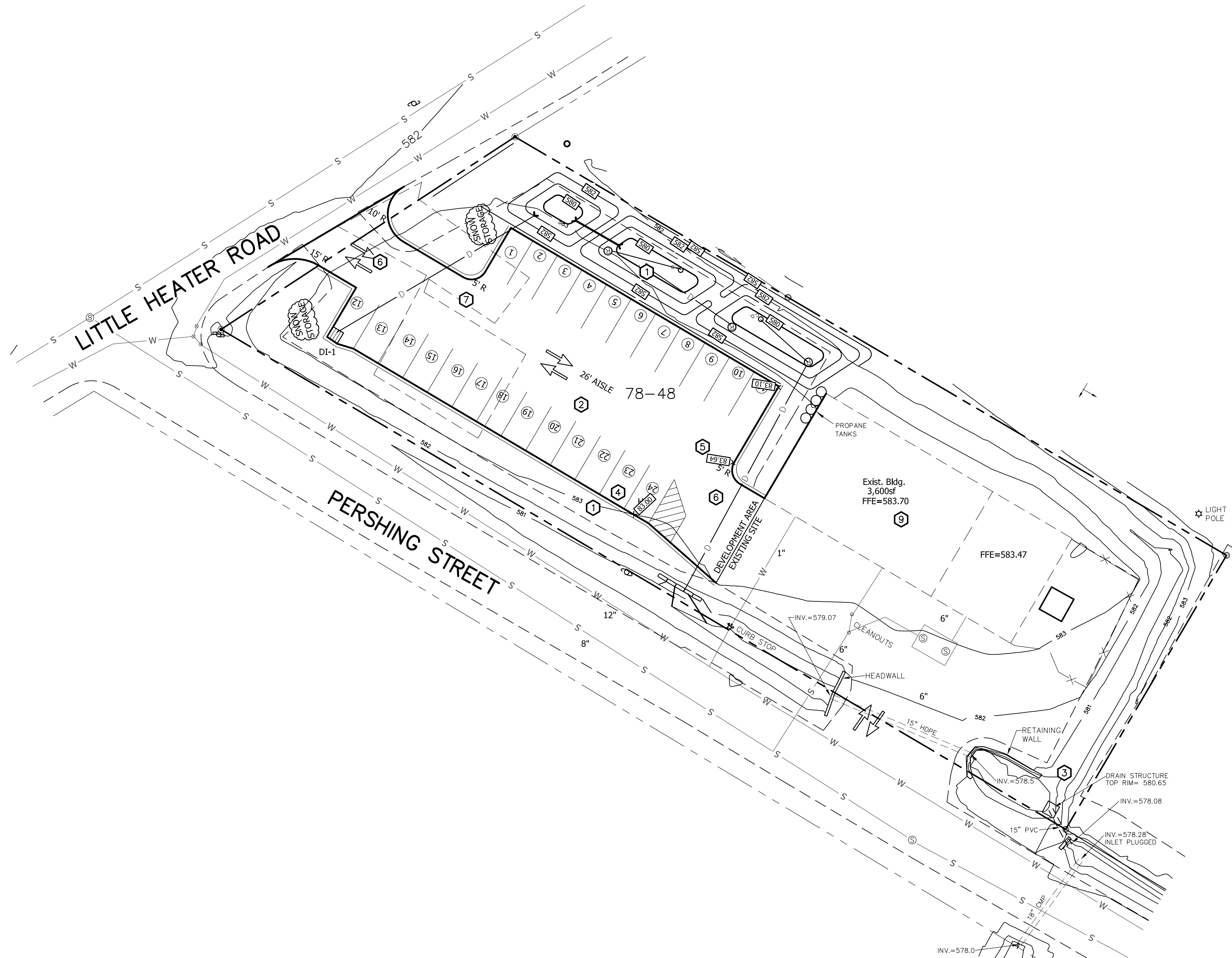
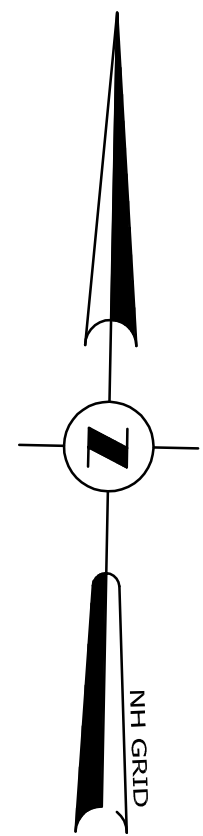
PERSHING ST
CAR WASH

SITE
PLAN

C-1

© 2022
ADVANCED GEOMATICS & DESIGN

DWG: M:\21017-PL2.DWG



DETAILED GRADING PLAN

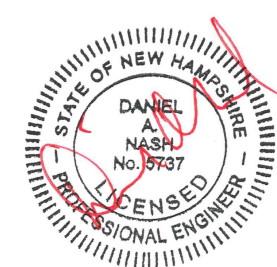


NOTES:

- 1 PARKING HAS BEEN SHIFTED SLIGHTLY NORTH TO GIVE MORE LANDSCAPE SPACE ALONG PERSHING STREET AND MORE ON THE NORTH SIDE OF THE SITE.
- 2 16' DEEP PARKING SPACES; 26' AISLE.
- 3 EXISTING SITE DETENTION/TREATMENT FACILITY.
- 4 VEHICLE PARKING SPACES 9X16 TYPICAL. (ALLOWED CURB OVERHANG)
- 5 SPOT SHOTS PROVIDED FOR CLARITY. INTENT FOR GRADES TO MATCH EXISTING PAVING.
- 6 20' AISLE
- 7 DETENTION/RECHARGE SYSTEM..
- 8 NOT USED.
- 9 5 BAY BUILDING.

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 01/10/2022

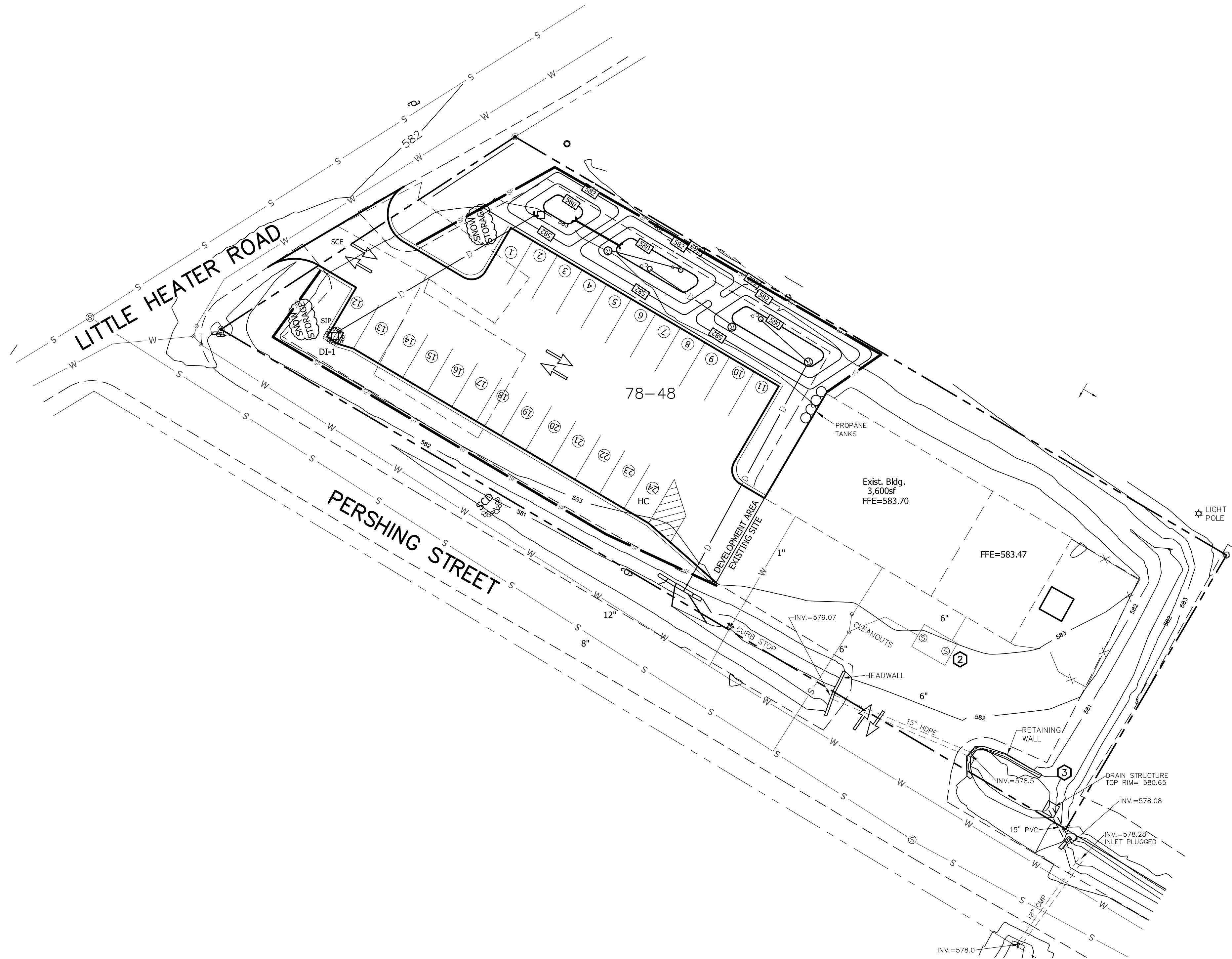
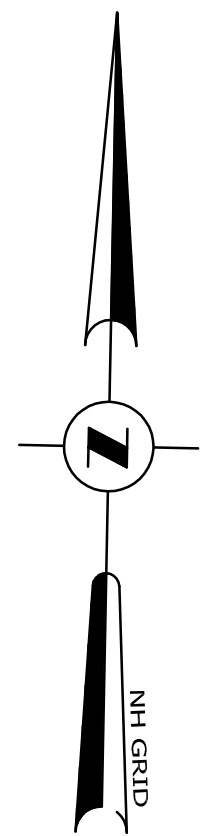
PERSHING ST
CAR WASH

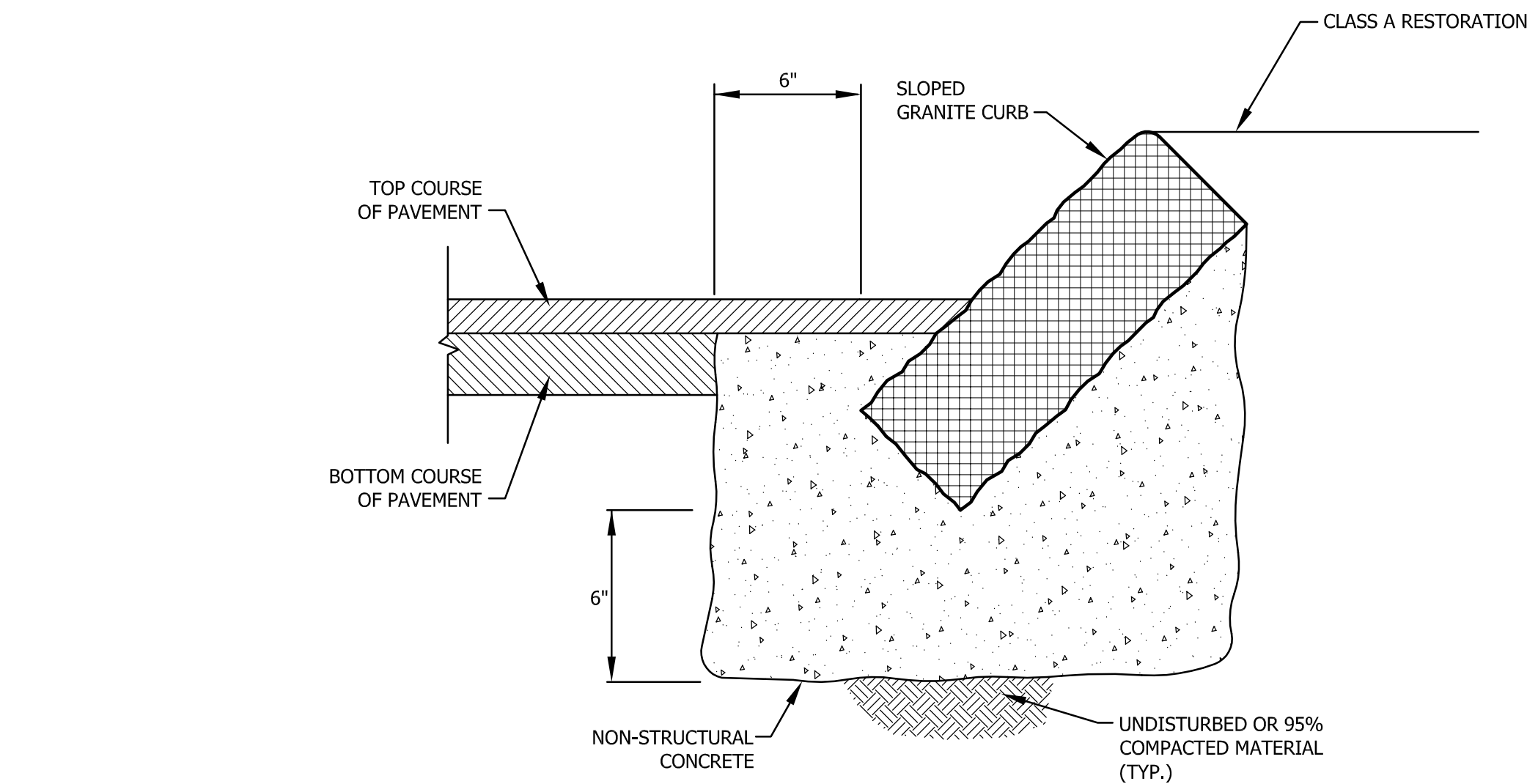
DETAILED
GRADING PLAN

C-2

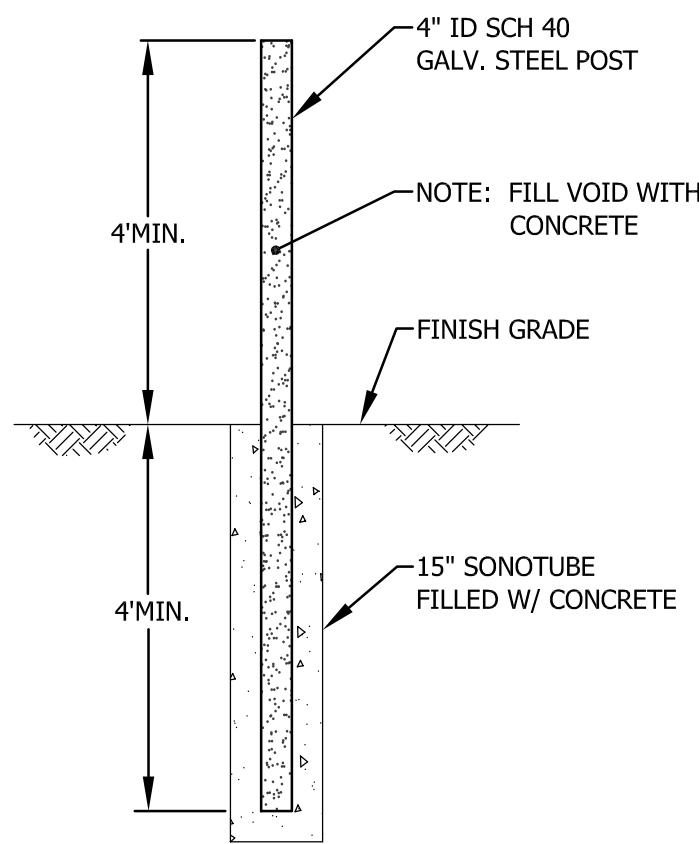
© 2022
ADVANCED GEOMATICS & DESIGN
DWG: M:\21017-PL.DWG

SHEET 9 OF 14





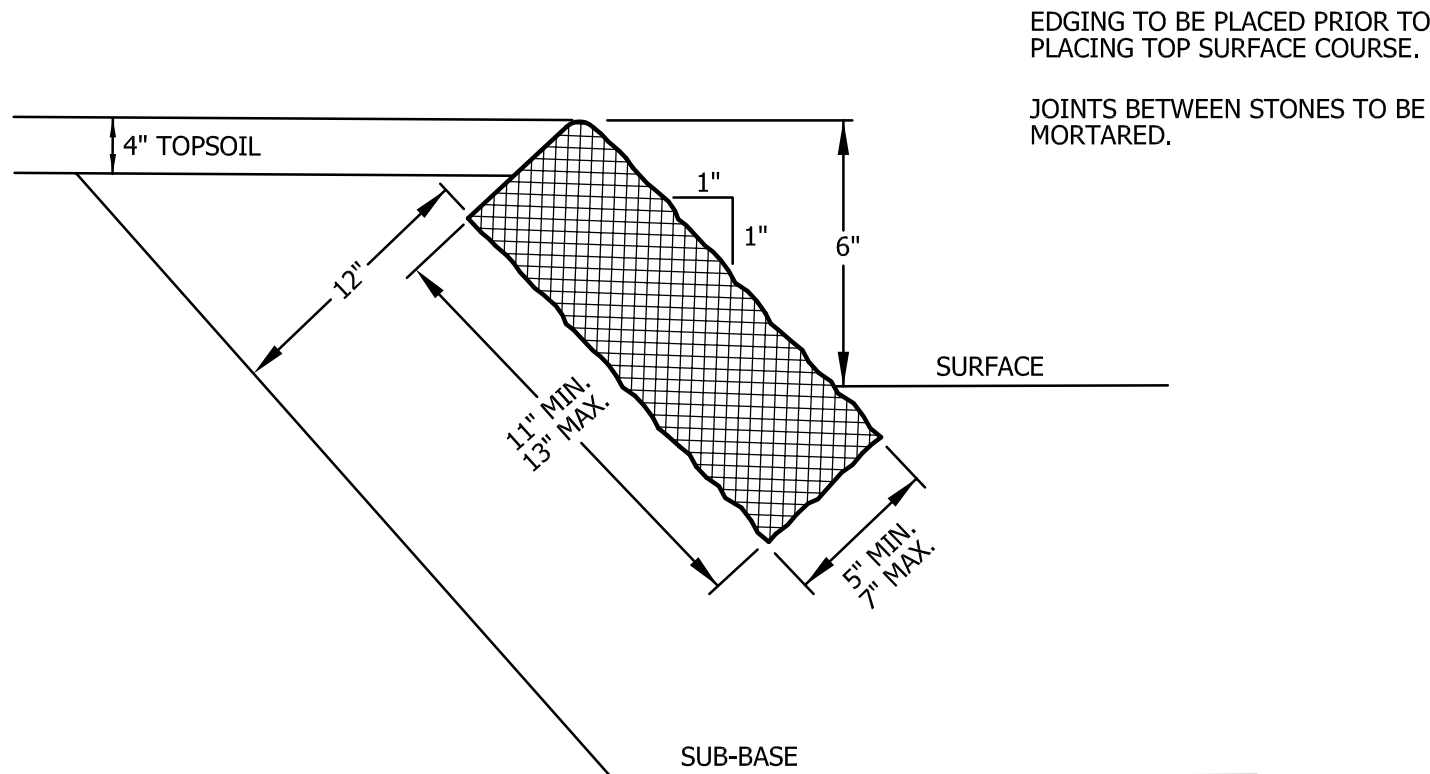
CURB SETTING DETAIL
N.T.S.



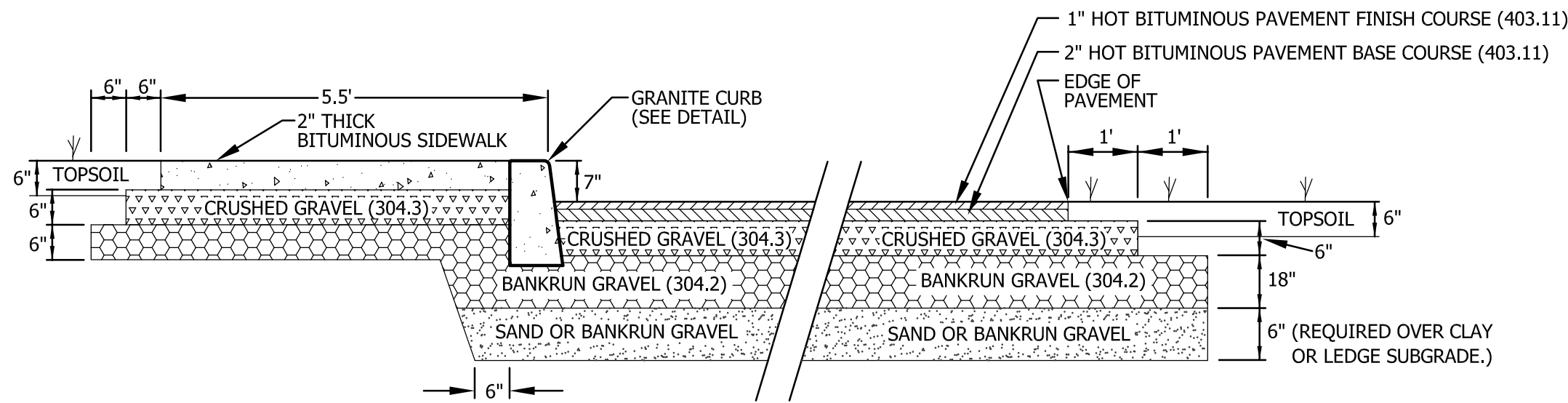
BOLLARD DETAIL
N.T.S.

NOTES:

1. BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
2. SPACING SHALL NOT EXCEED 4' ON CENTER.
3. BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
4. BOLLARDS SHALL EXTEND A MINIMUM 4' ABOVE FINISHED GRADE.
5. BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



SLOPED GRANITE CURB
N.T.S.



NOTES:

- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION
N.T.S.

GENERAL NOTES:

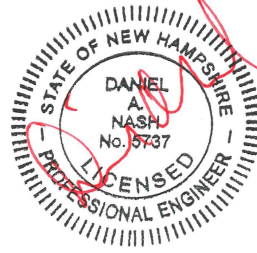
- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.

SITE DETAILS

FOR
EDWARDS PROPERTIES, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 1/10/2022

**PERSHING ST
CAR WASH**

**SITE
DETAILS**

D-1

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-DET

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- 1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE, GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- 3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- 4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- 5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- 6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

- 1) TEMPORARY EROSION CONTROL.

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- 2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLING AND REDUCE SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDBED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

- 3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

- 5) SEEDING AND MULCHING

ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL - 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

- 6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

- 7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

- 8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS. CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- 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 AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- 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
- 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.

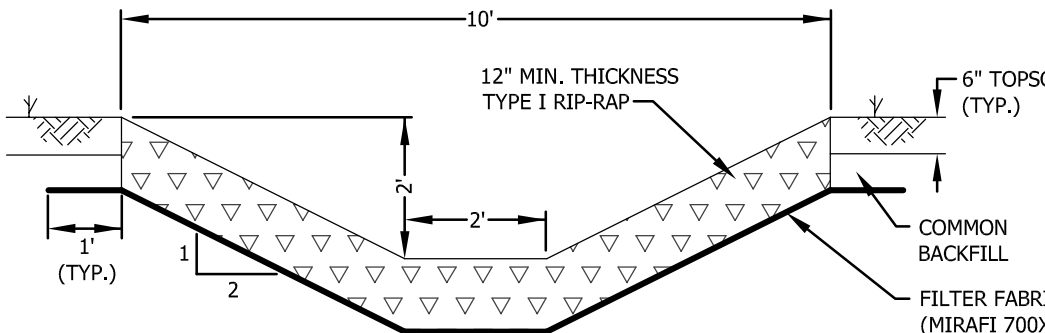
EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

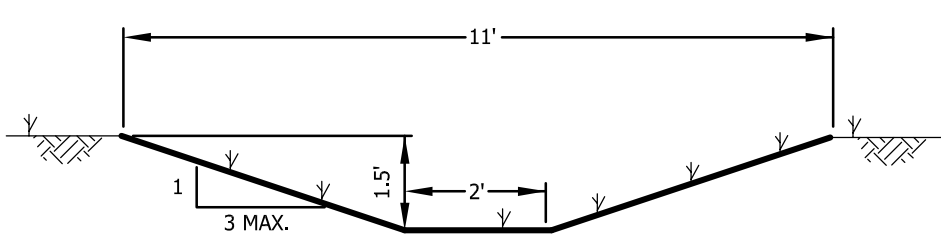
MAINTENANCE INDEX

*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

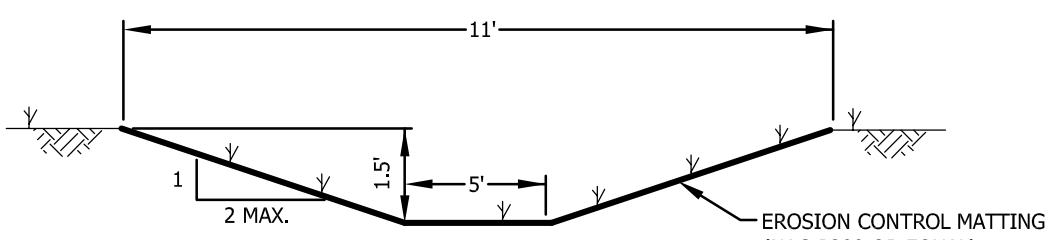
- A) TO BE INSPECTED DAILY.
- B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

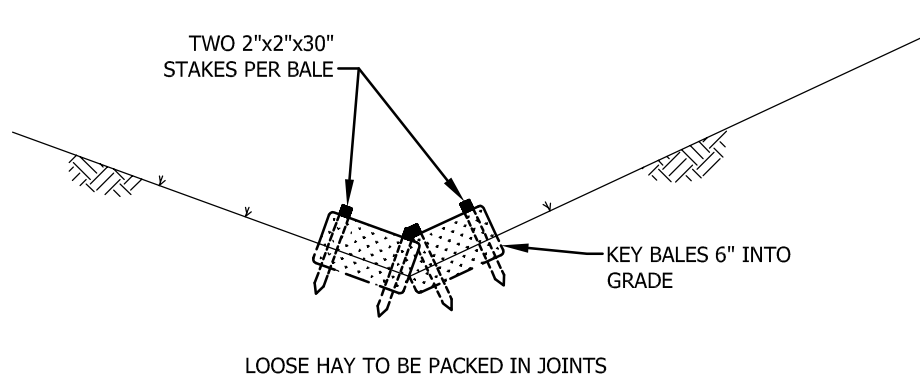
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- (A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- (B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

TYPICAL DRAINAGE DITCH SECTIONS

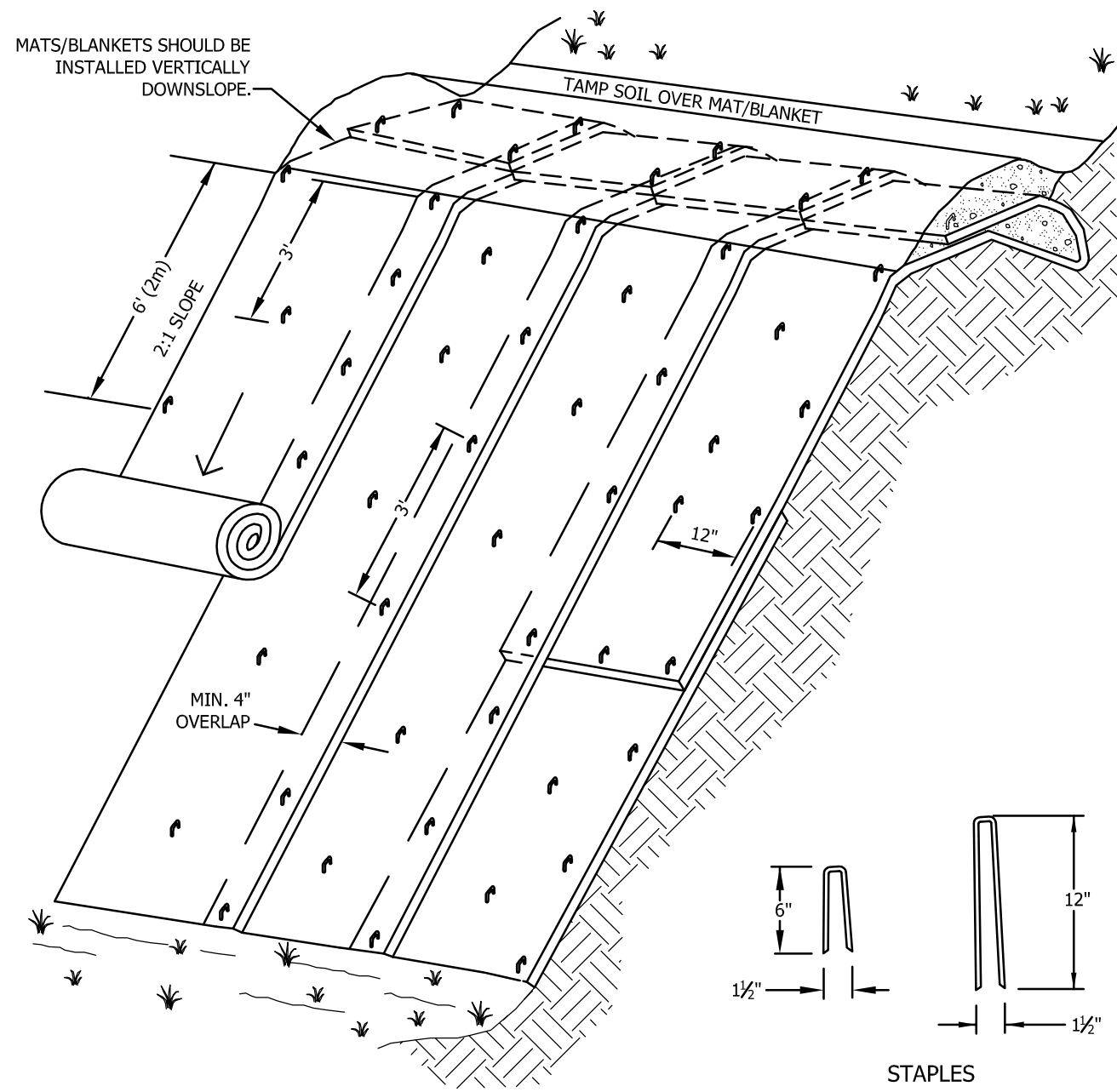
N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.



STAKED HAY BALES (BMP-SHB)

N.T.S.

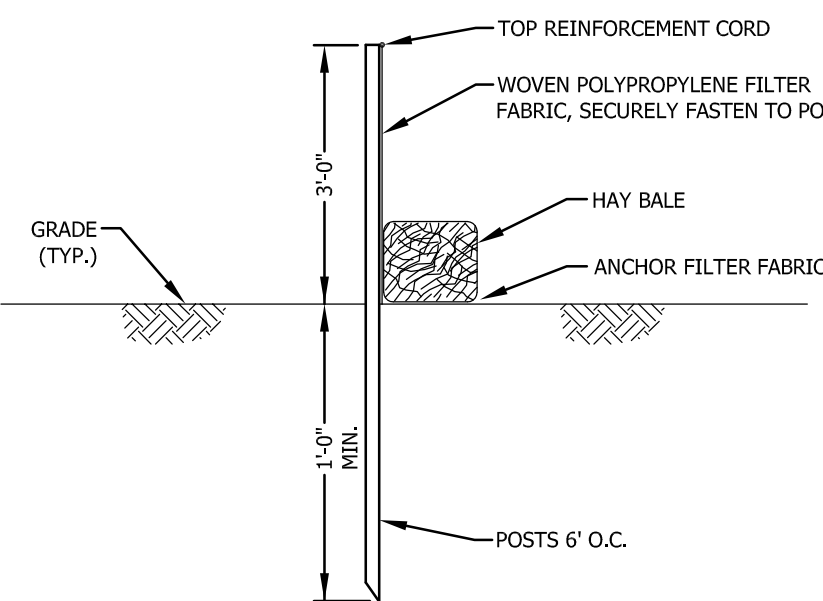


NOTES:

- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- 2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- 3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

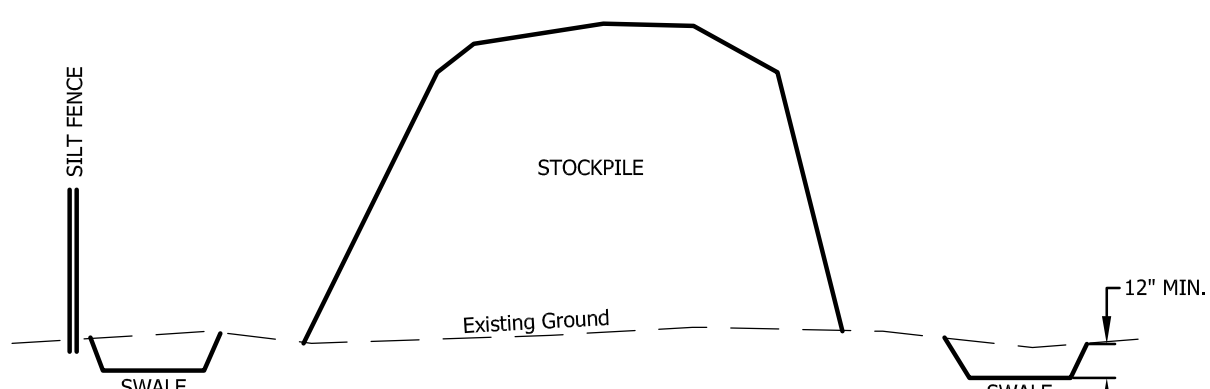
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

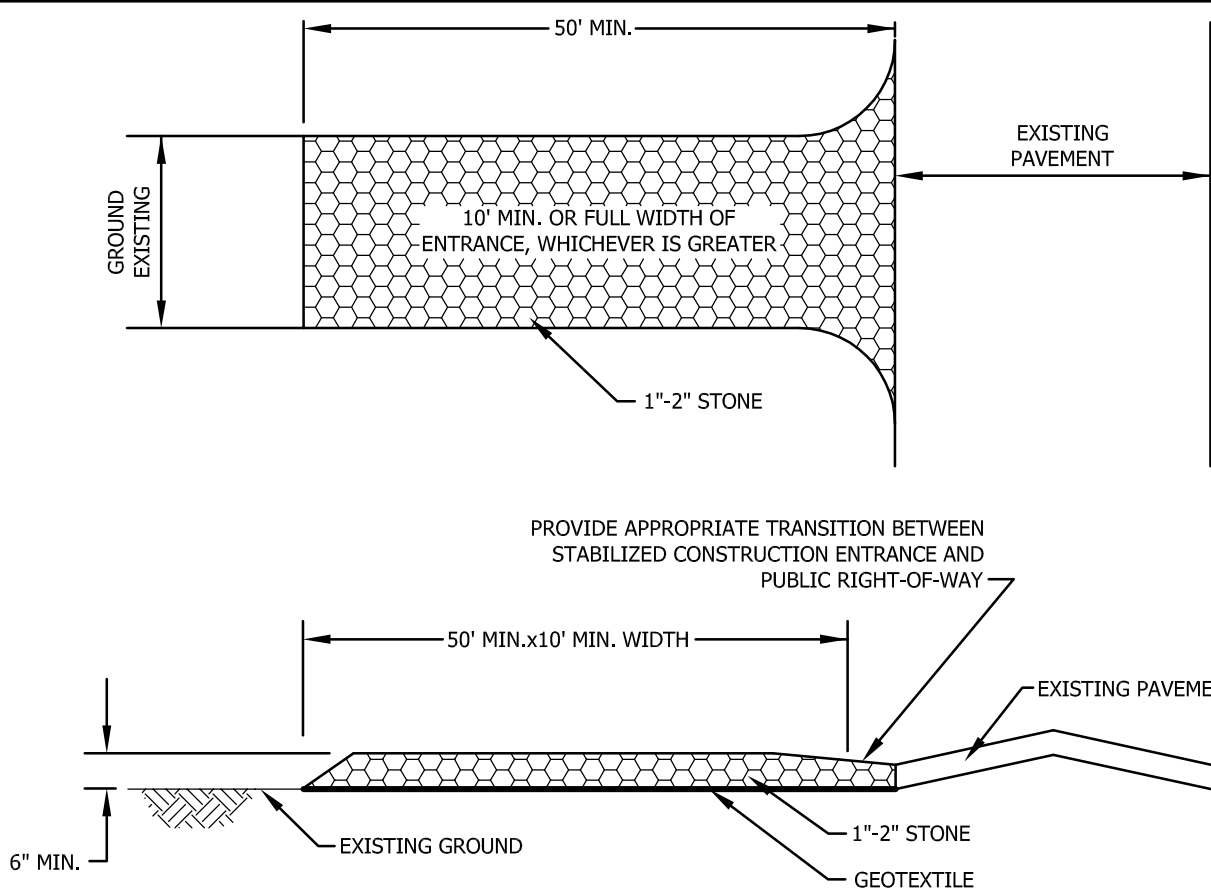


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

- 1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
- 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
- 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.

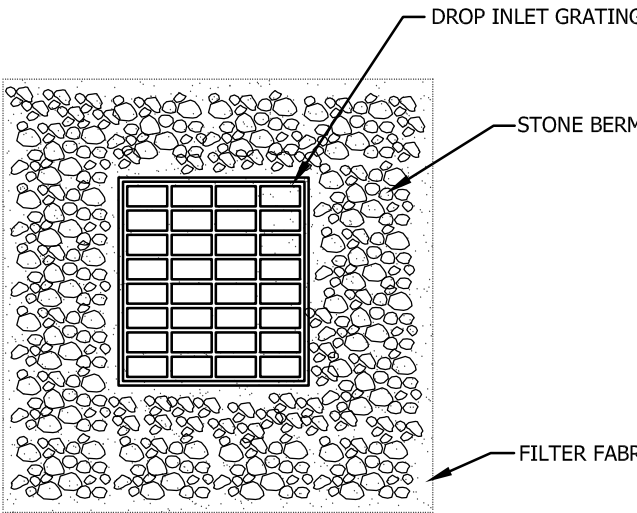


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

NOTES:

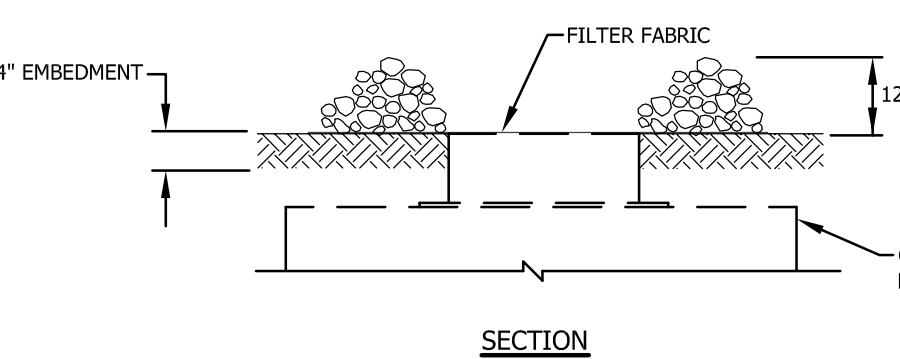
- 1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- 2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

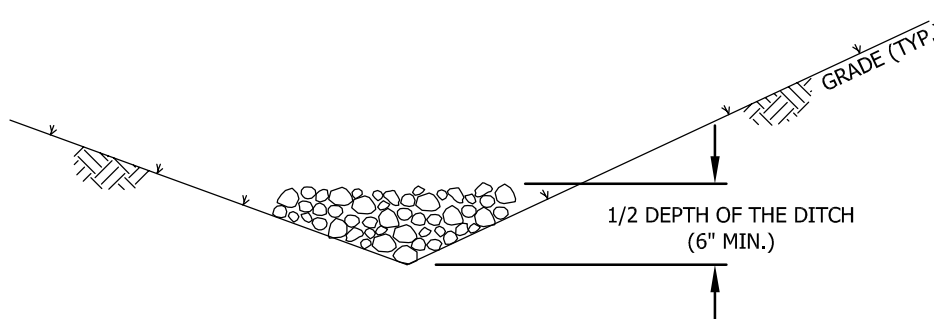
NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP - SCD)

N.T.S.

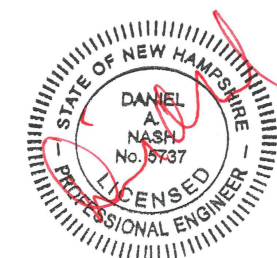
PERSHING ST CAR WASH
FOR
EDWARDS PROPERTIES, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

PERSHING ST
CAR WASH

EROSION CONTROL
DETAILS

D-5

© 2022
ADVANCED GEOMATICS & DESIGN

DWG: 21017/21017-DET

SHEET 14 OF 14

**Agenda
Planning Board
April 11, 2022**

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

**Robert & John Oakes,
92 Riverside Drive
(Tax Map 111, Lot 16),
zoned RL-1
PB2022-06-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 11, 2022 Meeting

Staff Memorandum – PB2022-06-SPR – *cont'd from 3/14/22*

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID: PB2022-06-SPR

Application Type:

Site Plan Review to construct a +/- 25,976 sq. ft. commercial self-storage unit facility

Property Location & Tax Map:

92 Riverside Drive (Tax Map 111, Lot 16)

Applicant/Property Owner:

Robert & John Oakes

Zoning District:

Rural Lands One (RL-1) District

Property Size:

+/-3.53 acres (*per the applicant's site plan*)

Existing Improvements and Use:

+/-1,938 sq. ft. one-family dwelling (*per the City Assessor's records*); a conforming use in the RL-1 District

Proposed Improvements and Use:

A self-storage warehouse facility; one-family dwelling to be removed

Overlay Districts:

None

Future Land Use Map:

Residential – Low

Staff Attachments:

Letter dated April 4, 2022, from Steve Keach, PE, of Keach-Nordstrom Associates, Inc. (engineering review of revised plans dated 3/13/22, 6 pages)

LEGAL NOTICE

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

NEW PLANS AND APPLICATION MATERIALS

- ▶ Letter dated February 15, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (waiver requests; 2 pages)
- ▶ Updated Application for Waivers (2 pages)
- ▶ Perimeter Landscaping Exhibit dated February 15, 2022, prepared by Advanced Geomatics & Design
- ▶ Letter dated March 13, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (response to Reviewing Engineer comments; 3 pages)
- ▶ Memo dated March 4, 2022, from Corey Mack, PE of WCG (fire truck tracking path analysis, 6 pages)
- ▶ Letter dated March 10, 2022, from Randall Rhoades, PE, of M&W Soils Engineering, Inc. (soils report; 7 pages)
- ▶ Plan set titled "Oakes Storage, LLC," dated December 13, 2021, last revised March 13, 2022, prepared by Advanced Geomatics and Design, PN: 20-001 (17 sheets)

STAFF COMMENTS

In response to the Reviewing Engineer's comments (as set forth in a memo from Steve Keach, PE, dated February 2, 2022), the applicant submitted the above-referenced revised plans and materials. The Reviewing Engineer's comments on the above-referenced plans and materials are attached hereto (see memo from Steve Keach, PE, dated April 4, 2022, reviewing revised plans dated March 13, 2022).

UPDATED RECOMMENDED CONDITIONS OF APPROVAL

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. The applicants shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a) Add Sheet ES101 to Table of Contents and add Sheet number (i.e. Sheet 9 of 17).
 - b) Add the following as a note on the cover sheet and on the site plan (Sheet 9): "Business hours shall be limited to 6AM to 8PM." (*per the Zoning Board conditions of approval for the Variance granted on 3/1/21, ZB2020-36-VAR*).
 - c) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

The applicants 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.

2. The applicants 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.
3. 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

4. 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 erosion control measures, stormwater management infrastructure, and work within the City's right-of-way (water, sewer, road, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicants 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 applicants shall sign an Infrastructure Inspection Agreement.
5. 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.
6. Prior to the start of any construction activities on the property, the applicants shall obtain or update (if appropriate) any required State approvals.

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

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

8. 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

9. The applicants 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.
10. 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.
11. The applicants shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
12. 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: Robert & John Oakes (via e-mail)
Dan Nash, PE, Advanced Geomatics and Design (via e-mail)
File

April 04, 2022

Mr. Brian A. Vincent, P.E.; City Engineer
City of Lebanon – Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

Subject: **Site Plan Review Application – Oakes Storage, LLC**
 92 Riverside Drive (Map 111 – Lot 16); Lebanon, New Hampshire
 KNA Project No. 21-1216-2

Dear Mr. Vincent:

As you may recall, on January 12th and February 2nd we issued letter reports in response to the subject application. Within each report we offered a series of comments and recommendations generated as a result of consideration and review of project plans and supporting information received through each date. On March 15th we received copies of updated technical information submitted to City officials by or on behalf of the applicant. Specifically, we acknowledge receipt of copies of the following documents:

- A cover letter, with attachments, addressed to the City Engineer, prepared by the applicant's consultant on March 13, 2022.
- A fire truck tracking path analysis dated March 04, 2022.
- A geotechnical (letter) report (with attachments) dated March 10, 2022.
- A site plan (16 drawings) dated December 13, 2021; and last revised March 13, 2022.

Based upon consideration and review of this latest submittal we are pleased to advise that the applicant's consultant was able to satisfactorily address many of our prior remarks. Accordingly, our remaining comments and recommendations are limited to the following:

General Comments

1. We understand the applicant has voluntarily merged parcels previously identified on Map 111 as Lots 3-1 and 16 to create the 3.53± acre parcel (Lot 111 -16) that is the subject of the current application. We recommend the text of Note No. 6 on the Cover Sheet to the final site plan be updated to both acknowledge that outcome and note the book and page number at which the resulting Notice of Voluntary Lot Merger has been recorded at the GCRD.

2. We recommend the Planning Board rely on authority of Section 8.3 of the Site Plan Review Regulations (SPRR's) to require, as a condition of approval, the applicant provide a performance guarantee, in an amount and form acceptable to your Department, to serve as a financial surety for restoration of the site in the event of abandonment, installation and maintenance of appropriate erosion and sedimentation controls throughout construction, as well as full and final completion of any proposed public improvements and/or work within a public right-of-way.

Planning/Design Matters

1. Based upon our consideration and review of Sheet L-1 (Landscape Plan) we continue to offer the following remarks:
 - In order to satisfy the requirements of Section 5.1.E.16 of the SPRR's we continue to recommend the drawing be expanded to provide required shading calculations.
 - Landscape Notes No. 9 & 10 on Sheet L-1 are duplicative. We recommend Note No. 10 be deleted.
2. We understand detailed structural design drawings of proposed retaining wall construction will be submitted to the Building Department for review and possible approval at a future date. We recommend Building Department approval of proposed retaining wall construction, including detail of safety rail installation, be a condition of site plan approval.
3. Note No. 6 provided on Sheet C-1 identifies a planned "entry control gate". We recommend the site plan specify the type and variety of proposed gate installation, including accommodations for 24-hour access acceptable to the Fire Department, prior to or as a condition of site plan approval.
4. If commercial signage is proposed we would recommend a detailed signage plan, sufficient to satisfy and demonstrate compliance with requirements of Section 5.1.E.14 of the SPRR's, be provided prior to or as a condition of site plan approval.
5. As previously acknowledged, drainage computations provided under this application were prepared using the Rational Method. Although this method of analysis was commonly used for decades, in recent years its use has diminished sharply. That said it continues to be this writer's opinion that the Rational Method, if properly implemented, remains viable and appropriate for use in the analysis of small watersheds. Although we take no exception to use of the Rational Method in the current instance, in our prior review of drainage computations submitted on behalf of the applicant we noted selection of several Runoff Coefficient (C) values for unpaved surfaces did not appear to take into consideration soil type, land slope and/or vegetative cover conditions. Rather, the design engineer used a uniform coefficient value of 0.3 for all unpaved surfaces. In our view this choice was conservative and likely served to overestimate calculated runoff volumes, especially at 5.11-acre sub-catchment Area 8. Secondly, we observed that it appeared all

Mr. Brian A. Vincent, P.E.

April 04, 2022

volume estimates were derived based on assumed Time of Concentration (Tc) values of 10 and 30 minutes respectively. While use of prescriptive Tc values is appropriate for small catchment areas, we anticipate the actual time of concentration values at sub-catchment Areas 1 and 8 are greater than presumed. Again, as previously noted, we suspect the design engineer's use of presumed and uniform time of concentration values throughout likely served to overestimate calculated runoff volumes. Accordingly, we offered the following remark in our letter report of February 2nd: *"We continue to recommend the design engineer revisit the analysis and rely on weighted Runoff Coefficient values which account for variation in soil, slope and ground cover conditions as well as calculated Tc values (using a default minimum Tc value of 10 minutes)"* to which the applicant's consultant responded: *"I stand by my calculations. This issue is a matter of design preference." The areas with long times of concentration will yield no result that has any impact on this site design.* Unless and until analysis is revisited and adjusted as previously recommended, we are unable to confirm validity of the design engineer's concluding remarks. That said, as acknowledged above, the most recent submittal included a geotechnical letter report dated March 10, 2022. Information contained in the report included results of in-situ testing performed to estimate the infiltration rate of existing soils in the immediate vicinity of both northerly and southerly segments of a planned stormwater infiltration system detailed on Sheet C-3 of the site plan. Results reported by the applicant's geotechnical engineer indicate in-situ infiltration rates of 6.25 (IP-2) and 0.75 (IP-1) inches-per-hour respectively in the vicinity of the northerly and southerly segments of the planned stormwater infiltration system, whereas design computations previously submitted by the applicant's consultant relied on use of presumed infiltration rate values of 1.0 and 4.0 inches-per-hour respectively at the same locations (See calculations submitted under correspondence last revised on January 26, 2022). Regardless of any difference of professional opinion which may continue to persist regarding runoff coefficient and time of concentration values, reported differences in measured and presumed infiltration rates alone warrant revisitation of stormwater analysis and design.

We trust you will find remarks provided in the foregoing letter report useful in its continued consideration and review of the subject application. As always, please contact this writer in the event you should have specific questions or further instructions related to this matter.

Sincerely:

Steven B. Keach, P.E.

President

Keach-Nordstrom Associates, Inc.



15 February 2022

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

Re: Site Plan Lot 111-16
Fellows Hill Road

Dear Mr. Corwin:

This letter is being written to support the updated waiver requests and the staff's recommendation that the application be deemed not complete.

Section 5.1.E.6. A waiver has been requested to not provide 5' contours. This requirement is illogical because sites are mapped at a uniform scale. To utilize two differing contour intervals the graphic becomes misleading. I suggest at an upcoming meeting, the Board consider revising 5.1.E.6. I recommend the sentence "Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals." This sentence is confusing. Does it apply to the overall site? Does it apply to micro-analyzed portions of the site? I suggest the sentence be replaced with: "On large sites, or sites with steep topography, the applicant may elect to map the site at 5-foot contour intervals for clarity." This gives the option to provide clarity in the map and eliminates the confusing requirement language.

Section 5.1.E.16. The majority of the site already has a healthy growth of trees and shrubs, providing a healthy vegetative perimeter. The area of vegetation to remain well exceeds the required perimeter landscaping. In addition, the exhibit attached to the waiver requests illustrates calculations and the waiver request includes a partial waiver for this item to only consider the disturbed portion of the perimeter.

Section 6.2.B. A waiver has been requested, as agreed at the 14Feb22 meeting. However, as mentioned above, the site has a healthy vegetative perimeter. In addition, the trees and shrubs provided exceed quantities required for the disturbed portion of the perimeter.

Section 6.6. A waiver has been requested for this item. We believe the only item missing is the test pit report for the infiltration calculations. It is our opinion that between the updated plan set, the updated drain report, and the letter dated 24Jan22, we have addressed all of the 3d party engineer comments. It appears that the 3d party engineer has not reviewed and commented on the updated submittal items.

Fellows Hill Road
City of Lebanon
15Feb2022

Specifically regarding items 20 and 24, as noted in your staff memo. Item 20 dealt with drive widths. They are noted on Sheet C-2. Item 24 dealt with providing a vehicular slope protection barrier at the end of the aisles. A note, Note 4, Sheet C-1 addresses this Item.

Please let us know if you need any additional materials regarding this submittal.

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Updated Waiver request; revised 15Feb22
-Landscape waiver exhibit, Sheet C-1A.

CC: Bobby Oakes

M:\2020_projects\20-001\planning_board\submittal_15Feb22\col_oakes_15feb22.docx



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: _____ JOHN&ROBERT OAKES

Project Name: _____ OAKES STORAGE

Project Address: _____ FELLOWS HILL ROAD

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

As a mini-storage building, the front and sides are made to fully accessible to place and remove goods from storage. the single sided units on the north and south sides of the site comply with this requirement for the sides and rear of those buildings.

2. Section **6.5.D.5** (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

There is no need for a sidewalk in this area. There are no connecting sidewalks anywhere near. The project will generate zero pedestrian traffic.

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

There are slopes in excess of 20% on the west and south sides of the site. Mapping these areas at a different contour interval will give a distorted view of the site topography. It is also not an accepted practice to map sites at two different contour intervals.

4. Section **5.1.E.16** (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / Criteria B because _____

The attached exhibit indicates the majority of the site has existing perimeter landscaping well in excess of 15'. A partial waiver is requested to calculate the landscaping required for the existing landscaped portion. This existing area would more than cover the area required for the entire site. The exhibit indicates the regraded portion of the perimeter which was used to calculate perimeter landscaping. the calculations show proposed quantities are well in excess of required.

5. Section **6.2.B** (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / Criteria B because _____

See above and attached exhibit.

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

The site complies with the stormwater management guidelines. The revised plans, the updated drain report, and the supplemental submittal dated 22Jan22 address the concerns of the review engineer. We request the soils report be a condition of approval; the testing has been done and waiting a final written report.

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

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

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: 12-10-2021



PERIMETER LANDSCAPING CALCULATION

PERMITER TO BE LANDSCAPED
 $L=48+171+131+78=428'$
 $AREA=428*15=6,420sf$

TREES RQD=6,420/600=10.7 ROUND UP=11
TREES PVD=29

SHRUB&UNDERSTORY RQD=6,420/600*4=42.8 ROUND UP=43
PVD=52

EXISTING PERIMETER
LANDSCAPING (GREEN)

EXISTING PROPERTY
LINE (YELLOW)

LANDSCAPE EXHIBIT
PERIMETER LANDSCAPING
AGD/DAN
15FEB22

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

LANDSCAPE EXHIBIT
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

SURVEYED:	PATON SURVEYS
DESIGNED:	DAN
DRAWN:	KH/J
CHECKED:	DAN
DATE:	2/15/2022

OAKES
STORAGE

LANDSCAPE
EXHIBIT

C-1

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-PL6



13 March 2022

Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Response to 3d Party Letter dtd 2Feb22
Site Plan Lot 111-16
Fellows Hill Road

Dear Mr. Vincent:

We offer the following responses to those items in the 2Feb22 letter by Keach-Nordstrom:

General Comments.

Item 1. Merger. The lots have been merged.

Item 2. Bond. This is not necessary at this stage and is not the city's current practice. The city has the power of withholding the CO and that is standard practice to ensure improvements are completed. A bond is only necessary if some improvements cannot be completed and the applicant requests a temporary CO.

Item 3. Fire Truck plan. The turning movement plan has been revised and is attached for reference.

Planning/Design Matters

Item 1. Street classification. While this may be desirable, it is currently not a requirement of the city's site plan regulations. It is unclear why such labeling is necessary.

Item 2. Zone line. The zone lines are not depicted on sheet X-1. The extent of the lot and the zone line at the end of the lot is shown on sheet OA-1.

Item 3. There are no existing buildings or improvements on the lot. The former residential structure was removed in Spring of 2021.

Item 4. Area of discontinued road. The plat can be modified as a condition of approval to indicate the total lot area.

Item 5. Landscaping. The landscape plan has been revised to comply with these items.

Item 6. Intersection of site drive and Fellows Hill Road. We have added a stop sign, stop bar, and double yellow striping to the site plan.

Item 7. Resurfacing. The applicant does not intend to resurface any of the discontinued portion of Fellows Hill Road to be used as a site driveway.

Item 8. Unused portion of discontinued Fellows Hill Road. The applicant's intent was to leave the paving as is.

Item 9. Retaining wall. Top of wall elevations are indicated on Sheet C-4. Bottom of wall is at existing grade and can be scaled from reference lines on the plan.

Item 10. Retaining wall Structural Design. We recommend this item, in particular the railing design, be a condition of approval.

Item 11. Guard rail. The guard rail has been added to Sheet C-1. A timber guard rail detail has been added to sheet D-1.

Item 12. Entry Gate. We recommend specifications for the gate be part of the building permit process, including fire department access.

Item 13. Fencing. Fencing is now indicated on Sheet C-1. Note 9 on Sheet C-1 specifies 6' chain link fencing.

Item 14. Drive aisles. The drive aisles at the northeast end of the site have been widened to a 24' minimum. This adjustment required a slight reduction in the building sizes.

Item 15. Garage. The floor elevation has been added for the garage.

Item 16. Overflow piping. Sheets C-2 & C-3 have been revised to include this item.

Item 17. Fire Department. Applicant received Fire Department comments on 23Feb22.

Item 18. Signs. The applicant has not pursued a sign package at this time. Any project signing will be designed in accordance with the City's sign regulations and an application will be submitted for review.

Item 19. Grading. Additional spot shots have been added to Sheet C-2.

Item 20. Drive culvert. Culvert size and inverts are now indicated on Sheet C-2.

Item 21. Pipe material. This designer has been using PVC piping for drainage for most of my 40 year design career without an issue. There are no scour concerns with this system. The receiving pipe sections in the recharge system are essentially laid flat and they only receive flow

Fellows Hill Road
City of Lebanon
13Mar2022

after the first flush (which contains sediment). The overflow only takes overflow detained water that has been settling in the chamber system, and should be devoid of sediment that could cause scour.

Item 22. Overflow outlet. A flared end section is specified on the pipe profile on Sheet C-3. A stone outlet apron is specified on the erosion control plan.

Item 23. Erosion control plan. The legend has been modified to remove the items not used on the plan.

Item 24. Drainage calculations. I stand by my calculations. This issue is a matter of design preference. The areas with the long times of concentration remain unchanged. So tinkering with the runoff coefficient or time of concentration will yield no result that has any impact on this site design. A soils report has been completed and is attached for review. An OMP was submitted with the application package.

Please let us know if you have any questions regarding this response letter.

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Turning movement plan
-Soils report

CC: Tim Corwin, Senior Planner, City of Lebanon
Bobby Oakes

M:\2020_projeccts\20-001\planning_board\MEETING_14MAR22\col_oakes_13mar22.docx

Date: March 4, 2022
To: Dan Nash, PE, Project Manager, Advanced Geomatics & Design
From: Corey Mack, PE, Transportation Engineer
Subject: Oakes Storage Firetruck Tracking Path Analysis

WCG has reviewed the firetruck tracking paths for access to and within the proposed Oakes Storage on Fellows Hill Road in Lebanon NH. This memorandum documents the methodology, vehicles, and results of the tracking path analysis.

Software

To evaluate vehicle turning paths, WCG used AutoTURN¹ swept path analysis software, a product of Transoft Solutions. AutoTURN software is an industry standard software package that runs as an application within CAD software (such as AutoCAD) or through an online interface. The software uses scaled models of the site plan, vehicle body, wheelbase, and steering characteristics of standard or customized design vehicles to illustrate vehicle tracking during various maneuvers.

Assumptions

WCG evaluated the turning paths of a ladder fire truck into the most constrained aisles of the storage site. The Lebanon Fire Department's (LFD's) largest vehicle is a 1990 E-One 110 Foot ladder truck. Due to limitations of the available vehicle library, a slightly larger design vehicle was used to estimate the turning movements and tracking paths of the ladder fire truck. The dimensions of the LFD ladder truck and modeled design vehicle are documented in Table 1.

TABLE 1: COMPARISON OF LEBANON FIRE DEPARTMENT'S LARGEST VEHICLE AND MODELED DESIGN VEHICLE

	LFD Ladder Truck	Design Vehicle
Model	1990 E-One 110 Ladder	Smeal Aerial RM 105
Overall Length	38.5 feet	42.9 feet
Width	9.2 feet	8.3 feet
Wheelbase	18.8 feet	20.0 feet
Front Overhang	8.0 feet	10.3 feet
Approx. Inside Turning Radius	33 feet	34 feet

¹ <https://www.transoftsolutions.com/vehicle-swept-path/autoturn-select/autoturn/>

The modeled design vehicle is generally larger than the actual largest ladder truck used by the LFD. The Smeal Aerial RM 105 design vehicle is a reasonable dimensional approximation of the LFD ladder truck.

Discussion

The most constrained firetruck turning paths are shown in attached figures. All aisles are directly accessible by a continuous, uninterrupted path by the design vehicle. A U-turn from the center aisle may require a three-point turn if not executed properly.

The rear wheels of the fire truck cross the curb nose upon entering and accessing the northwestern most aisles (Figures 1 and 2). These curbs are recommended to be mountable, or the hardscaped area is recommended to be widened to allow this maneuver.

The front end of the design vehicle is noted to overhang the drainage swale wingwall at the entrance, and the curb in several locations. No vertical obstructions should be placed in these areas to ensure the vehicle tracking paths are clear.

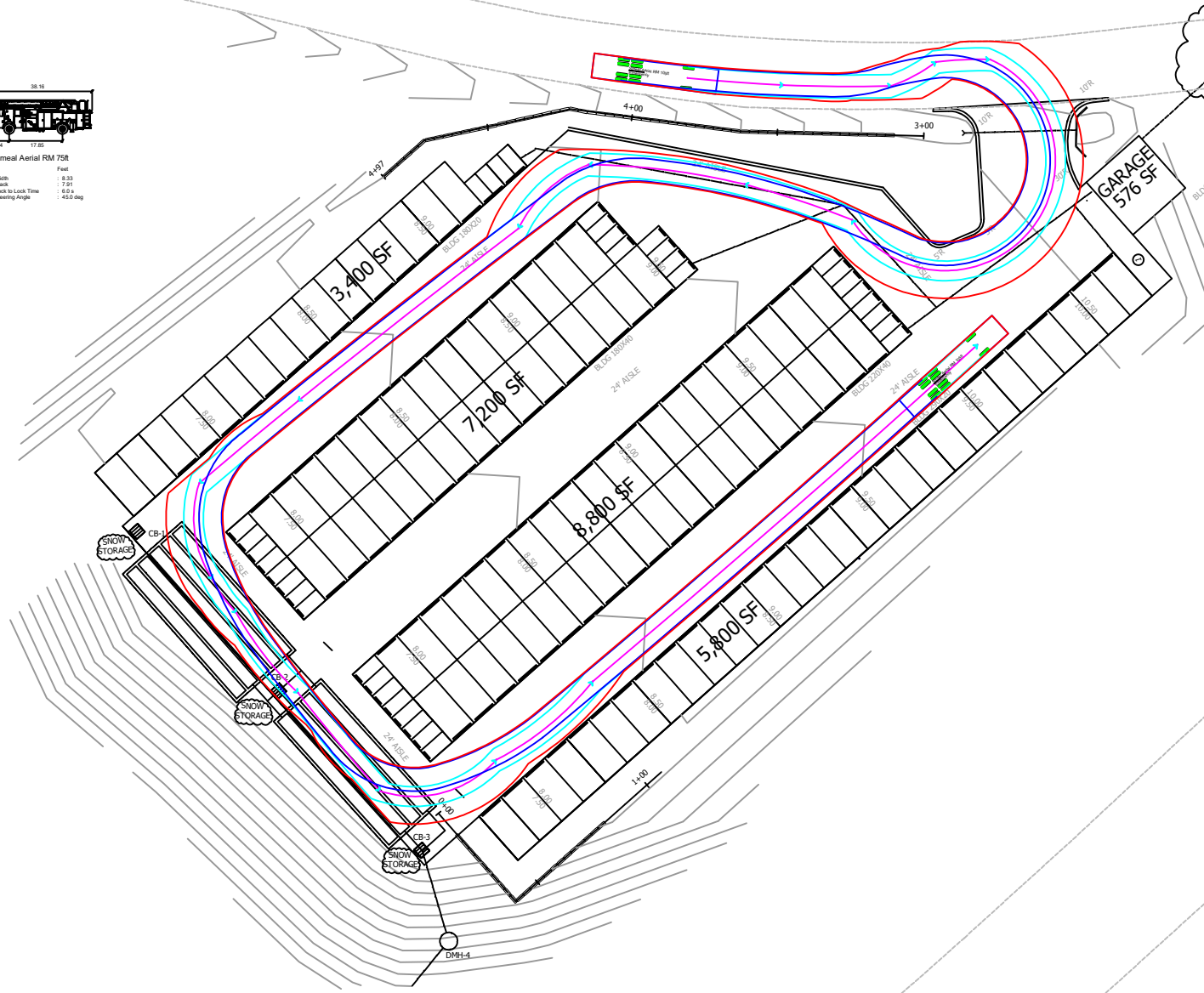
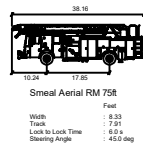
Conclusions

The proposed site will be adequate for the design vehicle to safely execute continuous, uninterrupted entering and exiting maneuvers from every aisle. Some specific paths that require a U-turn between directly adjacent aisles may require a three-point turn.

We recommend that no vertical obstructions (signs, trees, light poles, utility poles, etc) are placed within 3-feet of the curb line to allow for limited front-end overhang.

Attachments

Oakes Storage Firetruck Tracking Paths, dated 3/4/2022

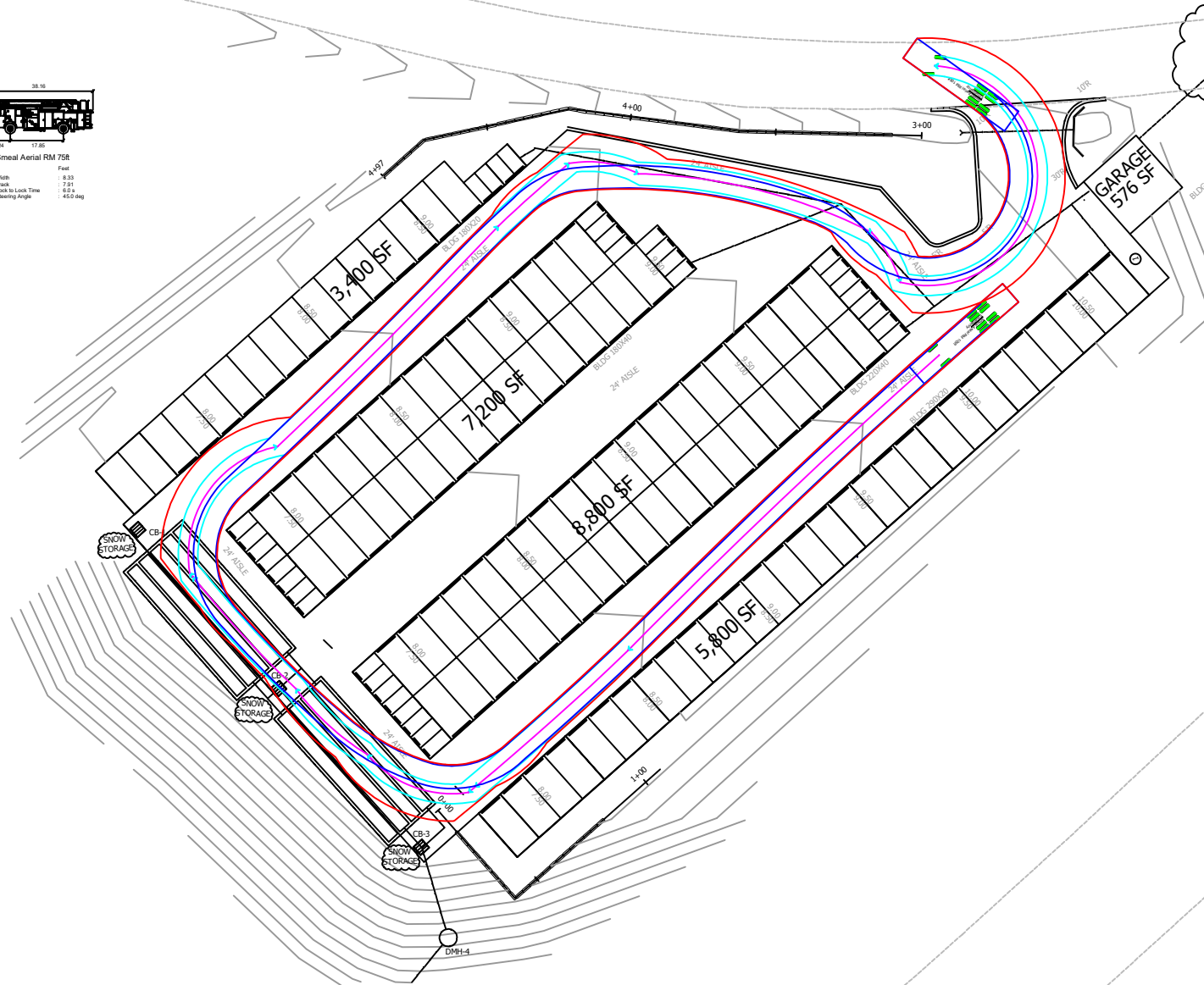
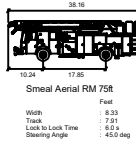


Smeal Aerial RM 105 Entering Maneuver

Oakes Storage Firetruck Tracking Paths, Lebanon NH



DATE:	03/04/2022
PROJECT:	21-192 T2
	Figure 2



Smeal Aerial RM 105 Exiting Maneuver
 Oakes Storage Firetruck Tracking Paths, Lebanon NH



DATE:	03/04/2022
PROJECT:	21-192 T2
	Figure 4

March 10, 2022

Dan Nash
Advanced Geomatics & Design
105 Bank Street, PO Box 512
Lebanon, NH 03766

re: Infiltration test pits and field test results
Oakes Storage Site, Lot 111-16, Lebanon

Dear Dan,

On April 5, 2021, I witnessed the excavation of two test pits on the above referenced site, each in the footprint of a proposed stormwater recharge gallery. Other test pits were done elsewhere on the site for geotechnical purposes. The two infiltration test pits were labeled as IP-1 and IP-2, located on a ridge around the west side of the current open “pit area”. Attached please find a map which shows these two infiltration points on your current Site Plan. Notts Excavating supplied an excavator and operator to dig the test pits. You had selected the boring locations on paper, and Notts laid them out based on GPS coordinates. We were asked to set the bottom of the infiltration test pipes to 10 feet below existing grades.

Test Pit field logs are attached. At both locations, fill materials were encountered from the surface to the termination of the pits at 10 feet below grade. Soils are layered sandy silts and silty sands, with some gravel, cobbles, and debris. It is likely that soils were placed over time from different sources. Soils were moist, but no groundwater was encountered. Once the test pits had been logged, I set a 4” open bottom PVC flush with the bottom of the pit, and tapped it with the excavator bucket to “seat” it into the undisturbed (fill) soil. The test pit was then backfilled around the pipe to secure it in place. 12-foot lengths of pipe were used, leaving 2’ exposed above the ground surface. 2 feet of water was added to each of the pipes after they were installed to meet the State requirement for soaking the test point before running a test.

I returned to the site the following day to run the infiltration tests. The Borehole Infiltration Test Protocol of the New Hampshire Stormwater Manual was the basis for my tests. Tests were intended to run for 1 hour with a 24” column of water. I found that most of the water placed in IP-1 the following day was still in the pipe, it didn’t take much water to top off the column to 2’ above the base. No more water was required in this pipe,

I obtained four hourly readings with only 3" of drop. This translates to an average infiltration rate of **.75 inches/hour**.

The infiltration rate at IP-2 was found to be a little faster, some water was required to reset the water column after hourly test runs. An average infiltration rate over four hours of **6.25 inches/hour** was calculated.

Soil gradation tests were run in our lab on samples taken from the base of each pit, please find the results attached. The results help explain the infiltration results, with the sample from IP-1 having a high moisture content and very high (86.6%) silt content. The sample from IP-2 was drier and had less than 50% silt.

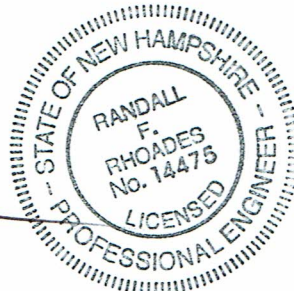
Based on the existing conditions survey, the ground level at both infiltration points is about 715.0'. This would place the bottom of the 10' infiltration points at 705.0'. Finish grade over the recharge gallery looks to be around 707', with the chamber floor at just below 701'. Based on the topography, the toe of the backside (west) side of the slope is at about 686', my assumption is that fill material beneath the recharge gallery extends below elevation 700'. If this is the case, the infiltration properties are very likely similar to those reported here. Characterizing infiltration rates in a mixed fill are difficult. One method we have used before to address this is to run field infiltration tests below the chamber floor once site prep has been done. The results of these infiltration tests can be used to modify the design if needed, or to verify the design assumptions.

I will be happy to answer any questions you have following your review of this report.

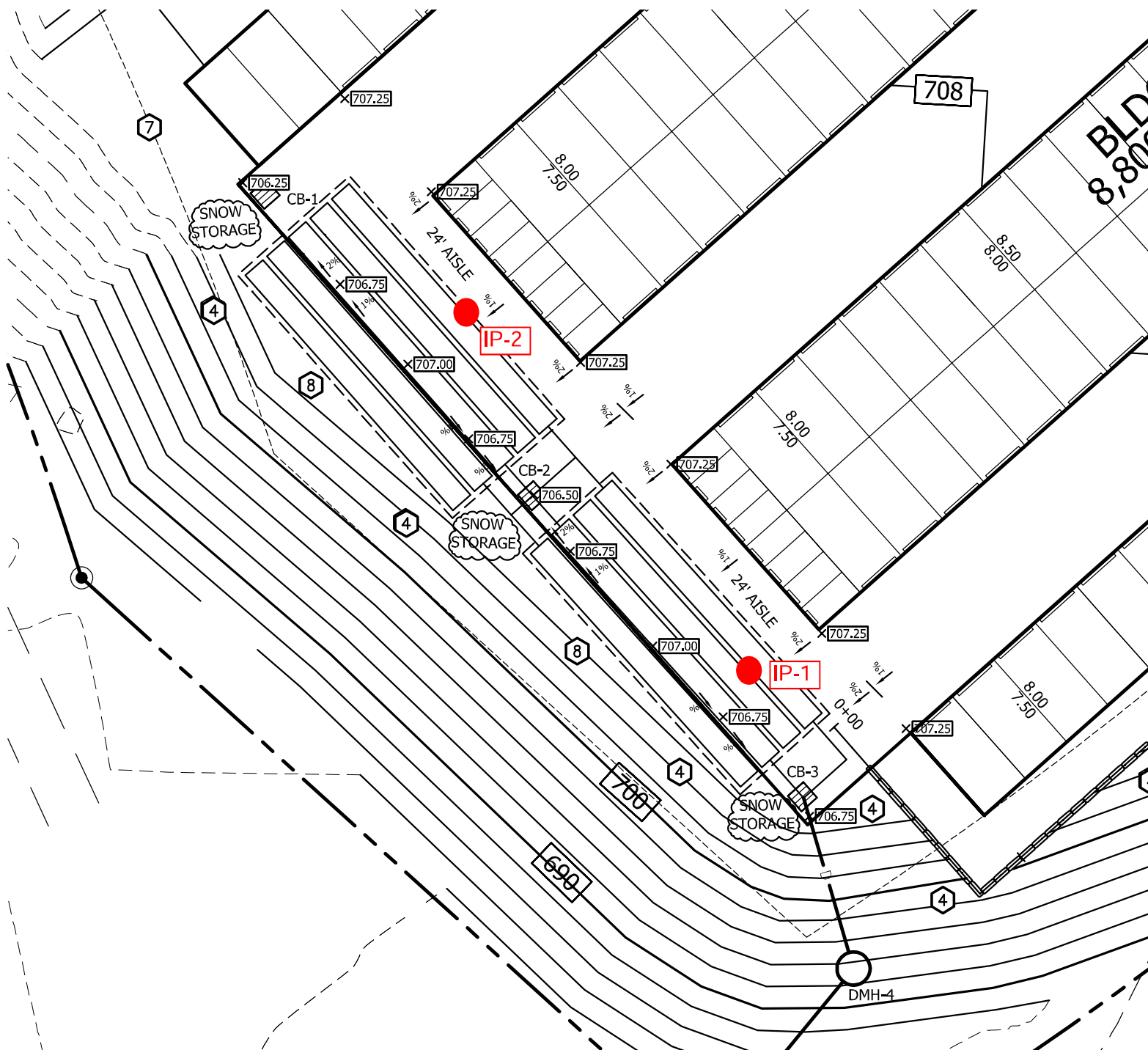
Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



enc: Test pit location map
Test Pit Field Logs
Two soil gradation reports



Oakes Storage Site, Lebanon
 Infiltration Test Pits/Test Points
 M&W Soils Engineering, April 5, 2021

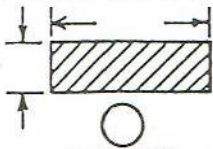
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>IP-1</u> FILE No. _____ DATE <u>4-5-2021</u>
---	--	--

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH		SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0		Silty fine sand, scattered roots, loose			
1'	18" ---				
2'					
3'		Olive grey gravelly silty sand, scattered fine roots, few cobbles, moist FILL			
4'					
5'	5.5' ---				
6'		Brown silty fine sand -FILL			
7'	7' ---				
8'		Dark olive gravelly sandy silt, loose, moist FILL			
9'					
10'	10' ---				
11'					
12'					
13'					
14'					

REMARKS: Layered fill from off-site sources
 Set 4" open bottom pipe to 10', backfilled

TEST PIT PLAN  NORTH VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS)  G.W.L.
SIZE RANGE	LETTER DESIGNATION																			
6" - 18"	A																			
18" - 36"	B																			
36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

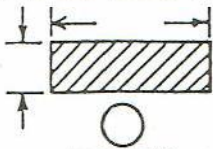
TEST PIT FIELD LOG

M&W Soils Engineering, Inc. 159 East Street Charlestown, NH 03603	PROJECT DESCRIPTION <u>Oakes, Lot 111-16</u> LOCATION <u>Lebanon, NH</u>	TEST PIT No. <u>IP-2</u> FILE No. _____ DATE <u>4-5-2021</u>
---	--	--

ENGINEER <u>R. Rhoades</u>	EXCAVATION EQUIPMENT CONTRACTOR <u>Nott's Excavating</u>	GROUND ELEV. _____
WEATHER <u>Cloudy, 45 deg.</u>	OPERATOR <u>Tom</u>	TIME STARTED _____
	MAKE <u>Komatsu</u> MODEL <u>228 LC</u>	TIME COMPLETED _____
	CAPACITY _____ cu.yd. REACH _____ ft.	

DEPTH		SOIL DESCRIPTION	EXCAV. EFFORT	BOULDER COUNT QTY. CLASS.	REMARK No.
0		Loamy fine sand, some roots			
1'	16" ---				
2'					
3'		Olive gravelly silt and sand, moist, trace brick or debris -FILL			
4'	4.5' ---				
5'		Gravelly sand, little silt, some fine roots			
6'		Mixed brown to olive. Occassional debris and grey silt pockets. -FILL			
7'					
8'					
9'	9' ---				
10'	10' ---	Brown gravelly sand to fine sand, some crushed rock, trace metal debris - FILL			
11'		Same			
12'					
13'					
14'					

REMARKS: Layered fill from off-site sources
 Set 4" open pipe at 10', backfilled to grade

TEST PIT PLAN  VOLUME = _____ cu.yd.	LEGEND: BOULDER COUNT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SIZE RANGE</th> <th>LETTER DESIGNATION</th> </tr> <tr> <td>6" - 18"</td> <td>A</td> </tr> <tr> <td>18" - 36"</td> <td>B</td> </tr> <tr> <td>36" AND LARGER</td> <td>C</td> </tr> </table>	SIZE RANGE	LETTER DESIGNATION	6" - 18"	A	18" - 36"	B	36" AND LARGER	C	PROPORTIONS USED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TRACE (TR.)</td> <td>0 - 10%</td> </tr> <tr> <td>LITTLE (LI.)</td> <td>10 - 20%</td> </tr> <tr> <td>SOME (SQ)</td> <td>20 - 35%</td> </tr> <tr> <td>AND</td> <td>35 - 50%</td> </tr> </table>	TRACE (TR.)	0 - 10%	LITTLE (LI.)	10 - 20%	SOME (SQ)	20 - 35%	AND	35 - 50%	ABBREVIATIONS F - FINE M - MEDIUM C - COARSE F/M - FINE TO MEDIUM F/C - FINE TO COARSE V - VERY GR. - GRAY BN. - BROWN YEL. - YELLOW	EXCAVATION EFFORT E - EASY M - MODERATE D - DIFFICULT GROUNDWATER ELAPSED TIME TO READING (HRS)  G.W.L.
SIZE RANGE	LETTER DESIGNATION																			
6" - 18"	A																			
18" - 36"	B																			
36" AND LARGER	C																			
TRACE (TR.)	0 - 10%																			
LITTLE (LI.)	10 - 20%																			
SOME (SQ)	20 - 35%																			
AND	35 - 50%																			

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silt with little sand	Sample #:	IP1_10FT
Source of Material: Test pit IP-1	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	31.7	2.3	2.3	97.7	
3/8"	0.0	0.0	2.3	97.7	
4	12.8	0.9	3.2	96.8	
10	16.5	1.2	4.4	95.6	
20	23.0	1.6	6.0	94.0	
40	29.2	2.1	8.1	91.9	
100	40.3	2.9	11.0	89.0	
200	34.6	2.5	13.4	86.6	
pan	1211.0	86.5	100.0	0.0	

Moisture Content: 29.1 %

This sample was washed to obtain an accurate silt content

M&W SOILS ENGINEERING, INC

SOILS AND CONCRETE LABORATORY

159 East Street
PO Box 1466
Charlestown, NH 03603
603-826-5873

MECHANICAL ANALYSIS OF AGGREGATES AND GRANULAR MATERIAL

Project: **OAKES STORAGE SITE-LEBANON**

Type of Material: Silty sand, little gravel	Sample #:	IP2_10FT
Source of Material: Test pit IP-2	Date in Lab:	4-5-21
Sample from: 10' below grade	Date Tested:	4-26-21
Report To: Advanced Geomatics	Technician:	N. Porter

Sieve	Weight	% Retained	Cumulative % Retained	Cumulative % Finer	Specification
1"	0	0.0	0.0	100.0	
3/4"	0	0.0	0.0	100.0	
1/2"	18.7	4.3	4.3	95.7	
3/8"	11.1	2.6	6.9	93.1	
4	17.5	4.1	10.9	89.1	
10	16.9	3.9	14.9	85.1	
20	39.3	9.1	24.0	76.0	
40	32.4	7.5	31.5	68.5	
100	25.5	5.9	37.4	62.6	
200	73.7	17.1	54.4	45.6	
pan	197.0	45.6	100.0	0.0	

Moisture Content: 15.8 %

This sample was washed to obtain an accurate silt content

OAKES STORAGE, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN

OWNER
ROBERT G. & JOHN T.OAKES
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

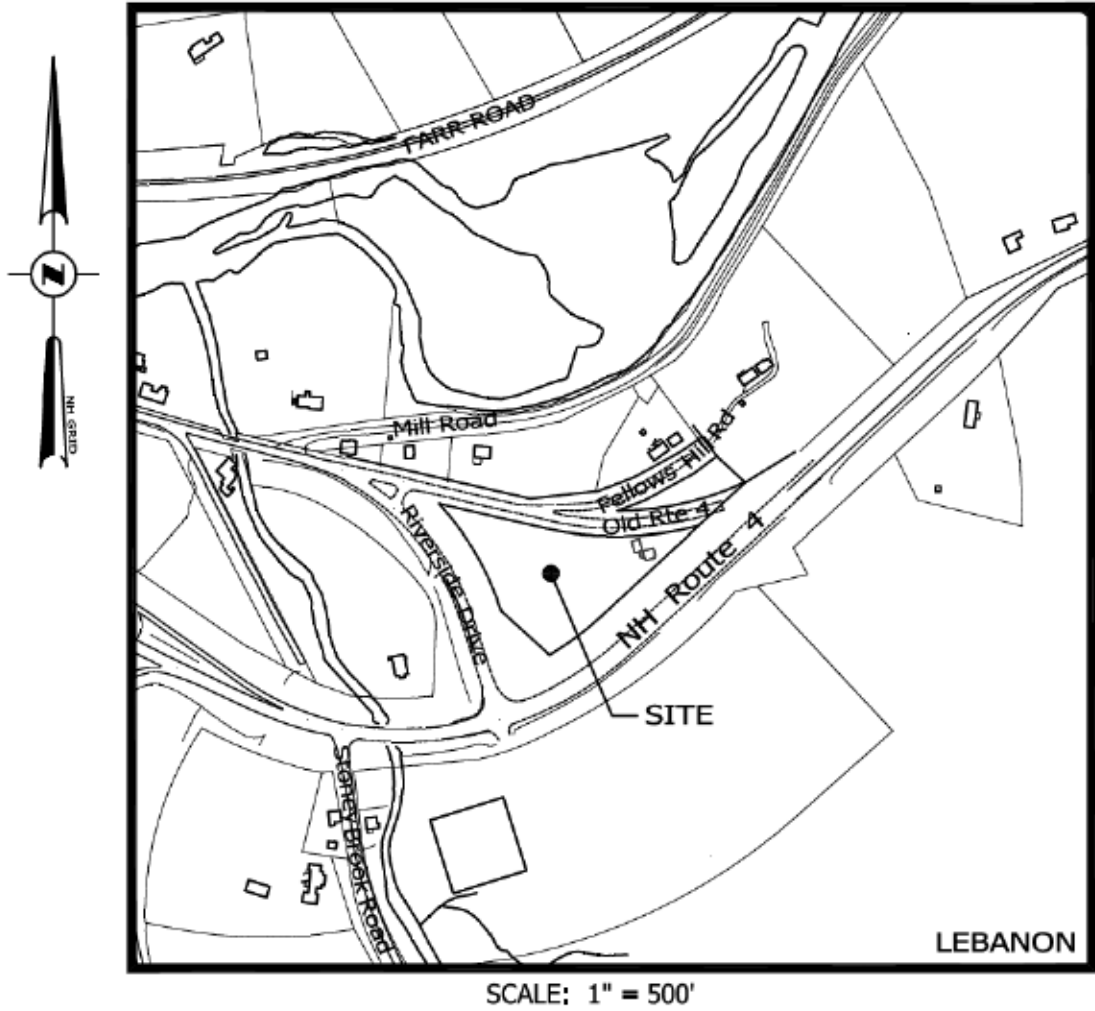
APPLICANT
OAKES STORAGE, LLC
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

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

LANDSCAPE DESIGNER
MARA LANDSCAPE DESIGN
19 MYRTLE AVENUE
NEWBURYPORT, MA 01950

LIGHTING DESIGN
DEFIANCE ELECTRIC
78 CHOSEN VALE LANE
ENFIELD, NH 03748

SURVEYOR
PATON LAND SURVEYING
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156



SHEET
NUMBER

2	LEGEND
3	OVERALL EXISTING CONDITIONS PLAN
4	EXISTING CONDITIONS PLAN
5	BOUNDARY SURVEY
6	BUILDING ELEVATIONS
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	SITE PLAN
10	DETAILED GRADING PLAN
11	RECHARGE SYSTEM
12	RETAINING WALL PLAN/PROFILES
13	EROSION CONTROL PLAN
14	SITE DETAILS
15	DRAINAGE DETAILS
16	EROSION CONTROL DETAILS

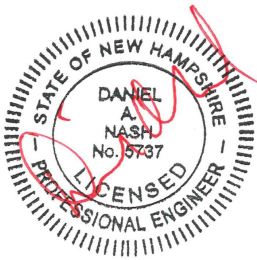
TABLE OF CONTENTS

G-1
OA-1
X-1
-
A1
L-1
L-2
C-1
C-2
C-3
C-4
ECP-1
D-1
D-4
D-5

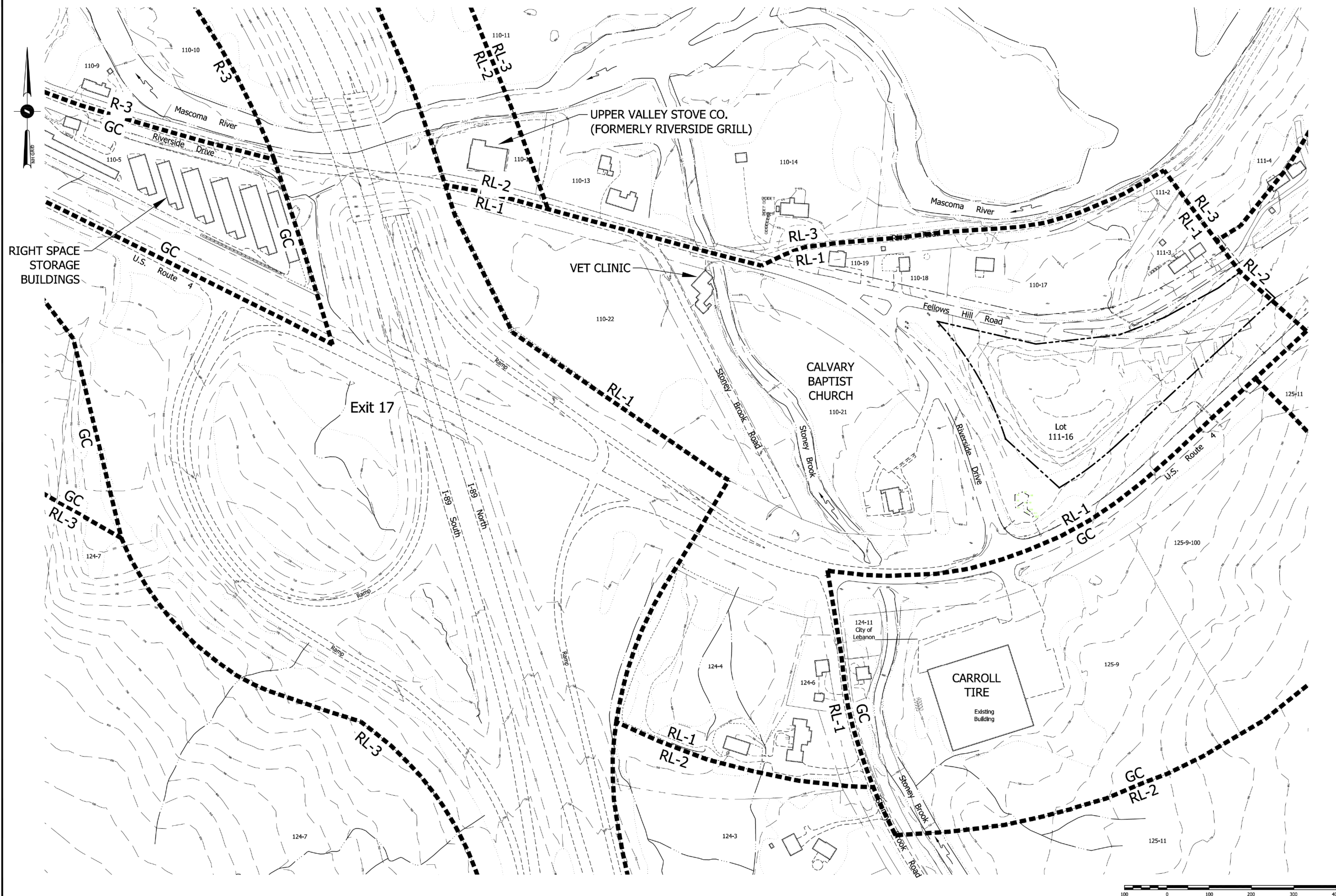
ZONING COMPARISON - RL1 DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	3.53 Acres	3.53 Acres	3 Acres
FRONTAGE: (RIVERSIDE DRIVE)	494'	494'	150'
FRONT YARD: (RIVERSIDE DR)	340'	45'	40'
FRONT YARD: (US ROUTE 4)	16'	40'	40'
REAR YARD: (FELLOWS HILL RD)	10'	32'	30'
SIDE YARD: (TO EAST)	-	283'	25'
BUILDING FOOTPRINT (s.f.):			
BUILDING #1	-	3,400 s.f.	
BUILDING#2	-	7,200 s.f.	
BUILDING #3	-	8,800 s.f.	
BUILDING #4	-	5,800 s.f.	
BUILDING #5	-	576 s.f.	
TOTAL		25,776 s.f.	
% BLDG.COVERAGE	1.4%	17%	15%
IMPERVIOUS AREA (sf)		25,976 s.f.	N/A
% IMPERVIOUS COV.	2.5%	34%	N/A
HEIGHT (BLDGS 1-4)	22'	12'	35'
HEIGHT (BLDG 5)		22'	35'
USE: EXISTING	SINGLE FAMILY RESIDENCE		
USE: PROPOSED	MINI STORAGE WAREHOUSE		
PARKING (REG./HC.)	2	1	N/A

- ZONING TABLE NOTES:**
1. ALL BUILDINGS ONE STORY
2. GROSS FLOOR AREA AND GROSS SQUARE FOOTAGE IS THE SAME FOR ALL BUILDINGS.

- NOTES:**
1. THIS PARCEL IS SHOWN AS LOT 111-16 ON THE LEBANON TAX MAPS.
2. THIS PARCEL IS NOT SERVED BY MUNICIPAL WATER AND SEWER (CLASS 3).
3. THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED RL-1.
6. THE PROJECT PARCEL IS COMPRISED OF LOT 111-16, A DISCONTINUED PORTION OF FELLOWS HILL ROAD, & LOT 111-3-1.
7. PROPOSED USE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).
8. PROPOSED BUILDING COVERAGE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).



3/13/2022
1/24/2022
12/13/2021
SITE PLAN
PN: 20-001



RIGHT SPACE
STORAGE
BUILDINGS

— UPPER VALLEY STOVE CO.
(FORMERLY RIVERSIDE GRILL)

VET CLINIC

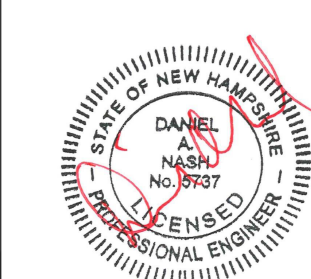
CALVARY
BAPTIST
CHURCH

CARROLL
TIRE

Existing
Building

OVERALL EXISTING CONDITIONS PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



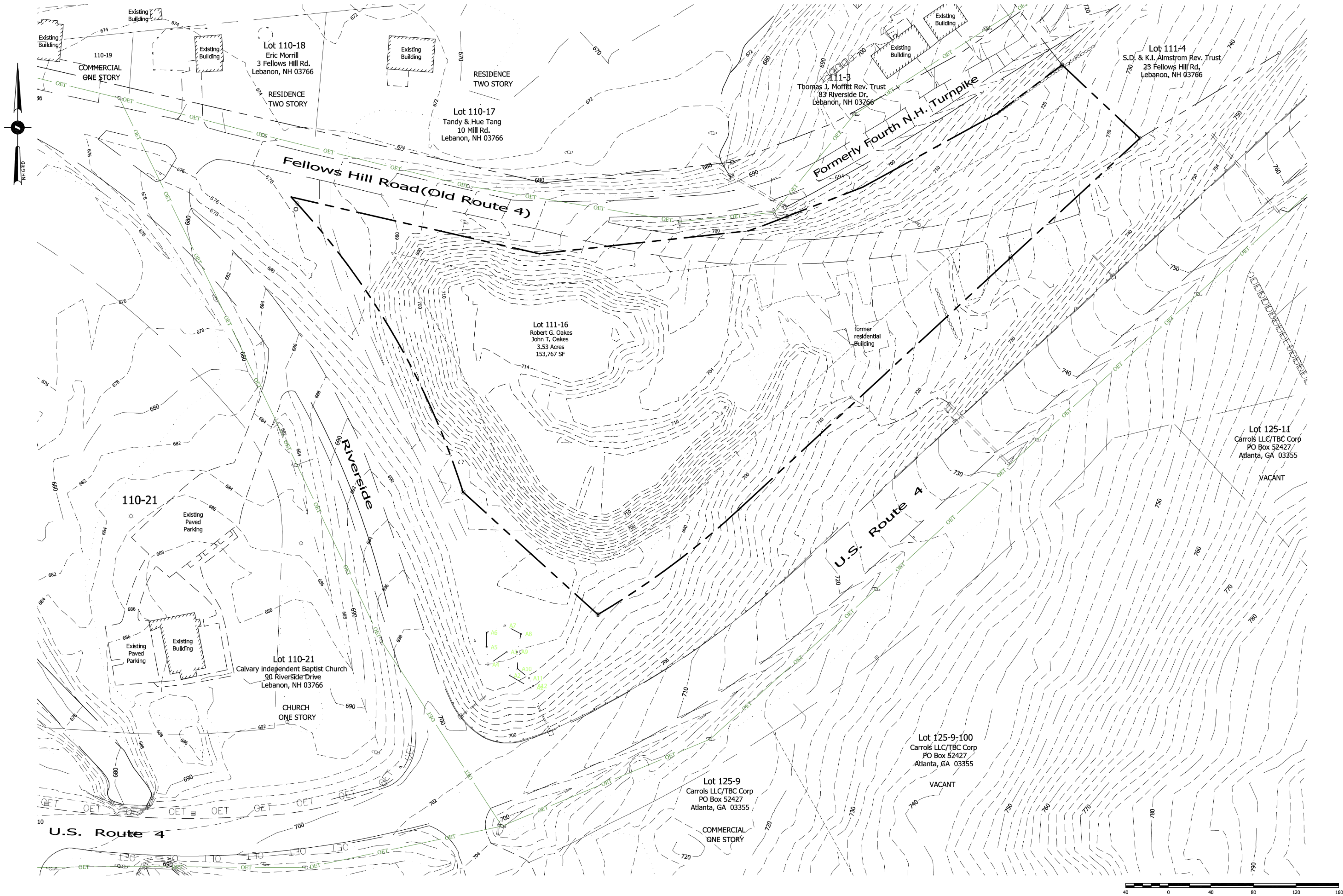
SURVEYED:	GIS/PATON
DESIGNED:	
DRAWN:	KH/J
CHECKED:	DAN
DATE:	12/13/2021

OAKES
STORAGE

OVERALL EXISTING CONDITIONS

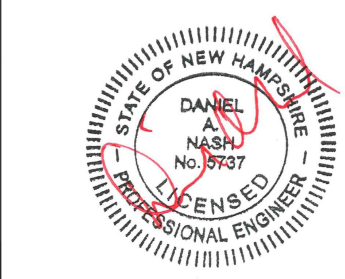
OA-1

© 2021
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-BA



EXISTING CONDITIONS PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: GIS/PATON
DESIGNED:
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

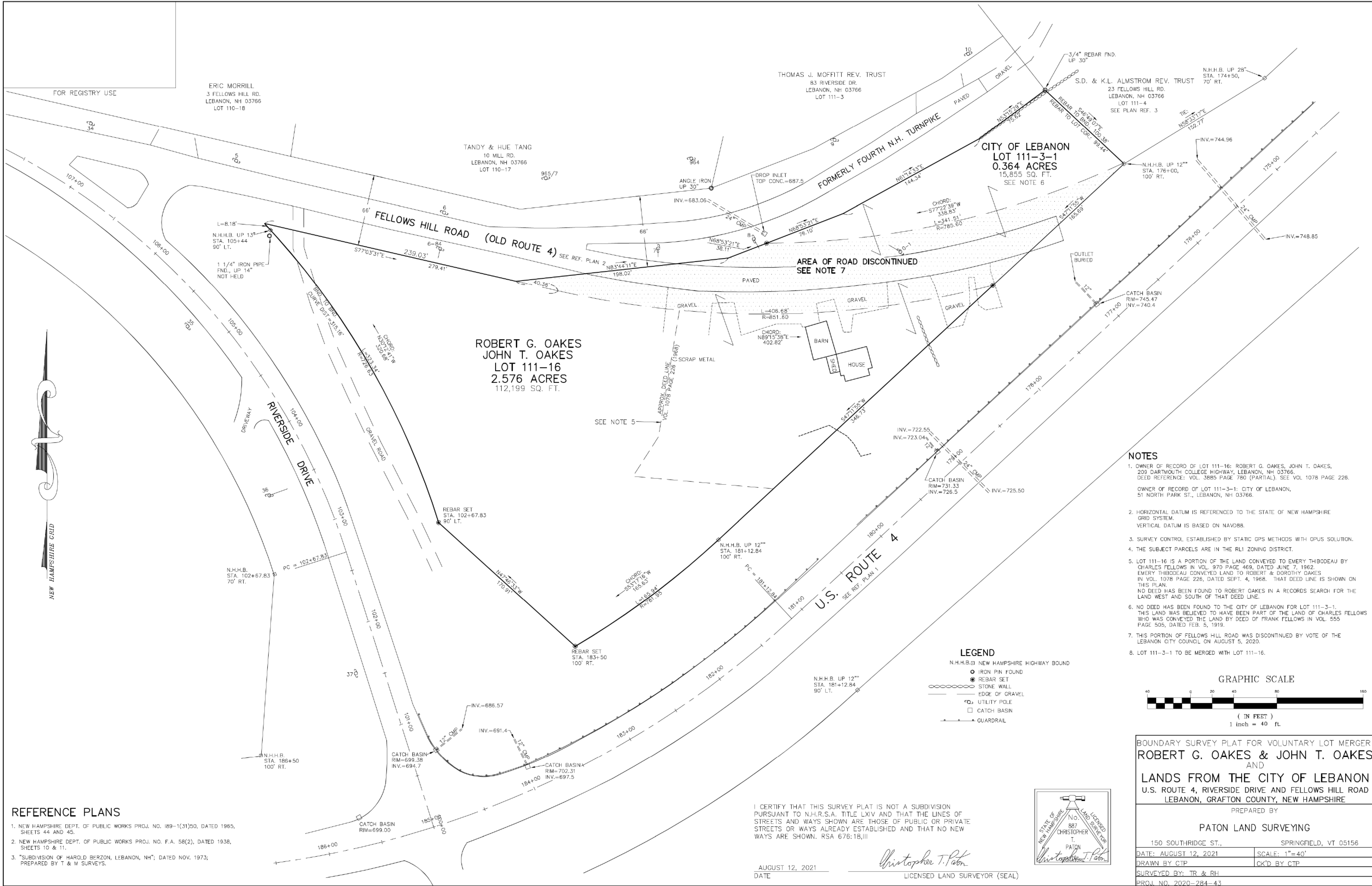
OAKES
STORAGE

EXISTING
CONDITIONS

X-1

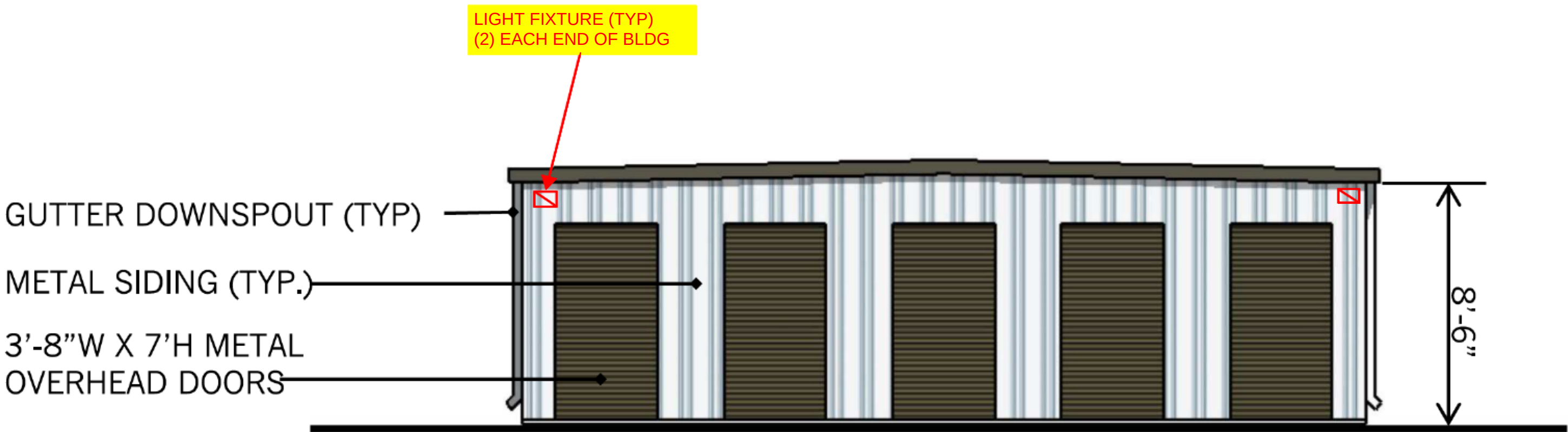
© 2021
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-8A

DATE	REVISIONS	#
01/24/2022	1 UPDATE	

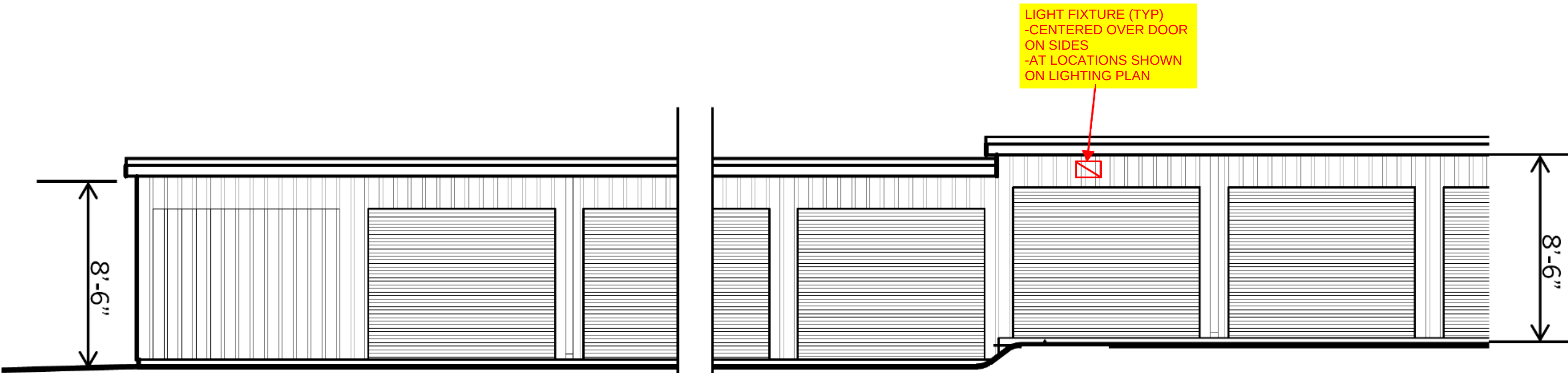




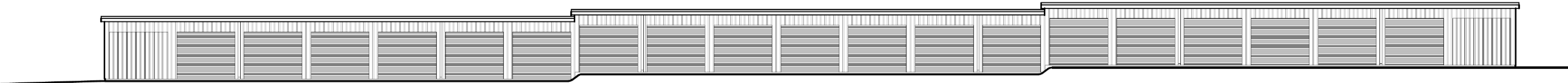
TYPICAL STORAGE BUILDING FRONT & REAR ELEVATION



TYPICAL STORAGE BUILDING SIDE ELEVATION



TYPICAL PARTIAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION



TYPICAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION

SHEET A-1

ELEVATION VIEWS
OAKES STORAGE
14JAN2022

SHEET 6 OF 16

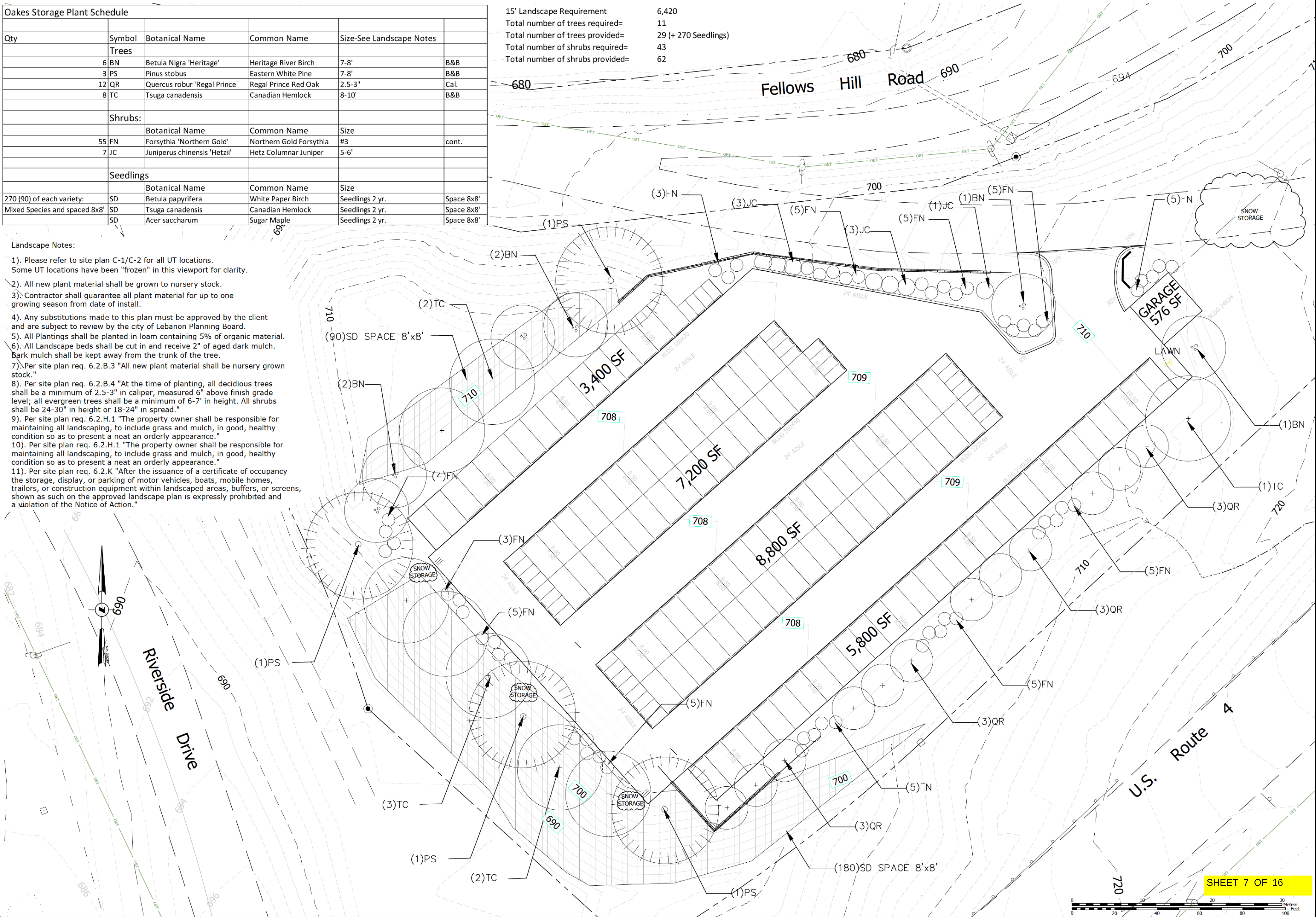
Oakes Storage Plant Schedule

Qty	Symbol	Botanical Name	Common Name	Size-See Landscape Notes	
Trees					
6	BN	Betula Nigra 'Heritage'	Heritage River Birch	7-8'	B&B
3	PS	Pinus stobus	Eastern White Pine	7-8'	B&B
12	QR	Quercus robur 'Regal Prince'	Regal Prince Red Oak	2.5-3"	Cal.
8	TC	Tsuga canadensis	Canadian Hemlock	8-10'	B&B
Shrubs:					
		Botanical Name	Common Name	Size	
55	FN	Forsythia 'Northern Gold'	Northern Gold Forsythia	#3	cont.
7	JC	Juniperus chinensis 'Hetzii'	Hetz Columnar Juniper	5-6'	
Seedlings					
		Botanical Name	Common Name	Size	
270 (90) of each variety:	SD	Betula papyrifera	White Paper Birch	Seedlings 2 yr.	Space 8x8'
Mixed Species and spaced 8x8'	SD	Tsuga canadensis	Canadian Hemlock	Seedlings 2 yr.	Space 8x8'
	SD	Acer saccharum	Sugar Maple	Seedlings 2 yr.	Space 8x8'

Landscape Notes:

- Please refer to site plan C-1/C-2 for all UT locations. Some UT locations have been "frozen" in this viewport for clarity.
- All new plant material shall be grown to nursery stock.
- Contractor shall guarantee all plant material for up to one growing season from date of install.
- Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.
- All Plantings shall be planted in loam containing 5% of organic material.
- All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.
- Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."
- Per site plan req. 6.2.B.4 "At the time of planting, all deciduous trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height. All shrubs shall be 24-30" in height or 18-24" in spread."
- Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat and orderly appearance."
- Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat and orderly appearance."
- Per site plan req. 6.2.K "After the issuance of a certificate of occupancy the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within landscaped areas, buffers, or screens, shown as such on the approved landscape plan is expressly prohibited and a violation of the Notice of Action."

15' Landscape Requirement
Total number of trees required= 6,420
Total number of trees provided= 11
Total number of shrubs required= 29 (+ 270 Seedlings)
Total number of shrubs provided= 43
Total number of shrubs provided= 62



L-1

Scale: 1"=20'

Date: 1/24/22

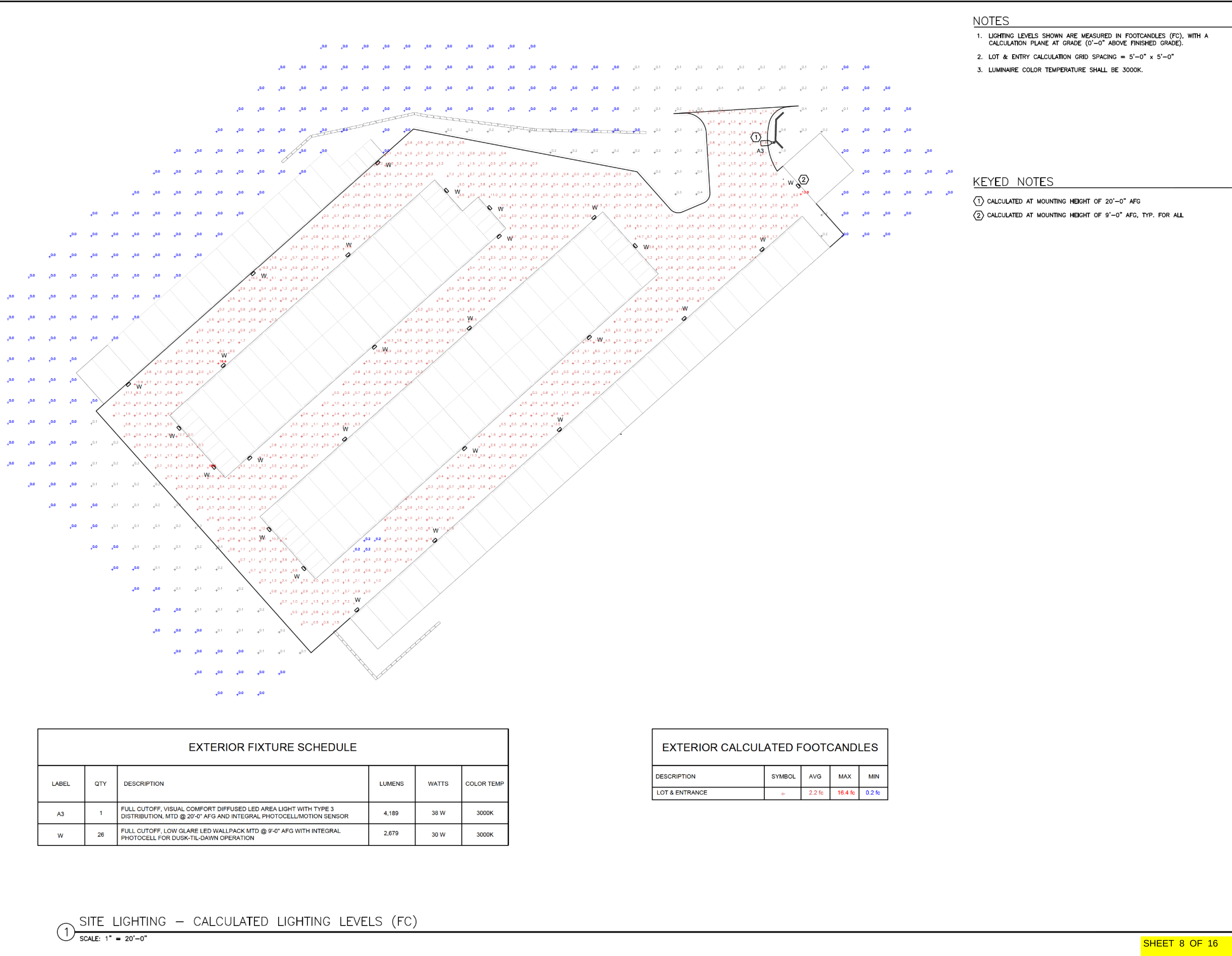
Revised: 3/3/22

Landscape Plan
created for:
Oakes Storage, LLC
Located in:
Lebanon, NH

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766
maralandscape@gmail.com 978.868.0331

SHEET 7 OF 16



NOTES

1. LIGHTING LEVELS SHOWN ARE MEASURED IN FOOTCANDLES (FC), WITH A CALCULATION PLANE AT GRADE (0'-0" ABOVE FINISHED GRADE).
2. LOT & ENTRY CALCULATION GRID SPACING = 5'-0" x 5'-0"
3. LUMINAIRE COLOR TEMPERATURE SHALL BE 3000K.

KEYED NOTES

- ① CALCULATED AT MOUNTING HEIGHT OF 20'-0" AFG
② CALCULATED AT MOUNTING HEIGHT OF 9'-0" AFG, TYP. FOR ALL

EXTERIOR FIXTURE SCHEDULE

LABEL	QTY	DESCRIPTION	LUMENS	WATTS	COLOR TEMP
A3	1	FULL CUTOFF, VISUAL COMFORT DIFFUSED LED AREA LIGHT WITH TYPE 3 DISTRIBUTION, MTD @ 20'-0" AFG AND INTEGRAL PHOTOCELL/MOTION SENSOR	4,189	38 W	3000K
W	26	FULL CUTOFF, LOW GLARE LED WALLPACK MTD @ 9'-0" AFG WITH INTEGRAL PHOTOCELL FOR DUSK-TIL-DAWN OPERATION	2,679	30 W	3000K

EXTERIOR CALCULATED FOOTCANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN
LOT & ENTRANCE	+	2.2 fc	16.4 fc	0.2 fc

① SITE LIGHTING — CALCULATED LIGHTING LEVELS (FC)
SCALE: 1" = 20'-0"



86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982

www.DefianceElectric.com

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	FOR PERMIT	01/24/22
02	PLAN REVISIONS	03/02/22

CLIENT

OAKES STORAGE
LEBANON, NH

PROJECT

OAKS STORAGE
SITE LIGHTING CALCULATIONS

DWG TITLE

CALCULATED LIGHTING LEVELS

PROJECT NUMBER
N/A

DATE
03/22/22

DRAWN BY
T.BOUCHER

L-2

SCALE
AS NOTED

IVAT3-45LPA730KU/WS2

RAB



Low profile, low glare. Edge-lit technology unlike any other.

Color: Black Weight: 18.7 lbs

Project:
OAKS STOR

Type:
A3

Prepared By:
T. BOUCHER

Date:
12/9/21

Driver Info

LED Info

Technical Specifications

Compliance UL Listed: Suitable for wet locations IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80 California Title 24: Can be used to conform with the requirements of California Title 24 Part 6. DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P19VGLB8 Performance Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C	LED Characteristics LEDs: Long-life, high-efficacy, surface-mount LEDs Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017. Construction IP Rating: Ingress protection rating of IP66 for dust and water Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)	Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F) Housing: Precision die-cast aluminum IES Classification: The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area. Mounting: Universal pole adapter
---	---	--

IVAT3-45LPA730KU/WS2

RAB

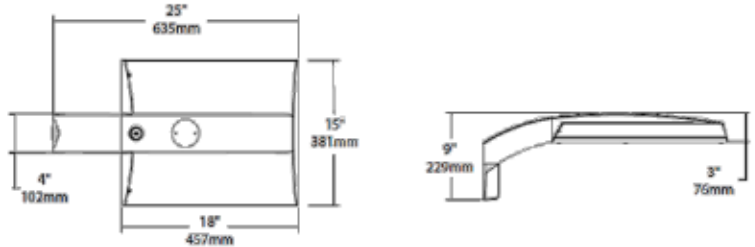
Technical Specifications (continued)

Construction
Lens:
Diffused Polymethyl Methacrylate (PMMA)
Effective Projected Area:
EPA = 0.61
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

Sensor Specifications
Multi Level Motion Sensor:
*40 ft. diameter coverage from 20 ft. height.
Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B2 U0 G2

Electrical
Driver:
Class 2, 50/60Hz, 120-277V, 4KV standard, 10KV optional
THD:
9.36% at 120V, 17.01% at 277V
Power Factor:
99% at 120V, 92% at 277V

Dimensions



Features

0-10V Dimming, standard
100,000-Hour LED lifespan

IVAT3-45LPA730KU/WS2

RAB

Ordering Matrix

Family	Distribution	Lumen Output	Mounting	CRI/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud Option
IVA	T3	45L	PA	730	K	U	/WS2	
T3 = Type III T4 = Type IV T5 = Type V Square FT = Forward Throw 45L = 4,500 lumens (32W) 73L = 7,500 lumens (67W) 100L = 10,000 lumens (94W) 130L = 13,000 lumens (117W) PA = Universal Pole Mount WM = Wall mount SF = Slighter 750 = 75CRI 5000K 740 = 70CRI 4000K 730 = 70CRI 3000K Z = Bronze W = White G = Roadway Gray K = Black U = 120-277V 0-10V Dimming H = 347-480V, 0-10V Dimming Blank = No Options /WS = 8ft lens Wattstopper /WS2 = 20ft lens Wattstopper /WS4 = 40ft lens Wattstopper /TFR = 2-ft receptacle Blank = No Lightcloud* /LC = Lightcloud* Controller †								
[†] Applies to Type IV, V Square [‡] Applies 120-277V [*] All values are nominal with +/- 10% tolerance. See spec sheet for more details.								

W17-30LY/PCU

RAB



Ultra-economy wall pack with a sleek, contemporary look.

Color: Bronze Weight: 4.7 lbs

Project:
OAKS STOR

Type:
W

Prepared By:
T. BOUCHER

Date:
12/9/21

Driver Info

LED Info

Technical Specifications

Compliance UL Listed: Suitable for wet locations. Suitable for mounting within 4 feet of the ground. Electrical Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.25A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A THD: 3.64% at 120V, 7.15% at 277V Power Factor: 99.6% at 120V, 95.2% at 277V Surge Protection: 2.5kV	Note: All values are typical (tolerance +/- 10%) Photocell: 120-277V Button photocell included. Photocell is compatible with 120V-277V. Performance Lifespan: 50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations. LED Characteristics LEDs: Long-life, high-efficacy, surface-mount LEDs Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.	Construction Cold Weather Starting: Minimum starting temperature is -40°C (-40°F) Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F) Mounting: Housing contains two (2) conduit entry points, one on each side, and knockout pattern for junction box or direct wall mounting. Lens: Glass
---	--	--

W17-30LY/PCU

RAB

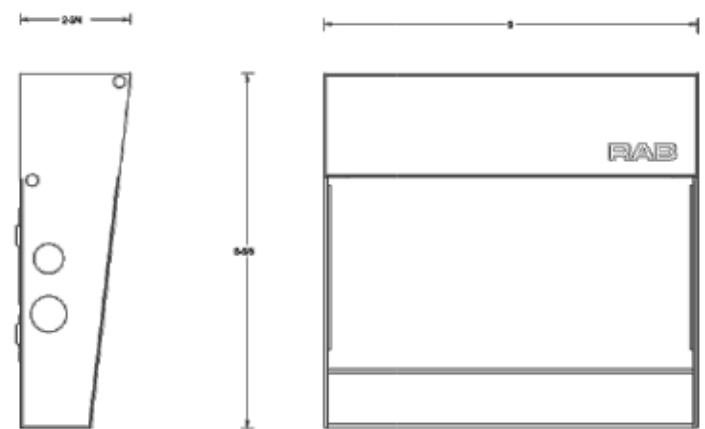
Technical Specifications (continued)

Construction
Gaskets:
High-temperature silicone
Green Technology:
Mercury and UV free. RoHS-compliant components.
Finish:
Formulated for high durability and long-lasting color

Other
Replacement:
Replaces up to 100W Metal Halide
5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Ultra-economy wall pack with a sleek, contemporary look
Covers footprint of small HID wall packs
Available in various lumen packages

Ordering Matrix

Family	Lumen Package	Color Temp	Options
W17	30L	Y	/PCU
30L = Small (2700lm, 30W) 30L = Small (3500lm, 33W) 35L = Medium (5500lm, 50W) 75L = Medium (7500lm, 69W) 90L = Medium (9000lm, 86W) 150L = Large (15000lm, 139W) Blank = 5000K (Cool) Y = 3000K (Warm) /PCU = 120-277V Button Photocell Blank = No Option			



86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982

www.DefianceElectric.com



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	FOR PERMIT	01/24/22
02	PLAN REVISIONS	03/02/22

CLIENT

OAKES STORAGE
LEBANON, NH

PROJECT

OAKS STORAGE
SITE LIGHTING CALCULATIONS

DWG TITLE

SITE LIGHTING
FIXTURE DETAILS

PROJECT NUMBER

N/A

DATE

03/22/22

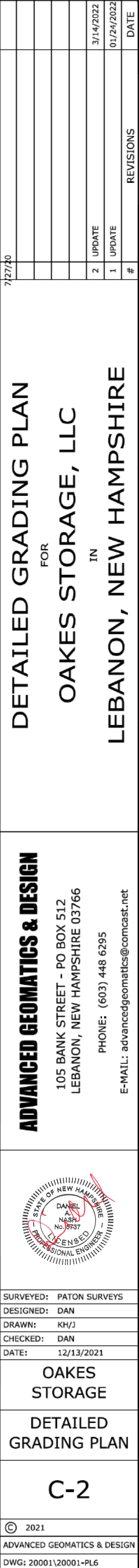
DRAWN BY

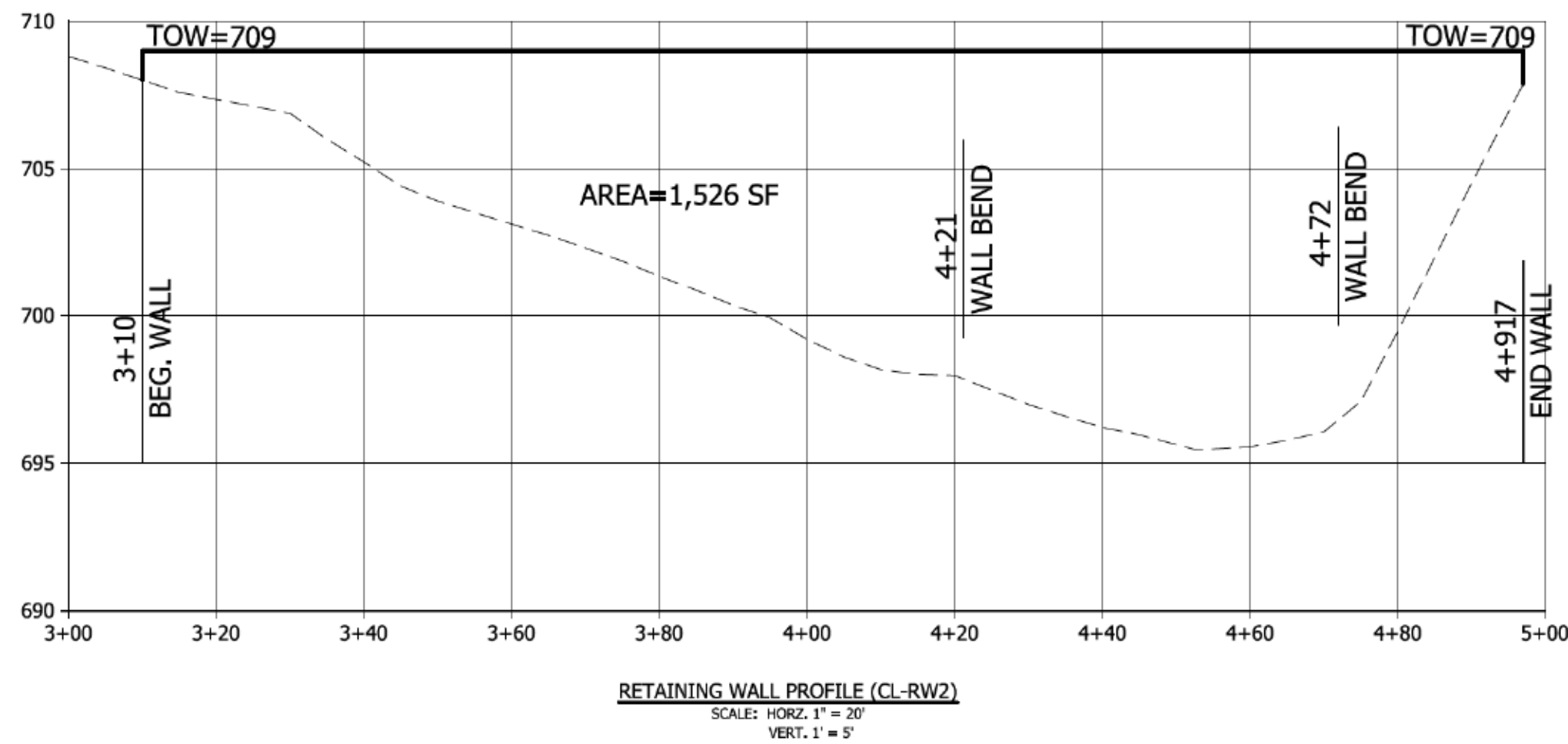
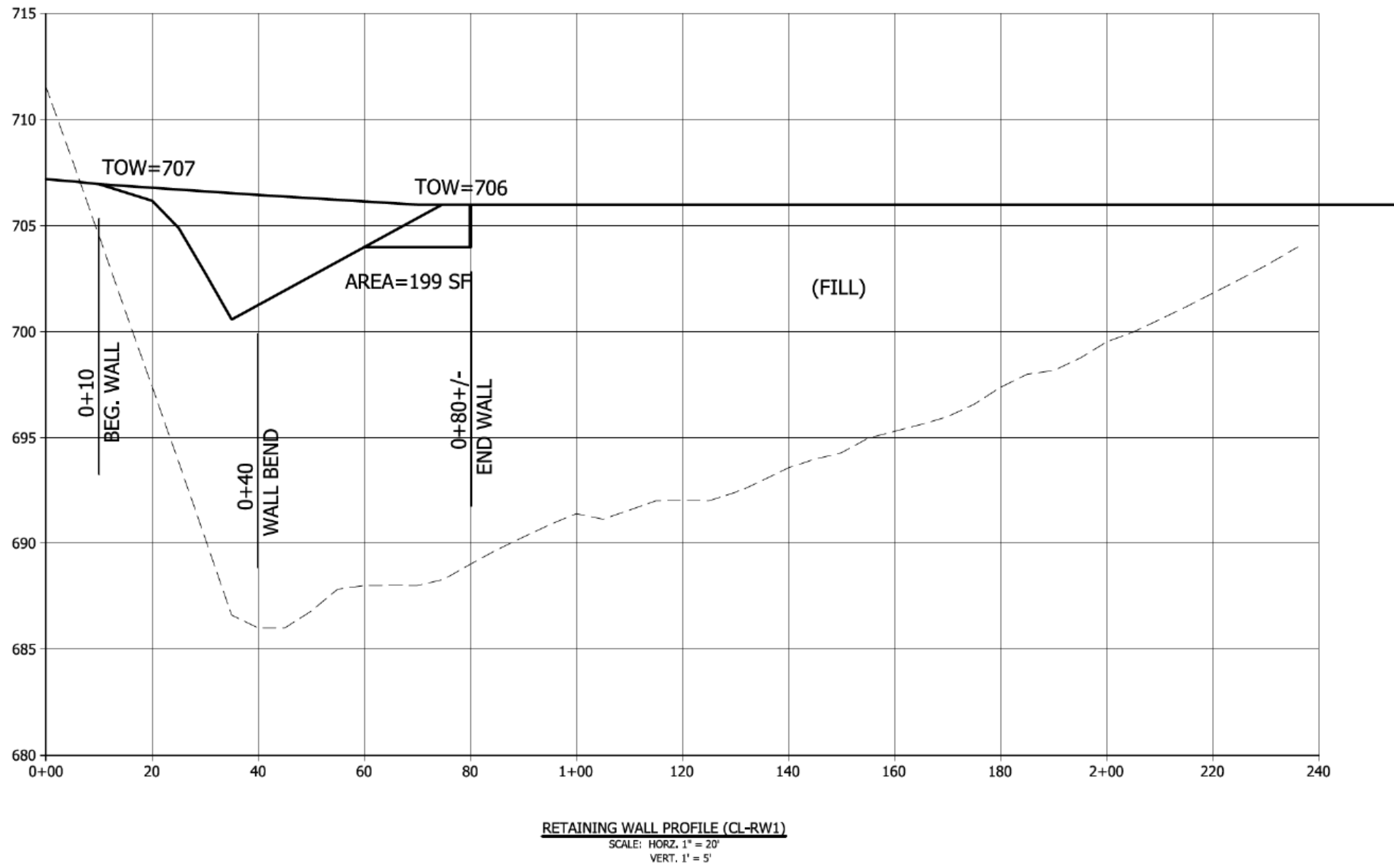
T. BOUCHER

ES101

SCALE

AS NOTED



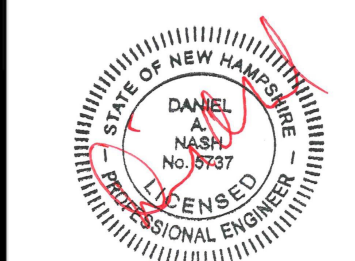


WALL NOTES:

1. WALL SHALL BE BUILT WITH REDI-ROCK OR APPROVED EQUAL.
2. STRUCTURAL DESIGN BY OTHERS.
3. WALL SHALL HAVE SAFETY BARRIER AT TOP.

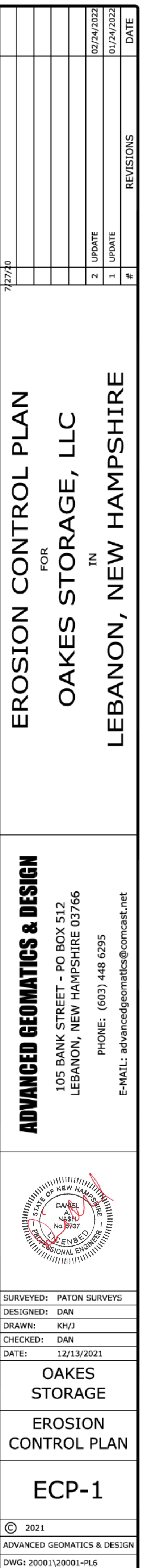
RETAINING WALL PROFILES
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

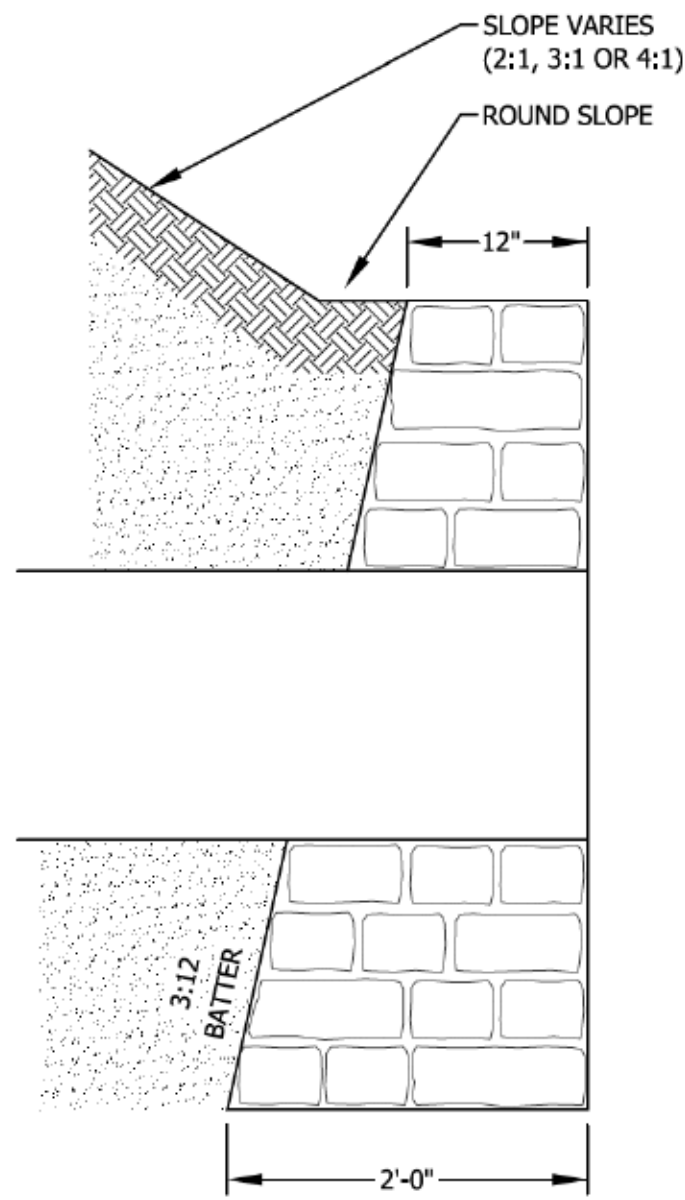
ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatrics@comcast.net



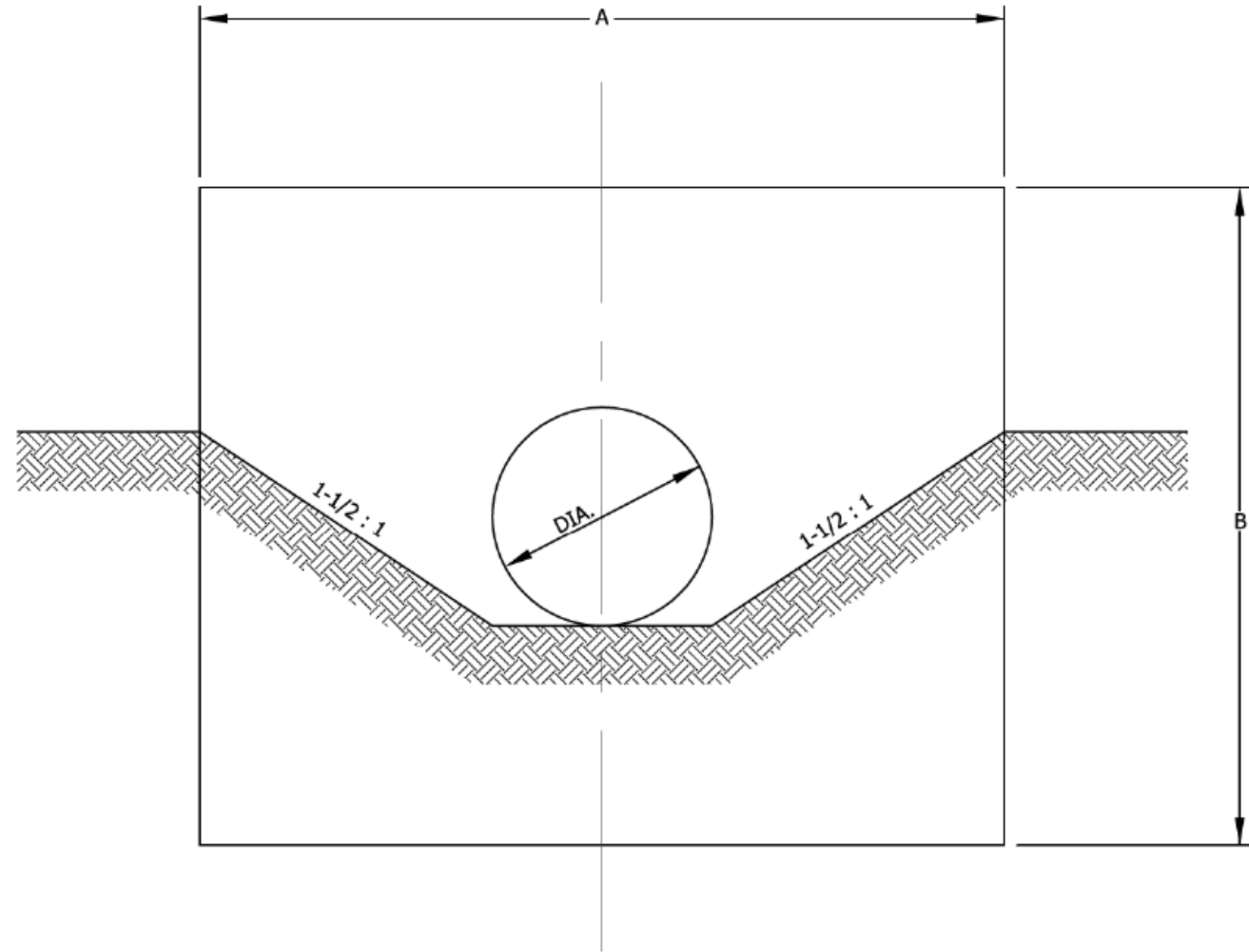
SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: J
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE
RET.WALL
PROFILES
C-4
© 2021
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-PL6



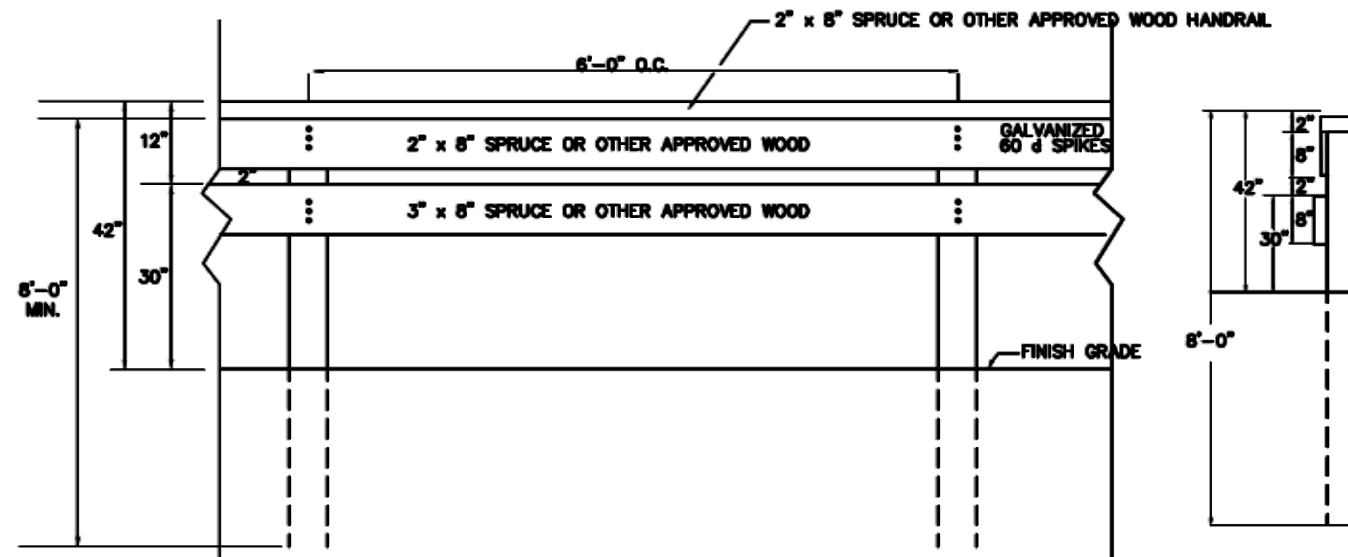


DIMENSIONS SHOWN ARE TO PAYMENT LINES.
MORTAR RUBBLE MASONRY TO BE STEPPED
OUTSIDE PAYMENT LINES ON SLOPING FACES.



STRAIGHT HEADWALL
(USE WITH 24" CULVERTS)
N.T.S.

NOTE:
FOR PLAN OF "L" OR "U"
HEADWALL, SEE DETAIL.

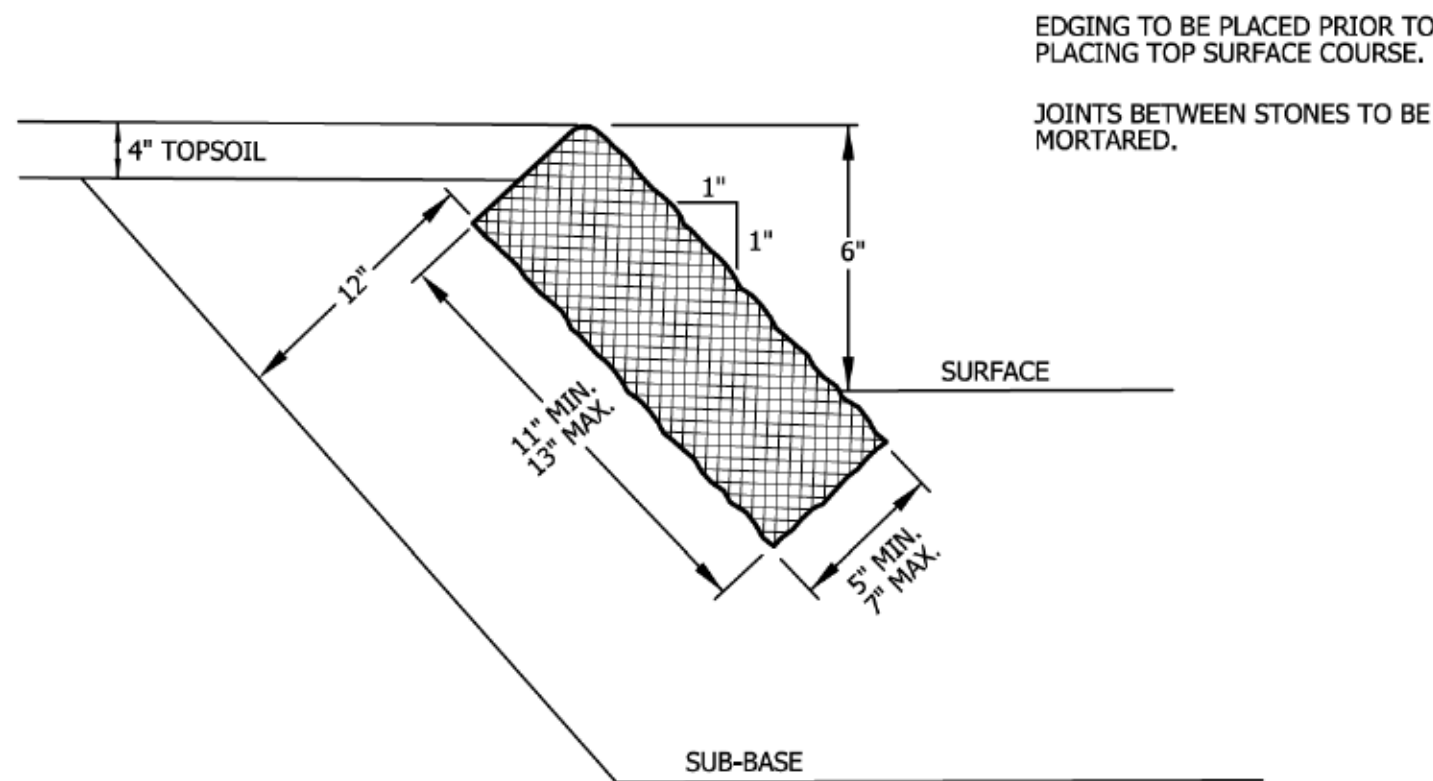


NOTES:
PLANKS TWELVE FEET IN LENGTH TO BE USED WHEREVER POSSIBLE.
PRESSURE TREATED POSTS SIX (6) INCHES SQUARE .
FIRST AND LAST POSTS OF EACH SECTION TO BE SET BACK TWELVE INCHES FROM THE
GENERAL LINE OF POSTS, WHEN FOUR OR MORE POSTS ARE REQUIRED.
REFLECTIVE MATERIAL TO BE PLACE AS DIRECTED BY ENGINEER.
ALL WOOD MEMBERS SHALL BE GIVEN A PRESERVATIVE TREATMENT.

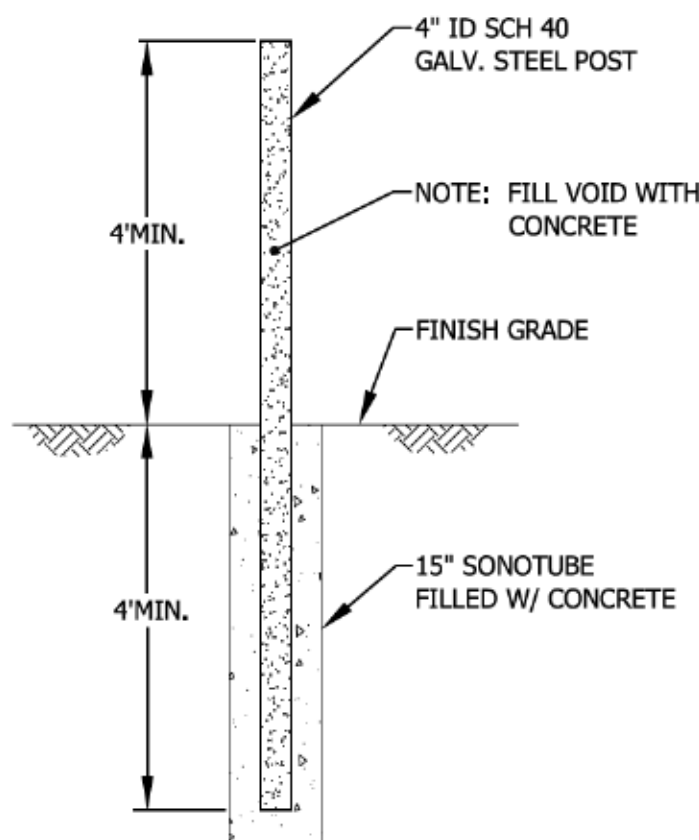
TIMBER GUARD RAIL
N.T.S.

GENERAL NOTES:

- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT
STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND
CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED
3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS
THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE
DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET
0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.

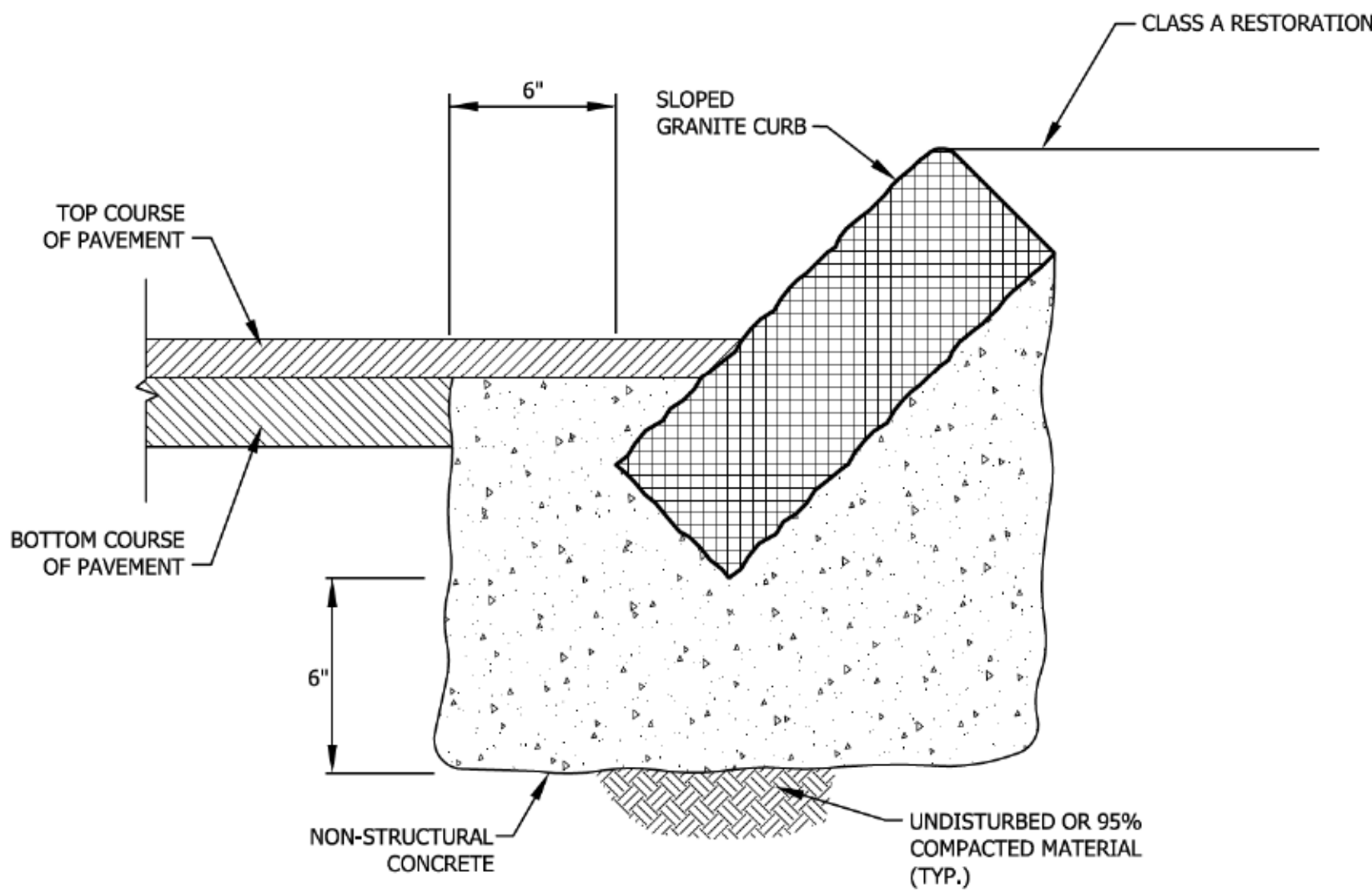


SLOPED GRANITE CURB
N.T.S.

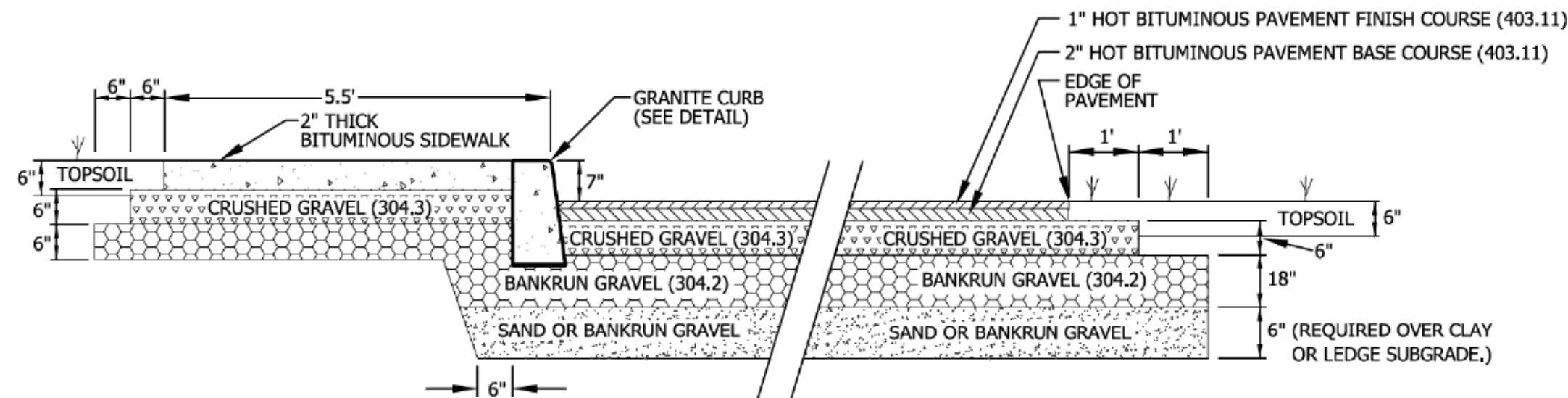


BOLLARD DETAIL
N.T.S.

- NOTES:**
1. BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
 2. SPACING SHALL NOT EXCEED 4' ON CENTER.
 3. BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND
AT LEAST 4' DEEP.
 4. BOLLARDS SHALL EXTEND A MINIMUM 4' ABOVE FINISHED GRADE.
 5. BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED
ITEM (DOMES).



CURB SETTING DETAIL
N.T.S.



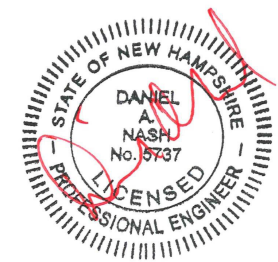
- NOTES:**
- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95%
STANDARD PROCTOR.
 - 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT
STANDARDS FOR HIGHWAY CONSTRUCTION.
 - 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER
GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION
N.T.S.

SITE DETAILS
FOR
OAKES STORAGE, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatix@comcast.net



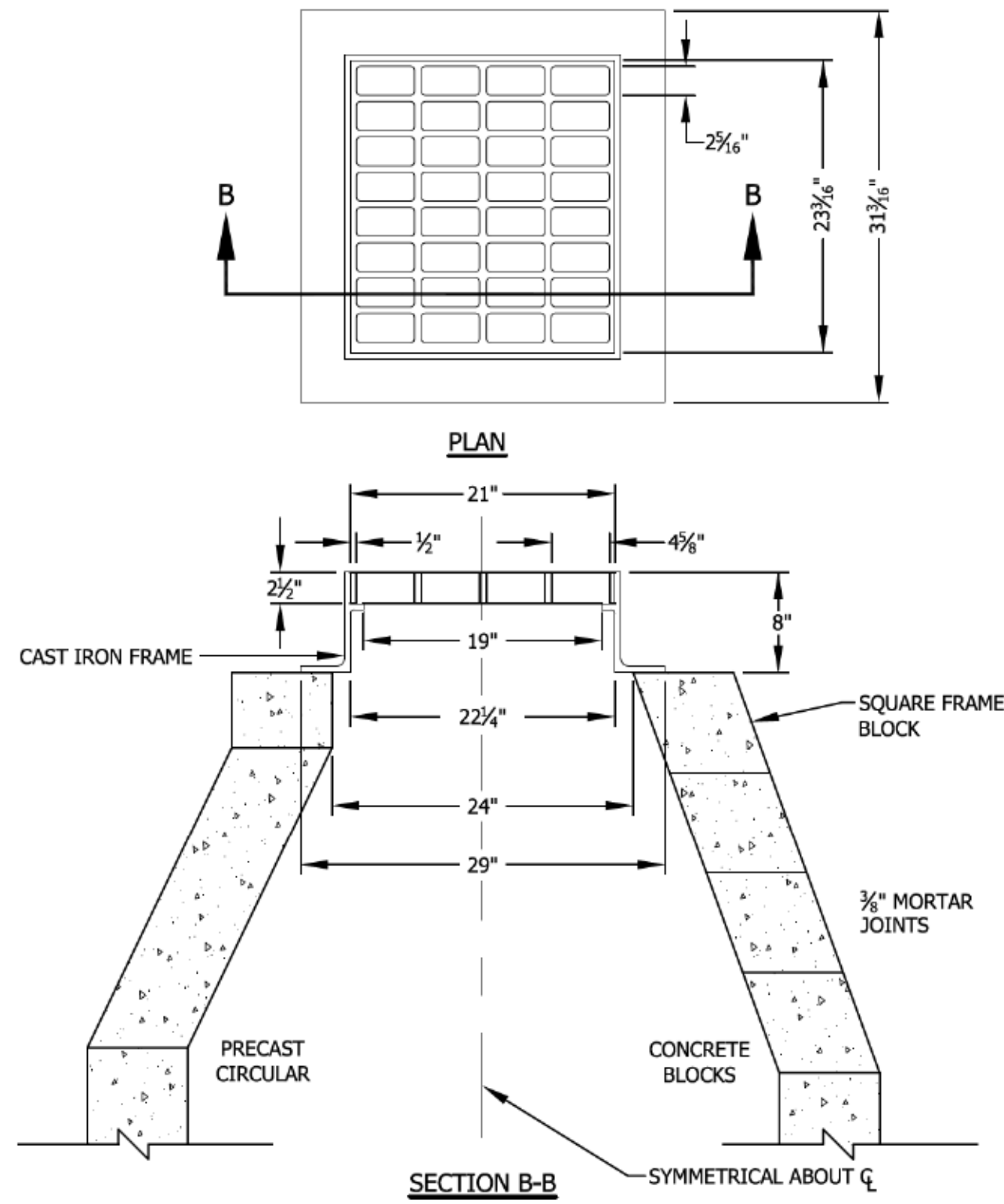
SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

**OAKES
STORAGE**

**SITE
DETAILS**

D-1

© 2021
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-DET



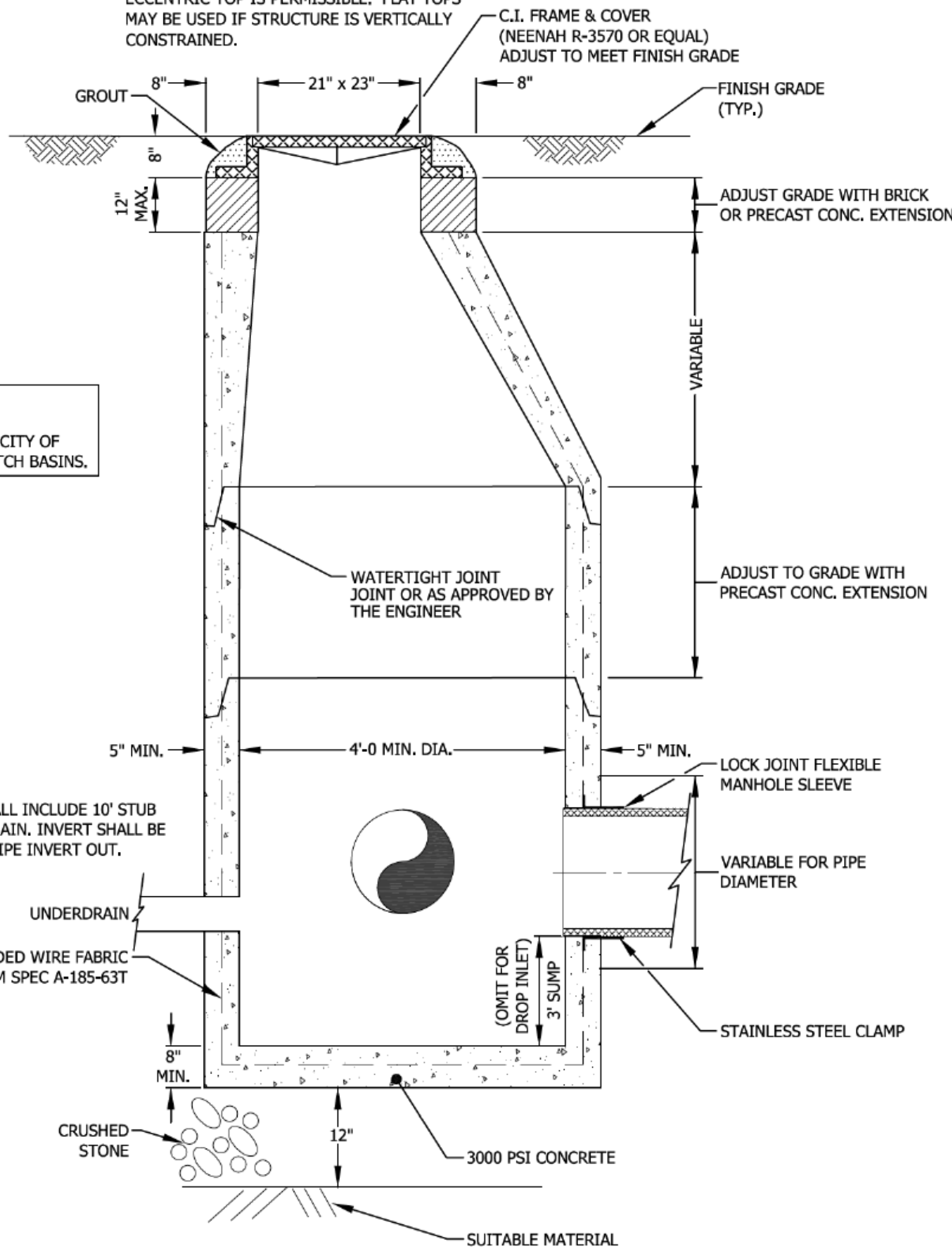
INLET GRATE
N.T.S.

NOTE:

FRAME AND GRATE SHALL BE NEENAH R3570 OR EQUAL APPROVED BY ENGINEER.

NOTE:

USE OF CONCENTRIC OR ECCENTRIC TOP IS PERMISSIBLE. FLAT TOPS MAY BE USED IF STRUCTURE IS VERTICALLY CONSTRAINED.

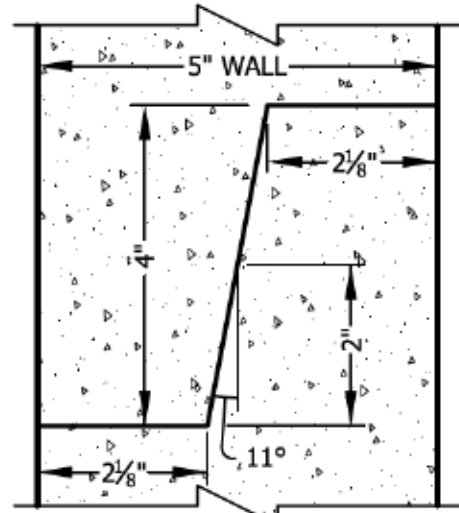


PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.

NOTE:
NO STEPS IN CITY OF LEBANON CATCH BASINS.

NOTE:

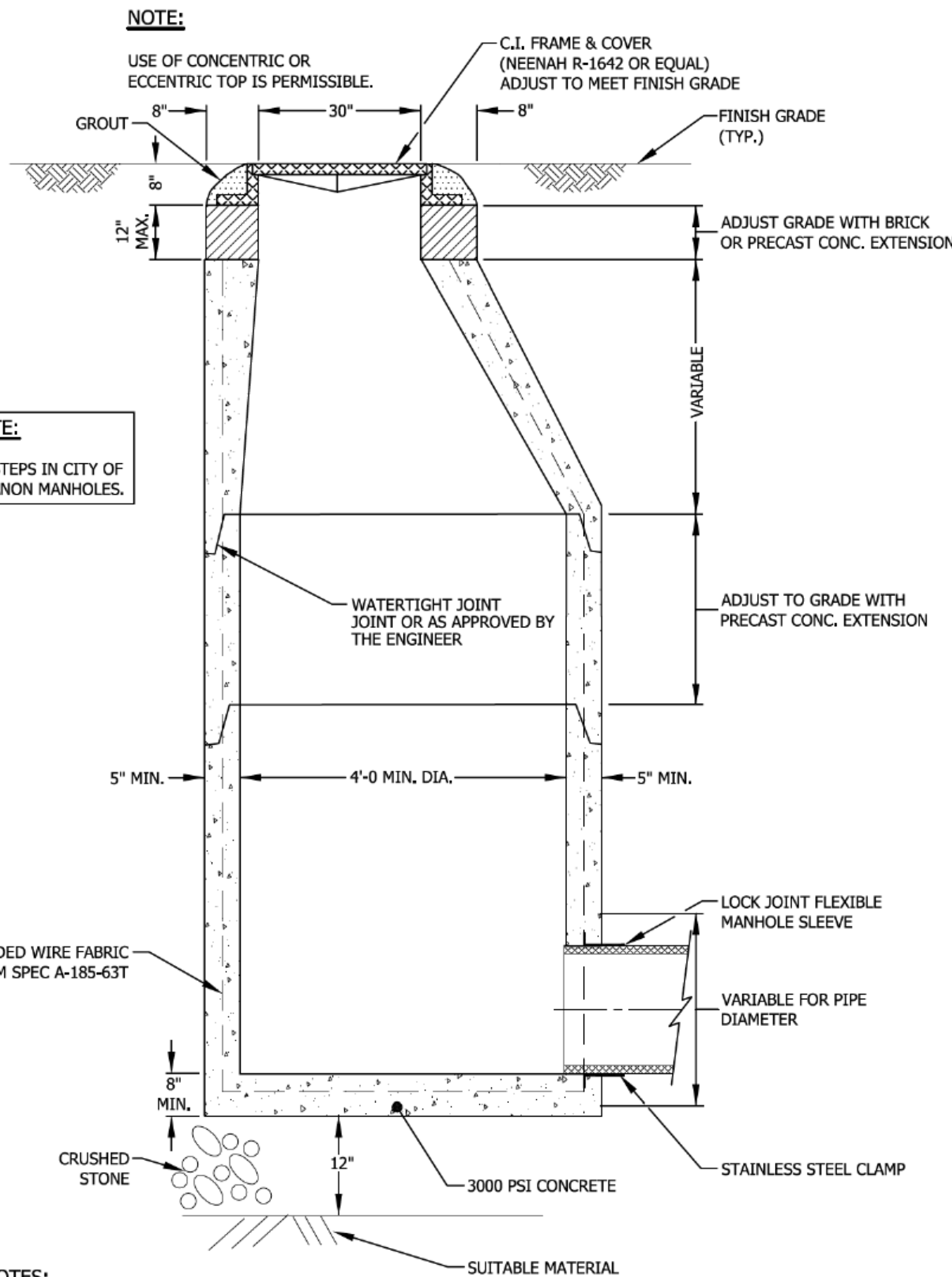
ALL CB'S SHALL INCLUDE 10' STUB OF UNDERDRAIN. INVERT SHALL BE 0.2' ABOVE PIPE INVERT OUT.



DETAIL OF TONGUE & GROOVE JOINT

NOTE:

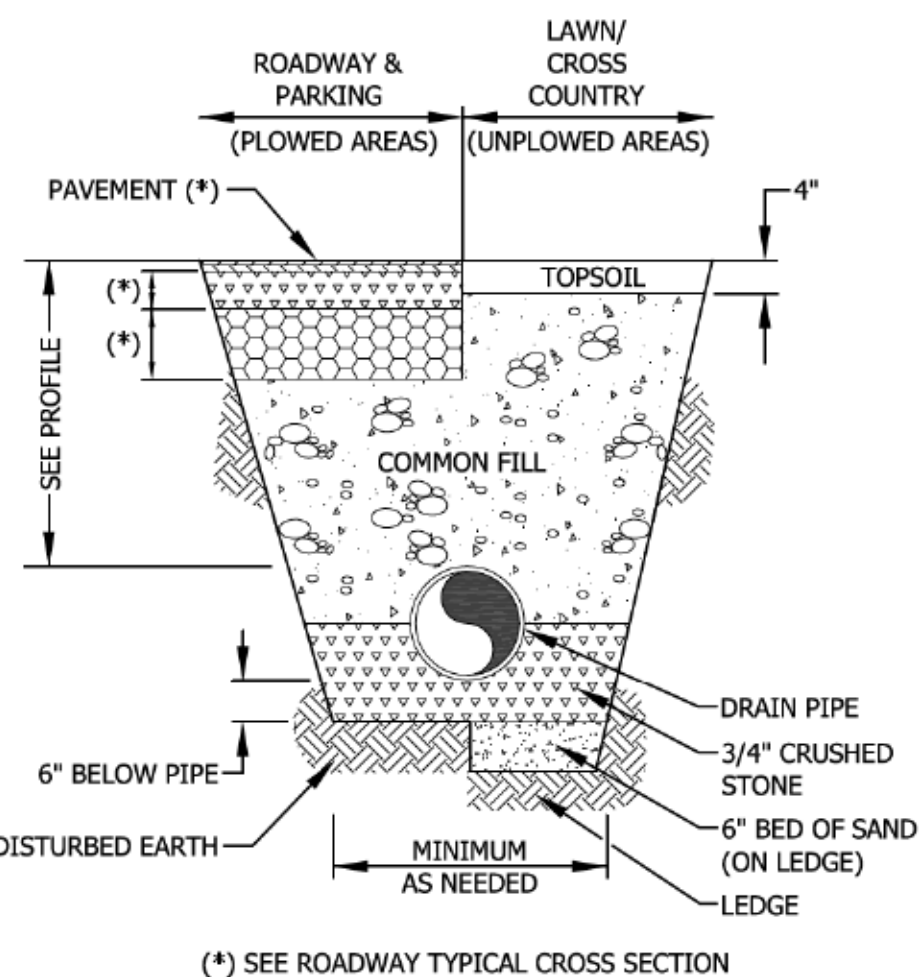
NO STEPS IN CITY OF LEBANON MANHOLES.



NOTES:

- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- 2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION
N.T.S.



COMMON FILL - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.

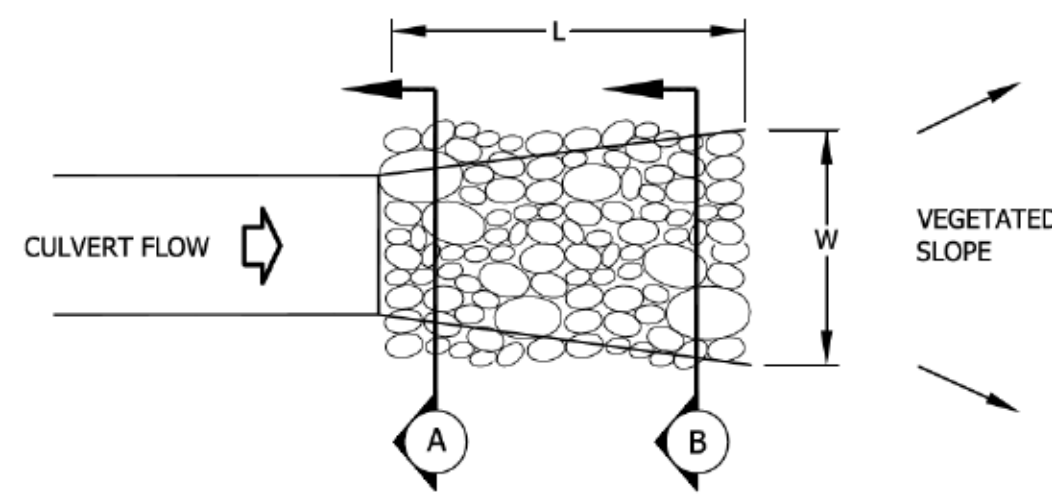
CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.

CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)

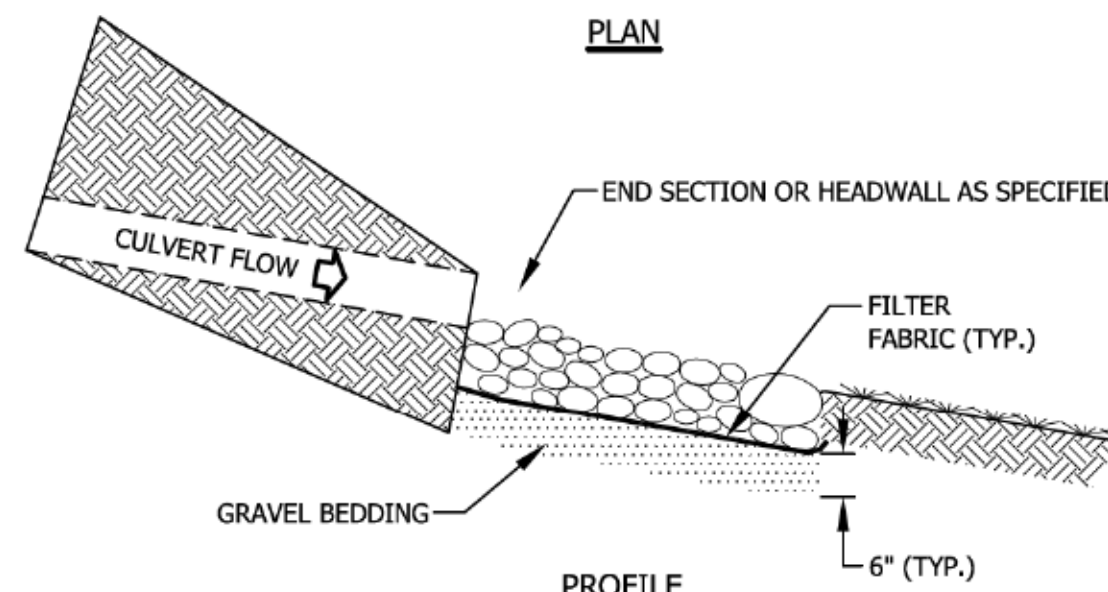
SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.

NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

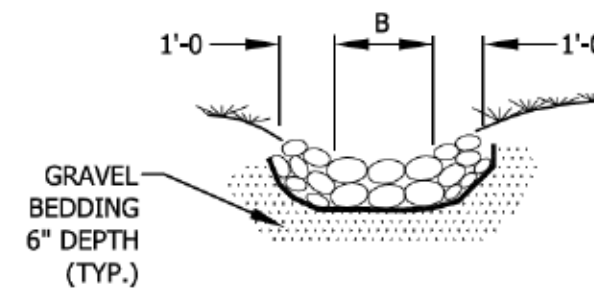
DRAIN PIPE TRENCH DETAIL
N.T.S.



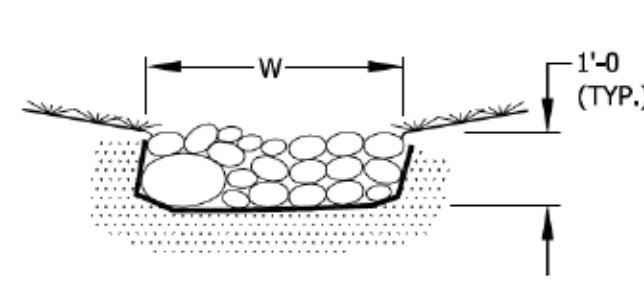
PLAN



PROFILE



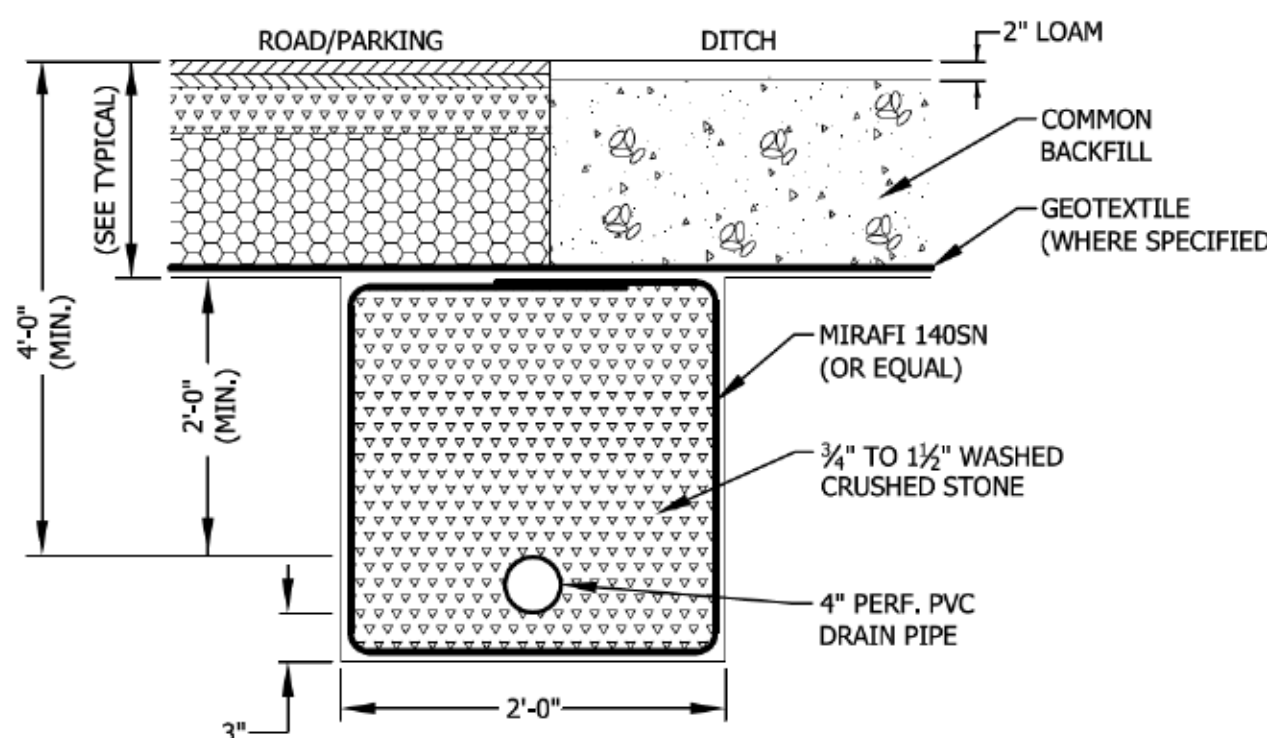
CROSS SECTION A



CROSS SECTION B

PIPE (W)	B (Ft.)	W (Ft.)	L (Ft.)	STONE TYPE
15"	2'	4'	8'	I
18"	2'	4'	8'	I
24"	4'	6'	12'	II
30"	4'	6'	14'	II
36"	4'	6'	16'	II
42"	6'	8'	18'	II
48"	6'	8'	20'	II

STONE DISCHARGE APRON
N.T.S.



UNDERDRAIN DETAIL
N.T.S.

NOTES:

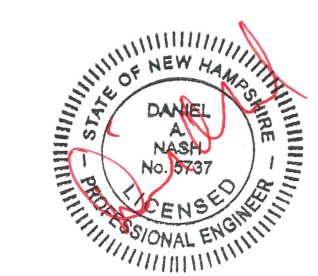
- 1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.
- 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

DRAINAGE DETAILS
FOR
OAKES STORAGE, LLC
IN
TOWN, STATE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295
E-MAIL: advancedgeomatcs@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

OAKES STORAGE

DRAINAGE DETAILS

D-4

© 2021
ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-D4T

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE; GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

1) TEMPORARY EROSION CONTROL

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND PREVENT SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING, WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

5) SEEDING AND MULCHING

ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL - 4 LBS.), 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- 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 AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- 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
- 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.

EROSION CONTROL CHART

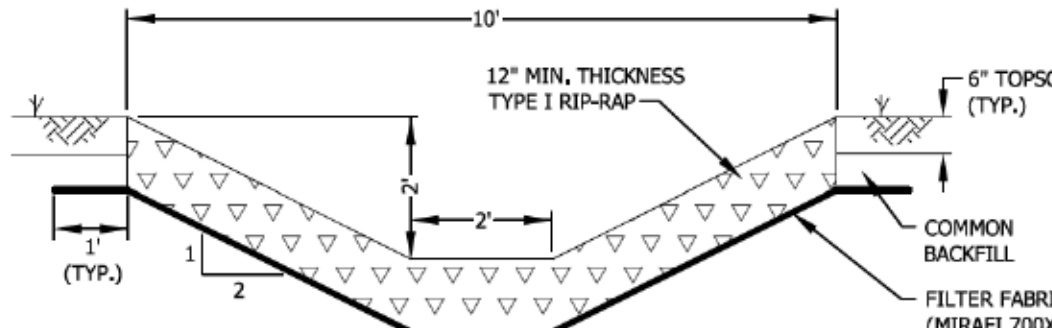
ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

MAINTENANCE INDEX

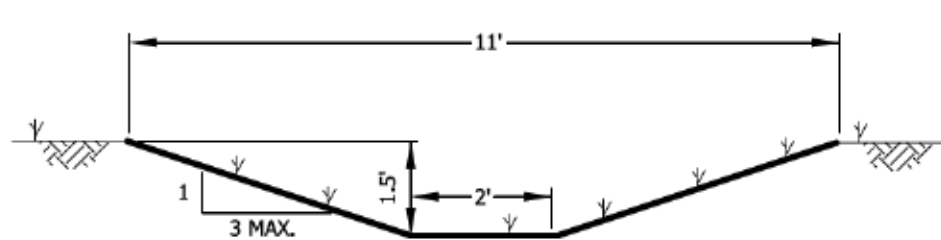
*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

A) TO BE INSPECTED DAILY.

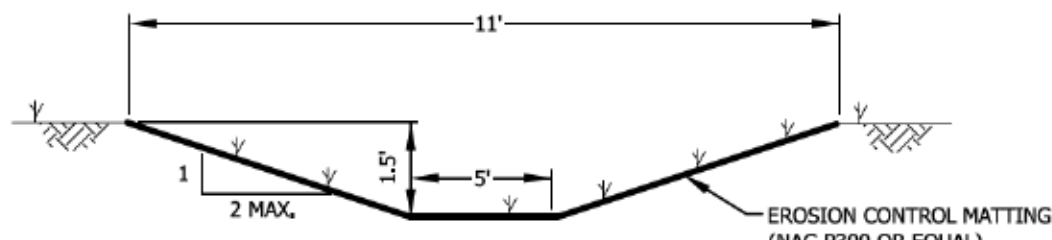
B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

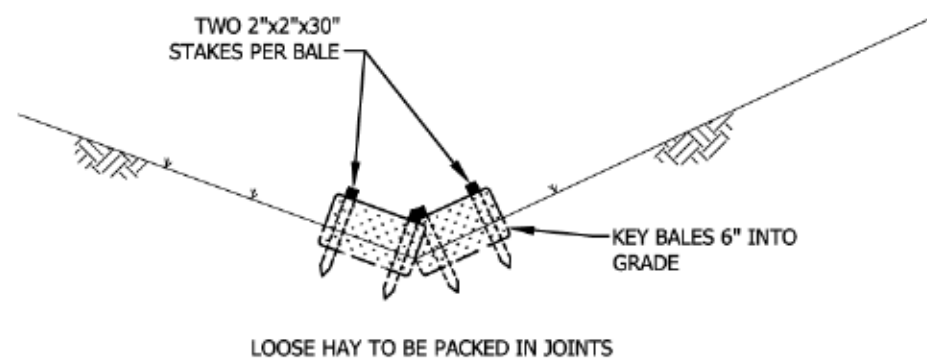
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

TYPICAL DRAINAGE DITCH SECTIONS

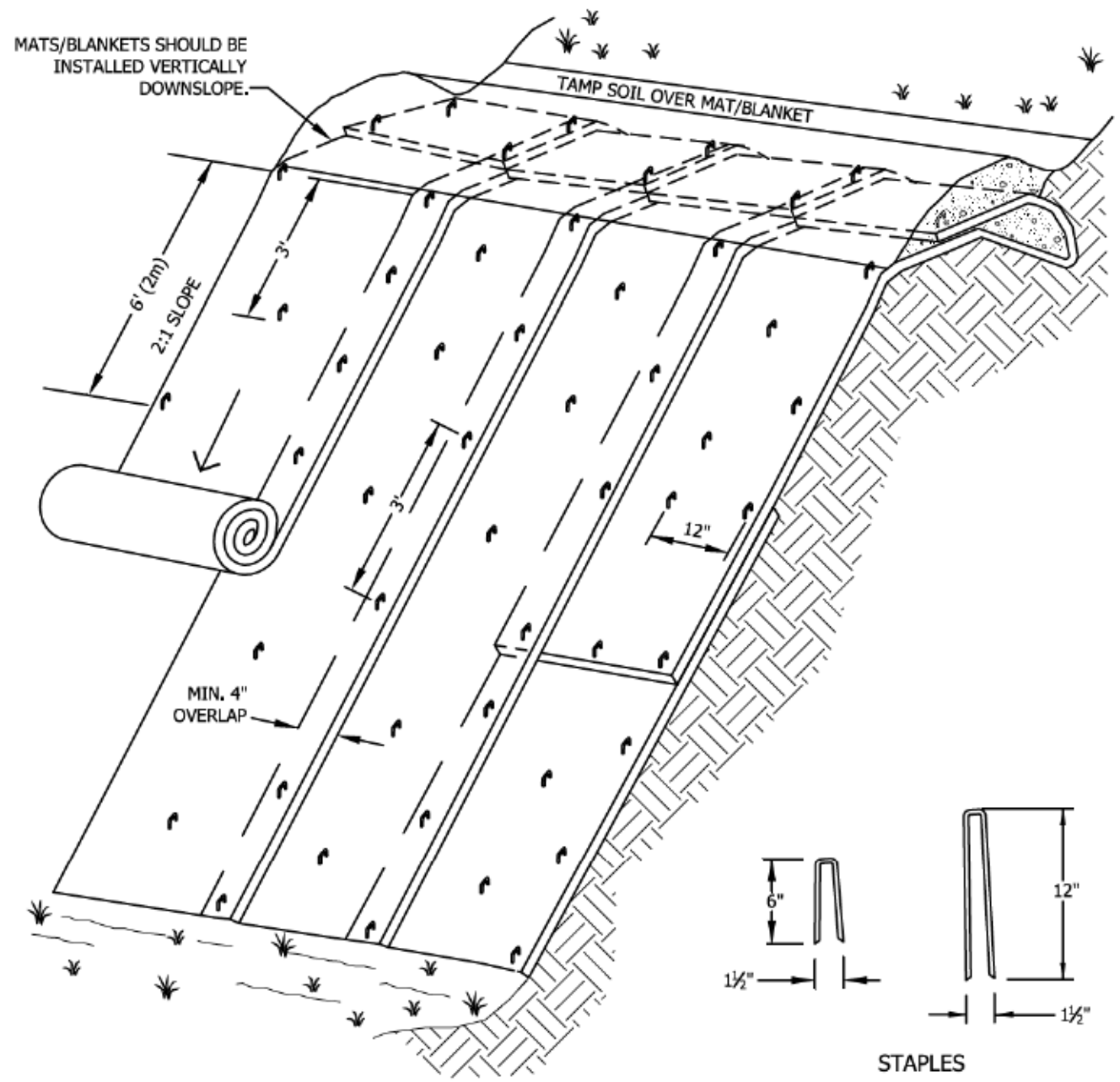
N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.



STAKED HAY BALES (BMP-SHB)

N.T.S.

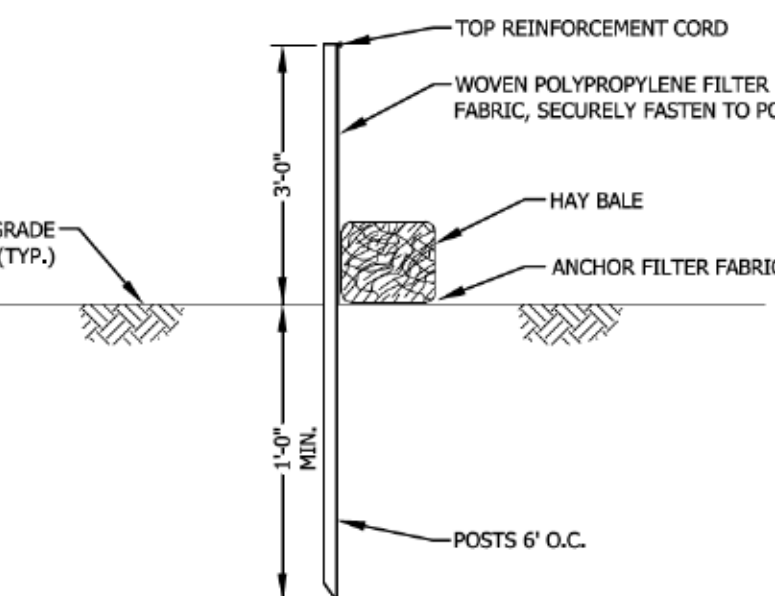


NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

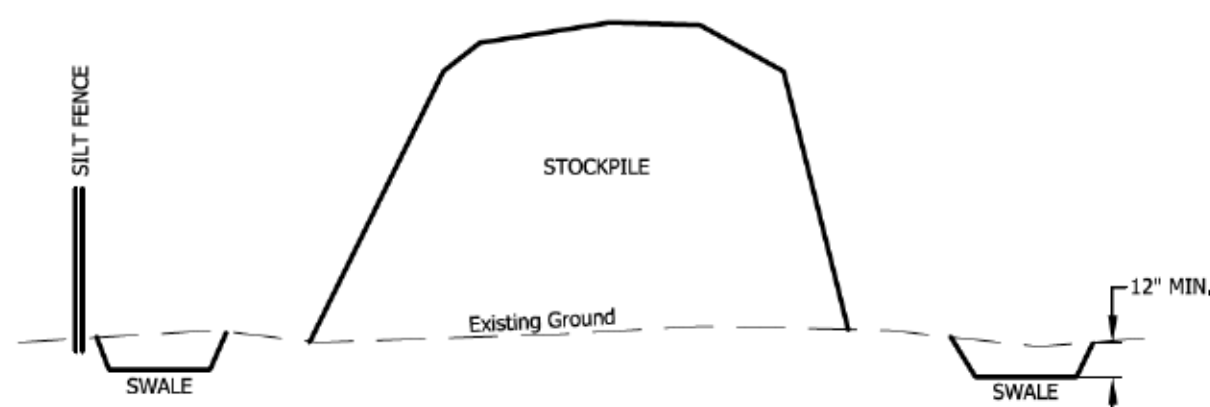
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

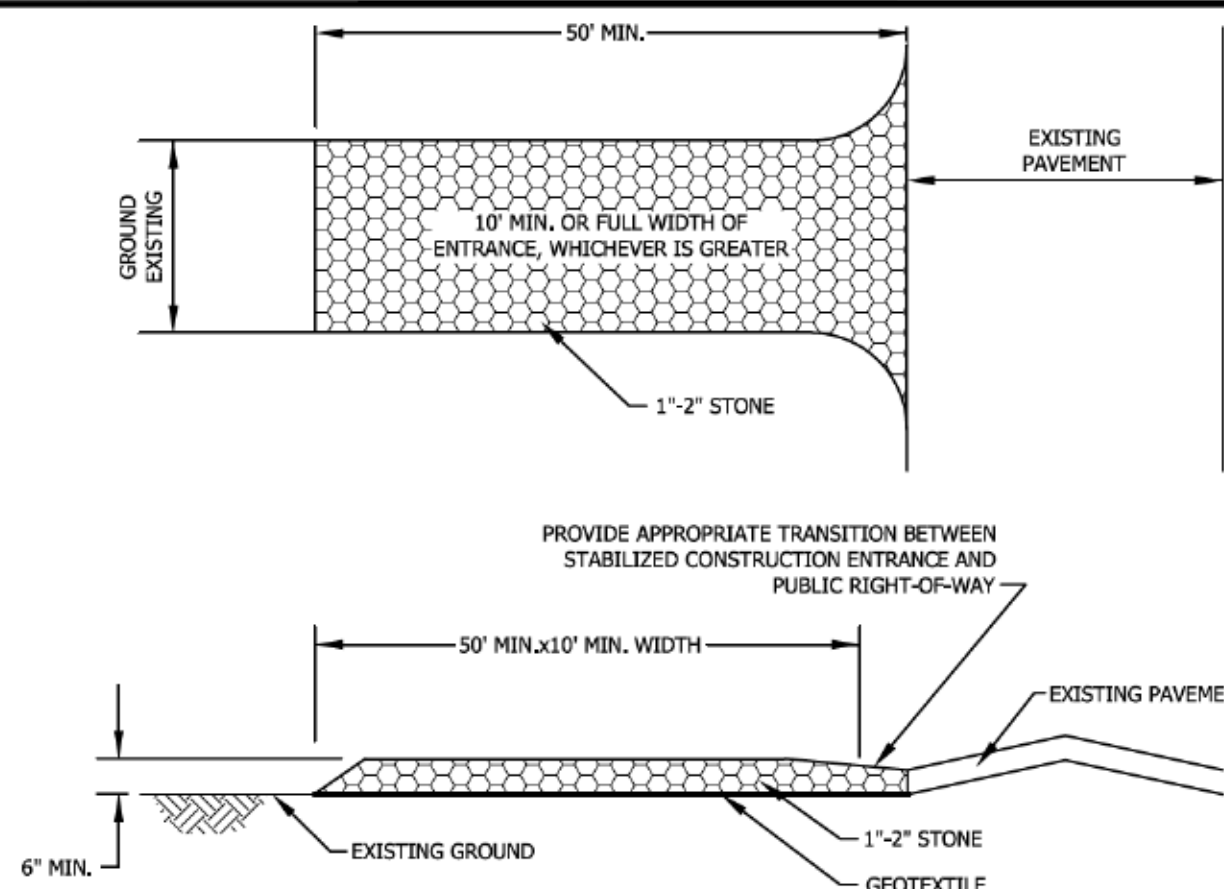


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

- SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
- SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
- STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.

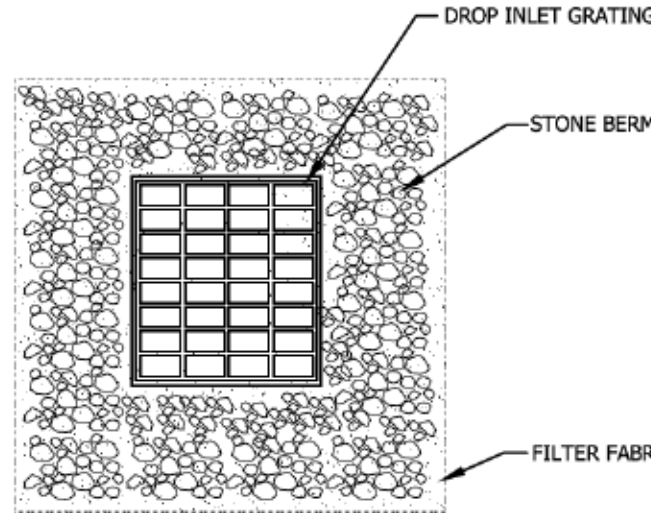


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

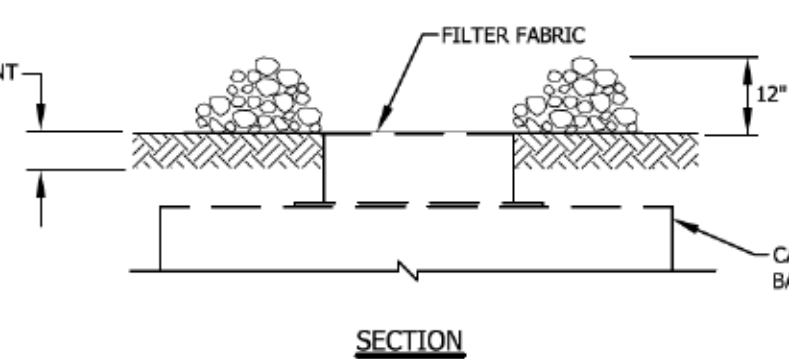
NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



PLAN VIEW

NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

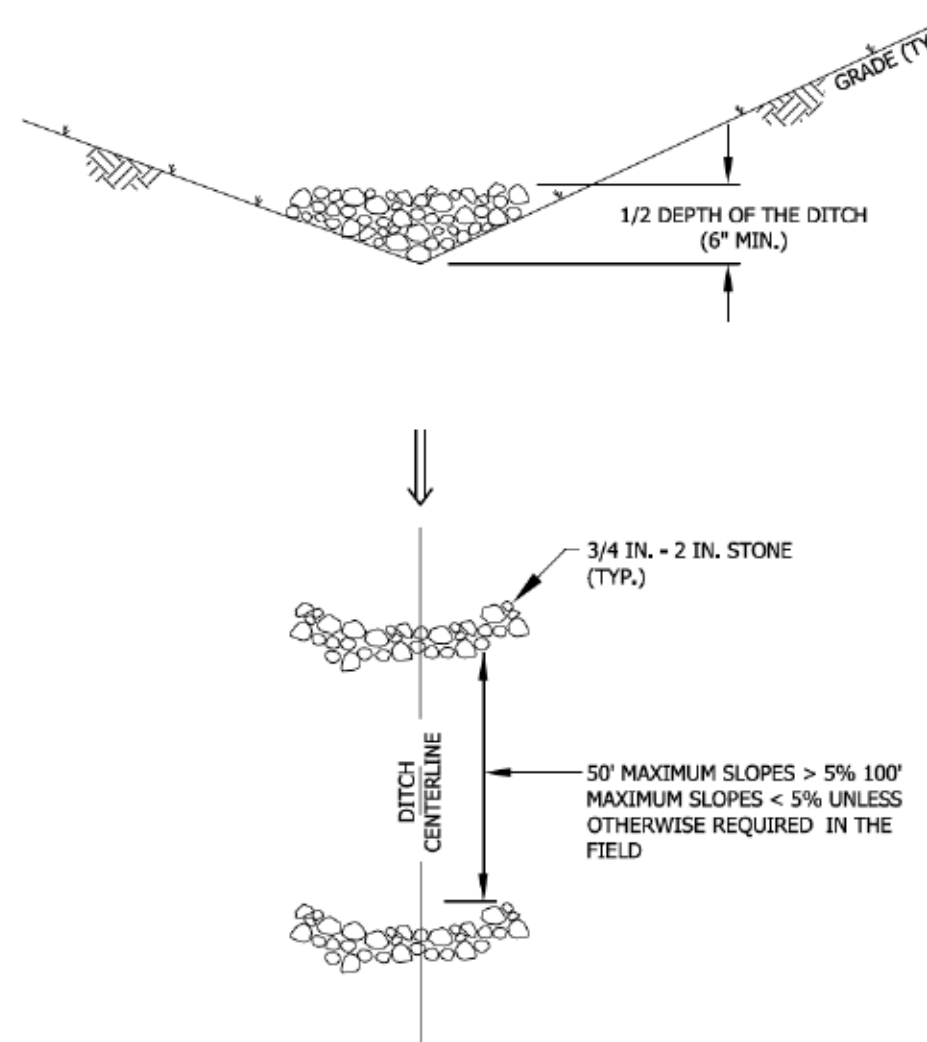


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP-SCD)

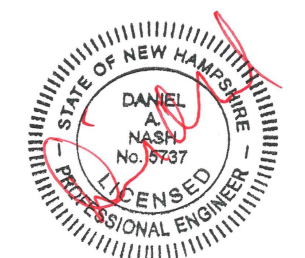
N.T.S.

EROSION CONTROL DETAILS
FOR
OAKES STORAGE, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295
E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

EROSION CONTROL
DETAILS

D-5

© 2021
ADVANCED GEOMATICS & DESIGN

DWG: 20001\20001-DET

**Agenda
Planning Board
April 11, 2022**

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

**Recreo, LLC and
City of Lebanon,
2 Mascoma Street and
12 S. Park Street
(Tax Map 91, Lots 254 & 253),
zoned LD
PB2022-16-BLA**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 11, 2022 Meeting

Staff Memorandum – PB2022-01-BLA

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2022-16-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 2 Mascoma Street (Tax Map 91, Lot 254)
- 12 S. Park Street (Tax Map 91, Lot 253)

Property Owners/Applicants:
Recreo, LLC and City of Lebanon

Property Sizes (existing):

- 2 Mascoma Street (Tax Map 91, Lot 254): +/-1.99 acres *per boundary line adjustment plat*
- 12 S. Park Street (Tax Map 91, Lot 253): +/-0.9 acres *per boundary line adjustment plat*

Property Sizes (proposed):

- 2 Mascoma Street (Tax Map 91, Lot 254): +/-2.1 acres *per boundary line adjustment plat*
- 12 S. Park Street (Tax Map 91, Lot 253): +/-0.79 acres *per boundary line adjustment plat*

Zoning District:
Lebanon Downtown (LD)

Zoning Overlay District(s):
None

Staff Attachments:
Memo dated March 31, 2022, from Duane Egner, Fire Inspector

LEGAL NOTICE

Recreo, LLC and City of Lebanon, 2 Mascoma Street and 12 S. Park Street (Tax Map 91, Lots 254 & 253), zoned LD: Request for a Boundary Line Adjustment. PB2022-16-BLA

PLANS AND APPLICATION MATERIALS

- ▶ Application forms (2 pages)
- ▶ 2 Mascoma Street Redevelopment Boundary Line Adjustment Narrative, dated March 28, 2022, prepared by Studio Nexus
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Plat titled "Plan Showing Boundary Line Adjustment Between Properties of Recreo, LLC and City of Lebanon", prepared by DiBernardo Associates, LLC, dated February 10, 2022, last revised March 29, 2022, DWG. NO. 3423-1.

COMPLETENESS REVIEW

On April 6th, the City Council will discuss whether to authorize the transaction contemplated by the proposed Boundary Line Adjustment. If the City Council authorizes the transaction, the City Manager will then be able to sign the Boundary Line Adjustment application. Without the City Manager's signature, the application is incomplete. Staff will provide an update to the Planning Board at the April 11th meeting.

APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 2 Mascoma Street (Tax Map 91, Lot 254), owned by Recreo, LLC and improved with two commercial buildings (including the former Village Market building), and 12 S. Park Street (Tax Map 91, Lot 253), owned by the City of Lebanon and occupied by the Fire Station.

As proposed, the changes resulting from the Boundary Line Adjustment are as follows:

- ▶ Map/Lot 91-254 will increase by a net of +/-0.11 acres, from +/-1.99 acres to +/-2.1 acres.
- ▶ Map/Lot 91-253 will decrease by a net of +/-0.11 acres, from +/-0.9 acres to +/-0.79 acres.

STAFF MEMORANDUM

PB2022-16-BLA
2 Mascoma St & 12 S Park St
April 11, 2022 PB Mtg
Agenda Item 3.C
Page 2 of 3

2 Mascoma Street is outlined in blue in Figure 1 below and 12 South Park Street is outline in yellow. The approximate location of adjusted lot line is shown in red. The reconfigured lots are also illustrated on the attached plat as follows:

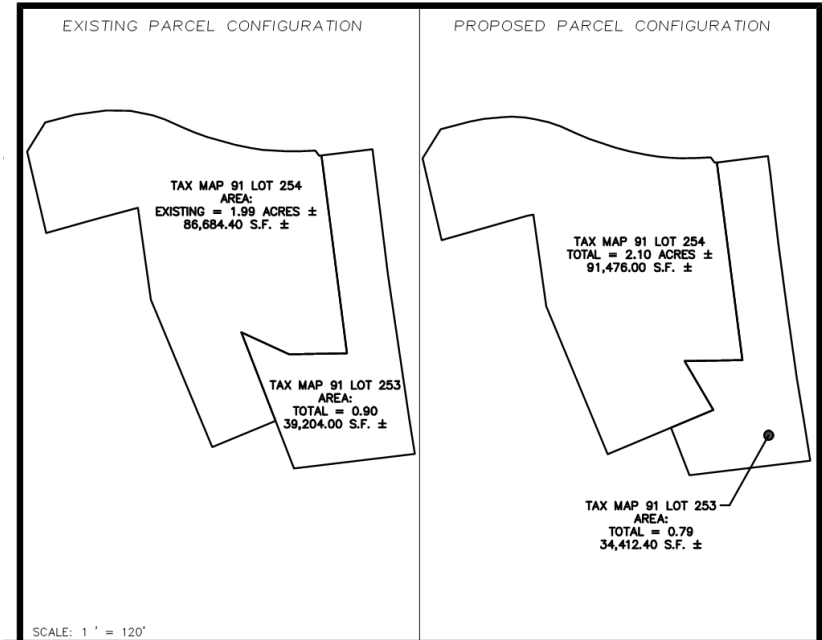
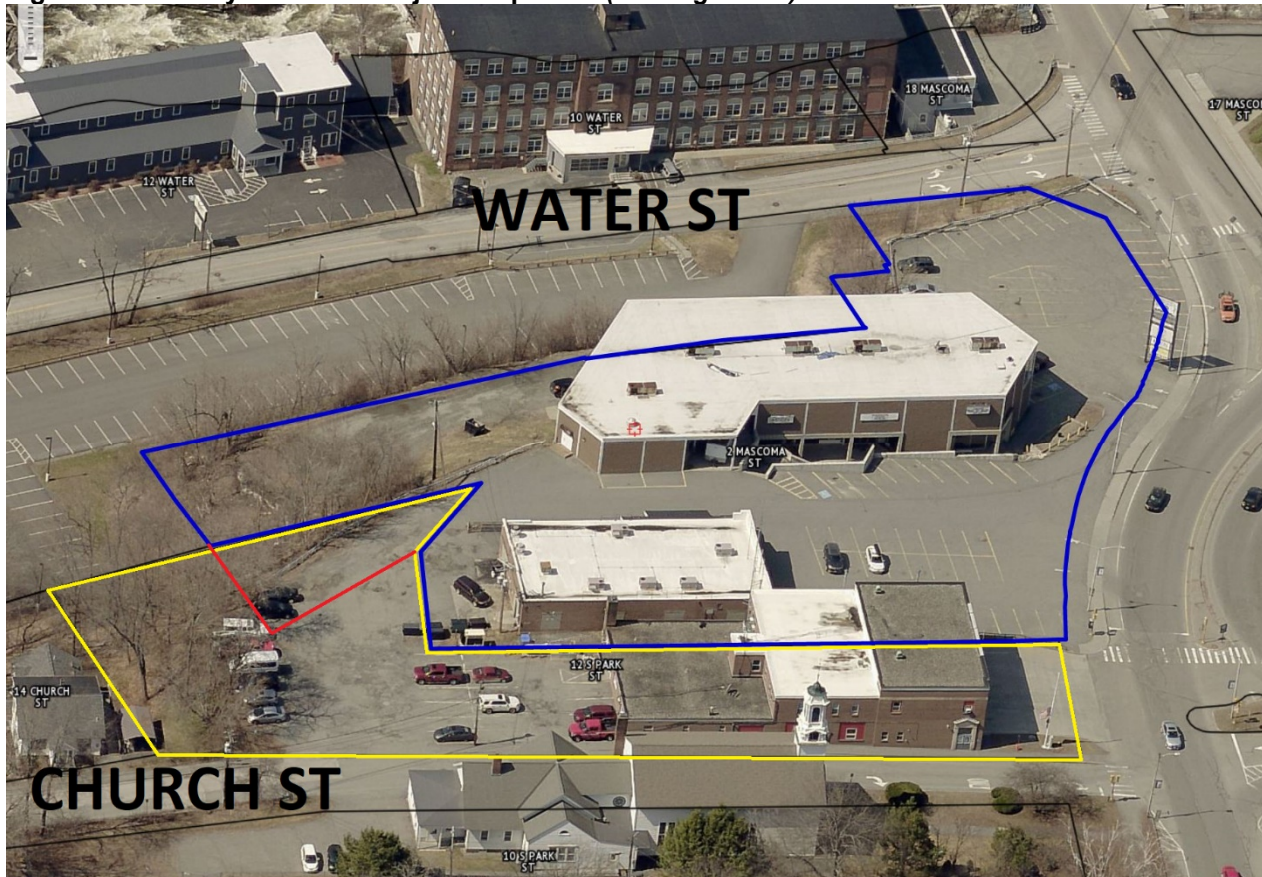


Figure 1. Bird's Eye View of Subject Properties (looking south).



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

STAFF COMMENTS

ASSESSING

No comment.

BUILDING INSPECTION

No comment.

FIRE

See attached memo from Duane Egner, Fire Inspector, dated March 31, 2022.

POLICE

No comment.

PUBLIC WORKS/CITY ENGINEER

No comment.

PLANNING & ZONING

Both lots currently conform to the applicable minimum lot sizes and dimensional requirements as set forth in the Zoning Ordinance and will continue to after reconfiguration.

Staff recommends that a boundary marker is placed at the intersection of the two new proposed boundary lines.

STAFF RECOMMENDATIONS

If the Board moves to approve the application, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Board approve with the following conditions to be satisfied prior to the signing and recording of the plat:

1. The applicant shall provide a revised plat depicting the following change to the satisfaction of the Planning and Development Department and the City Engineer:
 - a. Identify a physical boundary marker to be placed at the intersection of the two new boundary lines (i.e. at the southernmost eastern corner of 2 Mascoma Street, as reconfigured).
2. The applicant shall provide to the Planning and Development Department a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
3. The applicant shall provide to the Planning and Development Department a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

Attachments

cc: Recreo, LLC (tim@ledgworks.com)
Jim Wasser, Studio Nexus (jimw@studionexusarch.com)
Shaun Mulholland, City Manager
File



LEBANON FIRE DEPARTMENT

12 South Park Street
Lebanon, NH 03766

Phone: 603-448-8810
FAX: 603-448-8811
Chris Christopoulos, Jr.
Fire Chief

March 31, 2022

To: Tim Corwin, Senior Planner and Zoning Administrator
Lebanon Planning Board Members

From: Duane Egner, Fire Inspector

Re: April 2022 Planning Board Application Review

Tim,

The Lebanon Fire Department has reviewed the following Lebanon Planning Board applications to determine compliance with the various applicable fire codes adopted by the State of New Hampshire and City of Lebanon. Below are the results of the review.

- Woodrow Fitness, LLC, 12 Lafayette Street (Tax Map 10, Lot 11, Plot 500)

The Lebanon Fire Department has reviewed the proposed application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

- Recreo, LLC and City of Lebanon, 2 Mascoma Street & 12 S. Park Street (Tax Map 91, Lots 254 & 253), The Lebanon Fire Department has reviewed the proposed application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed boundary line adjustment.

- Robert & John Oakes, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1

The Lebanon Fire Department has reviewed the proposed revised application materials application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

- Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48)

The Lebanon Fire Department has reviewed the proposed revised application materials against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

Please let me know if there are any questions.

Sincerely,

Duane E. Egner

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☒	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	OTHER ()

PROPERTY OWNER (APPLICANT):			
NAME: Recreo, LLC		TEL.#: 603-322-3260	
MAILING ADDRESS: 77 Bank Street, Lebanon, NH 03766			
E-MAIL ADDRESS: tim@ledgeworks.com			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: Jim Wasser, Studio Nexus Architects, LLC		TEL.#: 802-275-5110	
MAILING ADDRESS: P.O Box 275, White River Junction, VT 05001			
E-MAIL ADDRESS: jimw@studionexusarch.com			
PROJECT LOCATION: 91-253 (125 Park St.)			
TAX MAP #: 91	LOT#: 254	PLOT #:	ZONE: LD
STREET ADDRESS OF PROJECT: 2 Mascoma Street (former Village Market) 125 Park St.			
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO			
FLOOD PLAIN ☐ YES ☒ NO			
SCOPE OF PROJECT:			
0.11 acres to be annexed to parcel I.D: 91-254 from 91-253 and become one continuous lot of record			
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: Restaurant and retail			
SIGNATURE BLOCK:			
X PROPERTY OWNER DATE: 9 MAR 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.			
X PROPERTY OWNER DATE: 9 MAR 2022			

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
3-14-22	91/253	PB2022-			
	91/254	16-BLA			

(12/07/07)

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☒	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	OTHER ()

PROPERTY OWNER (APPLICANT):			
NAME: Recreo, LLC		TEL.#: 603-322-3260	
MAILING ADDRESS: 77 Bank Street, Lebanon, NH 03766			
E-MAIL ADDRESS: tim@ledgeworks.com			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: City of Lebanon		TEL.#: 603-448-4220	
MAILING ADDRESS: 51 N. Park Street, Lebanon, NH 03766			
E-MAIL ADDRESS: shaun.mulholland@lebanonnh.gov			
PROJECT LOCATION:			
TAX MAP #: 91	LOT#: 254 and 253	PLOT #:	ZONE: LD
STREET ADDRESS OF PROJECT: 2 Mascoma Street (former Village Market) and 12 South Park Street			
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO			
FLOOD PLAIN ☐ YES ☒ NO			
SCOPE OF PROJECT:			
0.11 acres to be annexed to parcel I.D: 91-254 from 91-253 and become one continuous lot of record			
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: Restaurant and retail			
SIGNATURE BLOCK:			
See earlier application for Recreo signature; City of Lebanon's to follow City Council hearing. DATE: _____ PROPERTY OWNER 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. DATE: _____ PROPERTY OWNER			

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #

2 Mascoma Street Redevelopment Boundary Line Adjustment Narrative

3.28.2022

PROJECT OVERVIEW

We are proposing a major redevelopment of the Village Market site, including two new apartment buildings, the eventual interior build-out of the existing commercial building, parking and landscaping:

- Apartment **Building 1**, consists of a 5-story + basement, 48,000 SF, 72-unit apartment building that sits atop an 8,000 SF, 17-car parking garage. Built on the southern end of the site, the building and its main pedestrian entry are oriented east—facing the upper level parking lot and Colburn Park beyond. The parking garage is accessed from the north/lower level of the site along the west face of the existing market.
- Located along Water and Mascoma Streets, Apartment **Building 2** consists of a 6- story (plus two walk-out basement levels), 56,800 SF, 80-unit residential building of similar construction and unit mix to Building 1.

To increase the aesthetics, functionality, and constructability of our project, we are requesting a boundary line adjustment between Lots 91-254 (2 Mascoma Street, owned by Recreo, LLC) and 91-253 (12 South Park Street, owned by the City of Lebanon). Convening 4,646 SF (.11 acres) from 91-253 to the Village Market parcel will facilitate the proposed construction of Building 1. This additional land permits the project to:

- Orient Building 1 to more closely parallel the topography of the site, specifically the steep slope directly to its west, resulting in significantly lowered retaining walls in its southwest corner
- Eliminate the unrestrained steep slope that forms the majority of the parcel being transferred; the “junk” soils (according to the geo-technical report it is composed primarily of sand, concrete, gravel, brick and metal—“uncontrolled fill”) will be removed and replaced with structured fill, with retaining walls added to stabilize the slope, prevent erosion and improve its appearance
- Provide a much larger entry plaza, with generous landscaping and outdoor amenities for the residents and the community at large, including a large terrace of pavers, seat walls and picnic tables, along with fenced, outdoor patios for four residential apartments
- Provide a more direct and generous connection to the existing market building and the proposed parking lot
- Provide land--currently unusable because of its steep slope and unsuitable soil composition--to locate a propane tank farm, thus freeing up better quality land for use as parking or building.

REQUIRED STATEMENTS IDENTIFIED IN SECTION 7.7.A.3.d.

There are no persons or entities holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject properties.

There are no persons or entities holding any easements, rights-of-way, or other restrictions on or over the subject properties.

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: 2 Mascoma Street Redevelopment	
APPLICANT: Recreo, LLC and City of Lebanon	DATE: 3/28/2022
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.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 Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§8.2.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

NOTE: 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 the 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.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision 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. The scale of the plans shall be appropriate to the size of the overall development. 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 Subdivision 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 Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (<u>NOTE:</u> The date on the plat 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 plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☒	☐
8.2.A(5) - Location of all existing structures on the subject lots.	☒	☐
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	☒	☐
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

Plan Requirements (cont.)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	☒	☐
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	☒	☐

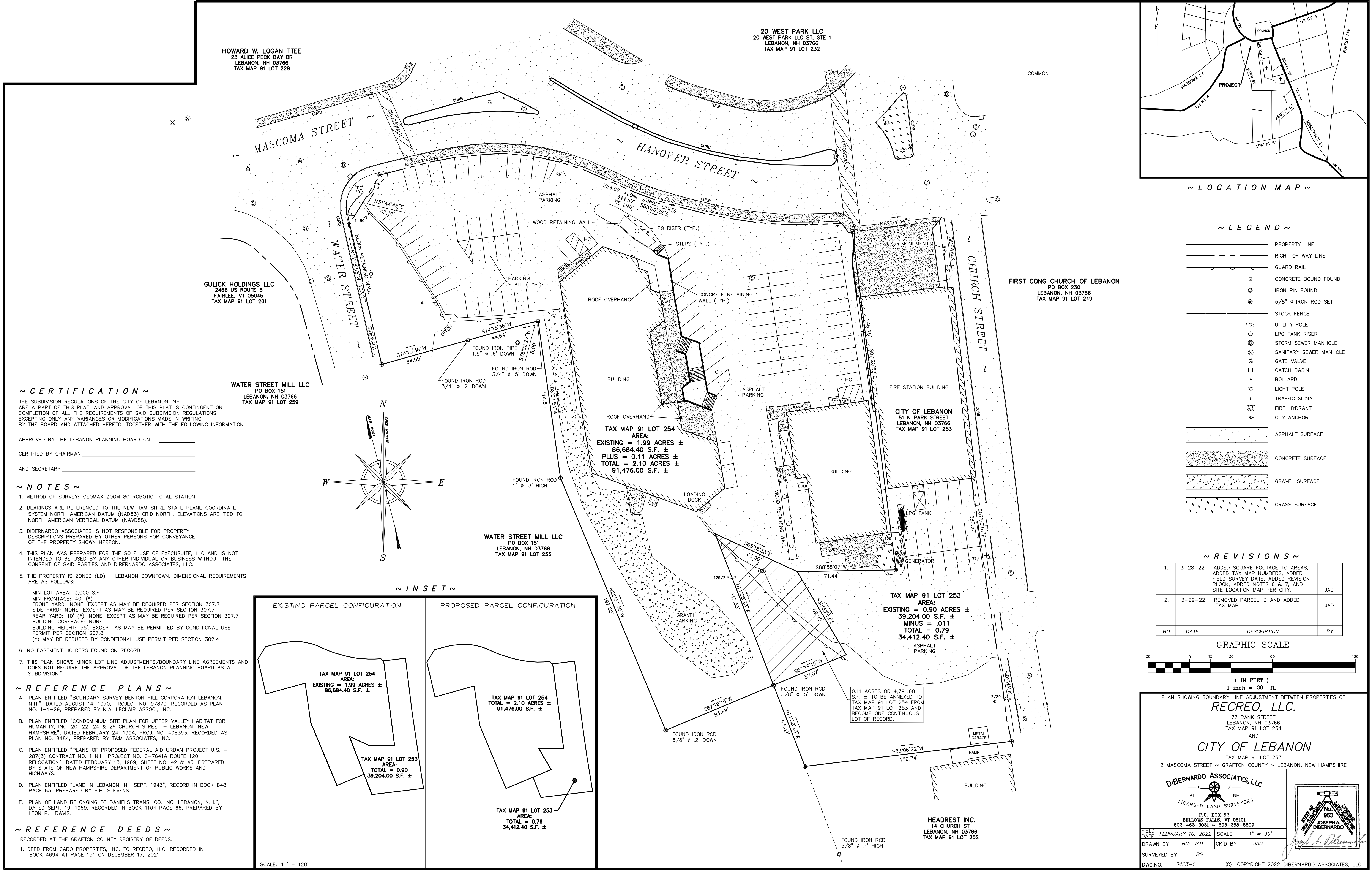
NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: James Wasser, AIA, Studio Nexus Architects + Planners, LLC

Planning office Use Only:

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

(Last Revised 05/22/13)



**Agenda
Planning Board
April 11, 2022**

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

**Recreo, LLC,
2 Mascoma Street
(Tax Map 91, Lots 254),
zoned
LD PB2022-17-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 11, 2022 Meeting

Staff Memorandum – PB2022-17-SPR

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2022-17-SPR

Application Type:

Site Plan Review to construct a 5-story, +/-48,000 sq. ft., 72-unit multi-family dwelling, and a 6-story, 56,800 sq. ft., 80-unit multi-family dwelling

Property Location & Tax Map:

2 Mascoma Street (Tax Map 91, Lots 254)

Applicant/Property Owner:

Recreo, LLC

Zoning District:

Lebanon Downtown (LD)

Overlay Districts:

None

Future Land Use Map:

Central Business District

LEGAL NOTICE

Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lots 254), zoned LD: Request for Site Plan Review to construct (1) a 5-story, +/-48,000 sq. ft., 72-unit multi-family dwelling, and (2) a 6-story, 56,800 sq. ft., 80-unit multi-family dwelling, together with associated site improvements including on-site parking, entry plazas and landscaping. PB2022-17-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ 2 Mascoma Street Redevelopment Project Narrative, dated March 14, 2022, prepared by Studio Nexus (7 pages)
- ▶ Application for Waivers (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Cover sheet from plan set titled "Village Market Redevelopment, 2 Mascoma Street," dated March 14, 2022, prepared by Studio Nexus Architects & Planners, Project No.: 2119 (architectural plans)
- ▶ Layout plan from untitled plan set dated March 14, 2022, prepared by Studio Nexus Architects & Planners, Project No.: 2119

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

- ▶ "Drainage Report in Support of City of Lebanon Site Development and NHDES Alteration of Terrain Permitting," prepared by Horizons Engineering, dated March 2022, Project Number 21894 (117 pages)
- ▶ Preliminary Report titled, "Explorations and Geotechnical Engineering Services, Proposed Multi-Unit Residential Buildings, 2 Mascoma Street," dated March 11, 2022, prepared by S.W. Cole Engineering, Inc. (31 pages)
- ▶ Memo dated March 14, 2022, from Corey Mack, PE, of Wall Consultant Group (WCG) (transportation review; 6 pages)
- ▶ Lighting specifications by NLS Lighting for Horizon Post Top luminaires, LigMAN Lighting USA for UAUG-10002 Augusta 4 bollard luminaires and UPRA-10002 Prague 1 bollard luminaires, WAC Lighting for WL-LED 100 LEDme Step Lights, and NovaFlex lighting, (34 pages)
- ▶ Plan set titled "Village Market Redevelopment, 2 Mascoma Street," dated March 14, 2022, prepared by Studio Nexus Architects & Planners, Project No.: 2119 (architectural plans; 21 sheets)

- ▶ Untitled plan set dated March 14, 2022, prepared by Studio Nexus Architects & Planners, Project No.: 2119 (land development plans; 25 sheets)

COMPLETENESS REVIEW & STAFF COMMENTS

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 Department 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 a 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. [...]

At the time of the writing of this memo, staff is still reviewing the application in accordance with the Lebanon Site Plan Review Regulations. Also, the proposed site plan is contingent on approval of the proposed boundary line adjustment (BLA) for 2 Mascoma Street and 12 South Park Street (PB2022-16-BLA), scheduled for a public hearing before the Planning Board on April 11th. The City Council will discuss whether to authorize the transaction contemplated by the proposed BLA at its meeting on April 6th. If the City Council authorizes the transaction, the City Manager will then be able to sign the BLA application. Without the City Manager's signature, the BLA application cannot be considered complete, and in turn, neither can the site plan application be considered complete (since the site plan is based on the reconfigured 2 Mascoma Street proposed by the BLA).

An update on completeness will be provided at the April 11th meeting. If the Board deems the application complete, the public hearing should be opened and continued to the next regular meeting of the Planning Board scheduled for **May 9, 2022**.

Attachments

cc: Recreo, LLC (tim@ledgworks.com)
Jim Wasser, Studio Nexus (jimw@studionexusarch.com)
File

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☒	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	OTHER ()

PROPERTY OWNER (APPLICANT):			
NAME: Recreo, LLC		TEL.#: 603-322-3260	
MAILING ADDRESS: 77 Bank Street, Lebanon, NH 03766			
E-MAIL ADDRESS: tim@ledgeworks.com			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: Jim Wasser, Studio Nexus Architects, LLC		TEL.#: 802-275-5110	
MAILING ADDRESS: P.O Box 275, White River Junction, VT 05001			
E-MAIL ADDRESS: jimw@studionexusarch.com			
PROJECT LOCATION:			
TAX MAP #: 91	LOT#: 254	PLOT #:	ZONE: LD
STREET ADDRESS OF PROJECT: 2 Mascoma Street (former Village Market)			
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO			
FLOOD PLAIN ☐ YES ☒ NO			
SCOPE OF PROJECT:			
Construction of two apartment buildings containing 150 units of housing, a 17-car parking garage, and a roof top community room and terrace for building occupants. Site improvements include parking for approximately 75 cars, entry plazas, and landscaping. The existing 27,000 SF market building will be refurbished as additional tenants are identified.			
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: Restaurant and retail			
SIGNATURE BLOCK:			
 PROPERTY OWNER DATE: 9 MAR 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: 9 MAR 2022			

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
3-14-22	91/254	PB2022-17-SFR			

2 Mascoma Street Redevelopment Project Narrative

3.14.2021

PROJECT OVERVIEW

2 Mascoma Street is home to the former Village Market (which closed in June 2018), smaller commercial enterprises and the Sunrise Buffet restaurant. Originally developed in the 1970's, the site has struggled to remain commercially viable, precipitated by a number of factors, among them: poor access, a challenging topography, and pressures from the development of commercial centers outside of the downtown. The existing site is steeply sloped—approximately 25' from the high point on the northeast corner of lot (by the Fire Station) to the southwest corner at the intersection of Water and Mascoma Streets. The existing 27,000 SF, 2-story former market and commercial building straddles that slope. Left turns into the site are not possible because of the presence of median strip on Mascoma Street; access to the site coming from the west is possible only by U-turn on Water or Mechanic Streets or by access off Church Street through an unregulated and unmarked public parking lot.

We are proposing a major redevelopment of the site, including two new apartment buildings, the eventual interior build-out of the existing commercial building, parking and landscaping:

- Apartment **Building 1**, consists of a 5-story, 48,000 SF, 72-unit apartment building plus a basement level that sits atop an 8,000 SF, 17-car parking garage. Built on the southern end of the site, the building and its main entry are oriented east—facing the upper level parking lot and Colburn Park beyond. The parking garage is accessed from the north/lower level of the site along the west face of the existing market.
- Apartment **Building 2**, consists of a 6-story (plus two walk-out basement levels), 56,800 SF, 80-unit residential building of similar construction and unit mix to Building 1. Located along Water and Mascoma Streets, it reinforces the corner and forms a gateway with the existing National Bank Building as you enter the downtown from the west. Its 5th and 6th floor setbacks reduce its visual height. Again, the building is oriented toward Colburn Park; its main entry and entry plaza—leading to a fully glazed lobby—is approached from the northeast, on the high side of the building pad and provides the building with a public face and connection to the street. Additional entries are located at the basement level at the corner of Mascoma and Water Streets and at the sub-basement level facing Water Street.

These buildings will provide small, but high quality studio (and a few one-bedroom) apartments in a diversity of sizes and shapes, but typically between 400 - 450 SF, primarily occupied by singles or couples, a familial demographic that is increasing rapidly in the Upper Valley. The buildings will be some of only a few steel and concrete structured, non-combustible, multi-family housing complexes in the area. They will cater to those individuals wanting a more urban, socially interactive environment, with pedestrian access to restaurants, bars, shopping and other public amenities and a minimum of dwelling upkeep.

Construction of these apartments would be the driver behind the redevelopment of the rest of the site, adding much needed density to spur the retail and restaurant redevelopment of the existing Village Market building. The 6-story heights and the smaller units will add density to the urban core, bringing more consumers to downtown retail and restaurants--adding life and activity, especially in the evenings. Utilizing a vacant, derelict portion of this downtown property instead of a large tract of undeveloped

land outside the urban core, the project helps reduce sprawl and environmental degradation and builds a sustainable, livable, and walkable community--explicitly stated goals of the LD District, the Lebanon Master Plan and the Visioning study.

At the conclusion of the construction of this project the **27,000 SF existing commercial building** (containing the former Village Market), which is currently about one half leased, will remain. We are committed to leasing the remaining real estate with good businesses and are negotiating with existing and new tenants to take on space upstairs. Improvements to the site will increase its accessibility to both vehicle and pedestrian traffic.

Multi-family dwellings are specifically allowed in the LD District and are promoted as a goal for this district in the Lebanon Master Plan, Visioning Study and the Code itself. Increasing residential density to enhance the viability of existing commercial space both on this site and the greater downtown is in the public interest. We are making a substantial investment to redevelop and maximize the residential potential of the site, which in turn will make the surrounding properties, especially those on the Lebanon Green, most of which are either office or restaurant/retail, more valuable. Retail and restaurants will flourish and multiply, making the downtown an even more desirable place to live.

BUILDINGS

Exterior Materials

We have chosen durable, low maintenance, high quality materials to clad the exterior of the buildings. Predominantly, they will be brick, fiber cement, metal and glass, reflecting Lebanon's rich architectural history as seen in the 19th and early 20th century buildings on the south side of Colburn Park, while reinterpreting these buildings in a contemporary style for modern loft style living:

- Brick, visually similar in style, character and color to those found in downtown buildings off Colburn Park (especially the National Bank Building)--with rowlock and soldier course details at the windows and soldier courses at any brick parapets.
- Fiber cement panels are used on these facades for their appearance, durability, longevity, fire and water resistance and sustainability. The panels, primarily located on the upper floors, add variety and life to the facades, while helping the higher upper levels recede from view. They include:
 - Light greys - used primarily to visually recess upper levels and massing
 - Simulated wood stain – Used on the tower of Building 1 and on the undersides of the balconies to soften the façades and give them a more residential character.
- Slate or a simulated slate – Used as an accent on the façade of building 2 to provide variation and richness.
- Balconies and terraces protected with metal railings on the lower levels and transparent glass on the upper, provide residents with a connection to the street, the neighborhood, the park and the hills beyond.
- Heavy timber brackets support a cascading steel canopy over the lobby entry at Building 1.

Massing and Details

Varied roof heights, step-backs, the balconies and terraces, color and material variation add interest and break up building roof lines and massing. Large roof cornices cap the buildings and reflect those cornices on found on many of the brick buildings around Colburn Park.

Windows and Transparency

White clad, tilt-turn windows reflect in proportion, size and color the windows of the older brick buildings, while providing the light, operability and energy efficiency demanded of the modern age. They can be found singly, in pairs and triples—many with transoms, reflective of the groupings on the National Bank Building, The Whitman Building and Rogers House.

We exceed the 25% LD requirements for window area on residential building facades along Primary and Secondary Streets; our calculations are as follows:

Mascoma St – North Elevation:

Wall area = 4539.85 sf

Window area = 1680.8 sf

Glazed area = 37%

Water St – West Elevation:

Wall area = 6917.9 sf

Window area = 2118.8 sf

Glazed area = 30.5%

Mascoma St /Water St Corner – North West Elevation:

Wall area = 3046.68 sf

Window area = 1243.76 sf

Glazed area = 40.8%

Structural System

A steel frame will support concrete and steel decks. Walls will be framed in metal to create a non-combustible superstructure of Types IA and IIB construction.

Energy and Light

Buildings will be insulated to high-performance standards, will have localized in-room heating and air-conditioning systems (PTAC or similar) and a heat-recovery ventilation system. Lighting will be LED exclusively. The roof of Building 1 will be made solar ready, with the hope to install solar panels in the near future. Four electric vehicle charging spaces will be provided in the parking lot.

Trash/Recycling

Trash and recycling from all building tenants will be brought to a centralized room inside each building. It will be picked up directly from this room, so there will be no exterior dumpsters on site.

SITE

Site Amenities and Pedestrian Access

At **Building 1**, a large terrace of pavers and landscaping provides a buffer between the building entry and the parking lot. It contains seat walls and picnic tables, providing an outdoor gathering space for residents and the community. It also connects directly to the existing Market building, along which a partially covered pedestrian walk connects Building 1 to Mascoma Street.

A smaller plaza adjoins the main entry to **Building 2** and connects directly to Mascoma Street. A dedicated resident only entry at the corner of Mascoma and Water provide direct pedestrian access from the west. Around the corner, three individual unit entries connect the building to Water Street. In addition to the outdoor amenities, Building 2 contains a rooftop resident community space and a large outdoor terrace, which we envision providing picnic and lounging opportunities.

Vehicle Parking

We are providing 99 parking spaces spread throughout the development: one large, 70-vehicle landscaped parking lot on the east side of the existing market building, smaller lots for 12 vehicles on the north and west sides, and a 17-car parking garage at the lowest level of Building 1.

Experience at our residential properties at both 75 Bank Street (the former Junior High) and at our new 69 unit, 5-story apartment building in White River Junction, each of which have a similar mix and size of units, provides a history of parking usage directly relevant to this project. Leases with tenants stipulate that only one on-site parking space is allowed per unit. The percentage of units with cars has been historically approximately 80%, putting residential demand at this development at around 122 spaces. We anticipate significant shared parking between the residential and commercial uses. We are actively seeking other non-municipal options, but project needing the City lots by the fire station and across Mascoma adjacent to the National Bank Building for additional parking.

Bike Parking

Secure, weather-protected bike parking meeting the requirements of the site development regulations will be provided in the interiors of the building 1 and a larger central area in the lower level of the existing Village Market.

Snow Removal

Given the tight nature of the site and the need for parking, snow will be collected and hauled off-site.

INFORMATION AND IMPACT STATEMENTS IDENTIFIED IN SECTION 6.9.B

1. Statement of impact of the proposed development on natural resources and environmental quality including, but not limited to, water quality, air quality, wetlands, soil erosion and agricultural soils and a statement of pollution control and environmental impact mitigation measures.

- The proposed project will not have a negative impact on natural resources and environmental quality. The existing site has approximately 82% impervious cover with no means to detain or treat stormwater before it leaves the site and discharges into the Mascoma River. The proposed project will redevelop the site with a robust stormwater collection, detention, and treatment system that will greatly improve the quality and decrease the rate of water leaving the site during a storm event. A drainage report has been provided that outlines the details of the stormwater management plan.
- Erosion and sedimentation controls will be used and the site will be monitored in accordance with federal, state, and City regulations to protect water quality during construction.

- During construction, dust will be minimized with requirements to spray daily. The completed project will meet high performance standards for insulation, openings, mechanical and electrical efficiency, minimizing environmental impact.
- No jurisdictional wetlands are present on the property. The Mascoma River is within 250 feet of portions of the site and the project will require a Shoreland Water Quality Protection Act Permit and an Alteration of Terrain Permit from NHDES.
- A Data Check was completed through the Natural Heritage Bureau to screen for potential impact to rare species and exemplary natural communities in the project area. The report determined that the project will not impact those species or communities.
- No agricultural soils are present on the site.

2. Capacity of the school system; effect on school bus transportation and distance of the proposed subdivision from the nearest elementary school.

- Since this development is one composed primarily of studio apartments, the population will be overwhelmingly single adults and some couples. Its impact on the Lebanon School system and school bus transportation will be negligible. The nearest elementary school is the Hanover Street School, 1.2 miles away.

3. Adequacy of streets and/or sidewalks in the general area of the development including major intersections providing access, and such other areas as requested by the Board.

- Please see attached Traffic statement prepared by Corey Mack from the Wall Consulting Group.

4. Sufficiency, availability and capacity of utility services to provide water, fire protection, and sewer, and further, the impact of the development on the municipal solid waste disposal facilities.

- We are working with the City Engineer to apply for sewer allocation and connection permits for the two buildings.
- We are currently awaiting a review by the City's consulting engineer to run the model to confirm sewer capacity is available. We do not anticipate any issues with the adequacy of the 12-inch water main on Mascoma Street to provide adequate flow for domestic and fire suppression services.

5. (If applicable) The impact of on-site subsurface sewage disposal systems as to adjacent wells, water supply systems, and any known aquifers so designated by the United States Geological Survey.

- N/A. We have no subsurface sewage disposal systems.

6. Any special fire, police and public safety problems due to location and/or special conditions related to the site's proposed type of use.

- We have provided emergency vehicle turning movement drawings, which show access through the site.
- Located at the rear (southern end) of the site, Building 1 can be readily accessed on its eastern side from both the project's upper parking lot and from the adjacent City parking lot at the southern end of the Fire Station. Access to its northern side will be via an 18'-wide access road, however, fire trucks will need to back out from this direction to exit the site. Access to the western and southern sides is most readily accomplished by the neighboring parking lot off Water Street that serves the Whitman Building.
- Located at the corner of Water and Mascoma Streets, Building 2 can be accessed from the public right-of-way as well as from the lower parking lot.

- Access to the existing market building will be maintained essentially in its present form, with the access road on its west side widened about 2' from its current size, but without the limited turnaround on the southern end which will now be occupied by Building 2.
- Both Buildings 1 & 2 are of non-combustible Type 1A construction below the main entry levels and of non-combustible Type IIB construction above and will be fully sprinklered and alarmed. The exterior walls of the existing building are Type IIB masonry construction and it will be fully sprinklered and alarmed as well.

7. Impact of storm drainage from the development on abutting properties and potential storm drainage problems both on the site of the development and downstream from the development.

- Peak rate of stormwater runoff for the 1-year storm event through the 100-year storm event will be reduced at both the north and south discharge points on the site through the implementation of an underground detention system. The stormwater will also be treated in this underground system using a sand filter prior to discharge off site. The water quality of stormwater leaving the site will be improved from the current condition and the rate of runoff will be reduced. The primary discharge point for the majority of the site will be into the City closed drainage system at the corner of Water Street and Mascoma Street, with eventual discharge via 36" pipe into the Mascoma River. We do not anticipate any issues related to runoff from the site to abutting properties and/or downstream areas.

8. Fiscal impact statement analyzing the impact of the development on municipal, school and county revenues and expenditures, including estimated potential tax revenue and estimated number of school children.

- The positive impact of the proposed redevelopment is significant for public/municipal and private business revenues. The National Association of Home Builders (NAHB) estimates that the construction of 100 multifamily units will generate nearly \$11.7 million of local income in a one year period (<https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics/economic-impact/economic-impact-local-area-2015.pdf>) The City of Lebanon's 2016 Market Opportunities Report cited a conservative new absorption rate of 180 new downtown housing units per year. (<https://lebanonnh.gov/DocumentCenter/View/699/Market-Opportunities-Report-PDF?bidId=>) These housing units are critical to meet the demands of the local market, and to provide a sustainable boost in local revenues. Coming out of the pandemic, this is vitally important to the success of the local economy.
- The impact on local/municipal expenditures is minimal. These housing units will be occupied by working adults who will not need to utilize the local school system. The increase in annual property tax revenue will be significant, approximately twelve times the current revenue. Additionally, the boost to Lebanon's TIF District will provide funding for important infrastructure improvements.

CONDITIONAL USE REQUESTS

307.3 A. Rear Yard Setback

Building 1 is sited to conform to the contours of the steeply sloping land, but is angled about 10 degrees from the property line, resulting in an encroachment to the rear setback in two separate locations. The larger encroachment extends a maximum of 3' into the setback and totals about 28 square feet, the smaller approximately 1' for a total of about 3 square feet. The encroachment is mitigated by the building being located outside the setback along its rear face for a greater area than its extension inside the setback. In addition, this portion of the property abuts a neighboring parking lot.

307.8 A. Maximum Height

Measured from the main building entry (at the east side) Building 2 measures 65' high. We have satisfied the three conditions for granting a conditional use permit:

1. The top story is set back 10' along Mascoma and Water Streets and 16' on the entry (east) side.
2. We are providing improvements to the streetscapes along Mascoma and Water Streets as well as adding site improvements that can be accessed by the public.
3. The building designs for Buildings 1 and 2 utilize high quality materials and adhere to the design standards encompassed in the LD District guidelines, Master Plan and Vision Study, while providing long lasting, highly efficient building envelopes, mechanical and electrical systems. In addition, all three buildings are universally accessible.

307.7.A.2 - Maximum Front Yard of 15' and 307.9.B Circulation and Parking Area in Front Yard

The existing Village Market building is located in the middle of the lot, set back about 45' from the Mascoma Street property line, greatly restricting access between the upper and lower portions of this steeply sloping site. A circulation drive connecting the upper and lower parking lots and three parking spaces (two handicapped) exist in the front yard of the existing Village Market Building. We would like to maintain that condition. In addition we would like to add two additional parking spaces to replace a propane tank, which we are removing.

Without this circulation drive there is no other way to connect the upper and lower lots without going back onto Mascoma Street, which is both dangerous and restrictive, given the presence of the median strip preventing left turns. The handicapped spaces are located at the base of an existing accessible ramp and provide access to the lower level retail. The three additional parking spaces are essential for use by the existing laundromat, which requires grade level, close-in parking for people carrying large loads of laundry. To soften the impact of the drive and parking, we are providing perimeter landscaping along the street edge to partially shield the drive and interior landscaping to shade the parking.



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Recreo, LLC (Jim Wasser, Studio Nexus Architects, Agent)

Project Name: 2 Mascoma Street Redevelopment

Project Address: 2 Mascoma St., Lebanon, NH 03766

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).]

6.2 B

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

the area in question, between the buried propane tank farm and the property line, will be heavily landscaped to provide the necessary buffer with the adjacent parking lot. Increasing the perimeter landscaping in this area would mean a reduction in the size of the much needed patio space.

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

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

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

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

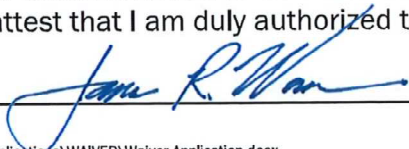
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

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

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

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: 3/14/2021

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 2 Mascoma Street Redevelopment	
APPLICANT: Recreo, LLC	DATE: 03/14/2022
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon 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]

NOTE: 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.

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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.)	/	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

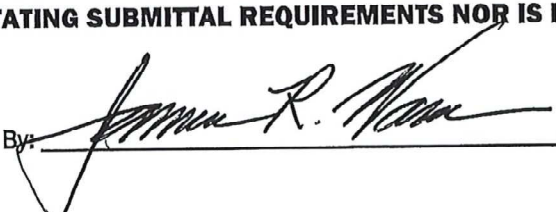
Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	/	☐
5.1.E(13) - Analyses 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.	N/A ☐	☐
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.	/	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 2 Mascoma Street Redevelopment	
APPLICANT: Recreo, LLC	DATE: 3/14/2022

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. [§6.6.1]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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. <i>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</i>	✓	☐

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

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).	☒	☐
<u>6.6.D</u> - 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.

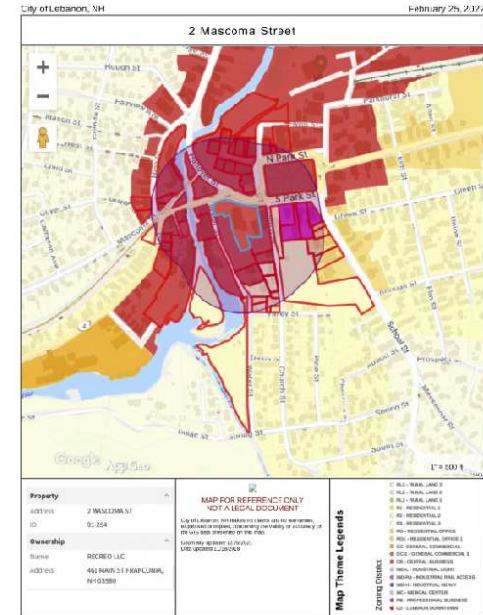
Completed By: 

(Last Revised 04/19/2021)

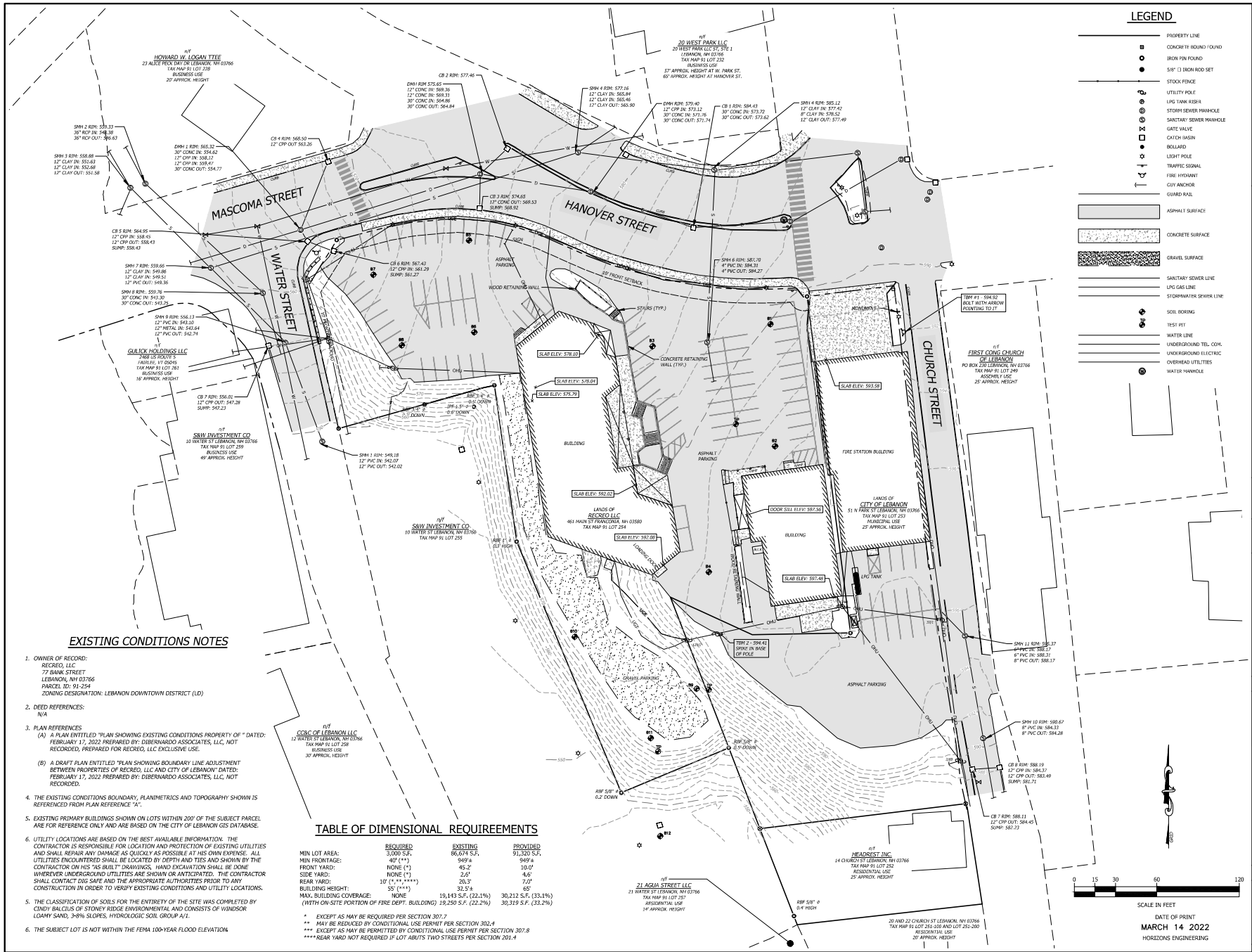
Planning office Use Only:

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

**STUDIO
NEXUS**
ARCHITECTS + PLANNERS
PO Box 275, White River Junction, VT 05001
802.275.5110 | studionexusarch.com



COPYRIGHT 2022: STUDIO NEMUS ARCHITECTS + PLANNERS, LLC



EXISTING CONDITIONS NOTES

- OWNER OF RECORD:
RECREO, LLC
77 BANK STREET
LEBANON, NH 03766
PARCEL ID: 91-254
ZONING DESIGNATION: LEBANON DOWNTOWN DISTRICT (LD)
- DEED REFERENCES:
N/A
- PLAN REFERENCES
(A) A PLAN ENTITLED "PLAN SHOWING EXISTING CONDITIONS PROPERTY OF " DATED:
FEBRUARY 17, 2022 PREPARED BY: DIBERNARDO ASSOCIATES, LLC, NOT
RECORDED, PREPARED FOR RECREO, LLC EXCLUSIVE USE.
(B) A DRAFT PLAN ENTITLED "PLAN SHOWING BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES OF RECREO, LLC AND CITY OF LEBANON DATED:
FEBRUARY 17, 2022 PREPARED BY: DIBERNARDO ASSOCIATES, LLC, NOT
RECORDED.
- THE EXISTING CONDITIONS BOUNDARY, PLANIMETRICS AND TOPOGRAPHY SHOWN IS
REFERENCED FROM PLAN REFERENCE "A".
- EXISTING PRIMARY BUILDINGS SHOWN ON LOTS WITHIN 200' OF THE SUBJECT PARCEL
ARE FOR REFERENCE ONLY AND ARE BASED ON THE CITY OF LEBANON GIS DATABASE.
- UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE
CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING UTILITIES
AND SHALL REPAIR ANY DAMAGE AS QUICKLY AS POSSIBLE AT HIS OWN EXPENSE. ALL
UTILITIES ENCOUNTERED SHALL BE LOCATED BY DEPTH AND TIES AND SHOWN BY THE
CONTRACTOR ON HIS "AS-BUILT" DRAWINGS. HAND EXCAVATION SHALL BE DONE
WHEREVER UNDERGROUND UTILITIES ARE SHOWN OR ANTICIPATED. THE CONTRACTOR
SHALL CONTACT THE APPROPRIATE AUTHORITIES PRIOR TO ANY
CONSTRUCTION IN ORDER TO VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
- THE CLASSIFICATION OF SOILS FOR THE ENTIRETY OF THE SITE WAS COMPLETED BY
CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL AND CONSISTS OF WINDSOR
LOAMY SAND, 3-6% SLOPES, HYDROLOGICAL SOIL GROUP A-1.
- THE SUBJECT LOT IS NOT WITHIN THE FEMA 100-YEAR FLOOD ELEVATION.

TABLE OF DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
MIN LOT AREA:	3,000 S.F.	86,674 S.F.	91,320 S.F.
MIN FRONTAGE:	40' (**)	949'-8"	949'-8"
FRONT YARD:	NONE (*)	45'-2"	10'-0"
SIDE YARD:	NONE (*)	2'-6"	6'-6"
REAR YARD:	10' (****)	26'-3"	7'-0"
BUILDING HEIGHT:	55' (****)	33'-5"	45'
MAX. BUILDING COVERAGE:	NONE	19,143 S.F. (22.1%)	30,212 S.F. (33.1%)
(WITH ON-SITE PORTION OF FIRE DEPT. BUILDING)		19,250 S.F. (22.2%)	30,375 S.F. (33.2%)
* EXCEPT AS MAY BE REQUIRED PER SECTION 307.7			
** MAY BE REDUCED BY CONDITIONAL USE PERMIT PER SECTION 302.4			
*** EXCEPT AS MAY BE PERMITTED BY CONDITIONAL USE PERMIT PER SECTION 307.8			
**** NEAR YARD NOT REQUIRED IF LOT ADJUTS TWO STREETS PER SECTION 301.4			

LEGEND

- PROPERTY LINE
- CONCRETE BOUND FOUND
- IRON PIN FOUND
- 5/8" IRON ROD SET
- STOCK FENCE
- UTILITY POLE
- LPG TANK REBAR
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- GATE VALVE
- CATCH BASIN
- BOLLARD
- LIGHT POLE
- TRAFFIC SIGNAL
- FIRE HYDRANT
- CITY ANCHOR
- GUARD RAIL
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- SANITARY SEWER LINE
- LPG GAS LINE
- STORMWATER SEWER LINE
- TEST PIT
- WATER LINE
- UNDERGROUND TEL. CABLE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- WATER MANHOLE

STUDIO NEXUS
ARCHITECTS + PLANNERS
PO Box 275, White River Junction, VT 05001
802 275 5110 | studionexusarch.com

horizons
Engineering
Civil and Structural Engineering
Land Surveying and
Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

RECREO LLC

Issued For:
SITE PLAN REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

Issue Date: March 14, 2022

Revisions		
No.	Description	Date

EXISTING CONDITIONS PLAN

Project No.: 2119

C-101

SCALE IN FEET
DATE OF PRINT
MARCH 14 2022
HORIZONS ENGINEERING

COPYRIGHT 2022, STARK HOLDINGS INC. - PLANNING, LLC

**Agenda
Planning Board
April 11, 2022**

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

**Woodrow Fitness, LLC,
12 Lafayette Street
(Tax Map 10, Lot 11, Plot 500),
zoned IND-L
PB2022-18-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 11, 2022 Meeting

Staff Memorandum – PB2022-18-SPR

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID:
PB2022-18-SPR

Application Type:
Site Plan Review to construct
+/-25,700 sq. ft. of outdoor tennis
courts

Property Location & Tax Map:
12 Lafayette Street (Tax Map 10, Lot
11, Plot 500)

Applicant/Property Owner:
Woodrow Fitness, LLC

Zoning District:
Light Industrial (IND-L)

Future Land Use Map:
Mixed Use

Property Size:
+/-2.02 acres, per the City's
assessing records (the property is
conforming to the minimum required
2 acre lot size required for lots in the
IND-L District per §303.3 of the
Zoning Ordinance)

Overlay Districts:
None

Staff Attachments:
Memo dated March 31, 2022, from
Duane Egner, Fire Inspector

LEGAL NOTICE

Woodrow Fitness, LLC, 12 Lafayette Street (Tax Map 10, Lot 11, Plot 500), zoned IND-L: Request for Site Plan Review to construct +/-25,700 sq. ft. of outdoor tennis courts as an accessory use for the River Valley Club fitness center. PB2022-18-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated March 14, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (project description; 2 pages)
- ▶ Letter dated March 13, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (project support statement; 1 page)
- ▶ Application for Waivers, undated (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated March 14, 2022 (10 pages)
- ▶ Letter dated March 30, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (response to staff comments; 2 pages plus 3-page staff e-mail sent 3/25/22, and 1-page Parking Calculations table)
- ▶ Plan set titled "Woodrow Fitness, LLC," prepared by Advanced Geomatics & Design, dated March 14, 2022, revised March 30, 2022, PN: 22-033 (16 sheets)

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

- ▶ Lighting specifications by LSI Industries, Inc. for ZONE Large (ZNL) Outdoor Sports Light (7 pages)
- ▶ Letter dated March 13, 2022, from Daniel Nash, PE, of Advanced Geomatics & Design (drainage report; 9 pages)
- ▶ Operations and Maintenance Plan, prepared by Advanced Geomatics & Design, dated March 30, 2022 (6 pages)

COMPLETENESS REVIEW

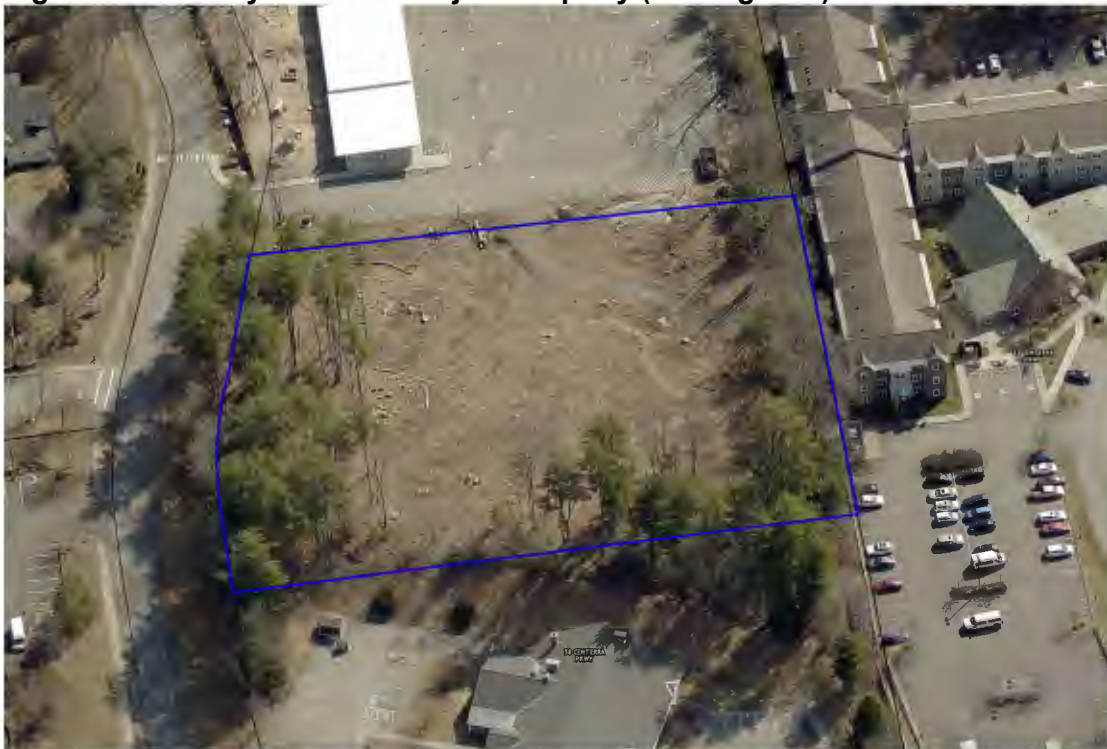
In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete as required by NH RSA 676:4, I(c)(1). The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

Figure 1. Bird's Eye View of 33 Morgan Drive and 12 Lafayette Street (looking south).



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

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



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

APPLICATION OVERVIEW

The subject property is a vacant +/-2.02 acre parcel owned by the applicant, Woodrow Fitness, LLC, and is located in the Light Industrial District in the office sector of the Centerra Planned Business Park. The applicant also owns the abutting property at 33 Morgan Drive (Tax Map 10, Lot 11, Plot 700), which is improved with the River Valley Club health club and the River Valley Club FitKids child day care facility (the site plan for the FitKids facility was approved by the Planning Board on 7/13/15, PB2015-15-SPR). The subject property (12 Lafayette Street) is currently undeveloped. The majority of the site was covered by forested vegetation as of 2015, but has since been substantially cleared since.

At this time, the applicant is proposing to construct +/-25,700 sq. ft. of outdoor tennis courts as an accessory use for the River Valley Club fitness center, together with associated site improvements including landscaping and a stormwater management system. Upon site plan approval, the applicant intends to merge the subject property with 33 Morgan Drive.

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 the Site Plan Review Regulations, as set forth in the attached Application for Waivers and as listed below:

- **Partial Waiver of Section 5.1.E** – Applicant requests a partial waiver “from providing existing conditions data on the existing facility.”
 - *Note: this waiver does not appear to be necessary as the subject property has not yet been merged with 33 Morgan Drive.*
- **Partial Waiver of Section 5.1.E.16** – requiring that “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.”
- **Partial waiver of Section 6.2.B** – perimeter landscaping requirements.
- **Section 6.5.D.5** – requiring the installation of a sidewalk along the property's frontage.
- **Section 6.7.B.5** – maximum mounting height of the light fixture shall not exceed twenty (20) feet in industrial zoning districts.

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.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.1 (General Requirements): The property is an undeveloped parcel with the majority of the lot now cleared of vegetation except along the front and rear. The proposed development – consisting primarily of 4 tennis courts and a stormwater management system – will occupy the cleared portion of the property, while the remaining forested vegetation at the front of the lot will stay. The applicant is proposing to utilize the existing parking at 33 Morgan Drive for the tennis courts.

The applicant is proposing a voluntary merger of the subject property (10-11-500) with the abutting parcel (10-11-700), which is the location of the River Valley Club. Staff recommends that no construction activities shall commence until the voluntary lot merger has been approved and filed with the Registry of Deeds.

6.2 (Landscaping Standards): The applicant has submitted a landscaping plan in accordance with Section 5.1.E.15 of the Site Plan Review Regulations and the landscaping design standards set forth in Section 6.2. The applicant is proposing to install required perimeter landscaping along the rear of the property and to the west of the tennis courts. With the proposed voluntary merger of 33 Morgan Drive, the current existing eastern property boundary will be eliminated (and, therefore, no perimeter landscaping is proposed in this area).

The existing vegetation along the front of the property will remain and is intended to provide the required perimeter landscaping in that location. The applicant requests a Variance from Section 5.1.E.16 which requires existing trees to be counted and shown on the plan, if included towards fulfilling the landscaping requirements. A portion of the western boundary will remain unvegetated and, consequently, the applicant requests a partial waiver of the Section 6.2.B perimeter landscaping requirements. Staff recommends that the Board confirm with the applicant why no vegetation is proposed in this area.

6.6 (Stormwater Management): The applicant's proposed stormwater management system is depicted on Sheet 9 of the plan set and is detailed on Sheets 11, 12, and 15. As noted under the Engineering/Public Works comments below, additional information is required in order to verify compliance with Section 6.6.

6.7 (Lighting): The applicant has submitted a lighting plan in accordance with Section 5.1.E.12 of the Site Plan Review Regulations and the lighting design standards set forth in Section 6.7 (except as noted herein). The applicant is proposing to install 12 single-fixture pole-mounted luminaires around the perimeter of the court, and three (3) double-fixture pole-mounted luminaires in between the courts, all at

a height of 24 ft. The applicant requests a waiver from Section 6.7.B.5 which establishes a maximum mounting height of 20 ft. Also, as a condition of approval, staff recommends that the applicant amend the lighting plan to identify light intensities and demonstrate compliance with Section 6.7.B.2 ("The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level[.]")

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:

Upon merger of the subject property with the abutting property at 33 Morgan Drive (10-11-700), the proposed use of the site will constitute an accessory use to a health club which is a permitted use within the office sector of a Planned Business Park. The tennis courts do not require any new parking spaces since no additional building area is proposed. Although two (2) parking spaces located on 33 Morgan Drive are proposed to be removed in order to accommodate a pedestrian access to the tennis courts, the available on-site parking will still exceed the minimum required (see the applicant's "Parking Calculations" table exhibit).

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

Staff recommends that the applicant satisfactorily address the following comments of the City Engineer as conditions of site plan approval:

1. Clarify where the new curb is to be installed and provide labeling. Clarify whether the yard drains are to be located behind or in front of the curb. Address the grading which does not reflect the presence of curb.
2. No yard drain detail is provided. Clarify whether the intent is to use regular catch basins (for which details have been provided).
3. Provide an updated drainage report demonstrating no peak flow increases to the street system and off site, as noted in the letter from Dan Nash, PE, of Advanced Geomatics & Design, dated March 30, 2022.

4. Add a concrete footing detail, as referenced in the fence detail.
5. The gravel wetland details note the need for ledge blasting. Confirm ledge blasting is required, and if not, amend the detail accordingly. Include ledge probes within the plan set or permitting package if such ledge probes were conducted to confirm ledge depths.

FIRE DEPARTMENT

See attached memo from Duane Egner, Fire Inspector, dated March 31, 2022.

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 Any Construction Activities

1. Prior to the start of any construction activities on the property, the applicant shall, to the satisfaction of the City Engineer, address the following:
 - a. Clarify where the new curb is to be installed and provide labeling. Clarify whether the yard drains are to be located behind or in front of the curb. Address the grading which does not reflect the presence of curb.
 - b. No yard drain detail is provided. Clarify whether the intent is to use regular catch basins (for which details have been provided).
 - c. Provide an updated drainage report demonstrating no peak flow increases to the street system and off site, as noted in the letter from Dan Nash, PE, of Advanced Geomatics & Design, dated March 30, 2022.
 - d. Add a concrete footing detail, as referenced in the fence detail.
 - e. The gravel wetland details note the need for ledge blasting. Confirm ledge blasting is required, and if not, amend the detail accordingly. Include ledge probes within the plan set or permitting package if such ledge probes were conducted to confirm ledge depths.
2. The applicant shall apply for a voluntary merger of Lots 10-11-500 and 10-11-700 and 92-124 (12 Lafayette Street and 33 Morgan Drive) with the Planning and Development Department. Upon approval by the City, the voluntary merger shall be recorded at the Grafton County Registry of Deeds.
3. 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) Provide updated parking chart for the RVC property to account for the parking spaces on 33 Morgan Drive that are proposed to be removed and reference to the approved site plan for the Fit Kids group day care facility (PB2015-15-SPR).
 - c) On Sheet L-2 (Lighting Plan), per Section 5.1.E.13:
 - i. Identify light intensities and compliance with Section 6.7.B.2 ("The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level[.]")

- ii. Identify the color correlated temperature (CCT) for each light fixture type, in conformance with the requirements of Section 6.7.B.9.
- d) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

The applicants 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.

- 2. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
- 3. The applicant shall apply for and obtain a Zoning Permit per Section 901.1 of the Zoning Ordinance.
- 4. The applicant shall obtain or update (if appropriate) any required State approvals.
- 5. In lieu of engaging a third-party, the applicant shall coordinate with the City Engineer to observe the installation of the stormwater system. Such coordination shall include preparing a tentative construction schedule and agreeing to provide the City Engineer a minimum of ____ days' notice prior to a required or requested inspection.

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

- 6. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

General Conditions

- 7. The applicants 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.
- 8. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
- 9. The applicants shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
- 10. 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).

Attachment

cc: Woodrow Fitness, LLC (e.austin.asch@gmail.com)
Tim Engelberth, Engelberth Construction, Inc. (tim.engelberth@engelberth.com)
Dan Nash (advancedgeomatrics@comcast.net)
File



LEBANON FIRE DEPARTMENT

12 South Park Street
Lebanon, NH 03766

Phone: 603-448-8810
FAX: 603-448-8811
Chris Christopoulos, Jr.
Fire Chief

March 31, 2022

To: Tim Corwin, Senior Planner and Zoning Administrator
Lebanon Planning Board Members

From: Duane Egner, Fire Inspector

Re: April 2022 Planning Board Application Review

Tim,

The Lebanon Fire Department has reviewed the following Lebanon Planning Board applications to determine compliance with the various applicable fire codes adopted by the State of New Hampshire and City of Lebanon. Below are the results of the review.

- Woodrow Fitness, LLC, 12 Lafayette Street (Tax Map 10, Lot 11, Plot 500)

The Lebanon Fire Department has reviewed the proposed application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

- Recreo, LLC and City of Lebanon, 2 Mascoma Street & 12 S. Park Street (Tax Map 91, Lots 254 & 253), The Lebanon Fire Department has reviewed the proposed application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed boundary line adjustment.

- Robert & John Oakes, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1

The Lebanon Fire Department has reviewed the proposed revised application materials application against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

- Edwards Properties, LLC, 9 Pershing Street (Tax Map 78, Lot 48)

The Lebanon Fire Department has reviewed the proposed revised application materials against applicable fire code requirements and **does not** have any comments or recommendations related to the proposed site improvements.

Please let me know if there are any questions.

Sincerely,

Duane E. Egner

**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: **Woodrow Fitness, LLC** TEL.#: **Tel#: 603-643-7720**
 MAILING ADDRESS: **Woodrow Fitness, LLC, 33 Morgan Drive, Lebanon, NH 03766**
 E-MAIL ADDRESS: **Elizabeth Asch e.austin.asch@gmail.com**

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Tim Engelberth** TEL.#: **802.846.2333**
 MAILING ADDRESS: **Engelberth Construction, Inc., 150 Water Tower Circle, Colchester, VT 05446**
 E-MAIL ADDRESS: **tim.engelberth@engelberth.com**

PROJECT LOCATION:

TAX MAP #: **10** LOT#: **11** PLOT #: **500** ZONE: **IND-L**
 STREET ADDRESS OF PROJECT: **12 Lafayette Street**
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Construct tennis courts

25,700 +/-

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: **Health Club**

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

PROPERTY OWNER: **Elizabeth Asch**

DATE: **8 March 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: **Elizabeth Asch**

DATE: **8 March 2022**

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
3-14-2022	10-11-500	PB2022-	419.20	3-14-2022	18684

18-SPR

(Last Revised 4/04/18)



14 March 2022

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

Re: Site Plan Lot 10-11-5
Lafayette Street

Dear Mr. Corwin:

Woodrow Fitness, LLC owns the project parcel on Lafayette Street. The owner intends to merge the project parcel, Lot 10-11-5, with the RVC (River Valley Club) parcel, Lot 10-11-7, upon obtaining site plan approval.

The proposed use is tennis courts, outdoor recreation, a permitted use. With SPR approval, it will become an accessory use to the fitness center.

The project parcel is just over 2Ac, at 2.02Ac.

The project proposes 4 tennis courts. The courts will be surrounded by a 10' high chain link fence. The fence will be clad with black vinyl. The courts will be lit, per the lighting plan. The lights will be downlit, LED fixtures. The lighting plan is in the site plan package. The lighting cut sheets are attached.

Landscaping will be provided around the courts to restore disturbed areas and to provide some buffering from the residential use to the south.

Snow storage is not anticipated, as courts are not intended for winter use.

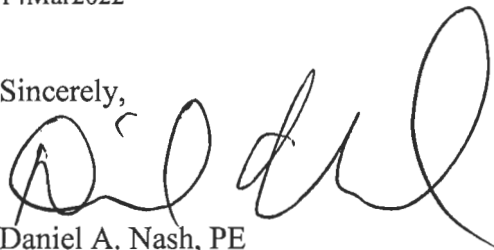
The site is intended to be occupied by current River Valley Club customers. No additional parking is required. No additional traffic will be generated.

The application is focused on the courts and Lot 5. Lot 5 will be merged to the existing Fitness center, which is an already permitted facility. We have not included data for that site for that reason..

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

RVC Tennis Courts
City of Lebanon
14Mar2022

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Nash', written over the word 'Sincerely,'.

Daniel A. Nash, PE
Principal

Attached:

- Support Statement
- Application
- Fee calc
- Fee check
- Abutters
- Checklist
- Lighting cut sheets
- Waivers
- Drain Report (separate)
- OMP (separate)

CC: Tim Engelberth

M:\2022_projects\22-003\planning_board\APPLICATION_14MAR22\col_RVC_14MAR2022.docx



13 March 2022

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

Re: Support Statement
Site Plan Lot 10-11-5
Lafayette Street

Dear Mr. Corwin:

We provide the following support statement information:

1. Consultants. The team members are listed in the abutters list.
2. Restrictions. We are not aware of any conservation, preservation, or agricultural preservation restrictions on the subject parcel.
3. Utilities. The site is currently served by electric, telephone, and cable services.
4. Zoning. The proposed use is allowed.
5. Drainage. The site includes a drainage detention and treatment facility that reduces overall site runoff.
6. Timetable. We anticipate a Spring'22 construction start. The court construction is scheduled to be complete by Fall'22.
7. Fire Protection. The site is a low hazard use.
8. Waivers. Waiver requests will be provided under separate cover.

Sincerely,

Daniel A. Nash, PE
Principal

CC: Tim Engelberth

M:\2022_projects\22-003\planning_board\APPLICATION_14MAR22\col_rvc_spt_13mar2022.docx



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Woodrow Fitness, LLC

Project Name: Tennis Courts

Project Address: Lafayette Street, Centerra Park, Lebanon, NH

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 5&6 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

A partial waiver is requested from providing existing conditions data on the existing facility, Lot 10-11-7, a currently approved site plan facility.

2. Section 5.1.E.16 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Approximately half the 2Ac site will remain wooded. There will be ample trees to cover site planting requirements not met by new plantings.

3. Section 6.2.B of (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

A partial waiver is requested from providing perimeter landscaping. The east side of the parcel will become part of the RVC campus and no longer be part of the perimeter. Half of the west side and the north side will remain wooded.

4. Section 6.5.D.5 of (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Installing a sidewalk on Lot 5 frontage will be problematic due to the steep slope along the frontage. In addition, there is a sidewalk on the opposite side of the street that should provide ample pedestrian capacity.

5. Section 6.7.B.5 of (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The mounting height proposed, 24', is typical for tennis courts. There will be no adverse effects from the additional mounting height.

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

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

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

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: _____

Rev. 30Mar22

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: RVC TENNIS COURTS	
APPLICANT: WOODROW FITNESS, LLC	DATE: 14 MARCH 2022
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon 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]

NOTE: 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.

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

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]

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS

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; b. North arrow; c. Scale of the plan; 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).) e. The following basic site information in <u>TABLE FORM</u> : 1. Zoning designation for subject property; 2. Tax Map and Lot number(s) for subject property; 3. Area of lot; 4. Gross floor area of existing and proposed buildings/additions; 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; 6. Number of existing and proposed short- and long-term bicycle storage spaces; 7. Number of existing and proposed loading spaces; 8. Height of existing and proposed buildings/additions; 9. Number of stories and gross square footage of each; 10. Proposed use; 11. Required and proposed front, side, and rear yard setbacks 12. Maximum allowable lot coverage with existing and proposed calculations; 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 N/A N/A W W ☒ ☒ ☒ ☒	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A 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.	N/A	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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.	N/A	☐
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.	N/A	☐
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.	N/A	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	N/A	☐
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.	N/A	☐
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.)	N/A	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

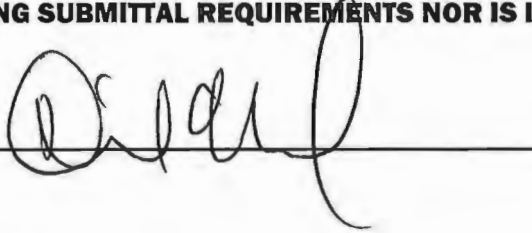
Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses 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.	N/A	☐
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.	N/A	☐
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.	N/A	☐
5.1.E(15) - 100-yr flood elevation, floodway, and floodplain limits, where relevant.	N/A	☐
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.	N/A	☐
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.	N/A	☐
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.	N/A	☐
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.	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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.	N/A	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	N/A	☐
5.1.E(24) - Plans for fire protection including emergency vehicle turn radius diagrams, if requested by the Lebanon Fire Department.	N/A	☐
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.	N/A	☐
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.	N/A	☐

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
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: RVC TENNIS COURTS	
APPLICANT: WOODROW FITNESS, LLC	DATE: 14 MARCH 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]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

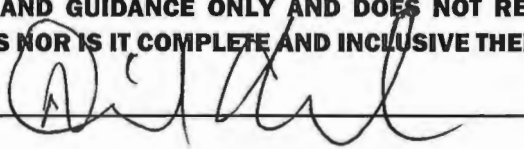
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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.	☒ ☒ N/A ☒ N/A ☒	☐ ☐ ☐ ☐ ☐ ☐
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. <i>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</i>	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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.	N/A	☐

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: _____



TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: RESPONSE TO STAFF COMMENTS
APPLICATION FOR SITE PLAN REVIEW AMENDMENT
LOT 10-11-5

CC: RIVER VALLEY CLUB
ENGLEBERTH CONSTRUCTION

DATE: 30 MARCH 2022

We offer the following responses to your review memo dated 25Mar22:

Engineering

Item 1. Curbing. Curbing is now shown on the plans. It will be placed on the south, west, and north sides (up to the walkway entrance. The drainage will shed to the north for the remainder of the walkway and be captured by catch basins in the grass strips between the courts and the walkway. A bituminous detail has been added to Sheet D-1.

Item 2. Fencing. Fencing has been added around the courts. A detail has been added to Sheet D-1. The applicant intends to construct a black, vinyl clad chain link fence, 10' high.

Item 3. Underdrain. Underdrain is used in the gravel wetland. There it is used to recharge the gravel storage layer.

Item 4. Typical sections. The typical sections have been modified to illustrate the tennis courts and the walkway. See Sheet D-1.

Item 5. Typical section. See above.

Item 6. Peak Flow. There is no increase in flow to the city system. It is my understanding that the Centerra drain system was designed to capture runoff from each lot in its developed condition. The design concept was to direct runoff to a central detention pond. However, each lot must now provide its own detention and treatment. This site plan and the supporting drain report indicate no increase in flow to the system. The increase to DP#3, should be labeled as an Analysis point, rather than a discharge point.

Item 7. OMP. See revised manual.

Planning, General

Item 1. Waivers. See revised waivers.

Item 2. Waivers. See revised waivers.

Item 3. Groundwater protection. The gravel wetland system provides detention and treatment for site generated runoff. The gravel wetland system is designed to achieve high rates of contaminant removal.

Plan Set

Item 4. Fire access. We have chosen to leave this item on the plans, as it helps portray why the courts are located the distance from the property line.

Item 5. Fit kids reference. We are not sure how to respond to this item.

Item 6. Parking. See attached parking spreadsheet for Fit Kids.

Item 7. Cover Sheet Name. Changed.

Item 8. Note 5. Amended.

Item 9. Zoning Chart. Updated as suggested.

Item 10. Existing wooded area. The landscaping plan is intended to focus on the area receiving plantings. The site plan, Sheet C-1, indicates wooded area to remain.

Item 11. Northeast corner. The northeast corner of the site has existing woods that will remain. I think the corner you address with this comment, is the southwest corner. This area has three crabapple plantings proposed, with adjacent shrubbery.

Item 12. Forsythias. Not sure what is happening here. We can correct this as a condition of approval.

Item 13. Lighting levels. The only area of concern is the south boundary, up against the Residence Inn. The analysis can be expanded to cover this area. If there is light spill, it can be addressed with light shields on the fixtures. We recommend the analysis, and any corrective measures, if needed, be a condition of approval.

Item 14. Lighting CCT. The CCT is in the shop drawings, that were submitted separate from the plan set.

Item 15. Fence. A fencing symbol has been added to the site plan.

Item 16. Sheet 8. Sheets C-1 thru C-4 and ECP-1 have been modified to have existing contours removed from under the proposed site.

Item 17. Fence. A fence detail has been added to Sheet D-1.

Please let me know if you need further information.

Attachments:

-Waivers

-Parking Spreadsheet

-OMP (submitted separately)

Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Friday, March 25, 2022 3:14 PM
To: e.austin.asch@gmail.com; tim.engelberth@engelberth.com;
advancedgeomatrics@comcast.net
Subject: 12 Lafayette St_PB2022-18-SPR_Staff Comments

Dear Applicants:

Following up from Monday's meeting, below are staff's comments on the proposed tennis courts at 12 Lafayette Street (these are in addition to any other comments made by staff at the meeting). I apologize for the delay in getting these to you. Please send digital copies of all revised plans and materials by the end of the day on Wednesday, March 30th (the resubmission deadline would normally be Monday, March 28th, but we're extending the deadline as a result of staff delay). With respect to hard copies of the revised plan, we'll need eleven (11) 11x17 size copies and one (1) full-size copy. Anything else can be submitted electronically via e-mail to Crystal Taplin (crystal.taplin@lebanonnh.gov).

Thank you. If you have any questions, please don't hesitate to ask. -Tim

STAFF COMMENTS - *please note that parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations.*

A. Engineering Comments (these are the same that I sent to you earlier this week)

1. Please show and label any proposed curb line (and curb openings) around the perimeter of the proposed court area, such that it is clear as to the design intent with stormwater conveyance. This would include grading to reflect curbs being present, as discussed. Please also include construction details for the actual proposed curb construction/installation (vertical, sloped, granite, timber, etc.).
2. Please show and label any proposed fencing on the site plan, and any associated construction details.
3. The project plans include an underdrain detail, however, the site plan does not appear to show any proposed underdrain. Please address.
4. The project plans include a detail for a typical pavement section, normally used for a typical sidewalks and/or perhaps on-site roadways. Please confirm that this detail is intended for the on-site "walk".
5. It is recommended that a typical section for the proposed tennis courts be shown on the site plans along with any associated construction details.
6. It appears that there is a peak flow increase for several of the evaluated storms, for individual catchments that would drain directly into the City's closed drainage system. It is recommended that these peak flows be mitigated, to the extent practical, such that it meets the requirements of Lebanon Code 124. The purpose of this is that when the project applies for a building permit/City Stormwater Permit, this issue will have already been addressed at the site plan review phase.
7. There does not appear to be any reference to the proposed gravel wetlands within the stormwater operations and management plan (manual) as required in 6.6.C.2.4 of the Site Plan Review Regulations. On-going maintenance needs specific to gravel wetland should be included within the document. In addition, the document seems to make reference to stormwater practices that do not appear to be proposed as part of the proposed project. Please address.

B. Planning Comments

General

1. It appears a waiver or partial waiver may be required from the following requirements 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*):
 - a. 5.1.E.16 – requiring that “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.”
 - b. Partial waiver of Section 6.2.B – perimeter landscaping requirements (see comments 10 and 11 below)
 - c. 6.5.D.5 – requiring the installation of the sidewalks along the property's frontages
 - d. 6.7.B.5 – maximum mounting height of the light fixture shall not exceed twenty (20) feet in industrial zoning districts.
2. Provide an updated Application for Waivers if requesting waivers per comment 1 or for any requirements identified below.
 - 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.*
3. Please identify how the project complies with Section 6.5.G (groundwater protection).

Plan Set Comments

General

4. Staff recommends removing the “future fire access” from all plan sheets and to instead prepare an exhibit for use at the public hearing, if needed.

Sheet 1 (cover sheet)

5. Provide reference to approved site plan for the Fit Kids group day care facility (staff can provide verbiage).
6. Provide updated parking chart for the RVC property to account for the parking spaces proposed to be removed.
7. Change the title of “Index of Sheets” to “Table of Contents” (Section 5.1.E), and add numerical sheet numbers.
 - a. Provide sheet number in the lower right hand corner of all plan sheets with a prominent font size
8. Note 5 – amend to “... and is part of the **office sector of the Centerra planned business park.**”
9. Regarding the “Zoning Comparison” chart:
 - a. For the proposed lot size, instead of an asterisk, insert of reference to Note 1.
 - b. Identify proposed front, rear, and side setbacks (measured from the edge of the tennis courts). Insert references to Note 1 as appropriate.
 - a. Identify existing use as vacant.
 - b. Identify proposed use as “health club” (which is the applicable Zoning Ordinance use category) and insert reference to Note 1.
 - c. Identify existing and proposed impervious coverage in both square feet and as a percentage (Section 5.1.E.10).

Sheet L-1 (landscaping)

10. Identify the limits of the existing wooded area to remain more clearly – the dotted line on the printed plan disappears in the lower right hand corner.
11. Related to the comment above, it appears that there will be no landscaping and no woods along a portion of the side lot line at the northeastern corner of the property. If so, a partial waiver from the Section 6.2.B perimeter landscaping requirements is required.
12. Fifteen (15) NH Gold Forsythias (FN) are identified in the plant schedule, however only ten (10) appear to be called out on the plan.

Sheet L-2 (lighting)

13. Per Section 5.1.E.13, identify light intensities and compliance with Section 6.7.B.2 (“The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level[.]”

14. Provide color correlated temperature (CCT) for each light fixture type (Section 5.1.E.13), in conformance with the requirements of Section 6.7.B.9.

Sheet C-1 (site plan)

15. Identify location of proposed fence that will enclose the tennis courts.
16. Sheet 8 is very difficult to read, and it is not clear what many of the lines and markings are intended to represent. For the benefit of the Planning Board members and the site plan review process, please use this sheet to show only the above-ground proposed physical improvements without existing conditions that are proposed to change.
- a. Please consider other ways to make the site plan sheet more understandable to a layperson including but not limited to any one or more of the following:
- Use a larger scale
 - Provide a legend
 - Provide additional labeling
 - Use shading
 - Use coloring

Sheet D-1 (site details)

17. Please provide a detail of the fence enclosing the tennis courts.

TIM CORWIN, AICP

SENIOR PLANNER

CITY OF LEBANON

51 NO. PARK STREET

LEBANON, NH 03766

(PH.) 603.448.1457, EXT.6127

(FAX) 603.442.6141

TIM.CORWIN@LEBANONNH.GOV

WWW.LEBANONNH.GOV



NEW CITY HALL HOURS:

MON-THU: 7:00AM - 5:00PM

FRI: CLOSED

NOTICE: THIS E-MAIL AND ANY REPLY TO THIS E-MAIL MAY BE CONSIDERED A "GOVERNMENTAL RECORD" PER NH RSA 91-A:1-A. THE CITY OF LEBANON IS REQUIRED TO MAKE GOVERNMENTAL RECORDS AVAILABLE TO THE PUBLIC UPON REQUEST, IN ACCORDANCE WITH NH RSA 91-A:4. THE CITY IS ALSO REQUIRED TO RETAIN GOVERNMENTAL RECORDS FOR MINIMUM PERIODS OF TIME AS SET FORTH IN NH RSA 33-A:3-A.

WOODROW FITNESS, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN

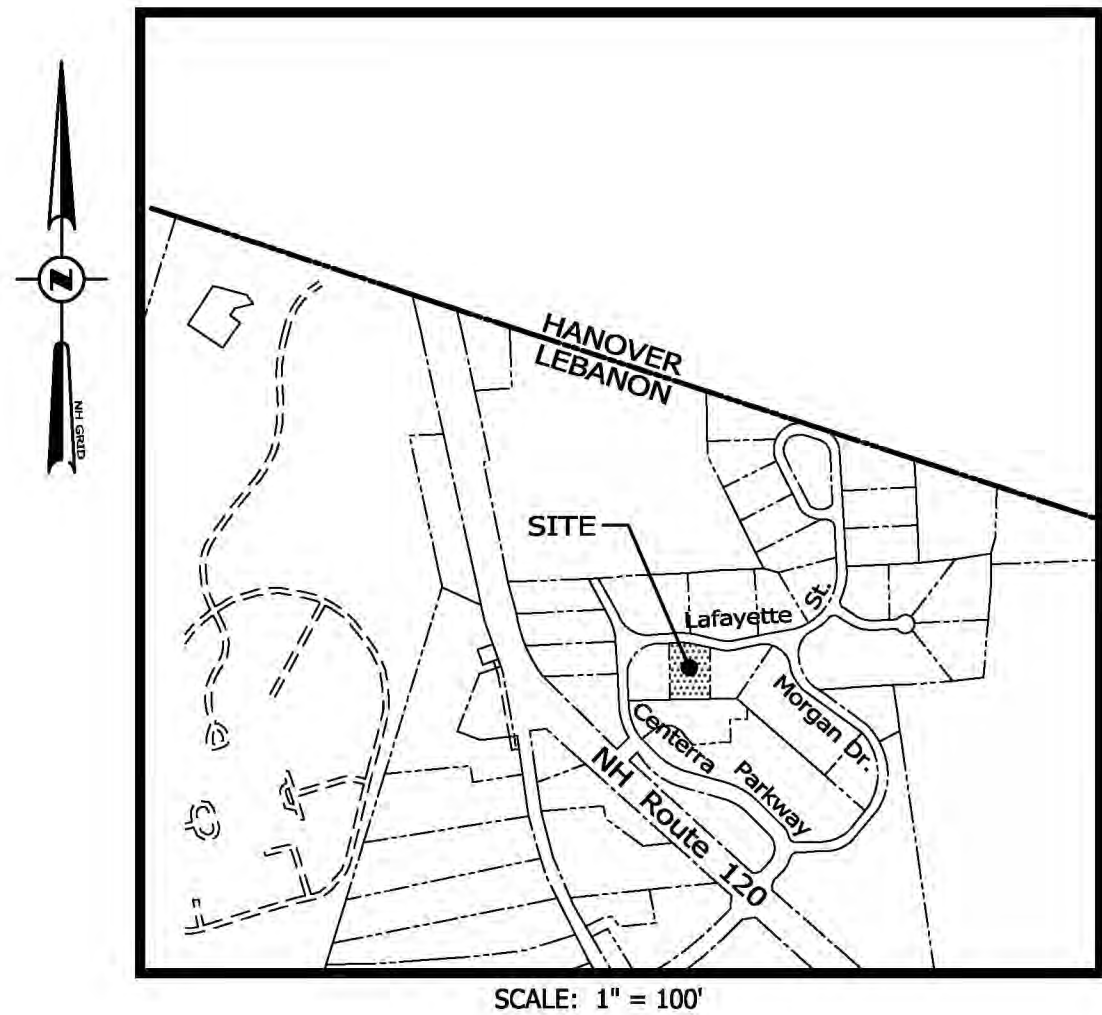
OWNER/APPLICANT
WOODROW FITNESS, LLC
33 MORGAN DRIVE
LEBANON, NH 03766

CONSULTANTS

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

CONTRACTOR/OWNER'S AGENT
TIM ENGELBERTH
ENGELBERTH CONSTRUCTION
150 WATER TOWER CIRCLE
COLCHESTER, VT 05446

LANDSCAPE DESIGNER
MARA LANDSCAPE DESIGN, LLC
16 MYRTLE AVENUE
NEWBURYPORT, MA 01950



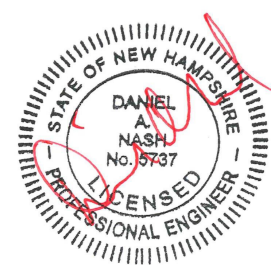
<u>TABLE OF CONTENTS</u>		
SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	X-1
4	EXISTING CONDITIONS PLAN	X-2
5	BOUNDARY SURVEY	-
6	OVERALL PLAN	OA-1
7	LANDSCAPE PLAN	L-1
8	LIGHTING PLAN	L-2
9	SITE PLAN	C-1
10	DETAILED GRADING PLAN	C-2
11	GRAVEL WETLAND PLAN	C-3
12	DRAINAGE PLAN/PROFILES	C-4
13	EROSION CONTROL PLAN	ECP-1
14	SITE DETAILS	D-1
15	DRAINAGE DETAILS	D-4
16	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	2.02 Acres	2.02Ac(SEE NOTE 1)	2 Acres
FRONTAGE:			
LAFAYETTE STREET	256'	256' (SEE NOTE 1)	200'
FRONT YARD:	-	172'	40'
REAR YARD:	-	30'	20'
SIDE YARD:			
EAST	-	0' (SEE NOTE 1)	20'
WEST	-	30'	20'
BUILDING FOOTPRINT (s.f.):	0 s.f.	-	
BLDG.COVERAGE(sf)	-	-	
% BLDG.COVERAGE	-	-	50%
IMPERVIOUS COV.(sf)	-	24,462sf	
% IMPERVIOUS COV.	-	27.8% *	NONE
HEIGHT	-	-	65' max.
USE:	VACANT	TENNIS COURT (HEALTH CLUB)	
PARKING (REG./HC.)	-	SEE NOTE 6	-

6. PARKING PROVIDED ON LOT 10-11-7.

NOTES:

- THIS PARCEL IS SHOWN AS LOT 10-11-5 ON THE LEBANON TAX MAPS. THE INTENT IS TO MERGE THIS PARCEL WITH LOT 10-11-7 UPON SITE PLAN APPROVAL.
- THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED IND-L AND IS PART OF THE OFFICE SECTOR OF CENTERRA PLANNED BUSINESS PARK.



03/30/2022
03/14/2022
SITE PLAN
PN: 22-003

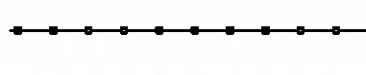
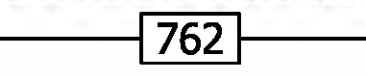
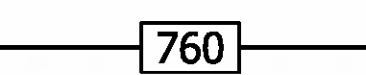
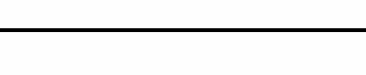
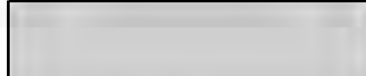
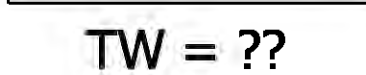
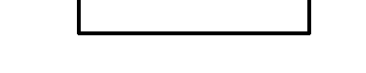
EXISTING LEGEND

Symbol	Object Name	Object Code
	Boundary Corner	X 66.9
	Iron Pipe (Found)	---
	Rebar (Found)	---
	Stone Monument (Found)	---
	Survey Traverse Point	- - - 760 - - -
	Survey Control Disk	---
	Shrub	---
	Hardwood Tree	---
	Softwood Tree	---
	Cleanout	---
	Utility Pole	o --- OET ---
	Light Pole	--- OHE ---
	Bollard Light	--- OHT ---
	Light	--- UETC ---
	Utility Pole Anchor	---
	U.g. Electric Junction Box	- - - - -
	U.g. Electric Transformer	---
	U.g. Telephone Box	---
	U.g. Cable Tv Box	---
	Curb Stop	--- o o o o o o o o o o ---
	Gate Valve	--- □ □ □ □ ---
	Fire Hydrant	--- D ---
	Drilled Well	--- UD ---
	Monitor Well	--- W ---
	Catch Basin	--- S ---
	Drain Manhole	--- FM ---
	Sewer Manhole	--- UGE --- E ---
	Riser	--- UGT ---
	Telephone Manhole	---
	Electric Manhole	---
	Communication Manhole	--- UGP ---
	Propane Tank	///
	Sign	---

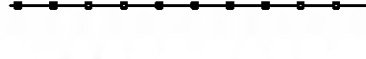
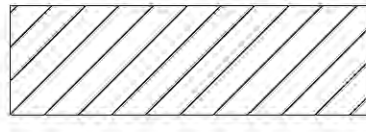
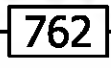
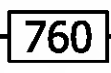
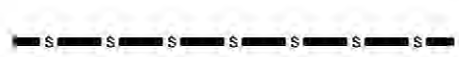
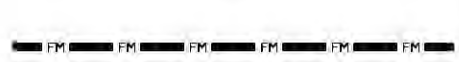
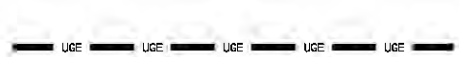
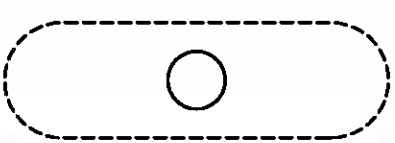
EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1'2' Contour	
Existing 5'10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

PROPOSED LEGEND

	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	COMMUNICATION MANHOLE	
	PROPANE TANK	
	U.G. TELEPHONE BOX	
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	
	SIGN	
	PARKING SPACE NUMBER	
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

PROPOSED LEGEND(CONT.)

	DUMPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.

TENNIS COURTS

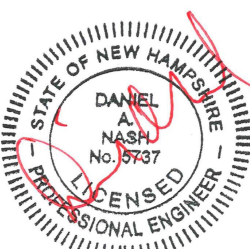
WOODROW FITNESS, LLC

IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED:	
DESIGNED:	
DRAWN:	DAN
CHECKED:	DAN
DATE:	3/14/2022

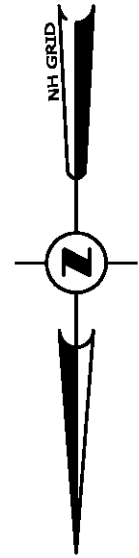
WOODROW
FITNESS

LEGEND

G-1

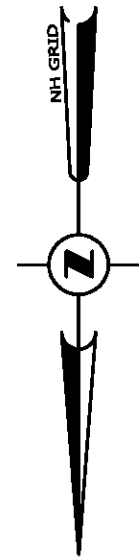
© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22003 LEGEND

SHEET 2 OF 16

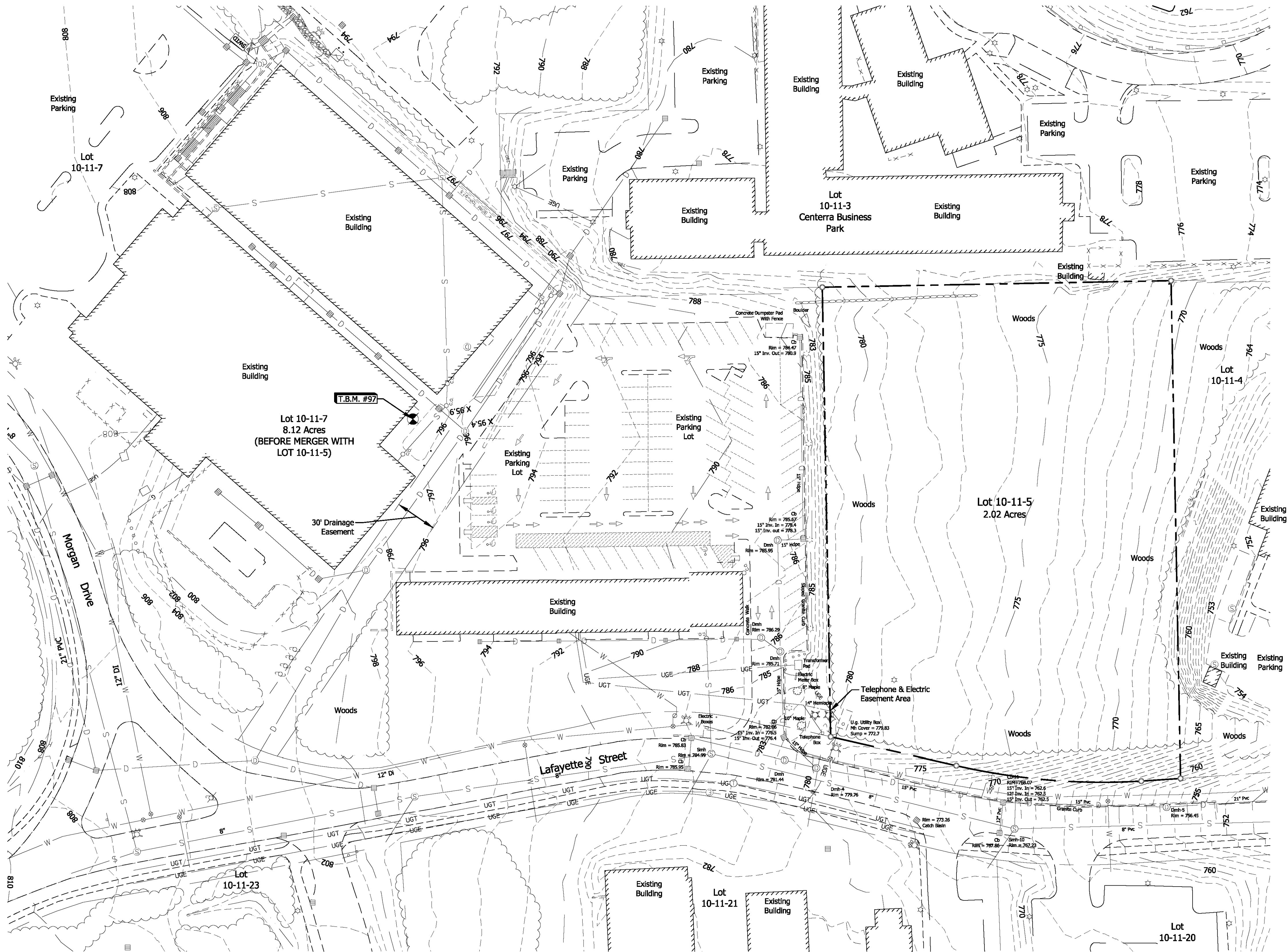


SHEET 3 OF 16

OVERALL EXISTING CONDITIONS PLAN		FOR		WOODROW FITNESS, LLC		IN		LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512		LEBANON, NEW HAMPSHIRE 03766		PHONE: (603) 448 6295		E-MAIL: advancedgeomatics@comcast.net	
		SURVEYED: GIS		DESIGNED: DAN		DRAWN: KH		CHECKED: DAN	
		DATE: 3/14/22		WOODROW FITNESS		OVERALL EXISTING CONDITIONS		X-1	
		© 2022		ADVANCED GEOMATICS & DESIGN		DWG: 22003/22003-BA		REVISIONS	
								#	
								DATE	



T.B.M. #97
NORTHEAST CORNER
CONCRETE SLAB
ELEV. = 797.01



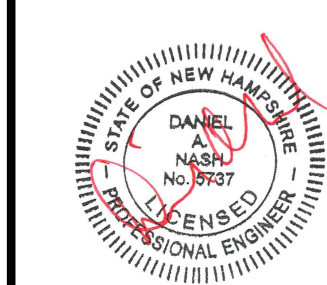
NOTES:

1. SURVEY OF PROJECT PARCEL WAS PERFORMED IN MAY 2018. EXISTING CONTOUR DATA IS ONE FOOT.
2. TOPO DATA OUTSIDE LIMITS OF CURRENT FIELD SURVEY FROM CITY OF LEBANON GIS DATA, 2' CONTOURS.

SHEET 4 OF 16

EXISTING CONDITIONS PLAN
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

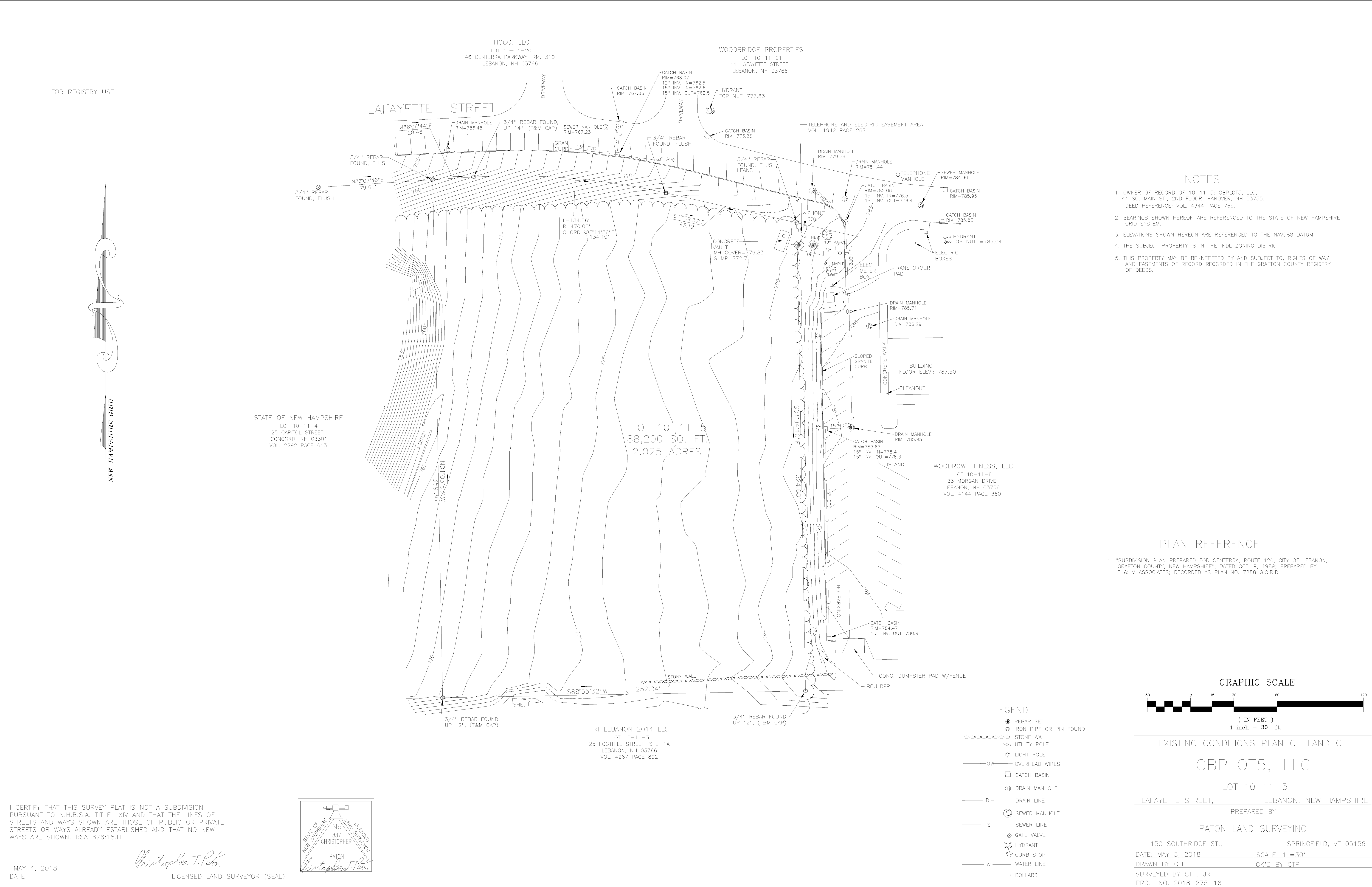


SURVEYED: GIS/PATON
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 3/14/2022

WOODROW
FITNESS
EXISTING
CONDITIONS

X-2

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22003\22003-BA

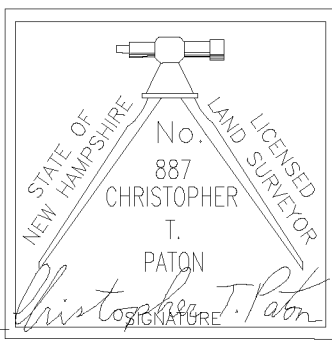


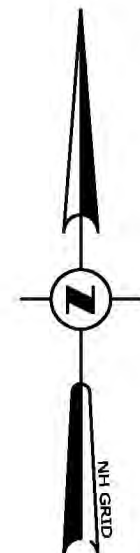
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. RSA 676:18,III

MAY 4, 2018
DATE

Christopher T. Paton

LICENSED LAND SURVEYOR (SEAL)





ABUTTERS

LOT 10-11-1
CP CENTERRA, LLC
1 STORY
SHOPPING CENTER

LOT 10-11-3
RI LEBANON 2014, LLC
3 STORIES
HOTEL

LOT 10-11-4
STATE OF NEW HAMPSHIRE
1 STORY
COURT HOUSE

LOT 10-11-7
WOODROW FITNESS, LLC
1 STORY
HEALTH

LOT 10-11-10
TSS MORGAN DRIVE, LLC
1 STORY
OFFICE

LOT 10-11-12
20 MORGAN DRIVE CONDO ASSN
4 STORIES
CONDO

LOT 10-11-20
HOCO, LLC
3 STORIES
OFFICE

LOT 10-11-21
11 LAFAYETTE STREET, LLC
WOODRIDGE PROPERTIES
2 STORIES
OFFICE

LOT 10-11-23
CENTERRATECH, LLC
3 STORIES
OFFICE

LOT 10-11-38
FLUENT, INC
3 STORIES
INDUSTRIAL OFFICE



SHEET 6 OF 16

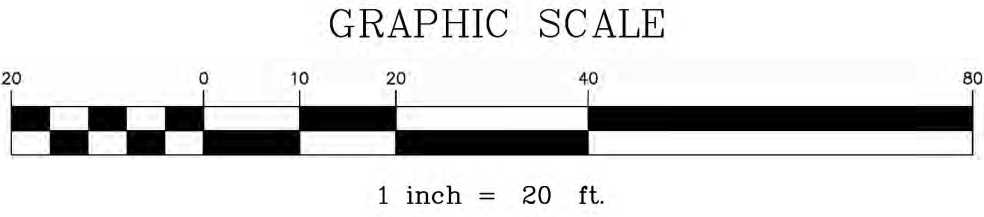
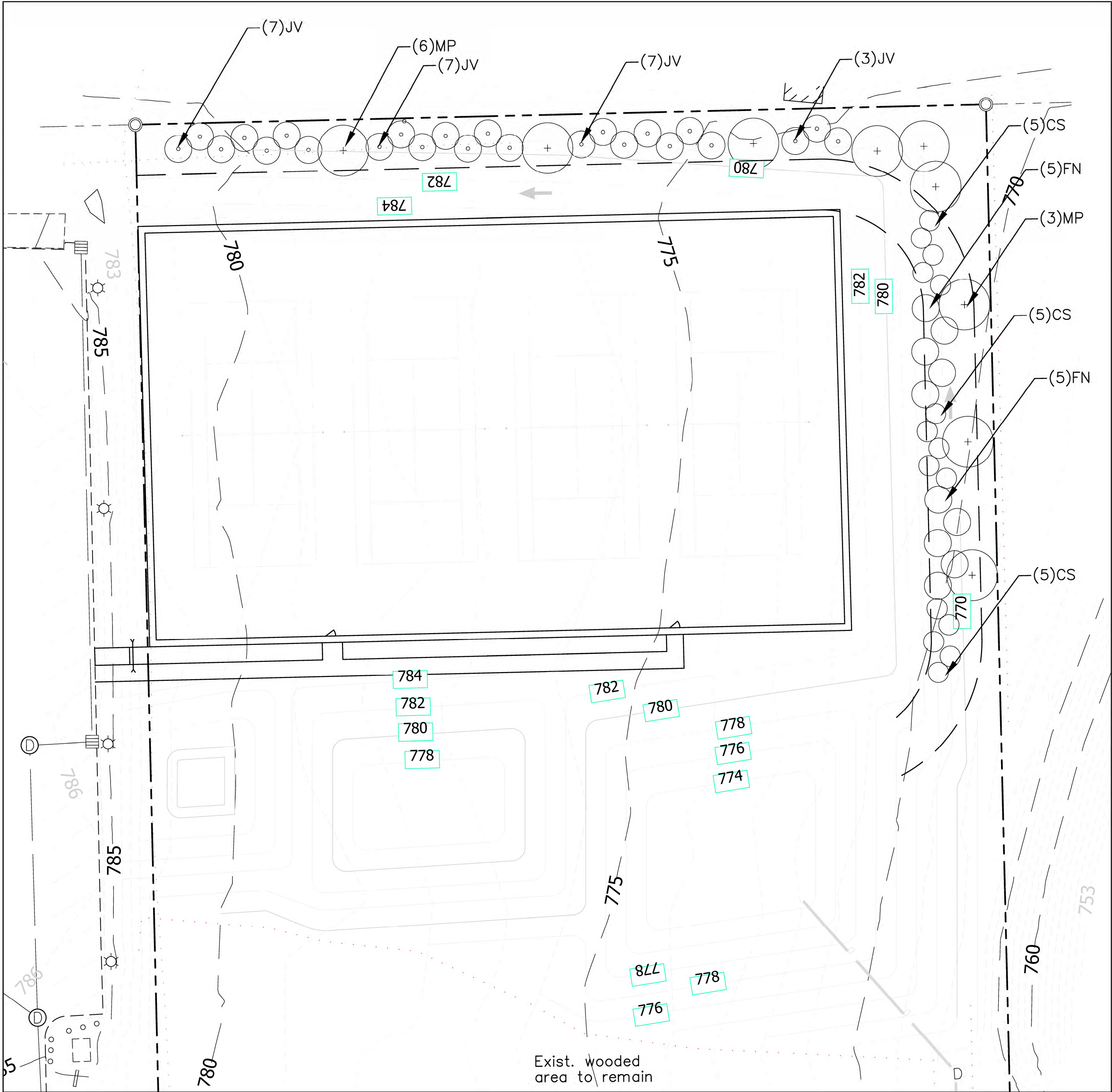
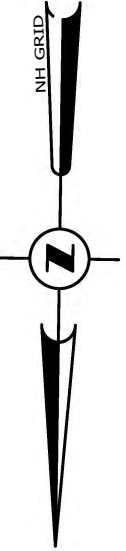
OVERALL PLAN		FOR		WOODROW FITNESS, LLC		IN		LEBANON, NEW HAMPSHIRE		REVISIONS		DATE	
ADVANCED GEOMATICS & DESIGN													
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net													
SURVEYED: GIS													
DESIGNED: DAN													
DRAWN: KH													
CHECKED: DAN													
DATE: 3/14/2022													
WOODROW FITNESS													
OVERALL PLAN													
OA-1													
© 2022													
ADVANCED GEOMATICS & DESIGN													
DWG: 22003\22003-PL2													

Centerra Lot#5 Plant Schedule					
Qty	Symbol	Botanical Name	Common Name	Size	
Trees					
9	MP	Malus 'Prairiefire'	Prairiefire crabapple	2.5"-3" Cal.	B&B
Shrubs:					
		Botanical Name	Common Name	Size	
15	CS	Cornus sericea 'Bailey'	Bailey Red twig Dogwood	3-4' Height	
15	FN	Forsythia 'New Hampshire Gold'	New Hampshire Gold Forsythia	2-3' Height (#5 Cont.)	
24	JV	Juniperus virginiana 'Hillspire'	Hillspire Eastern Red Cedar	6-7'	B&B

15' Landscape Requirement	13,858 s.f.
Total number of trees required=	28
Total number of trees provided=	9 Trees+ existing heavily wooded area
Total number of shrubs required=	54

Landscape Notes:

- 1). Please refer to Engineer's site plan for all UT locations. Some UT locations have been "frozen" in this viewport for clarity.
- 2). All new plant material shall be grown to nursery stock.
- 3). Contractor shall guarantee all plant material for up to one growing season from date of install.
- 4). Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.
- 5). All Plantings shall be planted in loam containing 5% of organic material.
- 6). All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.
- 7). Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."
- 8). Per site plan req. 6.2.B.4 "At the time of planting, all deciduous trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height."
- 9). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."
- 10). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."
- 11). Per site plan req. 6.2.K "After the issuance of a certificate of occupancy the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within landscaped areas, buffers, or screens, shown as such on the approved landscape plan is expressly prohibited and a violation of the Notice of Action."



LANDSCAPE PLAN
Prepared for:
Woodrow Fitness, LLC
Lebanon, NH

16 Myrtle Ave. Newburyport, MA 01950
maralandscape@gmail.com
978.868.0331

Date

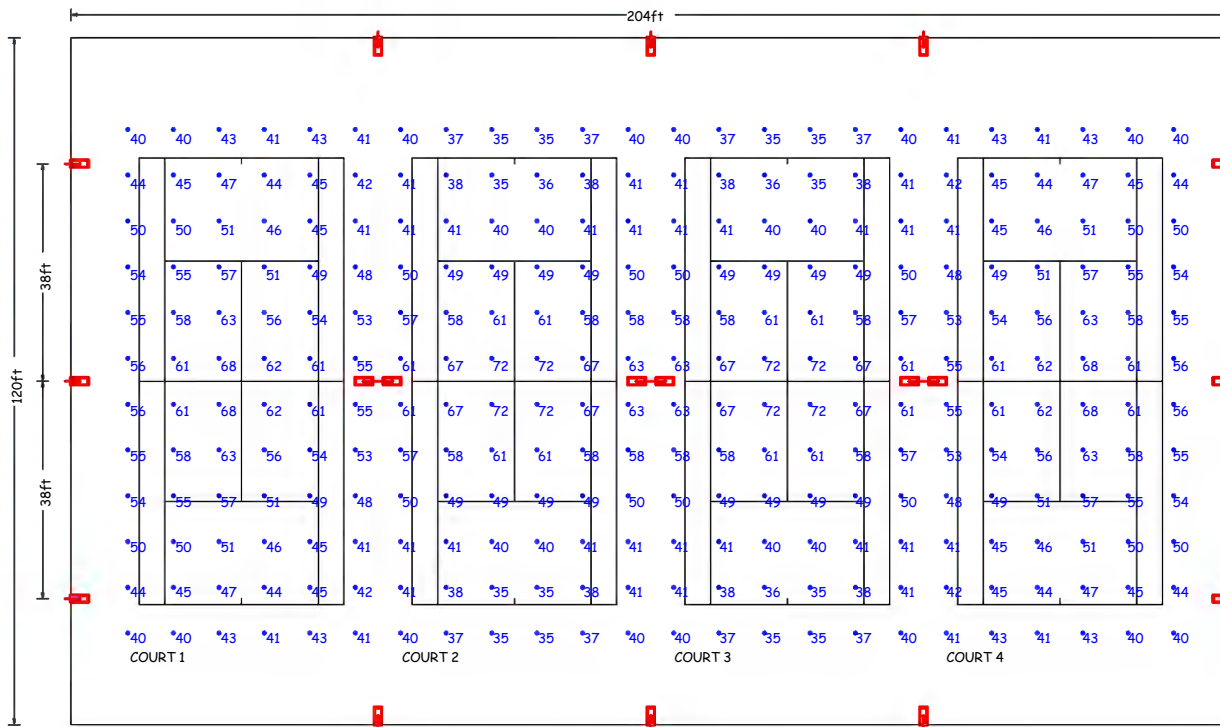
Description

No.

Scale: 1"=20'

Date: 3/15/21

L-1



The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11, and based upon an In-situ case temperature of 55°C.

Based on the information provided, all dimensions and luminaire Locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Filename: RIVERVALLEY1.AGI
Date: 3/1/2022



Luminaire Schedule							
Project: RIVER VALLEY CLUB							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Total Watts
	12	A	Single	80625	0.940	ZNL-78L-CT-50 (ZONE LARGE) @ 24" MT@ HT.	7776
	3	B	TWIN 180	80625	0.940	ZNL-78L-CT-50 (ZONE LARGE) @ 24" MT@ HT.	3888

Calculation Summary						
Project: RIVER VALLEY CLUB						
Label	CalcType	Units	Avg	Max	Min	Max/Min
COURT 1	Illuminance	Fc	50.39	68	40	1.70
COURT 2	Illuminance	Fc	48.54	72	35	2.06
COURT 3	Illuminance	Fc	48.56	72	35	2.06
COURT 4	Illuminance	Fc	50.39	68	40	1.70

River Valley Club
Lebanon, NH

*Not to Scale

LSI Industries

10000 Alliance Road
Cincinnati, OH 45242
Voice Number : 513-666-4242

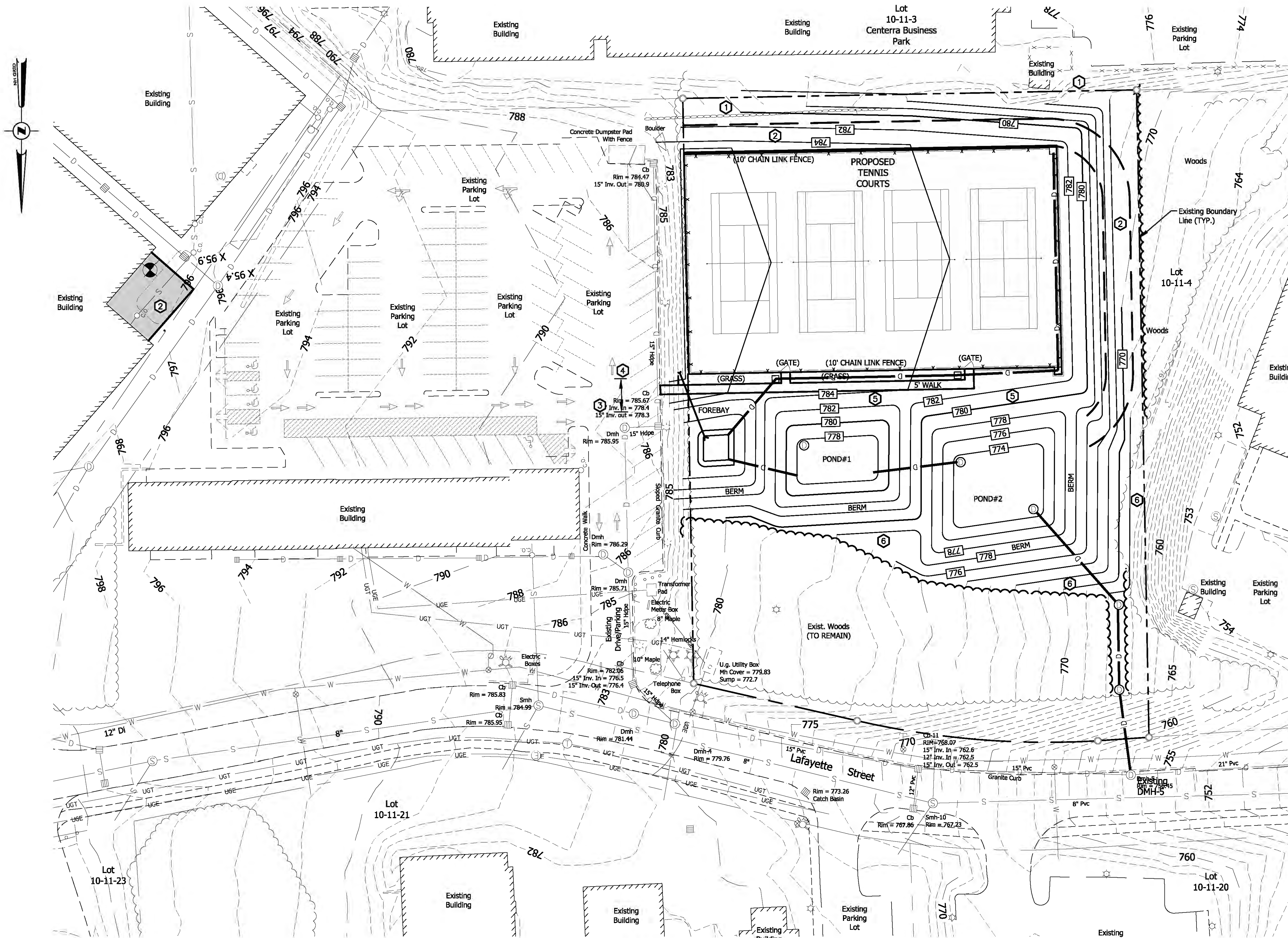


Date: 3/1/2022

Page 1 of 1

SHEET 8 OF 16

LIGHTING PLAN
SHEET L-2

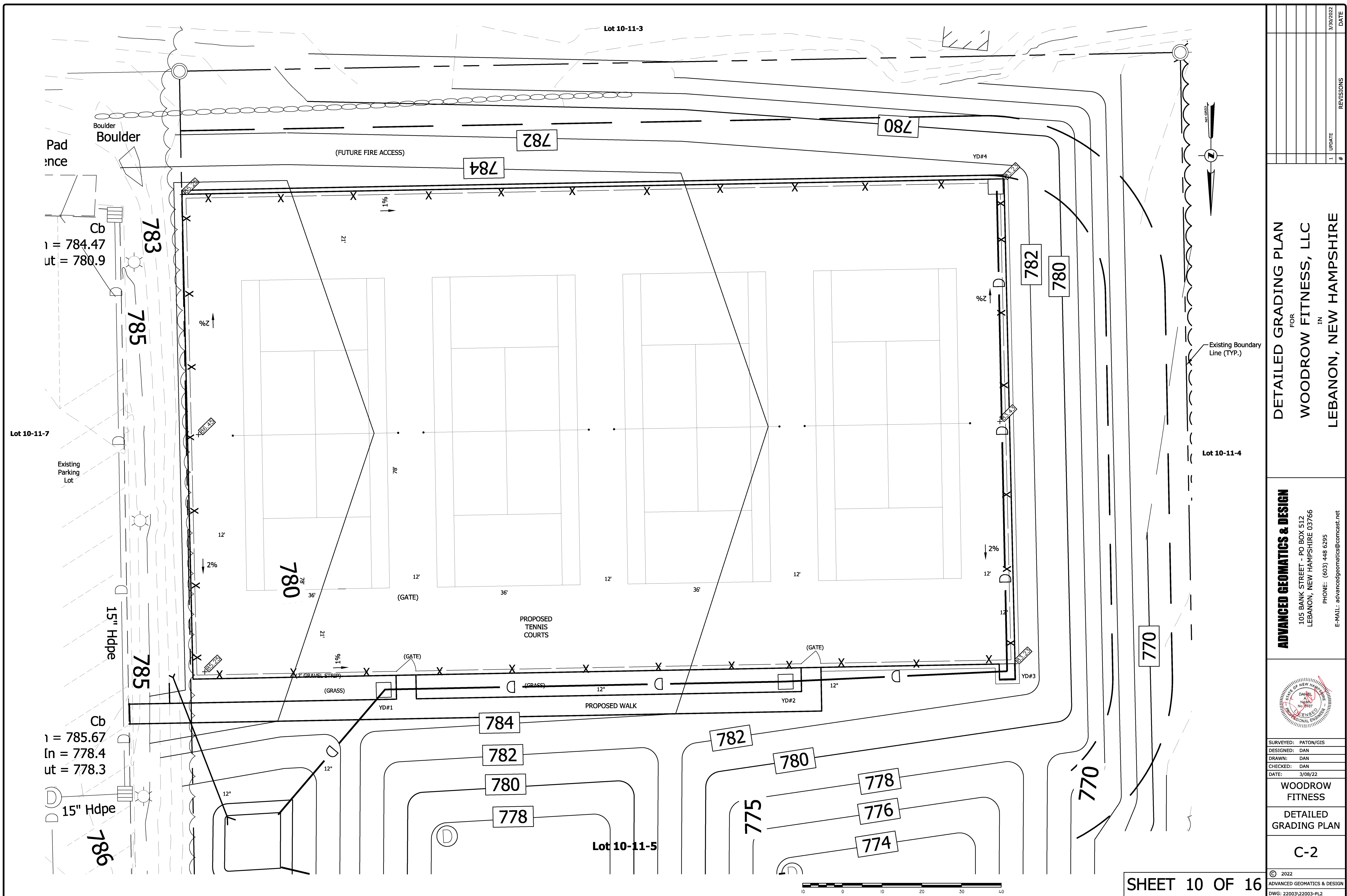


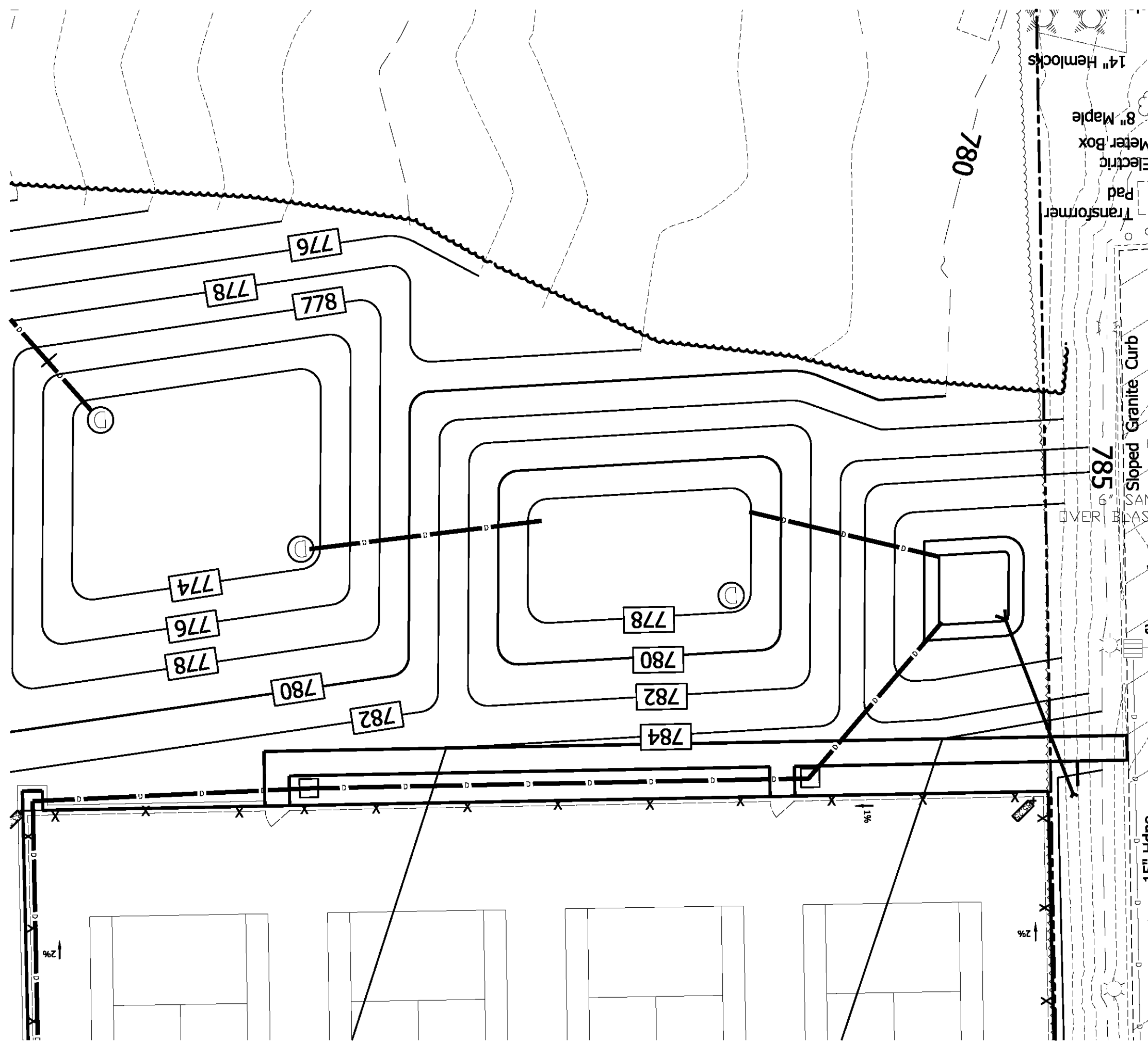
SITE PLAN



- NOTE:
- 1 15' LANDSCAPE STRIP.
 - 2 FUTURE FIRE ACCESS.
 - 3 THESE SPACES TO BE REMOVED.
 - 4 PROPOSED ACCESS PATH (NOT TO EXCEED 5%).
 - 5 4:1 GRADING.
 - 6 3:1 GRADING.

ADVANCED GEOMATICS & DESIGN		SHEET 9 OF 16	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatrics@comcast.net		DATE: 03/14/2022	
SURVEYED: PATON/GIS DESIGNED: DAN DRAWN: DAN CHECKED: DAN		WOODROW FITNESS	
DATE: 03/14/2022		SITE PLAN	
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 22003\22003-PL2.DWG		C-1	
REVISIONS		DATE	
1. UPDATE		3/30/2022	



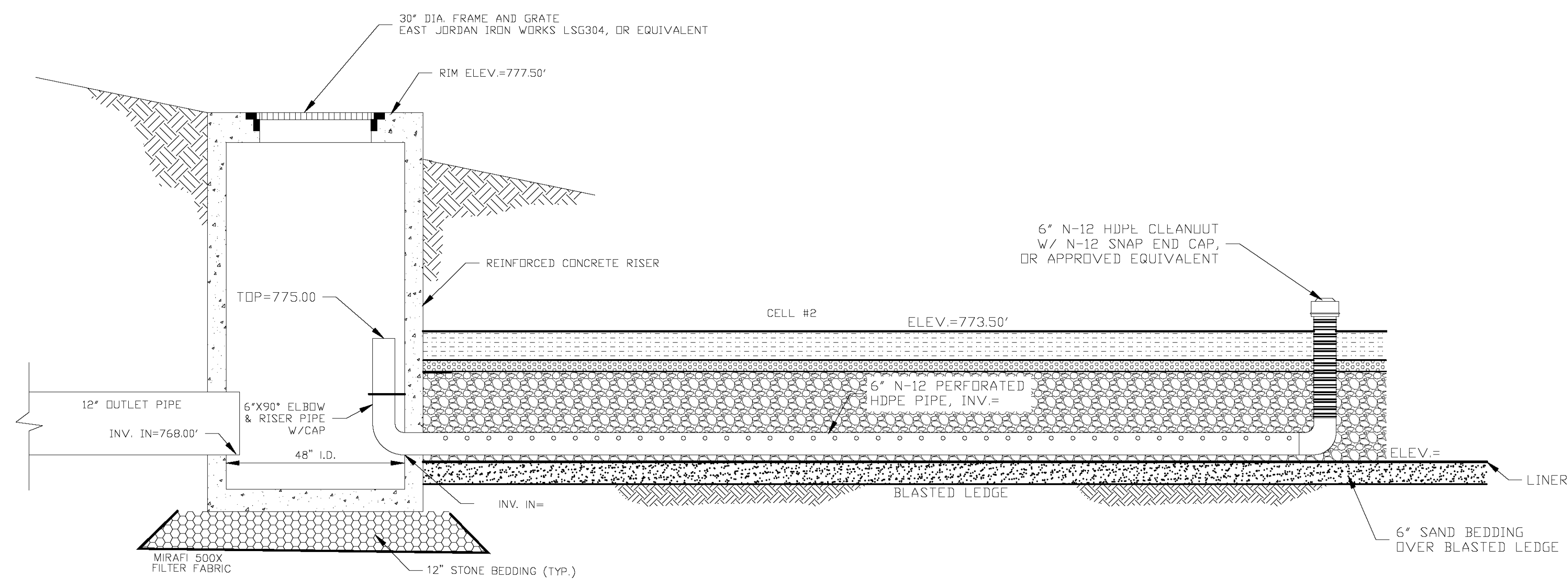


GRAVEL WETLAND PLAN



NOTE:

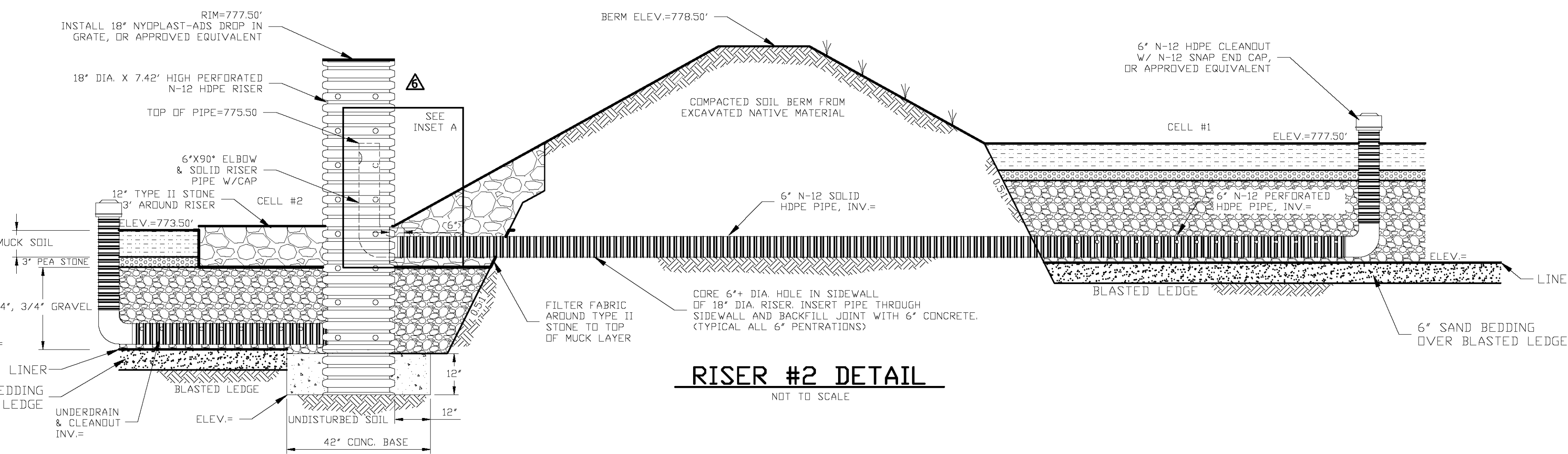
GRAVEL WETLAND TYPICAL AREA.
BAY #1 = 1,125 s.f.
BAY #2 = 2,000 s.f.
FOREBAY INV. IN = 779.00
FOREBAY FLOOR = 778.50
12" CULVERT (FOREBAY TO BAY #1)
FOREBAY INV. OUT = 780.00
BAY #1 INV. IN = 778.00



RISER #3 DETAIL

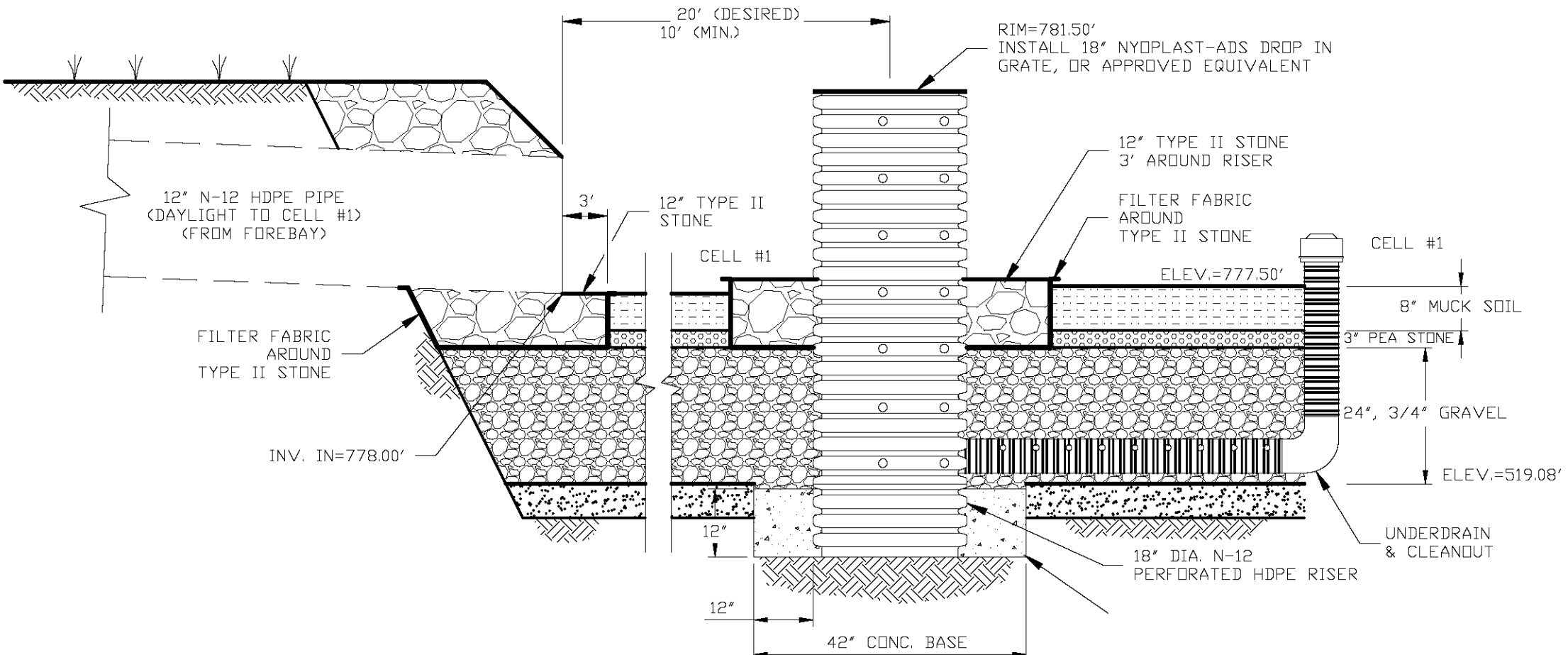
NOT TO SCALE

NOTE: ATTACH RISER TO INSIDE WALL W/STAINLESS STEEL BANDS.



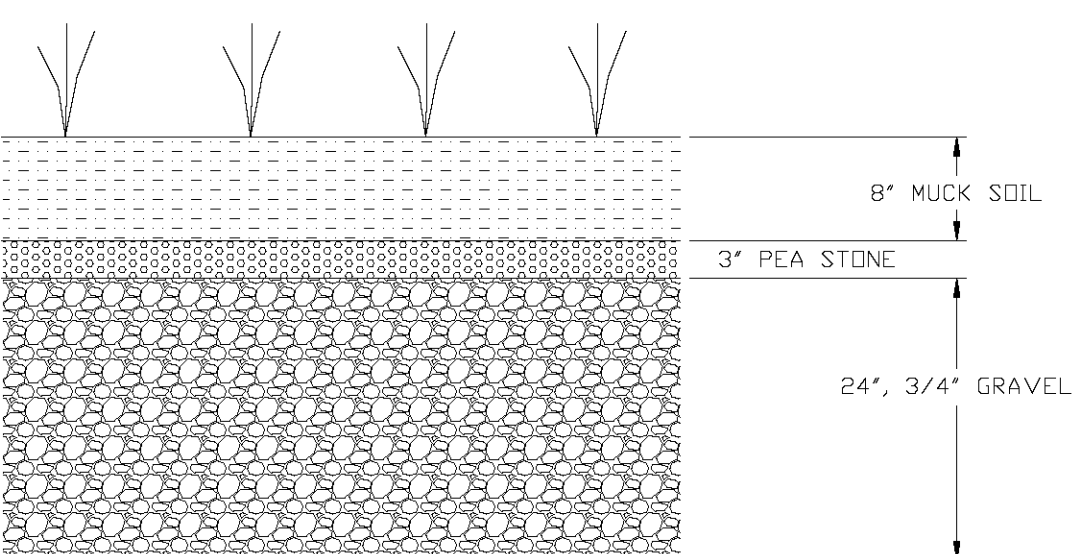
RISER #2 DETAIL

NOT TO SCALE



RISER #1 DETAIL

NOT TO SCALE



TYPICAL GRAVEL WETLAND DETAIL

NOT TO SCALE

NOTES:

- SEE SHEET C-4 FOR DRAIN PROFILES.
- SEED MIX SHALL BE OBTAINED FROM THE FOLLOWING VENDOR, OR SUBSTITUTE SUBJECT TO ENGINEER APPROVAL:

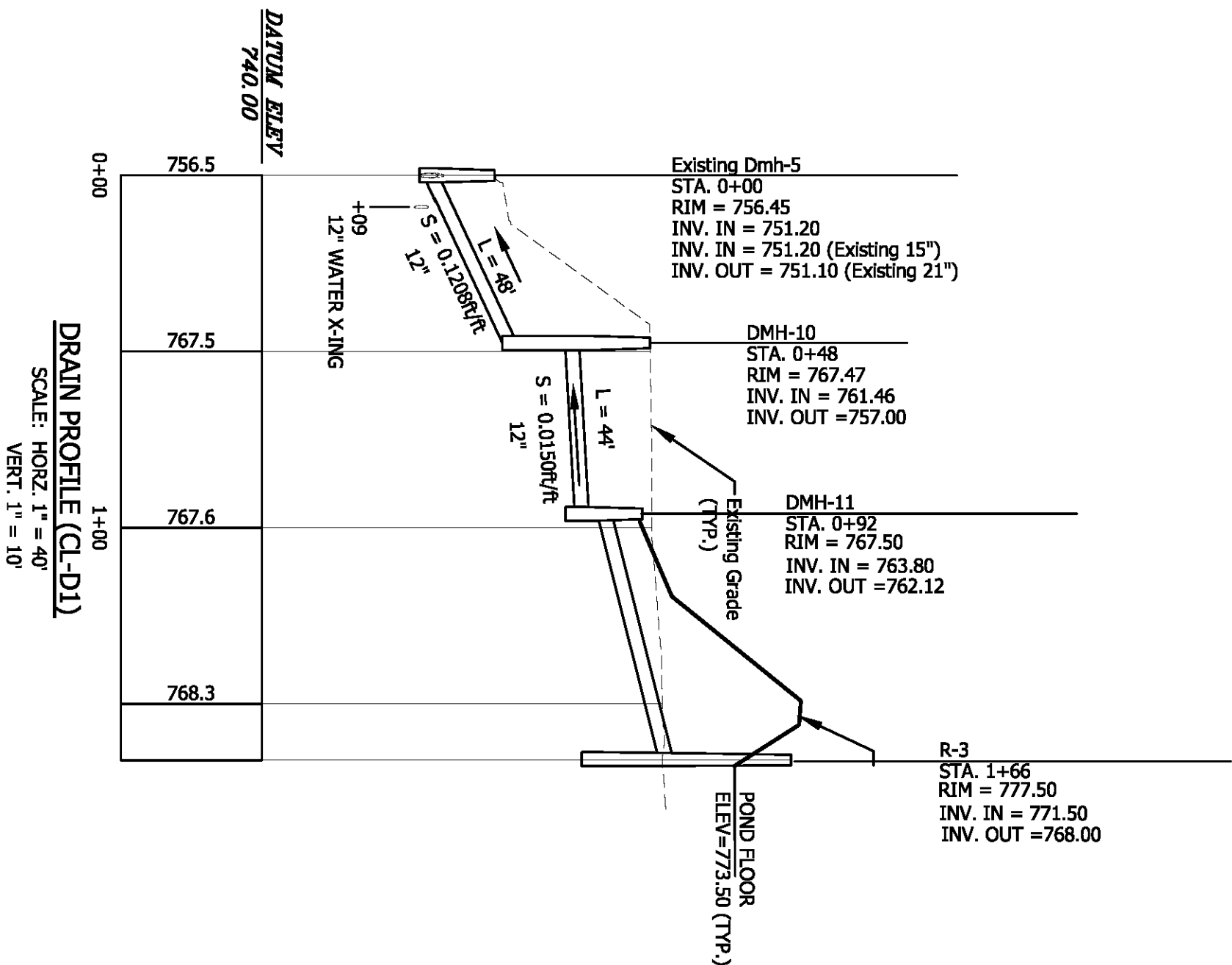
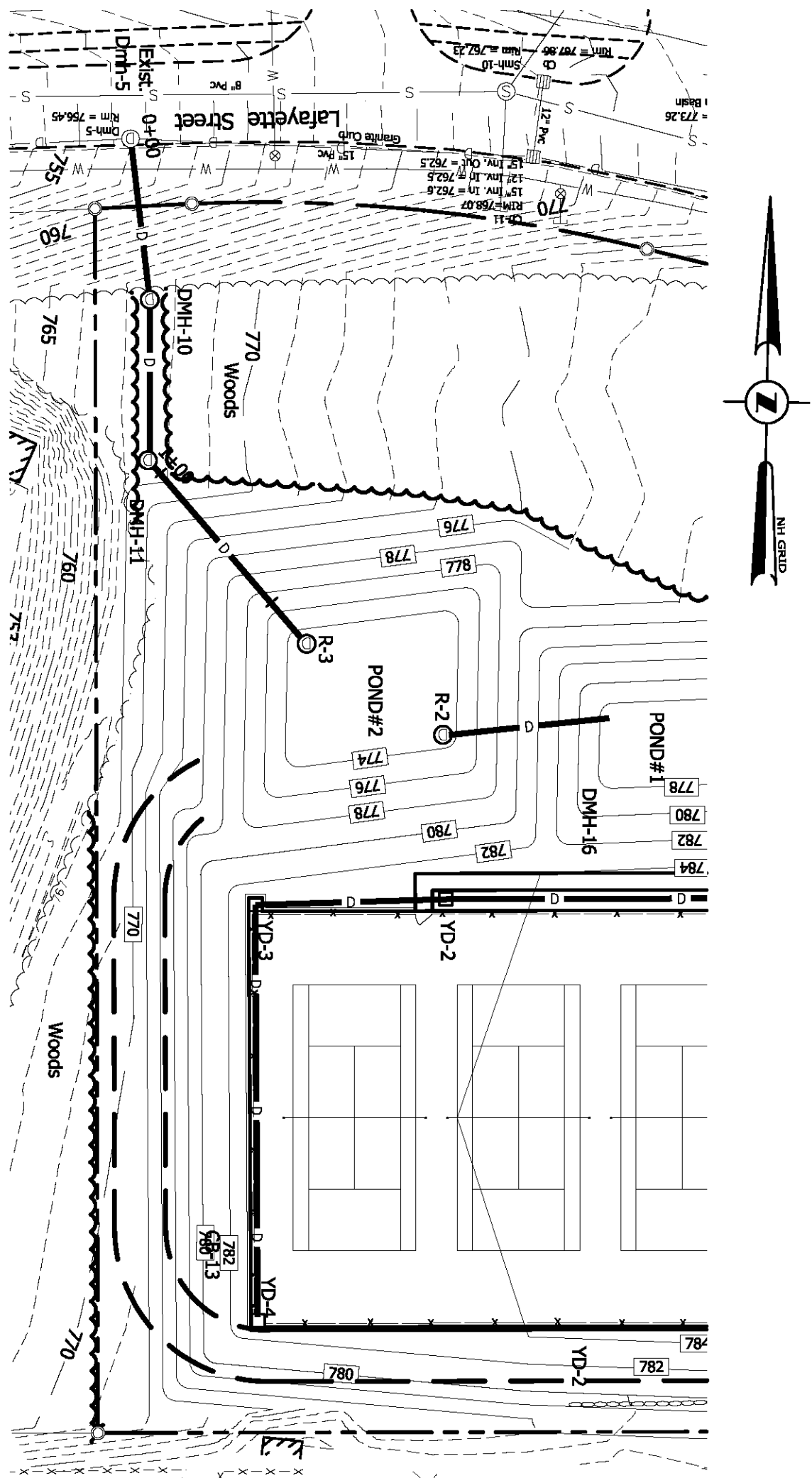
VERMONT WETLAND PLANT SUPPLY, LLC
P.O. BOX 153
ORWELL, VT 05760
TELEPHONE: 802-948-2553
FAX: 802-948-2522
CELL: 802-989-4629
EMAIL: dredondo@vermontwetlandplants.com

SEED MIX:
BROADCAST "DETENTION BASIN/WET MEADOW SEED MIX" IN WETLAND AREAS COVERING BASE UP TO BERM HEIGHT AT A RATE OF 35 LBS PER ACRE, 1 LB PER 1,200 s.f. BROADCAST TURF GRASS ALONG SLOPES OUTSIDE OF WETLANDS.

SPECIES COMPOSITION:
PANICUM VIRGATUM, ELYMUS VIRGINICUS, FESTUCA RUBRA, CAREX VULPINOIDEA, CAREX SCOPARIA, SCIRPUS CYPERINUS, SCIRPUS ATROVIRENS, BIDENS CERNUA, EUPATORIUM PERFOLIATUM, EUPATORIADELPHUS MACULATUS, JUNCUS EFFUSUS, ONOCLEA SENSIBILIS, VERBENA HASTATA, SYMPHYOTRICHUM NOVA-ANGLIAEA

3. CELLS 1 AND 2 SHALL BE PREPARED WITH 6" SAND BEDDING OVER LEDGE AND A GEOTEXTILE BETWEEN SAND AND GRAVEL LAYERS.
4. NOT USED.
6. STORMWATER FLOWS SHALL NOT BE DIRECTED TO GRAVEL WETLAND AREAS UNTIL CONTRIBUTING AREAS ARE FULLY STABILIZED.

DATE	
3/30/2022	
REVISIONS	
#	1
1. UPDATE	
FOR	
WOODROW FITNESS, LLC	
IN	
LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN	
105 BANK STREET - PO BOX 512	
LEBANON, NEW HAMPSHIRE 03766	
PHONE: (603) 448 6295	
E-MAIL: advancedgeomatics@comcast.net	
SURVEYED: PATON/GIS	
DESIGNED: DAN	
DRAWN: DAN	
CHECKED: DAN	
DATE: 03/14/2022	
GRAVEL WETLAND	
WOODROW FITNESS	
C-3	
© 2022	
ADVANCED GEOMATICS & DESIGN	
DWS: 22003\22003-GW	



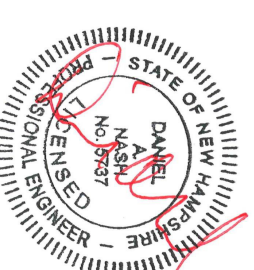
ADVANCED GEOMATICS & DESIGN

105 BANK STREET • PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

DRAINAGE PLAN/PROFILES
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE
1	UPDATE	3/30/2022

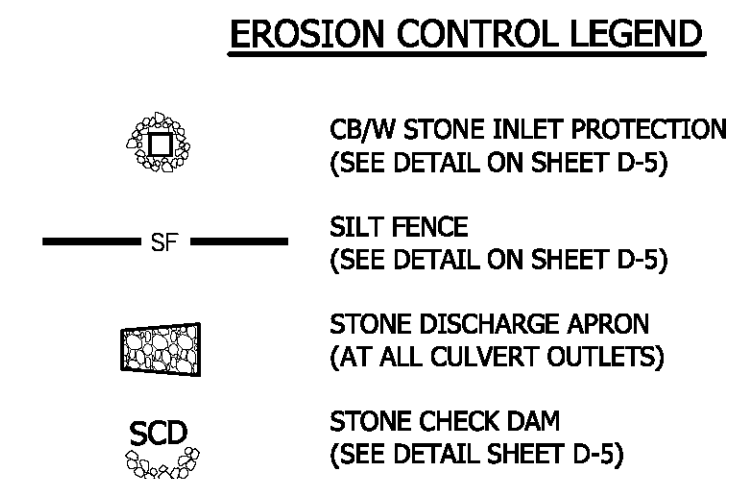


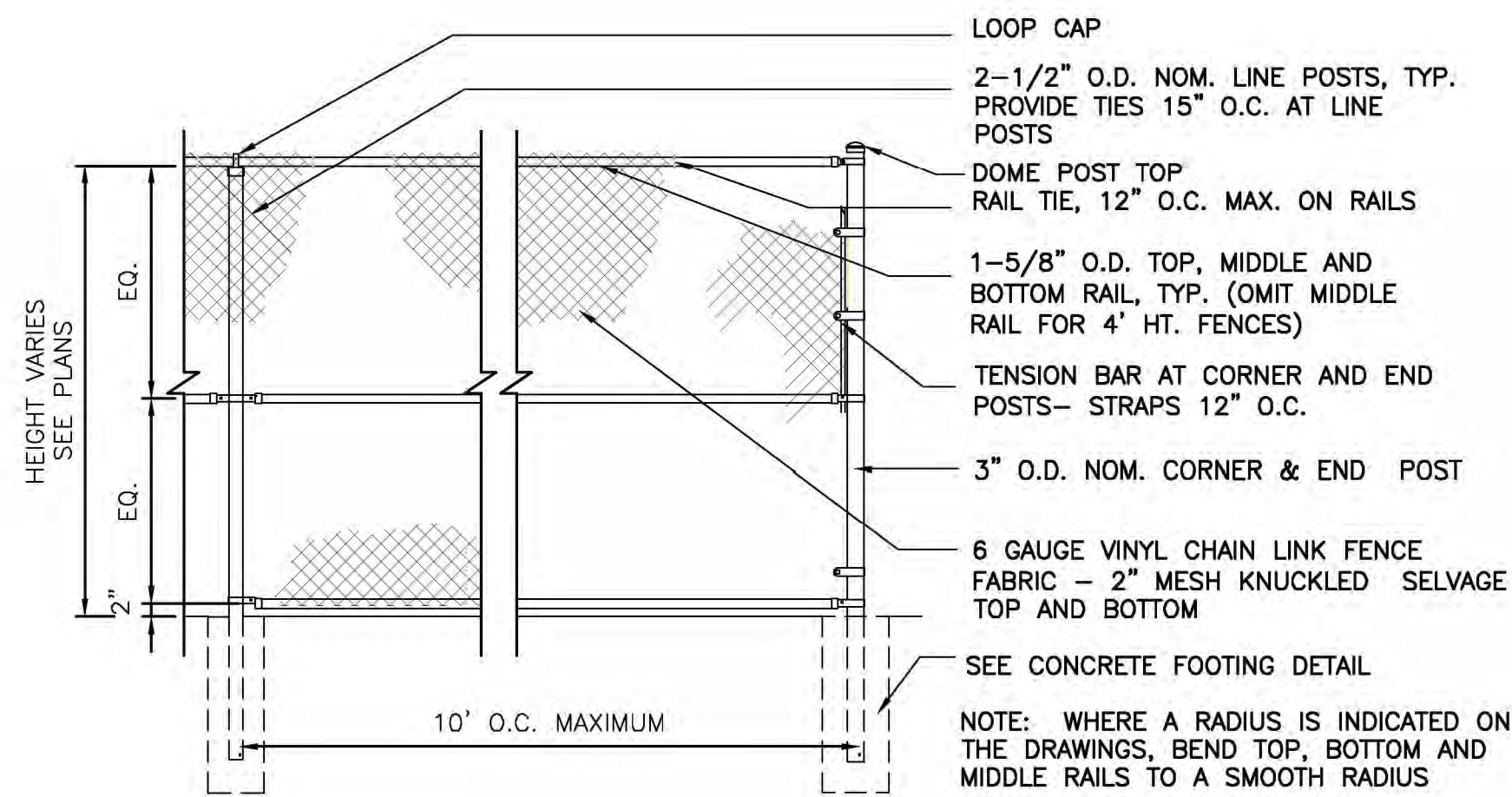
SURVEYED: PATON/GIS
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 3/14/2022

WOODROW
FITNESS

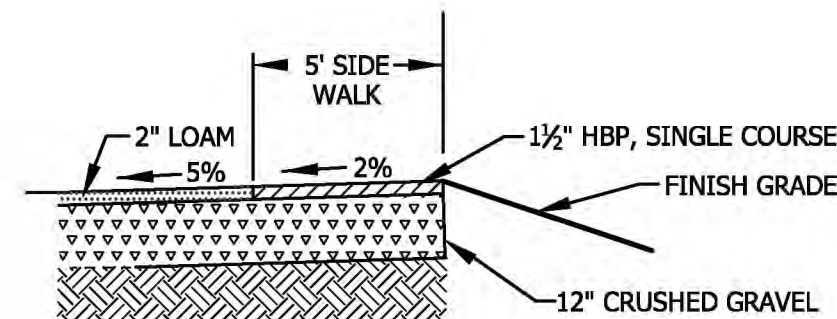
DRAINAGE
PLAN/PROFILES

C-4

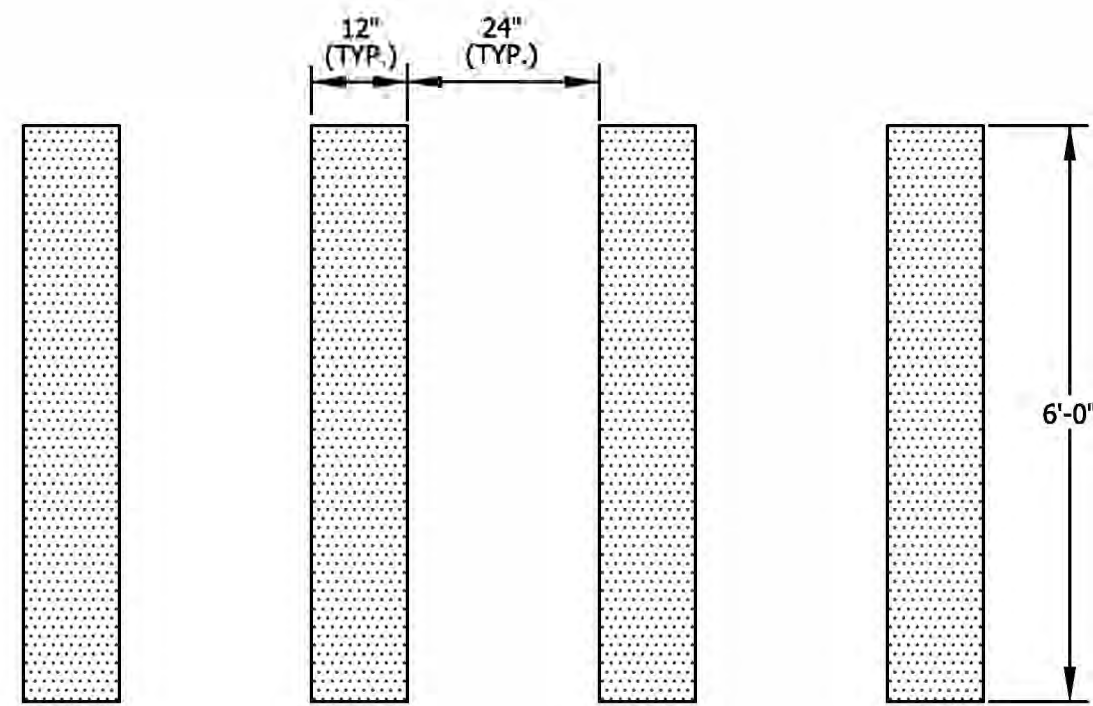
[illegible]



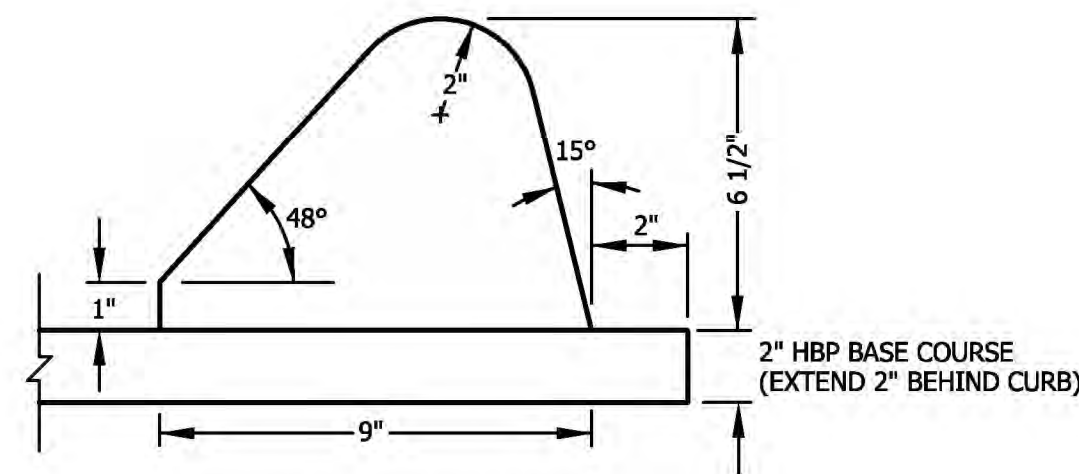
TYPICAL CHAIN LINK FENCE SECTION
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

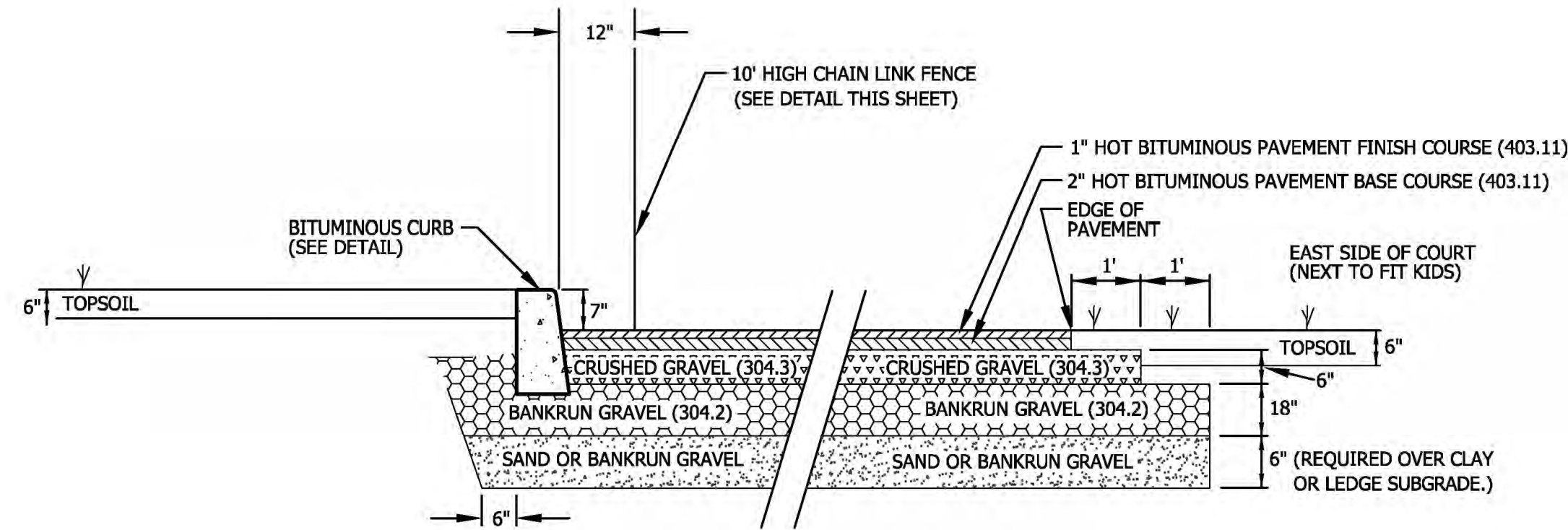


PAINTED CROSSWALK DETAIL (IN PARKING AREAS)
N.T.S.



TYPE "B" CURB
BITUMINOUS CONCRETE
N.T.S.

NOTE: CURB SURFACE TO BE TREATED WITH EMULSIFIED BITUMINOUS MATERIAL-TWO COATS- AFTER CURB HAS BEEN IN PLACE 7 DAYS.



NOTES:

- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TENNIS COURT TYPICAL PAVEMENT/CURB SECTION
N.T.S.

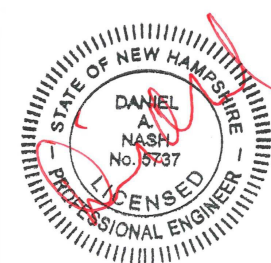
GENERAL NOTES:

- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.

SITE DETAILS
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



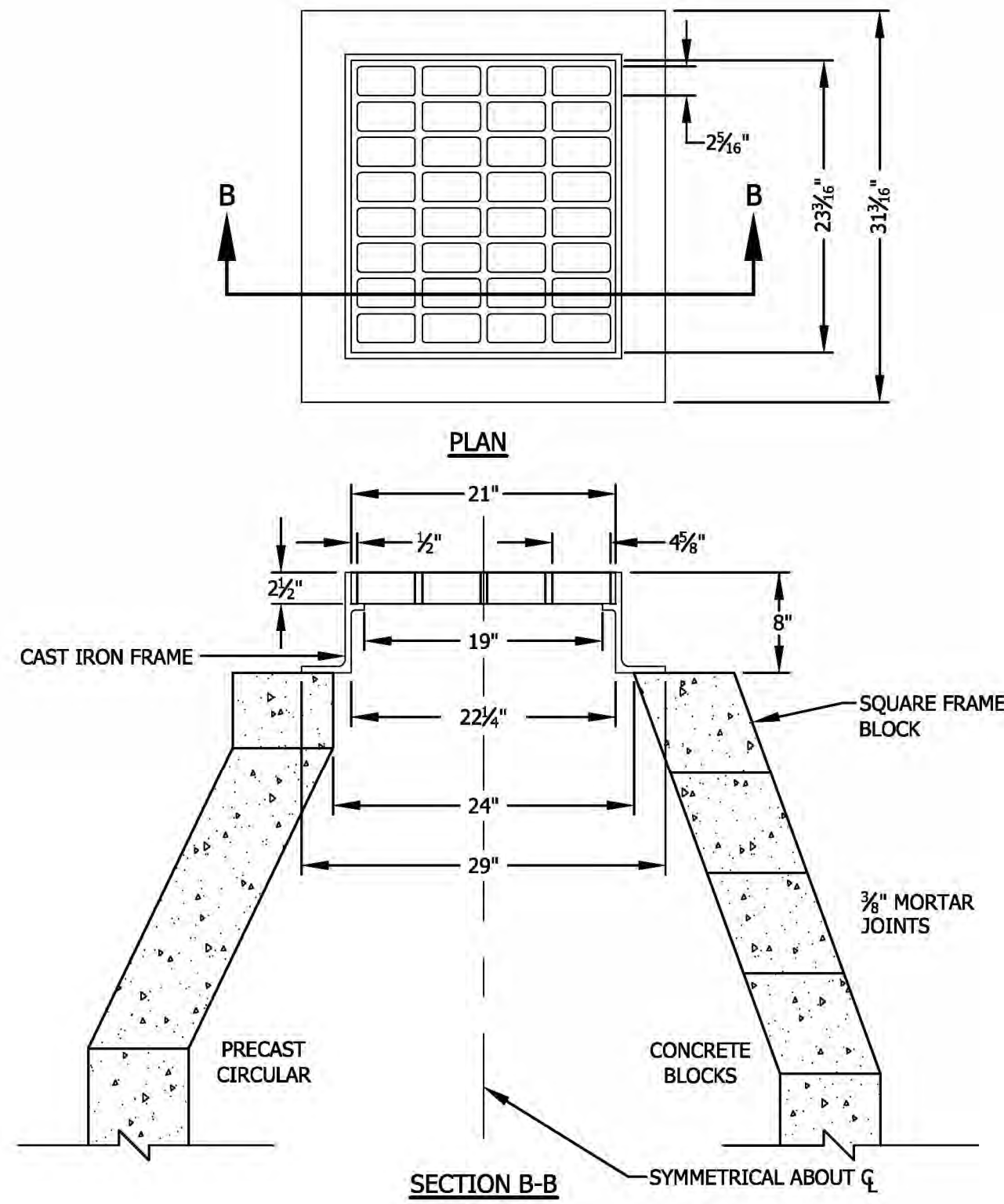
SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 3/14/2022

WOODROW
FITNESS

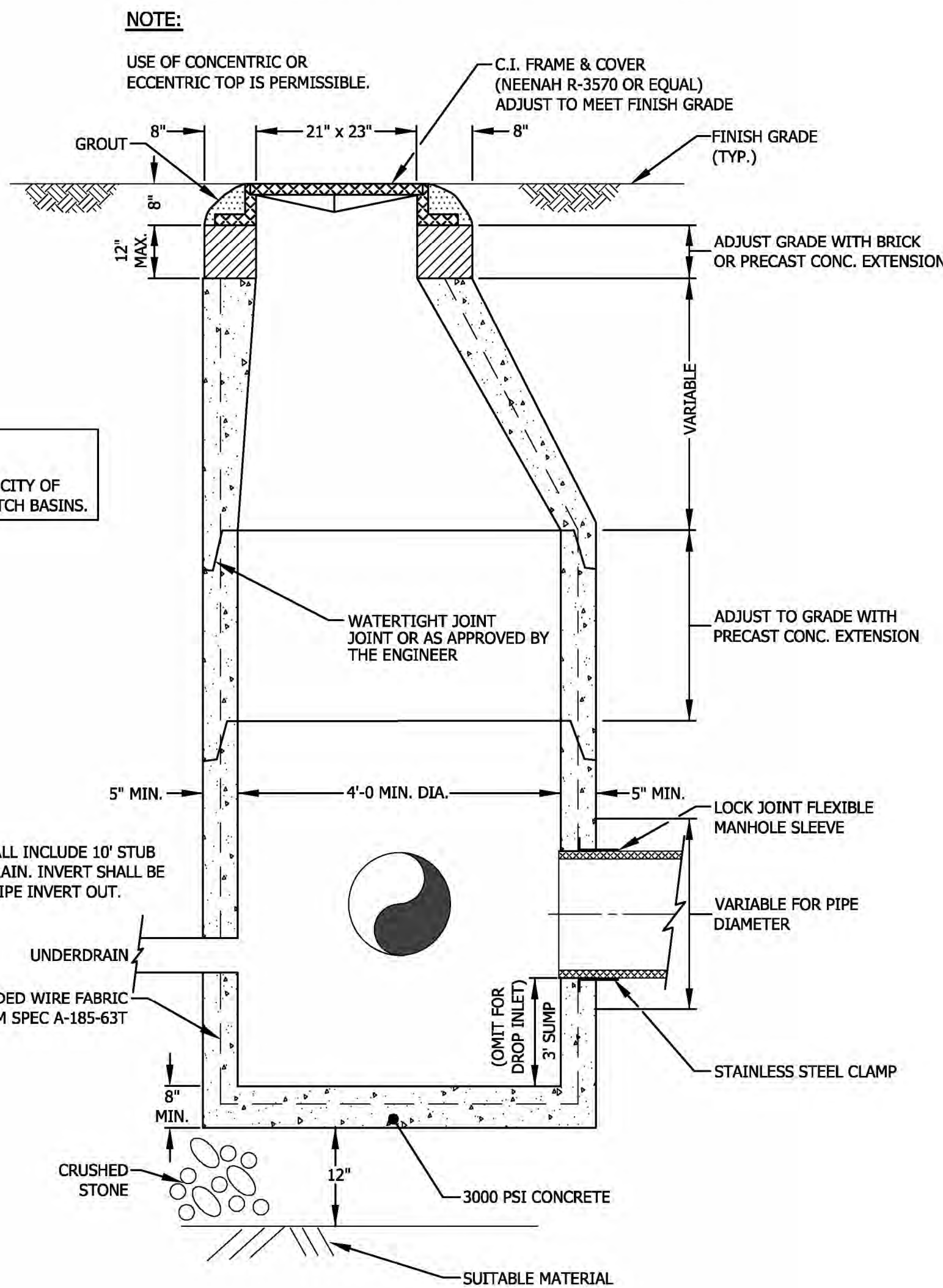
SITE
DETAILS

D-1

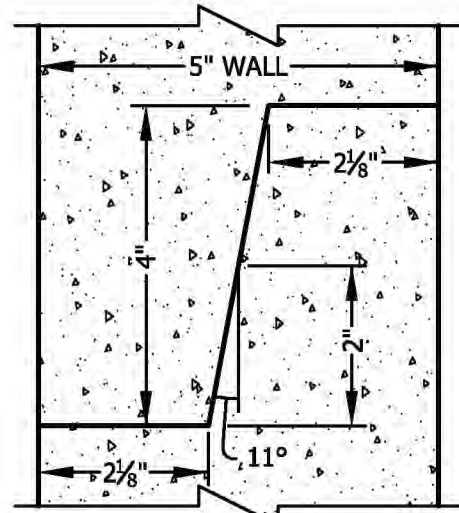
© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22003\22003-DET



INLET GRATE
N.T.S.

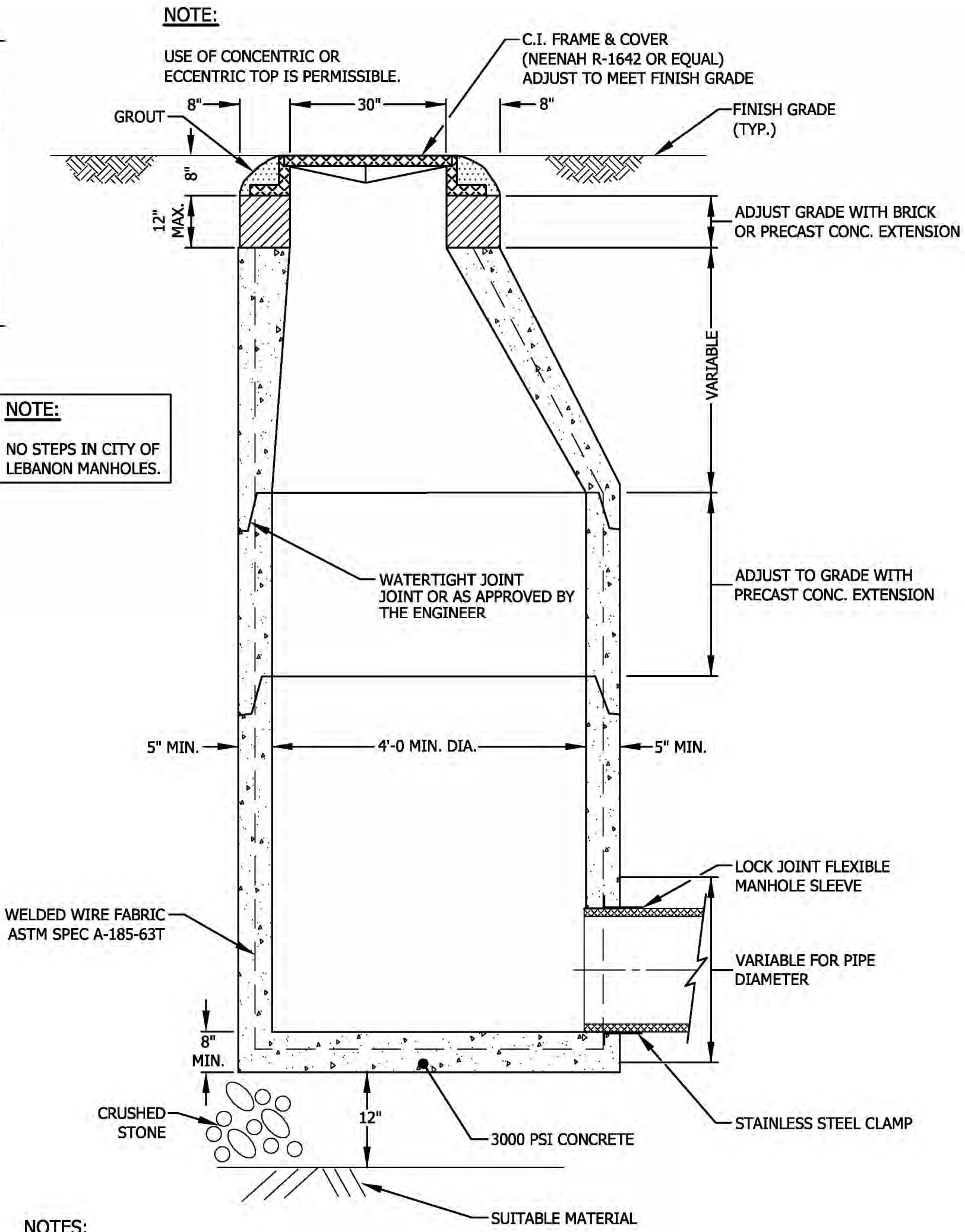


PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.



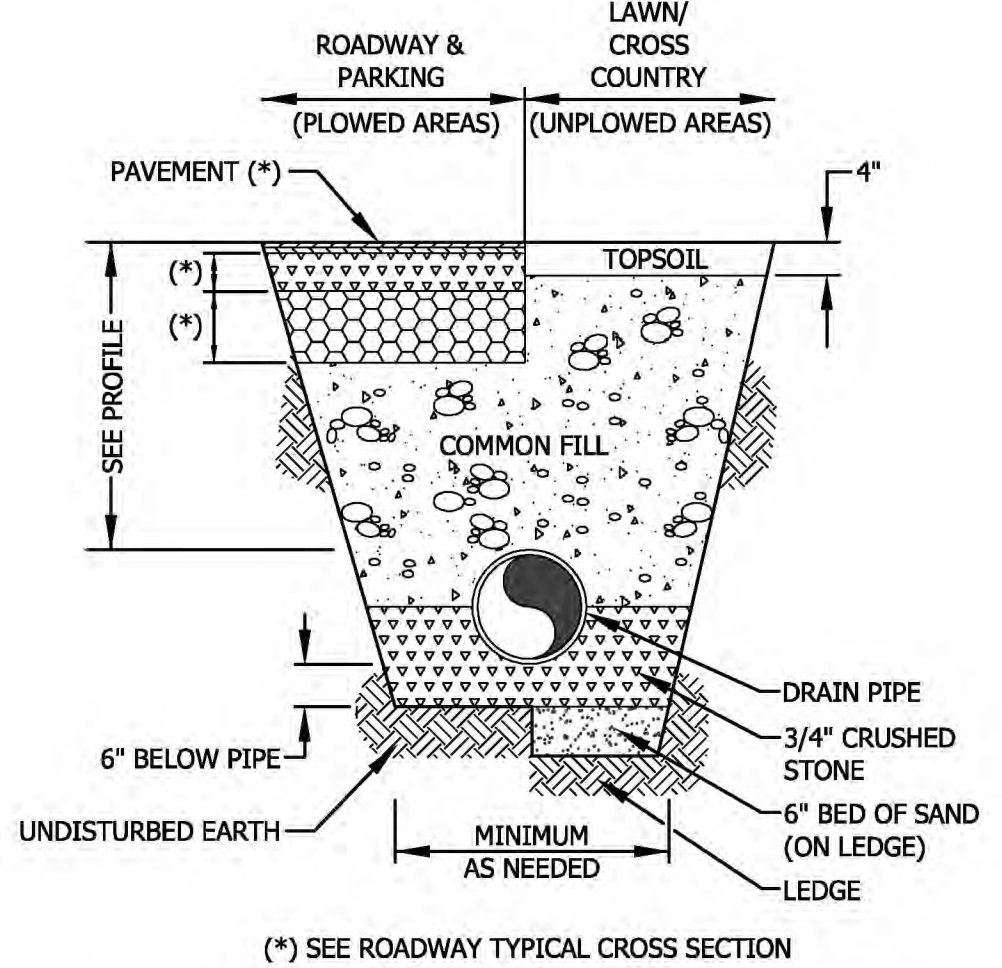
DETAIL OF TONGUE & GROOVE JOINT

NOTE:
NO STEPS IN CITY OF LEBANON MANHOLES.



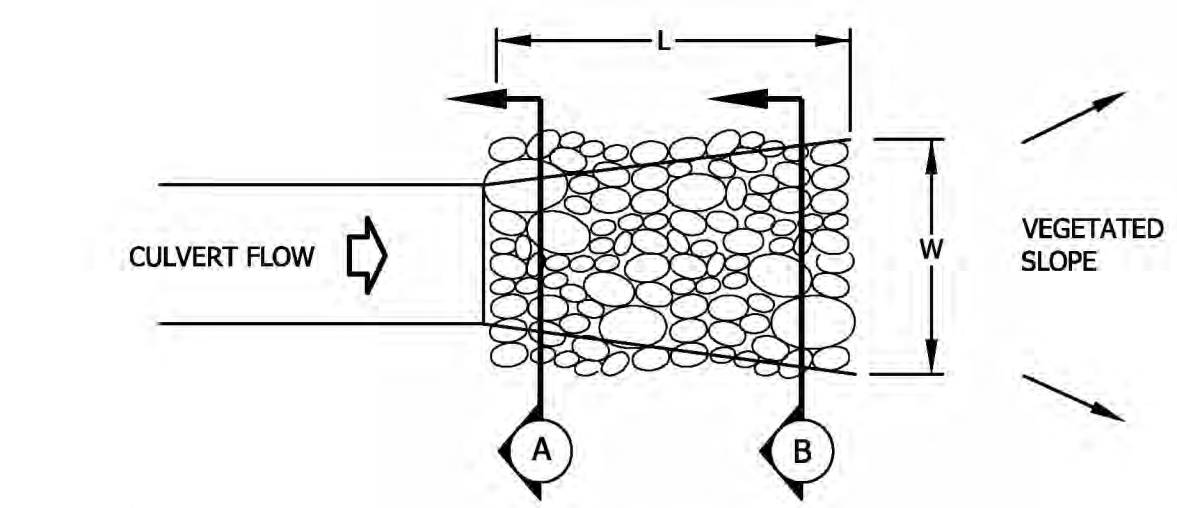
- NOTES:**
- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - 2) FRAME AND COVER SEATS TO BE MACHINED.

TYPICAL DRAIN MANHOLE SECTION
N.T.S.

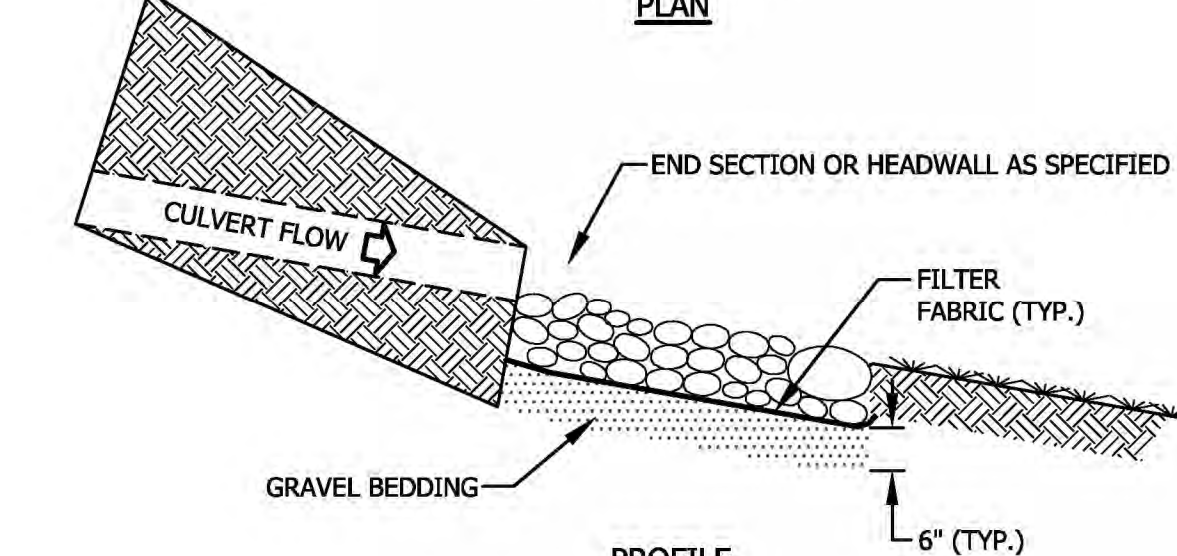


- COMMON FILL** - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- BR GRAVEL** - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED GRAVEL** - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED STONE** - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)
- SAND** - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- NOTE:** CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

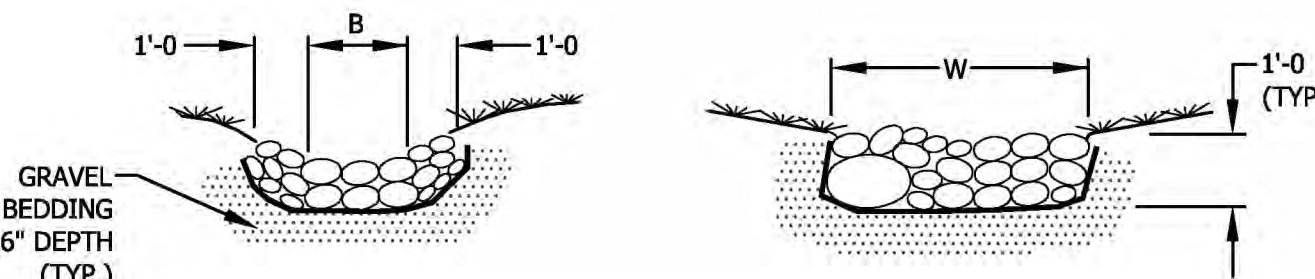
DRAIN PIPE TRENCH DETAIL
N.T.S.



PLAN



PROFILE

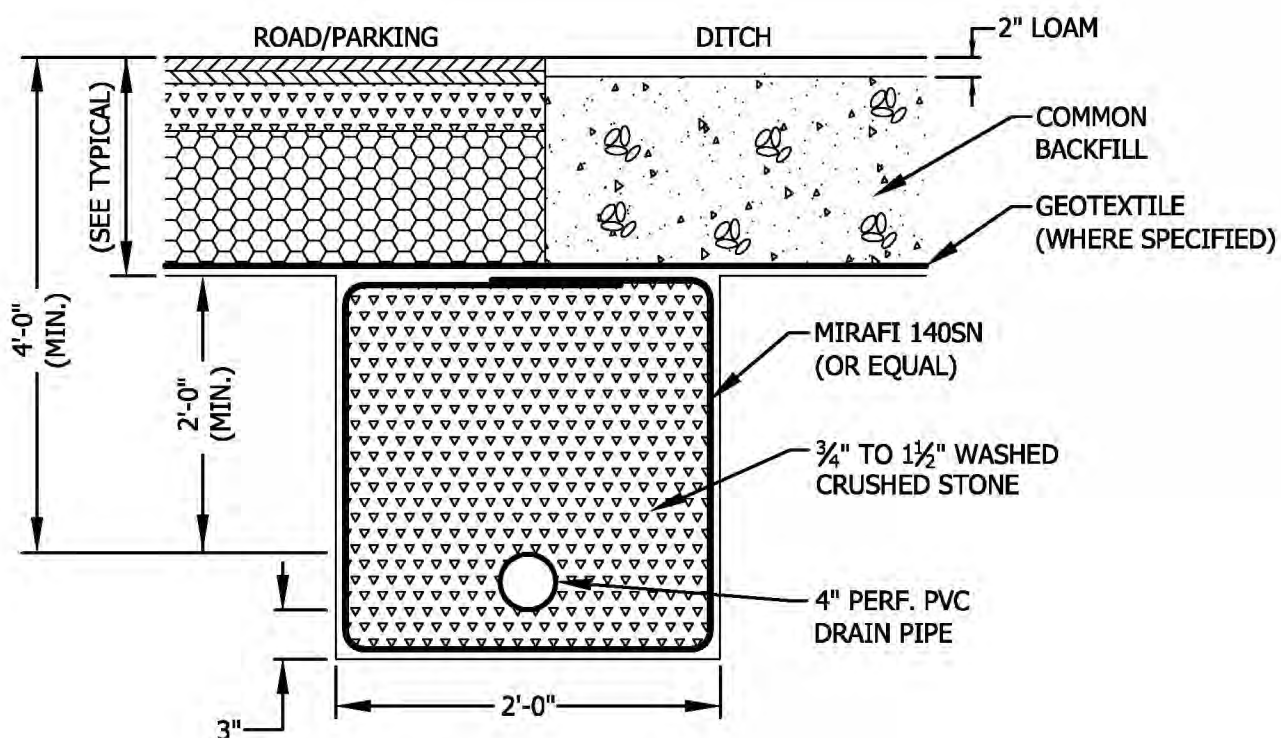


CROSS SECTION A

CROSS SECTION B

PIPE (W)	B (Ft.)	W (Ft.)	L (Ft.)	STONE TYPE
15"	2'	4'	8'	I
18"	2'	4'	8'	I
24"	4'	6'	12'	II
30"	4'	6'	14'	II
36"	4'	6'	16'	II
42"	6'	8'	18'	II
48"	6'	8'	20'	II

STONE DISCHARGE APRON
N.T.S.

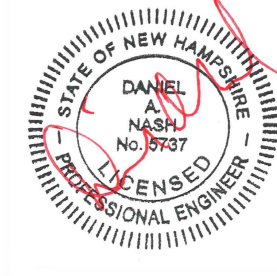


UNDERDRAIN DETAIL
N.T.S.

- NOTES:**
- 1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.
 - 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.

DRAINAGE DETAILS
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 3/14/2022

WOODROW FITNESS
DRAINAGE DETAILS

D-4

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- 1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE, GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME (USUALLY TWO WEEKS). ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- 3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- 4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- 5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- 6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

1) TEMPORARY EROSION CONTROL.

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHOULD BE COMPLETE PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDED AND MIX FERTILIZER INTO SOIL. THE SEEDED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO TO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 90 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.
- 5) SEEDING AND MULCHING
ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL - 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 3,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- 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 AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- 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
- 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.

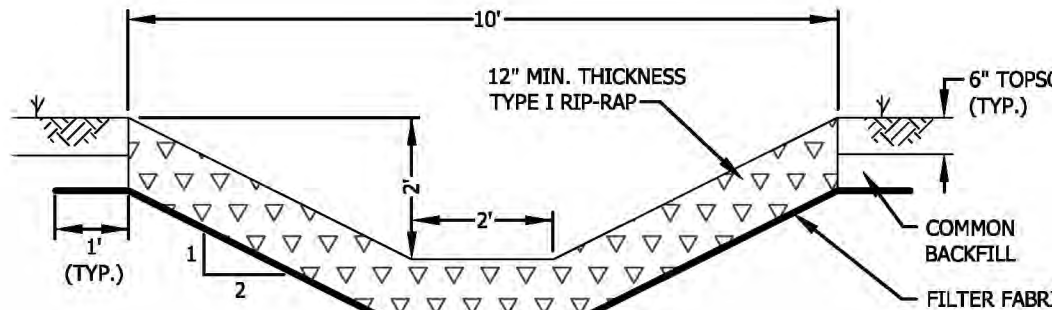
EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

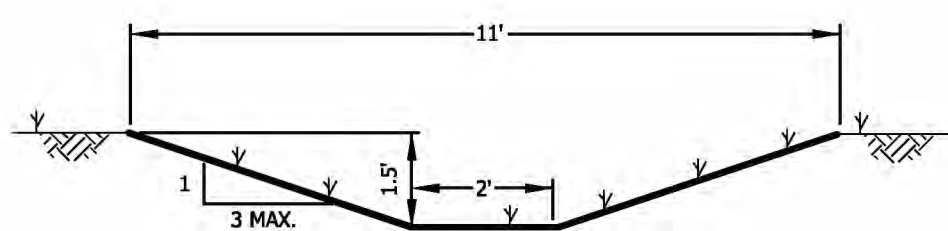
MAINTENANCE INDEX

*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

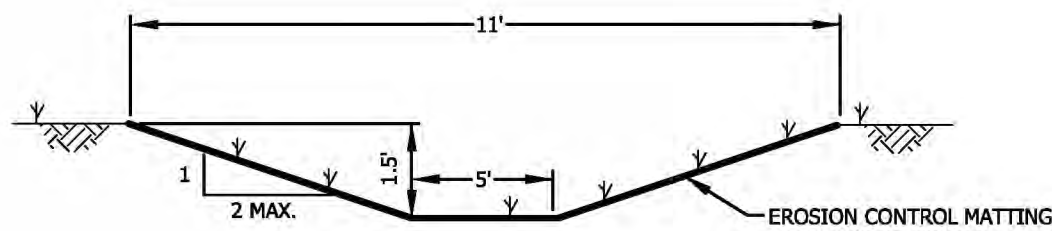
- A) TO BE INSPECTED DAILY.
- B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

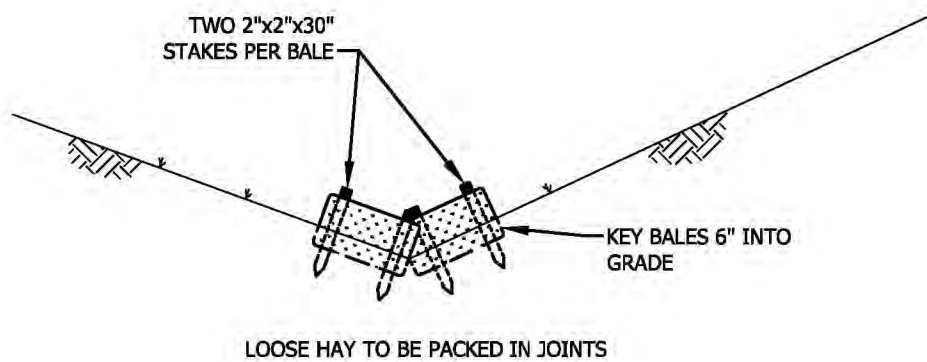
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- (A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- (B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

TYPICAL DRAINAGE DITCH SECTIONS

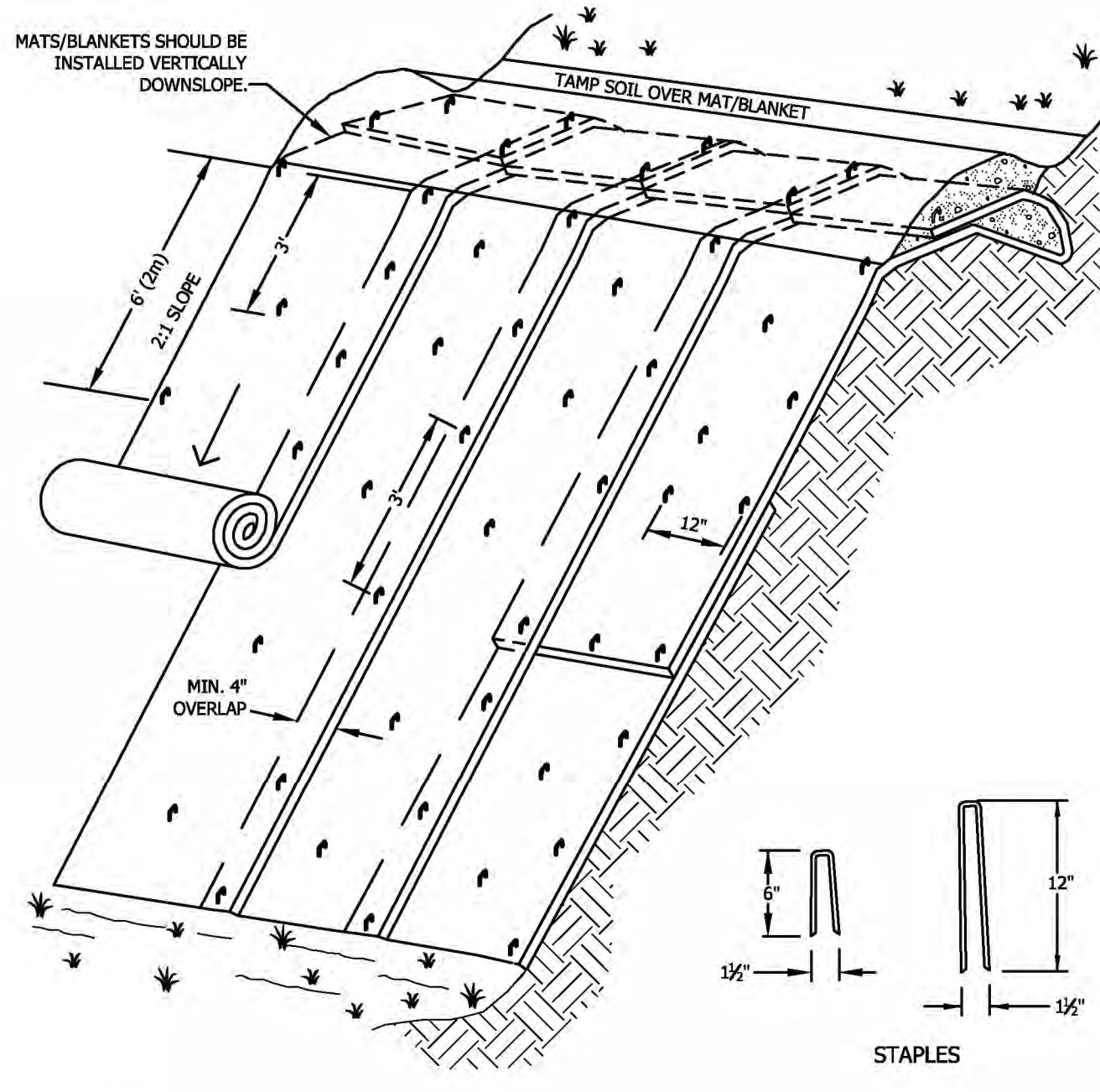
N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.



STAKED HAY BALES (BMP-SHB)

N.T.S.

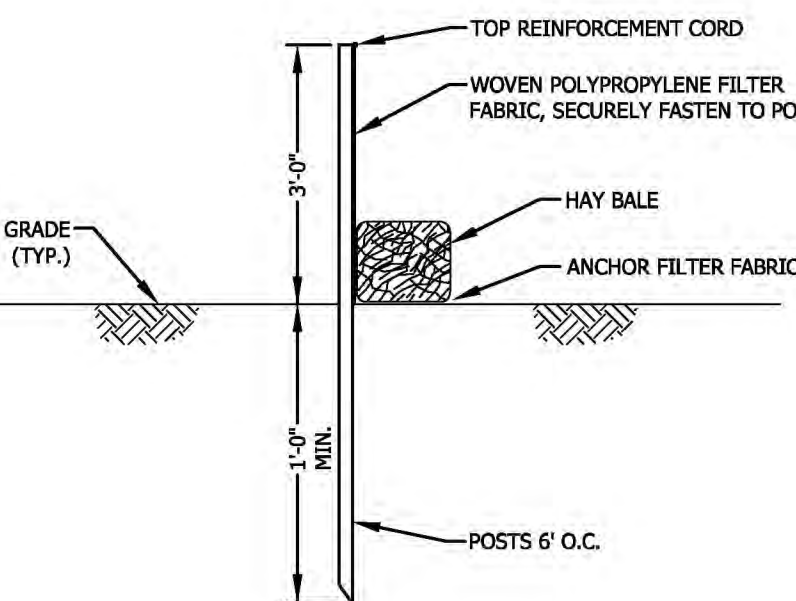


NOTES:

- 1) SWALE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- 2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- 3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

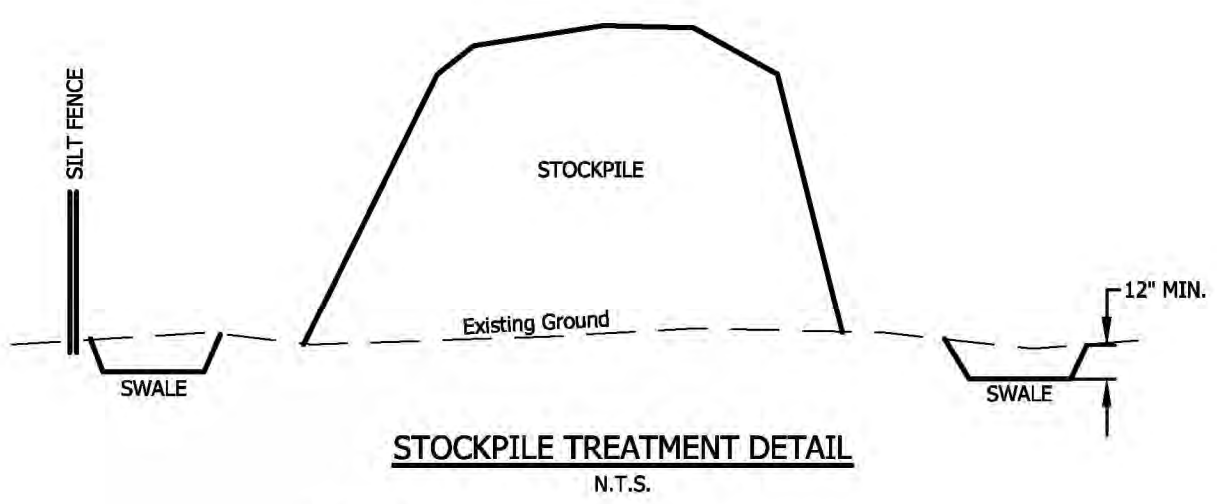
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

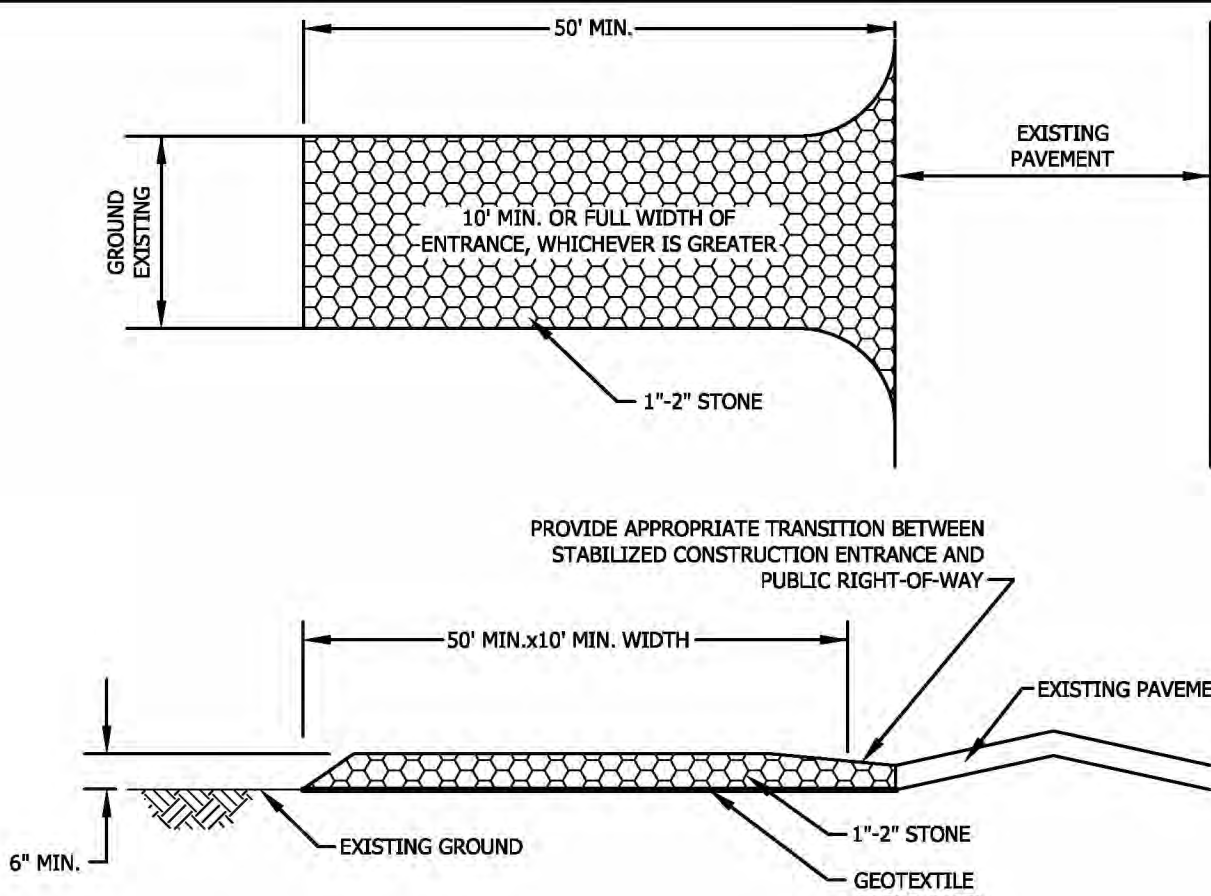


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

- 1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
- 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
- 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.

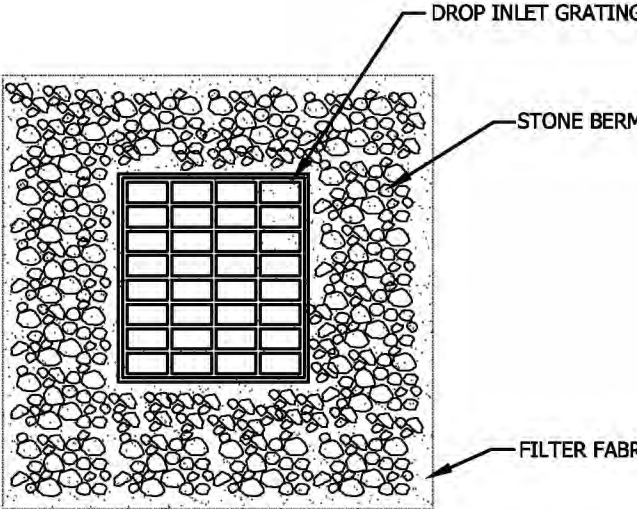


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

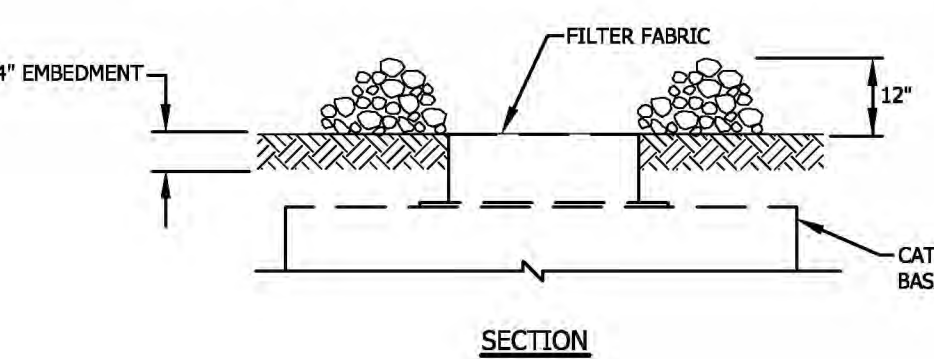
NOTES:

- 1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- 2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



PLAN VIEW

NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

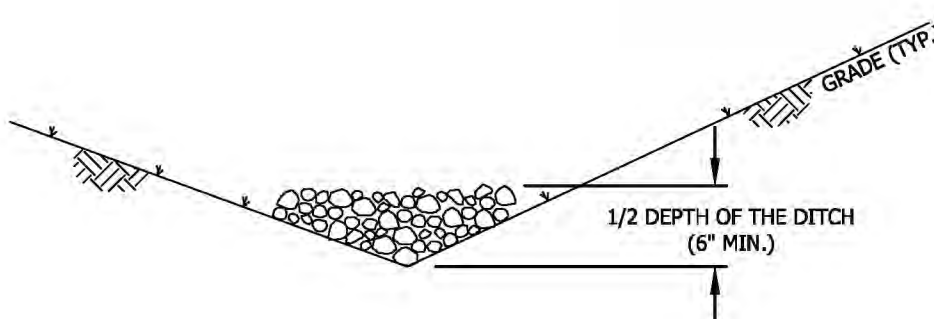


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP - SCD)

N.T.S.

EROSION CONTROL DETAILS

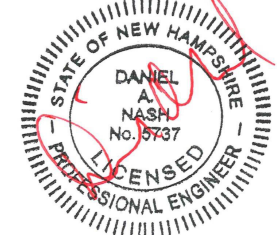
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 3/14/2022

WOODROW
FITNESS

EROSION CONTROL
DETAILS

D-5

© 2022

ADVANCED GEOMATICS & DESIGN

DWG: 22003122003-DCT

SHEET 16 OF 16

**Agenda
Planning Board
April 11, 2022**

**Agenda Item #4A
Other Business**

Amend CIP Policy & Procedures document to raise project thresholds



LEBANON PLANNING BOARD

CAPITAL IMPROVEMENT PROGRAM POLICY AND PROCEDURES

CITY OF LEBANON, NEW HAMPSHIRE

ADOPTED: September 22, 2003
LAST REVISED: January 28, 2019
April __, 2022

**CITY OF LEBANON
CAPITAL IMPROVEMENT PROGRAM
POLICY AND PROCEDURES**

TABLE OF CONTENTS

ARTICLE	TITLE	PAGE
ARTICLE I	ENACTMENT AND GENERAL PROVISIONS	1
	Authority	1
	General Purpose	1
	Definitions	2
	Compliance	3
ARTICLE II	CIP PROCEDURE	3
	Purpose	3
	Policy	3
	Procedure	3

ARTICLE I – ENACTMENT AND GENERAL PROVISIONS

Authority

Under the general authority granted in the New Hampshire Revised Statutes Annotated Title LXIV, the Lebanon Planning Board adopts this Policy and Procedures Document, pursuant to RSA 674:5, after having adopted a Master Plan and having been authorized to annually prepare and amend a recommended program of municipal capital improvement projects by the Lebanon City Council on January 08, 1986. Pursuant to RSA 674:7, the Planning Board will confer, in a manner deemed appropriate by the Board, with the City Manager, Finance Director, municipal departments, and the Lebanon School District, and shall review the recommendations of the Master Plan in relation to the proposed Capital Improvements Program.

Such that the Planning Board is so authorized to execute the Capital Improvement Program, every municipal department and the Lebanon School District shall, upon request of the Planning Board, transmit to the Board a statement of all capital projects it proposes to undertake during the term of the Program (6 years). The Planning Board shall study each proposed capital project that qualifies as a Capital Improvement Program Item, as defined herein, and shall advise and make recommendations to the municipal department or School District concerning the relation of its project to the Capital Improvements Program being prepared.

Pursuant to RSA 674:8, the Planning Board will submit its Capital Improvements Program recommendations for the ensuing fiscal year through the City Manager to the City Council and the Capital Budget Committee, if one exists, for consideration as part of the annual budget.

General Purpose

This Policy and Procedures Document authorizes the Planning Board to prepare and submit a Capital Improvement Program that supports and furthers the goals established in the City's Master Plan. This Policy and Procedures Document shall be administered to ensure orderly growth and development and supplement and facilitate the provisions in the City of Lebanon's Master Plan, Zoning Ordinance, and capital budget. This Policy and Procedures Document ensures that there is harmonious development of a City capital budget. The Capital Improvement Program does not create the capital budget, but is a recommendation to the City Council in preparation of the capital budget. This Policy and Procedures Document guides the Planning Board in creating and delivering the Capital Improvement Program to the City Council.

Definitions

For the purposes of this Policy & Procedures Document, in addition to the terms included in this Article, the meaning of terms used herein shall be as defined in the Lebanon City Code and RSA.

Board – The word ‘Board’ shall mean the Lebanon Planning Board.

Capital Improvement Program (CIP) – The words ‘Capital Improvement Program’ shall mean the document written and authorized by the Board and contains Capital Improvement Program Items. The Planning Board recommends common usage of this definition.

Capital Improvement Program Items – CIP Items will be those items that pertain to planning and land use within the City only. CIP Items are to include:

- a) Any Physical Public Betterment and studies relative thereto with an estimated cost or value in excess of \$100,000;
- b) Acquisition of land, regardless of estimated cost;
- c) Construction of new buildings and facilities with an estimated value in excess of ~~\$50,000~~100,000;
- d) Facilities engineering design and other preconstruction costs in excess of ~~\$50,000~~100,000, unless such costs are part of a project that does not result in more capacity for growth;
- e) ~~Major planning-related studies and analysis requiring utilization of independent professional consultants in excess of \$25,000;~~
- f) ~~Reconstruction of existing facilities resulting in more capacity for City growth~~ with an estimated cost or value in excess of \$100,000.

Capital items that are operational in scope, vehicles for example, are not considered to be CIP Items.

Physical Public Betterment – The words ‘Physical Public Betterment’ shall mean any new use of land or infrastructure that is for the benefit of the community. **Excluded from this definition are operational maintenance and improvements accruing a benefit to the community, which do not increase capacity for growth, for example resurfacing a road, fixing a sidewalk, and other in-kind repairs.**

CIP Project List – The term ‘CIP Project List’ shall be the Planning Board's list communicating to the City those Board Items deemed as important for capital budget funding for the ensuing fiscal year. Projects previously approved and funded for completion are not included in the current six-year plan.

Capital Budget Form – The term ‘Capital Budget Form’, created by the Finance Director, is the official request by the Board, submitted through city staff, for a CIP Item to be included in the CIP document.

Planning Board Capital Improvement Program (CIP) Committee – The term ‘Planning Board Capital Improvement Program Committee’ is the body appointed by the Board to develop the CIP. The Board may elect to have a committee with non-board members so long as the Board represents more than 50% of the committee membership.

Compliance

No Capital Improvement Program shall be approved by the Planning Board unless such plan complies with all the provisions of this Policy and Procedures Document and state and federal laws.

No Capital Improvement Program Item will be approved unless it is submitted in accordance with this Policy and Procedures Document.

No authority other than the Planning Board will be permitted to change the CIP document.

This Policy and Procedures Document supersedes all other City Staff policies relative to the CIP.

ARTICLE II – CIP POLICY AND PROCEDURES

Purpose

This procedure allows timely submission and review of the Planning Board's Capital Improvement Program (CIP) by the City Council, City Manager, Finance Director, municipal departments, and the Lebanon School District. This procedure defines a process by which information is given to the Planning Board by municipal departments and the Lebanon School District and sets forth the schedule for the Board's development of the CIP recommendation by late August. By producing the CIP by late August, the City Council or capital budget committee shall use the document for capital budget recommendations per City Policy 98-01-A.

Policy

The Planning Board shall create a preliminary CIP Project List at least by the end of ~~March~~ ~~with the intent it be considered by all departments when they receive the Capital Budget Form~~. All departments shall receive the Planning Board CIP Project List when the Planning Director distributes Capital Budget Form ~~and instructions by~~ in early April, approximately 210 days prior to budget submission date of October 31st. All department CIP Project ~~Lists-proposals~~ shall be submitted to the Planning Director ~~in early by mid~~ May, approximately 180 days prior to the budget submission date. The Finance Director, ~~City Manager, and Planning Director~~ shall evaluate and analyze the fiscal capacity and financial programming of the Planning Board CIP requests.

Procedure

1. The **February Planning Board Work Session** shall initiate the CIP Project List for the subsequent year. The Board shall evaluate up to the prior three (3) years' City Council-adopted Capital Budgets versus the Board's CIP Project List and identify changes and make recommendations relevant to the CIP.
2. The Planning Board, with input from the Board or Committee leading the implementation of each Master Plan chapter, shall complete the preliminary CIP

Project List and submit it to the Planning Director by the March Planning Board Work Session.

3. **In early April:** The Planning Director shall distribute the CIP Project List and Capital Budget Form, guidelines, and instructions to all municipal departments, and the Lebanon School District, approximately 210 days prior to the budget submission.
4. **In ~~early~~ mid May:** Each Director of a municipal department and the Superintendent of the Lebanon School District shall inventory existing facilities; identify new projects and determine the status of previously approved projects; and prepare and submit to the Planning Director Capital Budget forms, with such supporting documentation, data, required analysis, and timelines as required by the City Manager and Planning Board, approximately 180 days prior to the budget submission date.
5. **By late June:** The Planning Director, City Manager, and Finance Director shall analyze fiscal capacity and financial programming of the CIP Project List and shall submit analysis to the CIP Committee for review.
6. **By late July:** The CIP Committee shall review, evaluate, rank, and revise the Capital Improvement Program Project List. The preliminary Planning Board CIP Project List created for that year (per step 2 above) shall be available as a guide to the CIP Committee. The CIP Committee shall request that each municipal department and the Lebanon School District appear before the CIP Committee to discuss project proposals. Each CIP Committee member shall be given a copy of the draft CIP Project List as generated by the Planning Director and Finance Director. The CIP Committee shall propose modifications and changes to the draft CIP Project List and submit it to the full Planning Board. The draft CIP will contain the six-year Capital Improvement Program that consists of a first-year capital budget recommendation for CIP Items and a subsequent five-year plan that is known, in total, as the CIP.
7. **By late August:** The full Planning Board shall review and revise, as needed, the CIP Project List. The Planning Board shall adopt the CIP Project List and submit their CIP-capital budget recommendations to the City Council through the City Manager.
8. Upon adoption, the Planning Director shall cause a certified copy of the CIP to be filed with the New Hampshire Office of Strategic Initiatives Planning & Development (NHOSINHOPD) in accordance with RSA 675:9.

**Agenda
Planning Board
April 11, 2022**

**Agenda Item #5A
Approval of Minutes**

March 14, 2022

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, March 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), Gregorio Amaro, Kim Chewning, Tom Martz, Kathie Romano, Jeremy Rutter, Laurel Stavis, Thomas Jasinski (Alternate), Cori Hirai (Alternate)

MEMBERS ABSENT: None

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

1. Call to Order

Chair Garland called the meeting to order at 6:31 PM.
Tom Jasinski was appointed to replace Laurel Stavis until her arrival.

2. Notice of Regional Impact

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

Recreo, LLC and City of Lebanon, 2 Mascoma Street & 12 S. Park Street (Tax Map 91, Lots 254 & 253), zoned LD: Request for a Boundary Line Adjustment. PB2022-16-BLA

Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lots 254), zoned LD: Request for Site Plan Review to construct two apartment buildings containing a total of 150 units along with associated site improvements, including on-site parking, entry plazas and landscaping. PB2022-17-SPR

Woodrow Fitness, LLC, 12 Lafayette Street (Tax Map 10, Lot 11, Plot 500), zoned IND-L: Request for Site Plan Review to construct 25,700 sq ft +/- of outdoor tennis courts as an accessory use for the River Valley Club fitness center. PB2022-18-SPR

Mr. Brooks recommended that none of the applications have the potential for regional impact.

A MOTION by Matthew Hall that the applications above have no potential for regional impact.

The motion was seconded by Jeremy Rutter.

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

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

1 together with related site improvements. PB2022-06-SPR - Continued from February 23,
2 2022

3
4 Kim Chewning recused herself. Cori Hirai was appointed to replace Ms. Chewning.

5
6 Dan Nash of Advanced Geomatics appeared on behalf of the application.

7
8 Mr. Nash stated that he had addressed all the items in the Staff Memo but the Fire Department's
9 comments.

10
11 Chair Garland noted that there was insufficient time for the Board to review all the materials submitted,
12 which were received on the morning of the meeting.

13
14 Laurel Stavis arrived at 6:36 PM.

15
16 Mr. Corwin stated that the previous Fire Department issue has been resolved. There are other materials
17 that Staff needs time to review.

18
19 Mr. Brooks suggested that the hearing could be continued to April 11, 2022.

20
21 ***A MOTION by Kathie Romano to continue the hearing of Robert & John Oakes, 92 Riverside Drive***
22 ***(Tax Map 111, Lot 16), zoned RL-1, to April 11, 2022, at 6:30 PM.***
23 ***The motion was seconded by Jeremy Rutter.***

24
25 ****The MOTION was approved (9-0).***

26
27 Kim Chewning returned to the Board.

28
29 **B. Unifirst Corporation, 125 Etna Road (Tax Map 26, Lot 6), zoned IND-L:** Site Plan
30 approval for the existing industrial laundry facility was granted on March 3, 1987. Applicant
31 requests removal of the Planning Board's condition of approval requiring bi-annual
32 groundwater monitoring. PB2022-08-SPA -postponed from February 28, 2022

33
34 David Rosengarten of Fuss & O'Neill Consulting Engineers and Sarah White, Environmental Compliance
35 Officer for Unifirst, appeared in support of the application.

36
37 Chair Garland thanked the Staff and Board for finding letters and news from 1987 that created the
38 foundation for the condition imposed on Unifirst for quarterly groundwater testing. He added that the split
39 vote on the approval motion at the previous meeting made the postponement necessary until a full board
40 could hear the case for amending or removing the condition.

41
42 Mr. Corwin noted that there was material in the packet from 1987 Planning Board minutes that included
43 the Valley News articles found by Mr. Jasinski, which supported the applicant's position that the
44 condition was imposed due to the news from Vermont at the time. The testing was lowered to twice a year
45 in 1997 based upon a letter from the City Engineer to the Public Works Director to support the change
46 from quarterly to biannual testing as the result of a Zoning Board decision. Mr. Brooks stated that the
47 Zoning Board decision supported the ability of the Public Works Director to adjust the testing schedule.

48
49 Mr. Vincent stated that no other laundry that does not do dry cleaning has been subject to such testing.

50
51 Mr. Rosengarten read a statement regarding the history and practice of Unifirst's environmental practices

1 and the context of the condition for groundwater testing.

2
3 Mr. Hall inquired if the City agrees with removing the condition. Mr. Vincent stated that there are no
4 objections from Public Works.

5
6 Ms. Romano inquired if Public Works could override the Planning Board's decision. Mr. Corwin stated
7 that they could not reduce the Planning Board's requirements unless the Board incorporates a mechanism
8 for Public Works to do so. Mr. Brooks detailed the Zoning Board's decision on testing. A subsequent
9 Planning Board approval incorporated the Zoning Board's decision, thereby accepting the Department of
10 Public Works oversight of the testing. Ms. Romano expressed confusion over the number of wells and the
11 frequency of testing. Mr. Corwin confirmed that Public Works could change those parameters based on
12 the earlier decisions.

13
14 Mr. Jasinski noted that item #3 in the Memo required testing every other year and asked if that would be
15 eliminated. Mr. Rosengarten said they were doing the complete testing twice a year at present. Mr.
16 Jasinski noted that the City was required to do the testing with Unifirst paying for it. Mr. Vincent stated
17 that the applicant is doing and paying for all the testing, and the DPW reviews the testing results.

18
19 Ms. Romano stated that she is reluctant to remove the requirements. Mr. Vincent stated that the only item
20 showing up over the years was some salt from winter parking lot treatment. Ms. Chewning inquired if
21 Unifirst would be required to maintain the wells if testing was changed. Mr. Rosengarten confirmed that
22 Unifirst would have to maintain the wells, and the City could test the wells. Mr. Vincent stated that a
23 contamination issue would not be likely.

24
25 Ms. Hirai questioned the premise for the original testing. Mr. Rosengarten reviewed the history and
26 process for managing outflow, asserting that the evidence shows a lack of need for the testing with all
27 materials being used only inside the building. The building outflow is monitored monthly. Mr. Vincent
28 described the impermeable barrier. Mr. Amaro expressed hesitancy in removing safeguards. Mr. Vincent
29 stated that it would be unusual for such a condition to be imposed today.

30
31 Ms. Stavis inquired about the types of items that are cleaned at the facility. Mr. Rosengarten did not know
32 all the types of items cleaned, but certain items were not allowed at the facility. Mr. Vincent commented
33 on the list of things in the Industrial Discharge Permit, and biowaste was prohibited. He did not remember
34 a violation to date.

35
36 Mr. Martz noted that some items are sent to the State of Maine that cannot be sent to the landfill in
37 Lebanon. Mr. Vincent stated that it depends on the landfill permit. Ms. Romano asserted the need to
38 protect the environment based upon past practices.

39
40 Mr. Hall suggested the Board should lean on the experience of the experts. Ms. Stavis inquired about Mr.
41 Rosengarten's position. Mr. Rosengarten stated that he is a hydrogeologist, and his field is environmental
42 science and groundwater. Ms. White spoke to what Unifirst washes, such as floor mats, uniforms, bar
43 towels, restaurant garments, hospital laundry, etc. A company supplies specific formulas for each type of
44 item. There are a dozen different formulas. The sludge is lint, oils and greases, suspended solids, and
45 anything on the dirty laundry. The Lebanon landfill does accept such sludge, but it is cheaper to take the
46 sludge to Maine rather than to the Lebanon landfill. The cleaned water goes into the city sewer. Ms. Hirai
47 inquired about dumping of the sludge. Ms. White stated that the Industrial Waste Permit requires a
48 manifest as proof of the final location that accepts the waste.

49
50 Chair Garland invited public comment. There was none. Chair Garland closed the Public Hearing.
51

1 **A MOTION by Matthew Hall** that the Lebanon Planning Board **APPROVE** the application of Unifirst
2 Corporation regarding 125 Etna Road (Tax Map 26, Lot 6), PB2022-05-SPA, to amend the Site Plan
3 approval for the existing industrial laundry facility granted on March 3, 1987 (the “1987 Notice of
4 Decision”), as follows:

- 5
6 1. The 1987 Notice of Decision is hereby amended to strike condition of approval #D.2 to require the bi-
7 annual collection and testing of water samples from the monitoring wells as identified in the February
8 28, 1997, memo from Bob Kline, City Engineer, to Ken Ryder, Director of Public Works.
9
10 2. The 1987 Notice of Decision, including all conditions of approval other than #D.2, shall otherwise
11 remain in full force and effect, including #C.3 requiring all monitoring wells to be maintained in
12 working order.
13

14 **The motion was seconded Jeremy Rutter.**

15 ***The MOTION was not approved (4-5).** Kathie Romano, Laurel Stavis, Gregorio Amaro, Tom Martz,
16 and Kim Chewning voting against.
17

18 Ms. Romano expressed concern about removing things in perpetuity.
19

20 **A MOTION by Kathie Romano** that the Lebanon Planning Board **APPROVE** the application of Unifirst
21 Corporation regarding 125 Etna Road (Tax Map 26, Lot 6), PB2022-05-SPA, to amend the Site Plan
22 approval for the existing industrial laundry facility granted on March 3, 1987 (the “1987 Notice of
23 Decision”), as follows:
24

- 25 3. The 1987 Notice of Decision condition of approval #D.2 is hereby amended to require annual collection
26 and testing of water samples from the monitoring wells as identified in the February 28, 1997, memo
27 from Bob Kline, City Engineer, to Ken Ryder, Director of Public Works.
28
29 4. The 1987 Notice of Decision, including all conditions of approval other than #D.2, shall otherwise
30 remain in full force and effect, including #C.3 requiring all monitoring wells to be maintained in
31 working order.
32

33 **The motion was seconded by Laurel Stavis.**
34

35 Several Board members expressed the need to maintain some degree of monitoring.
36

37 ***The MOTION was approved (8-1).** Matthew Hall voted against.
38
39

- 40 C. **New England School of the Arts (applicant) and HSD, LLC (property owner), 9**
41 **Hanover Street (Tax Map 91, Lot 243), zoned LD:** Request for a Conditional Use Permit
42 per Section 307.4 of the Zoning Ordinance to convert a portion of the existing building to a
43 secondary educational facility, proposed to be operated as the New England School of the
44 Arts. PB2022-13-CUP
45

46
47 Carl Chambers and Jennifer Chambers, Head of the School and Associate Head respectively, appeared to
48 speak on behalf of the application.
49

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

1
2 ***A MOTION by Matthew Hall that the Planning Board finds the application of New England School of***
3 ***the Arts (applicant) and HSD, LLC (property owner) for a Conditional Use Permit, PB2022-13-CUP, IS***
4 ***complete enough to accept jurisdiction and commence review.***

5 ***The motion was seconded by Tom Martz.***

6 ****The MOTION was approved (9-0).***
7
8

9 Mrs. Chambers stated that they are proposing a secondary arts school for 50-100 students. Mr. Chambers
10 added that they would be collaborating with other local organizations to provide an arts community, and
11 they believe in a positive school culture, stewardship, and citizenship. At present, Mr. Chambers is the
12 headmaster at another school.
13

14 Mr. Corwin noted that specific uses are permitted in certain districts. A secondary educational facility is
15 not identified in the Lebanon Downtown District but can be authorized by the Planning Board under
16 Section 307.4, and this application meets the applicable Sections of 302.4.D. Planning Staff would
17 recommend that the applicants install a bicycle rack.
18

19 Ms. Stavis inquired about registration with the Secretary of State. Mrs. Chambers stated that the permits
20 have been applied for and have been approved. The program of studies has also been approved.
21

22 Ms. Zook asked about the relationship between the school and the arts organizations in downtown. Mr.
23 Chambers stated that it would be a lab type of school, like City School in NYC, where students work
24 within the city for authentic experience with a high level of vigor. Mrs. Chambers noted that the unique
25 aspect is the collaborative nature of the school with students as stewards of the arts. They are looking to
26 build and develop character in the students.
27

28 Mr. Hall suggested that the applicant has satisfied the requirements for the Conditional Use Permit. Ms.
29 Romano inquired if the other schools in that area have needed CUP's. Mr. Brooks stated that they are
30 public schools, and that is a permitted use. Mr. Corwin noted that the charter school is an exempt use. Mr.
31 Chambers stated that they would not be accepting the Education Freedom Account vouchers. They would
32 be offering scholarships and would not be using public school funds.
33

34 Mr. Jasinski inquired about what portions of the building they would be using. Mr. Chambers stated that
35 it would be the second floor.
36

37 John Hochreiter from HSD, LLC showed what portion of the building the school will occupy. Mr.
38 Jasinski asked if it would be necessary to specify what area of the building will be used in the CUP. Mr.
39 Corwin stated that it does need to be specified and would require an additional CUP if they expand to
40 other areas of the building. Mr. Brooks noted the layout images in the packet. Mr. Chambers noted that it
41 is mostly open space with some offices and conference spaces. Mr. Hall inquired if the Board could grant
42 the CUP to allow future expansion.
43

44 Mr. Amaro inquired if they would cap the number of students. Mrs. Chambers stated that they are waiting
45 for the Fire Department regulations on occupancy. Mr. Chambers noted that not all students would be in
46 the building at the same time, with a number out in the community in different capacities. Mr. Amaro
47 asked how they will decide on what students to accept. Mr. Chambers stated that they would rely on an
48 interview process. Mrs. Chambers noted that it needs to be the right fit, and they are looking for students
49 who embrace the mission.
50

51 Ms. Romano inquired if they would rent and what renovations they would need. Mr. Chambers noted that

1 the State will tell them what improvements are required in the facility for safety and health. Ms. Stavis
2 noted that it is a wonderful effort and suggested they reach out to the West Lebanon Revitalization
3 Committee. Mr. Martz stated that it is exciting because there is much talent in the community and
4 inquired about where students would find lunch. Mrs. Chambers noted that the State would make
5 recommendations.

6
7 Members of other boards and commissions commented on the project. City Councilor Clifton Below, an
8 abutter at 1 Court Street, noted several other educational groups in the area and that this use is highly
9 compatible with the area. William Dunn from the Arts & Culture Commission and the Economic
10 Development Commission noted that it would bring vibrancy and connection to the other areas of the arts
11 in downtown, and Lebanon is the hub of the arts in the area.

12
13 Mr. Jasinski stated that it is a wonderful application, but there may be external impacts, such as parking.
14 Mr. Chambers stated that they would encourage use of Advance Transit, rideshare, and bicycles. Mrs.
15 Chambers stated that it is a different scale with a small group of staff and not all students at once. Mr.
16 Chambers noted that it won't be excessive, and they are in favor of the bicycle rack. Ms. Hirai inquired
17 how many cars would be on site daily. Mr. Chambers noted that many students would not be driving, and
18 they would set expectations and monitor what is happening. There would be more foot traffic using
19 restaurants, coffee shops, and other schools. Mr. Hochreiter stated that they would be renting space that
20 was used by another group that used parking, and it would likely be no more than that.

21
22 Mr. Amaro inquired if this is an adequate amount of space. Mr. Chambers stated that this is where they
23 are starting and would see where it goes. At a later time they may apply for another space.

24
25 Chair Garland closed the Public Hearing.

26
27
28 ***Read by Matthew Hall:***

29
30 On March 14, 2022, at a duly-noticed meeting of the Lebanon Planning Board, there appeared Carl and
31 Jennifer Chambers on behalf of New England School of the Arts (applicant) and John Hochreiter of HSD,
32 LLC (property owner) regarding 9 Hanover Street (Tax Map 91, Lot 243), zoned LD. Applicant requests a
33 Conditional Use Permit per Section 307.4 of the Zoning Ordinance to convert a portion of the existing
34 building to a secondary educational facility, proposed to be operated as the New England School of the
35 Arts. PB2022-13-CUP

36
37 **I. FINDINGS OF FACT**

38
39 Based on testimony given, application materials presented, and supporting documents submitted, the
40 Planning Board makes the following findings of fact:

- 41
42 1. The subject property is a +/-0.10-acre lot currently improved with a 13,356 sq. ft. two-story
43 commercial building constructed in 1901 (according to the City's assessing records). The applicant
44 proposes to utilize the building for a secondary educational facility (the "New England School of the
45 Arts"), as described in the application materials.
- 46
47 2. The applicant requests a Conditional Use Permit to operate a "secondary educational facility" as an
48 "other use" in the LD District, per Sections 307.2 and 307.4 of the Zoning Ordinance.
- 49

3. Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if it finds that the proposal meets the criteria set forth in Section 307.4 in addition to the Enhanced Performance Standards set forth in Section 302.4.D.

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the criteria set forth in Section 307.4 of the Zoning Ordinance and the Enhanced Performance Standards set forth in Section 302.4.D of the Zoning Ordinance:

1. The proposal **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. (Section 307.4.1)
2. The proposal **WILL NOT** be incompatible with abutting properties and uses. (Section 307.4.2)
3. The site **IS** suitable for the proposal. (Section 302.4.D.1)
4. The external impacts of the proposed use on abutting properties and the neighborhood **IS** commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (Section 302.4.D.2)
5. The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new construction and, since no new construction is proposed, are inapplicable to the subject application.

III. DECISION

Now therefore be it resolved, the Planning Board, on this **14th day of March, 2022**, hereby **GRANTS** the request of New England School of the Arts (applicant) and HSD, LLC (property owner) for a Conditional Use Permit per Section 307.2 and 307.4 of the Zoning Ordinance to convert a portion of the existing building at 9 Hanover Street (Tax Map 91, Lot 243), zoned LD, to a secondary educational facility, proposed to be operated as the New England School of the Arts, PB2022-13-CUP, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall install a bicycle rack on the mall or at the tunnel level, in coordination with the Planning and Development Department and the Department of Public Works.
2. The use is permitted to occupy any portion or all of the existing building.

The motion was seconded by Kim Chewning.

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

- 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

1
2 Erin Flynn and Kaleb Moore appeared in support of the application.

3
4 Mr. Corwin stated that Staff finds the application complete enough for the Planning Board to accept
5 jurisdiction and commence review.

6
7 ***A MOTION by Tom Martz that the application of Novo Nordisk is complete enough for the Planning***
8 ***Board to accept jurisdiction and commence review.***

9 ***The motion was seconded by Jeremy Rutter.***

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

11
12 Ms. Flynn displayed and described the location and current facility with the proposed additions.

13
14 Mr. Corwin reviewed the Staff comments. The applicant is still working on the stormwater management
15 plan, and the general waiver request is one that is recommended by Staff. The other two waivers were
16 explained.

17
18 Mr. Rutter inquired about the parking calculations. Mr. Moore explained the proposed parking. Mr.
19 Rutter suggested confirming the number of spaces.

20
21 Ms. Romano inquired about stormwater management and maintenance. Mr. Vincent stated that they
22 reviewed and approved of the stormwater management plan. The operations and maintenance plan is
23 going to be provided as a condition.

24
25 Chair Garland invited public comment. There was none.

26
27
28 ***A MOTION by Matthew Hall*** that for the application of Novo Nordisk US Bio Production, Inc., PB2022-
29 12-SPR, the Lebanon Planning Board **APPROVE** waivers from the following sections of the Site Plan
30 Review Regulations:

- 31
32
 - General waiver of Article V and Article VI as those sections apply outside of the designated
33 redevelopment area.
- 34
 - Waiver of Section 5.1.E.16 – requiring a landscaping plan
35
- 36
 - Partial Waiver of Section 6.6.C.1 and 2 – stormwater design requirements
37

38
39 ***The motion was seconded by Kathie Romano.***

40
41 Mr. Jasinski inquired about the meaning of a partial waiver. Mr. Corwin stated there was a stormwater
42 design, but some of the required items don't apply. Mr. Brooks noted that the packet includes a technical
43 checklist of the information that has and has not been provided, which explains the partial waiver of the
44 stormwater requirements. That document describes which parts are being waived.

45
46 ****The MOTION was approved (9-0).***

47
48
49 Chair Garland invited public comment. There was none. The Public Hearing was closed.

1 **A MOTION by Matthew Hall** that the Lebanon Planning Board **APPROVE** the application of Novo
2 Nordisk US Bio Production, Inc. for Site Plan Review construct three (3) additions to the current existing
3 building totaling approximately 13,000 square feet, and a Conditional Use Permit per Section 607.2 of the
4 Zoning Ordinance to permit a reduction in the number of required parking spaces to be built at 5 & 9
5 Technology Drive (Tax Map 145, Lot 3), zoned IND-L and IND-H, PB2022-12-SPR, as shown on a plan
6 set titled "Novo Nordisk US Bio Production, Inc., Technology Drive – City of Lebanon," prepared by
7 Jacobs Engineering, dated February 28, 2022, project no. 63FHJKXX (12 sheets), including any and all
8 submissions and testimony provided for and during the public hearing, subject to the following conditions:
9

10
11 **Conditions to be Satisfied Prior to Application for a Building Permit**
12

- 13 1. Provide the Planning and Development Department with a stormwater operation and maintenance plan
14 for the property prepared in accordance with the requirements of Section 6.6 of the Site Plan Review
15 Regulations, to the satisfaction of the City Engineer.
16
- 17 2. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and
18 Development Department and the City Engineer:
 - 19 a) The Site Information and parking calculations on the cover sheet shall be amended for
20 consistency with the site plan approved for the subject property on September 13, 2021
21 (PB2021-26-SPR).
 - 22 b) Add survey to the plan set and update Table of Contents and plan sheet numbers accordingly.
 - 23 c) Add revised cover sheet and revised Sheet Leb-C-0-003 submitted at the March 14, 2022
24 hearing.
 - 25 d) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

26
27 The applicant shall provide the Planning and Development Department with one (1) full size copy of
28 the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival
29 purposes.
30

- 31 3. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and
32 Development Department, City Building Inspectors, City Engineer/Department of Public Works, and
33 Fire Department, in order to help streamline the building permit review process and to review
34 applicable code requirements.
35
- 36 4. The applicant shall obtain approval from the City Council or the City Manager's office for any
37 additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City
38 Code.
39
- 40 5. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review
41 Regulations.
42

43 **Conditions to be Satisfied Prior to the Issuance of a Building Permit**
44

- 45 6. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the
46 Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based
47 on the Impact Fee Schedule adopted on October 13, 2021. In accordance with RSA 674:39, the
48 approved site plan shall be exempt from any future changes in impact fees and methodology for five
49 years from the date of approval; however, any building permits which are issued after the end of that
50 five-year period shall be fully subject to whatever impact fees and methodology are in effect at the
51 time of building permit issuance.

- 1
- 2 7. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
- 3
- 4 8. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if
- 5 appropriate) any required State approvals including, but not limited to, the following:
- 6
- 7 a) NHDES Sewer Connection Permit, if necessary
- 8

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

- 10
- 11 9. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.
- 12
- 13 10. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the
- 14 approved plan, including any modifications to the plan as may be approved by the Planning Board in
- 15 accordance with the Subdivision Regulations and Site Plan Review Regulations.
- 16

17 **General Conditions**

- 18
- 19 11. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site
- 20 work in the public right-of-way prior to any work in the right-of-way.
- 21
- 22 12. All required landscape plantings shall meet the minimum size requirements for such plantings set forth
- 23 in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
- 24
- 25 13. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before,
- 26 during, and after construction.
- 27
- 28 14. The property owner is responsible for the maintenance and operation of the stormwater management
- 29 system in accord with the O&M plan, and such responsibility shall run with the land. (Section
- 30 6.6.H.2.b of the Site Plan Review Regulations).
- 31

32 ***The motion was seconded by Tom Martz.***

33

34 Mr. Hall inquired about noting the parking details. Mr. Corwin stated that it already noted.

35

36 ****The vote on the motion was (9-0).***

37

38

39 **4. Other Business**

40

41 **5. Approval of Minutes**

42

43 A. February 14, 2022

44

45 ***A MOTION by Laurel Stavis to approve the Planning Board Minutes of February 14, 2022, as***

46 ***presented.***

47 ***The motion was seconded by Jeremy Rutter.***

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

49

50

51 **6. Adjournment**

1
2 *A MOTION by Matthew Hall to adjourn the meeting.*
3 *The motion was seconded by Tom Martz.*

4
5 **The MOTION was approved (9-0).*

6
7 The meeting was adjourned at 8:55 PM.

8
9 Respectfully Submitted,

10
11 Holly Howes

12 Recording Secretary

13