



**LEBANON PLANNING BOARD
JUNE 13, 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. Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lots 254), zoned LD:** Request for Site Plan Review to construct two (2) multi-family dwellings containing a total of 152 units together with parking, landscaping, utilities, and other associated site improvements. Applicant also requests Conditional Use Permits pursuant to (i) Section 307.3 of the Zoning Ordinance to allow a reduced minimum required rear yard, (ii) Section 307.8.A to allow an increase in the maximum permitted building height, and (iii) Section 307.9.B to allow parking spaces to be located within the front yard. PB2022-17-SPR - Continued from May 9, 2022
 - B. Recreo, LLC, Water Street Mill, LLC, and 21 Agua Street, LLC, regarding 2 Mascoma Street (Tax Map 91, Lot 254), 0 Water Street (Tax Map 91, Lot 255) and 21 Water Street (Tax Map 91, Lot 257), zoned LD:** The applicants request a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 0 Water Street for the benefit of Recreo, LLC's proposed mixed use development at 2 Mascoma Street (PB2022-17-SPR), and to allow off-lot parking at 2 Mascoma Street and 21 Water Street for the benefit of the office building use at 10 Water Street (Tax Map 91, Lot 259). PB2022-22-CUP. - Continued from May 9, 2022
 - C. Mary Hitchcock Memorial Hospital, 1 Medical Center Dr (Tax Map 10, Lot 8), zoned MC:** Request for Site Plan Review for a phased expansion of the Outpatient Surgery Center. Phases to include construction of a +/-3,272 sq. ft. addition at the northeast corner of the existing building together with associated site improvements, and a +/-9,960 sq. ft. addition to the west side of the existing building, together with associated site improvements including the alteration of the existing parking. PB2022-23-SPR
 - D. Chiplin Enterprises, Inc., 18 & 18 1/2 Street (Tax Map 107, Lot 38), zoned R-2:** Applicant proposes a minor subdivision for 18 & 18 1/2 South Street, currently on one parcel, the applicant would like to subdivide the property. PB2022-24-MIN - Continued to August 8, 2022

4. Other Business

- A. **St. Johnsbury Automobile Group (applicant) and ORQT, LLC (property owner), 425 Miracle Mile (Tax Map 103, Lot 15), zoned GC:**
Review of a minor alteration to an approved site plan (PB2021-19-SPR) per Section 9.2 of the Site Plan Review Regulations.

5. Approval of Minutes

- A. May 9, 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](https://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.