



**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.

**Agenda
Planning Board
June 13, 2022**

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

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

2 MASCOMA STREET REDEVELOPMENT

ADDITIONAL INFORMATION FOR IMPACT STATEMENTS IDENTIFIED IN SECTION 6.9.B

6.2.2022

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

These apartments are all studios or one bedroom units. The expectation is the vast majority of apartments will be occupied by single adults or couples. The impact on the school system, including school transportation, will be minimal. Hanover Street Elementary School is less than one mile away from 2 Mascoma Street. As an example, the former Lebanon Junior High School (75 Bank Street) was redeveloped by the applicant in 2013-2014, into a 43 unit multifamily building plus 7,000 square feet of commercial space. In eight years since opening, one school-aged child lived at the property, for a total of six months.

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. Water and sewer services will be covered by fees generated. Driveways will be private and maintained by the owner.

A review of the calls to 75 Bank Street shows that emergency services handled five calls for assistance in 2021. We believe this equates to approximately fifteen calls for service at the proposed new buildings.

The increase in annual property tax revenue will be significant. We estimate the new buildings will generate an additional \$254,961 per year in property tax revenue (based on current comparable assessments and rates). Additionally, the boost to Lebanon's TIF District will

provide funding for important infrastructure improvements. We are in discussions with neighboring redevelopers and City officials to construct a multi-level parking deck at 0 Water Street as a TIF project.

Based on the above cited Market Opportunities Report, the proposed project will meet 84% of the City's absorption rate, and given the current Upper Valley housing market, possibly less. These units are critical to the viability and vitality of Lebanon. Unlike the recent and proposed multifamily developments in other areas of Lebanon, the proposed redevelopment project simply does not impact municipal services at comparable levels. Rather, the City maximizes the utility of the existing site, generating hundreds of thousands of dollars in new annual revenue. As shown, the estimated local economic impact is \$117,000.00 per new housing unit, or annually \$17,784,000. Part of the ripple effect of new downtown housing units is increased patronage of local businesses, and attraction of new businesses. Downtown Lebanon has lost over ten local businesses in recent years (just around Colburn Park). The proposed redevelopment project provides a sustainable, stable means of attracting a diverse, vibrant new population of residents to the area, which in turn boosts the existing community in numerous ways.

2 Mascoma Street Redevelopment Project

Supplemental Information

6.2.2022

Following is based on issues and questions raised at the May 9 hearing:

1. *Define affordable housing threshold:* As per the HUD definition - housing for which the occupant is paying no more than 30% of his/her gross income for housing costs, including utilities. 10% of all units will be set aside for those that meet this threshold.
2. *Could Building 1 tenants use the Building 2 rooftop terrace and common room:* Yes, although in practice we will see very little crossover. There are abundant other facilities within walking distance that the tenants can use including the CCBA, Rail Trail, Colburn Park, etc.
3. *Describe the process for moving cars for plowing; is the process defined in the lease?* There will be specific language in the lease spelling out a Snow Removal and Parking Policy. When plowing is required, designated areas will plowed sequentially so that the entire lot will not need to be vacated all at the same time.
4. *What type of EV charger(s)—public or private?* There will be four EV charging stations of the Type 2 variety. Priority will be given to tenants of 2 Mascoma, but depending on need the remainder will be made available to the public.
5. *How many parking spaces are available for existing businesses?* The majority of the on-site parking spaces, other than the 17 in the garage, will be available for existing businesses. Per the shared parking calculations those spaces will typically be free during the day hours, with many of the housing tenants parking in the One Water Street lot in the evenings.
6. *Will an Archeologist be used during excavation?* There are no plans to have an archaeologist on site, however if something of question is identified, one will be contacted.
7. *What are the sustainability and energy conservation features of the project?* As outlined in page 4 of our revised Support Statement issued 4/22, they include:

Buildings will be insulated to high-performance standards, will have localized in-room heating and air-conditioning systems (PTAC or similar) and a building-wide 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. Sustainable features of the project include:

- *Constructing the project on a previously developed, downtown urban site, with pedestrian access to shops and services and convenient public transportation*
- *Removal of large volumes of “junk” fill from the site, containing various amounts of “wood, brick, asphalt, glass, metal, brick, and concrete” according to the geo-technical report provided by S.W. Cole Engineering*
- *Relatively small building footprints containing compact apartment units that efficiently utilize space and are built of durable, long-lasting materials*
- *High performance building envelopes (exterior walls, doors and windows) that will exceed the commercial energy code requirements for insulation value and air leakage*

- *Mechanical/electrical systems, equipment and fixtures that will meet or exceed the commercial energy code and water conservation requirements, including all LED lighting and a heat-recovery ventilation system*
- *30 short-term and 46 long-term bike parking spaces*
- *Building 1 rooftop designed to be solar ready and able to fit up to 180 solar panels*
- *Four private, electric vehicle charging stations for use by the 2-Mascoma Street residents.* Note that this has been changed to allow the possibility for some of the charging stations to be available for public use per the above item #4.

In addition (though we do not intend to obtain LEED certification) we have taken the project through the LEED performance checklist and found it would most likely qualify for high LEED Silver. LEED is especially supportive of those projects built on tight, downtown urban sites like this one.

Additional or Revised Drawings:

Exhibit Drawing A-22: Shows the roof plan and solar array on Building 1. Optimally, the panels will be pointed south and tilted at about 36 degrees.

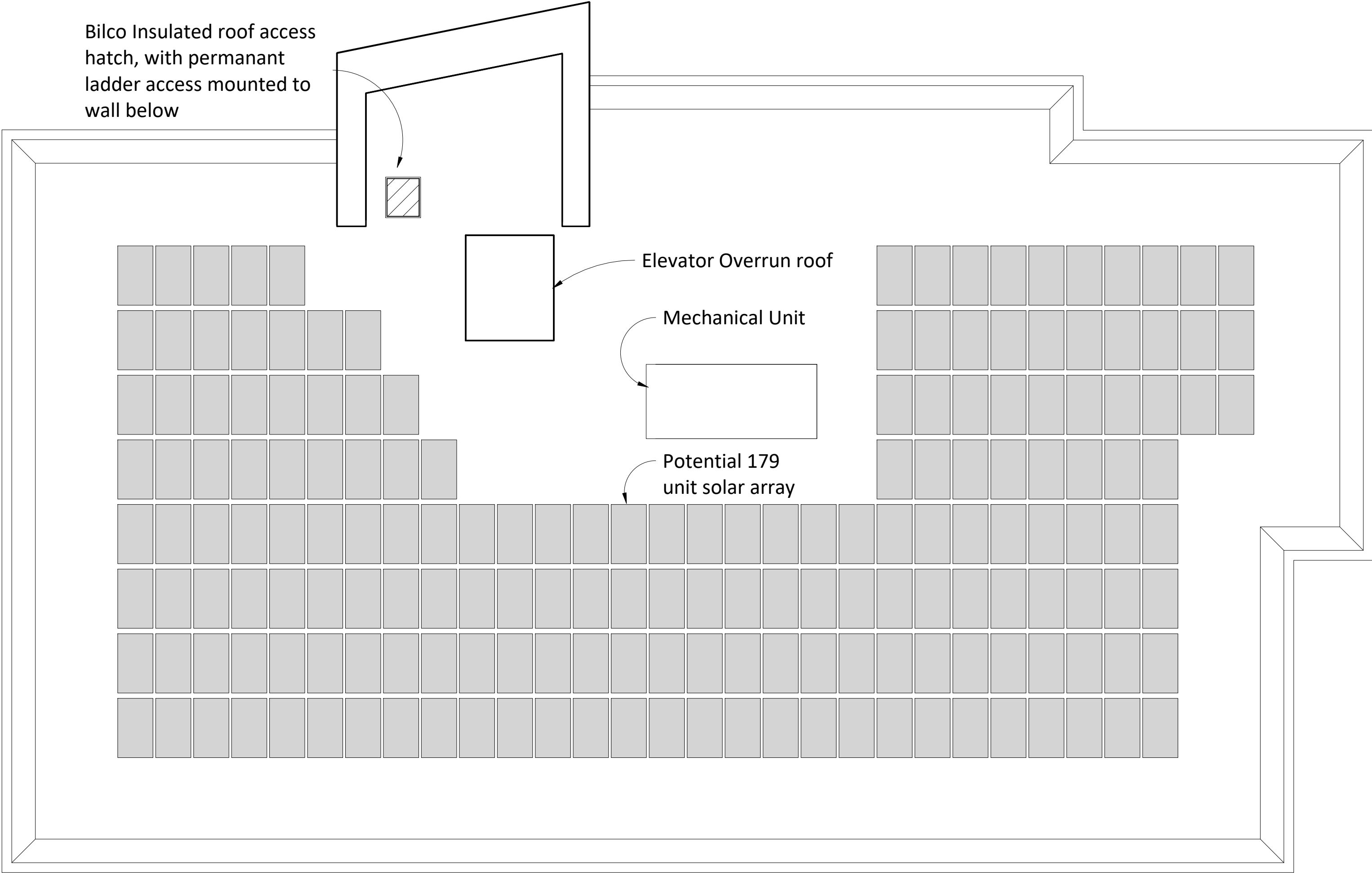
Exhibit Drawing A-23: Shows a detail of the top of the tower and roof access to Building 1. Note that the tower is “hollow”, formed only by parapet walls.

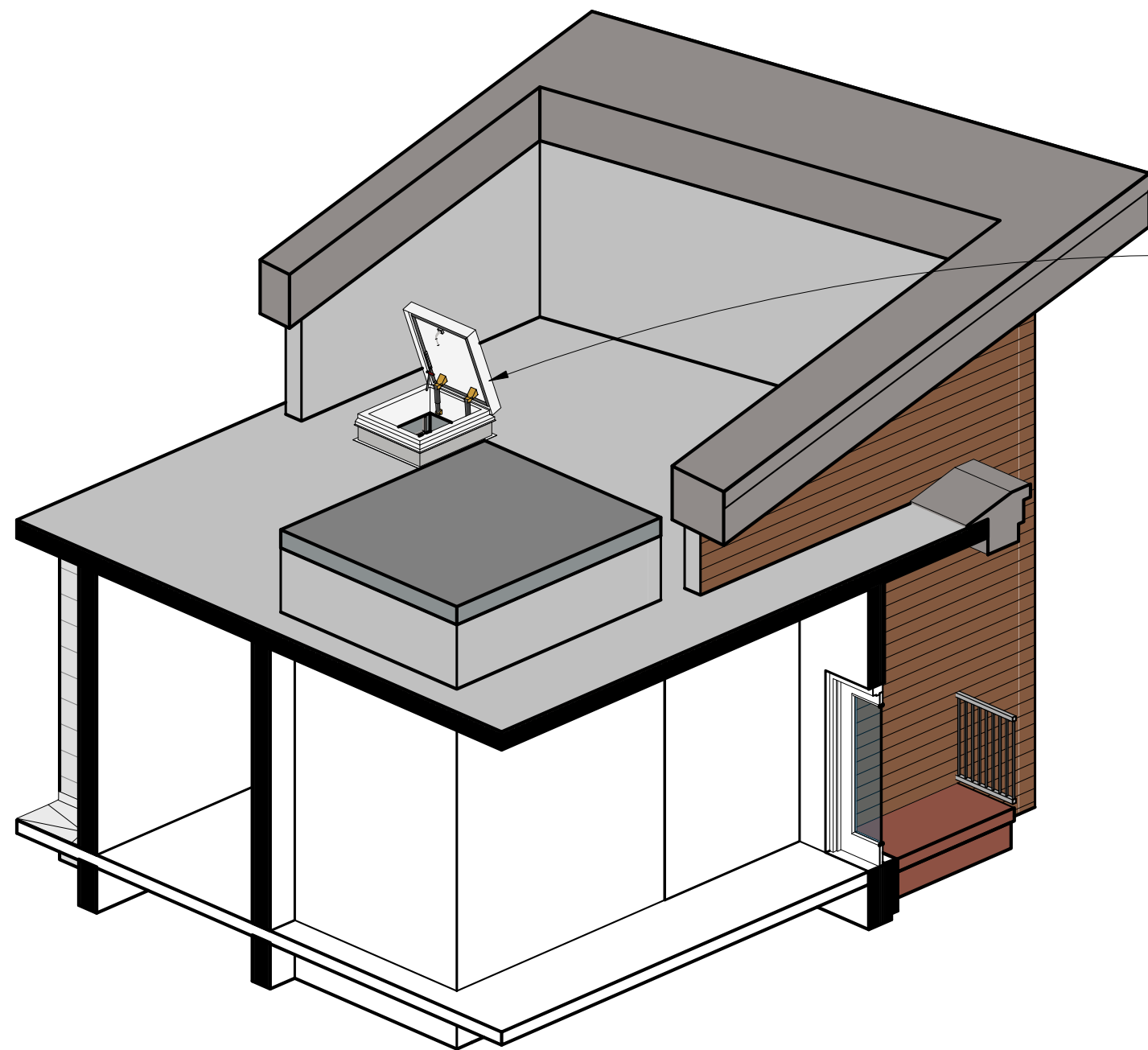
Exhibit Drawings A-24a & b: Photo/rendering showing the existing and proposed site as seen from Hanover Street looking southwest.

Exhibit Drawing A-25: Shows an alternate parking plan if the aisles were oriented perpendicular to the buildings per the Site Development Regulations. Note that there would be a loss of 20 spaces and no discernable improvement in pedestrian safety.

Plan Set Drawing L4.00: Shows two minor revisions—the first cuts back several feet of landscaping at the main entry to Building 1 to satisfy Fire Department requirements that there be clear, landscape-free access to the standpipe and fire department connection; the second replaces some plantings at the westernmost access to the site to improve vehicle visibility.

Bilco Insulated roof access hatch, with permanant ladder access mounted to wall below

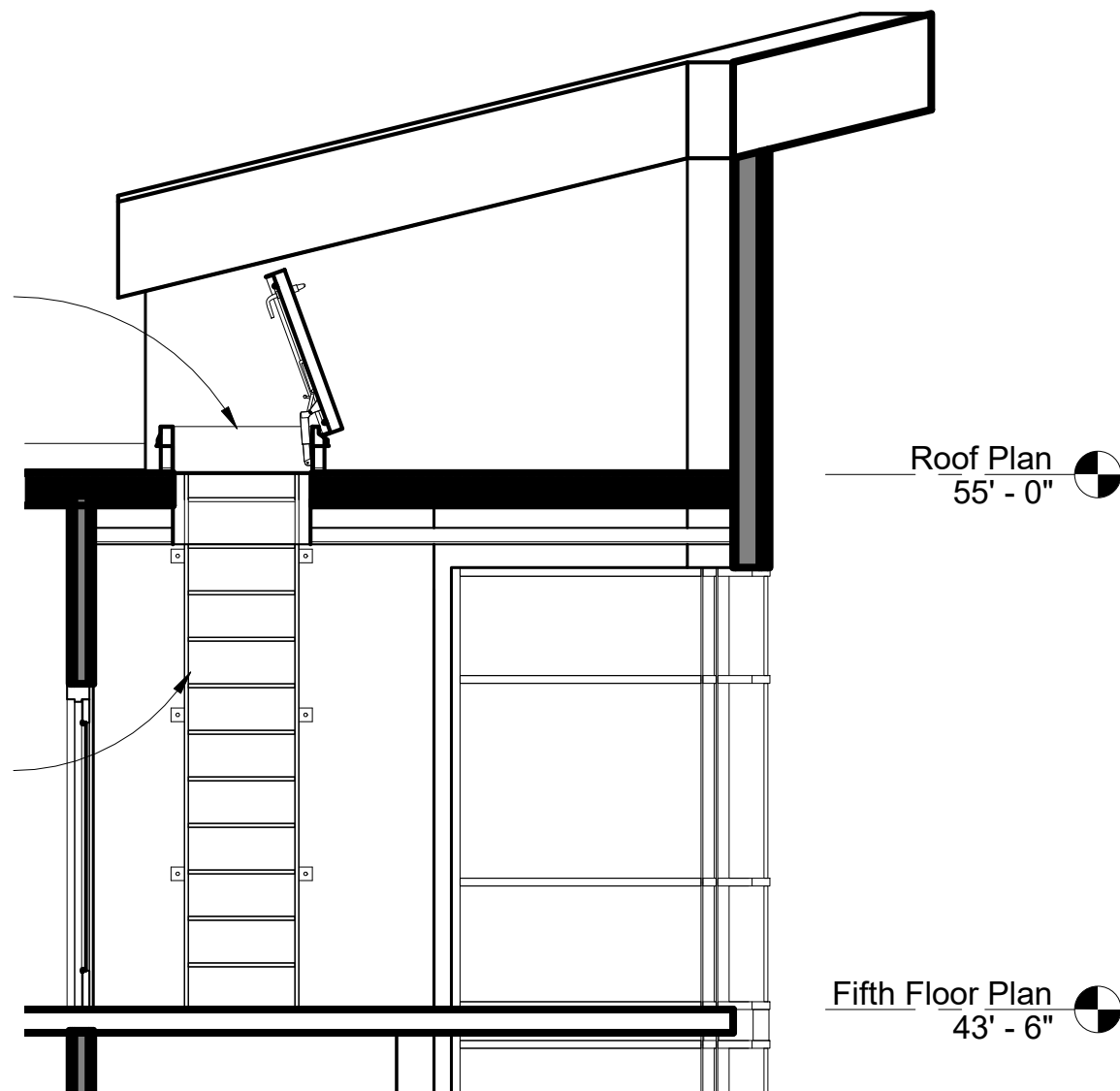




② 3D - SD ROOF ACCESS AXON CUT

Bilco Insulated
roof access hatch

Permanent ladder
mounted to wall



① EAST WEST BUILDING SECTION LOOKING NORTH - ROOF ACCESS
1/4" = 1'-0"



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Village Market Redevelopment Recreo LLC

Roof Access
SD-23
May 4, 2022
1/4" = 1'-0"
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Village Market Redevelopment Phased Development

Existing From Hanover Street SE
SD24a
June 2, 2022



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Village Market Redevelopment Phased Development

Proposed From Hanover Street SE
SD24b
June 2, 2022



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VILLAGE MARKET REDEVELOPMENT

RECRO LLC

Issued For:

SITE PLAN REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

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Issue Date:

March 14, 2022

Revisions

No.	Description	Date
1	Revision 1	04/22/22
2	Shortened bed - plant changes	06/02/22

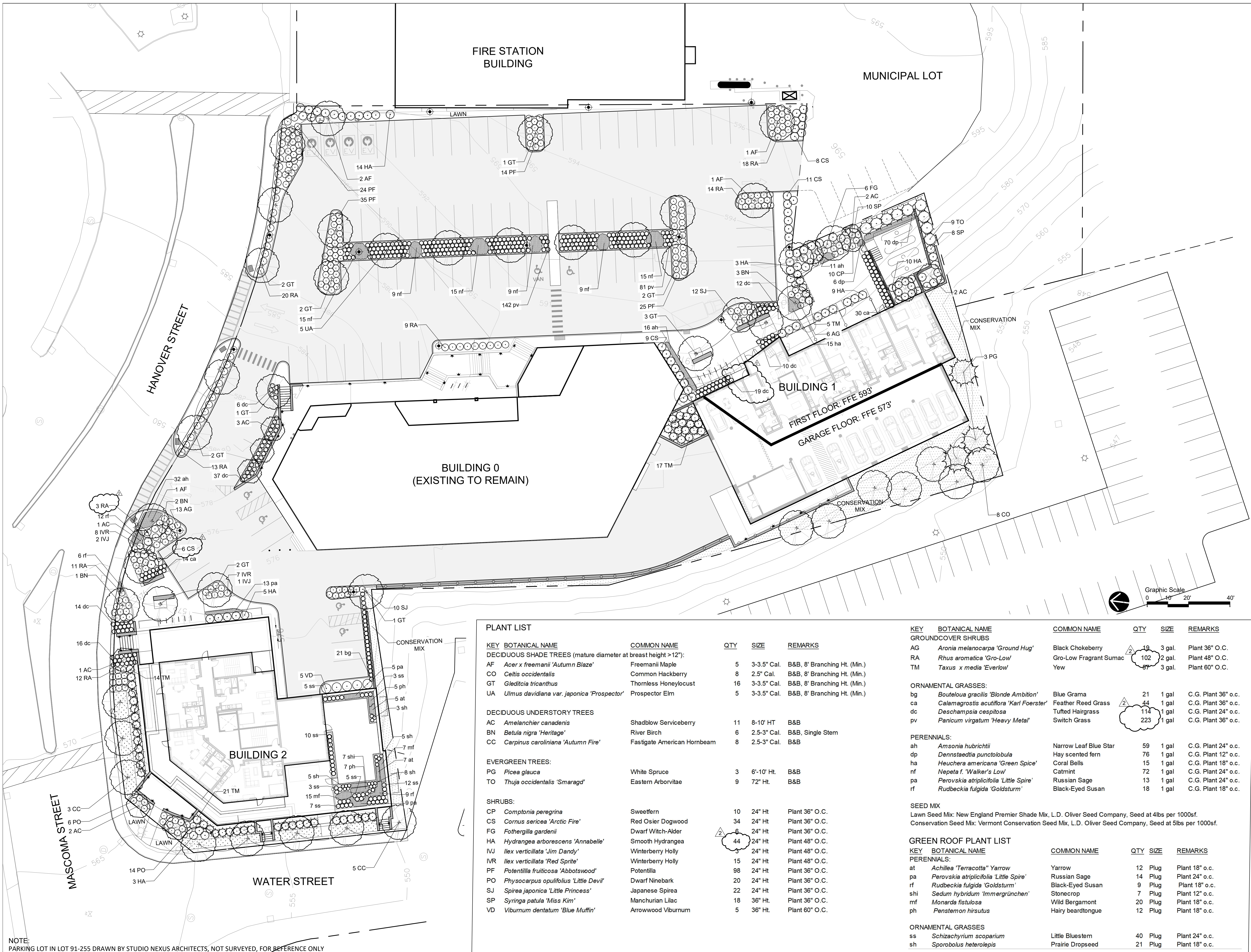
PLANTING PLAN

Project No.: 2119

L4.00

SHEET 33 OF 37

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NOTE: PARKING LOT IN LOT 91-255 DRAWN BY STUDIO NEXUS ARCHITECTS, NOT SURVEYED, FOR REFERENCE ONLY

4/18/2022 3:50:12 PM These drawings & specific building design for the client identified on this page are the property of Studio Nexus Architects and Planners LLC. Unauthorized reproduction for any purpose is an infringement upon copyright laws. Violators will be prosecuted to the fullest extent of the law.

**Agenda
Planning Board
June 13, 2022**

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

**Mary Hitchcock
Memorial Hospital,
1 Medical Center Dr
(Tax Map 10, Lot 8),
zoned MC
PB2022-23-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

June 13, 2022 Meeting

Staff Memorandum – PB2022-23-SPR

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID#: PB2022-23-SPR

Application Type:

Site Plan Review for a proposed phased expansion of the DHMC Outpatient Surgery Center

Property Location & Tax Map:

1 Medical Center Drive (Tax Map 10, Lot 8)

Property Owner/Applicant:

Mary Hitchcock Memorial Hospital

Property Size:

+/-289 acres

Future Land Use Map:

Medical Office

Zoning District:

Medical Center

Overlay Districts:

Wetlands Conservation District

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated May 9, 2022 from Nicholas Fiore, P.E., of Engineering Ventures, PC (project description; 4 pages)
- ▶ Application for Waivers (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (5 pages)
- ▶ Plan set titled "Dartmouth-Hitchcock Medical Center Outpatient Surgery Center Renovation" prepared by Engineering Ventures, PC, dated May 23, 2023, EV Project #21147 (13 Sheets)

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

- ▶ Drainage Calculations report prepared by Engineering Ventures, PC, dated May 9, 2022, EV Project #21147 (55 Sheets plus 1 sheet exhibit)

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 & 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.

The applicant has requested waivers from certain submission requirements set forth in Article V, and from certain design requirements set forth in Article VI, as described in the attached Application for Waivers. Pursuant to Section 4.7.D, staff has made a preliminary

STAFF MEMORANDUM

PB2022-23-SPR
1 Medical Center Dr (10-8)
Agenda Item 3.C
June 6, 2022 PB Mtg
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determination that the requested waivers meet the standards of Section 7.1 ("Waiver of Regulations"). Prior to making a completeness determination, however, staff recommends that the Board first consider the applicant's waiver requests from the submission requirements of Article V of the Site Plan Review Regulations. *If the Board is inclined to deny any such waiver request, a finding that the application is incomplete would then be appropriate.* The Article V requirements that the applicant has requested waivers from include 5.1.E.5 (current survey), 13 (lighting plan), and 16 (landscaping plan).

Figure 1. Aerial View of DHMC.



Figure 2. Bird's Eye View of DHMC Outpatient Surgery Center (looking north).



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

APPLICATION OVERVIEW

The subject property is a +/-289-acre parcel owned by the applicant. The property is currently developed as the Dartmouth Hitchcock Medical Center (DHMC), consisting of multiple buildings, which provide in-patient and out-patient clinical services and medical research along with associated improvements.

At this time, the applicant proposes to renovate and expand the 40,000 sq. ft. Outpatient Surgery Center, the site plan for which was approved by the Planning Board on September 8, 2008 (PB2008-17). The location of the Outpatient Surgery Center within the DHMC campus is circled in red in Figure 1 below.

The proposed expansion will be conducted over two phases:

- the first includes a +/-3,272 sq. ft. addition at the northeast corner of the existing building (a +/-3,272 sq. ft. basement story will also be constructed as part of Phase 1 but will only be accessible from the exterior of the building), together with associated site improvements including improvements to the existing stormwater catch basin to the northwest of the building; and
- the second includes a +/-9,960 sq. ft. addition to the west side of the existing building together with associated site improvements necessary to accommodate the addition including revised walkways, parking, landscaping, and lighting.

STAFF COMMENTS**PLANNING****I. SITE PLAN REVIEW REGULATIONS:****Jurisdiction**

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.

Phasing Request

As depicted on the attached Construction Phasing Plan (Sheet 6 of the plan set), the applicant is proposing to phase the development per Section 4.9 of the Site Plan Review Regulations. The phasing plan – which proposes to complete construction of Phase 1 prior to April 30, 2023 and to complete Phase 2 prior to December 31, 2023 - includes a written description and graphic depiction of each phase, as well as notes with specific dates and milestones.

Section 8.1 of the Site Plan Review Regulations provides that, “The Applicant shall construct and complete all design and construction requirements in accordance with Article VI and any other applicable section of these Regulations, as required in the Notice of Action, prior to the issuance of the Certificate of Occupancy.” So, the purpose of the proposed phasing is to allow the Phase 1 addition to be occupied prior to completion of the Phase 2 addition and site improvements. Phasing can also extend the timelines required for obtaining a building permit for each phase (Section 4.10) and for the project to vest against any future changes to the Zoning Ordinance and Site Plan Review Regulations (Section 8.4 and NH RSA 6784:39).

Pursuant to Section 4.9.C, a proposed phasing schedule shall include the following information for each phase:

- “1. A specification of all improvements, on-site or off-site, to be installed as part of that phase;
2. A deadline for the posting of any required security for that phase;
3. A deadline for the completion of such improvements subsequent to the posting of such security; and
4. A date by which a Building Permit must be obtained to prevent the approval for that phase from being considered void pursuant to Section 4.10 of these Regulations.”

Section 4.9.C further provides that, “The phasing schedule may also specify threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered “vested” pursuant to RSA 674:39, and the New Hampshire common law of vested rights.”

Per Section 4.9.D, “[i]n determining whether to grant an applicant's request for phased development, or to approve a proposed phasing schedule, the Board may consider the totality of the circumstances, including but not limited to the following factors:

1. The extent to which review of the development in its totality is logical and reasonable due to the degree to which the proposed phases are well-integrated, both as to their use and development scheme, and as to common infrastructure and other improvements, by contrast with a series of superficially-related projects which could just as effectively be reviewed individually;
2. The degree to which the integration of the phases, as described above, would make private investment in such improvements unlikely without the predictability of a phased approval.
3. The extent to which phasing will benefit the City by mitigating and making more predictable the impacts of the complete development upon community facilities, services, utilities and other City goals as set forth in the Master Plan.
4. The extent to which the proposed phasing schedule represents a realistic timeline for active and substantial development progressing at a steady pace, in light of the type and complexity of the project as a whole, rather than an attempt to maintain “vesting” during significant periods of non-development.
5. The total length of time proposed, and the degree of unpredictability or Board uncertainty involved, with respect to whether a later phase or phases will continue to meet current regulations at the time of construction, and in light of potential changed conditions which might occur in the meantime within the neighborhood or the City as a whole.”

Waiver Requests

Pursuant to Section 7.1 (“Waiver of Regulations”), the applicant has requested waivers from certain provisions of Article V (“Submission Requirements”) and Article VI (“Design and Construction Requirements”) of the Site Plan Review Regulations as set forth in the attached Application for Waivers and as listed below (in the order they appear on the Application for Waivers):

- **Section 5.1.E.5** – *requiring a current survey certified by a land surveyor licensed in New Hampshire*
- **Section 5.1.E.13** – *requiring a lighting plan*
- **Section 5.1.E.16** – *requiring a landscaping plan*
- **Partial Waiver of Article V submission requirements and Article VI design requirements** – The applicant is only proposing to redevelop a portion of the property. However, the Site Plan Review Regulations apply to the entire lot and not just the portion of the property that the applicant proposes to redevelop. Therefore, the applicant is requesting a general waiver from having to comply with any of the Article V submission requirements and Article VI design requirements outside of the specific area of the lot proposed to be redeveloped.

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.

Staff has identified additional requirement of the Site Plan Review Regulations from which a waiver is required, and has asked the applicant to provide a written request accordingly:

- **Section 6.2.D** – *requiring a 10 ft.-wide landscaping area around buildings to be planted with trees and shrubs.*

SECTION 5 – SUBMISSION REQUIREMENTS

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials in accordance with the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached letter from Engineering Ventures, PC dated May 9, 2022 for a discussion of the project, and the Application for Waivers for an explanation of the requested waivers.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): The applicant has requested a waiver from the requirement to submit a landscaping plan. It is staff's view that a waiver is also required from Section 6.2.D which requires a landscaped area to be planted with trees and shrubs around the Phase 1 addition, where none is proposed.

6.3 (Utilities & Fire Protection): Access to utilities will be obtained by connecting to the existing utility infrastructure located within the DHMC campus. Capacity at the Hanover wastewater plant for the any additional sewer flow will need to be confirmed by the Town of Hanover.

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

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): The project will result in a net loss of 9 parking spaces; however, the hospital's parking will still exceed the minimum required per Section 607 of the Zoning Ordinance.

6.6 (Stormwater Management): The proposed addition will remove a small area of existing pervious resulting in a minimal 0.05% increase of overall impervious coverage. The applicant has submitted drainage calculations and proposes to enlarge and regrade the existing catch basin to the northwest of the building in order to accommodate the additional anticipated runoff.

6.7 (Lighting): The applicant is proposing to remount several of the existing light poles and to install bollards along the stairwell to be reconstructed along the western side of the building as part of Phase 2. As noted above, the applicant has requested a waiver from having to submit a lighting plan as required by Section 5.1.E.13.

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 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:

The proposed use of the site complies with the zoning regulations of the Medical Center (MC) District.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

No comment at this time.

FIRE DEPARTMENT

Planning staff has provided the plans to the Fire Department and is awaiting written comment.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

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

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
 - a) Revise the phasing plan so that the times to obtain building permits are consistent with projected completion dates;
 - b) On the cover sheet zoning chart:
 - i. Clarify existing required parking; and
 - ii. Clarify discrepancy between gross building area identified on prior DHMC site plan (PB2020-34-SPR) and update parking calculations, if needed; and
 - c) Amend the cover sheet to provide original date of submission and 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. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
3. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
4. 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

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

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

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

8. The impact fee calculated pursuant to Condition of Approval #5 shall be paid.
9. 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

10. The applicant's engineer shall review construction of the site changes (layout, grading, and temporary erosion control), water systems, and drainage reconfigurations.
11. The Site Plan for the Outpatient Surgery Center approved by the Planning Board on September 8, 2008 (PB2008-17) and all conditions thereto shall remain in force and in effect, except as such plan and conditions may be modified by this approval.
12. Pursuant to Section 4.9 of the Site Plan Review Regulation, the project may be constructed in phases per the phasing plan, attached hereto as Exhibit A.
13. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.
14. The property owner is responsible for the maintenance and operation of the stormwater management system in accordance with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Attachments

cc: Mary Hitchcock Memorial Hospital c/o David Stiger (via e-mail)
Engineering Ventures, PC c/o Nicholas Fiore (via e-mail)
File

CITY OF LEBANON APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: Mary Hitchcock Memorial Hospital TEL.#: (603) 650-5741

MAILING ADDRESS: Attn: David Stiger, One Medical Center Drive, Lebanon, NH 03756

E-MAIL ADDRESS: David.L.Stiger@hitchcock.org

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures, P.C. TEL.#: (603) 442-9333

MAILING ADDRESS: Attn: Nicholas Fiore, 85 Mechanic Street, Suite B2-2, Lebanon, NH, 03766

E-MAIL ADDRESS: nikf@engineeringventures.com

PROJECT LOCATION:

TAX MAP #: 10 LOT#: 8 PLOT #: _____ ZONE: MC

STREET ADDRESS OF PROJECT: One Medical Center Drive, Lebanon, NH 03766

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

SCOPE OF PROJECT:

Phased expansion of the Outpatient Surgery Center including revisions to parking and stormwater controls.

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: Medical Center

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 June 13, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: David Stiger Digitally signed by David Stiger
DN: C=US, E=david.stiger@hitchcock.org, O=Mary Hitchcock Memorial Hospital, OU=Director Design and Construction, CN=David Stiger
Date: 2022.05.06 16:48:11-04'00' DATE: May 6, 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: David Stiger Digitally signed by David Stiger
DN: C=US, E=david.stiger@hitchcock.org, O=Mary Hitchcock Memorial Hospital, OU=Director Design and Construction, CN=David Stiger
Date: 2022.05.06 16:48:11-04'00' DATE: May 6, 2022

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
5/9/2022	10-8	PB2022-23-			

SPR

May 9, 2022

City of Lebanon Planning and Development Department
Attn: Tim Corwin, Senior Planner and Zoning Administrator
51 N. Park Street
Lebanon, NH 03766

RE: Site Plan Review Application
Dartmouth-Hitchcock Medical Center OSC Renovation
33 Medical Center Drive, Tax Map 10 Lot 8

Dear Mr. Corwin,

On behalf of Dartmouth-Hitchcock Medical Center (DHMC), Engineering Ventures is pleased to submit the enclosed Site Plan Review application and associated documents and plans for the renovation and expansion of DHMC's Outpatient Surgery Center (OSC). The project is located within the DHMC campus at 333 Medical Center Drive, Tax Map 10 Lot 8.

Project Summary

The project will be executed in three phases:

Phase 1A – Renovations and retrofits of existing interior spaces with no exterior work.

Phase 1B – A 2-story addition off the northwest corner of the existing building with a footprint of approximately 69' by 47.5". The first floor will be finished as an expansion of the OSC. The current program has the basement unfinished, or possibly used as storage. Site work for Phase 1B will include to stormwater modifications and relocating some wired utilities.

Phase 2 – An addition off the west side of the existing building with an approximate footprint of 138.3' by 40.6'. The first floor will include the entire footprint and the finished basement will be approximately three-quarters of the footprint. Site work for Phase 2 will include reconfigurations of site walks and stairs, relocation of parking spaces, alteration to parking lot islands, modifications to the building water service, and modifications to stormwater conveyance and treatment features.

It is important to note that these renovations and expansions will not increase the capacity of the OSC. The work will not add any new operation rooms, recovery beds, or result in new employees. Currently the OSC is operating at a capacity below which it was originally designed

and permitted. Spaces that were intended to be surgical rooms are being used as storage instead. As demand for services grows and technology advances, the OSC is in need of more space just to operate at its originally intended capacity.

Site Improvements

Site renovations associated with the project will be limited to those required to accommodate the additions. Phase 1B will include minor grading changes, relocating some utility lines, and adding an emergency egress path. Phase 1B will also include reconfiguring onsite stormwater treatment features as described below to accommodate both Phase 1B and Phase 2. Site work for Phase 2 is generally limited to walkway and parking lot reconfigurations, with associated relocations of miscellaneous site features. The work will result in a reduction of 9 parking spaces, with no reduction in the number of ADA spaces. DHMC will still maintain a surplus of required parking based on the City's requirement that the medical center provide a minimum of 1 parking space per 425 square feet.

Stormwater Management

Existing drainage improvements on the site were constructed around 2008 with the new OSC building. At that time a NHDES Alteration of Terrain (AoT) permit was obtained and designs included three bioretention filters, a constructed wetland micropool, and a grass treatment swale. The original AoT permit was reviewed for this project to determine if any remaining treatment capacity was built into the system.

Roof runoff from the additions will be routed to the stormwater wetland micropool for treatment in the modified drainage design. Based on our analysis of the current system, the micropool has a designed volume of 7,600 cubic feet. The proposed additions and other existing improvements require a water quality volume of 4,274 cubic feet to be treated within the micropool, therefore the micropool has adequate capacity to treat the additional impervious area. It was also determined that parking lot improvements result in a net reduction in overall area and in percentage of impervious surfaces treated in bioretention filters #3. This is depicted on the enclosed figure D1. Therefore, no additional treatment or flow control is warranted in these areas.

Flow control should be considered for the existing constructed wetland to attenuate flows from larger storm events (up to the 100-year event as required in the City of Lebanon site plan regulations, section 6.6). We have determined that this can be accomplished by plugging the existing 4" orifice in outlet structure 5A and installing a new 3" diameter orifice at elevation 765.5. The existing pond should also be expanded so that the top of the pond is at or just above 768.0, as shown on D1. The overflow weir elevation should be set at 767.5. Stormwater detention will then occur between contour 765.5 and 767.5 which should be approximately 25,200 cubic feet.

Stormwater analysis for the was conducted using HydroCAD Version 10.0 to compare the pre- and post-construction conditions for the 2-year, 10-year, 50-year and 100-year 24-hour storms. This program uses the TR-20 stormwater calculation method. The results of the stormwater analysis are shown in Table 1 on the nest page. The point-of-interest (POI-1) for this analysis is the discharge point of the micropool.

Table 1 - Stormwater Analysis Results:

Northwest Wetlands	2-yr Storm		10-yr Storm		50-yr Storm		100-yr Storm	
	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Pre-Development (POI-1)	0.24	6,115	0.50	18,828	4.63	32,909	6.60	41,222
Post-Development (POI-1)	0.16	10,502	0.24	17,509	0.34	26,144	4.70	34,263
Delta	-0.08	4,387	-0.26	-1,319	-4.29	-6,765	-1.90	-6,959

Soil Erosion and Sedimentation Control

Standard erosion and sedimentation control measures will be implemented during construction of the project. Inlet protections will be installed at basin inlets. Straw waddles will be installed along downhill edges of the site work and where otherwise indicated on the plans. Stone construction entrances will be implemented to prevent vehicles from transporting dirt and soil off the site. Once final grades are established, landscaping will be installed for the project area.

This project will require an Alteration of Terrain permit from NHDES and will be required to adhere to NHDES's standards and regulations during construction activities.

Utilities and Fire Protection

The additions will cause for the relocation of on-site utilities including electric, communications, stormwater, and water service. Fire protection and domestic water will be provided to the additions by expansions of existing internal lines. Likewise, sewer lines for the additions will be routed internally. No new services will be added to the building.

Landscaping

Landscaping will be limited to reestablished grasses in the areas disturbed by the site work.

Snow Removal

Post expansion snow removal will occur in the same manner in which is currently occurs.

Construction Schedule

The intent is to complete Phase 1A during Summer 2022, begin construction on Phase 1B in Fall 2022, and begin construction of Phase 2 in Spring 2023 or soon after Phase 1B is complete.

This application does include several waiver requests which you will find on the enclosed Application for Waivers.

The project team looks forward to reviewing this project with City's staff on May 16 and with the Planning Board on June 13. In the meantime, please let me know if you have any questions or comments and we will try to have answers and responses ready prior to May 16. On behalf of DHMC and the rest of the project team, thank you for your time and consideration with regards to this project.

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Principal/Project Manager

ENC: Application for Site Plan Review
Certified Notification List
Site Plan Review Technical Checklist
Application for Waivers
Fee Schedule
Sheet D1 – Drainage Exhibit
OSC Revision Plan Set

CC: David Stiger, DHMC
Ahmed Mahious, E4H



City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

Name of Applicant: Dartmouth-Hitchcock Medical Center

Project Name: DHMC OSC Renovation

Project Address: 33 Medical Center Drive, Lebanon, NH 03756

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).]

- 5.1.E(5)
1. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because A topographic survey of the project site was conducted for this project, but the site is such a small portion of the entire property that it would have been impractical to survey the whole property. A current boundary survey is on file with the City. The project will have no effect of any rights-of-way or easements on the property.
- 5.1.E(13)
2. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because This project is not proposing any new lights, just the relocation of existing lights.
- _____
- _____

- 5.1.E(16)
3. Section ____ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / Criteria B because No new landscaping is proposed for this project other than replanting grasses in disturbed areas. The project site is bounded on all sides by buildings, parking, driveways, and walkways so there is nowhere to put landscaping.
-
4. Section All of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / Criteria B because This project is limited to a relatively small portion of a large property. The Applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped.
-
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: 05/09/2022

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME:	
APPLICANT:	DATE:
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. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
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 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. <i>(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.)</i>	☒	☐

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, the portions of any walls or architectural features to be illuminated, 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.	☐ NA	☐
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.	☐ NA	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☐ NA	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☐	☒
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☐	☒
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☐	☒
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☐	☒
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
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.	☒	☐
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 to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☐ NA	☐
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.	☐ NA	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
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: Nicholas A. Fiore, PE

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME:	
APPLICANT:	DATE:

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]

[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 9/20/2021)

Planning office Use Only:

Date Received____/____/____ Checklist Complete YES or NO Checked by:_____

May 23, 2022

Chair Garland and the Lebanon Planning Board
via City of Lebanon Planning and Development Department
51 N. Park Street
Lebanon, NH 03766

RE: Site Plan Review Application
Dartmouth-Hitchcock Medical Center OSC Renovation
33 Medical Center Drive, Tax Map 10 Lot 8

Dear Chair Garland and the Lebanon Planning Board,

On behalf of Dartmouth-Hitchcock Medical Center (DHMC), Engineering Ventures is pleased to submit the enclosed Site Plan Review application and associated documents and plans for the renovation and expansion of DHMC's Outpatient Surgery Center (OSC). The project is located within the DHMC campus at 33 Medical Center Drive, Tax Map 10 Lot 8.

Project Summary

The project will be executed in three phases:

Phase 1A – Renovations and retrofits of existing interior spaces with no exterior work.

Phase 1B – A 2-story addition off the northeast corner of the existing building with a footprint of approximately 69' by 47.5". The first floor will be finished as an expansion of the OSC. The current program has the basement unfinished, or possibly used as storage. Site work for Phase 1B will include to stormwater modifications and relocating some wired utilities.

Phase 2 – An addition off the west side of the existing building with an approximate footprint of 138.3' by 40.6'. The first floor will include the entire footprint and the finished basement will be approximately three-quarters of the footprint. Site work for Phase 2 will include reconfigurations of site walks and stairs, relocation of parking spaces, alteration to parking lot islands, modifications to the building water service, and modifications to stormwater conveyance and treatment features.

It is important to note that these renovations and expansions will not increase the capacity of the OSC. The work will not add any new operation rooms, recovery beds, or result in new employees. Currently the OSC is operating at a capacity below that which it was originally

designed and permitted. Spaces that were intended to be surgical rooms are being used as storage instead. As demand for services grow and technology advances, the OSC is in need of more space just to operate at its originally intended capacity.

Site Improvements

Site renovations associated with the project will be limited to those required to accommodate the additions. Phase 1B will include minor grading changes, relocating some utility lines, and adding an emergency egress path. Phase 1B will also include reconfiguring onsite stormwater treatment features as described below to accommodate both Phase 1B and Phase 2. Site work for Phase 2 is generally limited to walkway and parking lot reconfigurations, with associated relocations of miscellaneous site features. The work will result in a reduction of 9 parking spaces, with no reduction in the number of ADA spaces. DHMC will still maintain a surplus of required parking based on the City's requirement that the medical center provide a minimum of 1 parking space per 425 square feet.

Stormwater Management

Existing drainage improvements on the site were constructed around 2008 with the new OSC building. At that time a NHDES Alteration of Terrain (AoT) permit was obtained and designs included three bioretention filters, a constructed wetland micropool, and a grass treatment swale. The original AoT permit was reviewed for this project to determine if any remaining treatment capacity was built into the system.

Roof runoff from the additions will be routed to the stormwater wetland micropool for treatment in the modified drainage design. Based on our analysis of the current system, the micropool has a designed volume of 7,600 cubic feet. The proposed additions and other existing improvements require a water quality volume of 4,274 cubic feet to be treated within the micropool, therefore the micropool has adequate capacity to treat the additional impervious area. It was also determined that parking lot improvements result in a net reduction in overall area and in percentage of impervious surfaces treated in bioretention filters #3. This is depicted on the enclosed figure D1. Therefore, no additional treatment or flow control is warranted in these areas.

Flow control should be considered for the existing constructed wetland to attenuate flows from larger storm events (up to the 100-year event as required in the City of Lebanon site plan regulations, section 6.6). We have determined that this can be accomplished by plugging the existing 4" orifice in outlet structure 5A and installing a new 3" diameter orifice at elevation 765.5. The existing pond should also be expanded so that the top of the pond is at or just above 768.0, as shown on D1. The overflow weir elevation should be set at 767.5. Stormwater detention will then occur between contour 765.5 and 767.5 which should be approximately 25,200 cubic feet.

Stormwater analysis for the was conducted using HydroCAD Version 10.0 to compare the pre- and post-construction conditions for the 2-year, 10-year, 50-year and 100-year 24-hour storms. This program uses the TR-20 stormwater calculation method. The results of the stormwater analysis are shown in Table 1 on the nest page. The point-of-interest (POI-1) for this analysis is the discharge point of the micropool.

Table 1 - Stormwater Analysis Results:

Northwest Wetlands	2-yr Storm		10-yr Storm		50-yr Storm		100-yr Storm	
	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Pre-Development (POI-1)	0.24	6,115	0.50	18,828	4.63	32,909	6.60	41,222
Post-Development (POI-1)	0.17	10,842	0.38	18,817	0.95	33,276	1.16	41,962
Delta	-0.07	4,727	-0.12	-11	-3.68	367	-5.44	740

Soil Erosion and Sedimentation Control

Standard erosion and sedimentation control measures will be implemented during construction of the project. Inlet protections will be installed at basin inlets. Straw waddles will be installed along downhill edges of the site work and where otherwise indicated on the plans. Stone construction entrances will be implemented to prevent vehicles from transporting dirt and soil off the site. Once final grades are established, landscaping will be installed for the project area.

This project will require an Alteration of Terrain permit from NHDES and will be required to adhere to NHDES's standards and regulations during construction activities.

Utilities and Fire Protection

The additions will cause for the relocation of on-site utilities including electric, communications, stormwater, and water service. Fire protection and domestic water will be provided to the additions by expansions of existing internal lines. Likewise, sewer lines for the additions will be routed internally. No new services will be added to the building.

Landscaping

Landscaping will be limited to replanting in-kind shrubs along the western side of Phase 2 and reestablishing grasses in the areas disturbed by the site work.

Snow Removal

Post expansion snow removal will occur in the same manner in which is currently occurs.

Construction Schedule

The intent is to complete Phase 1A during Summer 2022, begin construction on Phase 1B in Fall 2022, and begin construction of Phase 2 in Spring 2023 or soon after Phase 1B is complete. The Phasing Plan in the plan set provides additional details on the project phasing and schedule.

This application does include several waiver requests which you will find on the enclosed Application for Waivers.

On behalf of DHMC and the rest of the project team, thank you for your time and consideration with regards to this project and we look forward to reviewing this project with the Planning Board on June 13..

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Principal/Project Manager

ENC: Application for Site Plan Review
Certified Notification List
Site Plan Review Technical Checklist
Application for Waivers
Fee Schedule
Sheet D1 – Drainage Exhibit
OSC Revision Plan Set

CC: David Stiger, DHMC
Ahmed Mahious, E4H



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Dartmouth-Hitchcock Medical Center

Project Name: DHMC OSC Renovation

Project Address: 33 Medical Center Drive, Lebanon, NH 03756

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).]

5.1.E(5)

1. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because A topographic survey of the project site was conducted for this project, but the site is such a small portion of the entire property that it would have been impractical to survey the whole property. A current boundary survey is on file with the City. The project will have no effect of any rights-of-way or easements on the property.

5.1.E(13)

2. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because This project is not proposing any new parking lot lights, just the relocation of existing. Additionally, 3 bollard lights will be replaced with DHMC's current standard. These alterations will not have a perceivable effect on the lighting levels.

- 5.1.E(16)
3. Section ____ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because No new landscaping is proposed for this project other than replacing some shrubs in kind. The project site is bounded on all sides by buildings, parking, driveways, and walkways so there is nowhere to put landscaping.
-
- 6.2.D
4. Section ____ of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because A landscape strip of 9.3' wide is proposed for the west side of the Phase 2 addition. Providing the required 10' landscape strip would shift the parking just enough to the west to impact the parking and cause additional parking loss. At least 10' of grass will remain around Phase 1B, except for the egress walkway. Planting trees or shrubs in this area will set them directly over utility lines, which is generally considered bad practice.
5. Section All of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because This project is limited to a relatively small portion of a large property. The Applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped.
-
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

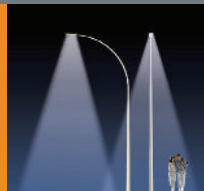
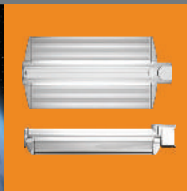
I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest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

Signature of Applicant:  Date: 05/23/2022



LIGHTING NETWORKS

LED Street and Area lights



Benefits

- Very High ambient 85C
- Energy savings from 50 to 73%.
- Long Life.
- Adjustable light beam.
- No Lumen Depreciation
- Reduced light pollution.
- Option to run at half intensity during low traffic hours.
- Greater resistance to shock and vibrations.
- Cold start.
- No audible noise.
- Constant light intensity throughout temperature range and life.
- Low glare.
- Tool less replacement of LED drive and LED arrays



High Energy Savings

The Elumen streetlights consume from 50 to 73% less electricity than traditional lamps. This energy conservation is directly related to Light Emitting Diodes technology advancement combined to the innovative way Elumen uses its patent pending LightSpread technology and its high efficiency **OptiAC™** LED drive. Additional savings are generated with the use of our optional automatic mid-night dimming feature.

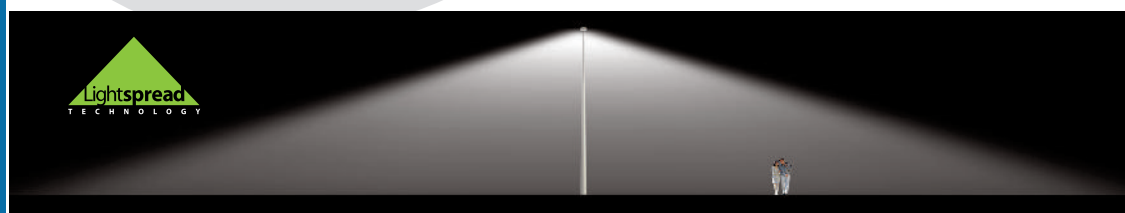
Reduced Light Pollution

Thanks to Elumen's Lightspread technology, nearly all of the generated light is uniformly distributed over the target area. Light intensity is uniform throughout the field of illumination to a distance of 3 times the height of the lamp, reducing the bright spot typically found under traditional streetlights.

No Lumen Depreciation

The completely sealed casing of the Elumen Streetlight minimizes light depreciation from dust and pollution. Moreover, the aging compensation algorithm of the **OptiAC™** LED drive ensures a uniform photometric output during the life of the product. (LLF=0.95) No need for overlighting at installation to reach the minimal illumination required in the lifespan of the light.

In street lighting applications, uniformity is more important than absolute intensity. Elumen applies this principle with its lights spread technology, an innovation in regards to light distribution.



Elumen Lighting Networks
7451 TransCanada Hwy
Montreal, Québec
H4T 1T3
Canada

T. 514-876-1010
F. 514-876-1010

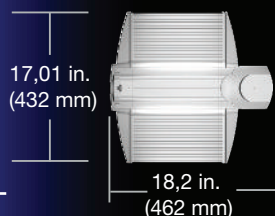
www.elumenlighting.com

Technical Data

Models

LED SL 33W, 50W, 66W, 80W

Weight: 13.3 lbs (6,0 kg)
EPA: 0.8 sq. ft.



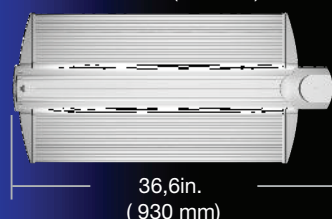
LED SL 100W, 125W, 160W

Weight: 18.5 lbs (8,4 kg)
EPA: 1.25 sq. ft.



LED SL 170W, 200W, 250W

Weight: 23.7 lbs (10,8 kg)
EPA: 1.6 sq. ft.



The Elumen SL Streetlights are adjustable. Six beam widths are used to precisely adjust light distribution.



243852



Mechanical

Tenon	1.5" to 2 3/8" dia. (38mm to 59mm)
	± 5 degrees adjustment
Lens	Acrylic
Casing	Aluminium powder coated
Seal	IP 66
Operating Temperature	-45 °C to 85 °C
Audible noise	0 db
CRI, CCT	70, 5000°K
Vibrations	ANSI C136.31-2001 for bridges

Electrical

Voltage	85 to 300 Vac, 50 to 60 Hz 347 Vac, 480Vac 50 to 60 Hz
Power Factor	0.96 to 0.99
Transients	EN 61000-4-5.
EMI/ESD/Immunity	EN 61000-4-2.

Regulatory Agency

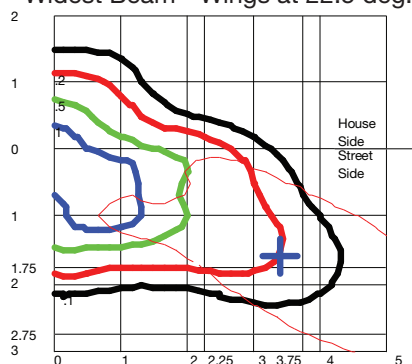
Canada US	CSA C22.2 No. 250.0-08, UL1598 for wet areas
RoHS	Yes

	33W	50W	66W	80W	100W	125W	160W	170W	200W	250W
Delivered Lumens (0 degrees adjustment)	3 800	5 700	6 800	7 586	10 200	11 900	15 100	16 830	18 925	22 416
Initial Consumption at 25°C *	35W	55W	68W	80W	105W	130W	165W	170W	205W	250W
Life – Zero Lumen Depreciation	21 years									

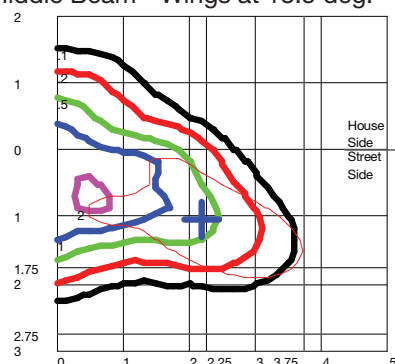
* Consumption reduces 2% for every 10°C of temperature decrease. Power will gradually increase up to 10% to compensate for LED aging.

Light Distribution LED SL-100W -Mounting Height 25' (7,62m) - Footcandles

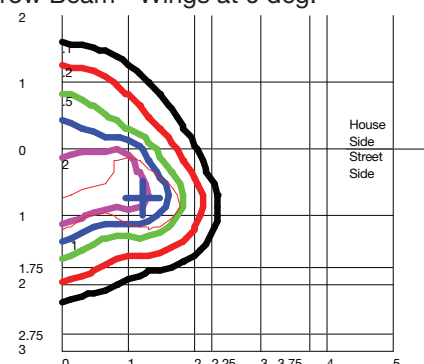
Widest Beam - Wings at 22.5 deg.



Middle Beam - Wings at 13.5 deg.



Narrow Beam - Wings at 0 deg.



Ordering

Luminaire	Serie	Color	Power	Color LED	Distribution	Mounting	Photocell Receptacle	Wing Angle	Led Driver	Option
LED-SL	SE	B	66	C	3	DM/DR	R	4	A	M
SE=Elumen Streetlight WE=Elumen WallLED G= Grey B= Bronze K= Black 33W=33 50W=50 66W=66 80W=80 100W=100 125W=125 160W=160 200W=200 250W=250 C - White 5 000 K CRI>70 3 - Type II or III TM - Horizontal Tenon DM - Direct Mount Square pole DR - Direct Mount Round Pole WM - Wall Mount KM - Knuckle Mount LB - Low Bay PM - Pendant Mount CM - Cable Mount N = None R = Yes 6= 22.5° - 7.5X MH 5= 18.0° - 7 X MH 4= 13.5° - 6 X MH 3= 9.0° - 5 X MH 2= 4.5° - 4.5 X MH 1= 0.0° - 4 X MH A= 100W 85-300 Vac 200W 176-300 Vac B= 200 Vac - 380 Vac M= With Midnight Dimming 50% from 11h30pm to 5h30am S= With Motion Sensor Input (50% Dimming when no motion) L= With Linear Dimming Input (30% to 100% intensity) N= No option										

ELC4536

Standard Grade

Electronic Photo Control

Locking-Type Mounting



Typical Applications

- Dusk-to-dawn roadway, area and parking lot lighting
- Floodlights and security lighting
- Ideal for LED fixtures totaling 550 W @ 277 VAC
- Non-drifting silicon light sensor IR filtered for human eye response
- Power up ON test delay of 45 – 60 seconds, helps troubleshoot installation
- Exceeds 3650 ON/OFF operations @ full load
- All components meet 10-year life requirements

Regulatory Listings

- ANSI C136.10-2010 Compliant
- UL certified to both U.S. (UL773) & Canadian (TIL A15) safety standards
- RoHS compliant

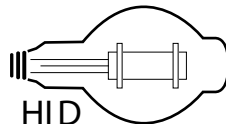
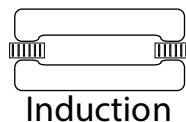
Operating Specifications

- Voltage: 105-305 VAC, 50/60Hz
- Dielectric strength: 2500 VAC
- Operating ambient temperature range: -40°F to 158°F (-40°C to 70°C)
- Instant turn ON light level: 1.5 fc +/- 0.2 fc
- OFF light level: 2.25
- Turn OFF to ON ratio 1.5:1 with 2-5 second delay
- Fail mode: ON
- Power consumption <.5 W @ 277 VAC
- 510 Joule MOV surge protection component

Warranty

- Limited 6-year manufacturer's warranty

Compatible with



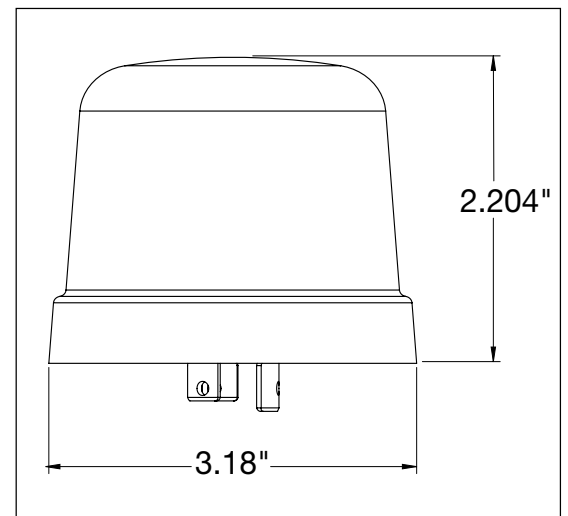
Project: _____

Location: _____

Product Type: _____

Contact/Phone: _____

Model #: _____



Model Number	Max VAC	Tungsten (Watts)	Ballast (VA)	Electronic Ballast (LED)	Turn ON Foot Candles (fc)	Turn OFF to ON Ratio	Fail Mode
ELC4536	105-305	1000	1800	2 Amps	1.5 +/- 0.2 fc	1.5:1 with 2-5 second delay (2.25 fc OFF)	ON

Specification

The locking-type photo control shall be an electronic control based on a solid-state photo sensor and relay switch circuit. Switch operation shall have a rating of 1000 Watts tungsten and 1800 Watts ballast at 105-305 VAC. For high in-rush LED type fixtures, the photo control switch operation shall have a 2 Amp Electronic Ballast rating at 105-305 VAC. The photo control should fail in ON state. The photo control operating voltage shall be clearly identified on the control housing by color code and unit label. The photo control shall be equipped with a 2-5 second delay action eliminating activation by light flashes. The photo control shall be equipped with standard 3-prong twist and locking-type plug connection. The plug connection terminals shall be solid brass. The photo control shall consist of industrial grade electronic components, 510 Joule MOV, solid state light sensor, and silver alloy relay contacts. The photo control shall be 100% factory tested and function within specified light levels. The photo control shall be agency certified and tested accordingly. The photo control shall meet agency standards for locking-type devices and all other requirements of ANSI C136.10-2010. The photo control shall operate over a temperature range of -40°F to 158°F (-40°C to 70°C). The photo control should have a manufacturer's limited warranty of 6 years minimum. The photo control shall be the electronic dusk-to-dawn type, Intermatic model ELC4536.

Limited Product Warranty

(1) What is Covered By This Limited Warranty

Intermatic Incorporated ("Intermatic") warrants Intermatic's ELC4536 Twistlock Photocontrol ("Product") to be free from defects in material or workmanship for a period of six (6) years from date of purchase. This warranty is extended to the owner of the light fixture on which the photocontrol is installed only and it is not transferable ("purchaser"). If the purchaser discovers a defect in material or workmanship, the purchaser must promptly submit a warranty claim. Upon a determination by Intermatic that the Product is defective, Intermatic, shall correct any defect in material or workmanship by replacing the Defective Product. Any repair to Product, including both parts and labor, shall be at Intermatic's expense. The foregoing remedy is the purchaser's exclusive remedy for a breach of warranty. The product must be installed in the appropriate application in complete accordance with the installation instructions. The Product must not be opened, modified, exposed to extreme heat or cold, submerged or subjected to abnormal use or service. Product failures due to damage by accident, dropping, or abuse in handling, acts of God, or any negligent use, are not covered by this warranty. Intermatic shall determine, in its sole discretion, whether any Product returned by a purchaser has been used in accordance with its instructions, is an appropriate model for the purchaser's use thereof, and whether the Product is defective.

(2) Disclaimer of Warranty

THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER EXPRESSED WARRANTIES. TO THE EXTENT ALLOWED BY LAW, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED IN DURATION OF THIS LIMITED WARRANTY.

(3) Limitation of Remedies

IN NO CASE SHALL INTERMATIC BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, NEGLIGENCE, STRICT TORT, OR ANY OTHER LEGAL THEORY. SUCH EXCLUDED DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, DAMAGE TO SOFTWARE, LOSS OF DATA, LOSS OF PROFITS, LOSS OF SAVINGS OR REVENUE, LOSS OF USE OF THE PRODUCT OR ANY ASSOCIATED EQUIPMENT, COST OF CAPITAL, COST OF ANY SUBSTITUTE EQUIPMENT, FACILITIES OR SERVICES, DOWNTIME, THE CLAIMS OF THIRD PARTIES INCLUDING CUSTOMERS, DAMAGE TO PROPERTY AND PERSONAL INJURY. SOME STATES DO NOT ALLOW LIMITS ON WARRANTIES OR ON REMEDIES FOR BREACH IN CERTAIN TRANSACTIONS, IN SUCH STATES, THE LIMITS IN THIS PARAGRAPH AND IN PARAGRAPH (2) MAY NOT APPLY.

(4) Time Limit for Bringing Suit

No action arising out of any claimed breach of warranty may be brought more than one year after the cause of action has occurred.

(5) No Other Warranties

Unless modified in writing signed by both parties, this agreement is understood to be the complete and exclusive agreement between the parties, superseding all prior agreements, oral or written, and all other communications between the parties relating to the subject matter of this agreement. No employee of Intermatic or any other party is authorized to make any warranty in addition to those made in this agreement. This warranty is made by: Intermatic Incorporated/After Sales Service, 7777 Winn Rd., Spring Grove, IL. 60081-9698/815-675-7000 <http://www.intermatic.com>

(6) Claim Procedure

The warranty service is available by either (a) returning the product to the dealer from whom the unit was purchased, or (b) mailing the product, along with proof of purchase, postage prepaid, to the authorized service center listed below.

Address all communications and products returns to:

Intermatic Warranty Coordinator
7777 Winn Road
Spring Grove, Illinois 60081-9698
Fax: 815-675-7055

SOLID STATE BOLLARDS

BRA8 SERIES-LED

SPECIFICATIONS

BOLLARD

Durable corrosion resistant extruded and cast aluminum construction. 1/4" wall thickness.

LED POWER ARRAY™

Three-dimensional array consisting of 6 individual LED tubes fastened to a retaining plate equally spaced to provide 360° of even illumination output. Each LED tube consists of a circuit board populated with a multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

INTERNAL LOUVER (IL) - A specular louver stack conceals the inner LED Power Array Module and provides uplight and glare control through the external clear polycarbonate lens.

CAST LOUVER (CL) - External cast aluminum louver stack protects the internal LED Power Array Module and provides uplight and glare control. An internal clear polycarbonate lens is integrated with the LED Power Array Module.

OPAL LENS (WP) - Exterior white polycarbonate lens protects the internal LED Power Array Module and provides a uniform white glow.

RADIAL LED MODULE

LED'S are mounted to a circular heatsink in a radial array. The radial LED module is concealed in the cap of the bollard. LED's are not directly visible from angles above 90°.

PARABOLIC REFLECTOR (TR) - A specular Parabolic Reflector reflects a portion of the distribution from the radial LED module and provides a uniform wide angle throw through the outer clear polycarbonate lens.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for (347-480VAC). Driver is mechanically fastened to a retaining bracket. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimmable and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME:

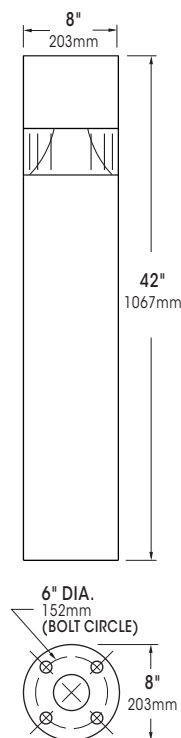
FIXTURE TYPE: BL1 and BL2 alternate



BRA8

SHOWN WITH -TR OPTICS

PATENT PENDING

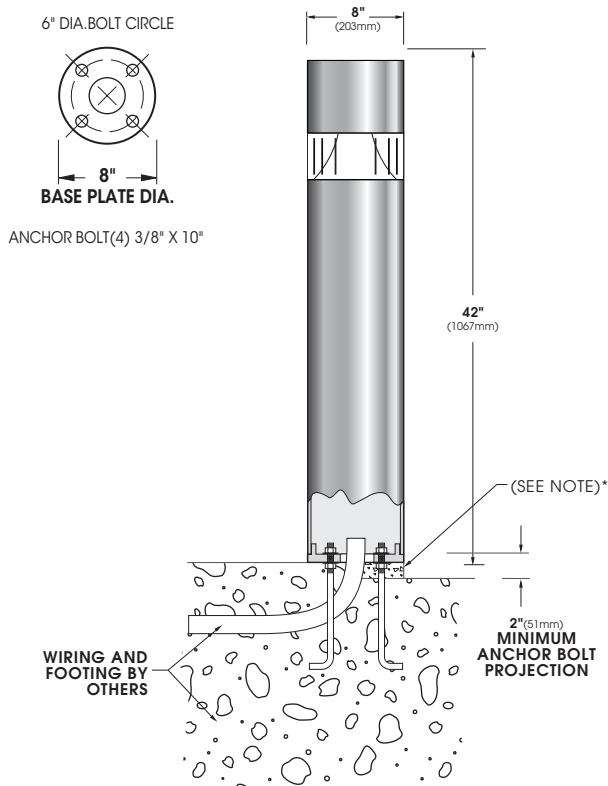


2013246

BRA8 SERIES-LED

S P E C I F I C A T I O N S

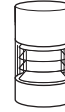
INSTALLATION



*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

OPTICS

INTERNAL LOUVER
SUPPLIED WITH
CLEAR
POLYCARBONATE
LENS



IL

CAST LOUVER



CL

OPAL
POLYCARBONATE

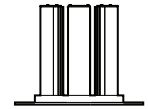


WA

PARABOLIC
REFLECTOR



TR



VPA - Vertical Array
Available in:
36 LED Max.



RADIAL LED Module
Available in:
18 LED Module

ARCH/ENGINEER TO CONFIRM

O R D E R I N G I N F O R M A T I O N

BOLLARD	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
BOLLARD	OPTICS	LED			MOUNTING	FINISH	OPTIONS
☐ BRA8-LED	VERTICAL POWER ARRAY	# of LEDs	COLOR		☐ GROUND INSTALLATION (STANDARD) ☐ WALL MOUNT WM	STANDARD TEXTURED FINISH	
	☐ INTERNAL LOUVER IL	☐ 36LED (42 Watts)	☐ NW (4000K) Standard			☐ BLACK RAL-9005-T	☐ DIMMABLE DRIVER (0-10V PROVIDED) DIM
	☐ CAST LOUVER CL	☐ 24LED (28 Watts)	☐ CW (5000K)			☐ WHITE RAL-9003-T	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW
	☐ OPAL POLYCARBONATE WP*		☐ WW (3000K)	OTHER LED COLORS AVAILABLE CONSULT FACTORY		☐ GREY RAL-7004-T	☐ INTERNAL HOUSE SIDE SHIELD HS
		Watts are Max Input Watts				☐ DARK BRONZE RAL-8019-T	☐ DUPLEX RECEPTACLE DUP
						☐ GREEN RAL-6005-T	☐ GROUND FAULT RECEPTACLE GFI
						FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)	☐ 10KV SURGE PROTECTOR. 10SP
						SEE USALTG.COM FOR ADDITIONAL COLORS	☐ 20KV SURGE PROTECTOR (277V & 480V Only) 20SP
							OPTIONAL HEIGHTS:
							☐ 30"
							☐ 36"
		</					

910TTFD: 5/23/2002 5:00 PM



THE SUBJECT PLAN IS AN AMENDMENT TO A SITE PLAN APPROVED BY THE PLANNING BOARD ON SEPTEMBER 8, 2008, TO CONSTRUCT A 40,000 SQ. FT. OUTPATIENT SURGERY CENTER ON THE SUBJECT PROPERTY (PB2008-17).

Notes:

1. Area of Lot per survey of Record on file with City of Lebanon
2. Proposed building area per E4H
3. Number of parking spaces includes 614 spaces at Lot 9 (located in Hanover)
4. Building sections provided E4H
5. Existing areas noted include the patient towers and emergency department expansion currently under construction
6. Reported only for Outpatient Surgery Center
7. Wetlands adjacent to site are classified as Medium-Low Value in the City of Lebanon Natural Resources Inventory

SHEET	SHEET #	TITLE	CONSULTANT
1	C000	COVER SHEET	ENGINEERING VENTURES
2	C001	SITE LEGEND AND NOTES	ENGINEERING VENTURES
3	C100	OVERVIEW SITE PLAN	ENGINEERING VENTURES
4	C101	EXISTING CONDITIONS	ENGINEERING VENTURES
5	C102	DEMOLITION PLAN	ENGINEERING VENTURES
6	C200	CONSTRUCTION PHASING PLAN	ENGINEERING VENTURES
7	C201	SITE LAYOUT PLAN	ENGINEERING VENTURES
8	C202	GRADING AND DRAINAGE PLAN	ENGINEERING VENTURES
9	C203	UTILITIES PLAN	ENGINEERING VENTURES
10	C204	EROSION PREVENTION AND SEDIMENT CONTROL PLAN	ENGINEERING VENTURES
11	C301	SITE DETAILS	ENGINEERING VENTURES
12	C302	STORMWATER DETAILS	ENGINEERING VENTURES
13	C303	WATER DETAILS	ENGINEERING VENTURES
14	C304	EROSION PREVENTION AND SEDIMENT CONTROL DETAILS	ENGINEERING VENTURES
15	A302	EXTERIOR ELEVATIONS	E4H

TAX MAP 10 LOT 8
ONE MEDICAL CENTER DRIVE
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE 03756

DARTMOUTH-HITCHCOCK MEDICAL CENTER
ONE MEDICAL CENTER DRIVE
LEBANON, NH 03756

CIVIL ENGINEER
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
85 MECHANIC ST. SUITE B2-2
LEBANON, NH 03766

ARCHITECT
E4H ENVIRONMENTS FOR HEALTH
129 SOUTH STREET, 2ND FLOOR
BOSTON, MA 02111

TOPOGRAPHIC SURVEY
ROCKWOOD LAND SERVICES, LLC
TIM ROCKWOOD, PLS
PO BOX 347
HARTLAND, VT 05048

e4h
 ENVIRONMENTS
 FOR HEALTH
ARCHITECTURE
 617.772.0200
 129 South Street, 2nd floor, Boston, MA 02111
info@e4harchitect.com
e4harchitect.com



Dartmouth-Hitchcock
MEDICAL CENTER

**ENGINEERING
VENTURES PC**

336 Lahaye Drive
Lebanon, NH 03766

[illegible]

SEAL:	
PROJECT NUMBER:	EV 21147
DATE:	05/23/2022
SHEET TITLE AND NUMBER:	

C000
(Page 1 of 15)

SITE PLAN REVIEW
-FINAL-
MAY 23, 2022

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV

SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE REPRESENTS A COMPILATION OF A SURVEY TITLED "OSC EXISTING CONDITIONS, LOOP ROAD, LEBANON, NH", AS PREPARED BY ROCKWOOD LAND SERVICES, LLC AND AS-BUILT UTILITY DATA IN THE PROJECT AREA AS MADE AVAILABLE BY THE OWNER.
2. FIELD SURVEY DATA COLLECTED IN APRIL 2022. THE HORIZONTAL DATUM IS NEW HAMPSHIRE'S STATE PLAN COORDINATE GRID AND THE VERTICAL DATUM IS NAVD 1988.
3. ALL UNDERGROUND PIPE SIZES MAY NOT BE CORRECT AND SHOULD BE VERIFIED WITH RECORD PLANS.
4. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
5. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND AS-BUILT DATA PROVIDED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

SYMBOL LEGEND

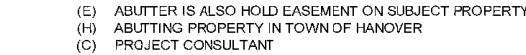
PROPOSED FEATURES	EXISTING FEATURES
 BOUND	 BOUND
 BENCHMARK	 BENCHMARK
 DRILL HOLE	 DRILL HOLE
 SURVEY POINT	 SURVEY POINT
 IRON PIN	 IRON PIN
 TP1	 TP1
 TEST PIT	 TEST PIT
 BORING	 BORING
 PERC TEST	 PERC TEST
 CATCH BASIN (SQUARE)	 CATCH BASIN (SQUARE)
 CATCH BASIN (ROUND)	 CATCH BASIN (ROUND)
 HEADWALL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

STANDARD ABBREVIATIONS

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

GENERAL NOTES

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

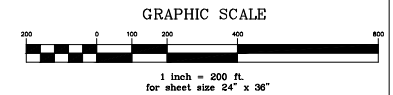


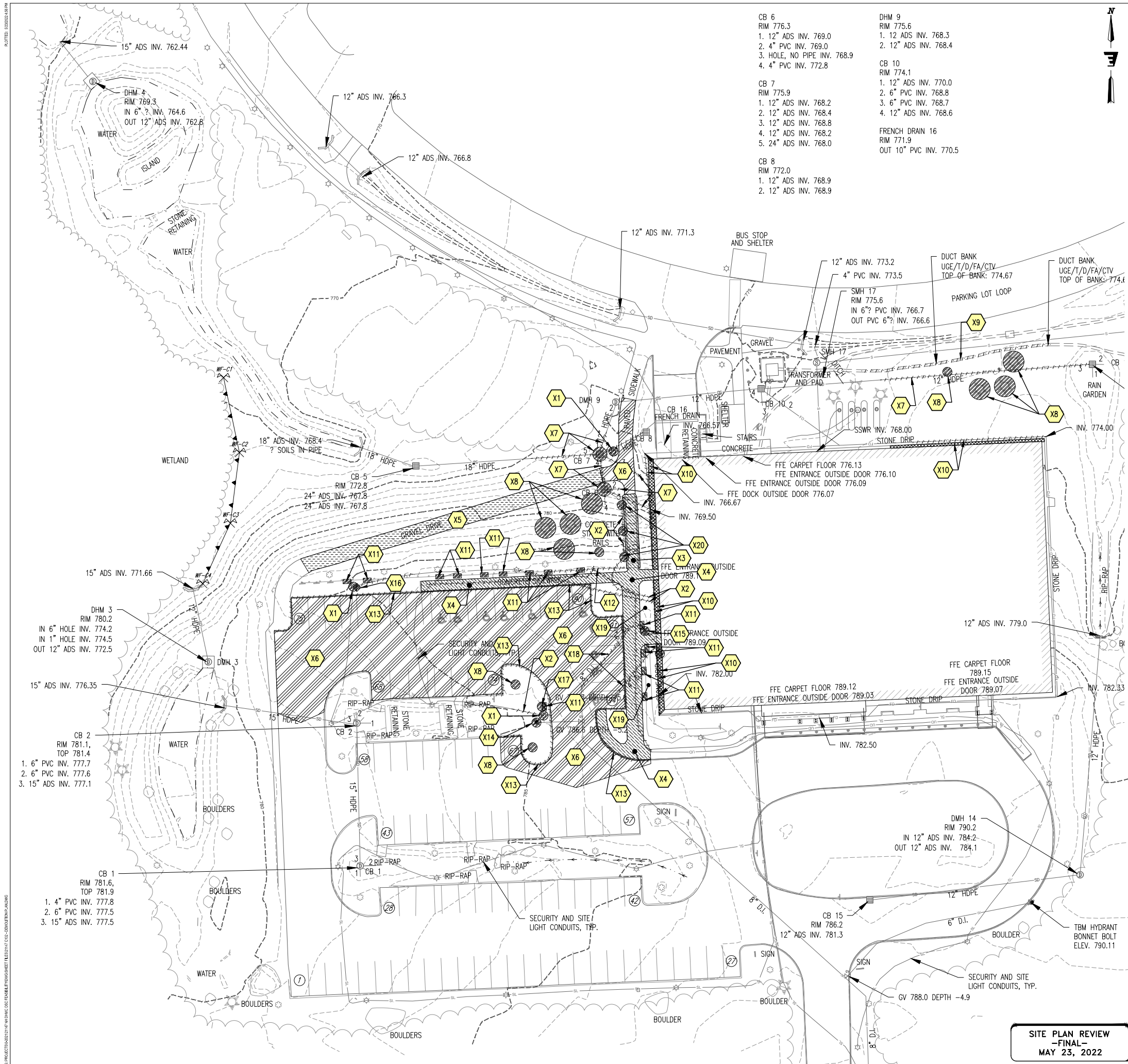
ID	Owner Name	Owner Address	City	State	Zip
10-8	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-100	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-200	MARY HITCHCOCK MEMORIAL HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-300	DARTMOUTH HITCHCOCK MEDICAL CENTER	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-70100	MARY HITCHCOCK MEM HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-8-70200	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
5-1	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
6-1 (E)	LIBERTY UTILITIES	15 BUTTRICK RD	LONDONDERRY	NH	03063
10-6-100 (E)	NORTHERN NE TELE OPER LLC	770 ELM ST, TAX DEPT 2ND FL	MANCHESTER	NH	03101
10-6-200	DAVIDS HOUSE INC	461 MOUNT SUPPORT RD	LEBANON	NH	03766
10-7	HANOVER ROAD PROFESSIONAL CENTER	PO BOX 662	HANOVER	NH	03755
10-7-101	PERAZA, MARCIA ALLARA &	1 PINE DR	HANOVER	NH	03755
10-7-102	PERAZA, JOSE & MARCIA	1 PINE DR	HANOVER	NH	03755
10-7-105	RENTACS LTD PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-201	PERAZA, MARCIA ALLARA &	1 PINE DR	HANOVER	NH	03755
10-7-202	LHP, LLC	367 ROUTE 120, UNIT B6	LEBANON	NH	03766
10-7-203	AJSNH LLC	1046 GOOSE POND RD	CANAAN	NH	03741
10-7-204	TIEMPO DE VALS PROPERTIES LLC	218 WHITAKER RD	MERIDEN	NH	03770
10-7-205	RENTACS LIMITED PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-302	SHUJAA LLC	367 NH ROUTE 120, #B3	LEBANON	NH	03766
10-7-305	RENTACS LIMITED PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-402	GEILING, KAREN & JAMES TTEES	19 HOLLENBECK LN	HANOVER	NH	03755
10-7-405	HANOVER ORAL SURGERY PLLC	367 ROUTE 120, UNIT B5	LEBANON	NH	03766
10-7-502	RENTACS LTD PARTNERSHIP	PO BOX 177	ETNA	NH	03750
10-7-602	CALDWELL, M W & T W TTEES	367 RTE 120, UNIT B-6	LEBANON	NH	03766
10-7-702	HOUSING SOLUTIONS REAL ESTATE	367 NH ROUTE 120, #B7	LEBANON	NH	03766
10-7-802	RUMFORD STREET PROPERTIES LLC	210 RUMFORD ST	CONCORD	NH	03301
10-9	ROUTE 120 REALTY COMPANY	PO BOX 92	HANOVER	NH	03755
10-10	THE HITCHCOCK CLINIC	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-11-1500	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-11-1600	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-21	MARY HITCHCOCK MEMORIAL HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-22	MARY HITCHCOCK MEM HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-23	MARY HITCHCOCK MEM HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
10-24-100	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
10-24-200	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
21-6	ROUTE 120 REALTY COMPANY	PO BOX 92	HANOVER	NH	03755
22-2	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-4	DARTMOUTH COLLEGE TRUSTEES	PO BOX 5188	HANOVER	NH	03755
24-6	MARY HITCHCOCK MEM HOSPITAL	ONE MEDICAL CENTER DR	LEBANON	NH	03756
21-1 (H)	JOLLEY ASSOC.	PO BOX 671	ST. ALBANS	VT	05474
20-2 (H) (E)	TOWN OF HANOVER	PO BOX 483	HANOVER	NH	03755
20-1 (H)	TOWN OF HANOVER	PO BOX 5188	HANOVER	NH	03755
(E)	CITY OF LEBANON	51 N PARK ST	LEBANON	NH	03766
(C)	ENGINEERING VENTURES	85 MECHANIC ST, STE E2-3	LEBANON	NH	03766
(C)	E4H ARCHITECTS	128 SOUTH ST, 2ND FLOOR	BOSTON	MA	02111

(E) ABUTTER IS ALSO HOLD EASEMENT ON SUBJECT PROPERTY
(H) ABUTTING PROPERTY IN TOWN OF HANOVER
(C) PROJECT CONSULTANT

PROJECT LOCATION

SITE PLAN REVIEW
-FINAL-
MAY 23, 2022



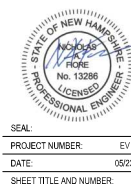


DEMOLITION NOTES

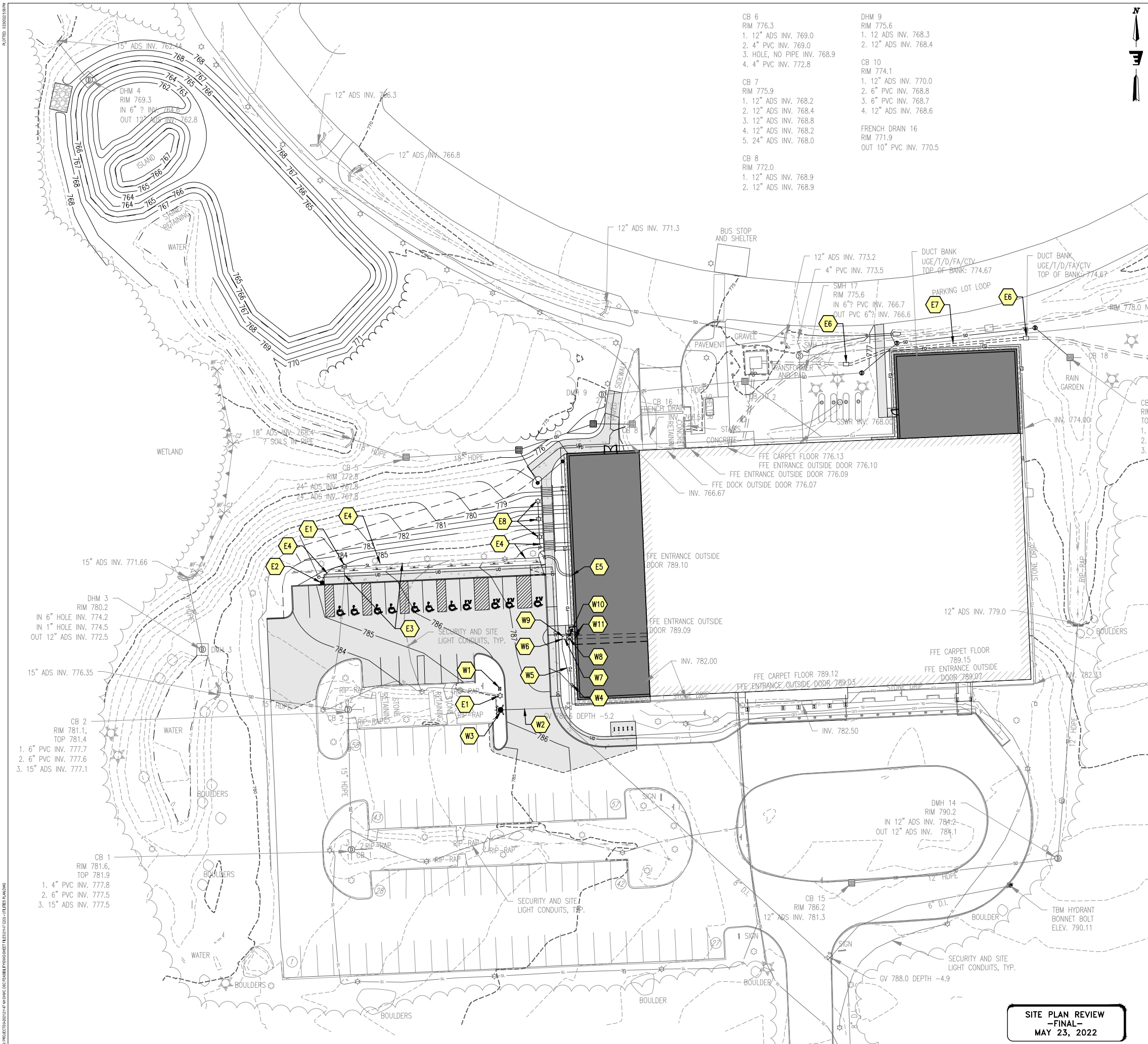
1. ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
3. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
4. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
5. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.
6. THE FOLLOWING ITEMS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE:

DEMOLITION SCHEDULE

- X1 REMOVE EXISTING LIGHT POLE, PROPERLY DISPOSE OF CONCRETE FOUNDATION, STORE AND RESET POLE AND FIXTURE.
- X2 REMOVE AND PROPERLY DISPOSE OF SITE LIGHTING CONDUITES AND WIRING
- X3 REMOVE AND PROPERLY DISPOSE OF CONCRETE STAIRS, LANDINGS, AND HAND RAILINGS
- X4 REMOVE AND PROPERLY DISPOSE OF CONCRETE SIDEWALK
- X5 REMOVE, STOCKPILE AND RESET GRAVEL DRIVE SURFACE MATERIALS
- X6 REMOVE AND PROPERLY DISPOSE OF ASPHALT PAVING
- X7 REMOVE AND PROPERLY DISPOSE OF DRAINAGE STRUCTURES AND ASSOCIATED PIPING
- X8 REMOVE AND PROPERLY DISPOSE OF TREE (INCLUDING STUMP)
- X9 REMOVE AND PROPERLY DISPOSE OF A PORTION OF THE CONDUIT DUCT BANK. COORDINATE WITH OWNER AND DHMC FACILITIES DEPARTMENT
- X10 REMOVE AND PROPERLY DISPOSE OF STONE DRIP EDGE AND FOUNDATION DRAIN PIPING
- X11 REMOVE AND PROPERLY DISPOSE OF EXISTING SIGNS
- X12 REMOVE AND PROPERLY DISPOSE OF PORTION OF FENCE/GUARD RAIL
- X13 REMOVE STORE AND RESET GRANITE CURB AS POSSIBLE. IF CURBING IS DAMAGED OR UNSUITABLE FOR REUSE IT SHALL BE PROPERLY DISPOSED OF.
- X14 REMOVE, STORE AND RESET FIRE HYDRANT
- X15 REMOVE EXISTING VALVE AND POST INDICATOR. DISCARD VALVE AND STORE POST INDICATOR FOR RE-USE
- X16 REMOVE, STORE, AND RESET EV CHARGING STATION
- X17 IRRIGATION CONTROL BOX TO BE REMOVED, STORED AND RESET
- X18 REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINES, VALVES AND APPURTENANCES
- X19 REMOVE EXISTING SHRUBS ALONG FOUNDATION AND SAVE FOR POSSIBLE REPLANTING TO THE GREATEST EXTENT PRACTICAL
- X20 REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT BOLLARDS AND CONCRETE FOUNDATIONS

[illegible]

C102
(Page 5 of 15)



- CB 6
RIM 776.3
1. 12" ADS INV. 769.0
2. 4" PVC INV. 769.0
3. HOLE, NO PIPE INV. 768.9
4. 4" PVC INV. 772.8

- CB 7
RIM 775.9
1. 12" ADS INV. 768.2
2. 12" ADS INV. 768.4
3. 12" ADS INV. 768.8
4. 12" ADS INV. 768.2
5. 24" ADS INV. 768.0

- CB 8
RIM 772.0
1. 12" ADS INV. 768.9
2. 12" ADS INV. 768.9

- DHM 9
RIM 775.6
1. 12 ADS INV. 768.3
2. 12" ADS INV. 768.4

- CB 10
RIM 774.1
1. 12" ADS INV. 770.0
2. 6" PVC INV. 768.8
3. 6" PVC INV. 768.7
4. 12" ADS INV. 768.6

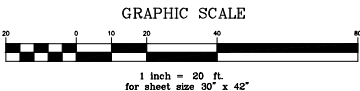
FRENCH DRAIN 16
RIM 771.9
OUT 10" PVC INV. 770.5

ELECTRICAL SCHEDULE

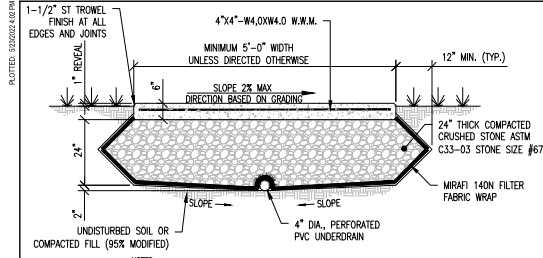
- | | |
|----|--|
| E1 | RESET EXISTING LIGHT POLE AND FIXTURE ON NEW CONCRETE FOUNDATION, TYP. OF 5 |
| E2 | RESET EXISTING EV CHARGING STATION ON NEW CONCRETE FOUNDATION (MATCH EXISTING FOUNDATION DESIGN) |
| E3 | TIE NEW CONDUITS TO EXISTING AND RE-RUN ELECTRICAL AND SECURITY WIRES |
| E4 | NEW ELECTRICAL CONDUITS. MATCH SIZE AND NUMBER OF EXISTING CONDUITS |
| E5 | EXACT LOCATION OF SITE LIGHTING SERVICE TO BE DETERMINED BY ELECTRICAL ENGINEER |
| E6 | ELECTRICAL HANDHOLE, TYPICAL. SET HANDHOLE ON EXISTING DUCTBANK |
| E7 | NEW DUCTBANK (MATCH SIZE AND NUMBER OF CONDUITS TO EXISTING) TO RE-ROUTE AROUND THE PROPOSED FOUNDATION AS SHOWN |
| E8 | NEW BOLLARD LIGHT, SOLID STATE BOLLARD BR48 SERIES LED, BY U.S. ARCHITECTURAL LIGHTING OR APPROVED EQUAL |

WATER SCHEDULE

- | | |
|-----|--|
| W1 | RELOCATE EXISTING IRRIGATION HANDHOLE AND RECONFIGURE IRRIGATION LINES IN THE FIELD. |
| W2 | EXTEND EXISTING 6" D.I. HYDRANT SERVICE LINE AS SHOWN |
| W3 | RELOCATE EXISTING HYDRANT |
| W4 | CUT, CAP, AND ABANDON EXISTING 4" D.I. DOMESTIC WATER SERVICE |
| W5 | 8" D.I. WATER LINE |
| W6 | 8"x4" D.I., REDUCING TEE |
| W7 | 4" D.I. DOMESTIC WATER SERVICE |
| W8 | 4" D.I. GATE VALVE |
| W9 | 8" D.I. FIRE SERVICE |
| W10 | 8" D.I. GATE VALVE WITH POST INDICATOR |
| W11 | FIRE AND DOMESTIC WATER SERVICE ENTRANCES (REFER TO MEP PLANS FOR EXACT LOCATION AND INTERIOR ROUTING TO TIE TO EXISTING WATER AND FIRE DISTRIBUTION SYSTEMS) INV. ELEV.: 780.5± |

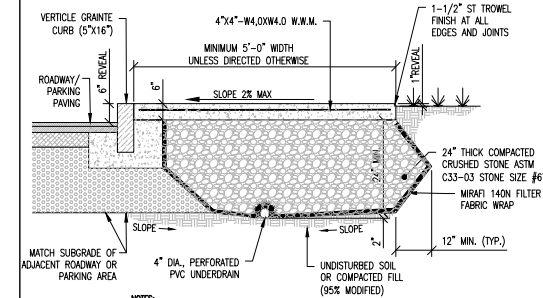


PLATTED SUBMITTALS



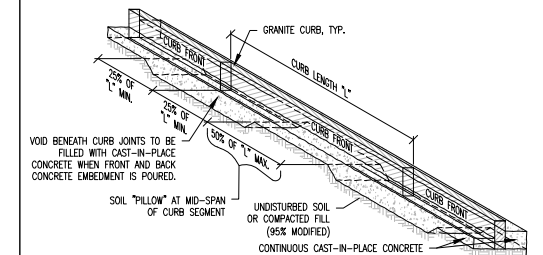
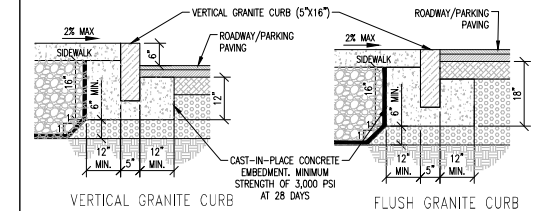
CONCRETE SIDEWALK (LAWN AREA)

NOT TO SCALE



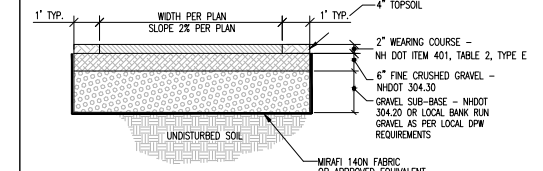
CONCRETE SIDEWALK WITH GRANITE CURB

NOT TO SCALE



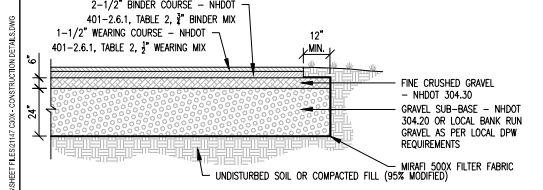
GRANITE CURB DETAILS

NOT TO SCALE



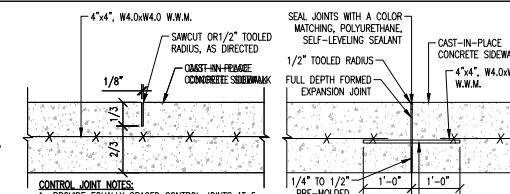
BITUMINOUS PAVED PATH DETAIL

NOT TO SCALE



PARKING PAVEMENT DETAIL

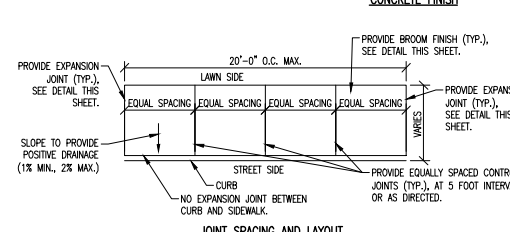
NOT TO SCALE



CONCRETE NOTES

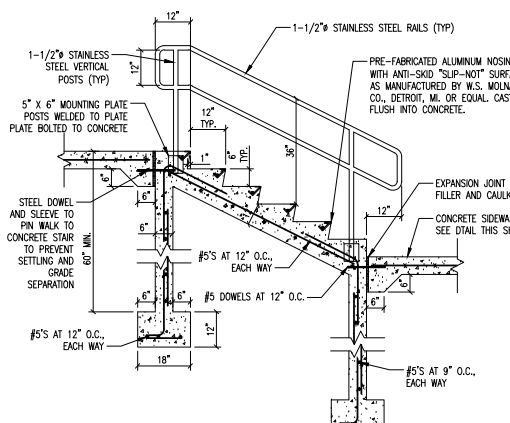
- CLASS B CONCRETE SHALL HAVE:
 - MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS
 - AIR ENTRAINMENT OF 5% TO 7% BY VOLUME
 - MAXIMUM WATER-CEMENT RATIO = 0.60
 - SUMP: 2-4 INCHES BEFORE ADDITION OF WATER REDUCER, 6-8 INCHES AFTER THE ADDITION OF WATER REDUCER
- NO CONCRETE SHALL BE DROPPED MORE THAN SIX FEET INSIDE A FORM
- FORMS SHALL BE SET UP SO THAT NO CONCRETE MAY FLOW UNDER THEM
- WELDED WIRE MESH SHALL BE CALWAZED, ASTM DESIGNATION A106A, MAXIMUM AT 4" X 4" SPACING, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI
- MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT
- CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWEL AND BROOKED WITH A MEDIUM BROOM. EDGES SHALL BE 1-1/2" SMOOTH TROWEL WITH A 1/2" RADIUS
- TREAT WITH SILANE-SILOXANE OR EQUIVALENT

CONCRETE FINISH



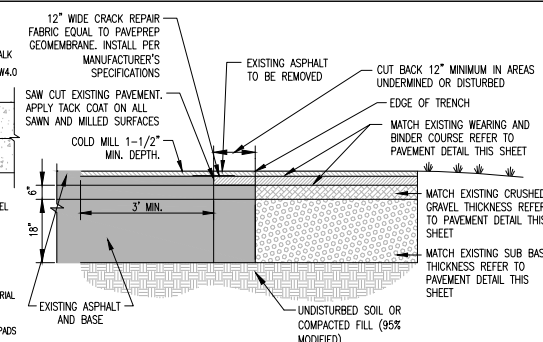
CONC. SIDEWALK JOINTS, FINISH, AND NOTES

NOT TO SCALE



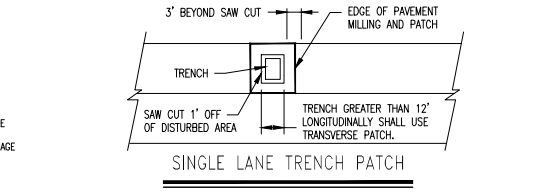
TYPICAL CONCRETE STAIR SECTION

NO SCALE



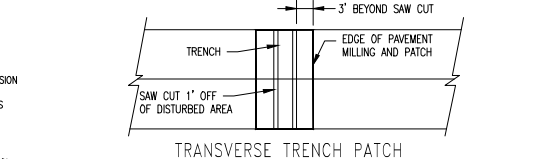
TRENCH CROSS SECTION DETAIL

NOT TO SCALE



SINGLE LANE TRENCH PATCH

NOT TO SCALE

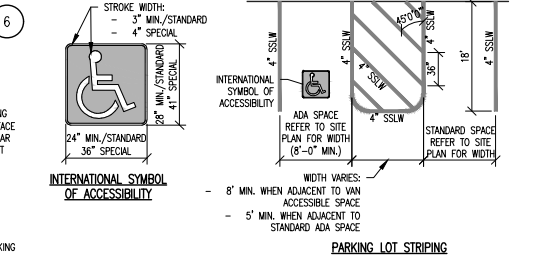


TRANSVERSE TRENCH PATCH

NOT TO SCALE

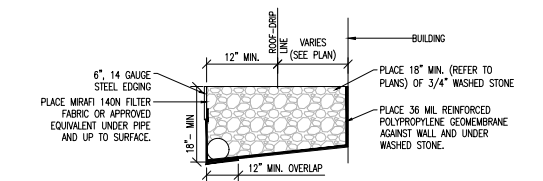
ASPHALT PAVEMENT TRENCH PATCH DETAIL

NOT TO SCALE



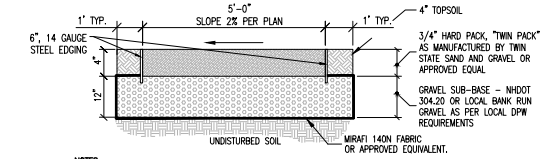
PAVEMENT MARKINGS DETAIL

NOT TO SCALE



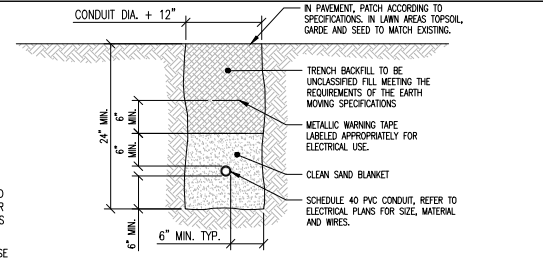
TYPICAL DRIP EDGE

NOT TO SCALE



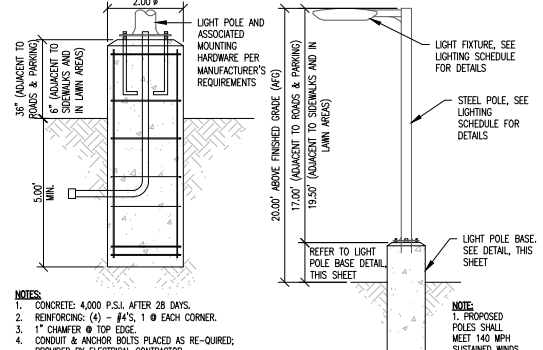
GRAVEL WALKWAY DETAIL

NOT TO SCALE



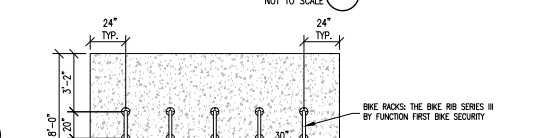
LIGHTING CONDUIT TRENCH

NOT TO SCALE



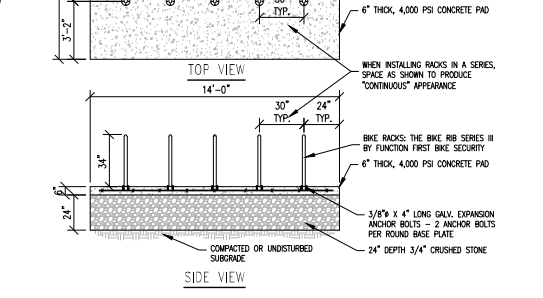
TYPICAL LIGHT POLE BASE

NOT TO SCALE



TYPICAL LIGHT POLE

NOT TO SCALE



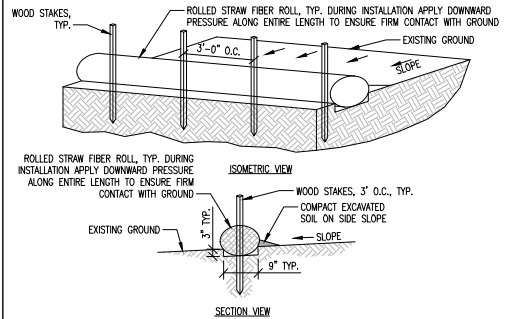
BIKE RACK DETAIL

NOT TO SCALE

PROJECT LOCATION: 36 LEHAYE DRIVE, LEBANON, NH 03756

SITE PLAN REVIEW
-FINAL-
MAY 23, 2022



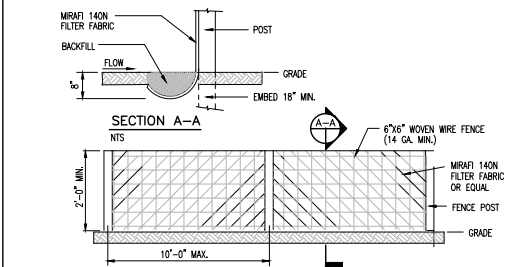


STRAW FIBER ROLL NOTES

1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
2. WHERE PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WETLAND, A DOUBLE ROW OF FIBER ROLLS SHALL BE USED.
3. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW

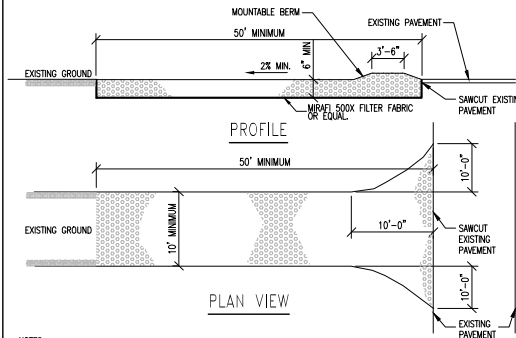
STRAW FIBER ROLL – SOIL

NOT TO SCALE



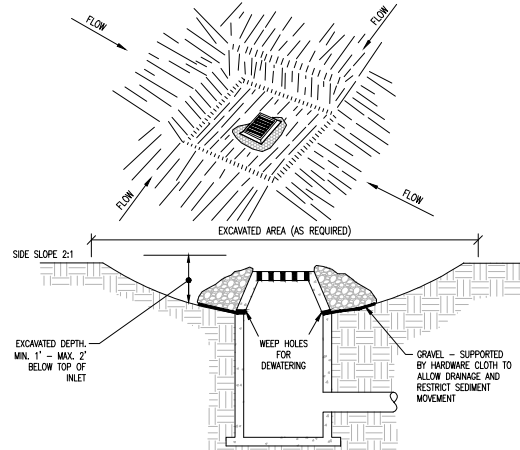
SILT FENCE

NOT TO SCALE 2



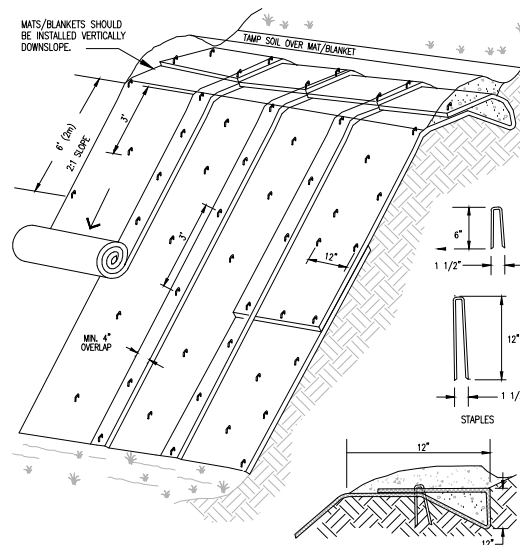
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE 3



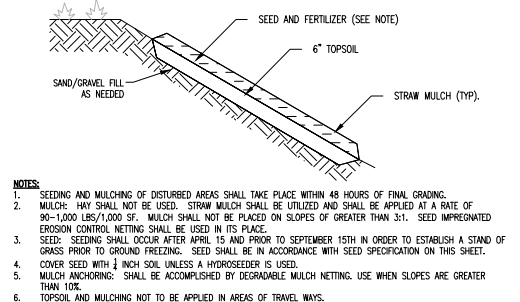
INLET PROTECTION

NOT TO SCALE



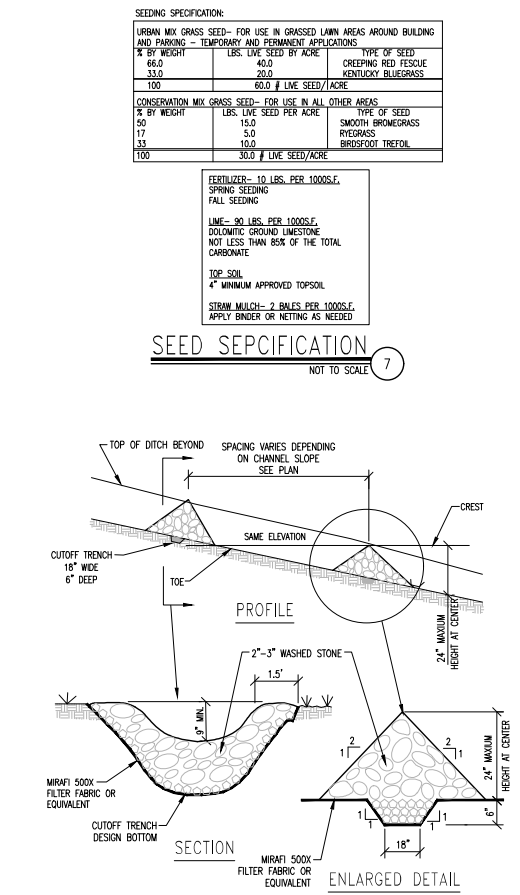
EROSION CONTROL BLANKET

0 SCALE 5



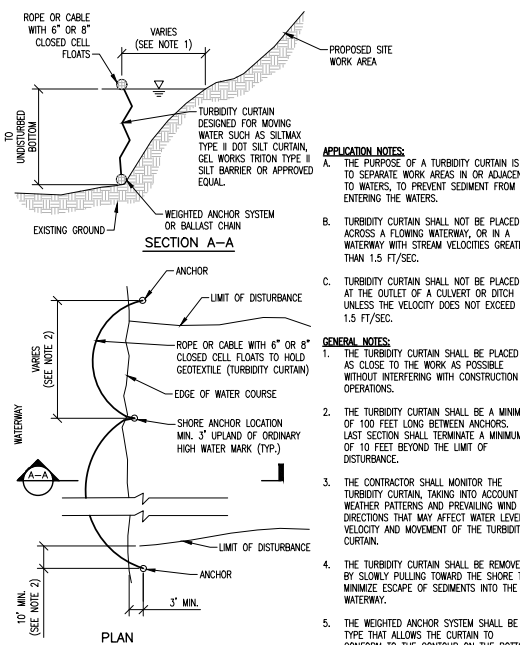
SEEDING AND MULCHING AREAS DETAIL

NOT TO SCALE 6



STONE CHECK DAM DETAIL

TO SCALE 8



TURBIDITY CURTAIN DETAIL

NOT TO SCALE 9

EROSION CONTROL NOTES

WINTER EROSION CONTROL NOTES

1. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE USED TO PROTECT THE EROSION CONTROL MEASURES FROM WINTER WEATHER DAMAGE.
2. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY TOWN OR SPRING MELT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED PROFESSIONAL ENGINEER, IS REVIEWED AND APPROVED BY INDICES.
3. 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 WITH ANCHORING PINS TO PREVENT WIND-UP. EROSION CONTROL BLANKETS SHALL BE PLACED AND MULCH SHALL BE SETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF TOWN OR SPRING MELT EVENTS.
4. 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 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 WITH ANCHORING PINS TO PREVENT WIND-UP.
5. AFTER OCTOBER 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 SMOOTH TON AREA.
6. ALL PROPOSED STABILIZATION OR STABILIZATION BY THE ABOVE SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

GENERAL EROSION CONTROL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR. THIS INDIVIDUAL SHALL BE PRESENT (ON-SITE FROM DAY-TO-DAY, AND OFF-SITE FOR PERIODS OF TIME) THROUGHOUT THE CONSTRUCTION OF THE EROSION CONTROL PLAN. THE EROSION CONTROL PLAN SHALL BE PROPERLY MAINTAINED AND MAINTAINED. THE ON-SITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.
2. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE (ASHOT M 114) OR SODIUM CHLORIDE (ASHOT M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT. IF OUST OR CRACKS OR NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY.
5. A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE SUBMITTED TO THE NIDES WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - a) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - b) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REGULATIONS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - c) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
6. RETAIN 9' OF THE BEDROCK PREPARED FOR INSPECTION PURPOSES. REQUEST FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL ROADWAYS AND PARKING LOOPS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - ONE COURSE OF 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 OR RIPRAP HAS BEEN INSTALLED; OR
 - ONE COURSE OF BEDROCKS HAVE BEEN PROPERLY INSTALLED.
13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
14. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION. SILTATION SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE MAINTAINED ONCE THE AREA IS STABILIZED.
15. DISCHARGE FROM DETERIORATING OF WORKING AREAS SHALL BE TO SEDIMENT BASINS THAT:
 - a) LOCATED IN UPLANDS;
 - b) LINED WITH HAYS OR OTHER ACCEPTABLE SEDIMENT TRAPPING UNDEERS;
 - c) SET BACK AS FAR AS POSSIBLE FROM UPLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
16. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH COFF OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
17. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND MULCHING.
18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND CUT SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATING AND PINNING.
19. ALL EXPOSED AREAS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.
20. CULVERT OUTLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE DES BEST MANAGEMENT PRACTICES FOR URBAN STORMWATER RUNOFF MANUAL (JANUARY 1996) AND THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992).
21. THE CONTRACTOR RESPONSIBLE FOR COMPLETION OF THE WORK SHALL UTILIZE TECHNIQUES DESCRIBED IN THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION CONTROL AND CONSTRUCTION.
22. DO NOT PLACE THE BORATION SYSTEM INTO SERVICE UNTIL ALL BMPs HAVE BEEN RUNOFF AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
23. DO NOT DISCHARGE SEDIMENT-LOADED WATERS FROM THE CONSTRUCTION ACTIVITIES (PUMPED, WATER FROM EXCAVATIONS) TO BORETENTION AREA DURING ANY STATE OF CONSTRUCTION.
24. DO NOT EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF AVAILABLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR. THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ON-SITE EROSION CONTROL COORDINATOR SHALL BE RESPONSIBLE FOR THE INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. COPIES OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES Delineated ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE ACCESS TO ALL EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON-SITE AT ALL TIMES.
3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PERFORMED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
4. ALL EROSION CONTROL SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SILT FENCES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
5. INSTALL TEMPORARY GRADE CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL LIFT PROTECTION ON EXISTING AND NEW CATCH BASINS.
7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
9. COMPLETE FINAL GRADING OF SITE, PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

1. LIMIT LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
2. BARY SHALL NOT BE USED.
3. DOUBLE ROW OF STRAW MATS SHALL BE INSTALLED ALONG THE WETLAND BOUNDARY. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRAW MATS WHEN IT BECOMES 6 INCHES DEEP. THE PERIMETER CONTROL WILL BE PREPARED AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE WETLAND.
5. INSTALL STONE CHECK DAMS IN GRASS-LESS SLOPES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
7. STONE CHECK DAMS SHALL BE DESIGNED TO PROVIDE PROTECTION AND PROMOTE GROWTH OF VEGETATION.
8. SEDIMENT SHALL BE REMOVED FROM DRAIN PIPES WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
9. EXCAVATED MATERIAL FROM AREA EXCAVATION AND DITCH DITCHING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
10. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND COVERED WITH MULCH AND AN ANEMOMETER AND WIND VANE SHALL BE INSTALLED TO MONITOR WIND DIRECTION AND VELOCITY. SEDIMENTATION OFF SITE LOCATE STOCKPILES ON THE UPRILE SIDE OF DISTURBED AREAS, IF POSSIBLE, DURING WINDY CONDITIONS. STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

1. GRASS LINED SLOPES SHALL BE TOP SOILED, SOODED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SOODED IMMEDIATELY AND MAINTAINED UNTIL SOO HAS PERMANENT HOLD AND IS HEALTHY.
2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEODED, FERTILIZED AND MULCHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERGEOUS STRAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PROBABLY NEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

[illegible]

SEAL:	
PROJECT NUMBER:	EV 21147
DATE:	05/23/2022
SHEET TITLE AND NUMBER:	

C304
(Page 14 of 15)

EROSION PREVENTION AND
SEDIMENT CONTROL DETAILS

Page 65 of 77

DARTMOUTH-HITCHCOCK MEDICAL CENTER
OUTPATIENT SURGERY CENTER RENOVATION

36 LaHaye Drive
Lebanon, NH 03766

[illegible]

NOT FOR
CONSTRUCTION

SEAL:	
PROJECT NUMBER:	2022008
DATE:	PROGRESS 5/4/22
SHEET TITLE AND NUMBER:	

A302
(Page 15 of 15)

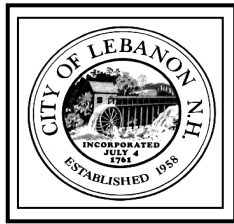
Page 66 of 77



**Agenda
Planning Board
June 13, 2022**

**Agenda Item #4A
Other Business**

**Johnsbury Automobile Group
(applicant) and
ORQT, LLC
(property owner),
425 Miracle Mile
(Tax Map 103, Lot 15),
zoned GC
PB2021-19-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

**RE: Building Addition at 425 Miracle Mile (Tax Map 103, Lot 15)
Minor Alteration to Approved Site Plan (PB2021-19-SPR)**

DATE: June 7, 2022

This memorandum serves to inform the Planning Board of minor changes to the site plan for the building additions at 425 Miracle Mile (Tax Map 103, Lot 15), originally approved by the Board on August 9, 2021 (PB2021-19-SPR). The changes are shown on the attached 2-sheet plan set and include the following, as described by Adam Morse, P.E. of Engineering Ventures in an e-mail to staff sent May 19, 2022:

- "Propane tank had to be moved out into the parking lot by about 10 ft. due to the proximity to the Liberty Utilities Power Easement resulting in removal of three service spaces.
- The electrical transformer moved south and an additional power pole was needed.
- Waste oil tank now inside the building.
- Removed two ADA spaces in front of the building.
- Vestibule at front of building now shown, grades adjusted accordingly.
- Dumpster enclosure was widened by 10 ft. so another service parking space was lost with that adjustment."

In accordance with Section 9.2 of the Site Plan Review Regulations, the Planning and Development Department is of the opinion that these changes can be considered a Minor Alteration and do not require further Planning Board review. In accordance with Section 9.2.C, any Board member, or any person aggrieved may make a written request for an approval under this section to be reviewed by the full Board.

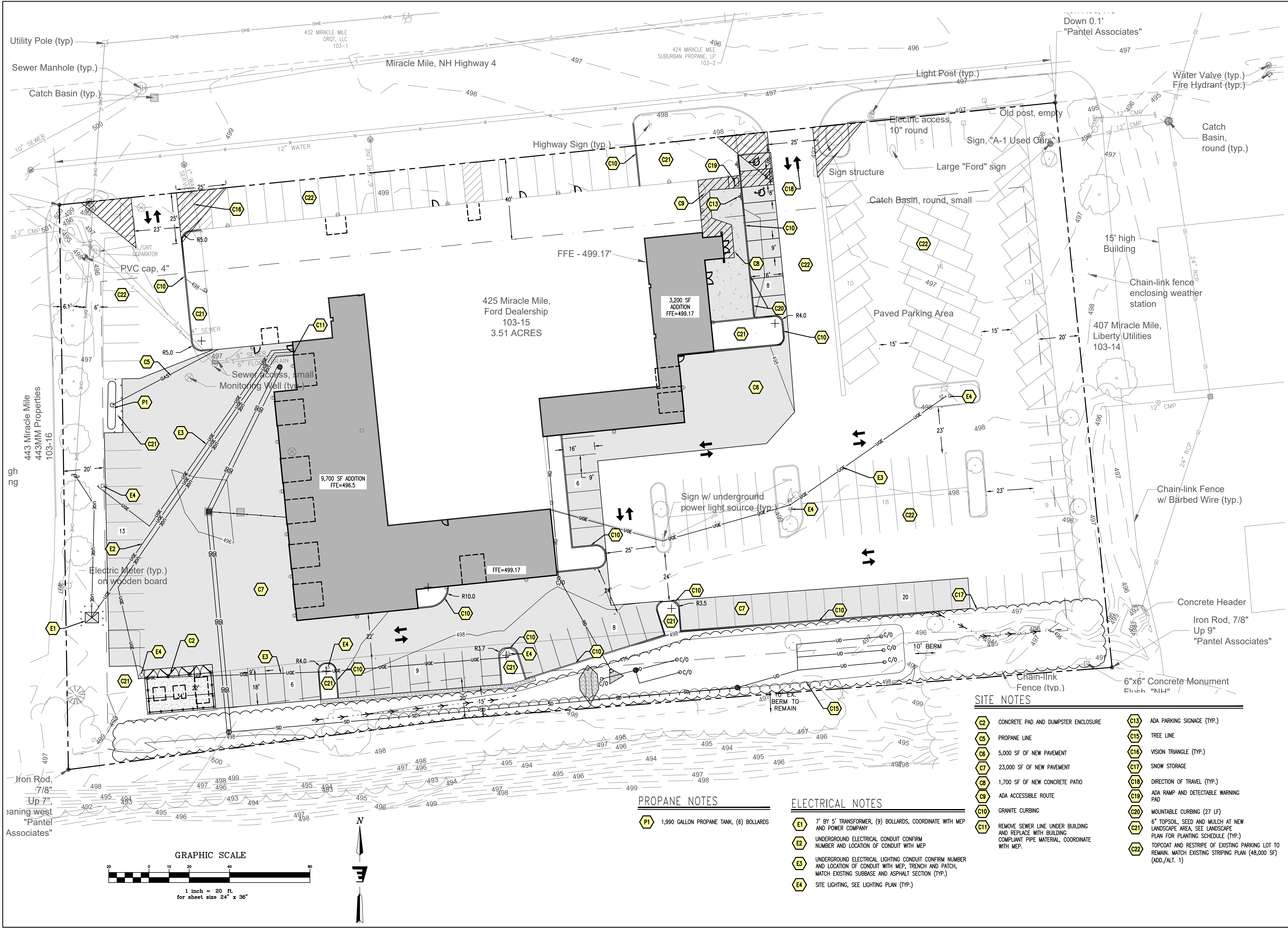
By way of further background, Section 9.2.A of the Site Plan Review Regulations allows the Planning Director to approve a "minor alteration" subsequent to final site plan approval, but prior to the issuance of a Certificate of Occupancy, provided that:

- (a) The alteration is not deemed to be a "material change". The term "material change" is defined in Article II as, "Any proposed alteration to a previously approved Site Plan and/or previously developed property, which necessitates or results in significant changes to access, parking, circulation, drainage, lighting, or required landscaping on the site." and
- (b) The alteration either (i) is "necessitated by unforeseen or unanticipated circumstances", or (ii) "constitutes a deviation from the plan which was constructed or installed as a result of a good-faith error, rather than negligence."

Section 9.2.B further provides that a change shall be deemed to be a minor alteration only if all of the following apply:

1. It is relatively minor, in light of the overall scope of the approval;
2. It does not result in a violation of any express condition of the approval, or of any zoning or other local, state, or federal regulatory provision; and,
3. The Planning Director concludes that no reasonable Board (or, as applicable, Minor Site Plan Committee) member could consider the change as grounds for reconsidering or altering any aspect of the Notice of Action.

cc: Adam Morse, P.E., Engineering Ventures, PC (via e-mail)
ORQT, LLC (property owner)



Stamp	
Date	Description
4/28/2022	FIELD CHANGES
5/11/2022	REMOVE 2 ADA SPACES

No.	Description
1	FIELD CHANGES
2	REMOVE 2 ADA SPACES

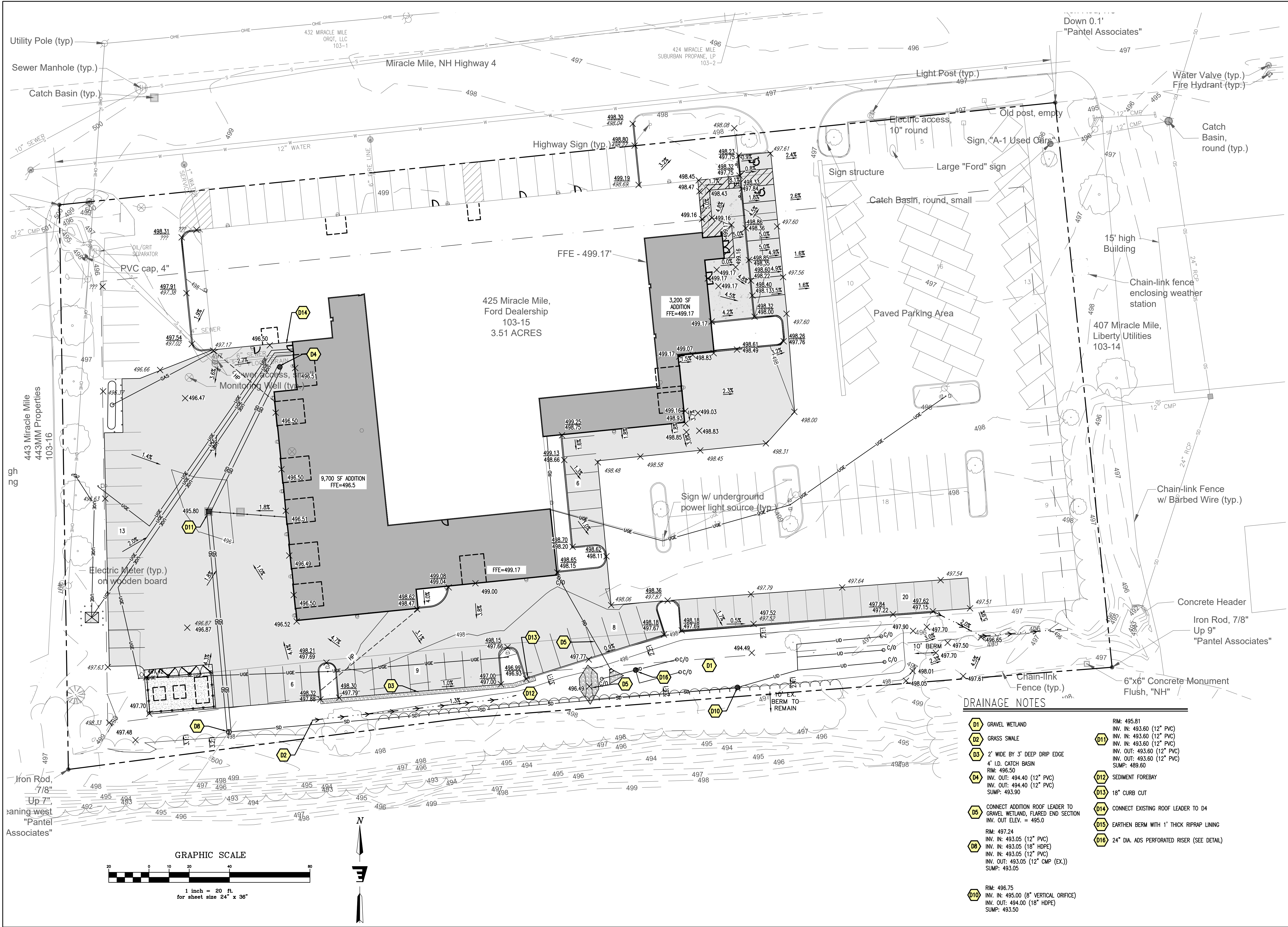
ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033
414 Union Street, Schenectady, NY 12305 • 518-530-3614
www.engineeringventures.com

St. Johnsbury Automobile Group
425 Miracle Mile
Lebanon, NH
603-448-3363

SITE LAYOUT PLAN
LEBANON FORD NEW ADDITION
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 21198
Drawn By: AM
Checked By: NF
Scale: 1"=20'
Date: 5/19/2021

C2.1
SHEET 9 OF 16



No.	Description	Date	Stamp
1	FIELD CHANGES	4/28/2022	
2	REMOVE 2 ADA SPACES	5/17/2022	

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033
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St. Johnsbury Automobile Group
425 Miracle Mile
Lebanon, NH
603-448-3363

GRADING, DRAINAGE AND UTILITY PLAN
LEBANON FORD NEW ADDITION
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 21198
Drawn By: AM
Checked By: NF
Scale: 1"=20'
Date: 5/19/2021

C2.2
SHEET 10 OF 16

**Agenda
Planning Board
June 13, 2022**

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

May 9, 2022

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, May 9, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

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

MEMBERS ABSENT: Matthew Hall (Vice-Chair)

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

1. Call to Order

Chair Garland called the meeting to order at 6:37 PM.

Tom Jasinski and Cori Hirai were appointed for the absent and remote board members.

2. Notice of Regional Impact

The following application was received by the Planning and Development Department on or before May 9, 2022:

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 northwest 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

Mr. Brooks recommended that the above application has no potential for regional impact.

A MOTION by Laurel Stavis that the application above has no potential for regional impact.

The motion was seconded by Tom Martz.

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

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

1 increase in the maximum permitted building height, and (iii) Section 307.9.B to allow
2 parking spaces to be located within the front yard. PB2022-17-SPR
3

4 Mr. Corwin stated that Staff recommends the application is complete enough for the Planning Board to
5 accept jurisdiction and commence review.
6

7 ***A MOTION by Jeremy Rutter that the application of Recreo, LLC, 2 Mascoma Street (Tax Map 91,***
8 ***Lots 254), zoned LD is complete enough for the Planning Board to accept jurisdiction and commence***
9 ***review.***

10 ***The motion was seconded by Laurel Stavis.***
11

12 Mr. Jasinski noted that there was no posting of the meeting on a sign staked in the ground at the project
13 site. Mr. Sidore, the applicant, stated that it was posted in a window of the building as directed by staff.
14 Mr. Corwin stated that the sign could be posted on a stake closer to the street in the future if that is
15 preferred by the Board.
16

17 ****The MOTION was approved (9-0).***
18
19

20 Mike Davidson, Tim Sidore of Recreo LLC, Adam Portz of the Masse Group, and Jim Wasser and Doug
21 Sonsalla of Nexus Studio appeared in support of the application.
22

23 Mr. Wasser introduced all the related consultants and described the proposed project. The site was
24 previously occupied by the Village Market, which closed. Redevelopment, increased density, pedestrian
25 orientation, landscaping, and sustainability are the goals of the project. It would be comprised primarily of
26 studio apartments oriented toward Colburn Park. Retail spaces would be included. Stormwater
27 management and parking capacity were also described.
28

29 Corey Mack, transportation engineer, introduced the traffic analysis for the site, which compared the trips
30 of both the current improvements and the proposed development. The resulting data showed a small
31 increase during morning peak hours and a lower number of trips in the evening peak hour for the
32 proposed development. Crash data revealed only one occurrence related to the current site. The site lines
33 would meet the design minimum.
34

35 Mr. Davidson described his history of projects in the Upper Valley and his preference for redeveloping
36 existing, underutilized sites especially in downtown areas as opposed to developing on green field sites
37 outside of developed areas. He mentioned that his goal is to improve downtown Lebanon by bringing
38 more people downtown as recommended in the Master Plan and the Downtown Visioning Study.
39

40 Mr. Corwin noted that there are a number of items to be discussed by the Board and the applicant:

- 41 - Phased development
- 42 - Waiver requests that need clarification
- 43 - Section 6.10 should be reviewed
- 44 - Density determination to be made by the Planning Board
- 45 - Parking required
- 46 - Off-site parking Conditional Use Permit (CUP)
- 47 - Reduced rear setback CUP
- 48 - Building heights CUP
49

50 Other issues in the Staff Memo regarding Fire Department and Police Department comments also need to
51 be addressed.

1
2 Mr. Wasser commented on the Fire Department issue regarding westbound access to the site.
3

4 Mr. Vincent noted that there is a third-party engineer, Steve Keach, reviewing the project for the Board
5 and the balance of items to be addressed would be worked out later. The traffic study is consistent with
6 the requirements.
7

8 Ms. Romano cited several positives related to the project. She expressed concern over the overall size of
9 the gateway building and suggested eliminating one or two levels. She suggested that all fire department
10 access should be met and commented on the short-term parking issue.
11

12 Mr. Wasser noted that multiple materials were proposed to soften the façade and size of the building.
13

14 Mr. Jasinski received clarification of building height.
15

16 Ms. Hirai asked for more description of the landscaping plan. Mr. Wasser noted that the placement shown
17 is correct, but the species may change. Mr. Portz, the landscaping architect, stated that the landscape
18 renderings give the landscaping concept but not specific species. There would be a mix of sizes and
19 seasonality among the choices for landscaping. Ms. Hirai inquired if that would soften the size of the
20 buildings. Mr. Portz noted that the sizes of the plantings would grow larger over time. The shade trees
21 would be a good size when planted but would grow and make a significant impact. Ms. Hirai asked if this
22 would impact traffic sightlines. Mr. Portz stated that they would confirm that all proposed landscaping
23 would provide adequate sight distance.
24

25 Mr. Martz expressed concern over parking and the availability of that parking if the property was sold.
26 Mr. Corwin stated that the requirement would run with the land. Mr. Martz also expressed concern over
27 the Fire Department giving a variance for the distance required for trucks and the presence of sufficient
28 exits. Mr. Wasser stated that the trucks would usually have access to one side, but this site has access on
29 multiple sides.
30

31 Chair Garland invited public comment.
32

33 Maryann Mastro of Ward 2 presented a chronology of the proposal and the changes to LD requirements
34 related to reduced setbacks and parking. She questioned the use of CUPs to overcome a number of the
35 new requirements as well as the sale of city property to the applicant. She stated that the site may not be
36 adequate for the project if so many waivers and CUPs are required.
37

38 Karen Liot Hill, City Councilor, commented as a resident with knowledge of city policy and changes. She
39 stated that zoning issues are being addressed incrementally, bringing those policies into compliance with
40 the vision of Lebanon residents and the guiding principles of reducing sprawl, conserving resources, wise
41 use of infrastructure, creating a walkable downtown, and preserving the character of the city. There have
42 been recent changes in favor of density with new setbacks and building heights. The city boards have
43 been implementing the will of the people in those changes, and the project is consistent with the Master
44 Plan, Visioning Study, and makes the best use of the typography. The project makes every effort to create
45 an attractive entrance for Lebanon.
46

47 Robin Carpenter of 41 Bank Street stated that he would like to see a grocery store in the space. He noted
48 that a “sweetheart land deal” made it possible, and the project is noncompliant based on the number of
49 requested waivers. He added that CUP’s are waivers and throw out site plan regulations. The parking plan
50 is a “hot mess” with a mixture of on-site and off-site parking and trucking away snow would be
51 necessary. In his opinion, the project is not ready for site plan approval,

1
2 Bruce Pacht of Mascoma Street expressed his endorsement of the project, noting that refinements would
3 be coming. He added his hope that it comes to fruition.
4

5 Clifton Below, City Counselor, commented as a resident who lives within walking distance of the city
6 center and manages One Court Street. The project provides needed housing, fits within the regulations,
7 uses appropriate materials, and makes good use of parking off site. The proposal is responding to zoning
8 changes that have been scrutinized, and he agrees with Ms. Liot Hill and Mr. Pacht.
9

10 Joan Monroe of Ward 3 expressed concern about the proposal, which is the largest of this nature. She
11 cautioned the Board members to be very careful and resist pressure because there are new members and
12 former members returning to the Board. Things have changed including International Fire Codes and
13 limited ladder heights. There is a challenging traffic pattern near building 2. The Board members need to
14 use common sense and their knowledge when evaluating a project. There are questions about landscaping
15 and other areas, and specifics of traffic and landscaping are needed. It is important to use caution and be
16 methodical, taking time to get all additional, needed information.
17

18 Victoria Smith of Elm Street inquired about the waivers for plantings in parking lots. Mr. Wasser noted
19 that the drawing is accurate and added that they are hoping to attract a new food market.
20

21 Darla Bruno of Spencer St. questioned the parking situation for those using off-site parking, adding that a
22 traffic signal may be needed. There is already too much traffic at Colburn Park and the project could be
23 increasing it. The water supply may also be a problem, and she expressed mixed feelings about the
24 project.
25

26 Mr. Rutter inquired about changing the landforms by modifying the slope and wondered if there was
27 enough oversight on what relics or antiquities might be destroyed in the process.
28

29 Ms. Stavis questioned the affordable housing aspect of the project. Mr. Davidson stated that it would be
30 predominantly market rate, but with 10% at workforce housing rates. Ms. Stavis also noted that it would
31 be an ambitious project and suggested revitalization of West Lebanon and reexamining Route 120.
32

33 Ms. Hirai questioned whether bike parking would be sufficient. She also noted that there is no weekend
34 transit available and inquired about EV charging and energy efficiency with solar potential. The roof
35 angles and towers may cause snow sliding. Other concerns focused on the lack of a common area for
36 Bldg. 1, parking for shoppers, snow storage, a name for the complex and signs.
37

38 Mr. Jasinski inquired if Board members could write and submit questions. Mr. Corwin stated that they
39 could always submit questions to Staff, adding that he would include those questions in the Staff Memo
40 for the next meeting.
41

42 Ms. Romano expressed concerns regarding access, traffic, parking, and the difficulty of snow removal if
43 there is parking overnight.
44

45 Chair Garland suggested expanding the fiscal impact study and using examples such as the Mt. Support
46 projects. He noted the incremental cost for fire and police.
47

48 Chair Garland noted that he would like to continue the application to subsequent meeting to allow the
49 applicant to address the questions and comments raised tonight.
50

51 Mr. Brooks suggested the June 13, 2022, meeting to go through waivers and Staff and Board comments.

1
2 ***A MOTION by Kathie Romano to continue the hearing of Recreo, LLC, 2 Mascoma Street (Tax Map***
3 ***91, Lots 254), zoned LD to June 13, 2022, at 6:30 PM.***

4 ***The motion was seconded by Laurel Stavis.***

5 ****The MOTION was approved (9-0).***
6
7

- 8 **B. Recreo, LLC, Water Street Mill, LLC, and 21 Agua Street, LLC, regarding 2**
9 **Mascoma Street (Tax Map 91, Lot 254), 0 Water Street (Tax Map 91, Lot 255) and 21**
10 **Water Street (Tax Map 91, Lot 257), zoned LD:** The applicants request a Conditional
11 Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at
12 0 Water Street for the benefit of Recreo, LLC's proposed mixed use development at 2
13 Mascoma Street (PB2022-17-SPR), and to allow off-lot parking at 2 Mascoma Street and
14 21 Water Street for the benefit of the office building use at 10 Water Street (Tax Map 91,
15 Lot 259). PB2022-22-CUP.
16

17 This project was discussed simultaneously with the prior agenda item.
18

19 **4. Other Business**
20

- 21 A. Planning Board endorsement of the final Open Space Plan, as adopted by the
22 Conservation Commission on 11/18/2021
23

24 Ms. Hirai inquired if changes were made since the last meeting. Mr. Brooks did not recall having received
25 any proposed changes from Board members. Mr. Goodwin suggested Board members send along
26 comments and edits to his attention.
27

28 Mr. Goodwin stated that the creation of the Open Space Plan was not the typical process due to COVID.
29 It caused the presentation of a finished document without enough context. More feedback was needed.
30 He reviewed four primary messages from the plan:

- 31 • Smarter planning process
- 32 • Benchmarks and methods for open space to remain functional
- 33 • Plan alignment with the Master Plan and future land use plan
- 34 • Vibrant open space does not negatively impact development opportunities
35

36 Mr. Goodwin explained the essence of the Open Space Plan and the metrics and methods of evaluation.
37
38

39 ***A MOTION by Kathie Romano for the Planning Board to endorse the Open Space Plan.***

40 ***The motion was seconded by Laurel Stavis.***

41 ****The MOTION was approved (9-0).***
42

43 Chair Garland appointed Laurel Stavis as the Board's representative for the West Lebanon Revitalization
44 Advisory Committee.
45

46 Mr. Brooks noted there would be some upcoming transitions within the Planning & Development
47 Department as he would be moving into the City Manager's Office later this year and a new Planning
48 Director was being sought.
49
50

1 **5. Approval of Minutes**

2
3 A. April 11, 2022

4
5 *A MOTION by Cori Hirai to approve the Planning Board Minutes of April 11, 2022, as presented.*

6 *The motion was seconded by Laurel Stavis.*

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

8
9 **6. Adjournment**

10
11 *A MOTION by Tom Martz to adjourn the meeting.*

12 *The motion was seconded by Kathie Romano.*

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

14
15 The meeting was adjourned at 9:28 PM.

16
17 Respectfully Submitted,

18
19 Holly Howes

20 Recording Secretary