



**LEBANON PLANNING BOARD
SEPTEMBER 19, 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. LWM Residential LLC, 1 Foundry Street (Tax Map 91, Lot 263), 25 Mechanic Street (Tax Map 91, Lot 267), and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD:** Request for Site Plan Review of a phased, 196-unit multi-family development including a new 4-story, 27-unit multi-family building with a parking garage on the ground floor at 43 Mechanic Street; a new 4-story, 31-unit multi-family building with a lower-level parking garage at 25 Mechanic Street, to be merged with 1 Foundry Street; and, at 1 Foundry Street, the renovation of the existing Woolen Mill building into 49 dwelling units, the renovation of the existing commercial building and boiler building into amenity spaces, construction of a 2-story parking structure, and construction of a new 5-story, 89-unit multi-family building with a lower-level parking garage, together with associated site improvements. PB2022-36-SPR - ***Completeness review only on 09/19/2022, public hearing to commence on 10/10/2022***
 - B. City of Lebanon, Lebanon Municipal Airport, 5 Airpark Road (Tax Map 131, Lot 1) and 0 Airpark Road (Tax Map 159, Lot 4), zoned IND-L:** Request for a Boundary Line Adjustment. PB2022-32-BLA
 - C. City of Lebanon, 36 Poverty Lane (Tax Map 117, Lot 1), zoned IND-L:** Request for Site Plan Review to reconstruct and expand the Police Station parking lot. PB2022-33-SPR (NOTE: This application will be reviewed as a Governmental Land Use pursuant to RSA 674:54)
 - 4. Other Business**
 - 5. Approval of Minutes**
 - A. August 8, 2022**
 - 6. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note:

Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

**Agenda
Planning Board
September 19, 2022**

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

**LWM Residential LLC,
1 Foundry Street
(Tax Map 91, Lot 263),
25 Mechanic Street
(Tax Map 91, Lot 267), and
43 Mechanic Street
(Tax Map 106, Lot 34),
zoned LD**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

September 19, 2022 Meeting

Staff Memorandum – PB2022-36-SPR

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2022-36-SPR

Application Type:

Site Plan Review to construct a phased multi-building, multi-family development with a total of 196 dwelling units and associated public and private amenities, structured parking, and site improvements

Property Location & Tax Map:

- 1 Foundry Street (Tax Map 91, Lot 263)
- 25 Mechanic Street (Tax Map 91, Lot 267)
- 43 Mechanic Street (Tax Map 106, Lot 34)

Applicant/Property Owner:

LWM Residential LLC

Zoning District:

Lebanon Downtown (LD)

Overlay Districts:

- Floodplain District
- Riverbank Protection District
- Wetlands Conservation District

Future Land Use Map:

Central Business District

LEGAL NOTICE

LWM Residential LLC, 1 Foundry Street (Tax Map 91, Lot 263), 25 Mechanic Street (Tax Map 91, Lot 267), and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Request for Site Plan Review of a phased, 196-unit multi-family development including a new 4-story, 27-unit multi-family building with a parking garage on the ground floor at 43 Mechanic Street; a new 4-story, 31-unit multi-family building with a lower-level parking garage at 25 Mechanic Street, to be merged with 1 Foundry Street; and, at 1 Foundry Street, the renovation of the existing Woolen Mill building into 49 dwelling units, the renovation of the existing commercial building and boiler building into amenity spaces, construction of a 2-story parking structure, and construction of a new 5-story, 89-unit multi-family building with a lower-level parking garage, together with associated site improvements. PB2022-36-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Lebanon Woolen Mill – 1 Foundry Street Project Narrative, dated August 15, 2022, prepared by Engineering Venture, PC (4 pages)
- ▶ Application for Waivers (3 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Excerpt from plan set titled “Lebanon Woolen Mill,” dated August 15, 2022, prepared by Engineering Ventures, PC, EV Project: 22122 (Cover Sheet and Phasing Plan)

All other application materials are on file at the Planning and Development Department and are available for review upon request.

COMPLETENESS REVIEW & STAFF COMMENTS

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 (“Initial Completeness Determination”) of the Site Plan Review Regulations. At the time of the writing of this memo, staff is still reviewing the application in accordance with the Lebanon Site Plan Review Regulations. An update on completeness will be provided at the September 19th meeting. If the Board deems the application complete, the public hearing should be opened and continued to the next regular meeting of the Planning Board scheduled for **October 10, 2022**.

Attachments

cc: Jon Livadas, LWM Residential LLC (jon.livadas@outlook.com)
File

APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: LWM Residential LLC, Jon Livadas

TEL.#: 302-598-3492

MAILING ADDRESS: 1 Guyenne Rd, Wilmington, DE 19807

E-MAIL ADDRESS: jon.livadas@outlook.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 91

LOT#: 263 & 267

PLOT #:

ZONE: LD

STREET ADDRESS OF PROJECT: 1 Foundry St & 25 Mechanic St, Lebanon, NH 03766

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☒ YES ☐ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☒ YES ☐ NO

SCOPE OF PROJECT:

Conversion of the former Kleen commercial laundry facility and Kleen Dry Cleaner site into a multi-building multi-family development to include 169 residential units in 3 buildings, two 2 buildings with amenity spaces, surface and structured parking, water and sewer line replacements, stormwater improvements, and pedestrian circulation and accommodations.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: _____

DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER: _____

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
8-15-22	91/263 & 91/267	PB2022-36-SPR			

Lebanon Woolen Mill 1 Foundry Street, City of Lebanon, NH

Project Narrative August 15, 2022

I Introduction

The Lebanon Woolen Mill project will consist of construction of multi-family housing and renovations to the existing Lebanon Woolen Mill complex to accommodate a total of 196 residential units in a mixture of studio, 1-bedroom, and 2-bedroom apartments. Some existing features, such as the boiler building, and smokestack are to remain in place. The development encompasses three parcels, all located in the Lebanon Downtown (LD) Zoning District (LD):

- Lot 91-263: 3.67± acres located at 1 Foundry Street
- Lot 91-267: 0.53± acre located at 25 Mechanic Street
- Lot 106-34: 0.54± acre located at 43 Mechanic Street

The project will merge lots 91-263 and 91-237 and will adjust the boundary between 91-263 and 106-34. The project will require the following approval from the Lebanon Planning Board:

- Lot Merger for 1 Foundry Street and 25 Mechanic Street
- Lot Line Adjustment for the rear lot line of 43 Mechanic Street
- Site Plan Review for 1 Foundry Street/25 Mechanic Street
- Site Plan Review for 43 Mechanic Street

The site plans include a Phasing Plan to demonstrate the order in which the project will be built out.

II Existing Conditions

1 Foundry St. currently contains several existing structures including an approximately 23,000 sf commercial building that had been used as a woolen mill and later for Kleen Laundry operations, a 6,500-sf commercial building used by Kleen Laundry and an 1,800-sf boiler building and smokestack facility. All buildings are currently vacant. Municipal water and sewer main lines run through the existing site with utility service lines supplying each existing structure. An electrical transformer located to the northwest end of the parking area feeds the existing buildings. Overhead power is connected off Blacksmith St. to the south. The site also contains overhead lines which may still feed some facilities. The site is located adjacent to the Mascoma River to the south and abuts several commercial and residential properties to the north. The site contains a large, paved parking area, and in general the site slopes from north to south with steeper grades towards the north end and flatter areas in the southern parking lot. The entire lot drains to the Mascoma River either through a series of catch basins and trench

drains in the drive access or via sheet flow from the paved areas directly to the riverbank. There is an area of naturally vegetated land along the southeast end of the property that is along the Mascoma River and partially within the floodplain.

25 Mechanic St. is the site of the former Kleen Drycleaners. It contains a small parking lot and 2,200 sf commercial building that is also vacant it is assumed the existing building roof drains to Mechanic St. and may possibly be tied into the sewer system, the parking lot appears to sheet flow towards Mechanic St. and drains into the nearby municipally controlled catch basins. The remainder of the lot drains to 1 Foundry St. to the east.

43 Mechanic St. contains a small residential apartment building, parking area and a garage. This site slopes to the east and also discharges stormwater, uncontrolled, 1 Foundry St.

II Proposed Work

The exiting three story Woolen Mill building will be renovated to provide approximately 49 Apartments. The adjacent commercial building (Building 2) and the existing boiler building will be renovated provide amenity spaces, and a 2-story parking structure will be constructed next to Building 2. The new Building 3 will be constructed towards the south end of the site, contain 89 units, and have a parking garage on its lowest level. It will be approximately 73,347 sf and six stories, including the parking level. Additional parking and drive access from Blacksmith St. to the south will also be provided west of Building 3. A centrally located courtyard area will connect the two ends of the property for pedestrians and emergency vehicular access. Traffic flow will generally consist of two-way access from Foundry St. for parking facilities associated with Building 2, The Woolen Mill and 25 mechanic St. and the and two-way access from Blacksmith St. for Building 3 residents.

25 Mechanic St. will contain a new four-story, 31-unit, residential structure with a lower-level parking garage. The parking garage will be accessed from Building 2 via the 1 Foundry St. access point. Direct pedestrian access to Mechanic St will be included. The site will also include a pedestrian connection from Mechanic St to the central courtyard in 1 Foundry St.

43 Mechanic St. will contain a new four story, 27-unit, residential building with a parking garage on the ground floor. Surface parking will also be provided at 43 Mechanic St. behind the building. 43 Mechanic St. will have a dedicated two-way drive access from Mechanic St. Direct pedestrian access to Mechanic St. and 1 Foundry St. will be included.

III Utilities

Water and sewer utilities for the Woolen Mill and buildings 2 and 3 will connect to the main water and sewer lines that run down Foundry St. and through the 1 Foundry St. site. The main water system for the 1 Foundry St. site loops from Foundry St. to Blacksmith St. and the sewer main gravity flows through the site to a manhole in Blacksmith St. and from there continues south. Existing water and sewer mains will be realigned with this project to accommodate the new buildings. The parking garages will contain drainage systems that drain to dedicated oil and grit separators for each garage. The separators will connect into the sewer main that runs through the 1 Foundry St. site. 43 Mechanic St. will have a water service line connection to the

water main in Mechanic St. while its sewer service line will run downslope to the east and connect in to the 1 Foundry St. sewer main. 25 Mechanic St. will have sewer and water service line connections in Mechanic St. All buildings will have fire service line connections as required and up to four hydrants are proposed to be spaced out along the main water alignment.

Electrical utilities for 1 Foundry St. will be fed from a centrally located transformer to the west of the site in the approximate location of the existing transformer for the former Kleen buildings. Power is anticipated to be looped underground to new risers to be installed on existing power poles off Foundry St. to the north and Blacksmith St. to the south. The existing overhead power lines that run through the site will be moved underground. 43 Mechanic St. will connect to a new riser to be located at the power pole in Mechanic St. Power will be run underground to a new transformer at the rear of the site that will feed the new multifamily building. The new building at 25 Mechanic St. will connect via overhead power to the existing power pole in Mechanic St.

IV Stormwater

Stormwater management will be accomplished through construction of stormwater infiltration facilities adjacent to Building 3 with the one exception being that 25 Mechanic St. roof leaders will connect to the existing catch basin in Mechanic St. The proposed facilities will consist of a Cultec underground chamber system and an infiltration basin to the east of Building 3. Soils are anticipated to be in the hydrologic soils group A and therefore are expected to be well drained. Based on the USDA Web Soil Survey data, stormwater infiltration is expected to be feasible with this project. Test pit data and infiltration testing will be conducted later to confirm.

- WQv Calculation formula and criteria:
 - $WQv = (P)(Rv)(A)$
 - $P = 1''$ of rainfall (NHDES standard)
 - $Rv = \text{Runoff Coefficient} = 0.05 + (0.9 * I)$
 - $I = \% \text{ impervious draining to practice}$
 - $A = \text{Area draining to practice}$
 - $A_i = \text{Impervious area draining to practice}$
- WQv Calculations for area draining to Rain Garden 1P:
 - $P = 1''$
 - $A = 1.49 \text{ acres}$
 - $A_i = 1.09 \text{ acres}$
 - $I = 1.09/1.41 = 0.77$
 - $Rv = 0.05 + (0.9 * 0.77) = 0.75 \text{ unitless}$
 - $WQv = (1'') (0.75) (1.49) = 1.05 \text{ ac-in}$
 - $WQv = 3,812 \text{ cf} (1.05 \text{ ac-in} * 43,560 \text{ sf/ac} * 1'/12'')$

For further details of existing and proposed drainage catchment please refer to the HydroCAD printout and the Existing and Proposed Drainage maps included at the end of this report.

Stormwater analysis was conducted using HydroCAD Version 10.0 to compute the post-construction conditions for the 1", 2-year, 10-year and 50-year 24-hour storms. This program uses the TR-20 stormwater calculation method.

The following table shows the results of the post-development HydroCAD analysis versus pre-development HydroCAD analysis.

Table 1 – HydroCAD Results

POI 1	2-yr Storm	2-yr Storm	10-yr Storm	10-yr Storm	25-yr Storm	25-yr Storm	50-yr Storm	50-yr Storm	100-yr Storm	100-yr Storm
	cfs	cf	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Pre-Development (POI-1)	3.71	7,360	6.07	12,347	7.85	16,240	9.47	19,860	11.37	24,155
Post-Development (POI-1)	3.37	9,676	5.49	16,148	7.20	21,173	8.63	25,840	10.22	31,376
Δ (POI-1)	-0.34	2,316	-0.58	3,801	-0.65	4,933	-0.84	5,980	-1.15	7,221
POI 2	2-yr Storm	2-yr Storm	10-yr Storm	10-yr Storm	25-yr Storm	25-yr Storm	50-yr Storm	50-yr Storm	100-yr Storm	100-yr Storm
	cfs	cf	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Pre-Development (POI-2)	0.66	1,340	1.03	2,154	1.30	2,781	1.56	3,359	1.85	4,042
Post-Development (POI-2)	0.66	1,340	1.03	2,154	1.30	2,781	1.56	3,359	1.85	4,042
Δ (POI-1)	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
POI 3	2-yr Storm	2-yr Storm	10-yr Storm	10-yr Storm	25-yr Storm	25-yr Storm	50-yr Storm	50-yr Storm	100-yr Storm	100-yr Storm
	cfs	cf	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Pre-Development (POI-3)	4.39	8,932	7.09	14,738	9.15	19,271	11.03	23,490	13.24	28,501
Post-Development (POI-3)	3.57	7,301	5.62	11,801	7.17	15,278	8.58	18,496	10.23	22,304
Δ (POI-1)	-0.82	-1,631	-1.47	-2,937	-1.98	-3,993	-2.45	-4,994	-3.01	-6,197

V Soil Erosion and Sedimentation Control

Standard erosion and sedimentation control measures will need to be implemented during construction of the project. Inlet protections will be required around existing culvert and catch basin inlets. Silt fencing is proposed, where indicated. A stone construction entrance will be implemented to prevent vehicles from transporting dirt and soil off the site. Once final grades are established, landscaping features will be installed for the project area.

This project will require that the developer and contractor are covered by and EPA Construction General Permit during construction activities. This includes developing and following a Stormwater Pollution Prevention Plan (SWPPP).



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: LWM Residential LLC

Project Name: Lebanon Woolen Mill - 1 Foundry St

Project Address: 1 Foundry Street

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:

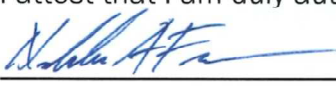
[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

- Section 6.2, B, 4 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Seeking a waiver from the requirement that trees be 8 feet from the property line. Buildings and parking is as close as 10 feet from the property line. Trees at 8 feet would be in conflict with these features. Trees at reduced distances area shown on the plan.
- Section 6.2, B of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Seeking a waiver from full compliance with the the perimeter landscaping requirements as indicated on the attached exhibit. Some locations are obstructed by site elements, some locations are too tight between buildings for healthy vegetation to grow.

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

SIGNATURE

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

Signature of Applicant:  Date: 08/15/2022



CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lebanon Woolen Mill - 1 Foundry Street	
APPLICANT: LWM Residential LLC	DATE: 08/15/2022
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS

[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.	☒	☐
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.	☒	☐
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.	NA	☐
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.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	☒	☐
5.1.E(24) - 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: Engineering Ventures - Nicholas A. Fiore

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lebanon Woolen Mill - 1 Foundry Street	
APPLICANT: LWM Residential LLC	DATE: 08/15/2022

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

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

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

[Stormwater checklist begins on following page]

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS

[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: Engineering Ventures - Nicholas A. Fiore

(Last Revised 9/20/2021)

Planning office Use Only:

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

S:\PROJECTS\0-2022\2122 NH LEB WOOLEN MILL\DWGS\000 COVER SHEET.DWG -- PLOTTED: 8/15/2022 1:35 AM

LEBANON WOOLEN MILL

SITE PLAN REVIEW

RODE

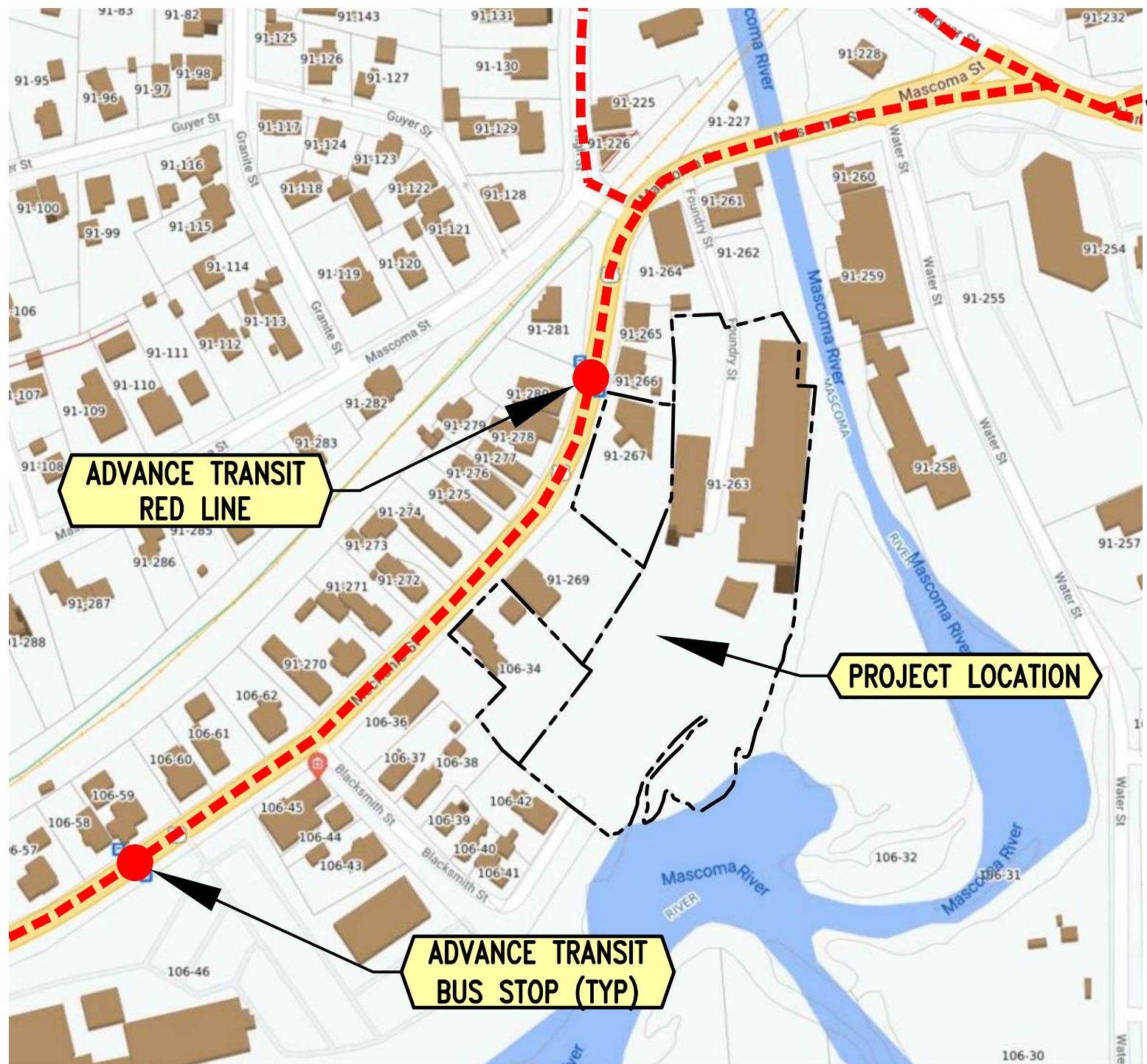
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

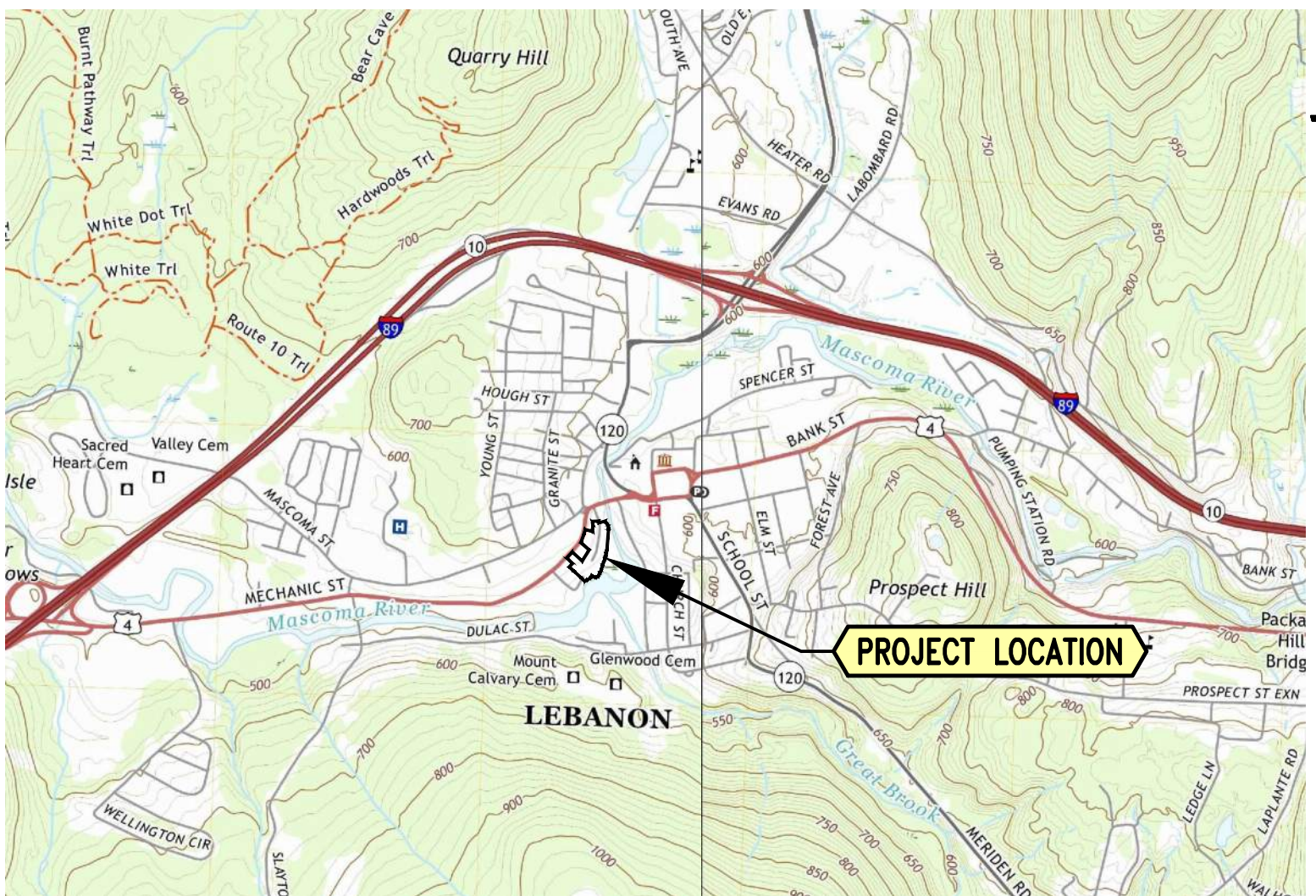
SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite E2-3
Lebanon, NH 03766
603.442.9333 | T

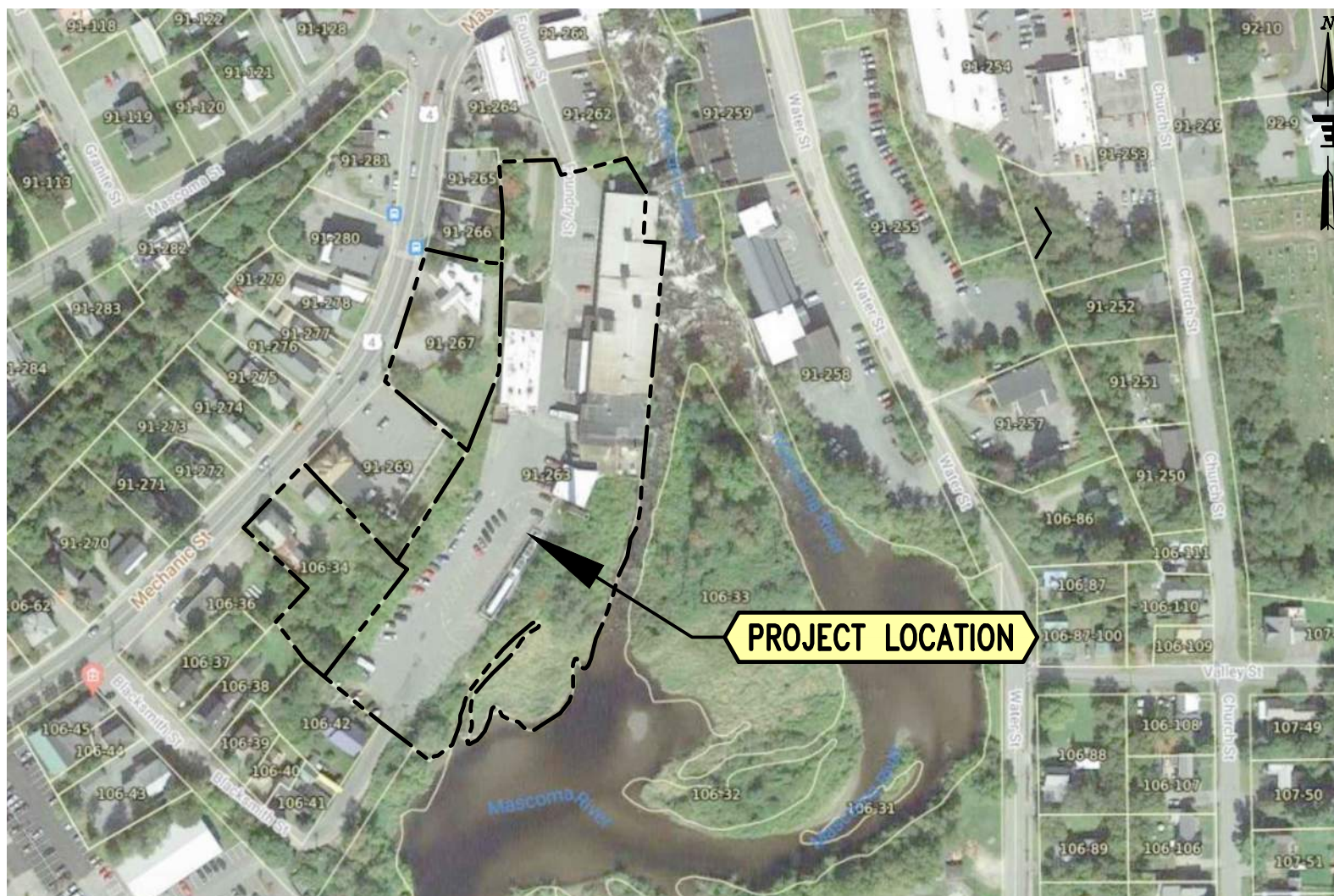
LANDSCAPE
OBJ Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T



LEBANON GIS MAP
1"=200'



USGS MAP
1"=2,000'



AERIAL PHOTOGRAPH
1"=250'

TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT	PAGE
C-000	COVER SHEET	ENGINEERING VENTURES	1 OF 52
21019-bo	BOUNDARY SURVEY FOR 1 FOUNDRY STREET	VIVE LIBRE GEOMATICS	2 OF 52
21019-bo	BOUNDARY SURVEY FOR 25 MECHANIC STREET	VIVE LIBRE GEOMATICS	3 OF 52
22002-bo	BOUNDARY SURVEY FOR 43 MECHANIC STREET	VIVE LIBRE GEOMATICS	4 OF 52
C-001	SITE LEGEND AND NOTES	ENGINEERING VENTURES	5 OF 52
C-002	PROPERTY EXHIBIT	ENGINEERING VENTURES	6 OF 52
C-003	PHASING PLAN	ENGINEERING VENTURES	7 OF 52
C-100	EXISTING CONDITIONS OVERVIEW PLAN	ENGINEERING VENTURES	8 OF 52
C-101	EXISTING CONDITIONS PLAN (1 OF 2)	ENGINEERING VENTURES	9 OF 52
C-102	EXISTING CONDITIONS PLAN (2 OF 2)	ENGINEERING VENTURES	10 OF 52
C-200	SITE OVERVIEW PLAN	ENGINEERING VENTURES	11 OF 52
C-201	SITE LAYOUT PLAN (1 OF 2)	ENGINEERING VENTURES	12 OF 52
C-202	SITE LAYOUT PLAN (2 OF 2)	ENGINEERING VENTURES	13 OF 52
C-203	GRADING AND DRAINAGE PLAN (1 OF 2)	ENGINEERING VENTURES	14 OF 52
C-204	GRADING AND DRAINAGE PLAN (2 OF 2)	ENGINEERING VENTURES	15 OF 52
C-205	SITE CIRCULATION - SIGNAGE AND STRIPING (1 OF 2)	ENGINEERING VENTURES	16 OF 52
C-206	SITE CIRCULATION - SIGNAGE AND STRIPING (1 OF 2)	ENGINEERING VENTURES	17 OF 52
C-207	UTILITIES PLAN (1 OF 2)	ENGINEERING VENTURES	18 OF 52
C-208	UTILITIES PLAN (1 OF 2)	ENGINEERING VENTURES	19 OF 52
C-209	EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)	ENGINEERING VENTURES	20 OF 52
C-210	EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)	ENGINEERING VENTURES	21 OF 52
C-301	ROADWAY PLAN AND PROFILES	ENGINEERING VENTURES	22 OF 52
C-401	SITE DETAILS (1 OF 2)	ENGINEERING VENTURES	23 OF 52
C-402	SITE DETAILS (2 OF 2)	ENGINEERING VENTURES	24 OF 52
C-403	STORMWATER DETAILS (1 OF 3)	ENGINEERING VENTURES	25 OF 52
C-404	STORMWATER DETAILS (2 OF 3)	ENGINEERING VENTURES	26 OF 52
C-405	STORMWATER DETAILS (3 OF 3)	ENGINEERING VENTURES	27 OF 52
C-406	SEWER DETAILS	ENGINEERING VENTURES	28 OF 52
C-407	WATER DETAILS	ENGINEERING VENTURES	29 OF 52
C-408	EROSION PREVENTION AND SEDIMENT CONTROL DETAILS	ENGINEERING VENTURES	30 OF 52
C-500	SHADE CALCULATIONS	ENGINEERING VENTURES	31 OF 52
L-000	ORIENTATION PLAN AND GENERAL NOTES	OBJ LANDSCAPE ARCHITECTS	32 OF 52
L-001	ORIENTATION PLAN AND GENERAL NOTES	OBJ LANDSCAPE ARCHITECTS	33 OF 52
L-100	CONSTRUCTION SCHEDULE AND NOTES	OBJ LANDSCAPE ARCHITECTS	34 OF 52
L-101	CONSTRUCTION PLAN	OBJ LANDSCAPE ARCHITECTS	35 OF 52
L-102	CONSTRUCTION PLAN	OBJ LANDSCAPE ARCHITECTS	36 OF 52
L-103	CONSTRUCTION PLAN	OBJ LANDSCAPE ARCHITECTS	37 OF 52
L-301	CONSTRUCTION DETAILS	OBJ LANDSCAPE ARCHITECTS	38 OF 52
L-302	CONSTRUCTION DETAILS	OBJ LANDSCAPE ARCHITECTS	39 OF 52
L-303	CONSTRUCTION DETAILS	OBJ LANDSCAPE ARCHITECTS	40 OF 52
L-600	PLANTING SCHEDULE AND NOTES	OBJ LANDSCAPE ARCHITECTS	41 OF 52
L-601	PLANTING PLAN	OBJ LANDSCAPE ARCHITECTS	42 OF 52
L-602	PLANTING PLAN	OBJ LANDSCAPE ARCHITECTS	43 OF 52
L-603	PLANTING PLAN	OBJ LANDSCAPE ARCHITECTS	44 OF 52
L-701	CONSTRUCTION DETAILS	OBJ LANDSCAPE ARCHITECTS	45 OF 52
A-100	43 & 25 MECHANIC AND BUILDING 3 PARKING PLANS	RODE ARCHITECTS	46 OF 52
A-101	PARKING GARAGE PLANS	RODE ARCHITECTS	47 OF 52
A-200	BUILDING ELEVATIONS- BUILDING 3	RODE ARCHITECTS	48 OF 52
A-201	BUILDING ELEVATIONS- 25 MECHANIC	RODE ARCHITECTS	49 OF 52
A-202	BUILDING ELEVATIONS- 43 MECHANIC & PARKING GARAGE	RODE ARCHITECTS	50 OF 52
A-203	EXISTING MILL ELEVATIONS	RODE ARCHITECTS	51 OF 52
A-204	BUILDING 2 & BOILER BLDG. ELEVATIONS	RODE ARCHITECTS	52 OF 52

OWNER\APPLICANTS:

LWM RESIDENTIAL LLC
1 GUYENNE ROAD
WILMINGTON, DELEWARE 19807

SUBJECT PARCELS:

TAX MAP 91 LOTS 263 AND 267
TAX MAP 106 LOT 34
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

ZONING TABLE – 1 FOUNDRY & 25 MECHANIC

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		91-263 and 91-267	91-263	
Use		Commercial	Residential	
Area of Lot (acres)	3,000 s.f. min.	3,670 and 0.533	4.203	
Building Footprint (s.f.)		34,030	53,452	
Building 1 (Mill Building)		23,425	23,425	
Building 2 (Accessory Building)		6,411	4,353	
Building 3 (New Building)		NA	16,041	
Building 4 (Boiler Building)		1,777	1,777	
Building 5 (25 Mechanic)		2,417	7,856	
Building Coverage	No Limit	19.8% and 10.4%	29.2%	
Building Gross Floor Area (s.f.)		79,139	175,338	1
Building 1 (Mill Building)		57,753	57,753	
Building 2 (Accessory Building)		14,364	7,989	
Building 3 (New Building)		NA	75,347	
Building 4 (Boiler Building)		2,323	2,323	
Building 5 (25 Mechanic)		4,699	31,926	
Building Height	55' max.			
Building 1 (Mill Building)		3	30	
Building 2 (Accessory Building)		27	27	
Building 3 (New Building)		NA	55'-8"	
Building 4 (Boiler Building)		13	13	
Building 5 (25 Mechanic)		14	54'-6"	
Number of Stories				
Building 1 (Mill Building)		3	3	2
Building 2 (Accessory Building)		3	2	
Building 3 (New Building)		NA	6	2
Building 4 (Boiler Building)		2	2	2
Building 5 (25 Mechanic)		1	5	2
Parking Spaces Provided				
91-263		45+/-	165	
91-267		7	19	
Parking Spaces Required	0 per 607.4	0	0	
Loading Spaces		2	2	
Bicycle Parking Spaces (LT / ST)				
Building 1 (Mill Building)		0	15 / 8	
Building 2 (Accessory Building)		0	0 / 0	
Building 3 (New Building)		NA	31 / 12	
Building 4 (Boiler Building)		0	0 / 0	
Building 5 (25 Mechanic)		0	23 / 8	
Impervious Area (s.f.)		102,500	114,618	
Impervious Area (% of lot)		55.99%	62.60%	
Setbacks				
Front	0'	20.1	10	
Rear	10'	NA	NA	
Side	0'	40.5	9.1	
City Overlay Districts		Wetlands	Wetlands	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

Notes:
1. See Building Program schedule for square footage by floor
2. Number of Stories includes below grade building space

ZONING TABLE – 43 MECHANIC

	Zoning Limit	Existing	Proposed Total	Notes
FRA.		LDD	LDD	
Zoning District		LDD	LDD	
Tax Map / Lot #		106-34	106-34	
Use		Residential	Residential	
Area of Lot (acres)	3,000 s.f. min.	0.544	0.524	
Building Footprint (s.f.)		2,635	8,021	
Building Coverage	No Limit	11.12%	35.14%	
Building Gross Floor Area (s.f.)		6,034	29,907	1
Building Height	55' max.	30+/-	54'-6"	
Number of Stories		4	5	2
Parking Spaces Provided		10+/-	30	
Parking Spaces Required	0 per 607.4	0	0	
Loading Spaces		0	0	
Bicycle Parking Spaces (LT / ST)		0	9 / 8	
Impervious Area (s.f.)		9,160	15,697	
Impervious Area (% of lot)		38.65%	68.77%	
Setbacks				
Front	0'	5.7'	11.8'	
Rear	10'	94.4'	30'	
Side	0'	4.5'	8.2'	
City Overlay Districts		None	None	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

Notes:
1. See Building Program schedule for square footage by floor
2. Number of Stories includes below grade building space

BUILDING PROGRAMS

		Studio	1-Bed	2-Bed	Total	Units	GSF	Parking - Garage	Parking - Exterior
Building 1/Mill	Level 0	0	0	0	0	49	14,704		5
	Level 1	12	8	2	22		21,251		
	Level 2	16	10	1	27		21,798		
	Level 3	0	0	0	0		0		
	Level 4	0	0	0	0		0		
	Total Units	28	18	3	49		57,753		5
Building 2	Level 0	0	0	0	0	0	0	36	
	Level 1	0	0	0	0		4,353	36	
	Level 2	0	0	0	0		3,636		
	Level 3	0	0	0	0		0		
	Level 4	0	0	0	0		0		
	Total Units	0	0	0	0		7,989		72
Boiler Building	Level 1	0	0	0	0	0	1,823		
	Level 2	0	0	0	0		500		
	Total						2,323		
Building 3	Level 0	0	0	0	0	89	989	48	40
	Level 1	4	9	2	15		15,733		
	Level 2	5	11	4	20		16,041		
	Level 3	5	11	4	20		16,041		
	Level 4	5	11	4	20		16,041		
	Level 5	6	7	1	14		10,482		
	Total Units	25	49	15	89		75,347		88
25 Mechanic	Level 0	0	0	0	0	31	870	19	
	Level 1	0	3	5	8		7,822		
	Level 2	0	4	1	5		7,929		
	Level 3	0	8	1	9		7,932		
	Level 4	0	8	1	9		7,973		
	Total Units	0	23	8	31		31,926		19
43 Mechanic	Level 0	0	0	0	0	27	465	17	13
	Level 1	1	1	3	5		7,539		
	Level 2	1	3	4	8		7,677		
	Level 3	1	3	4	8		7,677		
	Level 4	1	3	2	6		6,549		
	Total Units	4	10	13	27		29,907		30
Project Totals	Units		Studio	1-Bed	2-Bed	Total			
	Bedrooms		57	100	39	196			
	Percentage		29%	51%	20%	100%			
							205,245	Parking Spaces	214

1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 08.15.22

SCALE: AS NOTED

COVER SHEET

C-000

PROJECT PHASING

PHASE 1 - 1 FOUNDRY STREET BUILDINGS

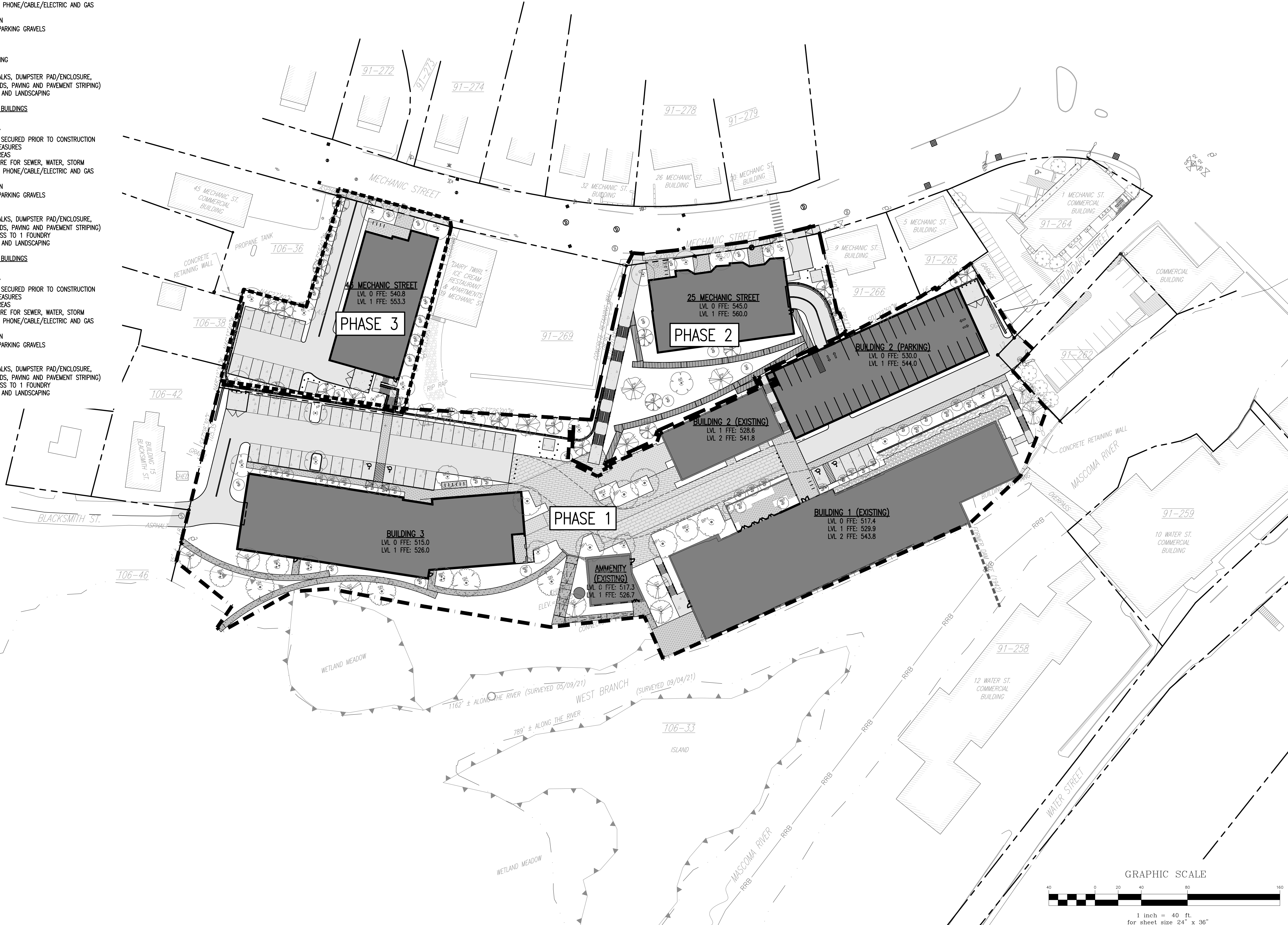
- SPRING 2023 TO FALL 2024
 - ACTUAL DATES MAY VARY
 - BUILDING PERMIT TO BE SECURED PRIOR TO CONSTRUCTION
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- INSTALL UTILITY INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE AND UNDERGROUND PHONE/CABLE/ELECTRIC AND GAS
- INSTALL SITE LIGHTING
- RETAINING WALL CONSTRUCTION
- INSTALL SELECTED ROADWAY/PARKING GRAVELS
- BASE COAT PAVING
- RENOVATE MILL BUILDING
- REMODEL BUILDING 2
- CONSTRUCT BUILDING 2 PARKING
- CONSTRUCT BUILDING 3 (
- COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
- INSTALL HARDSCAPE FINISHES AND LANDSCAPING

PHASE 2 - 25 MECHANIC STREET BUILDINGS

- FALL 2024 TO FALL 2025
 - ACTUAL DATES MAY VARY
 - BUILDING PERMIT TO BE SECURED PRIOR TO CONSTRUCTION
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- INSTALL UTILITY INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE AND UNDERGROUND PHONE/CABLE/ELECTRIC AND GAS
- INSTALL SITE LIGHTING
- RETAINING WALL CONSTRUCTION
- INSTALL SELECTED ROADWAY/PARKING GRAVELS
- BASE COAT PAVING
- CONSTRUCT BUILDING
- COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
- CONSTRUCT PEDESTRIAN ACCESS TO 1 FOUNDRY
- INSTALL HARDSCAPE FINISHES AND LANDSCAPING

PHASE 3 - 43 MECHANIC STREET BUILDINGS

- FALL 2024 TO FALL 2025
 - ACTUAL DATES MAY VARY
 - BUILDING PERMIT TO BE SECURED PRIOR TO CONSTRUCTION
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- INSTALL UTILITY INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE AND UNDERGROUND PHONE/CABLE/ELECTRIC AND GAS
- INSTALL SITE LIGHTING
- RETAINING WALL CONSTRUCTION
- INSTALL SELECTED ROADWAY/PARKING GRAVELS
- BASE COAT PAVING
- CONSTRUCT BUILDING
- COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
- CONSTRUCT PEDESTRIAN ACCESS TO 1 FOUNDRY
- INSTALL HARDSCAPE FINISHES AND LANDSCAPING



SITE PLAN REVIEW

RODE

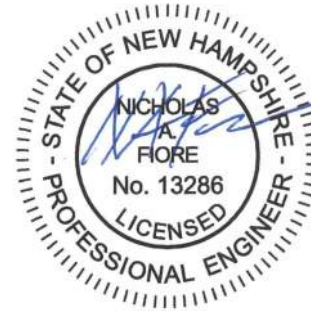
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite E2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T



1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

DATE: 08.15.22

SCALE: 1"= 40'

PHASING PLAN

C-003

**Agenda
Planning Board
September 19, 2022**

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

**City of Lebanon, Lebanon
Municipal Airport, 5 Airpark
Road (Tax
Map 131, Lot 1) and 0 Airpark
Road (Tax Map 159, Lot 4),
zoned INDL**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

September 19, 2022 Meeting

Staff Memorandum – PB2022-32-BLA

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID: PB2022-32-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 5 Airpark Road
(Tax Map 131, Lot 1)
- 0 Airpark Road
(Tax Map 159, Lot 4)

Applicants/Property Owners:
City of Lebanon

Property Sizes (existing):

- 5 Airpark Road (Tax Map 131, Lot 1): +/-447.5 acres *per City assessing records*
- 0 Airpark Road (Tax Map 159, Lot 4): +/-46.123 acres *per boundary line adjustment plat*

Property Sizes (proposed):

- 5 Airpark Road (Tax Map 131, Lot 1): +/-456.3 acres
- 0 Airpark Road (Tax Map 159, Lot 4): +/-37.302 acres *per boundary line adjustment plat*

Zoning District:
Light Industrial (IND-L)

LEGAL NOTICE

City of Lebanon, Lebanon Municipal Airport, 5 Airpark Road (Tax Map 131, Lot 1) and 0 Airpark Road (Tax Map 159, Lot 4), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-32-BLA

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated August 1, 2022 from Carl Gross, Lebanon Airport Manager (1 page)
- ▶ Plan titled "Airport Layout Plan," prepared by Stantec
- ▶ Plat titled "Annexation Plan of Land – City of Lebanon," prepared by Paton Land Surveying, LLC, dated July 25, 2022, Proj. No. 2019-281-17.

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

This is a request for a Boundary Line Adjustment between lands located at 5 Airpark Road (Tax Map 131, Lot 1) and 0 Airpark Road (Tax Map 159, Lot 4). As proposed, the changes resulting from the Boundary Line Adjustment are as follows:

- ▶ Map/Lot 131-1 will increase by a net of +/-8.821 acres, from +/-447.5 acres to +/-456.3 acres.
- ▶ Map/Lot 159-4 will decrease by a net of +/-8.821 acres, from +/-46.123 acres to +/-37.302 acres.

STAFF COMMENTS

ASSESSING

No comment.

BUILDING INSPECTION

No comment.

FIRE

No comment.

POLICE

No comment.

PUBLIC WORKS/CITY ENGINEER

No comment.

PLANNING & ZONING

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

STAFF RECOMMENDATIONS

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

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. In the title block:
 - Change "Annexation" in plat title to "Boundary Line Adjustment"
 - Remove reference to Hall School Road and identify address as 5 Airpark Road and 0 Airpark Road.
 - b. Identify name and mailing address of all easement holders. (8.2.A.2)
 - c. Identify all abutters (8.2.A.2)
 - Provide mailing addresses for all abutters. (8.2.A.2)
 - Provide tax map and lot for all abutting properties. (8.2.A.2)
 - d. Provide surveyor's license number and seal. (8.2.A.3)
 - e. Identify the location of all existing structures on the subject lots (8.2.A.5)
 - f. Provide a site location map showing the original boundaries of the subject lots and adjacent lots (8.2.A.6).
 - g. Provide the areas of the altered lots both in acres and in square feet. (8.2.A.7)
 - h. Identify the date of the completion of the field survey. (8.2.A.7)
 - i. Provide date and description of any revisions made. (8.2.A.1)
 - j. Remove the word "PRELIMINARY" from the bottom of the plat.
2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

Attachments

cc: Carl Gross, Airport Manager (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: Lebanon Municipal Airport			TEL.#: 603-298-8878		
MAILING ADDRESS: 5 Airpark Road, West Lebanon, NH 03784					
E-MAIL ADDRESS: carl.gross@lebanonnh.gov					
CO-APPLICANT, AGENT, OR LESSEE:					
NAME:			TEL.#:		
MAILING ADDRESS:					
E-MAIL ADDRESS:					
PROJECT LOCATION:					
TAX MAP #:		LOT#: 131-1, Lot 159-4		PLOT #: ZONE: IND-L	
STREET ADDRESS OF PROJECT: 0 Airpark Road, West Lebanon, NH 03784					
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO					
FLOOD PLAIN ☐ YES ☒ NO					
SCOPE OF PROJECT:					
Boundary line adjustment of 8.821 acres from Lot 159-4 into Lot 131-1					
TYPE OF OCCUPANCY:					
EXISTING ☐ VACANT ☐ ONE FAM ILY ☐ TW O FAM ILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL					
PROPOSED ☐ VACANT ☐ ONE FAM ILY ☐ TW O FAM ILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL					
IF USE IS <u>COMMERCIAL</u> OR <u>INDUSTRIAL</u> , PLEASE NOTE <u>SPECIFIC</u>					
USE: <u>Airport, Business Park</u>					
SIGNATURE BLOCK:					
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date. PROPERTY OWNER: _____ DATE: _____ NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation. PROPERTY OWNER: _____ DATE: _____					

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
8-2-22	131-1 & 159-4	PB2022-32-BLA	NA	NA	NA



Lebanon Airport

5 Airpark Road, West Lebanon, New Hampshire 03784
PH: (603) 298-8878 www.FlyLEB.com Fax: (603) 298-5845

City of Lebanon
Planning Board
51. North Park Street
Lebanon, NH 03766

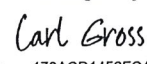
1 August 2022

Dear Member of the Planning Board,

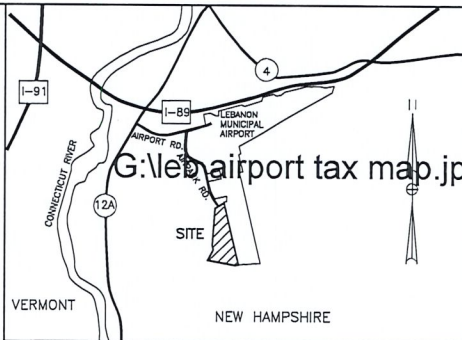
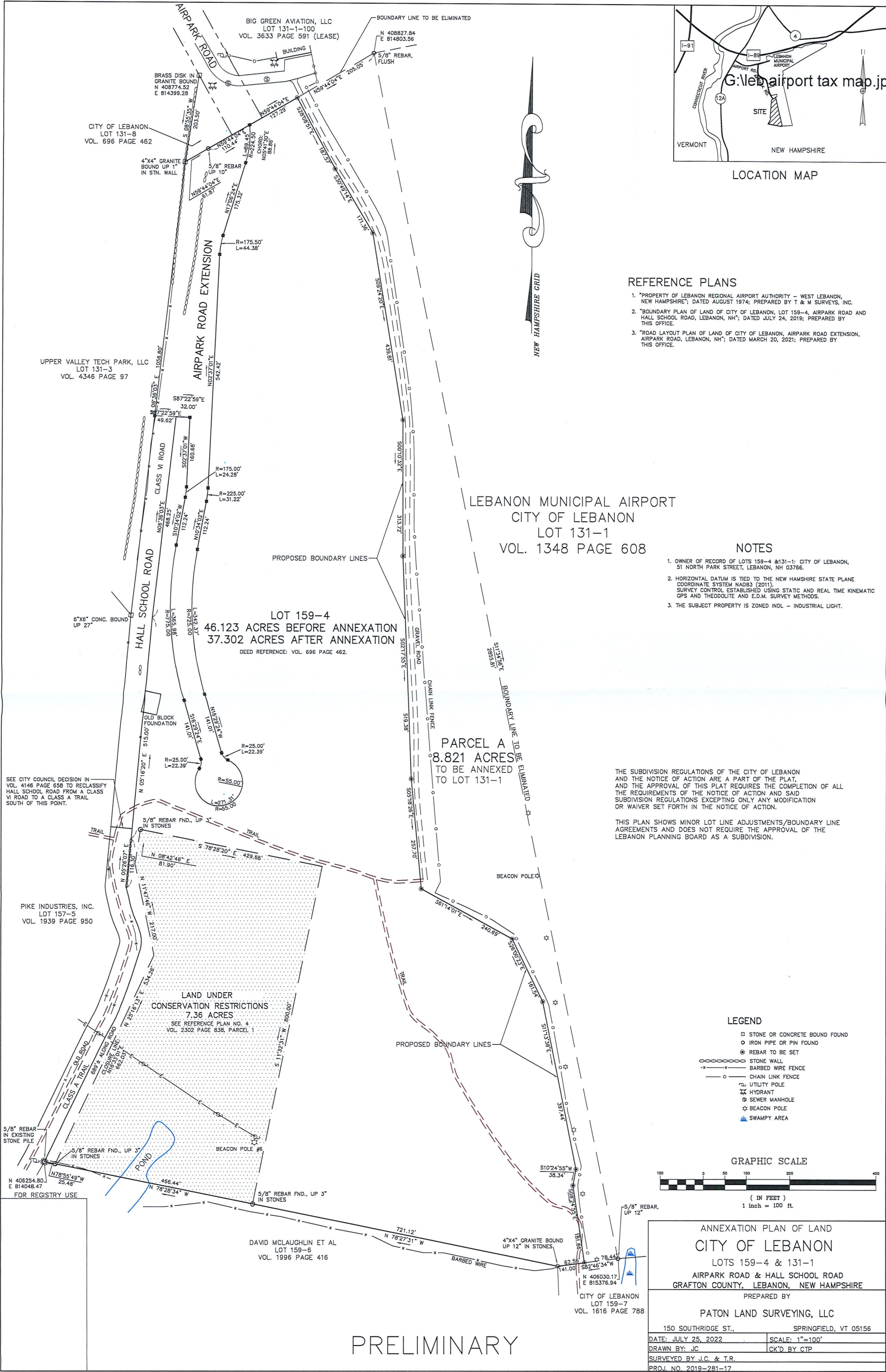
The Lebanon Municipal Airport proposes a Boundary Line Adjustment in Tax Increment Finance District 1B. The proposed boundary line adjustment will shift the existing line between two parcels to better represent the use of the property. Both parcels are owned by the City of Lebanon.

The second proposed Boundary Line Adjustment moved 8.821 acres of land from Lot 159-4 into lot 131-1. The airport has a perimeter fence and perimeter road located on Lot 154-9. The TIF 1B area has an eastern boundary along the perimeter road. Lot 159-4 extends to the east beyond the TIF 1B usable area. Lot 131-1 is the lot that contains the airport runways, taxiways, and associated safety areas. The proposed adjustment will shift the boundary line so that the area in the lots is better aligned to the use of the property.

Thank you for your consideration.

DocuSigned by:

179ACD1452FC44C...

Carl Gross
Airport Manager



- REFERENCE PLANS
1. "PROPERTY OF LEBANON REGIONAL AIRPORT AUTHORITY - WEST LEBANON, NEW HAMPSHIRE"; DATED AUGUST 1974; PREPARED BY T & M SURVEYS, INC.
 2. "BOUNDARY PLAN OF LAND OF CITY OF LEBANON, LOT 159-4, AIRPARK ROAD AND HALL SCHOOL ROAD, LEBANON, NH"; DATED JULY 24, 2019; PREPARED BY THIS OFFICE.
 3. "ROAD LAYOUT PLAN OF LAND OF CITY OF LEBANON, AIRPARK ROAD EXTENSION, AIRPARK ROAD, LEBANON, NH"; DATED MARCH 20, 2021; PREPARED BY THIS OFFICE.

- NOTES
1. OWNER OF RECORD OF LOTS 159-4 & 131-1: CITY OF LEBANON, 51 NORTH PARK STREET, LEBANON, NH 03766.
 2. HORIZONTAL DATUM IS TIED TO THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD83 (2011). SURVEY CONTROL ESTABLISHED USING STATIC AND REAL TIME KINEMATIC GPS AND THEODOLITE AND E.D.M. SURVEY METHODS.
 3. THE SUBJECT PROPERTY IS ZONED INDL - INDUSTRIAL LIGHT.

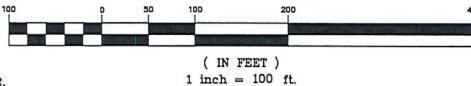
THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND THE APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION.

THIS PLAN SHOWS MINOR LOT LINE ADJUSTMENTS/BOUNDARY LINE AGREEMENTS AND DOES NOT REQUIRE THE APPROVAL OF THE LEBANON PLANNING BOARD AS A SUBDIVISION.

LEGEND

- STONE OR CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR TO BE SET
- STONE WALL
- x- BARBED WIRE FENCE
- CHAIN LINK FENCE
- UTILITY POLE
- ⊕ HYDRANT
- ⊙ SEWER MANHOLE
- ☆ BEACON POLE
- SWAMPY AREA

GRAPHIC SCALE



ANNEXATION PLAN OF LAND
CITY OF LEBANON
LOTS 159-4 & 131-1
AIRPARK ROAD & HALL SCHOOL ROAD
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE
PREPARED BY
PATON LAND SURVEYING, LLC
150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156
DATE: JULY 25, 2022 SCALE: 1"=100'
DRAWN BY: JC CK'D BY: QTP
SURVEYED BY: J.C. & T.R.
PROJ. NO. 2019-281-17

PRELIMINARY

**Agenda
Planning Board
September 19, 2022**

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

**City of Lebanon,
Lebanon Municipal Airport,
5 Airpark Road
(Tax Map 131, Lot 1) and
0 Airpark Road
(Tax Map 159, Lot 4),
zoned INDL**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

September 19, 2022 Meeting

Staff Memorandum – PB2022-33-SPR

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID#:
PB2022-33-SPR

Application Type:
Site Plan Review (advisory)

Property Location:
36 Poverty Lane (Tax Map 117,
Lot 1)

Property Owner/Applicant:
City of Lebanon

Property Size:
+/-7.66 acres per the City's
assessing records

Existing Use:
Municipal Police Station

Proposed Improvements:
Expansion of parking lot and
installation of EV Chargers

Overlay Districts:
Airport Protection

LEGAL NOTICE

City of Lebanon, 36 Poverty Lane (Tax Map 117, Lot 1), zoned IND-L:
Request for Site Plan Review to reconstruct and expand the Police Station
parking lot. PB2022-33-SPR

NOTE: This application will be reviewed as a Governmental Land Use
pursuant to NH RSA 674:54).

PLANS AND OTHER SUBMISSIONS

- ▶ Application form
- ▶ Written description (2 pages)
- ▶ Site Location Map
- ▶ Site Plan titled, "Lebanon Police Station Parking Lot Improvements" (2 sheets)

COMPLETENESS REVIEW

This application is being reviewed in accordance with New Hampshire RSA 674:54, Governmental Land Uses. As such, there is no completeness review for this project. In addition, any comments on the proposal by the Planning Board and City staff are considered non-binding on the applicant.

APPLICATION OVERVIEW

The subject property is owned by the City of Lebanon and occupied by the City's Police Station. As described in the attached materials, the City proposes to expand the existing parking areas and to install EV chargers. Although the size of the additional impervious would ordinarily allow review by the Minor Site Plan Committee, staff has determined that review by the Planning Board is more appropriate for City projects since the Minor Site Plan Committee is comprised of City staff.

Moreover, because the property is owned and operated by the City of Lebanon, the project qualifies as a Governmental Land Use pursuant RSA 674:54 and, therefore, is not subject to the submission and design requirements of the Site Plan Review Regulations.

Nevertheless, the Planning Board is permitted to conduct a public hearing on the project, as set forth in NH RSA 674:54, II:

The [...] city [...] shall give written notification to the [...] planning board [...] of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

**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: City of Lebanon, NH TEL.#: _____
 MAILING ADDRESS: 51 North Park St., Lebanon, NH 03766
 E-MAIL ADDRESS: everett.hammond@Lebanonnh.gov (project contact)

CO-APPLICANT, AGENT, OR LESSEE:

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

PROJECT LOCATION:

TAX MAP #: 117 LOT#: 1 PLOT #: N/A ZONE: INDL
 STREET ADDRESS OF PROJECT: 36 Poverty Lane
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

See attached Reconstruct parking lot at the Police Station

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
 PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
 IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC
 USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: _____ DATE: _____

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
8/9/2022	117-1	PB2022-	NA	NA	NA

33-SPR

(Last Revised 4/04/18)

Police Parking Improvement Project

(8/8/2022)

II. Project Description:

The Lebanon Police Department is located at 36 Poverty Lane and maintains one building for all operations. The Lebanon Police department lacks the parking spaces to adequately accommodate all staff, visitors, and police vehicles.

In addition to the parking constraints, the Police Department does not have any options to accommodate Electric Vehicles. According to the New Hampshire Department of Environmental Services, by 2030, US EV sales will make up 50% of new cars sold. Presently, Ford Motor Company is testing EV Police Emergency vehicles, with the intention of first production availability in 2024. With EV's increasing, the demand for Electric Vehicle Charging (EVC) charging stations would need to increase to meet the demand of EV's on the road. The Lebanon Police Department would need to start incorporating Electric Vehicle Chargers (EVC), in anticipation of the unavailability of ICE emergency vehicles, requiring purchase of the more efficient EV Emergency vehicles. As consumer EV sales increase, the need for EVC availability for employees will also increase.

The Police Department would propose to demolish 33,044 square feet of pavement (parking lot and sidewalks) and reconstruct 34,730 square feet of new pavement and sidewalks. In addition to paving the previously paved areas, the pavement would include the gravel impound yard (8,200 square feet). This minor increase will be handled by the existing stormwater treatment system.

The employee parking lot would increase from 29 parking spaces to 38 and the cruiser parking would increase from 9 to 10 parking spaces. Additionally, the north side of the building will be graded to eliminate pooling of water during periods of rain and melting snow, that presently causes partial flooding of the boiler room and patrol entrance. These areas will receive loam, seed, and mulch.

In addition, the granite curbing will be removed and replaced. The existing concrete curbing will be removed and replaced with granite curbing along the back parking lot.

In the employee parking lot, 15 feet of tree line will be removed along the west side of the parking lot. This will be done to provide adequate room for future EV Charger installations and to decrease the amount of debris and pine pitch that presently falls on employee vehicles. This area will be restored with loam, seed, and mulch.

The back parking lot's island will be removed and will be paved over to accommodate for more parking. The lighting from this island will be moved to the West side of the

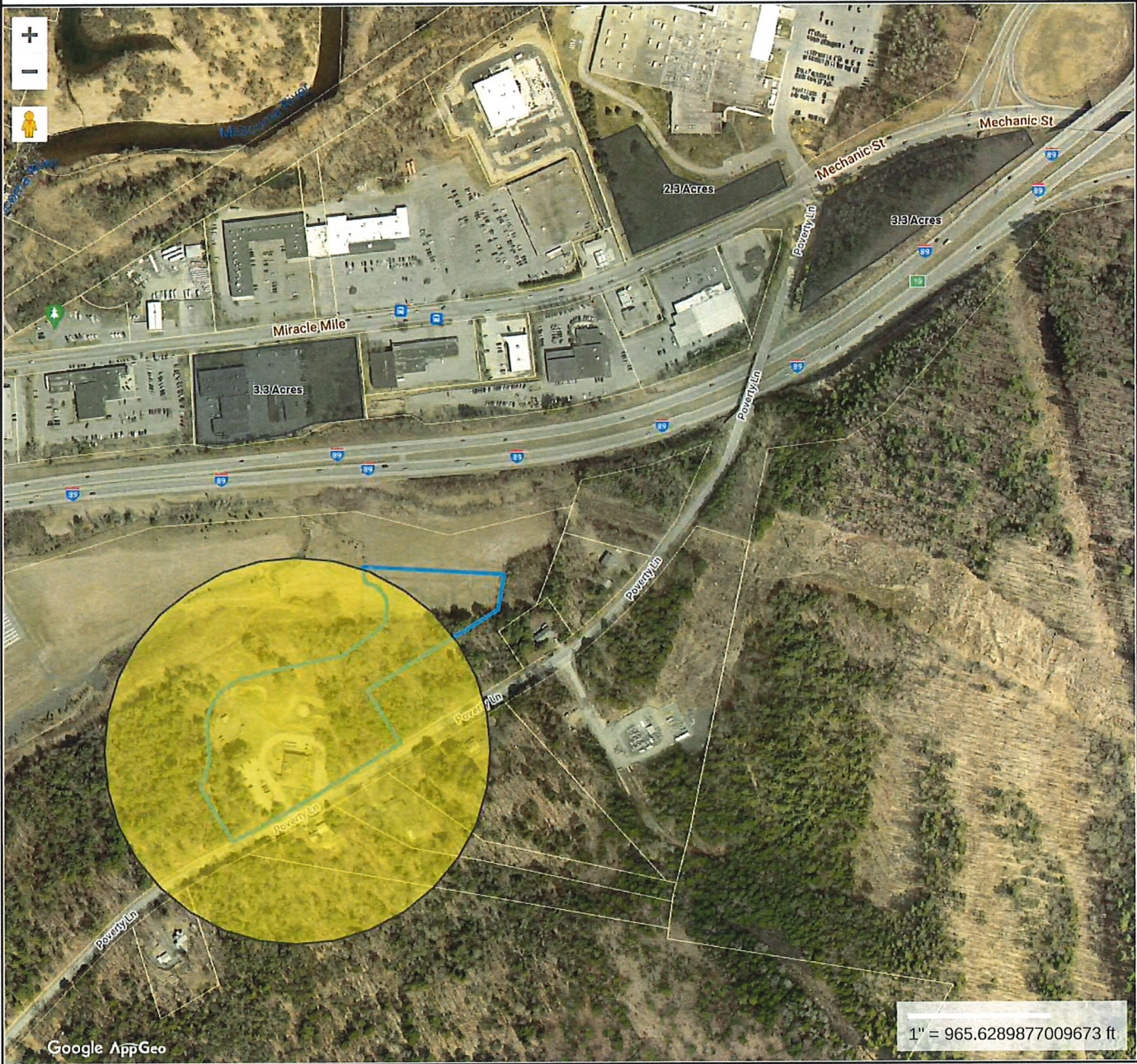
parking lot and an additional light will be placed along the same side to provide 3 light poles.

The lower parking lot (cruiser lot) will have one light pole relocated to allow expansion of this parking area. The bushes along the front entrance of the building will have the large overgrown bushes removed for safety purposes.

All new paved areas will have 12" of bank run gravel and 6" of crushed gravel, as base for 4" of pavement. All disturbed areas will receive 4" of Loam, Seed, and mulch to maintain current landscaping/lawn areas.

In addition to the paving of the parking lots, conduit for future EVC's would be placed under the new asphalt to accommodate the future EVC's, parking lot lighting and solar panels.

Lebanon Police Station Site Location Map



Property Information Property ID 117-1 Location 36 POVERTY LN Owner CITY OF LEBANON	 MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 12/29/2021 Data updated 11/18/2018	Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
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INDL ZONING

EXISTING STORMWATER DETENTION POND

EXISTING PARKING SPACES: 48
EXISTING PARKING SPACES: 58
INCREASED SPACES: 10

EXISTING IMPERVIOUS COVERAGE: 33,410 SF
PROPOSED IMPERVIOUS COVERAGE: 35,160 SF
INCREASED IMPERVIOUS: 1,750 SF

EXISTING GRAVEL SURFACE PAVED: 8,200 SF

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

LEBANON POLICE STATION PARKING LOT IMPROVEMENTS

CITY OF LEBANON, NH
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766
(603) 448-3112

SCALE: 1"=20'	1
DESIGNED BY: ETH	
DRAWN BY: ETH	
CHECKED BY: EH	
DATE: 9/7/22	SHEET NO
PROJ. 2022-30	



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

LEBANON POLICE STATION
PARKING LOT IMPROVEMENTS

CITY OF LEBANON, NH
193 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NEW HAMPSHIRE 03766
(603) 448-3112

SCALE: 1"=20'	2
DESIGNED BY: ETH	
DRAWN BY: ETH	
CHECKED BY: EH	
DATE: 9/7/22	
PROJ. 2022-30	SHEET NO

**Agenda
Planning Board
September 19, 2022**

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

August 8, 2022

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, August 8, 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, Kim Chewning, Kathie Romano, Jeremy Rutter

MEMBERS ABSENT: Matthew Hall (Vice-Chair), Tom Martz, Laurel Stavis, Cori Hirai (Alternate), Thomas Jasinski (Alternate)

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 6:30 PM.

2. Notice of Regional Impact

Mr. Brooks noted that the application deadline was extended to August 15th and that the notice of regional impact for new applications will be addressed at the August 22nd work session.

3. Public Hearing Items

- A. **Mark & Princess Goldey, 0 Cross Road (Tax Map 165, Lot 13), zoned RL-2:**
Request for a Minor Subdivision to create two parcels. PB2022-27-MIN

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

A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the application of Mark & Princess Goldey, for a proposed two (2)-lot Minor Subdivision of 0 Cross Road (Tax Map 165, Lot 13), PB2022-27-MIN, IS complete enough to accept jurisdiction and commence review.

The motion was seconded by Kathie Romano.

****The MOTION was approved (6-0).***

Scott Sanborn, Surveyor, appeared in support of the application.

Mr. Sanborn provided a description of the details of the request.

Ms. Romano inquired about the woods trails. Mr. Sanborn stated it is an existing condition of the property from previous farming.

Mr. Corwin explained the wetland delineation waiver request. Mr. Sanborn stated that the waiver is needed due to the wetlands consisting of merely a small area of poorly drained soil, which is not a critical wetland site as confirmed by the septic engineer.

A MOTION by Jeremy Rutter that a waiver be granted from Section 9.5.A(7) requiring that wetlands on the property shall be delineated by a NH Certified Wetlands Scientist.

The motion was seconded by Gregorio Amaro.

****The MOTION was approved (6-0).***

Chair Garland invited public comment. Hearing none, Chair Garland closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Mark & Princess Goldey, for a proposed two (2)-lot Minor Subdivision of 0 Cross Road (Tax Map 165, Lot 13), PB2022-27-MIN, as shown on a plat titled "Conveyance Plan - Proposed Subdivision for Mark & Princess Goldey," prepared by Cardigan Mountain Land Surveys, LLC, dated July 5, 2022, last revised July 22, 2022, project no: 22-4054,8317, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall provide a digital record drawing (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).
2. Subdivision approval from the New Hampshire Department of Environmental Services shall be obtained for Lot 1 and a copy of such approval shall be provided to the Planning and Development Department. (Section 9.5.C.2)

General Conditions

3. Future development on the new lots 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, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. 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.
4. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat. (Section 7.9.A.2)

The motion was seconded by Kim Chewing.

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat for Mark & Princess Goldey, PB2022-27-MIN, titled "Conveyance Plan - Proposed Subdivision for Mark & Princess Goldey," prepared by Cardigan Mountain Land Surveys, LLC, dated July 5, 2022, last revised July 22, 2022, project no: 22-4054,8317.

The motion was seconded by Gregorio Amaro.

****The MOTION was approved (6-0).***

B. **Gordon Bagley Revocable Trust and Blanche Bagley Revocable Trust, 503 Dartmouth College Highway (Tax Map 82, Lot 9-100) and 511 Dartmouth College Highway (Tax Map 54, Lot 32), zoned RL-1 & RL-3: Request for a Boundary Line Adjustment. PB2022-28-BLA**

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

A MOTION by Jeremy Rutter that the application of Gordon Bagley Revocable Trust and Blanche Bagley Revocable Trust, 503 Dartmouth College Highway (Tax Map 82, Lot 9-100) and 511 Dartmouth College Highway (Tax Map 54, Lot 32), zoned RL-1 & RL-3, is complete enough for the Planning Board to accept jurisdiction and commence review.
The motion was seconded by Kim Chewning.
****The MOTION was approved (6-0).***

Dylan Spencer of Pathways Consulting appeared online in support of the application.

Mr. Spencer described the details of the request.

Mr. Rutter inquired about a driveway on the property; Mr. Corwin explained the location of the driveway will comply with applicable setbacks.

Chair Garland invited public comment. Hearing none, he closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Gordon Bagley Revocable Trust and Blanche Bagley Revocable Trust for a proposed Boundary Line Adjustment between lands located at 503 Dartmouth College Highway (Tax Map 82, Lot 9-100) and 511 Dartmouth College Highway (Tax Map 54, Lot 32), PB2022-28-BLA, as shown on a plat titled "Lot Line Adjustment Plan for Gordon E. Bagley Jr Revocable Trust and Blanche M. Bagley Revocable Trust of 2007," prepared by Pathways Consulting, LLC, dated July 11, 2022, last revised July 22, 2022, Project No. 12744, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions to be satisfied prior to the recording of the plat:

1. The applicant shall provide a revised plat depicting the following change to the satisfaction of the Planning and Development Department:
 - a. To correct a mathematical error, update the proposed area of 511 Dartmouth College Highway (Tax Map 54, Lot 32) from 3,257,852 sq. ft. to 3,257,220 sq. ft.
 - b. Provide revision date and description of revision (8.2.A.1).

The applicant shall provide to the Planning and Development Department a digital record drawing of the revised plat (Cad .dwg Format using NH State Plane Coordinate system).

2. The applicant shall provide to the Planning and Development Department a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.

The motion was seconded by Kathie Romano.
****The MOTION was approved (6-0).***

1
2 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board authorize the Chair to sign the***
3 ***Boundary Line Adjustment plat for Gordon Bagley Revocable Trust and Blanche Bagley Revocable***
4 ***Trust, PB2022-28-BLA.***

5 ***The motion was seconded by Kathie Romano.***

6 ****The MOTION was approved (6-0).***
7
8

9 C. **Upper Valley Mountain Bike Association (applicant), Dartmouth College Trustees**
10 **(property owner), 00 Mascoma Street (Tax Map 74, Lot 8, Plot 200), zoned RL-3:**
11 **Request for Site Plan Review to construct an open-air pavilion, parking, and associated**
12 **site improvements in connection with the existing biking trail outdoor recreational use**
13 **operated by the applicant. PB2022-30-SPR**
14

15 Mr. Corwin stated that staff recommends that the application is complete enough for the Planning Board
16 to accept jurisdiction and commence review.
17

18 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board find the Site Plan Review application***
19 ***of Upper Valley Mountain Bike Association and Dartmouth College Trustees for 0 Mascoma Street***
20 ***(Tax Map 74, Lot 8, Plot 200), PB2022-30-SPR, IS complete enough to accept jurisdiction and***
21 ***commence review.***

22 ***The motion was seconded by Kim Chewning.***

23 ****The MOTION was approved (6-0)***
24

25 John Criswell of the Upper Valley Mountain Bike Association appeared in support of the application.
26

27 Mr. Criswell described the details of the request.
28

29 Mr. Vincent stated that a detail of the proposed stormwater management improvements must be provided.
30 Mr. Corwin noted additional proposed conditions of approval.
31

32 Ms. Romano inquired if the facility would be rented by other groups. Mr. Criswell stated that it could be
33 reserved, but it would not be rented. Ms. Romano also inquired about sanitation facilities. Mr. Criswell
34 stated that there would be a screened porta-potty.
35

36 Ms. Chewning inquired about the purpose of the pavilion facility. Mr. Criswell described the public use
37 of the pavilion and added that the trails would be groomed for winter use. Mr. Brooks inquired about
38 accessibility for the porta-potty. Mr. Criswell stated that it could be upgraded. Mr. Amaro inquired about
39 bike racks. Mr. Criswell noted that there would be bike racks. Ms. Romano inquired if anyone from the
40 public could use the facility. Mr. Criswell stated that they could. Mr. Rutter inquired about the waiver
41 requests and asked about limitations to certain uses such as food preparation. Mr. Criswell stated that no
42 grilling or fire use would be allowed.
43

44 Ms. Romano inquired about trash collection at other public recreation locations. Mr. Brooks stated that
45 they were not aware of those arrangements.
46

47 Mr. Rutter commented on the first waiver request and whether there would be a marker on the site. Mr.
48 Criswell stated that property lines exist. Mr. Rutter inquired about the boulders at the edge of the
49 property. Mr. Criswell stated that they were coming from different locations and would prevent
50 inappropriate parking.
51

1 Chair Garland outlined the comments of the Conservation Commission. Mr. Corwin stated that the
2 pavilion was in an alternate location when that comment was made, and the other comments related to
3 zoning.

4
5 Chair Garland invited public comment.

6
7 Richard Reynolds of the Nature Walk condo community across from the location expressed the residents'
8 concerns.

9
10 Bob Gronauer representing the Jewish Cemetery stated that the pavilion could create a nuisance and a
11 haven for those drinking at night and leaving trash. Damage may also be done to the cemetery.

12
13 Devora Gronauer noted the porta-potty location being too close to the wetlands. A major concern is about
14 lighting at night and an increase in trash.

15
16 Susan Pinckney, a resident of Nature Walk, noted that trash is a concern due to ongoing use of the
17 condominium dumpster. Ms. Pinckney inquired if there was a number to call in case of issues other than
18 the police and requested an update on what is happening.

19
20 Daniel Justynski, Director of Leadership at Dartmouth, spoke in support of the Upper Valley Mountain
21 Bike Association and noted the ongoing care and responsibility for the location. That group is looking for
22 a place to start and end their rides and has demonstrated their stewardship of the property.

23
24 Kimberly House spoke in support of the association but agreed with the comments of others regarding
25 trash and encroachment on the condominium property.

26
27 Mr. Criswell stated that he noted the concerns and does not believe they are reasons to keep the pavilion
28 from going forward. Lighting could be controlled with timers or motion sensors. Hours of operation could
29 be posted. Mr. Brooks noted that the lighting is up under the roof and would not be shining outward. A
30 timer would be preferable.

31
32 Ms. Romano inquired about the additional lands for future use by the Jewish Cemetery. Mr. Brooks stated
33 that it is being used for city snow dump presently.

34
35 Susan Pinckney spoke about the lights being seen from the upper floors of the condominium units.

36
37 Ms. Chewning inquired about the marking of the parking area. Mr. Criswell described the area to be used
38 for the parking.

39
40 Mr. Brooks inquired if the boulders could be extended south for better protection of adjoining property.
41 Ms. Romano inquired about the surface for parking. Mr. Criswell described hard pack for the existing and
42 handicap accessible spaces and any additional spaces will be located on grass.

43
44 Chair Garland opened a discussion of the waivers. There were no further comments.

45
46 **A MOTION by Jeremy Rutter** that for the application of Upper Valley Mountain Bike Association and
47 Dartmouth College Trustees, PB2022-30-SPR, the Lebanon Planning Board **APPROVE** waivers from
48 the following sections of the Site Plan Review Regulations:

- 49
50 • **Section 5.1.E.5** – requiring a current survey
51

- 1 • **Section 5.1.E.6** – requiring topographic information prepared by a licensed land surveyor or
- 2 professional engineer
- 3
- 4 • **Section 5.1.E.8** – requiring a wetland delineation prepared by a certified wetland scientist
- 5
- 6 • **Section 5.1.E.16** – requiring a landscaping plan
- 7
- 8 • **Section 6.6** – stormwater management requirements
- 9

10 *The motion was seconded by Gregorio Amaro.*

11 **The MOTION was approved (6-0).*

12

13 *A MOTION by Jeremy Rutter* that for the application of Upper Valley Mountain Bike Association and

14 Dartmouth College Trustees, PB2022-30-SPR, the Lebanon Planning Board **APPROVE** a waiver from

15 the following section of the Site Plan Review Regulations:

- 16 • **Section 6.5 E.2** - Requiring parking areas to be finished with improved materials.

17

18 *Seconded by Gregorio Amaro.*

19 **The MOTION was approved (4-2).*

20

21 Mr. Amaro noted the need to educate those who use the space as stewards of the property and provide

22 signage.

23

24 Chair Garland closed the Public Hearing.

25

26 After continued discussion of possible conditions to be added, Chair Garland reopened the Public

27 Hearing.

28

29 Mr. Criswell noted that signage could be useful to indicate parking and rules. Additional boulders could

30 be added for the entire parking area. Mr. Corwin suggested “No Parking” signs to control parking.

31

32 Ms. Zook noted that the Glen Road area could provide a model for the pavilion area.

33

34 Chair Garland invited public comment.

35

36 Mrs. Gronauer commented on the responsibility of the association members to maintain and clear the

37 area.

38

39 Ms. Romano suggested a condition, which would state that the members are responsible for keeping the

40 area free of trash.

41 Mr. Rutter noted that additional boulders would delineate the parking area. The Board members continued

42 to discuss the delineation of the parking. Ms. Zook suggested signage for contact in case of issues that

43 arise. Ms. Romano suggested providing dog waste bags.

44

45 Mr. Gronauer noted that maintenance around the boulders would be difficult if they go all the way to

46 Mascoma Street. A sign indicating where the UVMBA members need to park would suffice.

47

48 Mr. Corwin suggested that the meeting could be continued until August 22, 2022 to give the applicant

49 time to consider proposed conditions of approval to address the various concerns raised.

A MOTION by Jeremy Rutter that the hearing of Upper Valley Mountain Bike Association (applicant), Dartmouth College Trustees (property owner), 00 Mascoma Street (Tax Map 74, Lot 8, Plot 200), zoned RL-3, be continued to August 22, 2022, at 6:30 PM.
The motion was seconded by Kim Chewning.
****The MOTION was approved (5-1).*** Ms. Romano voted against.

4. Other Business

A. Bruce E. Conrad (Applicant), Anson V. & Genevieve C. Smith (Property Owners), 77 South Main Street (Tax Map 101, Lot 26), zoned R-O: Conceptual Review of a proposed house of worship. PB2022-31-CON

Bruce Conrad and Michael White appeared in support of the proposal.

Mr. Conrad described the size of the project.

Mr. Corwin noted that a new State bill may impact the purview of the Planning Board regarding a worship space.

Ms. Romano inquired about the zoning for the property, which Mr. Corwin stated is RO. Mr. Brooks noted that a previous structure burned on the property. Mr. Conrad stated that Hanover Friends always has small attendance, and they are thinking of fifteen parking spaces. He added that they have met some of the nearby residents. Mr. Amaro stated that meeting area residents ahead of building is a good practice.

Jerry Barcelo, a church member, noted that they don't want to buy the property if they can't use it. Mr. Corwin stated that they can meet with Staff this week.

5. Approval of Minutes

A. July 11, 2022

Page 4, line 29 to read "...Permits to allow off-lot parking and front yard parking;"

A MOTION by Kathie Romano to approve the Planning Board Minutes of July 11, 2022, as amended.
The motion was seconded by Gregorio Amaro.
****The MOTION was approved (6-0).***

6. Adjournment

A MOTION by Jeremy Rutter to adjourn the meeting.
The motion was seconded by Kathie Romano.
****The MOTION was approved (6-0).***

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Holly Howes

Recording Secretary