



**LEBANON PLANNING BOARD
NOVEMBER 23, 2020 - 6:30 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. Public Hearing Items

- A. One Mechanic Street, LLC and FSP LLC, 1 Mechanic Street (Tax Map 91, Lot 264) and 0 Foundry Street (Tax Map 91, Lot 262), zoned LD: Request for Site Plan Review to convert an existing three-story commercial building at 1 Mechanic Street (Tax Map 91, Lot 264) to an 18-unit multi-family dwelling, together with associated site improvements, and a request for a Conditional Use Permit per Section 607.5.A of the Zoning Ordinance to allow parking for the proposed multi-family use to be located at 0 Foundry Street (Tax Map 91, Lot 262). PB2020-28-SPR - Completeness Review and Opening of Public Hearing, Continued from November 9, 2020

3. Committee Reports

- A. **Planning Board Subcommittees:**
--Planning Board Capital Improvement Program (VACANT/VACANT/Garland/L. Stavis)
--Planning Board Development Regulations Update (M. Hall/K, Romano/ VACANT / J. Monroe)
- B. **City Council Subcommittees:**
--Class VI Roads Advisory Committee (J. Monroe)
--Lebanon Energy Advisory Committee (J. Monroe)

C. Other Subcommittees:

- City Council Representative (J. Winny/K. Liot Hill)
- Heritage Commission (VACANT)
- Pedestrian & Bicyclist Advisory Committee (VACANT)
- Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)
- UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)
- Upper Valley Transportation Management Association (VACANT)
- Mascoma River Local Advisory Committee (K. Romano)
- Steering Committee for the Implementation of the Master Plan (B. Garland/VACANT /VACANT/J. Monroe)
- West Lebanon Revitalization Advisory Committee (L. Stavis)
- Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

4. Other Business

- A. The Braverman Company, LLC (Applicant), City of Lebanon (Property Owner), 20 Spencer St (Tax Map 92, Lot 31), zoned LD: Conceptual review per Section 4.3 of the Site Plan Review Regulations to redevelop the former DPW garage property. PB2020-35-CON
- B. Zoning Ordinance Amendments: Review and comment to City Council on proposed amendments to the Zoning Ordinance - Continued Discussion

5. Approval of Minutes

- A. October 26, 2020

6. Adjournment

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LebanonNH.gov)

**Agenda
Planning Board
November 23, 2020**

**Agenda Item #2A
Public Hearings**

**One Mechanic Street, LLC and
FSP LLC,
1 Mechanic Street
(Tax Map 91, Lot 264) and
0 Foundry Street
(Tax Map 91, Lot 262),
zoned LD
PB202028SPR**

LIGHTOLIER

by 



TYPE DL2

SlimSurface LED

S5R, S7R & S10R Round 5", 7" and 10"
Apertures



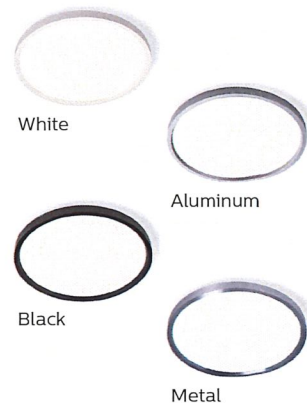
SlimSurface is a 5/8" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface round apertures are available as a 5" 650lm, 7" 1000lm and 10" 2200lm fixture.

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lamps: _____ Qty: _____
Notes: _____

Ordering guide

example: S5R830K7AL

Series	CRI	CCT	Lumens	Finish	Dimming
S5R SlimSurface 5" Round	8 80 9 90 ¹	27K 2700K 30K 3000K 35K 3500K 40K 4000K	7 650lm	— White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)
S7R SlimSurface 7" Round	8 80 9 90 ¹	27K 2700K 30K 3000K 35K 3500K 40K 4000K	10 1000lm	— White AL Aluminum BK Black W White AL Aluminum BK Black	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)
S10R SlimSurface 10" Round ²	8 80 9 90 ¹	27K 2700K 30K 3000K 35K 3500K 40K 4000K	22 2200lm	W White AL Aluminum BK Black MT Metallic	blank ELV / Triac (120V) Z10U 0-10V (120V-277V)



1. Configurations using 90 CRI are only available with 2700K & 3000K CCT.

2. IMPORTANT: SlimSurface LED 10" round installs into 4-11/16" J-box (not wet location listed).

Features

- Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
- Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
- Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
- LED Strip:** Utilizes LEDs.
- Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty*
- Compliance:** Non-conductive fixture for shower light application (not applicable to metal trim model).

Dimming

Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open and short circuit output conditions without damage.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C
Slim 10" 2200lm	Triac	120V	50/60Hz	0.20A	23.2W	<20%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.20A	23.2W	<10%	>0.95	-20°C
		277V	50/60Hz	0.09A	24.6W	<15%	>0.95	-20°C

For more details, please see LED-DIM-DL spec sheet.

* See Philips.com/warranties for warranty details.

Labels

cULus listed, ENERGY STAR® certified. All models are damp location rated for walls or ceilings. The 5" & 7" are suitable for ceiling mount wet locations when installed per instructions.

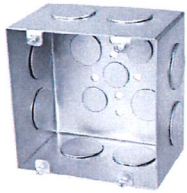


S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

Compatibility (10" Round)

Install into 4-11/16" J-box:



4 11/16" square (metal)
Compatible with S10R only

Compatibility (5" & 7" Round)

Installs into standard J-box applications for 5" & 7" models:



3 1/2" round (plastic)



4" square (plastic)
Not compatible with S5R



4" octagonal (metal)



4" square (metal)
Not compatible with S5R

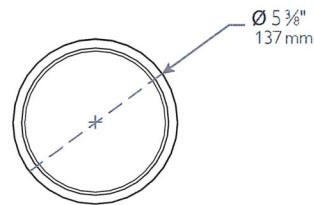
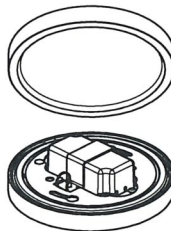
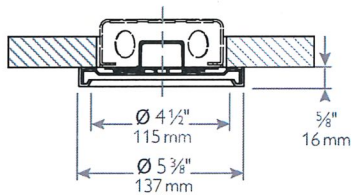


Fire rated J-box
Fire rated classification is per the ceiling and junction box ratings.

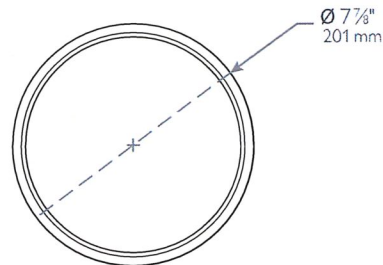
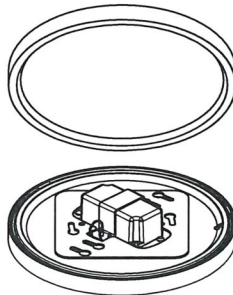
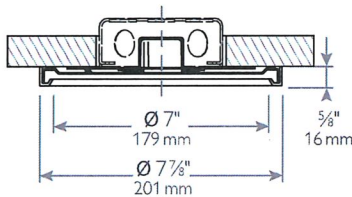
Note: A 2 1/8" deep octagon junction box is recommended for through circuit wiring applications.

Dimensions

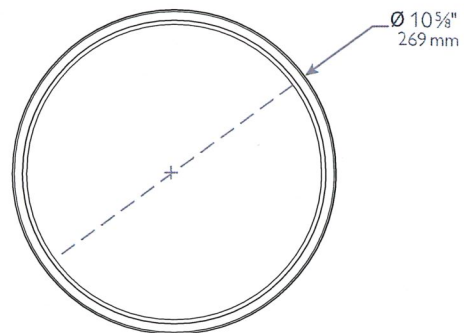
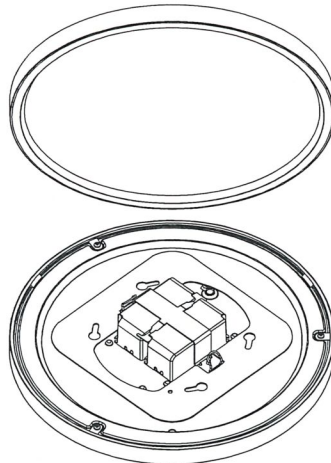
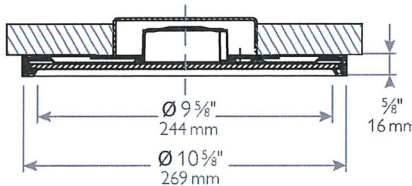
SlimSurface LED 5" downlight



SlimSurface LED 7" downlight



SlimSurface LED 10" downlight

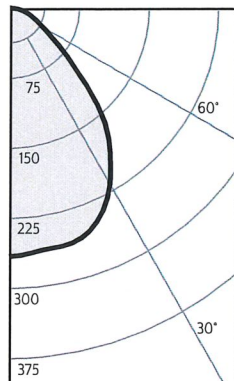


S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R927K7 • 10W LED, 90CRI, 2700K

Candela Curves



Angle	Mean CP	Lumens
0	266	
5	263	25
10	261	
15	260	736
20	254	
25	239	110
30	217	
35	190	118
40	160	
45	118	91
50	81	
55	55	51
60	40	
65	30	31
70	23	
75	18	18
80	11	
85	4	5
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	11	6.0'
6'	7	7.2'
7'	5	8.4'
8'	4	9.6'
9'	3	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	0.40
6'	14.2	0.26
7'	10.2	0.19
8'	8.5	0.16
9'	6.8	0.13

38"x38"x10" Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	105	98	100	95	97	92	88	88	87	80	77		
2	102	96	90	85	94	84	90	82	87	80	77	77	79	70	67		
3	95	86	79	73	84	73	82	72	79	70	67	67	72	62	60		
4	88	78	70	64	76	64	74	63	72	62	60	53	66	56	53		
5	82	71	63	57	70	57	68	56	66	56	53	48	60	50	48		
6	76	64	57	51	64	51	62	50	60	50	48	43	56	45	43		
7	71	59	51	46	58	46	57	45	56	45	43	39	51	41	39		
8	67	54	47	42	54	41	53	41	51	41	39	36	48	37	36		
9	63	50	43	38	50	38	49	38	48	37	36	33	44	34	33		
10	59	47	40	35	46	35	45	34	44	34	33						

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	208	39.8%
0-40	326	62.5%
0-60	469	89.7%
0-90	522	100.0%

CRI and CCT
adjustment factors

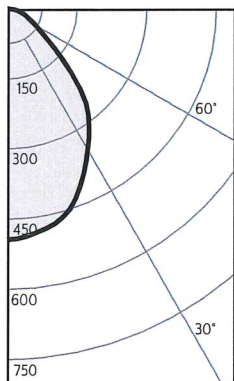
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 1053GFR

Output lumens:	523 lms	Efficacy:	57.4 lm/w
Spacing Criterion:	1.2	CCT ³ :	2700 K
Beam Angle:	87°	CRI:	90 min
Input Watts ² :	9.1W		

S7R927K10 • 14W LED, 90CRI, 2700K

Candela Curves



Angle	Mean CP	Lumens
0	496	
5	490	46
10	479	
15	464	130
20	433	
25	391	180
30	348	
35	309	193
40	265	
45	197	152
50	135	
55	92	85
60	68	
65	51	52
70	40	
75	30	32
80	21	
85	9	10
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	20	5.5'
6'	14	6.6'
7'	10	7.7'
8'	8	8.8'
9'	6	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	21.8	2.89
6'	14.2	1.90
7'	10.2	1.35
8'	8.5	1.13
9'	6.8	0.90

38"x38"x10" Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	104	98	100	95	97	92	88	88	87	80	77		
2	102	96	90	85	94	84	90	82	87	80	77	77	79	70	67		
3	95	86	79	74	84	73	82	72	79	70	67	67	72	62	60		
4	88	78	70	65	76	64	74	63	72	62	60	53	66	56	53		
5	82	71	63	57	70	57	68	56	66	56	53	48	60	50	48		
6	76	65	57	51	64	51	62	50	60	50	48	43	56	45	43		
7	71	59	52	46	58	46	57	45	56	45	43	39	51	41	39		
8	67	55	47	42	54	42	53	42	52	41	39	36	48	37	36		
9	63	51	43	38	50	38	49	38	48	37	36	33	44	34	33		
10	59	47	40	35	47	35	46	35	44	34	33						

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	356	40.5%
0-40	549	62.4%
0-60	786	89.3%
0-90	880	100.0%

CRI and CCT
adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 962GFR

Output lumens:	880 lms	Efficacy:	65.2 lm/w
Spacing Criterion:	1.1	CCT ³ :	2700 K
Beam Angle:	83°	CRI:	90 min
Input Watts ² :	13.5W		

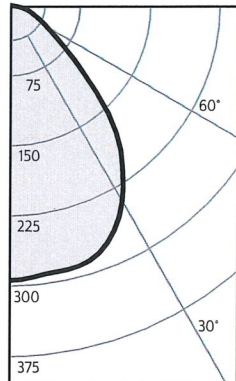
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R827K7 • 10W LED, 80CRI, 2700K

Candela Curves



Angle	Mean CP	Lumens
0	294	
5	291	28
10	289	
15	288	81
20	281	
25	265	121
30	241	
35	211	131
40	178	
45	131	102
50	91	
55	62	57
60	45	
65	34	34
70	26	
75	20	21
80	13	
85	4	5
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	12	6.0'
6'	8	7.2'
7'	6	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	2.77
6'	15.8	1.82
7'	11.3	1.30
8'	9.5	1.08
9'	7.5	0.87

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
Wall	70	50	30	10	50	10	50	10	50	10	0	
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	111	107	103	100	105	105	100	95	97	92	88
	2	102	96	90	85	94	94	90	82	87	80	77
	3	95	86	79	73	84	84	82	72	79	70	67
	4	88	78	70	64	76	76	74	63	72	62	60
	5	82	71	63	57	70	70	68	56	66	56	53
	6	76	64	57	51	64	64	62	50	60	50	48
	7	71	59	51	46	58	58	57	45	56	45	43
	8	67	54	47	42	54	54	53	41	51	41	39
	9	63	50	43	38	50	50	49	38	48	37	36
10	59	47	40	35	46	46	45	34	44	34	33	

Report: 1054GFR

Output lumens:	581lms	Efficacy:	62.5lm/w
Spacing Criterion:	1.2	CCT:	2700 K
Beam Angle:	87°	CRI:	80 min
Input Watts:	9.3W		

Zonal lumens & percentages

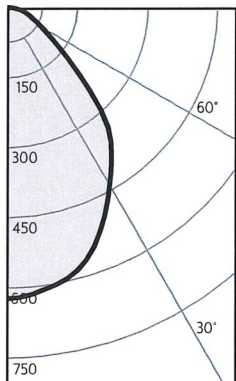
Zone	Lumens	%Luminaire
0-30	231	39.7%
0-40	362	62.3%
0-60	521	89.6%
0-90	581	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R827K10 • 14W LED, 80CRI, 2700K

Candela Curves



Angle	Mean CP	Lumens
0	625	
5	618	59
10	604	
15	584	164
20	546	
25	494	227
30	440	
35	390	244
40	337	
45	250	193
50	170	
55	117	108
60	85	
65	65	65
70	51	
75	39	41
80	27	
85	12	13
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	25	5.5'
6'	17	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	24.2	3.68
6'	15.8	2.42
7'	11.3	1.73
8'	9.5	1.44
9'	7.5	1.15

38"x38"x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
Wall	70	50	30	10	50	10	50	10	50	10	0	
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	111	107	103	100	104	98	100	95	96	92	88
	2	102	96	90	85	94	84	90	82	87	80	77
	3	95	86	79	74	85	73	82	72	79	71	67
	4	88	78	70	65	77	64	74	63	72	62	60
	5	82	71	63	57	70	57	68	56	66	56	53
	6	76	65	57	51	64	51	62	51	61	50	48
	7	71	59	52	46	59	46	57	46	56	45	43
	8	67	55	47	42	54	42	53	42	52	41	39
	9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	47	35	46	35	45	35	33	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	449	40.4%
0-40	693	62.3%
0-60	994	89.3%
0-90	1113	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 964GFR

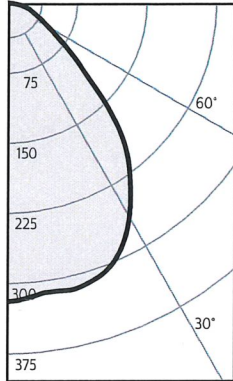
Output lumens:	1113lms	Efficacy:	83.1lm/w
Spacing Criterion:	1.1	CCT:	2700 K
Beam Angle:	83°	CRI:	80 min
Input Watts:	13.4W		

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R830K7 • 10W LED, 80 CRI, 3000K

Candela Curves



Angle	Mean CP	Lumens
0	319	
5	315	30
10	313	
15	313	88
20	306	
25	290	131
30	264	
35	231	142
40	197	
45	146	109
50	100	
55	69	62
60	50	
65	38	37
70	29	
75	22	22
80	15	
85	6	6
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	13	6.0'
6'	9	7.2'
7'	7	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.06
6'	17.1	2.01
7'	12.2	1.43
8'	10.2	1.19
9'	8.1	0.96

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	100	100
1	111	107	103	100	105	98	100	95	97	92	88	88	88	88	88	88	88
2	102	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	77
3	95	86	79	73	84	73	82	72	79	70	67	67	67	67	67	67	67
4	88	78	70	64	76	64	74	63	72	62	60	60	60	60	60	60	60
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	53
6	76	64	57	51	64	51	62	50	60	50	48	48	48	48	48	48	48
7	71	59	51	46	58	46	57	45	56	45	43	43	43	43	43	43	43
8	67	54	47	42	54	41	53	41	51	41	39	39	39	39	39	39	39
9	63	50	43	38	50	38	49	38	48	37	36	36	36	36	36	36	36
10	59	47	40	35	46	35	45	34	44	34	33	33	33	33	33	33	33

Report: 1055GFR

Output lumens:	628 lms	Efficacy:	69.0 lm/w
Spacing Criterion:	1.2	CCT:	3000K
Beam Angle:	87°	CRI:	80 min
Input Watts:	9.1W		

Zonal lumens & percentages

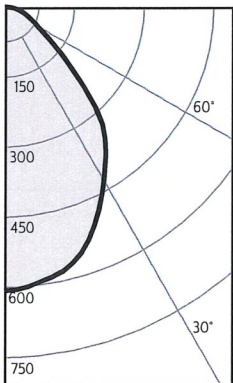
Zone	Lumens	%Luminaire
0-30	249	39.7%
0-40	391	62.3%
0-60	562	89.6%
0-90	628	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R830K10 • 14W LED, 80 CRI, 3000K

Candela Curves



Angle	Mean CP	Lumens
0	607	
5	601	57
10	588	
15	568	159
20	531	
25	480	221
30	427	
35	379	237
40	328	
45	243	187
50	165	
55	113	105
60	83	
65	63	63
70	49	
75	37	39
80	26	
85	12	13
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	24	5.5'
6'	17	6.6'
7'	12	7.7'
8'	9	8.8'
9'	7	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	26.2	3.55
6'	17.1	2.33
7'	12.2	1.66
8'	10.2	1.39
9'	8.1	1.11

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	100	100
1	111	107	103	100	104	98	100	95	96	92	88	88	88	88	88	88	88
2	102	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	77
3	95	86	79	74	84	73	82	72	79	71	67	67	67	67	67	67	67
4	88	78	70	65	76	64	74	63	72	62	60	60	60	60	60	60	60
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	53
6	76	65	57	51	64	51	62	50	60	50	48	48	48	48	48	48	48
7	71	59	52	46	58	46	57	45	56	45	43	43	43	43	43	43	43
8	67	55	47	42	54	42	53	42	52	41	39	39	39	39	39	39	39
9	63	51	43	38	50	38	49	38	48	37	36	36	36	36	36	36	36
10	59	47	40	35	47	35	46	35	45	35	33	33	33	33	33	33	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	437	40.4%
0-40	674	62.3%
0-60	966	89.4%
0-90	1081	100.0%

CRI and CCT adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 961GFR

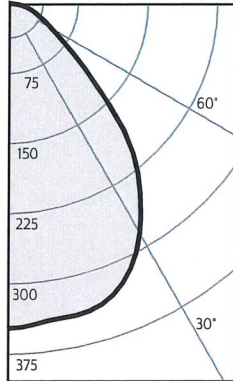
Output lumens:	1081 lms	Efficacy:	80.0 lm/w
Spacing Criterion:	1.1	CCT:	3000K
Beam Angle:	83°	CRI:	80 min
Input Watts:	13.5W		

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R835K7 • 10W LED, 80CRI, 3500K

Candela Curves



Angle	Mean CP	Lumens
0	347	
5	344	33
10	341	
15	340	96
20	332	
25	312	143
30	283	
35	248	155
40	209	
45	154	119
50	107	
55	74	68
60	53	
65	41	41
70	31	
75	23	25
80	15	
85	5	7
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	14	6.0'
6'	10	7.2'
7'	7	8.4'
8'	5	9.6'
9'	4	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.34
6'	18.7	2.19
7'	13.3	1.56
8'	11.2	1.30
9'	8.9	1.04

38"x38"x10" Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	111	106	106	100	95	92	88	
1	111	107	103	100	105	98	100	95	95	92	88	80	77	72	67	60	
2	102	96	90	85	94	84	90	82	82	77	72	67	60	55	50	48	
3	95	86	79	73	84	73	82	72	72	67	62	57	53	48	43	39	
4	88	78	70	64	76	64	74	63	63	58	53	48	43	39	36	33	
5	82	71	63	57	70	57	68	56	56	51	46	41	36	32	29	26	
6	76	64	57	51	64	51	62	50	50	45	40	35	30	27	24	21	
7	71	59	51	46	58	46	57	45	45	40	35	30	26	23	20	17	
8	67	54	47	42	54	41	53	41	41	36	31	26	22	19	16	14	
9	63	50	43	38	50	38	49	38	38	33	28	23	19	16	14	12	
10	59	47	40	35	46	35	45	34	34	30	25	20	16	14	12	10	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	272	39.6%
0-40	426	62.2%
0-60	613	89.5%
0-90	685	100.0%

CRI and CCT
adjustment factors

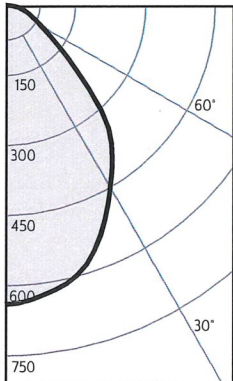
90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 1056GFR

Output lumens:	685 lms	Efficiency:	75.3 lm/w
Spacing Criterion:	1.2	CCT:	3500 K
Beam Angle:	87°	CRI:	80 min
Input Watts:	9.1W		

S7R835K10 • 14W LED, 80CRI, 3500K

Candela Curves



Angle	Mean CP	Lumens
0	639	
5	632	60
10	618	
15	597	167
20	558	
25	505	232
30	449	
35	399	249
40	345	
45	255	197
50	174	
55	120	111
60	88	
65	67	67
70	52	
75	40	42
80	28	
85	12	13
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	26	5.5'
6'	18	6.6'
7'	13	7.7'
8'	10	8.8'
9'	8	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	28.6	3.74
6'	18.7	2.45
7'	13.3	1.75
8'	11.2	1.46
9'	8.9	1.17

38"x38"x10" Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	95	92	88		
1	111	107	103	100	104	98	100	95	95	92	88	80	77	72	67	60	
2	102	96	90	85	94	84	90	82	82	77	72	67	60	55	50	48	
3	95	86	79	73	84	73	82	72	72	67	62	57	53	48	43	39	
4	88	78	70	64	76	64	74	63	63	58	53	48	43	39	36	33	
5	82	71	63	57	70	57	68	56	56	51	46	41	36	32	29	26	
6	76	64	57	51	64	51	62	50	50	45	40	35	30	27	24	21	
7	71	59	51	46	58	46	57	45	45	40	35	30	26	23	20	17	
8	67	54	47	42	54	41	53	41	41	36	31	26	22	19	16	14	
9	63	51	43	38	50	38	49	38	38	33	28	23	19	16	14	12	
10	59	47	40	35	46	35	45	34	34	30	25	20	16	14	12	10	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	459	40.3%
0-40	708	62.2%
0-60	1016	89.2%
0-90	1139	100.0%

CRI and CCT
adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

Report: 965GFR

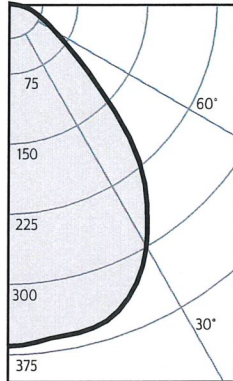
Output lumens:	1139 lms	Efficiency:	84.4 lm/w
Spacing Criterion:	1.1	CCT:	3500 K
Beam Angle:	83°	CRI:	80 min
Input Watts:	13.5W		

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S5R840K7 • 10W LED, 80 CRI, 4000 K

Candela Curves



Angle	Mean CP	Lumens
0	366	
5	363	
10	360	35
15	359	
20	350	101
25	329	
30	299	151
35	262	
40	221	163
45	163	126
50	113	
55	79	72
60	57	
65	44	44
70	34	
75	25	27
80	16	
85	6	7
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	15	6.0'
6'	10	7.2'
7'	7	8.4'
8'	6	9.6'
9'	5	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	3.54
6'	19.8	2.32
7'	14.1	1.66
8'	11.8	1.38
9'	9.4	1.10

38"x38"x10' Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	105	98	100	95	97	92	88	88	88	88	88	88	
2	102	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	
3	95	86	79	73	84	73	82	72	79	70	67	67	67	67	67	67	
4	88	78	70	64	76	64	74	63	72	62	60	60	60	60	60	60	
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	
6	76	64	57	51	64	51	62	50	60	50	48	48	48	48	48	48	
7	71	59	51	46	58	46	57	45	56	45	43	43	43	43	43	43	
8	67	54	47	42	54	42	53	41	51	41	39	39	39	39	39	39	
9	63	50	43	38	50	38	49	38	48	37	36	36	36	36	36	36	
10	59	47	40	35	46	35	45	34	44	34	33	33	33	33	33	33	

Report: 1057GFR

Output lumens:	726 lms	Efficacy:	79.8 lm/w
Spacing Criterion:	1.2	CCT:	4000 K
Beam Angle:	87°	CRI:	80 min
Input Watts:	9.1 W		

Zonal lumens & percentages

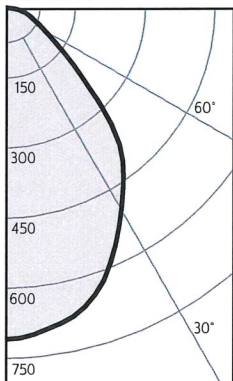
Zone	Lumens	%Luminaire
0-30	286	39.5%
0-40	450	62.0%
0-60	648	89.3%
0-90	726	100.0%

CRI and CCT
adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

S7R840K10 • 14W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	710	
5	702	
10	686	66
15	663	
20	620	186
25	560	
30	499	258
35	443	
40	382	276
45	283	218
50	193	
55	133	122
60	97	
65	74	74
70	57	
75	44	46
80	30	
85	14	15
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	28	5.5'
6'	20	6.6'
7'	14	7.7'
8'	11	8.8'
9'	9	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	30.3	4.17
6'	19.8	2.74
7'	14.1	1.96
8'	11.8	1.63
9'	9.4	1.30

38"x38"x10' Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	104	98	100	95	96	92	88	88	88	88	88	88	
2	102	96	90	85	94	84	90	82	87	80	77	77	77	77	77	77	
3	95	86	79	74	84	73	82	72	79	70	67	67	67	67	67	67	
4	88	78	70	65	76	64	74	63	72	62	60	60	60	60	60	60	
5	82	71	63	57	70	57	68	56	66	56	53	53	53	53	53	53	
6	76	65	57	51	64	51	62	50	60	50	48	48	48	48	48	48	
7	71	59	52	46	58	46	57	45	56	45	43	43	43	43	43	43	
8	67	55	47	42	54	42	53	41	51	41	39	39	39	39	39	39	
9	63	51	43	38	50	38	49	38	48	37	36	36	36	36	36	36	
10	59	47	40	35	47	35	46	35	45	35	33	33	33	33	33	33	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	510	40.4%
0-40	786	62.3%
0-60	1127	89.3%
0-90	1262	100.0%

CRI and CCT
adjustment factors

90 CRI 2700K = 84%
80 CRI 2700K = 100%
80 CRI 3000K = 100%
80 CRI 3500K = 105%
80 CRI 4000K = 109%

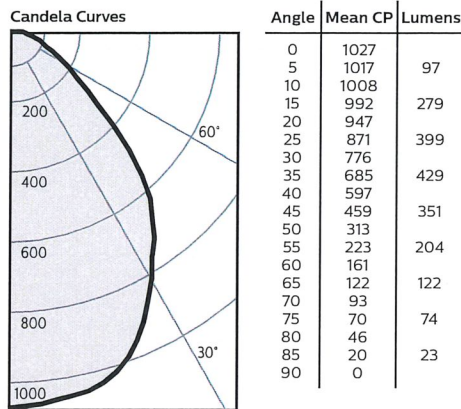
Report: 963GFR

Output lumens:	1262 lms	Efficacy:	94.2 lm/w
Spacing Criterion:	1.1	CCT:	4000 K
Beam Angle:	83°	CRI:	80 min
Input Watts:	13.4 W		

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S10R830K22 • 24W LED, 80CRI, 3000K



Report: S10R927K22BK

Output lumens:	1977lms	Efficacy:	84.1lm/w
Spacing Criterion:	1.1	CCT ³ :	3000K
Beam Angle:	87°	CRI:	80 min
Input Watts ² :	23.5W		

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	41	5.5'
6'	29	6.6'
7'	21	7.7'
8'	16	8.8'
9'	13	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	83.4	1.04
6'	54.8	0.68
7'	39.1	0.49
8'	32.6	0.41
9'	26.1	0.33

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

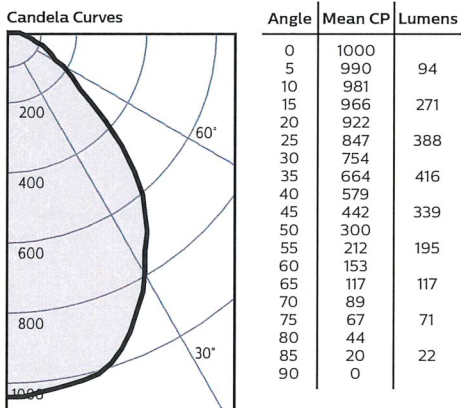
Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	104	98	100	95	96	92	88	88	96	92	88	88	
2	102	95	90	85	93	84	90	82	87	80	76	76	87	80	76	76	
3	95	86	79	73	84	72	81	71	79	70	67	67	79	70	67	67	
4	88	77	70	64	76	63	74	63	71	62	59	59	71	62	59	59	
5	82	70	62	56	69	56	67	56	65	55	53	53	65	55	53	53	
6	76	64	56	50	63	50	61	50	60	49	47	47	60	49	47	47	
7	71	59	51	45	58	45	57	45	55	45	43	43	55	45	43	43	
8	66	54	46	41	53	41	52	41	51	41	39	39	51	41	39	39	
9	62	50	43	37	49	37	48	37	47	37	35	35	47	37	35	35	
10	59	47	39	34	46	34	45	34	44	34	32	32	44	34	32	32	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	775	39.2%
0-40	1203	60.9%
0-60	1758	88.9%
0-90	1977	100.0%

S10R835K22 • 24W LED, 80CRI, 3500K



Report: 963GFR

Output lumens:	1913lms	Efficacy:	80.0lm/w
Spacing Criterion:	1.1	CCT ³ :	3500K
Beam Angle:	87°	CRI:	80 min
Input Watts ² :	23.9W		

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	40	5.5'
6'	28	6.6'
7'	20	7.7'
8'	16	8.8'
9'	12	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	80.8	1.06
6'	53.0	0.70
7'	37.9	0.50
8'	31.6	0.41
9'	25.2	0.33

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%				50%				30%				0%
Wall	70	50	30	10	50	10	50	10	50	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%																
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100	106	106	100	88	
1	111	107	103	100	104	98	100	95	96	92	88	88	96	92	88	88	
2	102	95	90	85	93	84	90	82	87	80	76	76	87	80	76	76	
3	95	86	79	73	84	72	81	71	79	70	67	67	79	70	67	67	
4	88	77	70	64	76	64	74	63	72	62	59	59	72	62	59	59	
5	82	70	62	57	69	56	67	56	65	55	53	53	65	55	53	53	
6	76	64	56	51	63	50	62	50	60	50	47	47	60	50	47	47	
7	71	59	51	45	58	45	57	45	55	45	43	43	55	45	43	43	
8	67	54	47	41	54	41	52	41	51	41	39	39	51	41	39	39	
9	62	50	43	38	50	38	49	37	48	37	35	35	47	37	35	35	
10	59	47	39	35	46	34	45	34	44	34	32	32	44	34	32	32	

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	754	39.4%
0-40	1170	61.2%
0-60	1703	89.0%
0-90	1913	100.0%

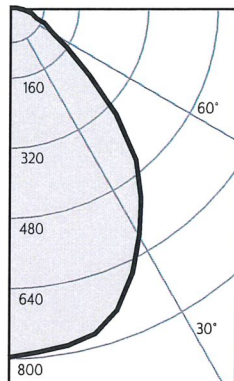
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

S5R, S7R & S10R SlimSurface LED

Round 5", 7" and 10" Apertures

S10R927K22 • 23 W LED, 90 CRI, 2700 K

Candela Curves



Angle	Mean CP	Lumens
0	794	
5	788	75
10	781	
15	769	216
20	732	
25	669	307
30	595	
35	525	328
40	453	
45	344	265
50	238	
55	162	149
60	116	
65	87	87
70	66	
75	49	52
80	32	
85	13	15
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	32	5.5'
6'	22	6.6'
7'	16	7.7'
8'	12	8.8'
9'	10	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'	63.3	1.01
6'	41.5	0.66
7'	29.7	0.47
8'	24.7	0.39
9'	19.8	0.32

38'x38'x10' Room, Workplane 2.5'
above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%
Wall	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal cavity method - Effective floor reflectance = 20%										
Room Cavity Ratio	0	119	119	119	116	116	111	111	106	106	100
1	111	107	103	100	105	98	100	95	97	93	88
2	103	96	90	85	94	84	90	82	87	80	77
3	95	86	79	74	85	73	82	72	79	70	67
4	88	78	70	64	77	64	74	63	72	62	60
5	82	71	63	57	70	57	68	56	66	56	53
6	76	65	57	51	64	51	62	50	60	50	48
7	71	59	51	46	58	46	57	45	56	45	43
8	67	55	47	42	54	42	53	41	52	41	39
9	63	51	43	38	50	38	49	38	48	38	36
10	59	47	40	35	46	35	46	35	45	35	33

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	598	40.0%
0-40	925	62.0%
0-60	1339	89.7%
0-90	1493	100.0%

Report: S10R927K22BK

Output lumens:	1493 lms	Efficacy:	65.5 lm/w
Spacing Criterion:	1.1	CCT:	2700 K
Beam Angle:	86°	CRI:	90 min
Input Watts:	22.8 W		

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.



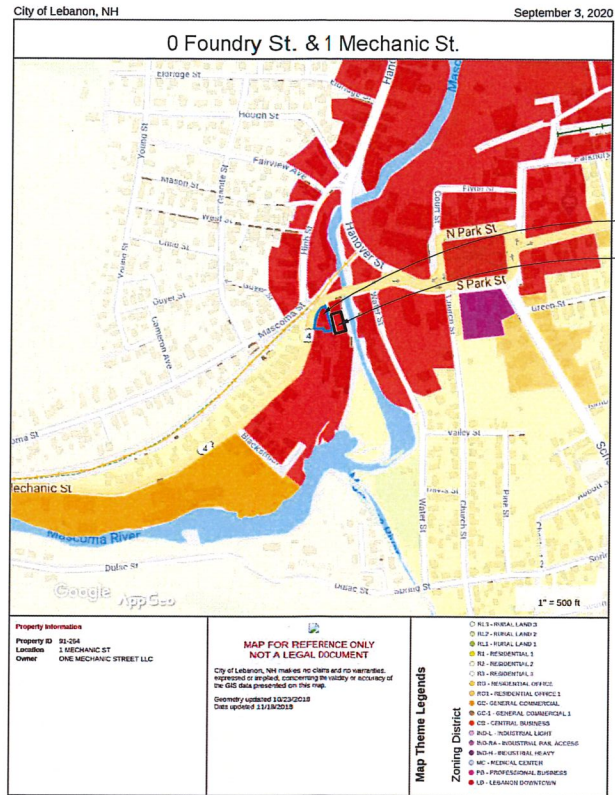
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SlimSurface-5In-7In-10In-Round-S5R-S7R-S10R 11/18 page 9 of 9

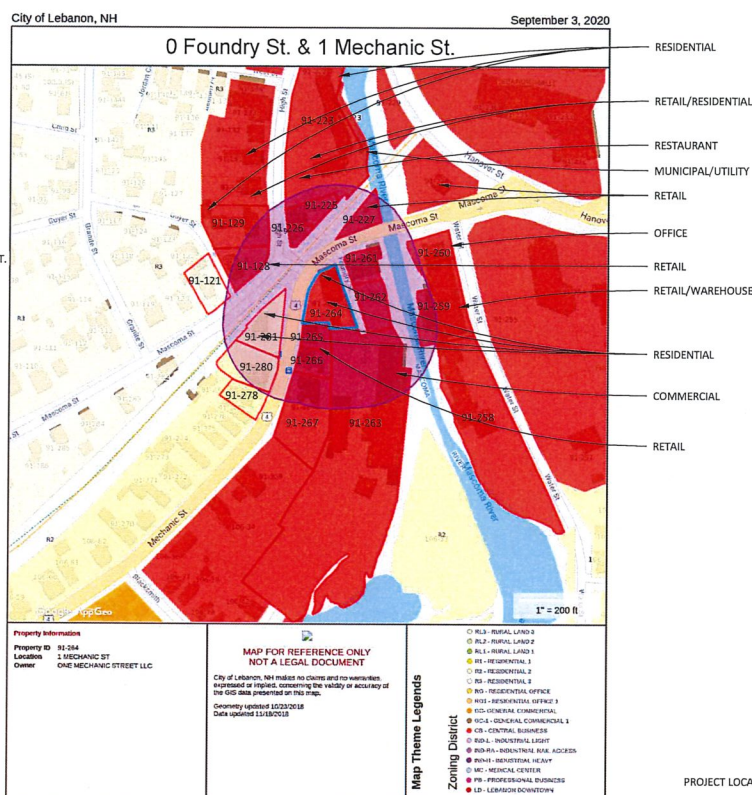
Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9003

www.lightolier.com



1" = 500' VICINITY REFERENCE MAP



1" = 200' ABUTTER REFERENCE MAP

TABLE OF CONTENTS

1 OF 10	G-1	VICINITY & ABUTER PLANS, PHOTOMETRIC, AND ZONING TABLE
2 OF 10	G-2	EXISTING SITE PLAN 91-264
3 OF 10	G-3	EXISTING SITE PLAN 91-262
4 OF 10	G-4	ARCHITECTURAL SITE PLAN PHASE 1
5 OF 10	G-5	ARCHITECTURAL SITE PLAN PHASE 2
6 OF 10	G-6	FLOOR PLANS
7 OF 10	G-7	EXTERIOR ELEVATIONS
8 OF 10	G-8	SITE AND LANDSCAPE DETAILS
9 OF 10	G-9	EXTERIOR VIEWS
10 OF 10	G-10	GARBAGE TRUCK TURNING PLANS

OWNER:
ONE MECHANIC STREET, LLC

CONTACT: JEREMY KATZ
PO BOX 1325
LEBANON, NH 03766
EMAIL: katz95@gmail.com
CELL:

ARCHITECT:
STUDIO NEXUS
ARCHITECTS + PLANNERS, LLC
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001

CONTACT: JIM WASSER
EMAIL: jimw@studionexusarch.com
PHONE: 802.275.5110 EXT. 101

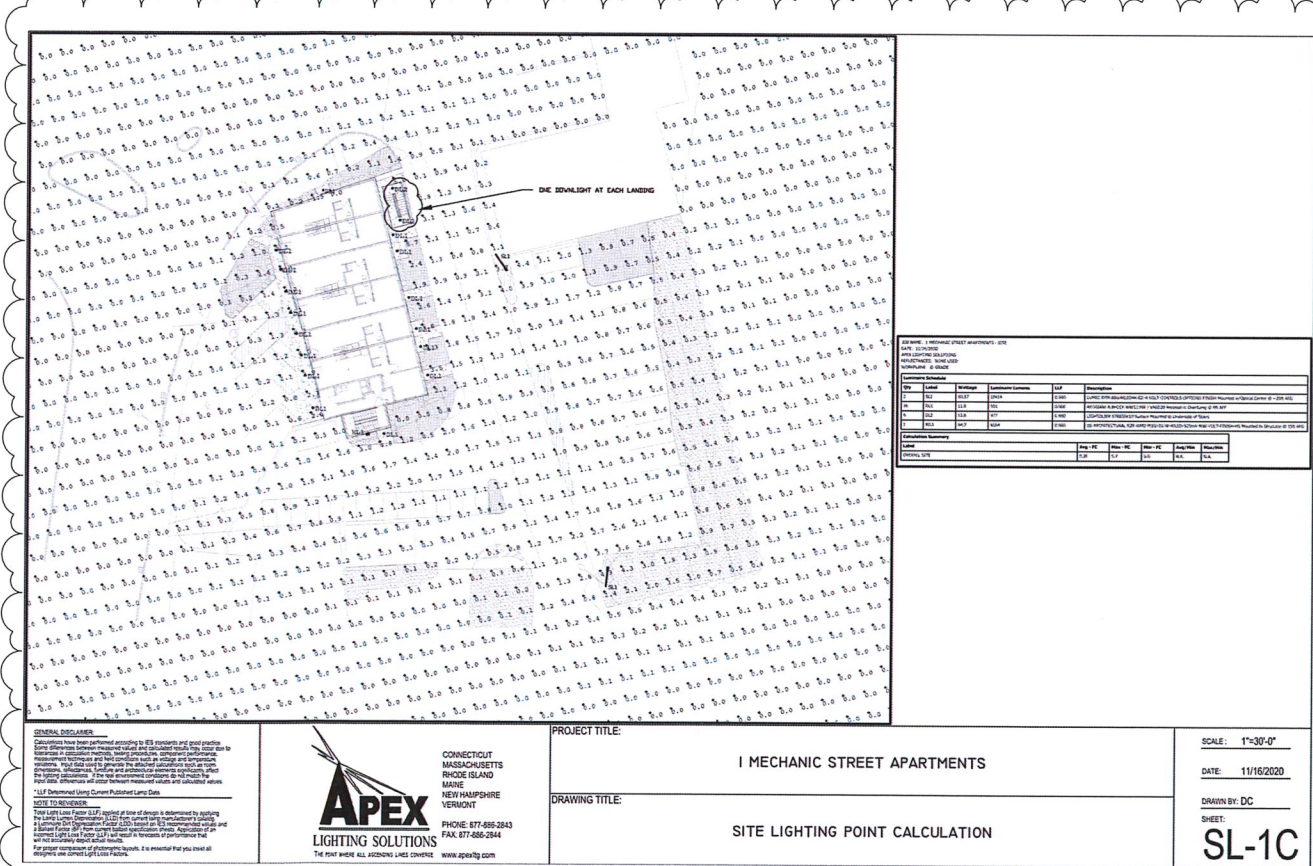


TRANSIT ROUTE MAP-ADVANCED TRANSIT RED & BLUE LINES (NOT TO SCALE)

1 MECHANIC ST. & 0 FOUNDRY ST. - ZONING TABLE

ITEM	Required/Allowable	1 Mechanic Street		0 Foundry Street	
		Existing	Proposed	Existing	Proposed
1. Zoning District/Designation		LD	Same	LD	Same
2. Tax Map & lot number		91-264	Same	91-262	Same
3. Area of Lot (Acres)	3,000 sf minimum	14,765.23 sf	Same	9,019.12 sf	Same
4. Building Gross Floor Area (SF) finished		10,149	10,649	0	0
5. Parking Spaces	As determined by Board (Former uses were office and retail)	4	Same	12	Same
6. Number of Loading Spaces		None	None	None	None
7. Building Height (Ft)	55' (maximum)	15'-6"	25'-6"	n/a	n/a
8. Number of Stories		3 including basement	Same	n/a	n/a
Basement (River Level)		3,383	3,355	n/a	n/a
First		3,383	3,639	n/a	n/a
Second		3,383	3,655	n/a	n/a
9. Use	Office, Retail, Multi-family Dwelling, Parking	Office, Retail	Multi-Family Dwelling	Parking	Same
10. Setbacks (Ft)*		0	0	0	0
Front	None	0	0	0	0
Side	None	0	0	0	0
Rear	10'	0*	0*	10'	10'
11. Building Footprint Area (SF)	None	3,383	3,639	n/a	n/a
Total Building Coverage on Lot (%)	None	33	34	0	0
12. Overlay District		None	None	None	None
Impervious surfaces (%)		97	91	65	58
Impervious surfaces (sf)		14,377	12,980	5,862	5,272

*201.3 Lots on More Than One Street.
A lot adjoining two streets shall have a minimum front yard on each street and minimum side yards on the remaining sides. Therefore there is no rear yard setback at 1 Mechanic Street



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1 MECHANIC STREET APARTMENTS

1 MECHANIC STREET
LEBANON NH
GRAFTON COUNTY

1 MECHANIC STREET APARTMENTS

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Revisions		
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VICINITY & ABUTER PLANS, PHOTOMETRIC, AND ZONING TABLE

Project No.: 1922

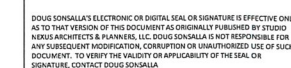
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SHEET 1 OF 10

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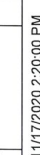
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No.	Description	Date

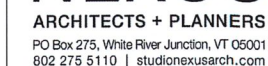
EXISTING SITE
PLAN 91-264

Project No.:	1922
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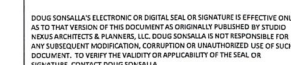
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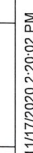
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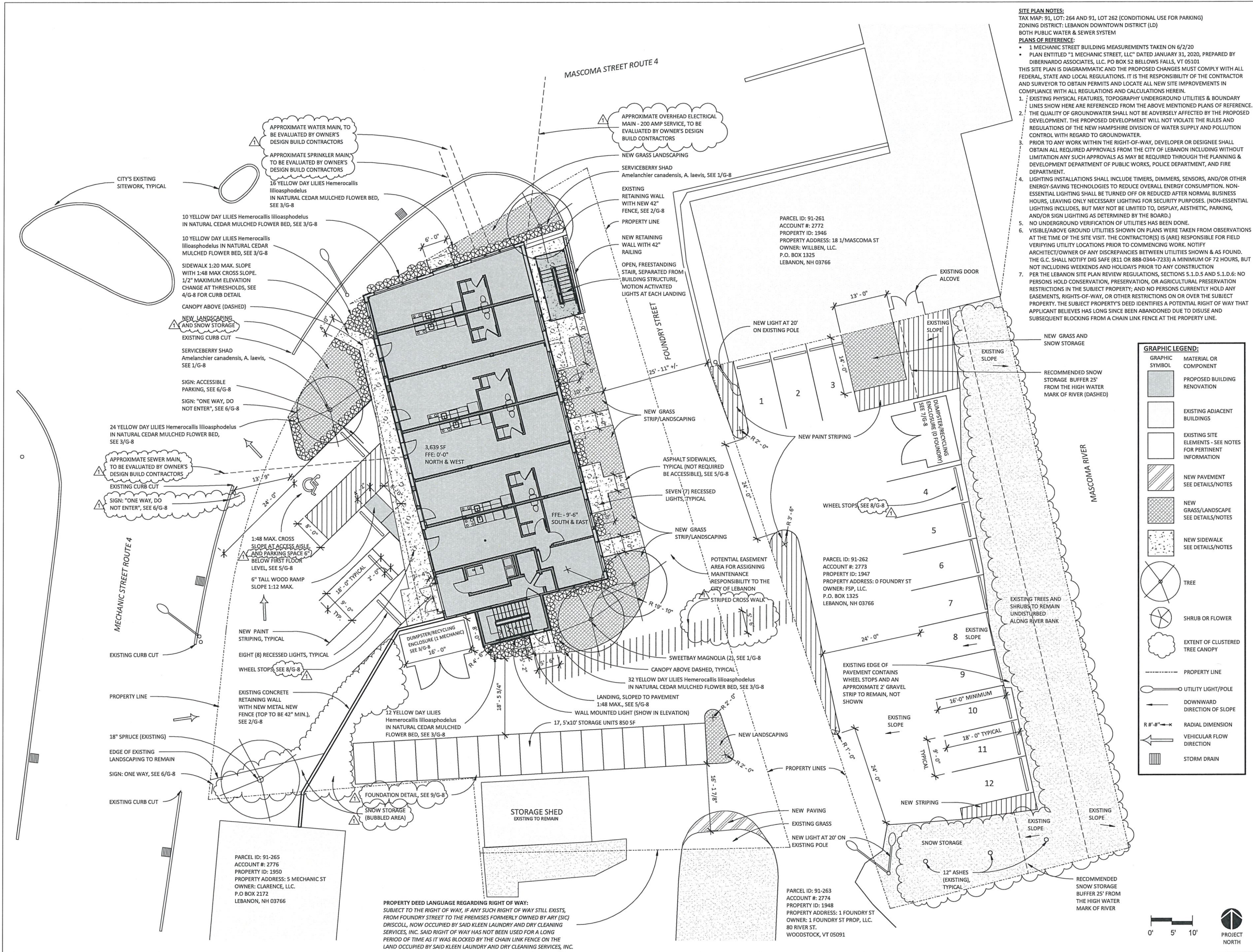
EXISTING SITE
PLAN 91-262

Project No.: 1922

G-3
SHEET 3 OF 10

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SITE PLAN NOTES:
TAX MAP: 91, LOT: 264 AND 91, LOT 262 (CONDITIONAL USE FOR PARKING)
ZONING DISTRICT: LEBANON DOWNTOWN DISTRICT (LD)
BOTH PUBLIC WATER & SEWER SYSTEM

PLANS OF REFERENCE:

- 1. MECHANIC STREET BUILDING MEASUREMENTS TAKEN ON 6/2/20
- 2. PLAN ENTITLED "1 MECHANIC STREET, LLC" DATED JANUARY 31, 2020, PREPARED BY DIERBERNARD ASSOCIATES, LLC, PO BOX 52 BELLINGS FALLS, VT 05101

THIS SITE PLAN IS DIAGRAMMATIC AND THE PROPOSED CHANGES MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SURVEYOR TO OBTAIN PERMITS AND LOCATE ALL NEW SITE IMPROVEMENTS IN COMPLIANCE WITH ALL REGULATIONS AND CALCULATIONS HEREIN.

- EXISTING PHYSICAL FEATURES, TOPOGRAPHY UNDERGROUND UTILITIES & BOUNDARY LINES SHOWN HERE ARE REFERENCED FROM THE ABOVE MENTIONED PLANS OF REFERENCE. THE QUALITY OF GROUNDWATER SHALL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL NOT VIOLATE THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE DIVISION OF WATER SUPPLY AND POLLUTION CONTROL WITH REGARD TO GROUNDWATER.
- PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, DEVELOPER OR DESIGNEE SHALL OBTAIN ALL REQUIRED APPROVALS FROM THE CITY OF LEBANON INCLUDING WITHOUT LIMITATION ANY SUCH APPROVALS AS MAY BE REQUIRED THROUGH THE PLANNING & DEVELOPMENT DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, AND FIRE DEPARTMENT.
- LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, SENSORS, AND/OR OTHER ENERGY-SAVING TECHNOLOGIES TO REDUCE OVERALL ENERGY CONSUMPTION. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF OR REDUCED AFTER NORMAL BUSINESS HOURS, LEAVING ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES. (NON-ESSENTIAL LIGHTING INCLUDES, BUT MAY NOT BE LIMITED TO, DISPLAY, AESTHETIC, PARKING, AND/OR SIGN LIGHTING AS DETERMINED BY THE BOARD.)
- NO UNDERGROUND VERIFICATION OF UTILITIES HAS BEEN DONE.
- VISIBILITY ABOVE GROUND UTILITIES SHOWN ON PLANS WERE TAKEN FROM OBSERVATIONS AT THE TIME OF THE SITE VISIT. THE CONTRACTOR(S) IS (ARE) RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES BETWEEN UTILITIES SHOWN & AS FOUND. THE G.C. SHALL NOTIFY DIG SAFE (811 OR 888-0344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING WEEKENDS AND HOLIDAYS PRIOR TO ANY CONSTRUCTION
- PER THE LEBANON SITE PLAN REVIEW REGULATIONS, SECTIONS 5.1.D.5 AND 5.1.D.6: NO PERSONS HOLD CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS IN THE SUBJECT PROPERTY; AND NO PERSONS CURRENTLY HOLD ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS ON OR OVER THE SUBJECT PROPERTY. THE SUBJECT PROPERTY'S DEED IDENTIFIES A POTENTIAL RIGHT OF WAY THAT APPLICANT BELIEVES HAS LONG SINCE BEEN ABANDONED DUE TO DISUSE AND SUBSEQUENT BLOCKING FROM A CHAIN LINK FENCE AT THE PROPERTY LINE.

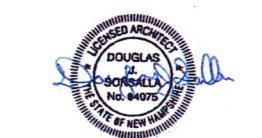
GRAPHIC LEGEND:

GRAPHIC SYMBOL	MATERIAL OR COMPONENT
[Pattern]	PROPOSED BUILDING RENOVATION
[Pattern]	EXISTING ADJACENT BUILDINGS
[Pattern]	EXISTING SITE ELEMENTS - SEE NOTES FOR PERTINENT INFORMATION
[Pattern]	NEW PAVEMENT SEE DETAILS/NOTES
[Pattern]	NEW GRASS/LANDSCAPE SEE DETAILS/NOTES
[Pattern]	NEW SIDEWALK SEE DETAILS/NOTES
[Symbol]	TREE
[Symbol]	SHRUB OR FLOWER
[Symbol]	EXTENT OF CLUSTERED TREE CANOPY
[Line]	PROPERTY LINE
[Symbol]	UTILITY LIGHT/POLE
[Symbol]	DOWNSLOPE DIRECTION OF SLOPE
[Symbol]	R #'-#"-#"
[Symbol]	RADIAL DIMENSION
[Symbol]	VEHICULAR FLOW DIRECTION
[Symbol]	STORM DRAIN

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1 MECHANIC STREET APARTMENTS

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1	Revision 1	11/16/20

ARCHITECTURAL SITE PLAN PHASE 1

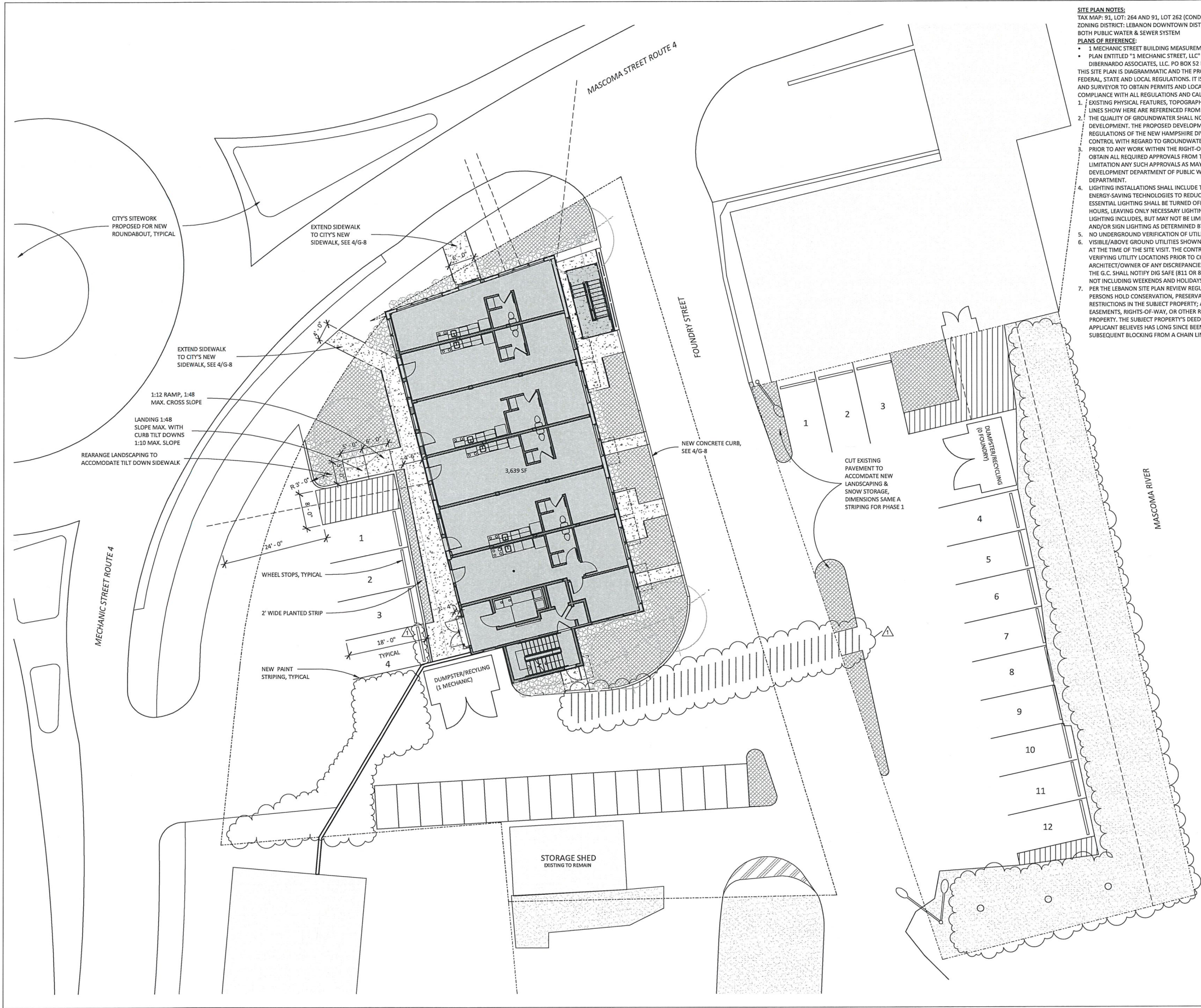
Project No.: 1922

G-4 SHEET 4 OF 10

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PROPERTY DEED LANGUAGE REGARDING RIGHT OF WAY:
SUBJECT TO THE RIGHT OF WAY, IF ANY SUCH RIGHT OF WAY STILL EXISTS, FROM FOUNDRY STREET TO THE PREMISES FORMERLY OWNED BY ARY (SIC) DRISCOLL, NOW OCCUPIED BY SAID KLEEN LAUNDRY AND DRY CLEANING SERVICES, INC. SAID RIGHT OF WAY HAS NOT BEEN USED FOR A LONG PERIOD OF TIME AS IT WAS BLOCKED BY THE CHAIN LINK FENCE ON THE LAND OCCUPIED BY SAID KLEEN LAUNDRY AND DRY CLEANING SERVICES, INC.

11/17/2020 2:20:08 PM



SITE PLAN NOTES:
TAX MAP: 91, LOT: 264 AND 91, LOT 262 (CONDITIONAL USE FOR PARKING)
ZONING DISTRICT: LEBANON DOWNTOWN DISTRICT (LD)
BOTH PUBLIC WATER & SEWER SYSTEM

PLANS OF REFERENCE:

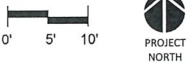
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GRAPHIC LEGEND:

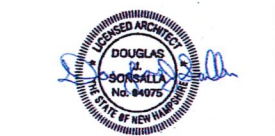
GRAPHIC SYMBOL	MATERIAL OR COMPONENT
[Solid Grey Box]	PROPOSED BUILDING RENOVATION
[White Box]	EXISTING ADJACENT BUILDINGS
[White Box]	EXISTING SITE ELEMENTS - SEE NOTES FOR PERTINENT INFORMATION
[Diagonal Lines Box]	NEW PAVEMENT SEE DETAILS/NOTES
[Stippled Box]	NEW GRASS/LANDSCAPE SEE DETAILS/NOTES
[Dotted Box]	NEW SIDEWALK SEE DETAILS/NOTES
[Circle with Crosshairs]	TREE
[Circle with Dots]	SHRUB OR FLOWER
[Cloud-like Shape]	EXTENT OF CLUSTERED TREE CANOPY
[Dashed Line]	PROPERTY LINE
[Line with Arrow]	UTILITY LIGHT/POLE
[Arrow]	DOWNWARD DIRECTION OF SLOPE
[Line with 'R' and Arrow]	RADIAL DIMENSION
[Arrow]	VEHICULAR FLOW DIRECTION
[Hatched Box]	STORM DRAIN




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1 MECHANIC STREET APARTMENTS

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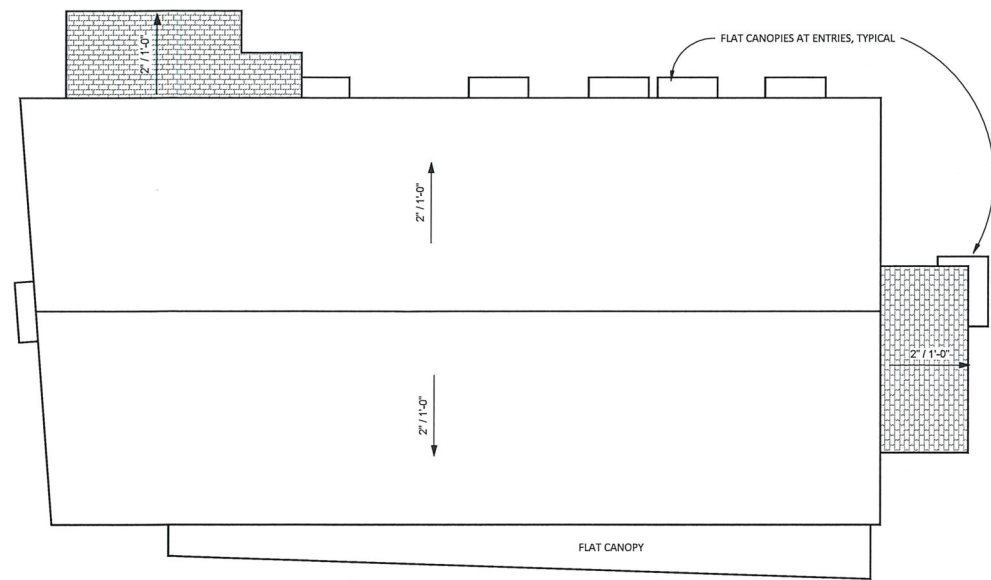
ARCHITECTURAL SITE PLAN PHASE 2

Project No.: 1922

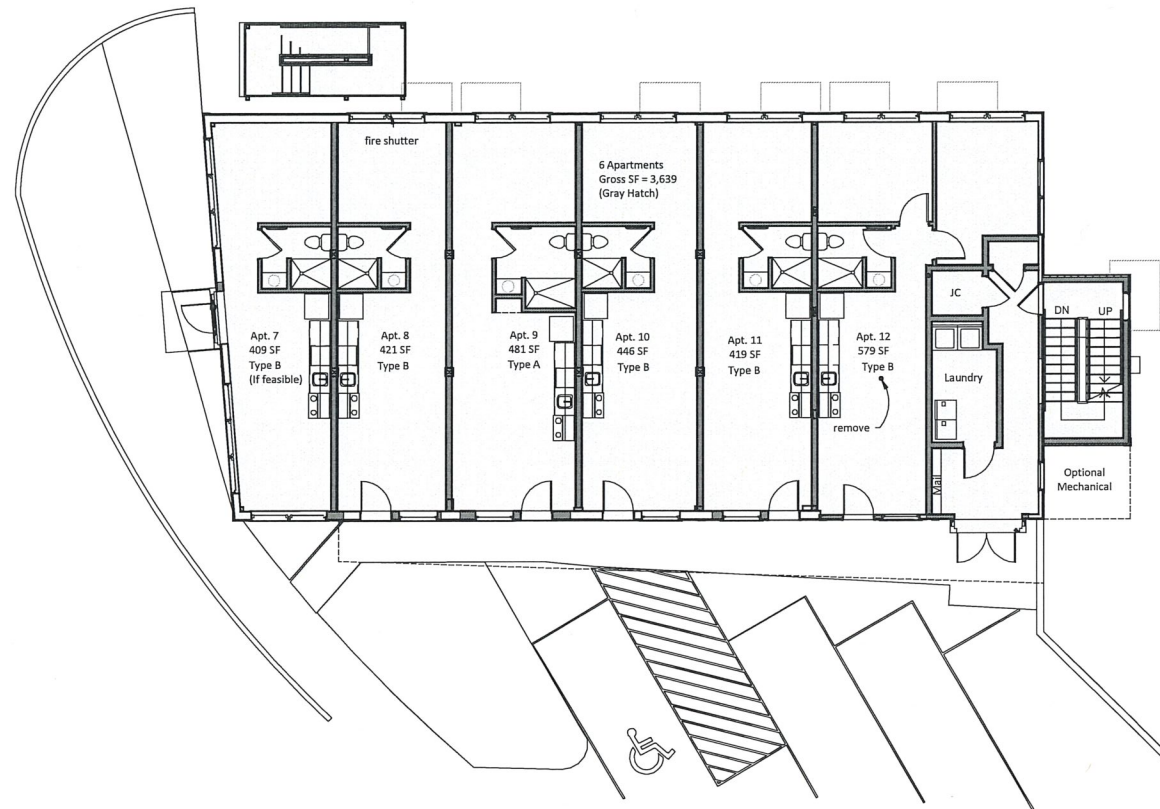
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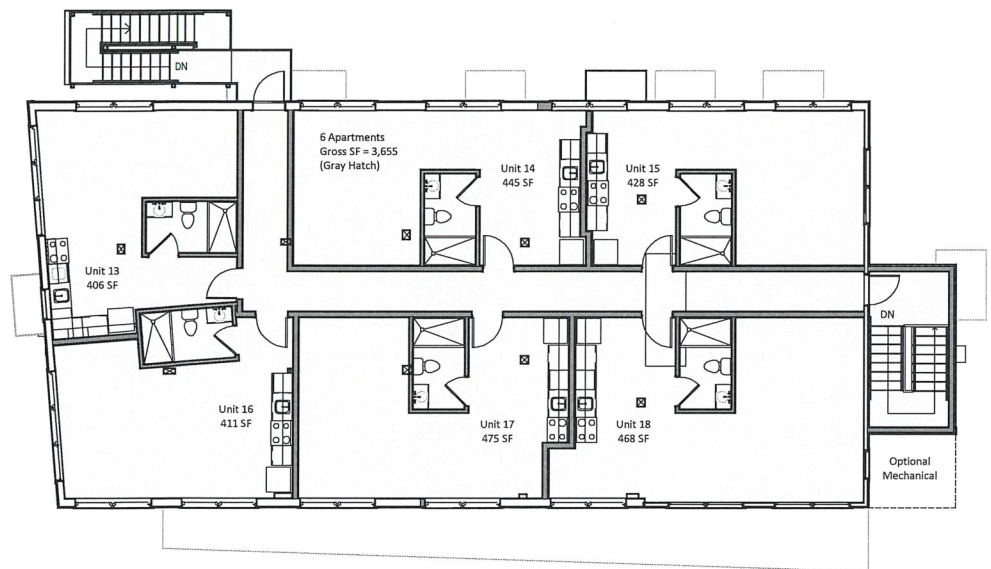
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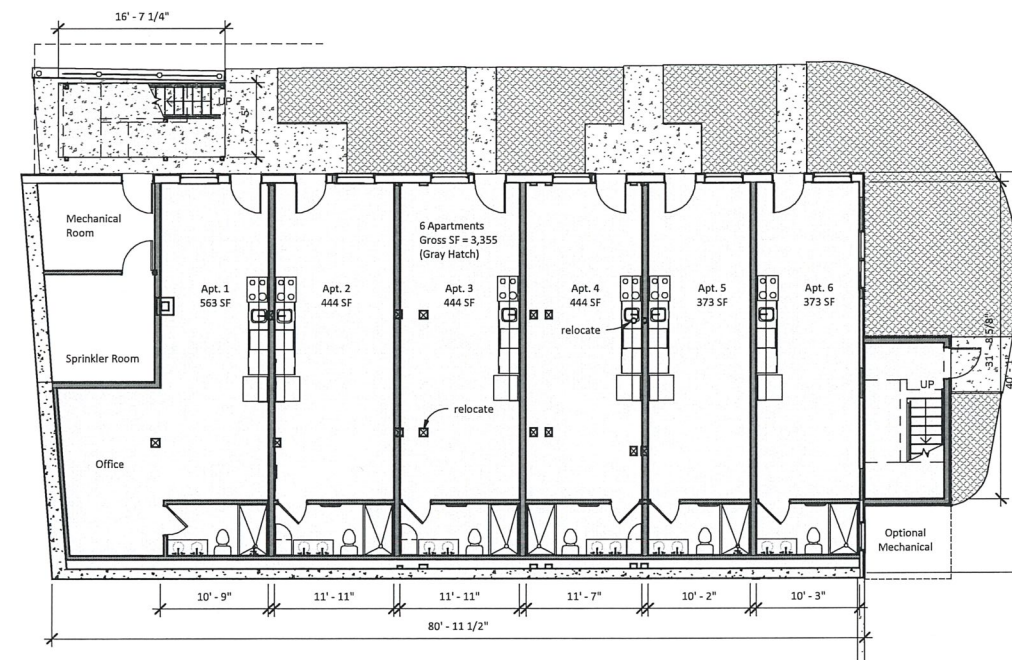
① Roof plan
1/8" = 1'-0"



② First floor
1/8" = 1'-0"



④ Second floor
1/8" = 1'-0"



③ River Level
1/8" = 1'-0"



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1 MECHANIC STREET APARTMENTS

Issued For:
SITE PLAN REVIEW



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Issue Date: November 16, 2020

Revisions		
No.	Description	Date

FLOOR PLANS

Project No.: 1922

G-6
SHEET 6 OF 10

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Issue Date: November 16, 2020

Revisions		
No.	Description	Date

**EXTERIOR
ELEVATIONS**

Project No.: 1922

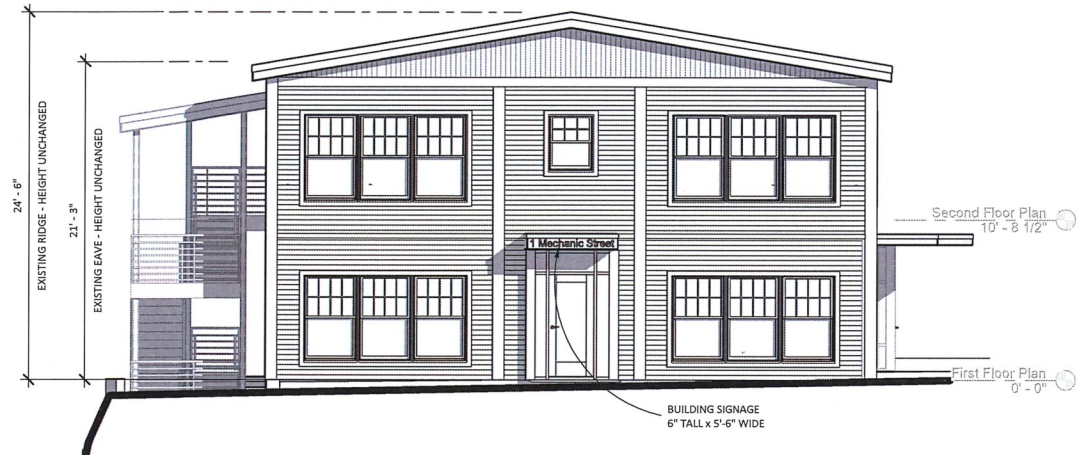
G-7
SHEET 7 OF 10

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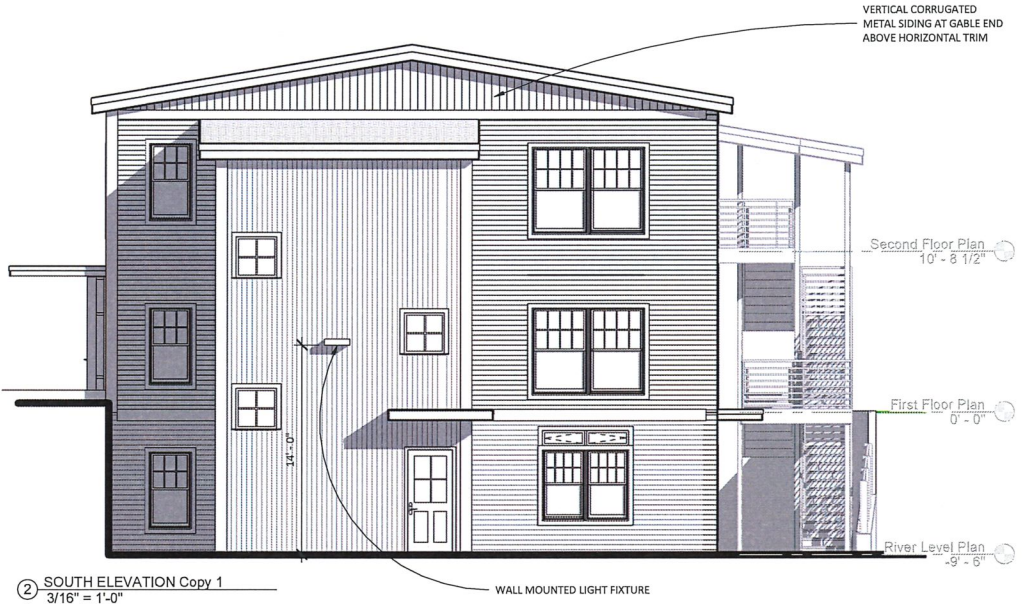
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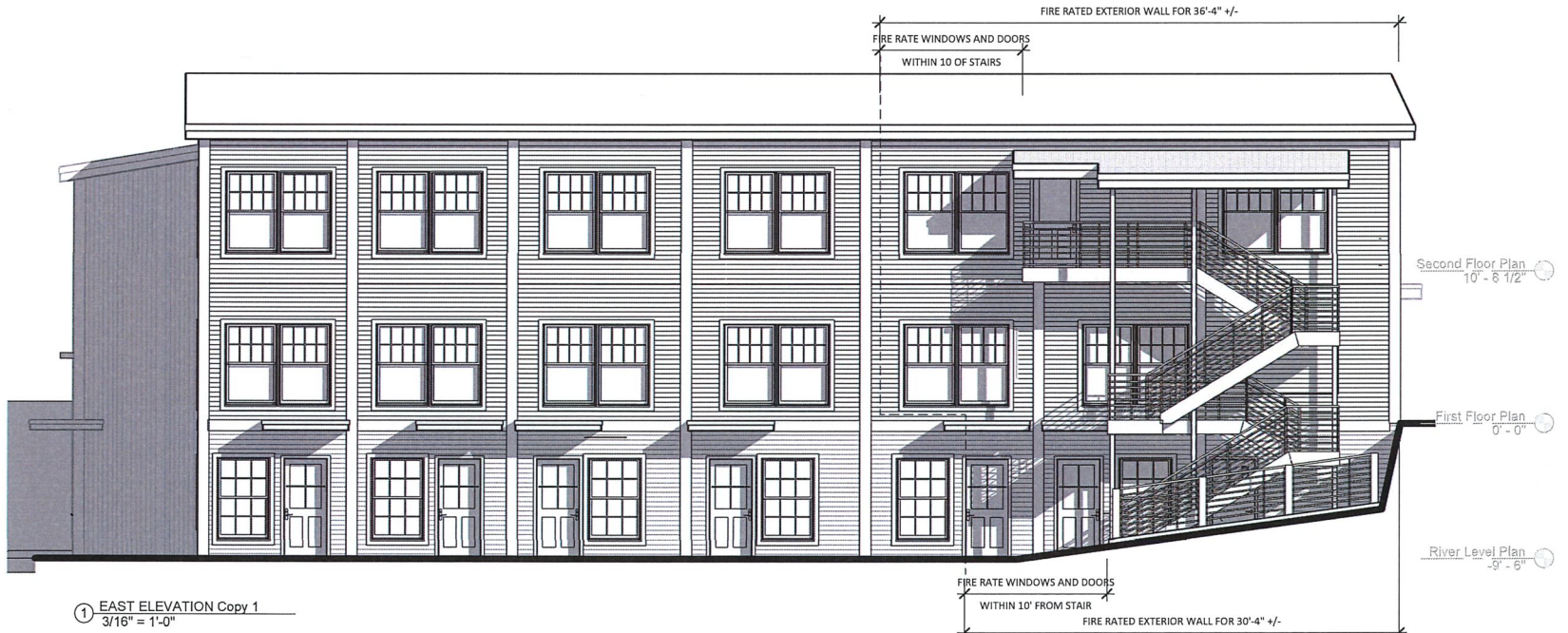
④ WEST ELEVATION Copy 1
3/16" = 1'-0"



③ NORTH ELEVATION Copy 1
3/16" = 1'-0"



② SOUTH ELEVATION Copy 1
3/16" = 1'-0"



① EAST ELEVATION Copy 1
3/16" = 1'-0"



**1 MECHANIC
STREET
APARTMENTS**

Issued For:
SITE PLAN REVIEW



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Issue Date: November 16, 2020

Revisions		
No.	Description	Date

EXTERIOR VIEWS

Project No.: 1922



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1 MECHANIC
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APARTMENTS

Issued For:
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Issue Date: November 16, 2020

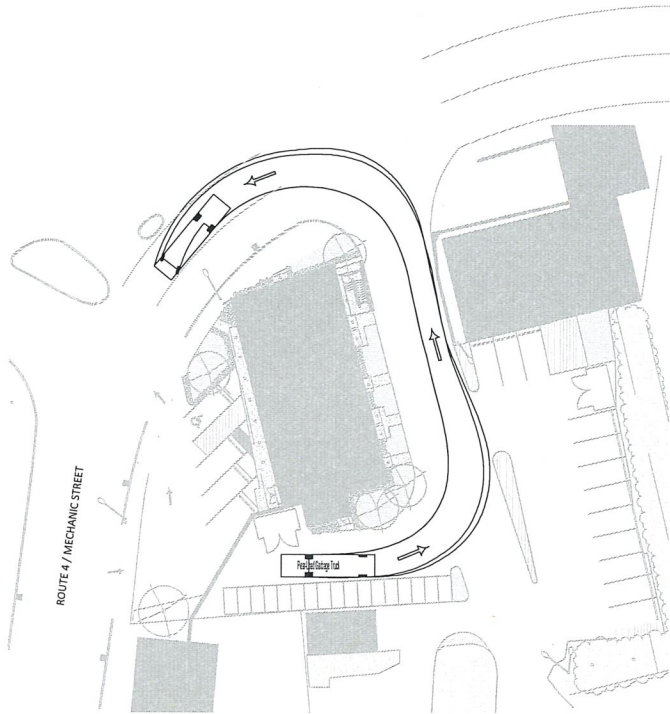
Revisions		
No.	Description	Date
1	Revision 1	11/16/20

GARBAGE TRUCK
TURNING PLANS

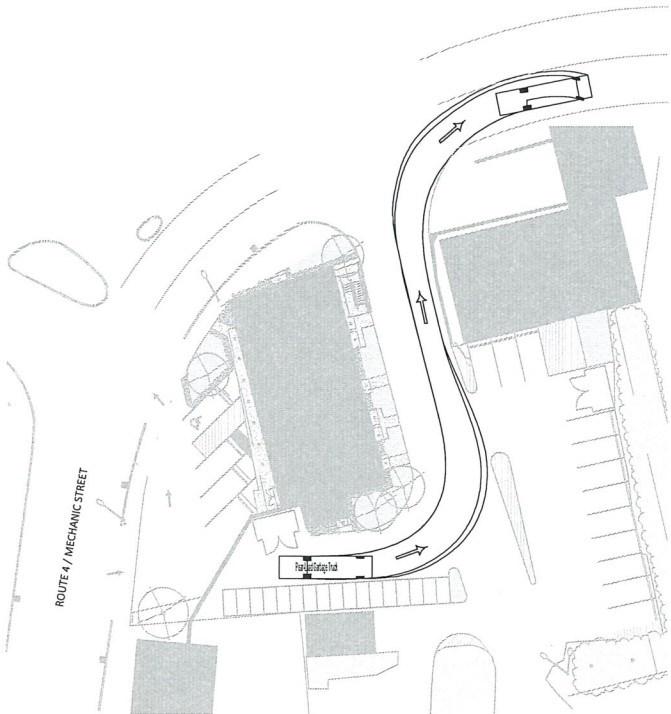
Project No.: 1922

G-10
SHEET 10 OF 10

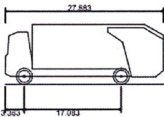
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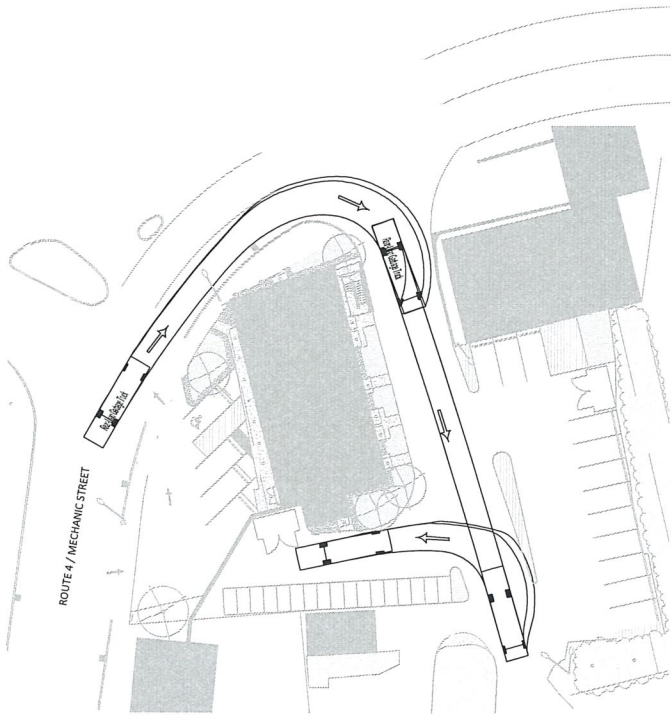
③ GARBAGE TRUCK TURNING PLAN - EXIT FROM ROUTE 4 WEST
1" = 30'-0"



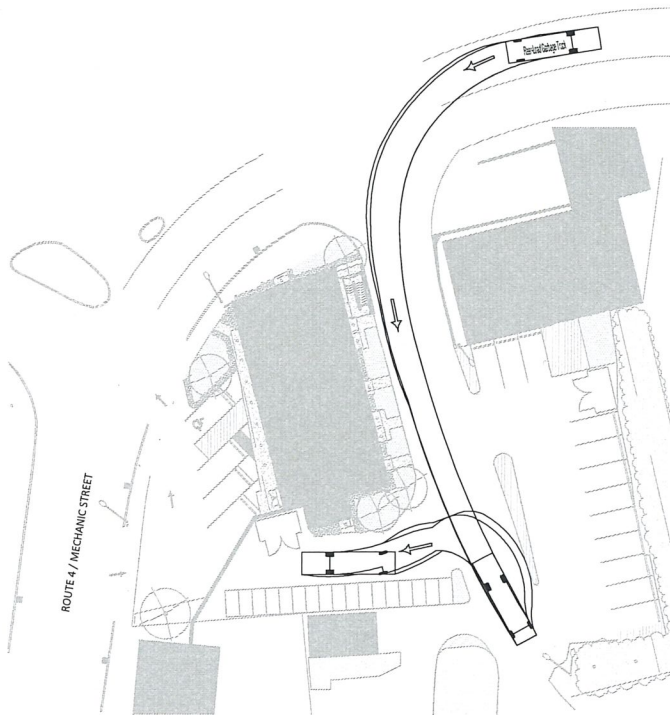
④ GARBAGE TRUCK TURNING PLAN - EXIT FROM ROUTE 4 EAST
1" = 30'-0"



Hino 338 M + Wayne Royal GT14 Refuse Truck
Overall Length 27.883ft
Overall Width 8.042ft
Overall Body Height 10.486ft
Min Body Ground Clearance 1.318ft
Track Width 8.042ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 27.400ft



② GARBAGE TRUCK TURNING PLAN - ENTRY FROM ROUTE 4 EAST
1" = 30'-0"

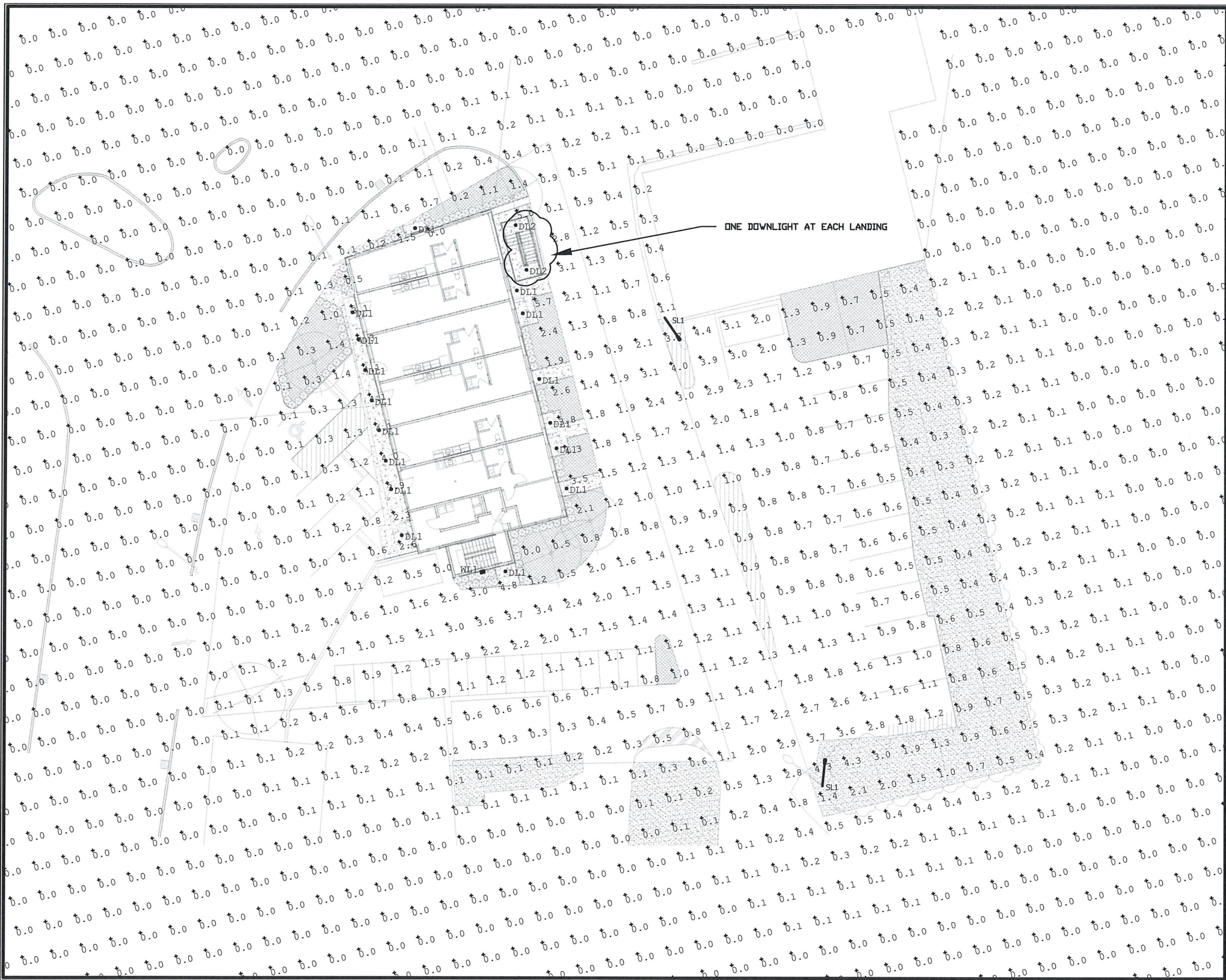


① GARBAGE TRUCK TURNING PLAN - ENTRY FROM ROUTE 4 WEST
1" = 30'-0"

0' 15' 30'



11/17/2020 2:20:58 PM



JOB NAME: 1 MECHANIC STREET APARTMENTS - SITE					
DATE: 11/16/2020					
APEX LIGHTING SOLUTIONS					
REFLECTANCES: NONE USED					
WORKPLANE: @ GRADE					
Luminaire Schedule					
Qty	Label	Wattage	Luminaire Lumens	LLF	Description
2	SL1	80.57	10414	0.900	LUMEC RFM-80W48LED4K-G2-4-VOLT-CONTROLS-OPTIONS-FINISH Mounted w/Optical Center @ ~20ft AFG
16	DL1	11.8	551	0.900	REGGIANI A.BH1CK.WW12.WR / VASD20 Recessed in Overhang @ 9ft AFF
6	DL2	13.8	977	0.900	LIGHTOLIER S7R830K10 Surface Mounted to Underside of Stairs
1	WL1	64.7	6564	0.900	US ARCHITECTURAL RZR-WM2-PLD-III-W-40LED-525mA-WW-VOLT-FINISH-HS Mounted to Structure @ 15ft AFG
Calculation Summary					
Label	Avg - FC		Max - FC	Min - FC	Avg/Min Max/Min
OVERALL SITE	0.26		5.7	0.0	N/A N/A

GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



CONNECTICUT
MASSACHUSETTS
RHODE ISLAND
MAINE
NEW HAMPSHIRE
VERMONT

PHONE: 877-886-2843
FAX: 877-886-2844

PROJECT TITLE:

I MECHANIC STREET APARTMENTS

DRAWING TITLE:

SITE LIGHTING POINT CALCULATION

SCALE: 1"=30'-0"

DATE: 11/16/2020

DRAWN BY: DC

SHEET:

SL-1C

**Agenda
Planning Board
November 23, 2020**

**Agenda Item #4A
Other Business**

**The Braverman Company, LLC
(Applicant),
City of Lebanon
(Property Owner),
20 Spencer St
(Tax Map 92, Lot 31),
zoned LD
PB202035CON**

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: CONCEPTUAL SITE PLAN REVIEW**

PROPERTY OWNER (APPLICANT):

NAME: CITY OF LEBANON TEL.#: 603-448-1457

MAILING ADDRESS: 51 N. PARK ST., LEBANON, NH 03766

E-MAIL ADDRESS: SHAUN.MULHOLLAND@LEBANONNH.GOV

CO-APPLICANT, AGENT, OR LESSEE:

NAME: THE BRAVERMAN COMPANY, LLC. TEL.#: 802-343-6330

MAILING ADDRESS: 214 BARNES HILL ROAD, STOWE, VT 05672

E-MAIL ADDRESS: KB@BRAVERMANCOMPANY.COM

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 31 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 20 SPENCER ST

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

SCOPE OF PROJECT:

The City has entered into a Development Agreement with The Braverman Company to redevelop the former DPW garage property at 20 Spencer St.

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: Site was formerly City DPW facility; all structures have been removed and site is being prepared for redevelopment

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.

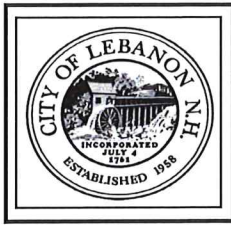
DocuSigned by: Shawn Mulholland DATE: 11/16/2020
 PROPERTY OWNER: _____

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

DocuSigned by: Shawn Mulholland DATE: 11/16/2020
 PROPERTY OWNER: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
11/5/2020	92/31	PB2020-	NA	NA	NA

35-CO1



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

CC: Shaun Mulholland, City Manager

FROM: David Brooks, Planning Director

RE: 20 Spencer Street – Redevelopment

DATE: November 16, 2020

Planning Board members,

On October 8, 2020, the City of Lebanon entered into a Development Agreement with The Braverman Company, LLC for the redevelopment of the former DPW property at 20 Spencer Street. The execution of the Agreement was the culmination of more than a year's effort to identify a qualified and capable developer through an RFP process to undertake the redevelopment of the 20 Spencer Street property.

The City has already begun to clean up the 20 Spencer Street site to enable the transfer of a property that is environmental suitable and ready for redevelopment as contemplated by the 2016 Downtown Visioning Study and the Development Agreement. The former buildings and underground storage tanks were removed from the site in Spring 2020 and the City continues to work with NHDES to address prior remediation issues on the property.

The Braverman Company is now preparing to move forward with the redevelopment starting with a conceptual review and discussion with the Planning Board.

At the same time, the City has accelerated the preliminary design phase for improvements to Spencer Street to facilitate this and other redevelopment projects along the roadway and to address other longstanding issues in the corridor. It is anticipated that the majority of the roadway construction would be completed in 2021 with final improvements completed during Spring 2022 (subject to Council authorization of a pending Capital Improvement Project). The City and Braverman have agreed to coordinate the design and timing of roadway and utility improvements along Spencer Street and at the interface of the two projects in order to minimize impacts to both parties.

City staff and Ken Braverman will be available on November 23rd to discuss the 20 Spencer Street redevelopment and the Spencer Street reconstruction project.

SPENCER STREET REDEVELOPMENT CONCEPT PLAN REVIEW



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THE BRAVERMAN CO.

Perspective
SPENCER STREET - LEBANON, NH

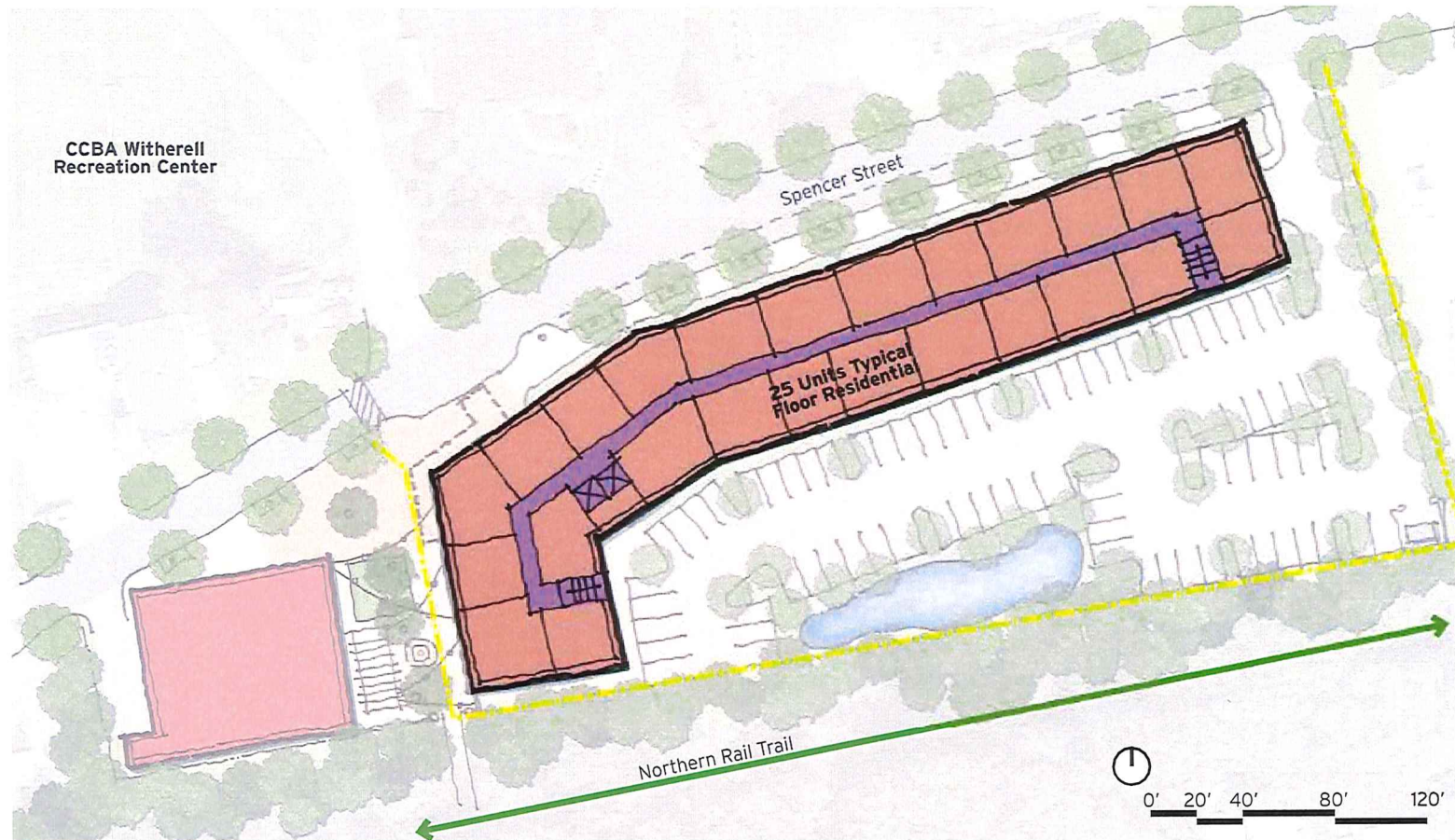
9

Land Use & General Assumptions

- 20 Spencer Street Site / Former City Garage & Public Works Property
- 1.92 Acres
- LD Zone
- 2016 Downtown Visioning Study; basis for design
- RFP & Development Agreement

Conceptual Design Assumptions

- 4 Story (Wood-framed over parking)
- Approx. 94 residential units
- 146 Parking Spaces (est.)
- Mix of Studios, One & Two-Bedroom Apartments
- Street Activation
- Adjacent to Rail Trail- unique bike/ped connections
- Coordinated Streetscape Improvements with the City



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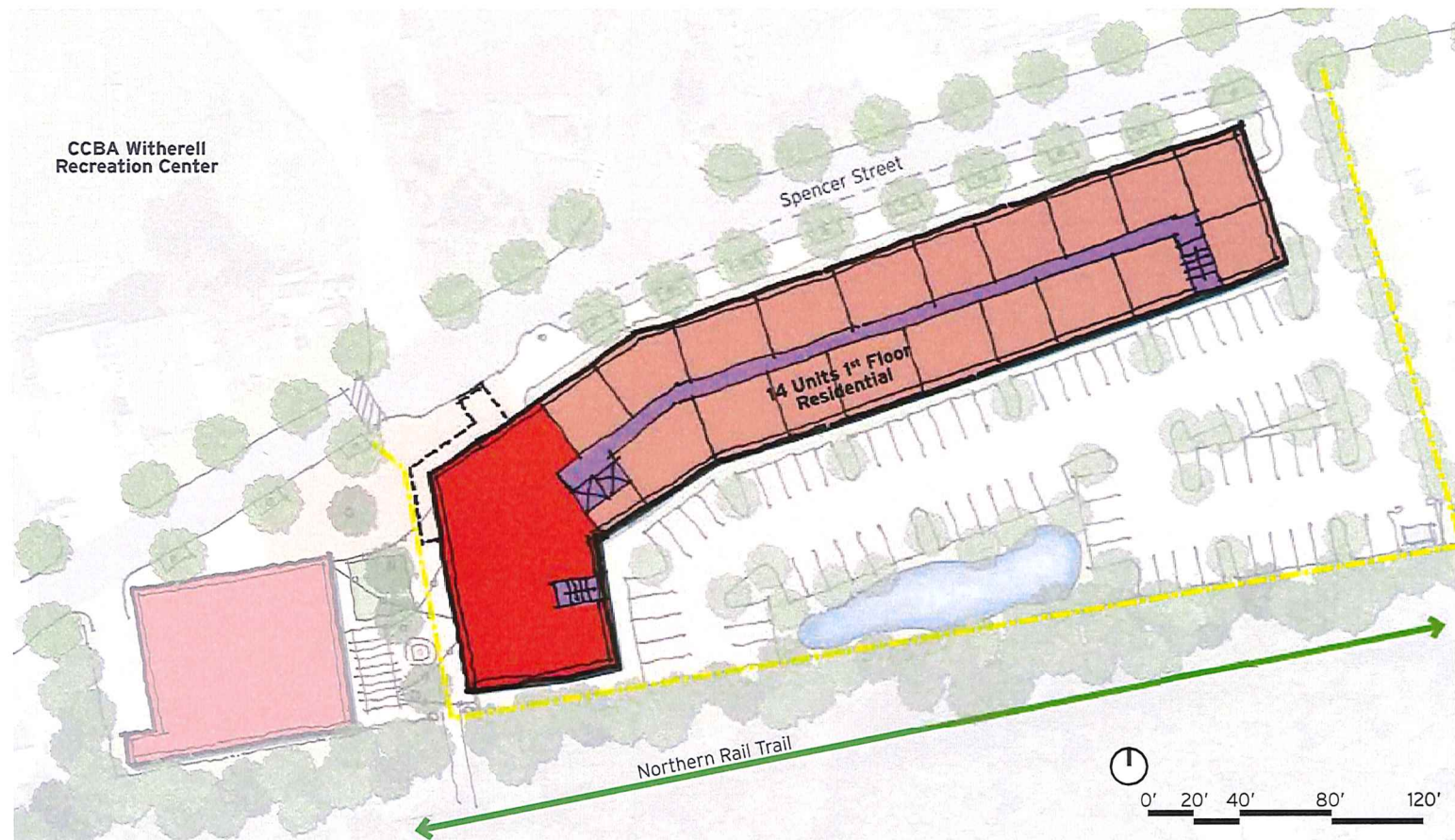
THE BRAVERMAN CO.

Residential Typical
SPENCER STREET - LEBANON, NH 7









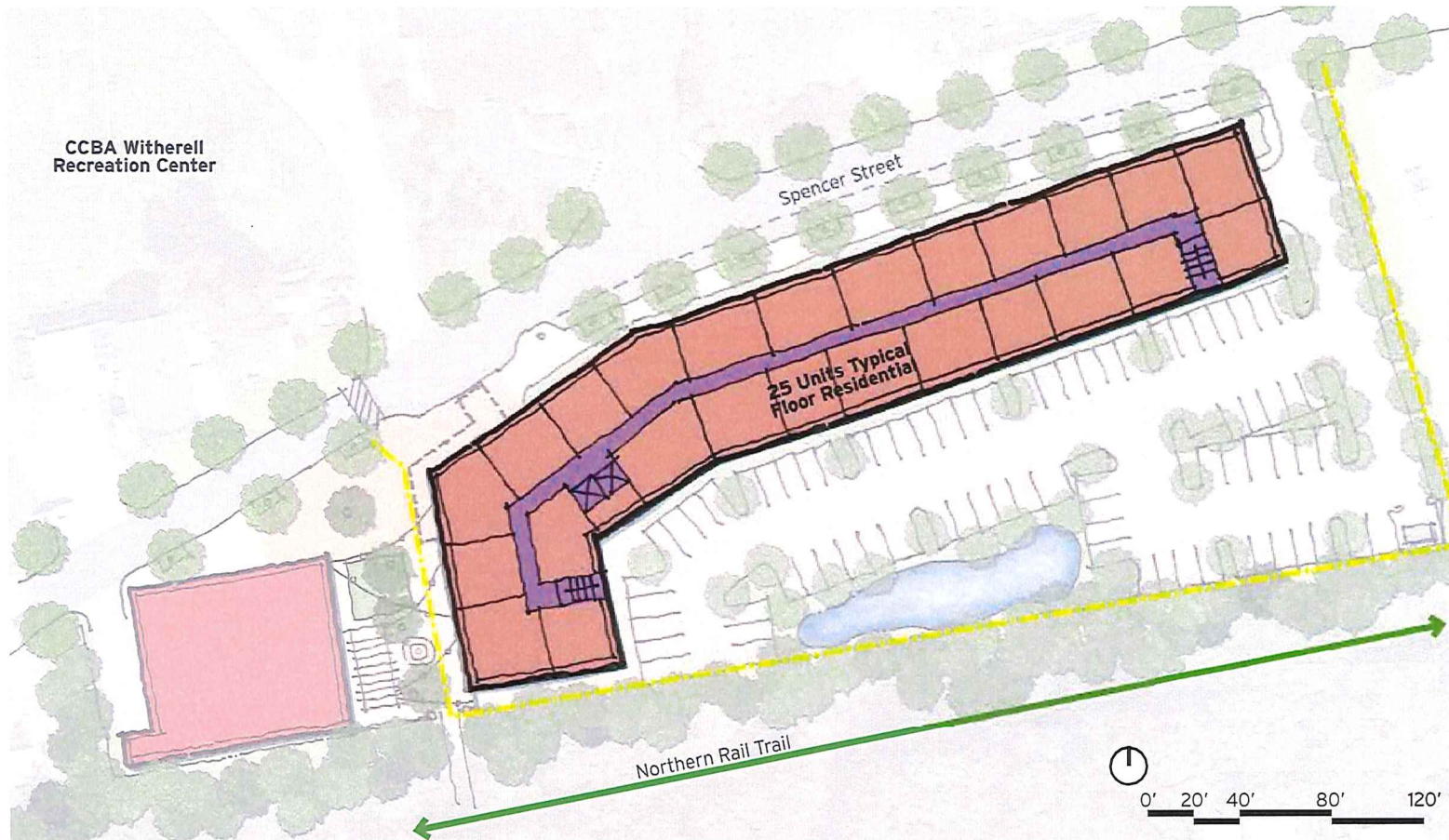
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THE BRAVERMAN CO.

First Floor Residential
SPENCER STREET - LEBANON, NH

6

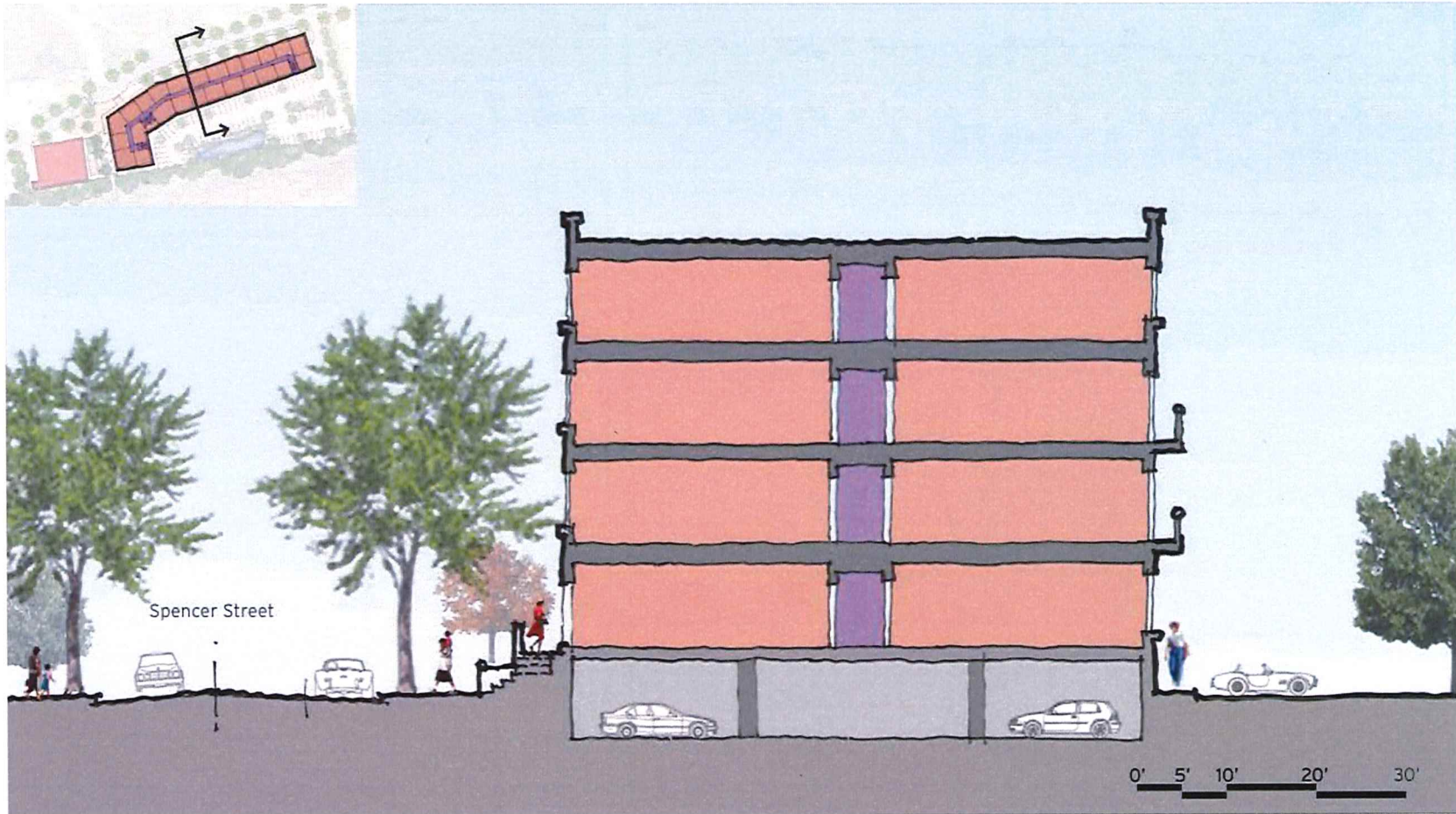


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Residential Typical
SPENCER STREET - LEBANON, NH 7



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THE BRAVERMAN CO.

Street & Building Section
SPENCER STREET - LEBANON, NH ⁸



Key Public Benefits

- Converting underutilized Brownfield
- Gateway to Spencer St corridor (industrial past)
- Streetscape Improvements
- Pedestrian Connections & Walkability
- Downtown Vibrancy
- Workforce Housing / Mixed Income

Economic Benefits

- Purchase Price: \$1,504,000
- Tax Revenue – allowing for increased Public Investment
- Strategic Investment in Housing Inventory
- Strengthen demand for public transportation

Workforce / Mixed-Income Housing:

- Commitment to working with City to successfully integrate Workforce housing within context of a high-quality market-rate / mixed-income project.
- Level of affordability dependent on two factors:
 - Cost to construct and
 - Availability and timing of state and federal subsidies.
- Dev Agreement gives us framework to pursue public funding – setting a min level of affordability

Coordination of Public-Private Improvements

- Sequencing of utilities, road and ROW improvements
- Stormwater
- Sidewalks & Streetscape
- Rail trail / pedestrian

Schedule / Goals:

- City Permits: Spring 2021
- Construction Start: Summer / Fall 2021



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THE BRAVERMAN CO.

Perspective
SPENCER STREET - LEBANON, NH

9



**Agenda
Planning Board
November 23, 2020**

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

October 26, 2020

DRAFT

LEBANON PLANNING BOARD
Work Session Meeting
Monday, October 26, 2020 – 6:30 pm
Remote Via Microsoft Teams
LebanonNH.gov/Live

ROLL CALL OF

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Jim Winny (Council Representative), Kim Chewning, Joan Monroe, Kathie Romano, Jeremy Rutter, Laurel Stavis, and Gregorio Amaro

MEMBERS ABSENT: None

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Chris Christopoulos (Fire Chief), Duane Egner (Fire Inspector). Rebecca Owens (Associate Planner)

1 **1. CALL TO ORDER:** Chair Garland called the meeting to order at 6:30 PM.
2

3 **A.** Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.
4

5 Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams.
6 All members identified themselves.
7

8 **2. Study Items**

9 **A.** Discussion of Fire Code requirements by the Lebanon Fire Department
10

11 Mr. Brooks opened the discussion and introduced Fire Chief Christopoulos and Inspector Egner. The
12 purpose of the meeting was to give the Board an opportunity to hear how the City’s administration and
13 interpretation of the fire code interacts with the development review process.
14

15 Chief Christopoulos explained the two fire codes in use, the State Fire Code and the International Fire
16 Code, which form the basis for the local fire code. Locally, the International Fire Code was adopted as
17 being more up to date, which allows builders and developers to use new technologies. The stricter code is
18 the prevailing code, but the Fire Department does its best to protect the community and allow flexibility
19 where appropriate. The City automatically adopts the most current version of the International Fire Code.
20

21 During the discussion, the Board members inquired about a number of items. Chief Christopoulos and
22 Inspector Egner explained and confirmed a number of aspects of fires and the fire code.
23

- 24 • The applicable sections of the fire code for a project are determined in the permitting process.
25
- 26 • Sprinkler systems are 96% effective and provide excellent fire control, particularly when rear
27 access to a building is not available. Sprinkler systems rely on sensors, which do not require power.
28 Alarm systems do need battery backup. In 2015 the Life Safety Code was adopted requiring new
29 apartment buildings to be sprinkled. A fire doubles every 45-60 seconds due to the current types of
30 building materials and furnishings. Fires are much hotter and faster than in the past. The size of a
31 housing lot and proximity to water sources are factored into the codes. Only two local properties

1 have cisterns. State statute prohibits the City from requiring sprinklers in one- and two-family
2 structures, but a builder can offer to sprinkle a one- or two-family structure, and the Planning Board
3 can accept it.
4

- 5 • State-owned land is exempt from local fire codes but not the State Fire Code.
6
- 7 • Adoption of a local fire code has created some redundancy between Site Plan Review Regulations
8 and the fire code.
9
- 10 • Staff will go through the regulations to update them to eliminate redundancy. The recommended
11 changes would go to either the subcommittee or the full Board for review.
12

13 Chief Christopoulos noted that items were put into the Site Plan Review Regulations because the City
14 didn't have a local fire code. New technologies can be leveraged with a City fire code. There is now auto-
15 turn software to determine what is required for equipment access. It would be possible to come to
16 agreement on what is in the best interest of both the developer and the City. The Site Plan Review
17 requirements are not consistent with the current fire code, making people do things that aren't needed
18 today. It would be possible to take it on a case by case basis, and a local fire code allows that.
19

20 Inspector Egner observed that standards will evolve over time as equipment and digital upgrades
21 continue.
22

23 Chair Garland closed the discussion with thanks to Chief Christopoulos and Inspector Egner.
24
25

26 **B. Discussion Re: Lighting Site Plan Review Amendments** 27

28 Mr. Brooks provided background on the topic. City Counselor Below has found research on the color
29 correlated temperature of outdoor lighting, whether warm or cool and identified some American Medical
30 Association policy documents recommending warmer light colors better for health.
31

32 Ms. Owens noted that the amendments align the development regulations with the lighting standards.
33

34 Mr. Hall stated that the subcommittee heard a presentation by Counselor Below. The subcommittee's
35 consensus was that it makes sense and would be better for public lighting. The cost would fall to the
36 developer. The subcommittee was all in agreement with it being brought to the Board.
37

38 The Board discussed an image of lighting for a combination of residential and commercial lighting,
39 noting that the commercial lighting was not directed downward as required.
40

41 Ms. Romano recommended sending a letter on what is coming in the future to help homeowners make
42 more appropriate replacement lighting choices.
43

44 Mr. Brooks added that with the City's new street lighting requirements, the subdivision regulations
45 should be updated for consistency.
46

47 Ms. Stavis noted that if it was adopted by the City Council, the Board needs to update their regulations.
48 Ms. Owens added that they are updating the regulations to be consistent. Ms. Monroe stated that she was
49 not aware as a resident that the policy was adopted, and the policy should be enforced.
50

1 Mr. Brooks stated that the Planning Department is aiming to review regulations twice a year on a regular
2 basis. There would be a Board review and then a public hearing before adoption.

3 4 5 **3. Committee Reports**

6
7 Chair Garland noted the vacancies on the committees and encouraged all members of the Board to
8 consider serving on a committee.

9 10 **A. Planning Board Subcommittees:**

- 11 • Planning Board Capital Improvement Program (VACANT/VACANT/ B. Garland/L. Stavis)
- 12 • Planning Board Development Regulations Update (M. Hall/K. Romano/J. Rutter / J.

13 Monroe)

14 Mr. Hall reported that there is sizeable list of items to review. Board members should bring
15 items to Staff or the Subcommittee members. Ms. Stavis noted that if members
16 havesuggestions for improvements that relate to State law, they should feel free to consult
17 her.

18 19 **B. City Council Subcommittees:**

- 20 • Class VI Roads Advisory Committee (J. Monroe)

21 The most difficult roads are under review, with two completed and reported on.

- 22 • Lebanon Energy Advisory Committee (J. Monroe)

23 The committee has been very busy. Ms. Monroe expressed a thank you to Tad Montgomery, the staff
24 coordinator, who dealt with new technologies and developed working relationships with the energy
25 companies. Those companies are trying to keep monopolies on energy delivery using old practices.
26 Removing a staff coordinator for future planning is a mistake, and she recommended keeping that
27 position.

28 29 30 **C. City Council Representative (J. Winny/K. Liot Hill)**

31 Budget season will begin November 4. Westboro funding is still on hold and perhaps won't be funded.
32 Ms. Stavis stated they are looking into it as a statutory requirement. Both companies involved in the
33 railyard have been sold, and it is not clear what the legislative status is with foreign companies operating
34 in those State-owned lands.

35 36 **D. Heritage Commission (VACANT)**

37 **E. Pedestrian & Bicyclist Advisory Committee (VACANT)**

38 **F. Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)**

39 **G. UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)**

40 **H. Upper Valley Transportation Management Association (VACANT)**

41 **I. Mascoma River Local Advisory Committee (K. Romano)**

42 The Committee is involved in creating a master plan for a year or two, but they are without Canaan
43 representatives and just lost an Enfield member.

44 **J. Steering Committee for the Implementation of the Master Plan (B. Garland/VACANT** 45 **/VACANT/J. Monroe)**

46 **K. West Lebanon Revitalization Advisory Committee (L. Stavis)**

47 **L. Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R.** 48 **Owens)**

49 50 **4. Approval of Minutes**

1
2 A. September 3, 2020 - Special Meeting
3

4 B. September 10, 2020 - Special Meeting
5 Page 4, line 9, Closed public hearing
6 Continue the application (not the hearing)
7

8 C. September 14, 2020 - Regular Meeting
9

10 *A MOTION by Matthew Hall to approve the minutes of the September 3, 10, and 14, 2020, meetings as*
11 *amended.*

12 *Seconded by Laurel Stavis.*
13

14 *Roll Call Vote:*

15 *Voting in Favor – Mr. Garland, Mr. Hall, Ms. Romano, Mr. Rutter, Ms. Chewning, Mr. Amaro, Ms.*
16 *Monroe. Mr. Winny, Ms. Stavis*

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

19 **5. Other Business**
20

21 Chair Garland inquired about an update on the Iron Horse Project. Mr. Brooks reported that the lawsuit is
22 in a holding pattern, and the court agreed to stay the appeal for a 9-month period to allow the developer to
23 come back with a revised design that complies with current regulations. There is a new developer
24 working with the property owners to create a new conceptual plan, but they will probably not be able to
25 get a plan to the Board for conceptual review before the end of the year. Mr. Brooks added that he will
26 work with legal counsel on how to handle the pending appeal to allow the developer to bring a new
27 proposal forward. The new developer may have a use in mind for the portion of the property abutting the
28 rail lines. Ms. Stavis requested that she and Rep. Abel be allowed to participate in the meeting with the
29 owner and developer to advise the discussion. Mr. Brooks said he would let them know.
30

31 Mr. Corwin reported on Timberwood Common's appeal to the Zoning Board to overturn the Planning
32 Board's determination relative to need for a wetlands Special Exception. Saxon Partners filed a motion to
33 dismiss Timberwood Common's appeal, which the Zoning Board granted.
34

35 There was a presentation online by Urban3, which looked at fifteen New Hampshire communities
36 regarding taxation and the value of land. There is a one-hour, archived recording of the presentation for
37 those who did not have an opportunity to hear it. The next session will focus on Lebanon, Hanover, and
38 Claremont.

39 Mr. Brooks stated that the zoning amendments are being reviewed by legal counsel and would come back
40 to the Board in November.

41 There will be a conceptual discussion with Ken Braverman about his development at 20 Spencer Street
42 and the City's proposed improvements to Spencer Street itself. There is the potential for it to be seen as a
43 single development. The City Manager and Mr. Braverman will introduce concept, which is probably
44 similar to the RFP response. It will be an opportunity to get a sense of the concept of the project.
45

46 This weekend, the New Hampshire Municipal Law Conference will take place online. Board members
47 should contact the Planning Office for details on how to attend.
48

49 The Planning Department is moving back to City Hall on Nov. 2 and 3. The other departments will
50 follow. City Hall and the Opera House are scheduled to reopen on Nov. 16 with new hours. They will be

1 following a 4-day work week from 7 a.m. to 5 p.m. as a way to better provide public access to the City
2 offices. Planning will be occupying the top floor, which was formerly the City Council Chambers.

3
4 Ms. Romano observed that the City has approved 650-750 units to be built with a similar number yet to
5 come. There are no single-family home projects planned. She inquired about the City's vision for those
6 who want to live in a single-family home. Mr. Brooks noted some ability to influence the situation by
7 zoning. The Keys to the Valley Project provides the most current picture of the need for housing. The
8 Rock Ridge Project is still building Phase 2, with Phase 3 coming soon. Another project is the Prospect
9 Hills Project. Although the plat has been recorded, nothing is happening with it yet. There are 117 units in
10 the second phase with many single-family, detached homes planned.

11
12 The Oak Ridge Project will be heard in November for completeness and December for a public hearing.

13
14 **6. Adjournment**

15
16 *A MOTION by Matthew Hall to adjourn the meeting.*

17 *Seconded by Laurel Stavis.*

18
19 *Roll Call Vote:*

20 *Voting in Favor – Mr. Garland, Mr. Hall, Ms. Romano, Mr. Rutter, Ms. Chewning, Mr. Amaro, Ms.*
21 *Monroe. Mr. Winny, Ms. Stavis*

22
23 **The MOTION was approved (9-0).*

24
25 The meeting was adjourned at 8:55 PM.

26
27 Respectfully submitted,

28 Holly Howes

29 Recording Secretary