



**LEBANON PLANNING BOARD
OCTOBER 24, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

2. Public Hearing Items

- A. **SECOND REVISED 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. Applicant also requests a Conditional Use Permit pursuant to Section 307.8.A to allow an increase in the maximum permitted building height, and a Conditional Use Permit per Section 307.6.B.2 of the Zoning Ordinance to waive the requirement that a portion of the street level story of the proposed buildings at 25 Mechanic Street and 43 Mechanic Street is reserved for a non-residential use. PB2022-36-SPR

- B. **Amendments to the Site Plan Review Regulations:** The Lebanon Planning Board will hold a public hearing for the purpose of receiving input and taking action on proposed amendments to Sections 3.1 and 3.2 of the Site Plan Review Regulations to modify the minor site plan jurisdictional thresholds and review procedures. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov.

3. Study Items

- A. Discussion re: Site Plan Review Amendments – Review of proposed amendments to Section 6.2 (landscaping requirements) and minor modifications to Section 4.3 (conceptual review) and Section 5.1 (submission requirements)

4. Committee Reports

A. Planning Board Subcommittees:

- Planning Board Capital Improvement Program
- Planning Board Development Regulations Update

B. City Council Subcommittees:

- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee

C. Other Subcommittees:

- City Council Representative
- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee
- Upper Valley Lake Sunapee Regional Planning Commission
- UV SubCommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee
- West Lebanon Revitalization Advisory Committee
- Planning & Development Department – Task Status

5. Other Business

6. Approval of Minutes

- A. September 26, 2022
- B. October 5, 2022 - Site Walk

7. 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
October 24, 2022**

**Agenda Item #2A
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
PB2022-36-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

October 24, 2022 Meeting

Staff Memorandum – PB2022-36-SPR – *con't from 10/10/22*

APPLICATION INFORMATION

Agenda Item: 2.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 St (91-263)
- 25 Mechanic St (91-267)
- 43 Mechanic St (106-34)

Applicant/Property Owner:

LWM Residential LLC

Zoning District: LD

Existing Property Sizes:

- 1 Foundry Street: 3.67 acres
- 25 Mechanic Street: 0.533 acres
- 43 Mechanic Street: 0.544 acres

Existing Property Sizes:

Following approval of PB2022-34-VLM & PB2022-35-BLA:

- 1 Foundry & 25 Mechanic: 4.226 acs
- 43 Mechanic Street: 0.521 acres

Overlay Districts:

- Floodplain District
- Riverbank Protection District
- Wetlands Conservation District

Future Land Use Map: CBD

Staff Attachments:

- 10/6/22 letter from Steve Keach, PE (hard copy provided at 10/10 mtg)
- 10/15/22 e-mail from Selma Sanborn

LEGAL NOTICE

SECOND REVISED 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. Applicant also requests a Conditional Use Permit pursuant to Section 307.8.A to allow an increase in the maximum permitted building height, and a Conditional Use Permit per Section 307.6.B.2 of the Zoning Ordinance to waive the requirement that a portion of the street level story of the proposed buildings at 25 Mechanic Street and 43 Mechanic Street is reserved for a non-residential use. PB2022-36-SPR

PLANS AND APPLICATION MATERIALS

New materials submitted after the posting of the 10/10 agenda packet:

- ▶ Letter dated October 6, 2022, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (*additional impact statements; 2 pages*) – *hard copy provided to Planning Board at 10/10/22 meeting*
- ▶ Letter dated October 18, 2022, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (*additional impact statements; 2 pages*)
- ▶ Application materials for Conditional Use Permit per Section 307.6.B (re: first floor residential requirement; 6 pages)
- ▶ Revised Application for Waivers and Exhibits (14 pages and plan sheets)
- ▶ Memo dated October 14, 2022, from Erica Wygonik, PE, of WCG (responses to traffic questions; 2 pages)
- ▶ Fiscal Impact Analysis for Lebanon Woolen Mill – 1 Foundry Street, dated October 13, prepared by Mark Fougere, AICP, of Fougere Planning & Development, Inc. (16 pages)
- ▶ Phasing Plan plan sheet

- ▶ Flood Hazard Exhibit plan sheet
- ▶ Benches plan sheet
- ▶ Revised plan sheets from plan set titled "Lebanon Woolen Mill," dated August 17, 2022, last revised October 17, 2022, prepared by RODE Architects, EV Project: 22122 (13 revised sheets)

STAFF COMMENTS

A. Revised Plans and Materials

As of the writing of this memo, staff is still reviewing the applicant's revised materials and will provide comment at the October 24th meeting.

B. Conditions of Approval

Staff is preparing updated proposed conditions of approval and will provide these to the Board at or before the October 24th meeting.

Attachments

cc: Jon Livadas, LWM Residential LLC (jon.livadas@outlook.com)
Nik Fiore, PE, Engineering Ventures, PC (nikf@engineeringventures.com)
File

October 06, 2022

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

Subject: **Site Plan Review Application – Lebanon Woolen Mill Redevelopment
1 Foundry Street (Map 91 Lot 263); 25 Mechanic Street (Map 91 Lot 267);
and 43 Mechanic Street (Map 106 Lot 34); Lebanon, New Hampshire**
KNA Project No. 22-0819-1

Dear Mr. Vincent:

As you may recall, on September 13th we issued a letter report in response to the subject application. Within that report we offered a series of comments and recommendations generated upon consideration and review of project plans and application materials received through that date. On September 27th we received a subsequent submittal consisting of copies of the following documents:

- A cover letter, addressed to the Planning & Development Department, prepared by the applicant's consultant on September 26, 2022.
- A drainage report dated August 15, 2022.
- Site plan drawings (52 sheets) consisting of Sheets C000-C500 (Civil & Land Survey); L000-L701 (Landscape Architecture); and A100-A204 (Building Architecture).
- An illustrative site plan (one drawing) dated August 15, 2022.
- A catalogue cut of proposed bike rack equipment.
- A project narrative dated August 15, 2022.
- An Application for Site Plan Review, with attachments, dated August 15, 2022.
- A stormwater appurtenance inspection and maintenance manual, undated.
- A lighting photometrics plan (one drawing) dated September 22, 2022.
- A transportation impact study dated August 10, 2022.
- A wetland delineation sketch dated September 01, 2022.

Based upon our careful consideration and review of the cited information we are pleased to report that the applicant's consultant was able to satisfactorily address several of our earlier remarks. Our remaining comments and recommendations are as follows:

General Comments

1. As acknowledged above, the applicant seeks approval to permit a lot line adjustment between subject Lot 91-263 and adjacent Lot 106-34. As shown on the drawings, this proposed lot line adjustment contemplates the transfer of 0.023-acres of land from Lot 91-263 to Lot 91-263. In the event of site plan approval, we recommend such approval be conditional upon both the approval and recording of the proposed lot line adjustment plan, as well as the subsequent conveyance of land facilitated by the same.
2. Given proximity of the subject parcel to the Mascoma River it appears a NHDES Alteration of Terrain Permit will be required under this proposal. We recommend this required State Agency Permit be received prior to or as a condition of site plan approval.
3. The facility is proposed to be served by municipal water and sanitary sewer utilities. As such, we recommend the applicant apply for and receive: (a) local utility permits from the Department of Public Works; and (b) a NHDES Sewer Connection Permit prior to or as a condition of site plan approval.
4. We recommend the Planning Board rely on authority of §8.3 of the Site Plan Review Regulations (SPRR's) to require, as a condition of approval, the applicant provide a performance guarantee, in an amount and form acceptable to your Department, to serve as a financial surety for: restoration of the site in the event of abandonment; installation and maintenance of appropriate erosion and sedimentation controls throughout construction, as well as full and final completion of any proposed public improvements and/or work within a public right-of-way.

Planning/Design Matters

1. We continue to recommend the building height dimension for Building 3 specified in the Zoning Table provided on Sheet C-000 (55' – 8") be reconciled with updated architectural elevations (Sheet A-201), which suggest a building height of 60'-6".
2. The subject site is situated in an urban condition immediately adjacent to neighboring public and private improvements. Accordingly, we recommend the final site plan include specifications for logistics of construction sufficient to outline the applicant's approach to protection and maintenance of adjoining improvements, as well as public safety, during each phase of construction.
3. To fulfill the requirements of Site Plan Review Regulation §5.1.E.5, we recommend a Licensed Surveyor stamp and sign all final Boundary Survey Plans (Sheets 2-4).
4. To fulfill requirements of Site Plan Review Regulation §5.1.E.10, we continue to recommend all curb line and pavement radii dimensions be specified on the drawings.

5. We recommend the proposed Mechanic Street pavement interface, adjacent to 43 Mechanic Street, be flared to allow for the proper turning movements of an AASHTO Single Unit (SU) vehicle. Specifically, we recommend a SU vehicle be able to turn into and out of the site without crossing the centerline of Mechanic Street.
6. We recommend a MUTCD compliant stop sign, with corresponding painted stop bar, be installed at the 43 Mechanic Street building curb cut.
7. As acknowledged previously, we are in receipt of a drainage report and updated drainage analysis. Based upon our review of information received to date, we are satisfied the design engineer's approach to stormwater management is in general compliance with applicable requirements of both the City of Lebanon and NHDES Administrative Rules governing the NHDES Alteration of Terrain Permit Program. That said in order to facilitate final design review we recommend the design engineer prepare and submit the following information:
 - Site-Specific Soil Survey Mapping performed in accordance with the Society of Soil Scientist of Northern New England, Special Publication Number 3.
 - Test pit data indicating the depth to estimated seasonal high-water table (ESHWI).
 - In-situ infiltration testing should site-specific soil survey mapping prove inconclusive due to urban conditions.
 - Hydraulic analysis of the storm sewer system, per the requirements of §6.6.E.11.a.
 - Routing of stormsewer systems downstream of all ponds to point of discharge, including any tailwater conditions, which may exist due to influence of the adjacent Mascoma River.
 - We recommend the report be expanded to address qualitative aspects of stormwater management, including requirements of §6.6.E.14 – Water Quality Protection and §6.8.G – Design Standards for Redevelopment, of the Site Plan Review Regulations.
 - We recommend expansion of the report to address requirements of the NHDES Alteration of Terrain Program, including necessary summary charts and Best Management Practice (BMP) worksheets.
 - We recommend the design engineer revisit the delineation of the portion of tributary area PS1 to the north of the 25 Mechanic Street building, as the Post Development Drainage Map and drainage analysis indicate runoff is flowing towards Mechanic Street, whereas the grading plan suggests surface runoff is to flow away from Mechanic Street towards the project site.
8. Sheets C-203 & C-204 illustrate design accommodations of proposed on-site storm sewer system layout and construction. Based upon review of this information we continue to offer the following recommendations:
 - We recommend the final site plan be expanded to provide additional site-specific details and corresponding specifications for the construction of Rain Gardens RG01 & RG02, Stormwater Chamber Systems SC01 & SC02, Stormwater

- Sediment Trap Tank FB01, and Outlet Structures OS01 & OS02 and DMH04 & DMH06.
- We recommend arrows be provided to define flow direction within each segment of storm sewer.
 - We recommend pipe material, diameter, and slope for the proposed segment of storm drain connecting structures TD01 and CB01 be specified.
 - In the event building roof drains or gutters are planned, we would recommend expansion of the final design plans to include design information for connection to stormwater facilities.
 - We recommend the design engineer review the need for a drainage conveyance system along the westerly façade of Building 2. As currently configured, it appears stormwater runoff from adjacent Parcels 91-266 and 91-265 will flow directly towards Building 2.
9. We continue to recommend Sheet C-204 specify top and bottom of wall elevations for the segment of planned retaining wall to be situated to the north of Building 2 parking garage.
10. The plans specify construction of retaining wall immediately adjacent to abutting Parcels 106-38 and 106-42 along the southerly site boundary; Parcel 91-269 along the westerly site boundary; Parcel 91-266 north of the 25 Mechanic Street building; and Parcel 91-264 along the northerly site boundary. We recommend:
- A note be added to the final site plan advising the contractor of the need to obtain building permits prior to wall installation.
 - Given overall wall height at several locations immediately adjacent to adjoining parcel boundaries, we recommend the design engineer confirm excavations needed for wall installation can either be contained on the subject property or if temporary construction easements/agreements must be obtained from abutting landowners.
 - The detail on sheet L303 be expanded to indicate how traffic and pedestrian safety will be maintained during construction.

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

Sincerely:

Steven B. Keach, P.E.
President
Keach-Nordstrom Associates, Inc.

Tim Corwin

From: PZBShare
To: Nathan Reichert
Subject: RE: [EXTERNAL] Kleen Laurndry Developmnt

From: Selma Sanborn <selsanborn@comcast.net>
Sent: Saturday, October 15, 2022 12:19 PM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: [EXTERNAL] Kleen Laurndry Developmnt

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello

Not sure I am emailing the correct person - but perhaps you will forward this, if it does belong somewhere else.

Just a quick comment on the purposed development of the Kleen Laundry buildings. I did see in the Valley News you are concerned about traffic and I would like to add - you are correct! That road is so traveled - that just thinking of adding all those cars is beyond understanding. Have you ever tried to get out of Jakes or even out of price Chopper - at least a mile away?

Please don't forget too - there is a fire station two blocks away and sadly, Planning has already OK'd the huge development at what used to be Butsons. Not only does that destroy our "Storrs Hill View" that puts how many more cars at the fire station and on that road? And we lose our Chinese restaurant.

Thank you.

selma Sanborn

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • Tel: 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • Tel: 603-442-9333
414 Union Street, Schenectady, NY 12305 • Tel: 518-630-9614

Date: October 6, 2022

To: Tim Corwin, Senior Planner and Zoning Administrator

City of Lebanon Planning & Development Department

From: Nik Fiore

Re: PB2022-36-SPR

Site Plan Review Application – Section 6.9.B

Lebanon Woolen Mill

Tax Map 91 Lots 263 & 267, Tax Map 106 Lot 34

Dear Mr. Corwin,

On behalf of LWM Residential, LLC and pursuant to Lebanon's Site Plan Review Regulations Section 6.9.B, the following additional statements are provided to demonstrate the effects of the proposed development. Items 2, 3, 5, 6, and 8 are addressed elsewhere in the application package.

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

The project is within close proximity to jobs and services while also having strong pedestrian and public transportation connections. Residents will be less dependent on automobiles- having the ability to walk, bike, or take the bus to destinations to reduce their environmental footprint.

The wetlands within the subject properties were delineated by Chris Spaulding, NH Certified Wetland Scientist #220 of ECO Environmental Solutions, LLC, Charlestown, NH, in September 2021. They are classified as Low Value in the Lebanon Natural Resources Inventory. The project includes an elevated walkway over a small piece of wetland to provide access to Mascoma River, but otherwise does not encroach into the wetlands. The project also plans for elevated walkways within the City of Lebanon's Riverbank Protection District. These will be set on piers with undisturbed ground below and have minimal impact.

Throughout construction a stormwater pollution prevention plan will be implemented, monitored, and maintained in accordance with the EPA's National Pollutant Discharge Elimination System.

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

An application for sewer allocation will be submitted to the City in October 2022. Former uses on the site include a dry cleaner and an industrial laundromat, which used high volumes of water and sent out high volumes of wastewater. The Lebanon Woolen Mill project is allowed to

apply average water and wastewater flows from the last 5 years as reduction in its allocation request. Even with the former uses shut down for the past few years, the reduction will be significant. The total new demand on the City's water and wastewater systems will be far lower than a development of this size on vacant land.

The project's Fiscal Impact Analysis prepared by Fougere Planning and Development states that the current housing stock in Lebanon is 6,689 units based on 2020 Census reports. Lebanon Woolen Mill's 196 units is a 2.9% increase. The actual increase is smaller when factoring in dwelling units that have become available or been approved since the 2020 Census. The population in Lebanon in 2020 was 14,282 people. According to the City of Lebanon's website, the daytime population of the city is approximately 30,000 due to the number and size of employers in the city. The number of residents in the Lebanon Woolen Mill will make up a very small fraction of the city's full time and daytime population, and therefore will have a very minor impact on the municipal solid waste disposal facilities.

Please refer to the project's Fiscal Impact Analysis for statements on the project impacts on the city's fire protection and emergency services.

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

The development's stormwater management system is designed in accordance with City of Lebanon and NHDES Alteration of Terrain (AoT) regulations.

The project will completely redevelop lots which total approximately 4.74 acres. Currently, the project site has no stormwater treatment or mitigation measures. Stormwater treatment and mitigation will be accomplished by installing rain gardens and underground detention and infiltration systems as indicated on the plans. These systems will treat the site's stormwater and detain it for slower release into the Macoma River. A small amount of stormwater will also flow toward Mechanic St, but this will be at a lower rate and of a lower volume than currently reaches the street.

Please accept this information as sufficient to satisfy Section 6.9.b. Thank you for your time and consideration with this project. Please do not hesitate to call or email if you have any questions or need additional information.

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Project Manager/Principal

Cc: Jon Livadas, LWM Residential, LLC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • Tel: 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • Tel: 603-442-9333
414 Union Street, Schenectady, NY 12305 • Tel: 518-630-9614

Date: October 18, 2022

To: Tim Corwin, Senior Planner and Zoning Administrator
City of Lebanon Planning & Development Department

From: Nik Fiore

Re: PB2022-36-SPR
Lebanon Woolen Mill
Tax Map 91 Lots 263 & 267, Tax Map 106 Lot 34

Dear Mr. Corwin,

On behalf of LWM Residential, LLC please find below written responses to comments on the above referenced Site Plans Review application. The first few address comments the applicant's team heard from the Planning Board and city staff. The remainder are responses to comment provided by Steven Keach of Keach-Nordstrom Associates, Inc in a letter dated October 6, 2022. The topics and comments are repeated below, and the responses follow each in blue.

Planning Board and City Staff Comments

- 1) *Additional clarity on phasing plan – it needs to be clear exactly what improvements are included with each phase.*

This package includes a revised phasing plan which contains a better delineation of the limits of each phase.

- 2) *Identify/depict proposed utility easements.*

This resubmittal includes revised water plan and profile sheets (C-305 and C-306) which include a 30-foot-wide easement for the water line. Brian Vincent requested that the plans only include this easement at this time.

- 3) *Provide additional information regarding traffic:*

- a) *What will the traffic impacts be if the roundabout is not constructed?*
- b) *What will the traffic impacts be if left turns are allowed out of Foundry Street?*
- c) *Is the Mechanic Street & Blacksmith Street intersection adequate for the projected traffic?*
- d) *Is there adequate site distance on Blacksmith Street?*

The package includes a memo from Wall Consulting Group/Erica Wygonik which addresses these questions.

- 4) *Provide a summary of the fiscal analysis?*

The package includes an updated Fiscal Impact Analysis by Fougere Planning and Development. The last page of the report provides an updated and more detailed summary of its findings.

5) *Provide an exhibit better depicting the FEMA 100-year flood limits?*

Exhibit EX1 Flood Hazard Exhibit was provided to the Lebanon Planning Department by e-mail on October 17, 2022.

6) *Provide additional information regarding the landscaping waiver requests?*

This package includes a revised Application for Waivers which includes exhibits better showing the proposed perimeter landscaping.

7) *Provide additional information regarding the lighting waiver requests?*

This resubmittal includes a revised site lighting photometrics plan which shows a reduced amount and intensity of the light trespass. The revised Application for Waivers also includes exhibits to better highlight the areas where waivers are still being sought. Light trespass of more than 0.5fc is still occurring near the lobby entries to 25 and 43 Mechanic Street and along the southern edge of the walkway down to the mill yard. These lighting levels are required to provide adequate pedestrian safety. Mechanic Street currently has overhead streetlights which illuminate the street and sidewalk with more than 0.5fc. As such, the trespass from the LWM project will not look out of place.

a) *Review the waiver from 6.7.B.3. Look at 6.7.E. Perhaps a waiver isn't required?*

The project team no longer believes this waiver is required and the lighting design meets Section 6.7.E for the following reasons:

- i) A handful of trees in the center of the mill yard and within the Existing Mill new courtyard will be uplit to create a cozy atmosphere. Fixture YG4 contains glare control snoots. The output of these fixtures may be reduced with onboard dimming.
- ii) Uplighting at the base of the LWM smokestack will be building mounted and designed to 'wash' the facade per 6.7.E.3. Fixture YG6 includes a narrow graze optic to limit spill light, as well as a glare control louver. Vertical surface illuminance will be controlled and limited to 5fc via dimming.
- iii) Uplight spotlight Fixture YG7 on the LWM smokestack to illuminate "LWM" lettering will be precisely aimed with an ultra-narrow beam spread and glare-control snoot selected to limit spill beyond the tower. Vertical surface illuminance will be controlled and limited to 5fc via dimming.

8) *Will the crosswalk and AT buss stops be improved or relocated?*

The project team is working to set up meetings with Advance Transit to discuss this topic. Advance Transit's Operation Manager is on vacation this week.

9) *Does the project provide an adequate number of outdoor seating places?*

This package includes an exhibit from OJB Landscape Architects showing the various seating types and locations within the project.

10) *Will the project be providing EV charging stations?*

This project will include a total of 11 EV charging stations and will include accommodations for up to 43 more. The charging stations will be in the parking garages. This resubmittal includes revised sheets A-100 and A-101 which show the EV charging station locations.

Steven Keach Comments

General Comments

1. *As acknowledged above, the applicant seeks approval to permit a lot line adjustment between subject Lot 91-263 and adjacent Lot 106-34. As shown on the drawings, this proposed lot line adjustment contemplates the transfer of 0.023-acres of land from Lot 91-263 to Lot 91-263. In the event of site plan approval, we recommend such approval be conditional upon both the approval and recording of the proposed lot line adjustment plan, as well as the subsequent conveyance of land facilitated by the same.*

The Applicant takes no exceptions to this recommendation.

2. *Given proximity of the subject parcel to the Mascoma River it appears a NHDES Alteration of Terrain Permit will be required under this proposal. We recommend this required State Agency Permit be received prior to or as a condition of site plan approval.*

The Alteration of Terrain Permit application is in the works. Receipt of said permit is required by law prior to the start of construction. The Applicant takes no exceptions to receiving this permit as a condition of approval.

3. *The facility is proposed to be served by municipal water and sanitary sewer utilities. As such, we recommend the applicant apply for and receive: (a) local utility permits from the Department of Public Works; and (b) a NHDES Sewer Connection Permit prior to or as a condition of site plan approval.*

The local utility permits and a NHDES Permit Sewer Connection Permit applications are in the works. Receipt of these permits is required by law. The Applicant takes no exceptions to receiving this permit as a condition of approval.

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

The Applicant takes no exceptions to this recommendation.

Planning/Design Matters

1. *We continue to recommend the building height dimension for Building 3 specified in the Zoning Table provided on Sheet C-000 (55' – 8") be reconciled with updated architectural elevations (Sheet A-201), which suggest a building height of 60'-6".*

The revised sheet C-000 corrects this typo.

2. *The subject site is situated in an urban condition immediately adjacent to neighboring public and private improvements. Accordingly, we recommend the final site plan include specifications for logistics of construction sufficient to outline the applicant's approach to protection and maintenance of adjoining improvements, as well as public safety, during each phase of construction.*

The protection and maintenance of adjoining improvements and the public safety are means-and-methods responsibilities of the general contractor and site contractor. They will need to work with

City staff to ensure this is carried out in an acceptable manner. Detailing all of the specifications and logistics of construction prior to site plan approval is premature.

3. *To fulfill the requirements of Site Plan Review Regulation §5.1.E.5, we recommend a Licensed Surveyor stamp and sign all final Boundary Survey Plans (Sheets 2-4).*

Sheets 3 and 4 of the previously submitted plans are stamped by a licensed surveyor. A stamped version of sheet 3 is included with this resubmittal.

4. *To fulfill requirements of Site Plan Review Regulation §5.1.E.10, we continue to recommend all curb line and pavement radii dimensions be specified on the drawings.*

The revised sheets C-201 and C-202 include curb and pavement radii.

5. *We recommend the proposed Mechanic Street pavement interface, adjacent to 43 Mechanic Street, be flared to allow for the proper turning movements of an AASHTO Single Unit (SU) vehicle. Specifically, we recommend a SU vehicle be able to turn into and out of the site without crossing the centerline of Mechanic Street.*

The driveway configuration at 43 Mechanic Street will be able to accommodate a Single Unit (SU) vehicle. On the north side of the driveway the curb and sidewalk are flush to the road and driveway for 6 feet between the edge of driveway and pedestrian ramp. To the south of the driveway the flush curb and sidewalk continues past the property line and connects with the existing flush curb and sidewalk. This design allows Lebanon's Ladder 1 truck to turn into and out of 43 Mechanic St without crossing the centerline of Mechanic St as depicted on sheet VT-3 of the previously submitted file named "22122 LWM_15_Emergency Vehicle Turning Exhibits.pdf"

6. *We recommend a MUTCD compliant stop sign, with corresponding painted stop bar, be installed at the 43 Mechanic Street building curb cut.*

The revised sheet C-205 includes the callouts for the stop sign and stop bar.

7. *As acknowledged previously, we are in receipt of a drainage report and updated drainage analysis. Based upon our review of information received to date, we are satisfied the design engineer's approach to stormwater management is in general compliance with applicable requirements of both the City of Lebanon and NHDES Administrative Rules governing the NHDES Alteration of Terrain Permit Program. That said in order to facilitate final design review we recommend the design engineer prepare and submit the following information:*

- *Site-Specific Soil Survey Mapping performed in accordance with the Society of Soil Scientist of Northern New England, Special Publication Number 3.*

This work is currently scheduled for Thursday October 20, 2022.

- *Test pit data indicating the depth to estimated seasonal high-water table (ESHWI).*

This work is currently scheduled for Thursday October 20, 2022.

- *In-situ infiltration testing should site-specific soil survey mapping prove inconclusive due to urban conditions.*

This work is currently scheduled for Tuesday October 25, 2022.

- *Hydraulic analysis of the storm sewer system, per the requirements of §6.6.E.11.a.*

The hydraulic analysis will be revised to incorporate the findings of the test pits and infiltration testing.

- *Routing of stormsewer systems downstream of all ponds to point of discharge, including any tailwater conditions, which may exist due to influence of the adjacent Mascoma River.*

Outlet piping of the ponds is included in the pond modeling. All discharge points at the Mascoma River have invert elevations above the 100-year base flood elevation, so the river should not cause tailwater conditions.

- *We recommend the report be expanded to address qualitative aspects of stormwater management, including requirements of §6.6.E.14 – Water Quality Protection and §6.8.G – Design Standards for Redevelopment, of the Site Plan Review Regulations.*

Regarding 6.6.E.14:

- a. Hazardous materials will not be located or stored on the site other than those typical of projects of this type and size, i.e. gasoline in cars' gas tanks. In the rare event that a spill does occur, industry standard clean up procedures will be implemented to prevent these materials from entering surface waters or groundwater.
- b. All fuel storage facilities on site will meet to standards of NHDES and NFPA.
- c. This project is subject to an EPA Construction General Permit (CGP) and a NHDES Alteration of Terrain permit, and this project will comply with the standards of both. Where the Lebanon Site Plan Review regulations are stricter, they shall govern.
- d. This project will help improve the quality of receiving waters in two ways. First, contaminated soils will be removed from the site. This will eliminate contaminants from leaching into groundwater and seeping into Mascoma River. Second, the project site currently has zero stormwater treatment, so contaminants either leach into groundwater or flow into Mascoma River. The site plan will add significant stormwater infrastructure to treat runoff before it leaves the site.
- e. The Applicant has commissioned extensive soil explorations on site which have identified the locations of contaminated soils on site. All such materials will be removed in a manner approved by NHDES.

Regarding 6.6.G: This section requires that Low Impact Development (LID) techniques are implemented on site to provide treatment for at least 50% of the redevelopment area. This project will provide treatment for approximately 90% of the redevelopment area.

- *We recommend expansion of the report to address requirements of the NHDES Alteration of Terrain Program, including necessary summary charts and Best Management Practice (BMP) worksheets.*

This project is required by law to obtain an Alteration of Terrain (AoT) permit from NHDES. All requirements of that program will be met to the satisfaction of NHDES prior to the commencement of construction. A copy of the AoT application will be sent to the City and the project team will welcome any comments City Staff or their 3rd party reviewer wish to offer.

- *We recommend the design engineer revisit the delineation of the portion of tributary area PS1 to the north of the 25 Mechanic Street building, as the Post Development Drainage Map and drainage analysis indicate runoff is flowing towards Mechanic Street, whereas the grading plan suggests surface runoff is to flow away from Mechanic Street towards the project site.*

We are revisiting all subcatchment delineations to ensure accuracy with the latest grading plans.

8. *Sheets C-203 & C-204 illustrate design accommodations of proposed on-site storm sewer system layout and construction. Based upon review of this information we continue to offer the following recommendations:*

- We recommend the final site plan be expanded to provide additional site-specific details and corresponding specifications for the construction of Rain Gardens RG01 & RG02, Stormwater Chamber Systems SC01 & SC02, Stormwater Sediment Trap Tank FB01, and Outlet Structures OS01 & OS02 and DMH04 & DMH06.*

The Construction Drawings will contain significantly more details for the stormwater appurtenances including those listed above. This level of detail is typically not provided during Site Plan Review because Planning Boards have the authority to make decisions or pass conditions which could alter the site design.

- We recommend arrows be provided to define flow direction within each segment of storm sewer.*
EV will take this recommendation into consideration.
- We recommend pipe material, diameter, and slope for the proposed segment of storm drain connecting structures TD01 and CB01 be specified.*

This connection is inside the parking garage, and it will be up to the plumbing engineer to design the best routing and provide the specifications for this length of pipe.

- In the event building roof drains or gutters are planned, we would recommend expansion of the final design plans to include design information for connection to stormwater facilities.*

The building plumbing design is not far enough along to define the roof connection outlet points. EV will work with the plumbing engineer to further define the roof drain outlets based on the site stormwater design. Roof drain connections will be added to the plans once the plumbing engineer completes the roof drain designs.

- We recommend the design engineer review the need for a drainage conveyance system along the westerly façade of Building 2. As currently configured, it appears stormwater runoff from adjacent Parcels 91-266 and 91-265 will flow directly towards Building 2.*

We will review this condition and revise the design as needed.

9. *We continue to recommend Sheet C-204 specify top and bottom of wall elevations for the segment of planned retaining wall to be situated to the north of Building 2 parking garage.*

These elevations, along with additional wall details and specifications, will be included in the Construction Drawing and Documents.

10. *The plans specify construction of retaining wall immediately adjacent to abutting Parcels 106-38 and 106-42 along the southerly site boundary; Parcel 91-269 along the westerly site boundary; Parcel 91-266 north of the 25 Mechanic Street building; and Parcel 91-264 along the northerly site boundary. We recommend:*

- A note be added to the final site plan advising the contractor of the need to obtain building permits prior to wall installation.*

This is a standard note that will be added to the Construction Drawings.

- Given overall wall height at several locations immediately adjacent to adjoining parcel boundaries, we recommend the design engineer confirm excavations needed for wall installation*

can either be contained on the subject property or if temporary construction easements/agreements must be obtained from abutting landowners.

The Applicant anticipates the need for temporary construction easements/agreements with abutting landowners.

- The detail on sheet L303 be expanded to indicate how traffic and pedestrian safety will be maintained during construction.

Traffic and pedestrian safety is a means-and-methods responsibility of the general contractor and site contractor.

Please refer to the following materials for additional information:

Provided via email on 10/17/22:

- Revised site plan sheets:
 - C-000 Cover Sheet
 - 22028-BO Lot Line Adjustment Plan
 - C-201 Site Layout Plan (1 of 2)
 - C-202 Site Layout Plan (2 of 2)
 - C-205 Site Circulation Plan (1 of 2)
 - C-206 Site Circulation Plan (2 of 2)
 - C-208 Utility Plan (2 of 2)
 - C-302a Sewer Plan and Profile (2 of 3)
 - C-305 Water Plan and Profile (1 of 3)
 - C-306 Water Plan and Profile (2 of 3)
 - L101 Photometrics Plan
 - A-100 43 & 25 Mechanic and Building 3 Parking Plans
 - A-101 Parking Garage Plans
- EX1 Flood Hazard Exhibit

Provided via WeTransfer on 10/18/22:

- This memo
- C-003 Phasing Plan
- Wall Consulting Group traffic memo
- Revised Fougere Planning and Development Fiscal Analysis
- Revised Application for Waivers with additional exhibits. 12 exhibits total
- OJB Bench/Seating Locations exhibit

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: Engineering Ventures PC, Nicholas Fiore

TEL.#: 603-727-7029

MAILING ADDRESS: 85 Mechanic St, Suite E2-3, Lebanon, NH 03766

E-MAIL ADDRESS: nikf@engineeringventures.com

PROJECT LOCATION:

TAX MAP #: 91 and 106

LOT#: 267 and 34

PLOT #:

ZONE: LD

STREET ADDRESS OF PROJECT:

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☐ YES ☒ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☐ YES ☒ NO

SCOPE OF PROJECT:

As part of a larger, multi-building, multi-family residential development, construct a multi-family building on each lot without the non-residential component pursuant to Zoning Ordinance Section 307.6,B,2.

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 November 14, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: _____

DATE: 11/16/22

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: 10/6/22

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



City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- *Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III, Section(s) 307.6, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

The Lebanon Woolen Mill redevelopment project is a multi-lot, multi-building, multi-family residential project. In total it consists of renovating 3 existing buildings and constructing 3 new buildings. 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. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 307.6.B.2 of the Zoning Ordinance which requires the applicant to demonstrate that *(please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project)*:

[Please see the attached supporting statements.](#)

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

Vehicular and pedestrian access to the site and 25/43 Mechanic will be the same whether or not the CUP is granted. The ground floor programs resulting from the CUP will have no adverse impact on vehicular or pedestrian access.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

The availability of adequate public services to serve 25 Mechanic and 43 Mechanic will be the same whether or not the CUP is granted.

c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

25 Mechanic and 43 Mechanic are both outside of any areas of environmental constraint.

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

The availability of appropriate utilities to serve 25 Mechanic and 43 Mechanic will be the same whether or not the CUP is granted.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

The external impacts will be the same whether or not the CUP is granted.

-
-
-
-
3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

Granting the CUP will not result in a change to the character of the neighborhood. The area of Mechanic St. surrounding both buildings is mainly residential. Pedestrian and Vehicular access as well as the treatment of yards and setbacks will all be consistent with the neighborhood. The ground floor program will activate the streetscape, with lobby and amenity uses fronting 43 Mechanic, and direct entry townhouse units, the main lobby and the access to the pedestrian path to the mill yard and the river activating 25 Mechanic.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

The design of 25 & 43 Mechanic is a contemporary approach to the neighborhood vernacular. The design team took inspiration from the context along Mechanic Street, incorporating familiar forms in contemporary ways. This includes gabled roofs, dormers, and wood siding.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

Granting the CUP will not have any impact on the preservation of natural, cultural, historic, or scenic resources.

/ DATE

October 6, 2022

/ PROJECT

Lebanon Woolen Mill

1 Foundry St.
Lebanon, NH

/ PROJECT #

2125

CONDITIONAL USE PERMIT CRITERIA

Pursuant to City of Lebanon Zoning Ordinance 302.4, the following statements provide additional information in support of a Conditional Use permit for the above referenced project.

A. Specific Criteria

307.6.B.2 Buildings with Frontage on Secondary Streets

1. *The Planning Board may waive the requirement for non-residential uses on the street level story and permit residential uses on the entire street level story in these locations by conditional use permit pursuant to Section 302.4 provided the applicant demonstrates that:*

- a. *Non-residential uses on the street level story are inappropriate given the unique characteristics of the subject property.*

The surrounding context on this zone of Mechanic St is primarily single family residential in nature, with homes and porches fronting on streetscape. The proposed projects are looking to compliment the surrounding uses, by creating an activated pedestrian streetscape at each building, locating project lobby and amenity spaces at the street level. 25 Mechanic responds to the surrounding typologies with the creation of townhouse units and porches fronting Mechanic St. The option for non-residential program at the first floor was explored by the project team, however the parking demand for that type of program could not be managed on site, and the project determined it was best to prioritize the pedestrian experience and build universal access from the Mechanic St sites to the mill yard and river front as a public amenity.

- b. *The proposed development provides improvements to streetscapes, public ways, or public spaces that implement recommendations for downtown Lebanon in current plans, policies, or programs adopted by the City of Lebanon including but not limited to the Master Plan, Downtown Visioning Study, and the Capital Improvement Program.*

The proposed development provides significant improvements to streetscapes and public space along Mechanic St. 43 Mechanic provides a new public outdoor gathering space along Mechanic Street and additional landscaping. The 25 Mechanic streetscape will also be improved via new landscaping and public access to the mill yard and riverfront via new stairs and ramps.

- c. *The proposed development includes a high-quality design with attention to architectural quality and detail, universal accessibility, and/or environmental sustainability.*

High quality design is paramount to the Applicant, as evidenced throughout the application materials. The pedestrian access from Mechanic Street promotes universal accessibility. Highly efficient buildings

RODEARCHITECTS.COM

617 422 0090

535 Albany St #405
Boston MA 02118

LEBANON WOOLEN MILL

and stormwater treatment and attenuation are examples of environmental sustainability incorporated into the project.

/ DATE
October 6, 2022

/ PAGE
2 of 2

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617 422 0090

535 Albany St #405
Boston MA 02118



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

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).]

- 6.2, B, 4**
1. Section ___ 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.
 2. 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 exhibits. Some locations are obstructed by site elements, some locations are too tight between buildings for healthy vegetation to grow.

3. Section 6.2, D 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 providing a full 10' landscape buffer at the front of Building 3, the left and back sides of 43 Mechanic, the front of the Existing Mill, and the mill side of Building 2. Reduced buffers are provided and the remainder occupied by driveways, walkways to door, and accessible parking. Please note that the Existing Mill and Building 2 current have zero feet of landscaping where this waiver is being sought.

4. Section 6.2,E,4 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Adding additional landscape beds to the parking lot near Building 3 will for the parking area to encroach on the mill yard, thereby reducing pedestrian gathering spaces. The site deign provides the required parking lot shading. The parking lot is screened from surrounding properties. A pedestrian route is provided through the parking lot to connect 43 Mechanic to the rest of the project.

5. Section 6.7,B,2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Lighting levels above 0.5 foot-candles is a result of providing adequate safe lighting levels at building entries, ~~driveways, and parking.~~ The areas and intensity of the light trespass have been significantly reduced since the 10/10/22 hearing. Additional exhibits are attached to this request form.

6. Section ~~6.7,B,3~~ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The project team no longer believes a waiver from 6.7,B,3 is required as explained in the memo from Engineering Ventures to the Lebanon Planning Department dated October 18, 2022

7. Section 5.1,E,13 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

All of the information required by 5.1,E,13 is provided in a separate schedule and not on the lighting plan as stated in the regulation. Due to the number of light types it is difficult to get all of this information on the plan in a legible way.

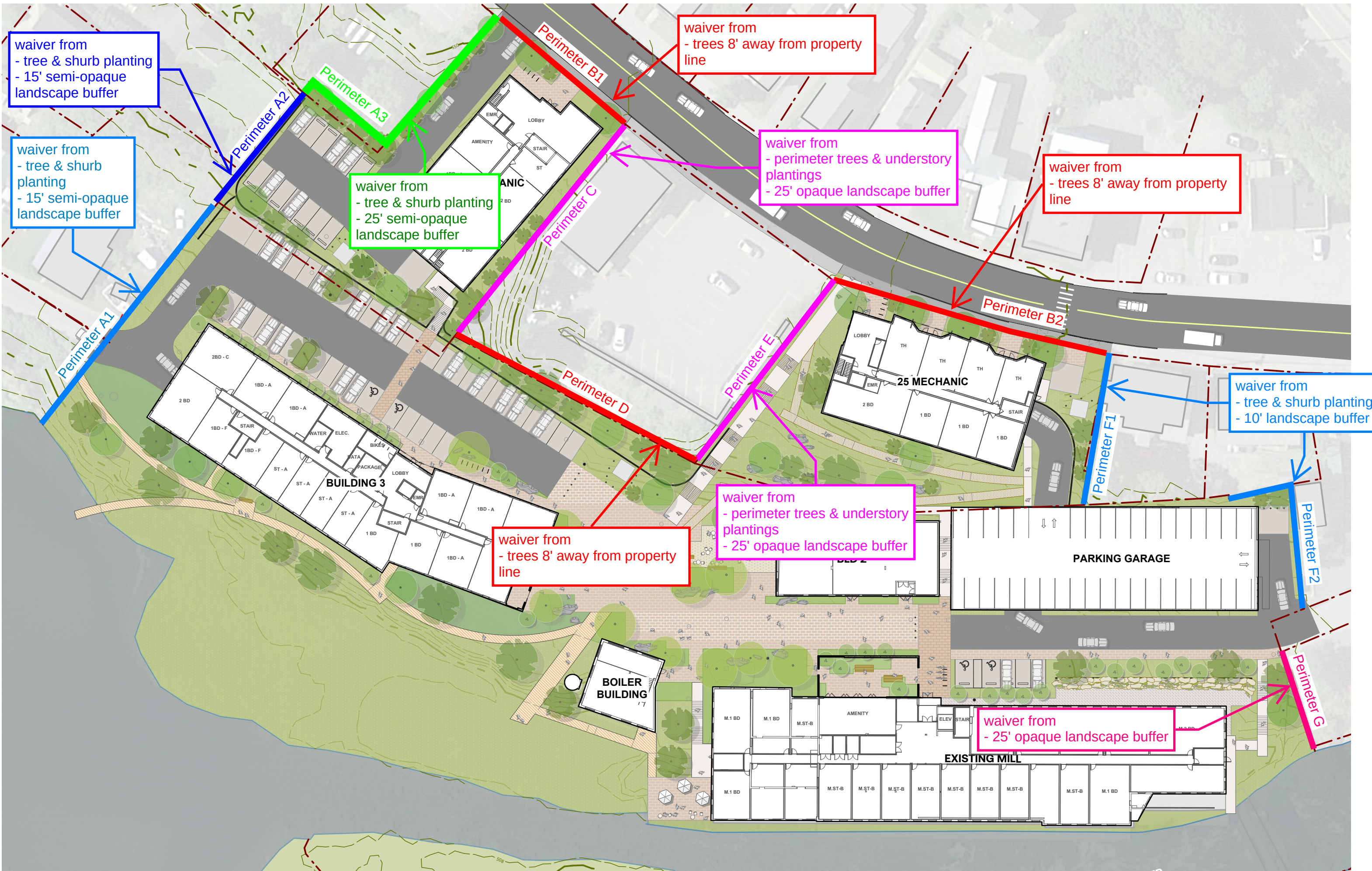
8. Section 6.6 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

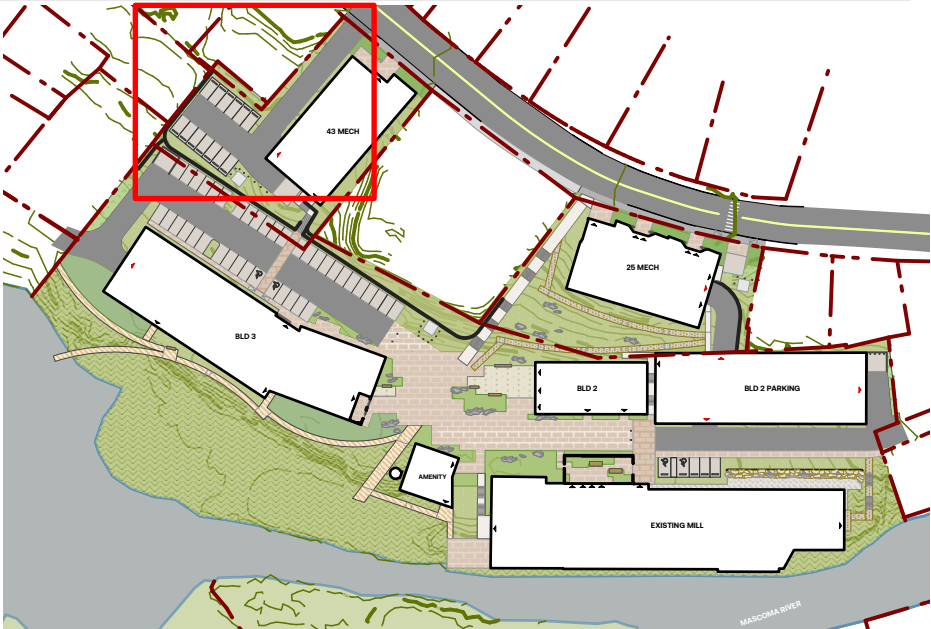
This is a request for a waiver from the timing of submitting the materials required by Section 6.6, not a waiver from any of the content of Section 6.6. All material required of Section 6.6 will be provided to the satisfaction of Lebanon's DPW and Planning Department. This waiver request is asking this to be a condition of approval.

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: 10/18/2022





Acer
spicatum



Acer
rubrum



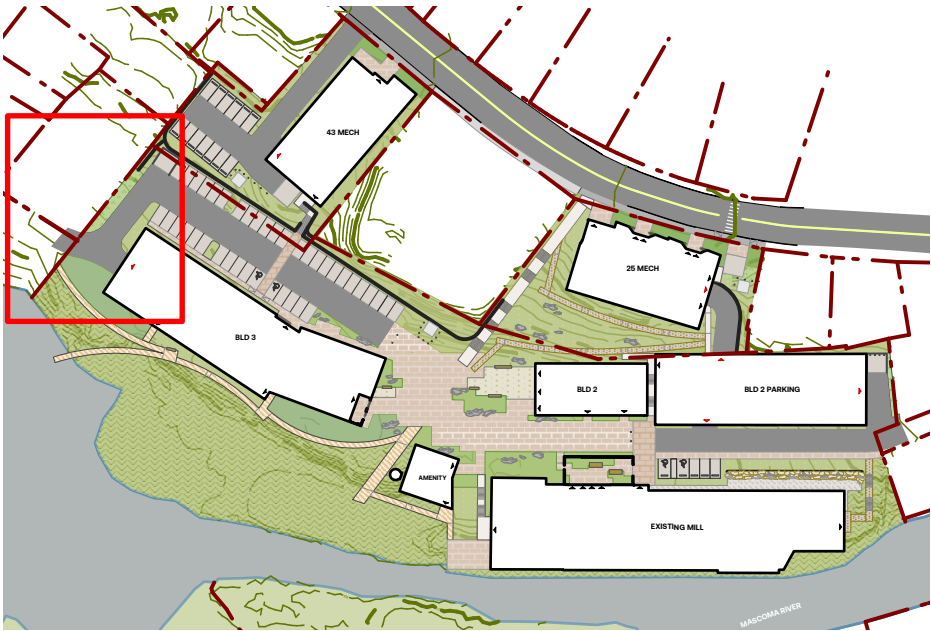
Gleditsia
triacanthos
inermis



Cornus X
Eddie's white
wonder



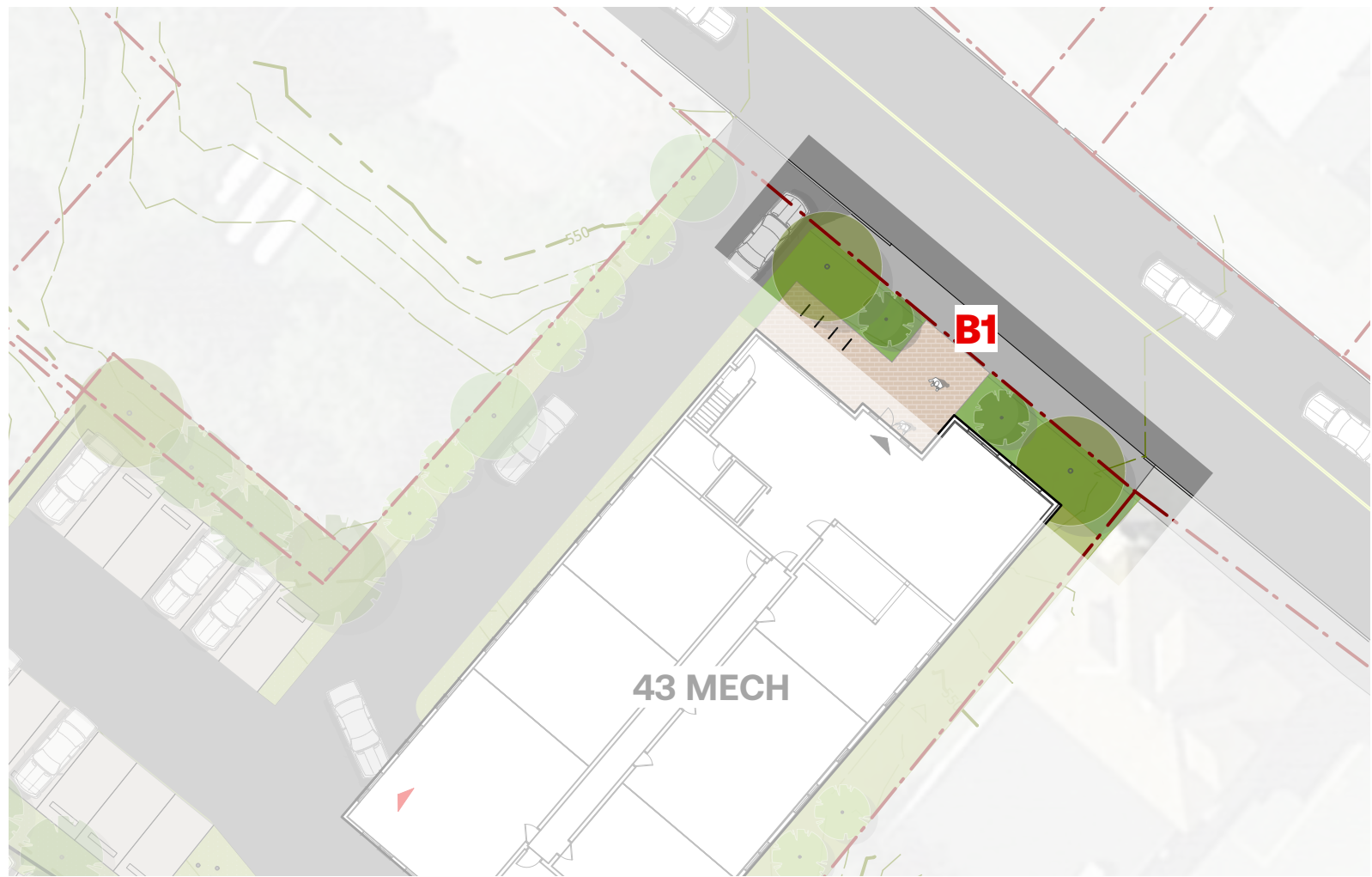
wildlife seedmix,
manufactured
by new england wetland
plants, inc.



Acer
rubrum



Rhododendron
macrophyllum;
72" o.c.



Gleditsia
triacanthos
inermis

Amelanchier
Canadensis



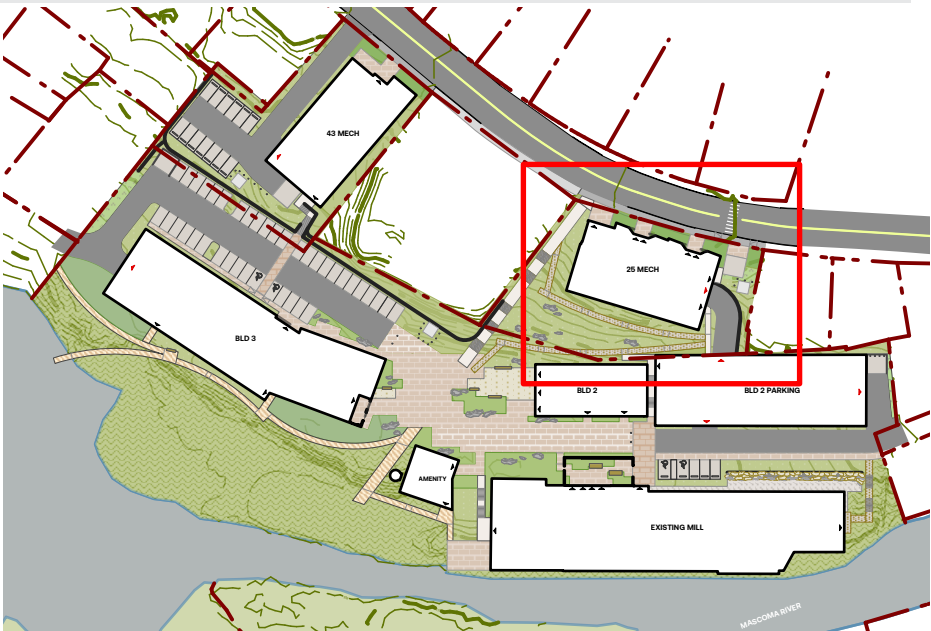
Aster novae-angliae

Rosa virginiana

Kalmia angustifolia

Juniperus communis

Taxus canadensis



Gleditsia
triacanthos
inermis

Amelanchier
Canadensis



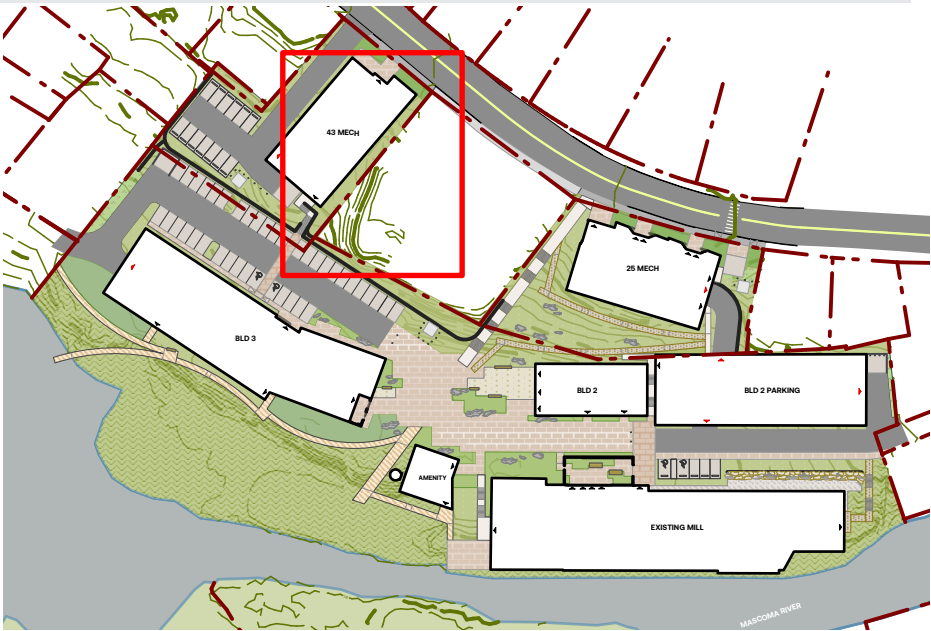
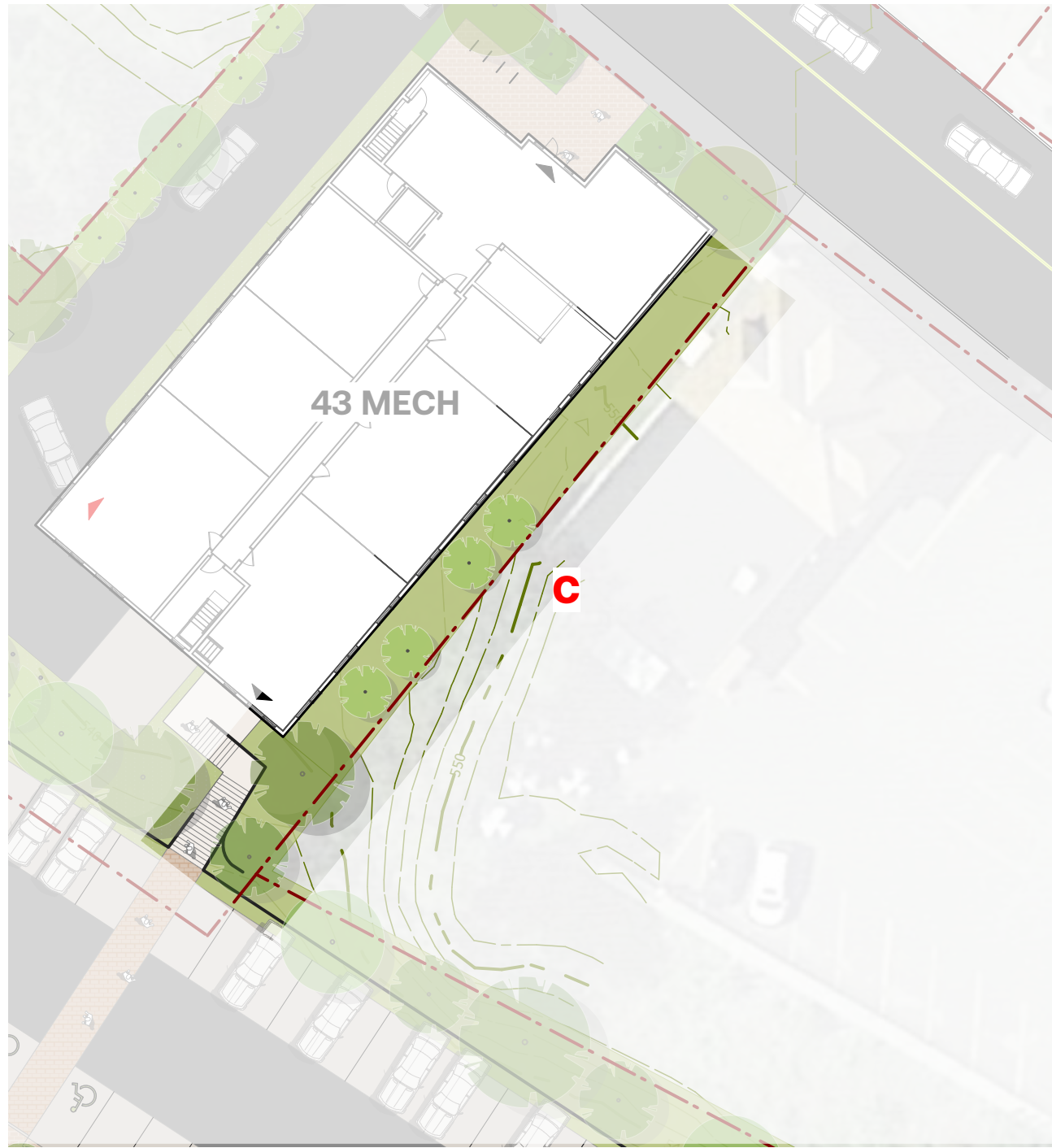
Aster novae-angliae

Rosa virginiana

Kalmia angustifolia

Juniperus communis

Taxus canadensis

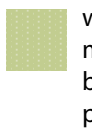


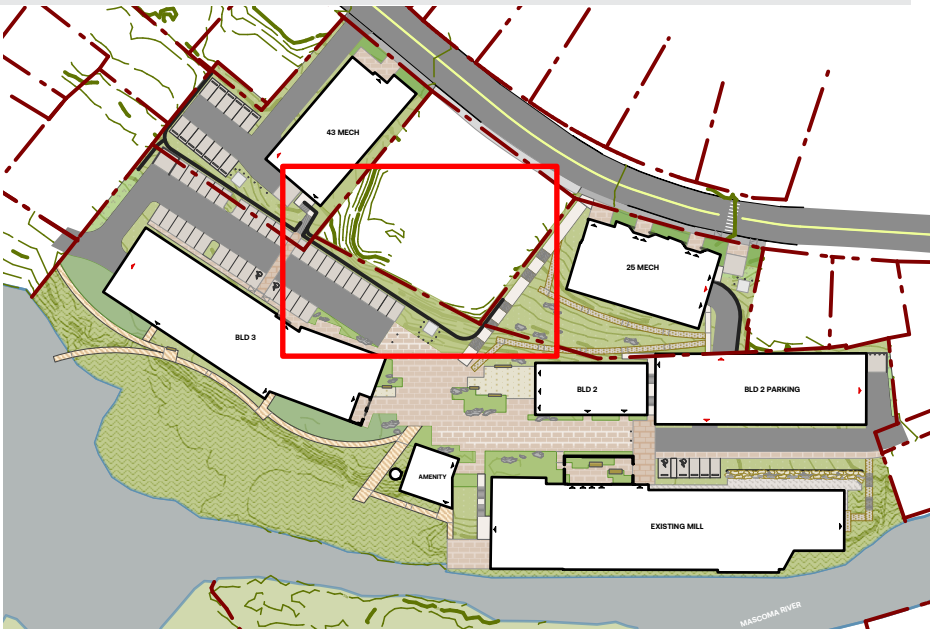
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rubrum



 Cornus X
Eddie's white
wonder



 wildlife seedmix,
manufactured
by new england wetland
plants, inc.



Acer
spicatum



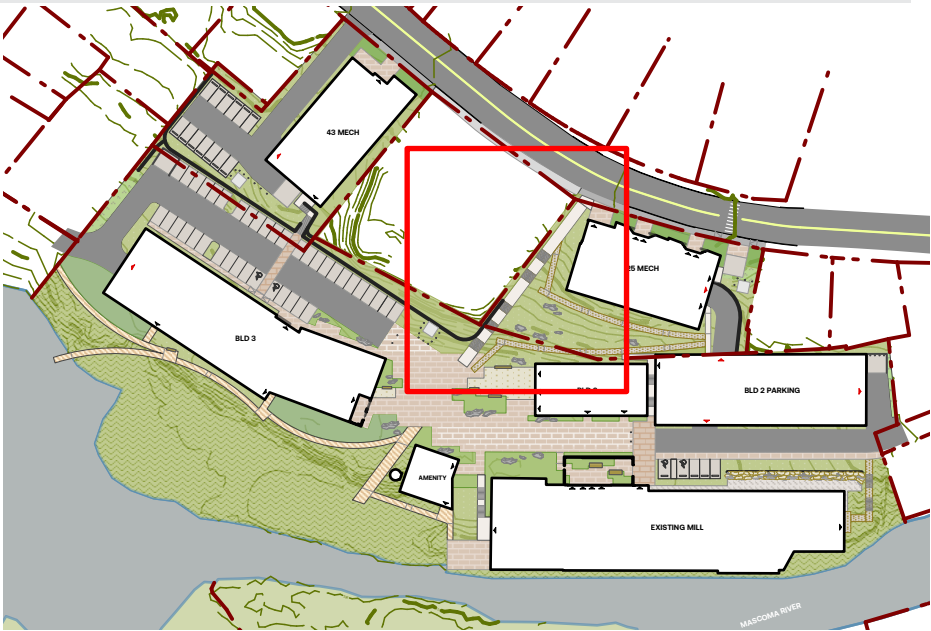
Acer
rubrum



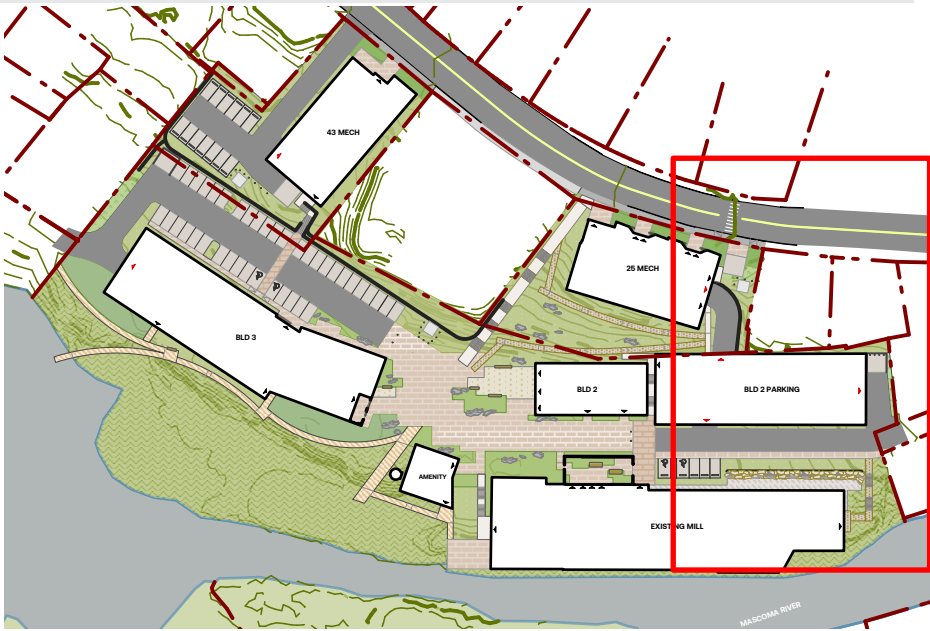
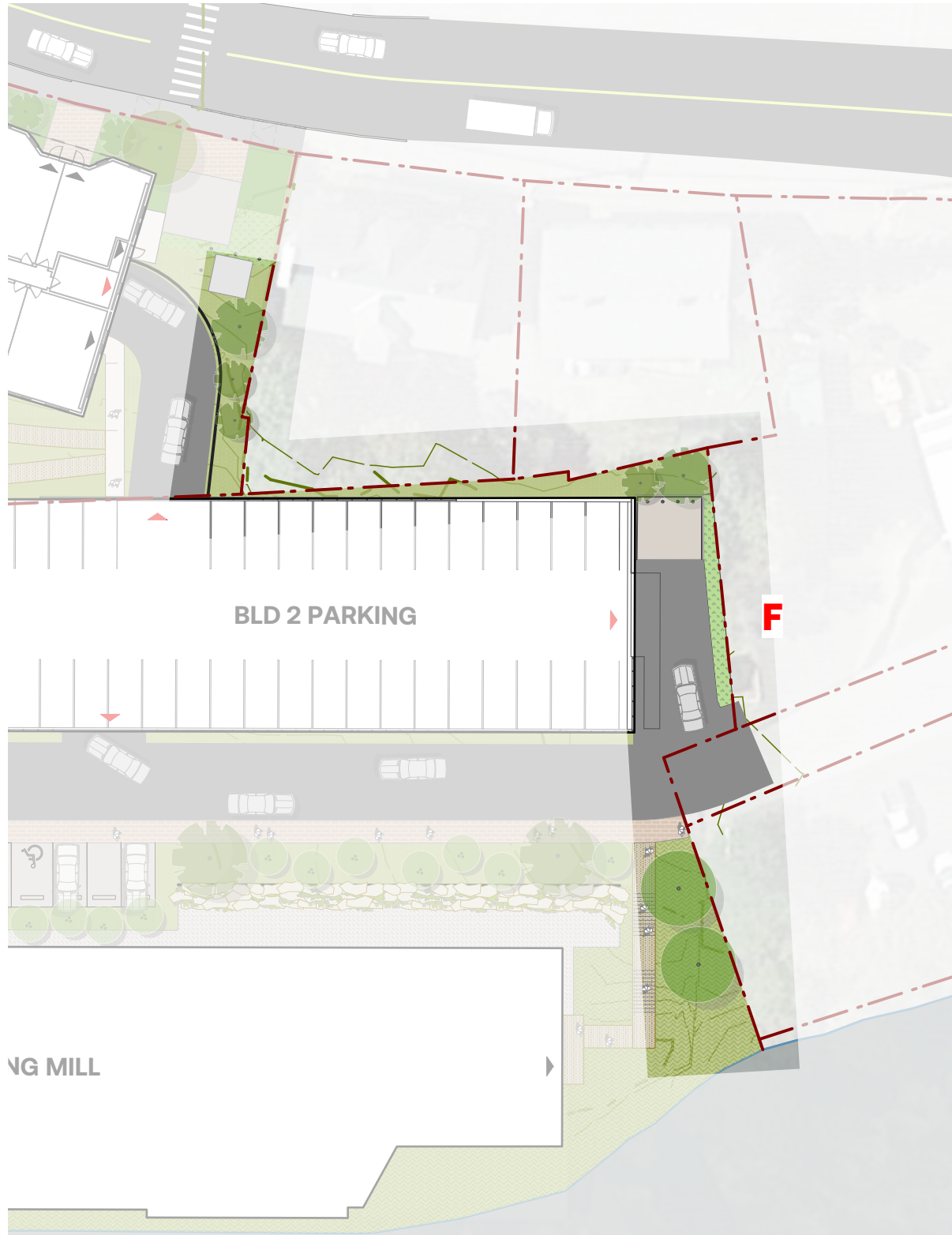
Prunus
Pennsylvanica



wildlife seedmix,
manufactured
by new england wetland
plants, inc.



wildlife seedmix,
manufactured
by new england wetland
plants, inc.



Carpinus caroliniana



Acer spicatum



Amelanchier Canadensis



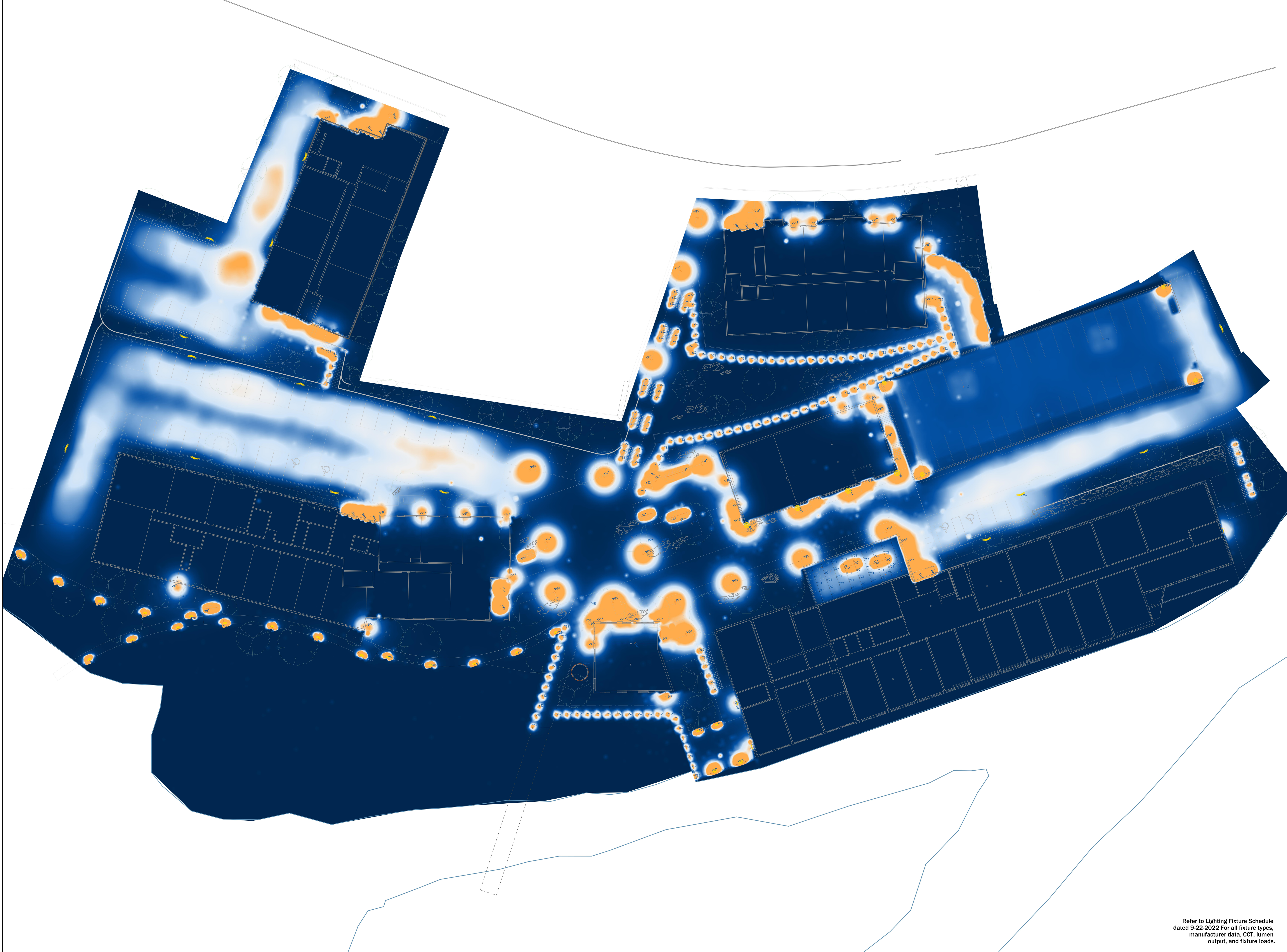
wetland seedmix, manufactured by new england wetland plants, inc.



Rhododendron macrophyllum; 72" o.c.



wildlife seedmix, manufactured by new england wetland plants, inc.



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 Architecture
One Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171 | T

LIGHTING

LAM Partners
84 Sherman Street
Cambridge, MA 02140
617.354.4502 | T

1 FOUNDRY ST.
LEBANON, NH

PROJECT: 2125

No.	Description	Date

DATE:

10.14.2022

SCALE:

1" = 25'

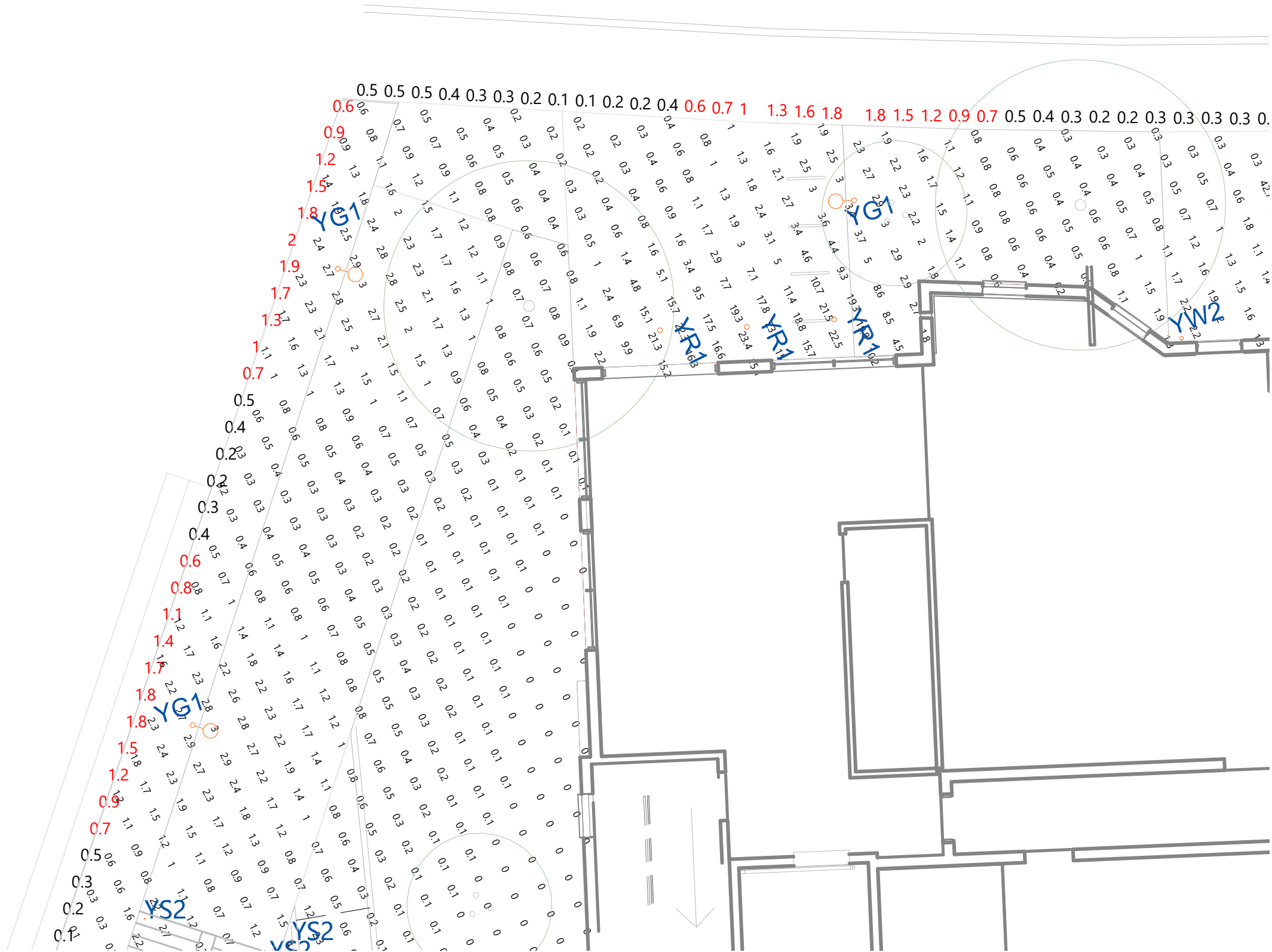
Photometric Plan

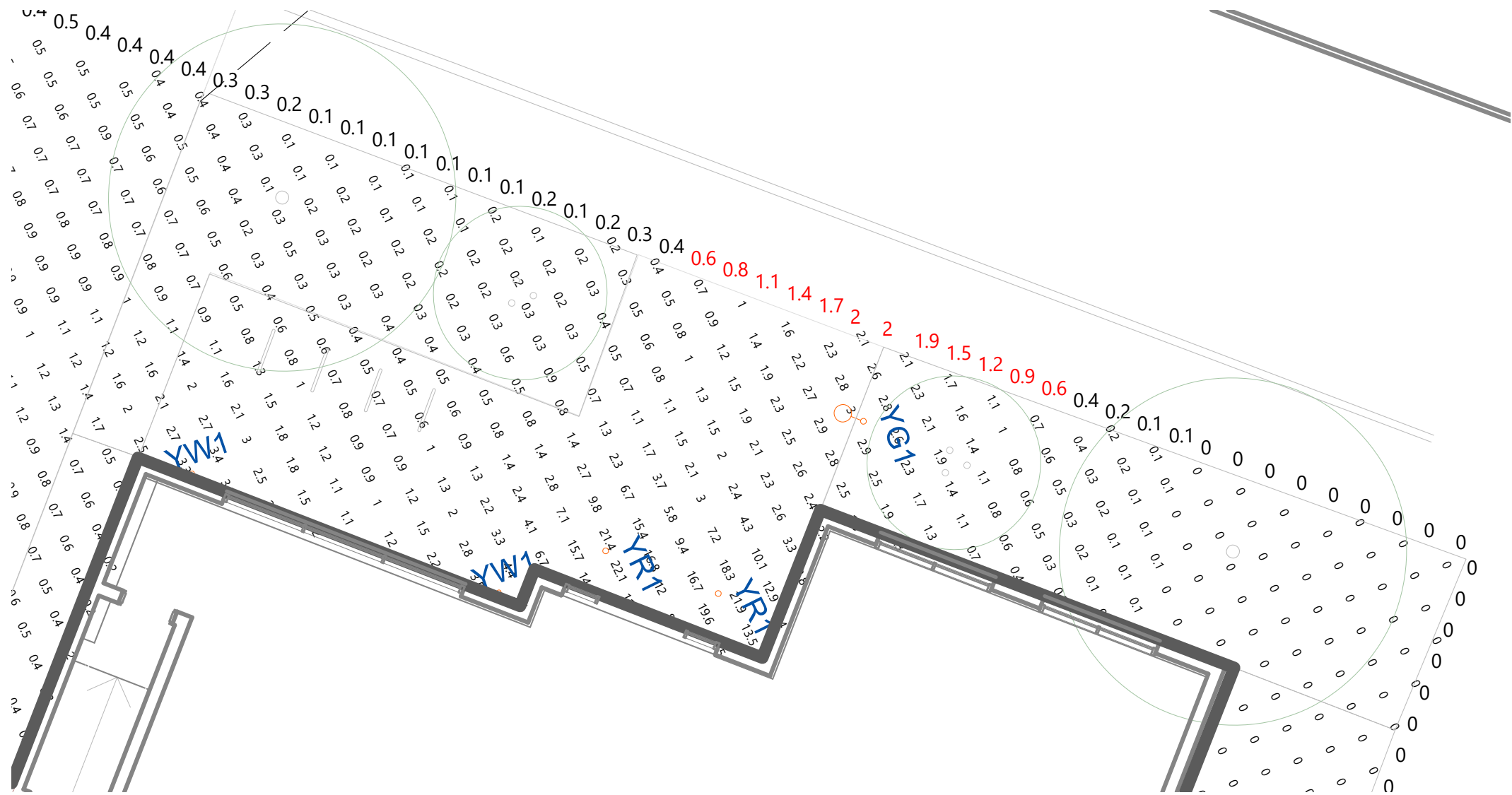
L101

Refer to Lighting Fixture Schedule
dated 9-22-2022 For all fixture types,
manufacturer data, CCT, lumen
output, and fixture loads.

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.

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Date: 14 October 2022
To: Jon Livadas
From: Erica Wygonik, PhD, PE
Subject: Lebanon Woolen Mill Responses to Questions

WCG has prepared this memorandum to address questions raised during the public hearing on 10 October 2022 for the proposed Lebanon Woolen Mill project.

Question 1: What if the roundabout at Mechanic Street/Mascoma Street/High Street is not constructed?

The volumes associated with this project are relatively small, so no congestion concerns are expected if the proposed roundabout is not constructed.

The roundabout project does address sight distance limitations at the Mascoma Street & Foundry Street intersection. If the roundabout is not constructed or in construction before the buildings are occupied, we recommend restricting left turns out of Foundry Street.

However, the roundabout project is an approved project moving through the design process, not an abstract item on a long-range plan.¹ As such, it is likely to be constructed by the time Woolen Mill is occupied. City staff concurred that including it in the background conditions for the analysis for the proposed Lebanon Woolen Mill project was appropriate.

While it is possible the development process for the roundabout extends beyond the current projected completion date of Summer 2025, there is ample buffer to ensure the roundabout is at least under construction before the proposed Lebanon Woolen Mill project is occupied. The reduction in travel speed associated with a work zone would reduce the required stopping sight distance and improve safety at the Mascoma Street & Foundry Street intersection until the roundabout is completed.

Question 2: Should left turns be allowed at Foundry Street if the roundabout is built?

The roundabout project at the Mechanic Street/Mascoma Street/High Street intersection will address existing sight distance limitations at the Mascoma Street & Foundry Street intersection by increasing the line of sight and reducing travel speeds. As such, the existing sight distance limitations will be addressed with the roundabout and would be adequate for left turns at the Mascoma Street & Foundry Street intersection following construction.

The number of vehicles that might turn left out of Foundry Street is modest (approximately 20 vehicles in the AM or PM peak hours), and no congestion concerns are expected at the

¹ <https://lebanonnh.gov/276/MechanicHighMascoma-Street-Roundabout-Pr>

Mascoma Street & Foundry Street intersection if left turns are or are not allowed. The proposed project will not substantively impact the surrounding network or be impacted by the surrounding network regardless of the ability to turn left out of Foundry Street if the roundabout is constructed at the Mechanic Street/Mascoma Street/High Street intersection. The decision to allow or prohibit left turns out of Foundry Street should be determined based on what is best for operations at the roundabout and the surrounding network and can be made independent of the proposed Lebanon Woolen Mill project.

Question 3: Can the Mechanic Street & Blacksmith Street intersection handle the traffic associated with the project?

Yes. The number of vehicles projected to use the Mechanic Street & Blacksmith Street intersection is modest (approximately 30 vehicles turning into or out of Blacksmith Street during either peak hour), and – as noted in the traffic study – minimal change to delay and no change to level of service is projected due to the proposed project. LOS B is projected for vehicles turning from Blacksmith Street in all the AM peak hour scenarios, and LOS C is projected for vehicles turning from Blacksmith Street in all the PM peak hour scenarios.

Question 4: Is there adequate sight distance for safe travel along Blacksmith Street?

The bush on the bend at Blacksmith Street does constrain sight distance for vehicles traveling on Blacksmith Street. However, the bend in the road is sharp enough to also limit travel speeds. As such, the sight distance at this location is adequate for vehicles traveling in both directions. To reinforce safe travel, the section of road with the curve should be striped with a center line.

Fiscal Impact Analysis

Lebanon Woolen Mill
Lebanon, NH
October 13, 2022



FOUGERE PLANNING & DEVELOPMENT, Inc.

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phone: 603-315-1288 email: Fougereplanning@comcast.net

FISCAL IMPACT ANALYSIS

**Lebanon Woolen Mill – 1 Foundry Street
Lebanon, NH**

October 13, 2022

1. Introduction

Fougere Planning and Development has been engaged by LWM Residential LLC to undertake this Fiscal Impact Analysis to outline potential General Fund property taxes and revenue increases, as well as demand for service impacts to the City of Lebanon from the proposal to develop 196 market rate apartments units with a mixture of studio's, one and two bedroom units as outlined in Table One. The 4.67 acre project is located off of Foundry Street and will include renovating the old mill located on the property, as well as new structures. An existing 2,045 square foot retail building, as well as a four family home will be demolished as part of the development program. The proposed project will greatly assist addressing the ongoing critical housing need impacting the Upper Valley with a project located in a downtown environment. With an anticipated start of construction in June/2023 and 18-24 construction period, occupancy is estimated to be mid 2025, with full occupancy anticipated by 2026.

Table One
Apartment Unit Profile

	Units
Studios	57
One Bedroom	100
Two Bedroom	39
Total	196

All on site drives and trash pickup will be privately maintained by the project owner; public water and sewer will service the property.

This Report will address a number of municipal impacts as required in Lebanon's Subdivision Regulations Section 12.3, B. Areas of Study and Information:

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

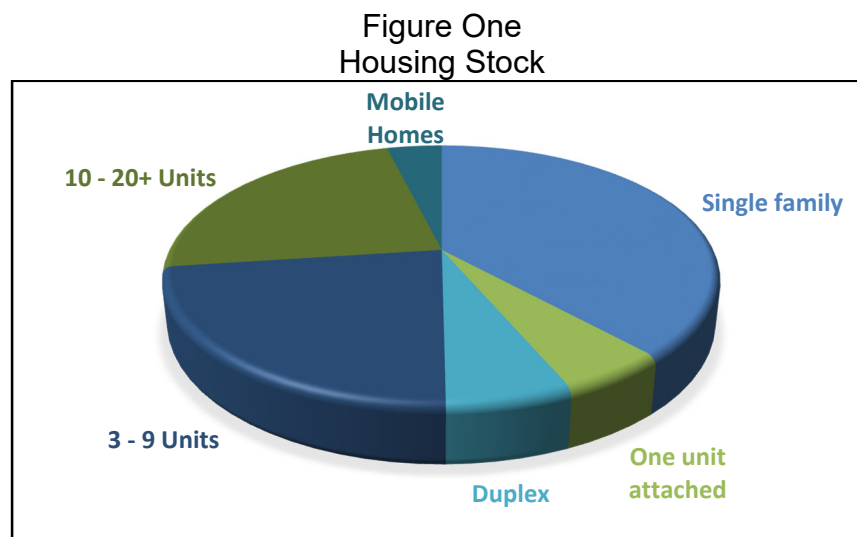
6. Any special fire, police, and public safety problems due to the location and/or special conditions relative to the type of use.

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

2. Regional and Local Trends

Census figures report that from 2000 to 2010 Lebanon's population increased from 12,568 to 13,151 over the 10 year period. The 2020 Census reports Lebanon's population to be 14,282, a 8.6% increase since 2010.

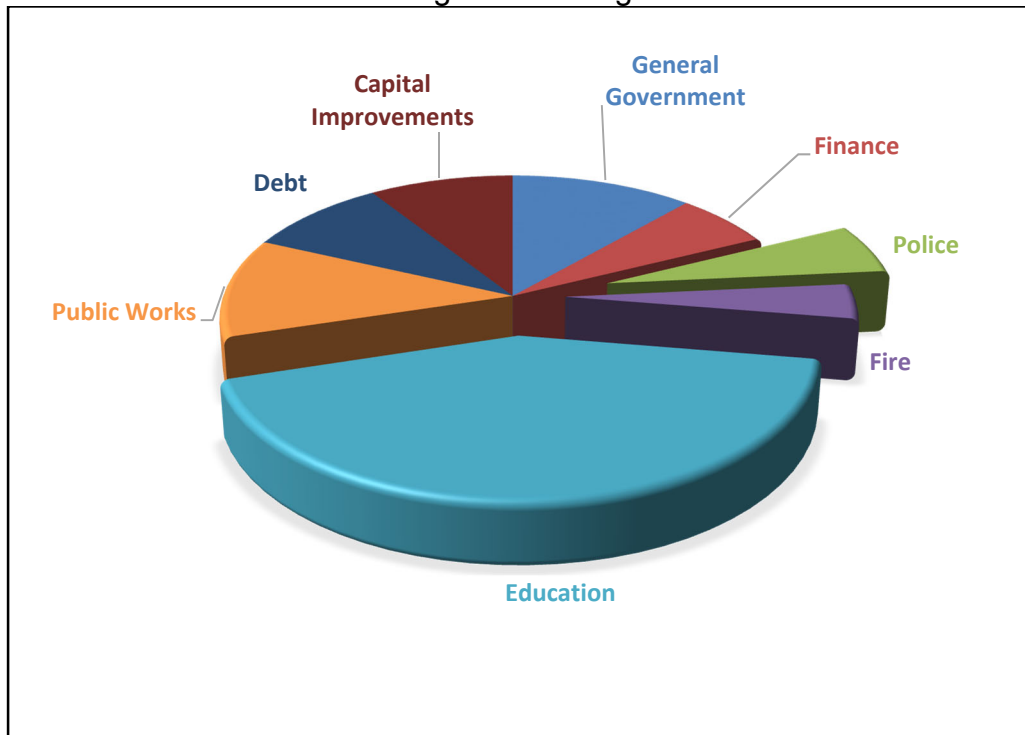
Approximately 38.1% of Lebanon's housing stock consists of single family homes, with the Census data reporting 2,552 single family homes out of a total housing stock of 6,689 units as outlined in Figure One.



3. Budgets

As outlined in Figure Two, education is the largest municipal budget line item, followed by the emergency service departments. Based on case studies of comparable properties, given the proposed use of the Project, cost impact considerations will be focused primarily on emergency service departments, along with the school department.

Figure Two
Budget Percentages



4. Fiscal Methodology Approach

Fiscal Impact Analyses can have many connotations, this analysis will follow the classic definition of fiscal impact as follows *“A projection of the direct, current public costs and revenues associated with residential or nonresidential growth to the local jurisdiction in which the growth is taking place¹.”*

¹ Burchell.

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita/Unit Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic “average” costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for new development. The basic premise of this method is that current revenue/cost ratios per person and/or per unit is a potential indicator of future revenue/cost impacts occasioned by growth. The advantage of this approach is its simplicity of implementation; however, the downside of this approach is that the methodology calculates the “average” cost as being the expected cost, which is often not the case, and costs can be exaggerated—in some cases significantly. For most new land uses, many department budgets are not measurably impacted in any long term way.

The Marginal Cost Approach is an alternative methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, a “level of service” exists in Lebanon to serve the community. This existing service level, for the most part, addresses the needs of the community through existing tax collections. As new development occurs, pressures are placed on some departments to address increased demands, while other departments see little, if any measurable impacts. In reviewing the potential impacted departments specifically, a truer picture of anticipated costs impacts can be determined. For this analysis, we will apply both the Average Cost and Marginal Cost Approach methodologies to review municipal service demand cost increases.

Given the nature of the proposed Project, as will be seen by the analysis below, few significant impacts will be felt by most City departments. Solid waste generated by the project will be removed by a private hauler. Any water and sewer expenses will be offset through user fees. All onsite driveways will be private and all maintenance expense will be paid for by the project owner. This is not to infer that no increased expenditures will occur as a result of this project.

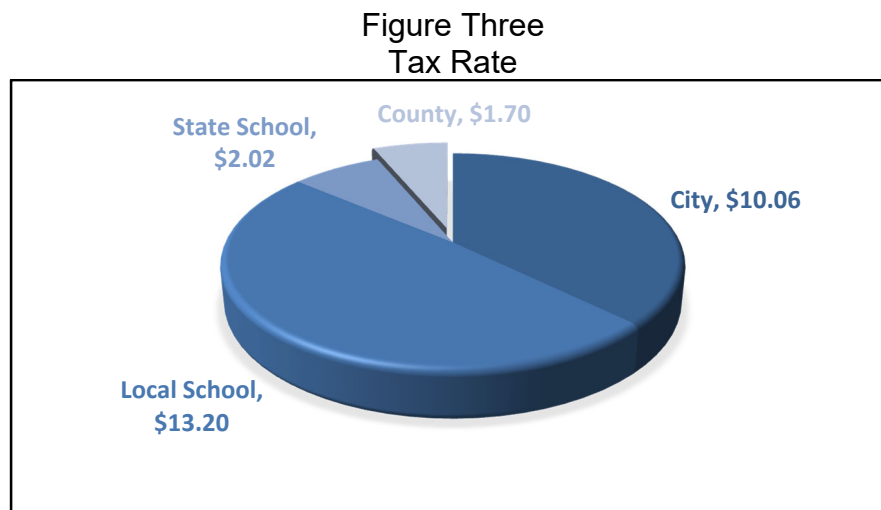
Measurable operational influences will be felt by a few departments, most noticeable the Police/Fire and School Departments.

The Report will outline General Fund revenues and municipal service costs. All data, tax rates and costs are assumed to be in FY2021. It should be noted the costs outlined are “estimates” and no actual costs will be realized without review and approval by appropriate department heads, administrators and elected City officials.

5. Local Revenues

A) Property Taxes

Local property taxes provide the bulk of municipal revenues for New Hampshire communities. The 2021 total Tax Rate for Lebanon is \$26.98. Figure Three outlines the breakdown of the various components of the tax rate.



Reviewing local market conditions and the assessments of similar apartment complexes in the community, it is estimated the the proposed project will have a value of \$26,460,000 once complete. Based upon this estimated assessment, as outlined in Table Two, we believe the development will generate \$760,196 in annual property tax payments, with \$266,188 being paid in local City property taxes and \$449,026 generated in school property taxes. The existing site

properties are assessed for \$2,018,400 and generates \$54,456 in total tax payments. With this redevelopment project, site property tax payments will increase by 1,295%.

Table Two
Estimated Property Tax Revenue

Units	Total Value	City Revenue	School Revenue	County Revenue	Total Taxes
196	\$26,460,000	\$266,188	\$449,026	\$44,982	\$760,196

Another source of revenue to the community is from vehicle registrations; Lebanon is anticipating \$2,500,500 in vehicle registrations in 2021. Table Three outlines the projected motor vehicle permit fee revenue stream for the proposed project.

Table Three
Motor Vehicle Permit Fees²

205 vehicles ³ x \$188	\$38,540
-----------------------------------	----------

Total estimated project revenues total \$798,736 as outlined in Table Four.

Table Four
Total Estimated Revenues

Local Property Taxes	\$760,196
Motor Vehicle Fees	\$38,540
Total	\$798,736

B) Downtown Tax Increment Financing District (TIFF)

At this time all future property tax monies collected from the proposed project, excluding property taxes presently being paid which total \$54,456, will be directed to the Downtown TIFF District to offset ongoing capital improvements. Based upon projected new tax resource, this new TIFF revenue stream is estimated to total \$705,740. Once the TIF District goals have been met, property

² Based upon data from the City Clerk, the average cost of vehicle registrations is \$188 on 14,534 vehicle registrations, including processing fees..

³ 1 vehicle per studio/one bed, 1.25 per 2 bedroom.

tax payments will be distributed to the City, School & County as typically dispersed.

C) Impact Fees

The City of Lebanon charges impact fees on new development projects. These Fees are related to school, recreation, police and fire capital projects. As outlined in Table Five, these one-time fees are estimated to total \$392,581 and are collected once the units are constructed.

Table Five Estimated Impact Fees		
Building Area	140,710	Fee
School	\$1.45	\$204,030
Recreation	\$0.69	\$97,090
Police	\$0.25	\$35,178
Fire	\$0.40	\$56,284
Total		\$392,581

6. Municipal Service Costs

Police & Fire

The Police and Fire Departments are projected to experience some measurable impact from the proposed project. For fiscal year 2022, the Police Department budget was \$6,893,010 and the Fire Department budget \$4,602,030. To assess the degree of impact this Project would have on these departments, emergency calls to similar apartment developments in Lebanon were analyzed. As emergency calls are a reliable metric that provides a more realistic measure of demand for service, we will use this average costing method to allocate costs to the proposed apartment use. Emergency call data was obtained for both police and fire department calls and averaged to determine the numbers of annual calls per unit. These ratios were then totaled to derive a total average call volume per unit, which was then used to generate projected emergency calls for each Department as outlined in Table Six.

Extrapolating from the comparable call data, increases in call volume are projected to the City's Police and Fire Departments. Annual Police calls are projected to increase by 25 new calls per year. The Department responds to approximately 25,000 annually (480 call per week).

Annual Fire Department calls are projected to increase by 24 new calls⁴ (8 fire/ 16 EMS) per year (.46 calls per week). In 2021, the Department responded to a total of 3,146 calls in the City, of which 2,173 were EMS related.

Table Six
Average Calls: Police-Fire-EMS

Project	Town	Units	Avg. Police Call Per Year	Avg. Call Per Unit	Projected Calls
Altaria	Lebanon	129	14	0.11	
Emerson Gardens	Lebanon	160	49	0.31	
Timberwood	Lebanon	252	6	0.02	
Totals		541	69	0.13	
Projected Calls	Woolen Mill	196			25
Project	Town	Units	Avg. Fire Call Per Year	Avg. Call Per Unit	Projected Calls
Altaria	Lebanon	129	11	0.085	
Emerson Gardens	Lebanon	160	7	0.044	
Timberwood	Lebanon	252	7.1	0.028	
Stone Farms	Lebanon	144	4.6	0.032	
Totals		685	30	0.043	
Proposed Apt.	Woolen Mill	196			8
Project	Town	Units	Avg. EMS Call Per Year	Avg. Call Per Unit	Projected Calls
Altaria	Lebanon	129	5	0.039	
Emerson Gardens	Lebanon	160	28	0.175	
Timberwood	Lebanon	252	7.3	0.029	
Stone Farms	Lebanon	144	3.1	0.022	
Totals		541	43	0.08	
Proposed	Woolen Mill	196			16

⁴ The Fire Chief requested calls to Stone Farms be added into the call data profile to expand the number of apartment units used in the data base.

Police Department

To obtain input relative to the proposed project, we discussed the apartment program with Captain Tim Cohen of the Lebanon Police Department. He did not believe the project would generate an undue burden on the Department and believed the estimated call data was reasonable. The Captain did note that traffic impacts would have to be examined during the planning review process given the site's downtown location.

The average cost of a police officer in Lebanon, with benefits, ranges from \$110,000 to \$120,000 a year. To assign some cost to the community from the proposed new land use, we have calculated an average cost per call of \$345 and when applied to the estimated 25 calls, as detailed in Table Seven, a cost of \$8,625 is derived. To be conservative, we will double this cost to **\$17,250** for this analysis.

Table Seven
Police Department Impact

Department	FY 2022 Budget	Yearly Calls ⁵	Cost/call	Est. Calls	Annual Cost
Police	\$6,893,010	20,000	\$345	25	\$8,625

This cost estimate is not inferring the Police Budget will increase as a result of the proposed development, but assigns a "cost" to account for this expanded land use in the community.

Fire Department

We reviewed the project program with Fire Chief Christopoulos and Fire Inspector Duane Egner. The Chief did not foresee an issue with the development and felt the estimated calls were responsible given the proposed use. The Chief and Inspector both pointed out that this project, when combined with other proposed and approved developments in the community (especially residential

⁵ Impact Fee Report, BCM Planning, 2020 calls for service, 25,000 calls discounted by 20% to address minor calls.

units) will increase demands on the Department over time. This impact from this increased demand for services on the Department will need to be addressed as the City continues to grow.

As noted above, a projected increase of 24 new calls (8 fire/16 EMS) are anticipated for the Fire Department. The average cost of a fire fighter with benefits is \$110,000. As with the police department, as outlined in Table Eight, we have used cost averaging to estimate a **\$35,112** impact on the Fire Department.

Table Eight
Fire Department Impact

Department	FY 2022 Budget	Yearly Calls	Cost/call	Est. Calls	Annual Cost
Fire	\$4,602,030	3,146	\$1,463	24	\$35,112

It should be noted that EMS services are a revenue generator for the City and in FY2022 Budget, an estimated \$830,000 in revenue is anticipated. This translates into an average of \$381 in revenue per EMS call (\$830,000 / 2,177 call). As such, costs associated with EMS calls to the subject site will be somewhat mitigated by the estimated EMS revenues of \$6,096 (\$381 x 16 EMS calls).

School Department

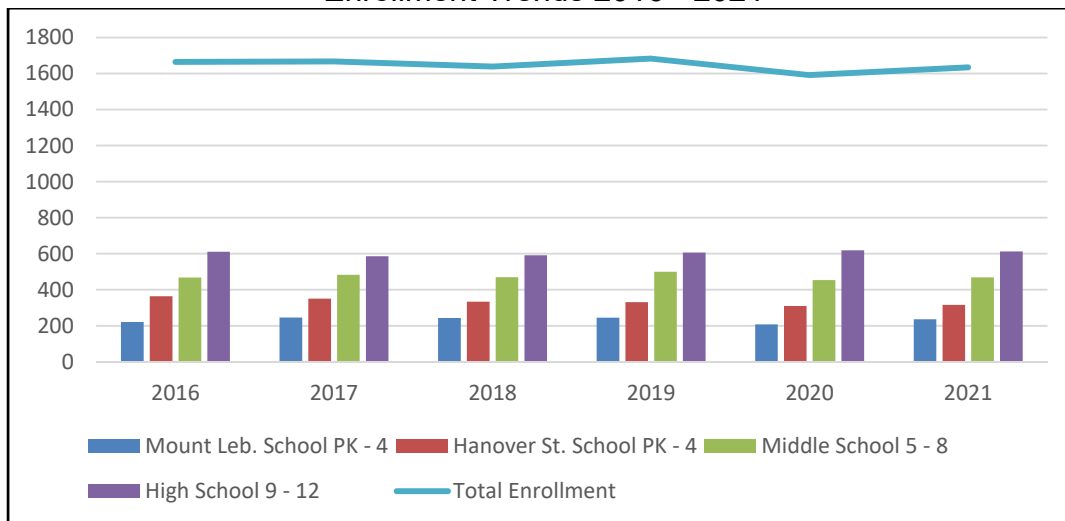
Table Nine and Figure Four outline enrollment trends within the Lebanon School District since 2016. Overall enrollments have remained flat over the last six years and all schools are well within their building capacity⁶. The Hanover Street School has seen the largest decline in enrollment of 13.1%, which will be the elementary school for the subject site's students.

⁶ City of Lebanon Impact Fee Update Oct. 2021.

Table Nine
School Enrollment 2016 - 2021

School	2016	2017	2018	2019	2020	2021	% Change	Capacity
Mount Leb. School PK - 4	221	246	243	245	208	236	6.79%	310
Hanover St. School PK - 4	364	351	334	331	310	316	-13.19%	383
Middle School 5 - 8	468	483	470	500	454	469	0.21%	600
High School 9 - 12	611	586	591	606	619	613	0.33%	720
Total Enrollment	1,664	1,666	1,638	1,682	1,591	1,634	-1.80%	2,013

Figure Four
Enrollment Trends 2016 - 2021



As noted above, the Project will involve the construction of 196 housing units, 157 (80%) of these units will consist of studios and one bedroom units as detail in Table One. Any elementary students who reside at the proposed complex will attend the Hanover Street Elementary School which is 1.7 miles from the site. To estimate the number of School Age Children (SAC) that may reside within the residential community, we relied upon the recently completed Impact Fee Update Report prepared by BCM Planning⁷ for the City. Based upon SAC ratios calculated per 1,000 square feet of living area for non-single family housing units, an estimated 17 SAC may reside with the proposed complex as summarized in Table Ten.

⁷ City of Lebanon Impact Fee Update 2021, August 20, 2021, BCM Planning, LLC.

Table Ten
School Age Children Ratios

	Units	Sq. Ft. / Unit	Total Sq. Ft.	Enrollment Per 1,000 Sq. Ft.	SAC
Studios	57	530	30,210		
One Bedroom	100	715	71,500		
Two Bedroom	39	1,000	39,000		
Total	196		140,710	0.12	17

Using these same SAC ratios, the anticipated grade breakdown of these 17 students is outlined in Table Eleven.

Table Eleven
Estimated Enrollment Breakdown

Elementary	125,419	0.05	7
Middle	125,419	0.04	6
High School	125,419	0.03	5

17

To supplement the estimated school age data outlined above, we reviewed our database of over 1,000 apartments located in former mill space as outlined in Table Twelve. Based on these enrollment profiles, it is estimated that only 2 school age children may reside within the apartment community. Given the industrial nature that is typically found at mill building sites, it is not surprising that these complexes are not attractive to young families. Typical occupancy in old mill space is young adults and empty nesters.

Table Twelve
Mill Space Estimated Enrollment

Property	Location	Units	SAC	SAC/Unit
Mill Place West	Concord	21	0	0.000
Emerson Mills	Pembroke	71	0	0.000
Newmarket Mills	Newmarket	112	0	0.000
Exeter Mills	Exeter	143	2	0.014
Canal Street	Somersworth	87	1	0.011
Colonel Mill	Keene	89	1	0.011
Lofts 34	Nashua	200	3	0.015
Lofts at Mill West	Manchester	290	3	0.010
Average		1,013	10	0.010
Proposed	Woolen Mill	196	2 (1.93)	

Based on this analysis, we estimate a range of 2 – 17 SAC, with the most likely outcome occurring on the lower end of this range.

To gain insight into the current state of Lebanon schools, we discussed the project with the School Superintendent. The Superintendent noted that the planned improvements to Hanover Street School have been approved by voters. The updated program involves a updating and modernization oriented improvement rather than expanding capacity. Classrooms are being proposed but they are geared towards addressing existing operational needs (special education) than capacity related issues. The Superintendent noted that the average cost of a teacher, with benefits, is estimated to be approximately \$120,000 annually. She also noted that the number of school children may be higher than City statistics project because of the severe lack of housig in the region. Estimating potential school impacts can be very challenging, with grade distribution playing a key role. If class sizes become too large in a grade level, another teacher may have to be hired, along with teacher aids. In addition, special education costs are also challenging to estimate. The Superintendent did note that ample capacity exists to accommodate the proposed students, including at the Hanover Elementary School which has seen a 48 student decline over the last six years. Although few new schools costs are anticipated, we will carry an expense of **\$120,000**, which would accommodate the cost of a teacher's salary. The Superintendent believed this was a reasonable allocation of potential costs.

The New Hampshire Department of Education distributes Adequacy Aid to communities, along with other qualified funding programs. For FY2023, it is estimated that Lebanon will recive \$6,880,000 in Aid⁸ through this program. Aid is distrubited based upon a communities Average Daily Membership (ADM) and Base Aid totals \$3,786 per student. If the high student enrollment estimate of 17 students is assumed, **\$64,362 in Aid funds** would be received. Other qualified Aid includes Free/reduced Differentiated Aid; \$1,893 per student, Special

⁸ NHDOE, FY2023 Estimate, November 15, 2022.

Education Aid; \$2,037 per student, English Language Aid; \$740 per student and 3rd Grade Reading Aid; \$740 per student.

Other Departments

As noted previously, all areas within the development will be private (maintenance & refuse) and water/sewer expenses will be addressed through connection and user fees. Any costs to the Building Department will be offset by an estimated \$400,000 building permit fees. No other measurable impacts are anticipated to other City departments. To be conservative, we will account for \$120 per unit, or **\$23,520** potential miscellaneous City related costs⁹.

County Impacts

As noted in Table One, we are estimating \$39,933 in County property tax revenue from this project. Grafton County oversees a number of services for the region including nursing homes, sheriff's department and the court system. Estimating new costs that may impact County services, with any confidence, would be extremely challenging and unreliable, therefore a estimated cost impact was not calculated in this analysis.

⁹ Estimated \$120 per unit.

SUMMARY

Table Thirteen
Fiscal Findings

Gross Local Property Taxes & Revenue	\$798,736
Municipal Costs	
Police	-\$17,250
Fire	-\$35,112
Schools	-\$120,000
Misl.	-\$23,520
Total Estimated Costs	-\$195,882
Net Negative Fiscal Impact	+\$602,854

Based upon the report's findings, gross yearly local property taxes and revenues generated by the proposed project are estimated to total \$798,736. The anticipated fiscal impact to the City is estimated to be \$195,882, resulting with a positive fiscal impact from the proposed development of approximately \$602,854. Full property tax revenues will be realized once the Downtown TIFF District is closed. All anticipated costs are estimates and no definitive costs are reported.

Key findings supporting this conclusion include:

- Calls to the Police Department are projected to increase by less than 1%, with an estimated 25 calls generated from the site annually.
- Calls to the Fire Department will realize less than a 1% increase in call volume, with an estimated 8 fire calls and 16 EMS calls annually. EMS revenue is estimated to total \$6,096 annually.
- An estimated 2 -17 school age children may reside within the residential community, per student State Aid totals \$3,786 for FY2023. Hanover Elementary school enrollment has declined by 48 students over the last six years.
- The proposed project will include private drives and trash collection.
- \$392,581 in impact fee payments will be made for fire, police, schools and recreation capital facilities.
- Full time jobs will be created managing the new apartment complex along with temporary construction jobs.

PROJECT PHASING

ALL BUILDING PERMIT SHALL BE OBTAINED WITHIN TWO (2) YEARS OF ORIGINAL SITE PLAN APPROVAL OR ELSE APPROVAL SHALL BECOME VOID.

- PHASE 1**
- ANTICIPATED CONSTRUCTION SCHEDULE
 - BEGIN SITE WORK: APRIL 3, 2023
 - BEGIN BUILDING WORK: JUNE 28, 2023
 - COMPLETE CONSTRUCTION: NOVEMBER 8, 2023
 - DEADLINE FOR POSTING OF AND REQUIRED SECURITY: NOVEMBER 8, 2023
 - DEADLINE FOR THE COMPLETION OF SUCH IMPROVEMENTS SUBSEQUENT TO THE POSTING OF SUCH SECURITY: DECEMBER 8, 2023
 - MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
 - INSTALL EROSION CONTROL MEASURES
 - CLEAR AND GRUB WOODED AREAS
 - FOUNDATION EXCAVATION
 - BEGIN BUILDING CONSTRUCTION
 - 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
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDINGS

- PHASE 2**
- ANTICIPATED CONSTRUCTION SCHEDULE
 - BEGIN SITE WORK: JUNE 26, 2023
 - BEGIN BUILDING WORK: SEPTEMBER 4, 2023
 - COMPLETE CONSTRUCTION: SEPTEMBER 27, 2024
 - DEADLINE FOR POSTING OF AND REQUIRED SECURITY: SEPTEMBER 27, 2024
 - DEADLINE FOR THE COMPLETION OF SUCH IMPROVEMENTS SUBSEQUENT TO THE POSTING OF SUCH SECURITY: OCTOBER 27, 2024
 - INSTALL EROSION CONTROL MEASURES
 - CLEAR AND GRUB WOODED AREAS
 - PARTIAL DEMOLITION OF BUILDING 2
 - EXCAVATION FOR PARKING GARAGE
 - BEGIN PARKING GARAGE CONSTRUCTION
 - BEGIN BUILDING 2 RENOVATIONS
 - 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 2 PARKING
 - 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
 - COMPLETE PARKING GARAGE
 - COMPLETE BUILDING 2

- PHASE 3**
- ANTICIPATED CONSTRUCTION SCHEDULE
 - BEGIN SITE WORK: OCTOBER 2, 2023
 - BEGIN BUILDING WORK: OCTOBER 2, 2023
 - COMPLETE CONSTRUCTION: AUGUST 30, 2024
 - DEADLINE FOR POSTING OF AND REQUIRED SECURITY: AUGUST 30, 2024
 - DEADLINE FOR THE COMPLETION OF SUCH IMPROVEMENTS SUBSEQUENT TO THE POSTING OF SUCH SECURITY: SEPTEMBER 30, 2024
 - INSTALL EROSION CONTROL MEASURES
 - CLEAR AND GRUB WOODED AREAS
 - BEGIN BUILDING RENOVATIONS
 - 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
 - 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
 - COMPLETE BUILDINGS

- PHASE 4**
- ANTICIPATED CONSTRUCTION SCHEDULE
 - BEGIN SITE WORK: APRIL 8, 2024
 - BEGIN BUILDING WORK: JUNE 17, 2024
 - COMPLETE CONSTRUCTION: MAY 16, 2025
 - DEADLINE FOR POSTING OF AND REQUIRED SECURITY: MAY 16, 2025
 - DEADLINE FOR THE COMPLETION OF SUCH IMPROVEMENTS SUBSEQUENT TO THE POSTING OF SUCH SECURITY: JUNE 16, 2025
 - INSTALL EROSION CONTROL MEASURES
 - CLEAR AND GRUB WOODED AREAS
 - EXISTING STRUCTURE DEMOLITION
 - FOUNDATION EXCAVATION
 - BEGIN BUILDING CONSTRUCTION
 - 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
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING

- PHASE 5**
- ANTICIPATED CONSTRUCTION SCHEDULE
 - BEGIN SITE WORK: JULY 1, 2024
 - BEGIN BUILDING WORK: JULY 29, 2024
 - COMPLETE CONSTRUCTION: JUNE 27, 2025
 - DEADLINE FOR POSTING OF AND REQUIRED SECURITY: JUNE 27, 2025
 - DEADLINE FOR THE COMPLETION OF SUCH IMPROVEMENTS SUBSEQUENT TO THE POSTING OF SUCH SECURITY: JULY 27, 2025
 - INSTALL EROSION CONTROL MEASURES
 - CLEAR AND GRUB WOODED AREAS
 - EXISTING STRUCTURE DEMOLITION
 - FOUNDATION EXCAVATION
 - BEGIN BUILDING CONSTRUCTION
 - 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
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING AND PAVEMENT STRIPING)
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING

ADDITIONAL PHASING NOTES

- P1** PHASE 2 TO INCLUDE GRADING OF SWALE BEHIND BUILDING 2.
PHASE 4 TO INCLUDE WALKWAYS BEHIND BUILDING 2.
- P2** PHASE 1 TO INCLUDE GRADING AND LANDSCAPING.
PHASE 3 TO INCLUDE WALKWAY AROUND BUILDING BUILDING.
- P3** WATER, SEWER, AND ELECTRICAL MAINS THROUGH THE 1 FOUNDRY STREET PROPERTY SHALL BE CONSTRUCTED AS PART OF PHASE 1. SERVICES MAY BE EXTENDED TO BUILDINGS PER EACH BUILDING'S PHASE PROVIDED DONG SO WILL NOT DISTURB COMPLETED WORK.

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
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Engineering Ventures, PC
85 Mechanic St Suite E2-3
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LANDSCAPE

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

1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

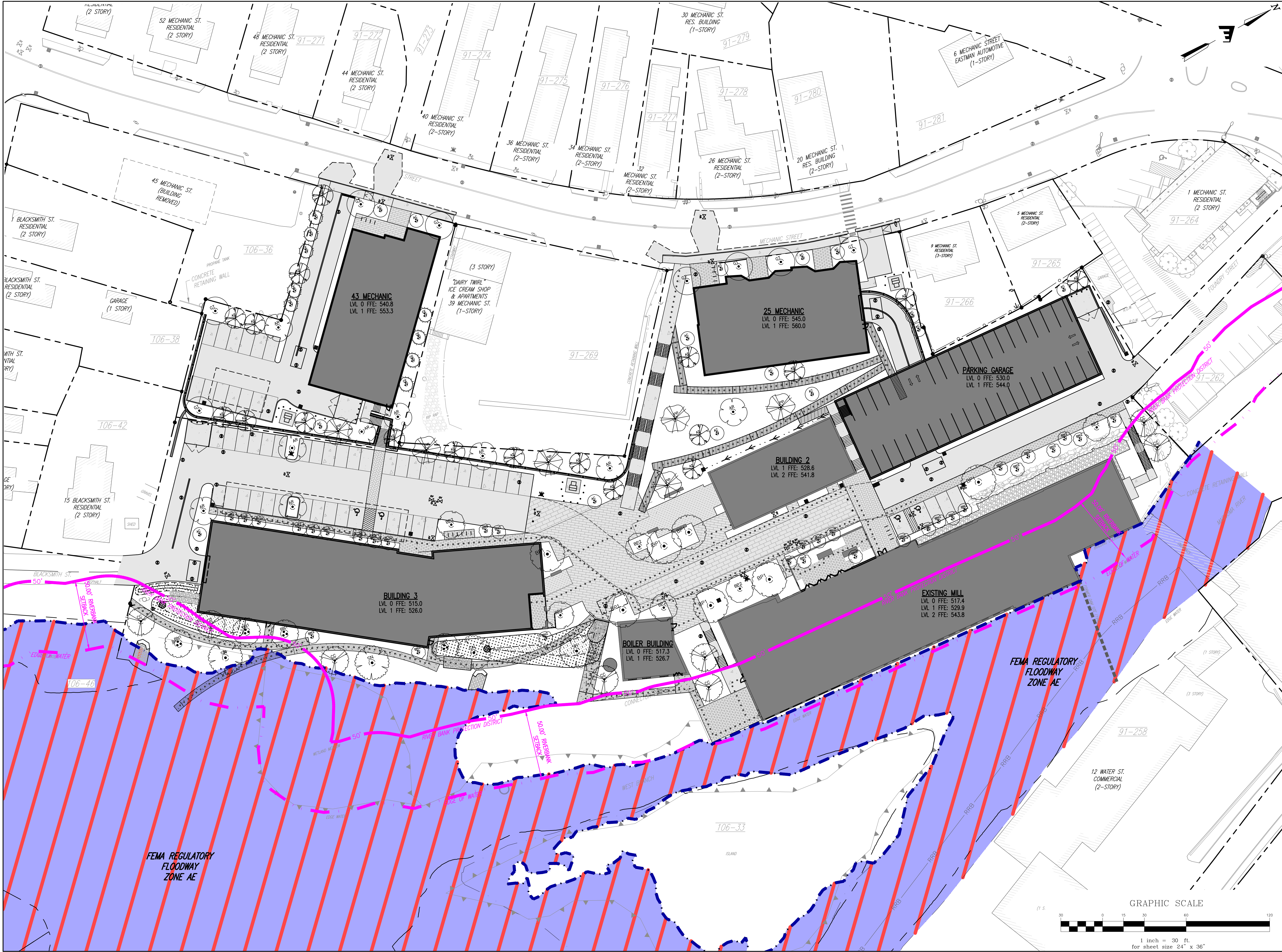
No.	Description	Date
1	PLANNING COMMENTS	10/18/22

DATE: 08.15.22

SCALE: 1"= 40'

PHASING PLAN

C-003



SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
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Design Team

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P.O. Box 1093
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1 FOUNDRY ST.
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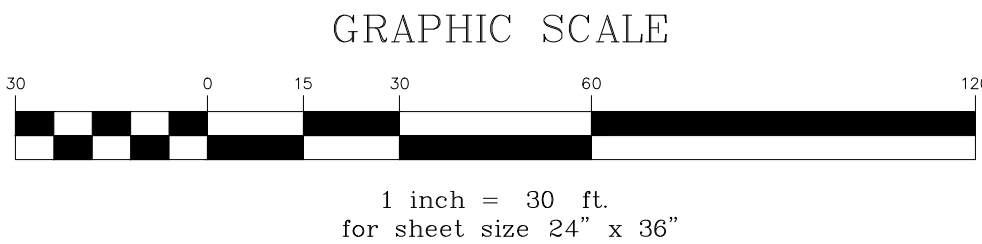
No.	Description	Date

DATE: 10.17.22

SCALE: 1"= 30'

FLOOD HAZARD EXHIBIT

EX1

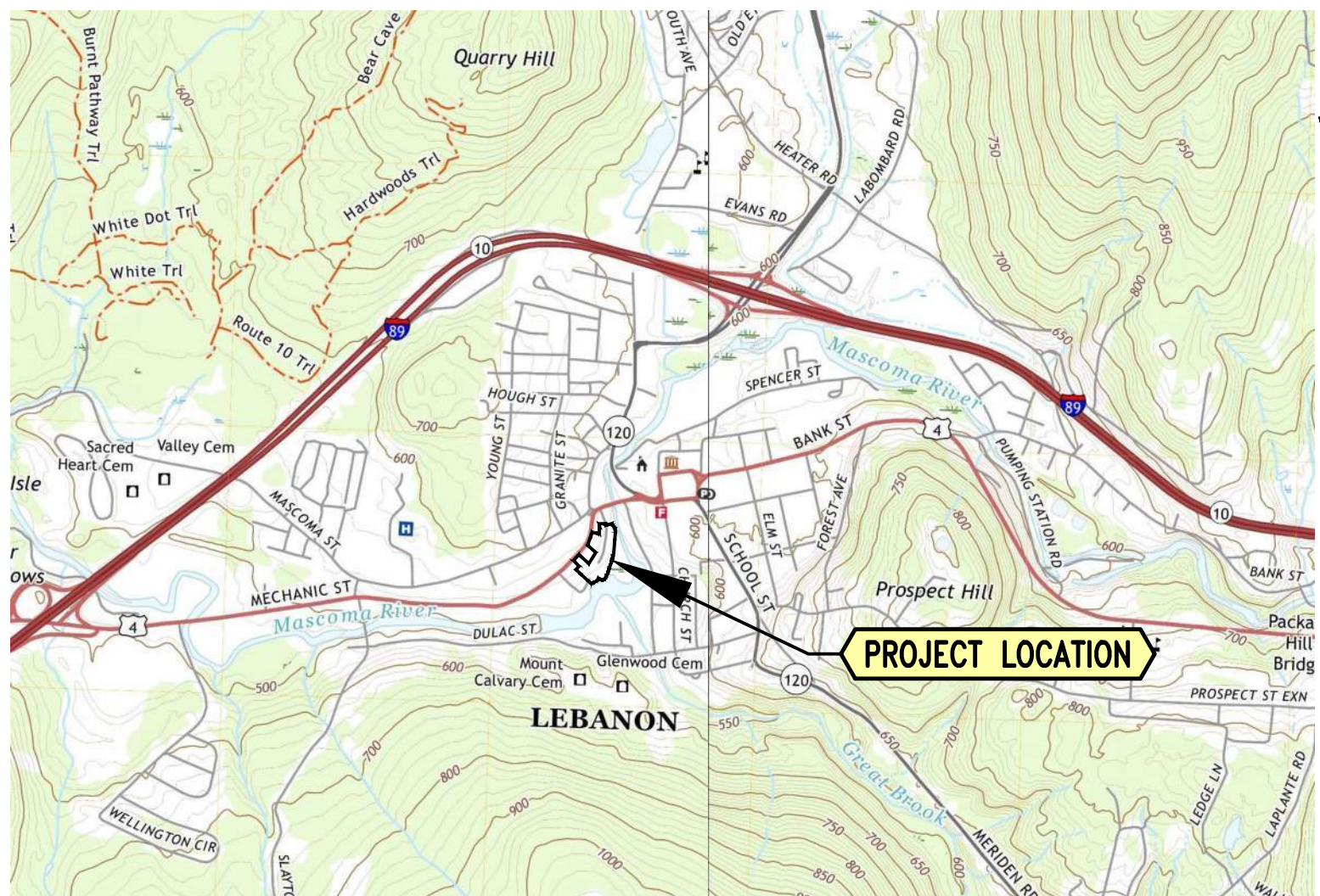




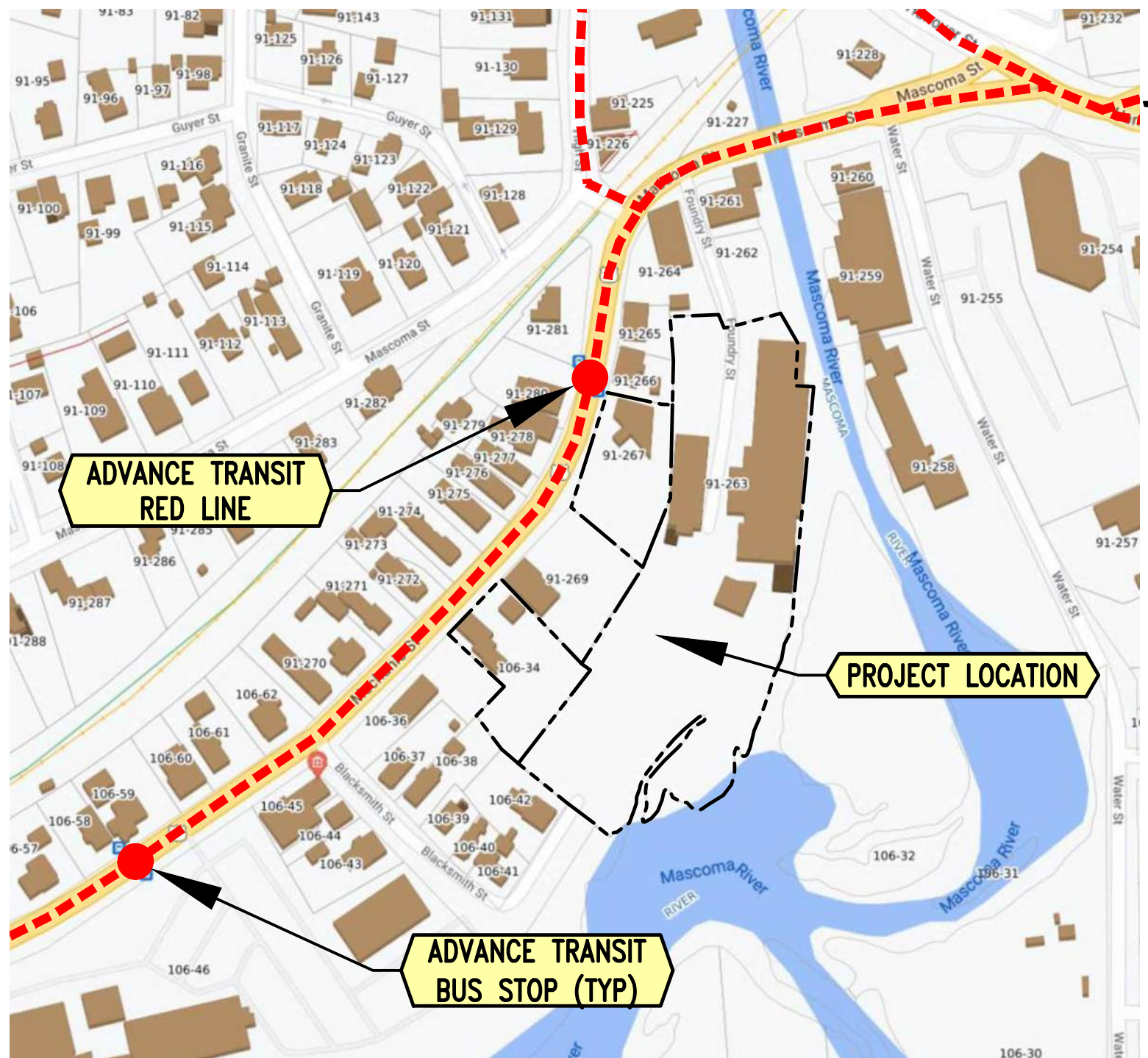
- seating boulders
- benches
- flexible seating areas



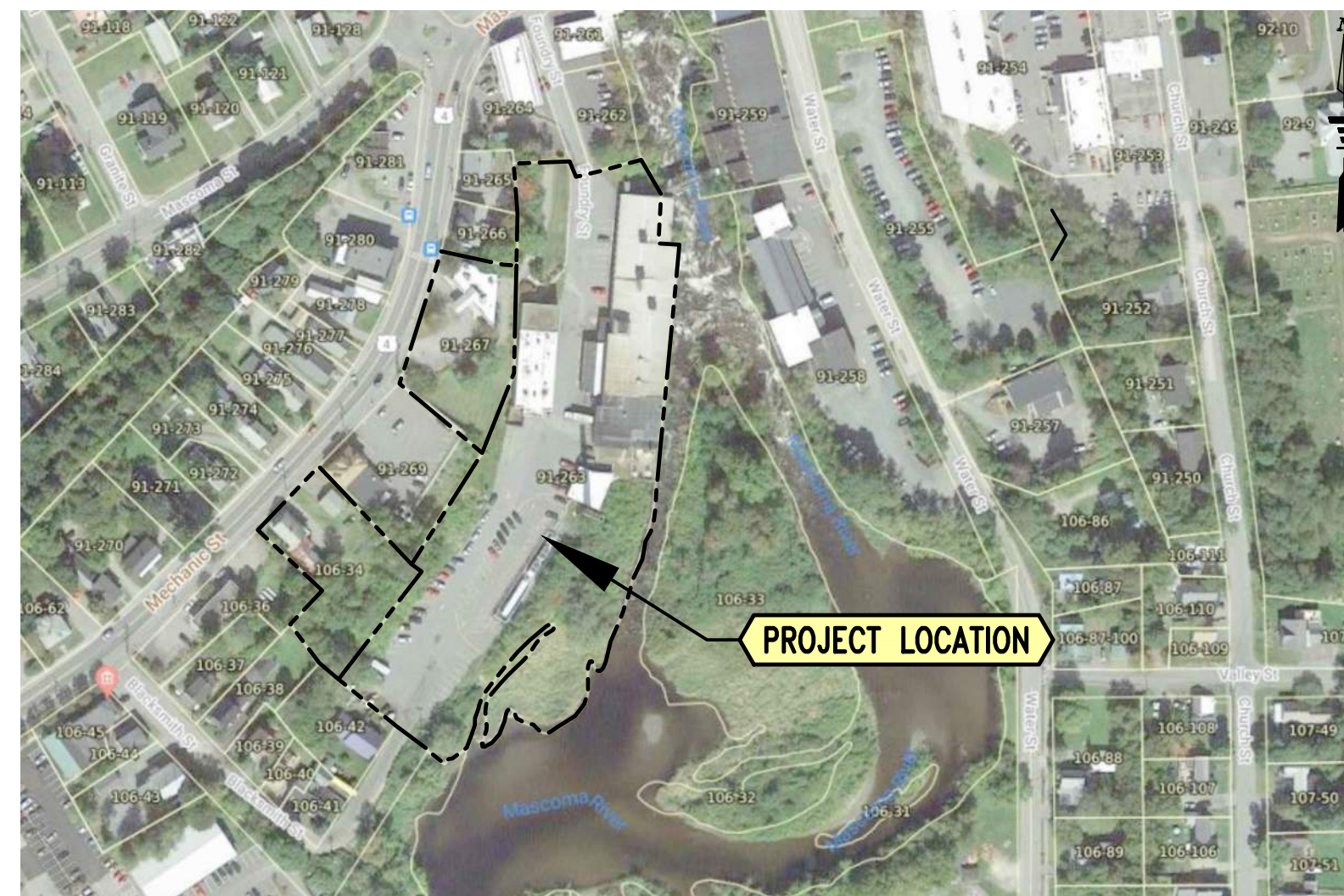
LEBANON WOOLEN MILL



USGS MAP
1"=2,000'



LEBANON GIS MAP
1"=200'



AERIAL PHOTOGRAPH
1"=250'

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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	1
Use		Commercial	Multi-Family Res	
91-263		Industrial Laundry		
91-267		Dry Cleaner		
Area of Lot (acres)	3,000 s.f. min.	3,670 and 0.533	4.203	1
Building Footprint (s.f.)		34,030	53,452	
Existing Mill		23,425	23,425	
Building 2		6,411	4,353	
Building 3		NA	16,041	
Boiler Building		1,777	1,777	
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	2
Existing Mill		57,753	57,753	
Building 2		14,364	7,989	
Building 3		NA	75,347	
Boiler Building		2,323	2,323	
25 Mechanic		4,699	31,926	
Building Height	55' max.			
Existing Mill		30	30	
Building 2		27	27	
Building 3		NA	60'-6"	
Boiler Building		13	13	
25 Mechanic		14	54'-6"	
Number of Stories				
Existing Mill		3	3	3
Building 2		3	2	
Building 3		NA	6	3
Boiler Building		2	2	3
25 Mechanic		1	5	3
Parking Spaces Provided(EV)		45+/-	165(7)	4
91-263		7	19(2)	4
91-267		0	0	
Parking Spaces Required	per 607.4	0	0	
Max Parking Spaces Allowed			166	
91-263			37	
91-267			2	
Loading Spaces		2	2	
Bicycle Parking Spaces (LT / ST)				
Existing Mill		0	15 / 8	
Building 2		0	0 / 0	
Building 3		NA	31 / 12	
Boiler Building		0	0 / 0	
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 Floodplain Riverbank Protection	Wetlands Floodplain Riverbank Protection	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

- Notes:
1. Lots will be merged following Site Plan Approval per application PB2022-34-VLM
 2. See Building Program schedule for square footage by floor
 3. Number of Stories includes below grade building space
 4. Provisions for additional EV charging stations will be included as indicated on the parking floor plans

ZONING TABLE – 43 MECHANIC

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		106-34	106-34	
Use		Multi-Family Res	Multi-Family Res	
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
Number of Dwelling Units		6	27	
Parking Spaces Provided(EV)		10+/-	30(2)	3
Parking Spaces Required	per 607.4	0	0	
Max Parking Spaces Allowed		9	41	
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
 3. Provisions for additional EV charging stations will be included as indicated on the parking floor plans

BUILDING PROGRAMS

	Studio	1-Bed	2-Bed	Total	Units	GSF	Parking - Garage	Parking - Exterior
Existing Mill	Level 0 Level 1 Level 2 Level 3 Level 4 Total Units Total Bedrooms	0 12 16 0 0 28 28	0 8 10 0 0 18 18	0 2 27 0 0 3 6	0 22 27 0 0 49 52	49	14,704 21,251 21,798 0 0 57,753	5
Building 2	Level 1 Level 2 Total	0 0 0	0 0 0	0 0 0	0	4,353 3,636 7,989		
Parking Garage	Level 1 Level 2 Total	0 0 0	0 0 0	0 0 0	0	11,350 11,350 22,700	36 36 72	
Boiler Building	Level 0 Level 1 Total	0 0 0	0 0 0	0 0 0	0	1,823 500 2,323		
Building 3	Level 0 Level 1 Level 2 Level 3 Level 4 Level 5 Total Units Total Bedrooms	0 4 5 5 5 6 25 25	0 9 11 11 11 7 49 49	0 2 20 4 20 1 15 30 104	0 15 20 0 20 14 89 104	89	989 15,753 16,041 16,041 16,041 10,452 75,347	48 40 88
25 Mechanic	Level 0 Level 1 Level 2 Level 3 Level 4 Total Units Total Bedrooms	0 0 0 0 0 0 0	0 3 4 8 1 8 23	0 5 8 1 9 0 16 39	0 8 9 0 9 31 39	31	870 7,822 7,599 7,852 7,373 31,926	19
43 Mechanic	Level 0 Level 1 Level 2 Level 3 Level 4 Total Units Total Bedrooms	0 1 1 1 1 4 4	0 1 3 3 3 10 10	0 0 4 8 2 13 26	0 5 8 0 6 27 40	27	465 7,539 7,677 7,677 6,549 29,907	13 30 36 30
Project Totals	Units Bedrooms Percentage	57 100 29%	100 100 51%	0 39 20%	0 196 100%	196	205,245	214

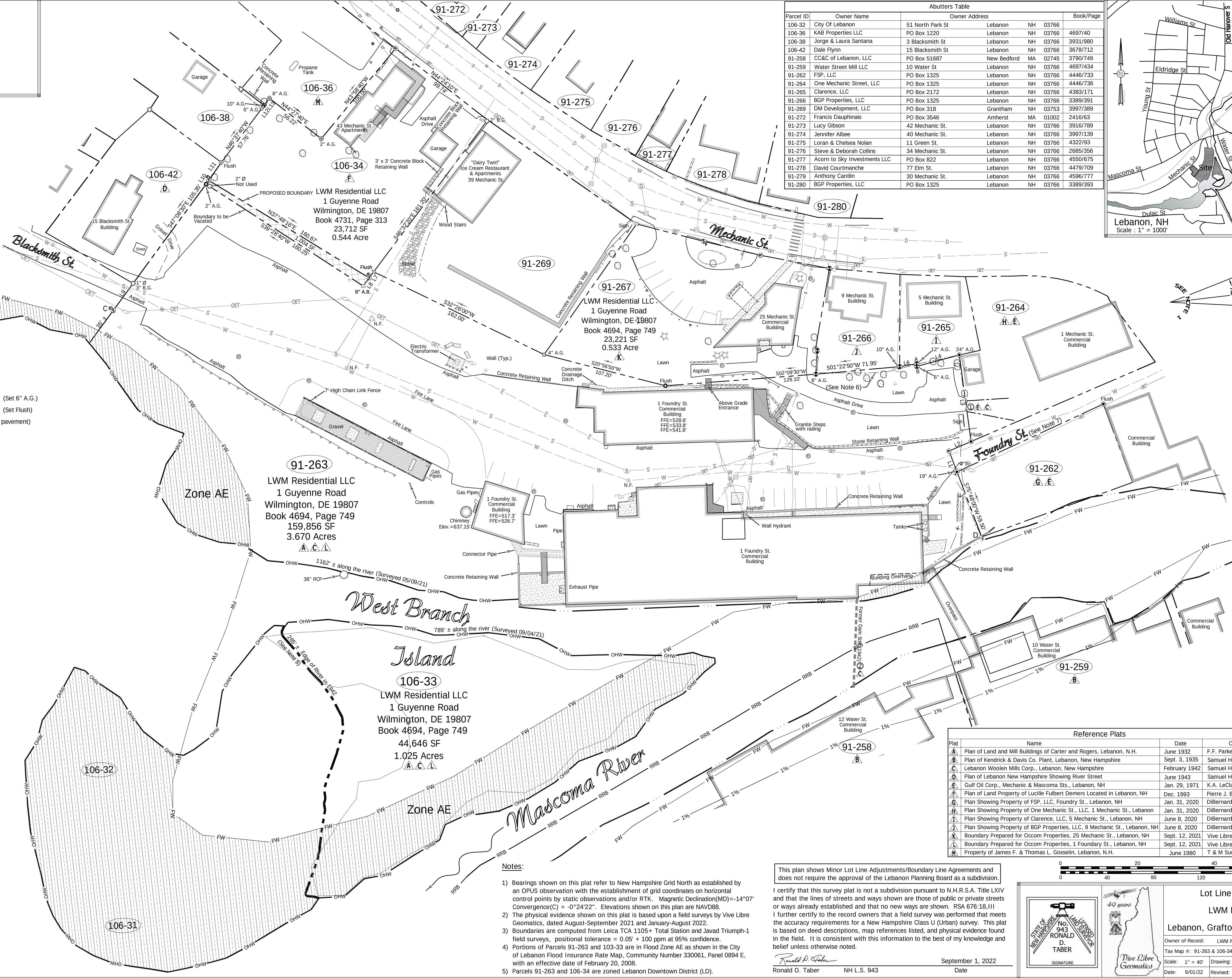
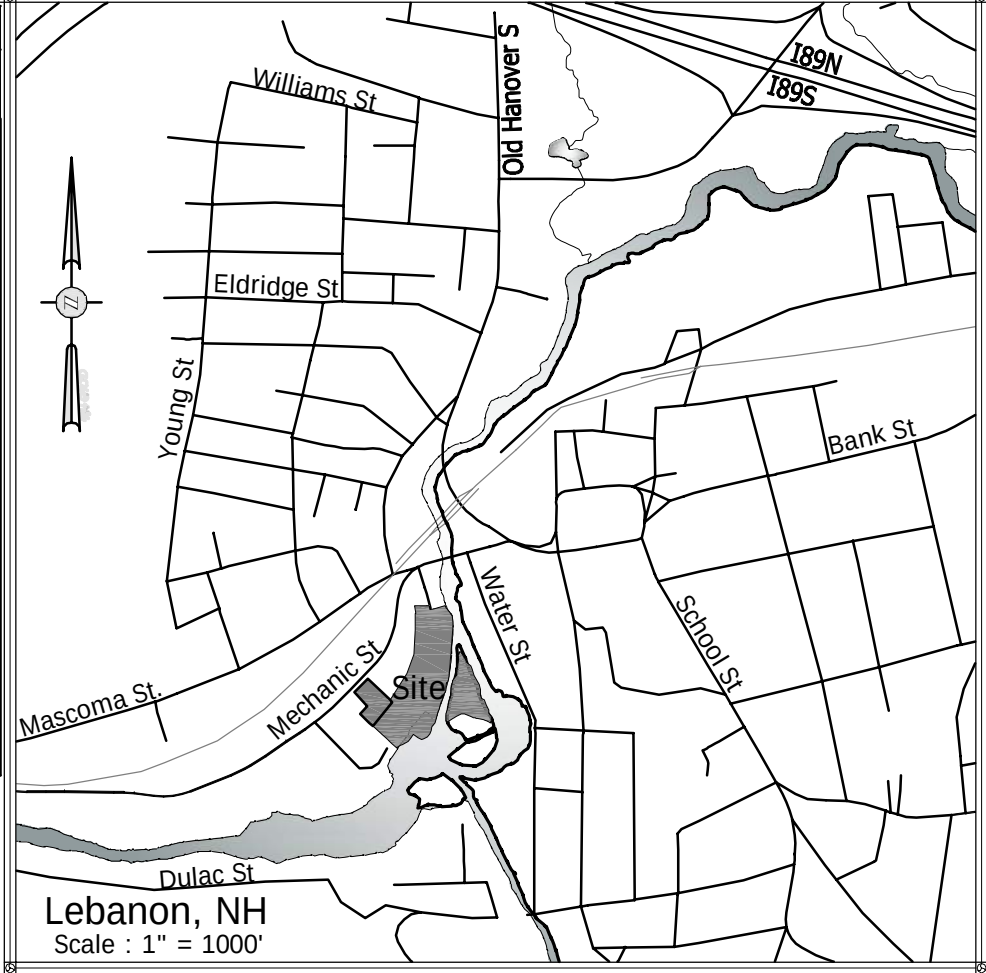
	Pre-adjustment Areas	Post adjustment Areas
Parcel 106-34	23,712 SF 0.544 Acres	22,708 SF 0.521 Acres
Parcel 91-263	159,856 SF 3.670 Acres	160,860 SF 3.693 Acres

Legend

- 3/4" Capped Rebar LLS 877 (Fnd)
- 3/4" Capped Rebar LLS 649 (Fnd)
- 3/4" Capped Rebar LLS 963 (Fnd)
- 1" Rebar (Fnd)
- 5/8" Capped Rebar LLS 256 (Fnd)
- 1/4" Drill Hole (Fnd in Retaining Wall)
- 5" X 7" Granite Bound (Fnd)
- 4" x 4" Concrete Bound (Fnd)
- Iron Pipe (Fnd)
- 3/4" Vive Libre Geomatics Capped Rebar (Set 6" A.G.)
- 3/4" Vive Libre Geomatics Capped Rebar (Set Flush)
- Vive Libre Brass Tag & Mag Spike (Set in pavement)
- 6" X 6" PT Post
- Water Gate Valve
- Fire Hydrant
- Wall Fire Hydrant
- Cleanout
- Sign
- Utility Pole with Yard Light
- Guy Wire
- Drain Manhole
- Sewer Manhole
- Manhole
- Catch Basin
- Monitoring Well
- Softwood Tree
- Hardwood Tree
- Bollard
- FW Floodway Line
- Ordinary High Water Line
- RRB Riparian Rights Boundary Line
- 1% 1% Annual Chance of Flood Line
- 0.2% 0.2% Annual Chance of Flood Line
- Chain Link Fence
- Guard Rail
- Sewer Line
- Water Line
- Drain Line
- OET Overhead Electric and Telephone Line
- OE Overhead Electric Line
- OT Overhead Telephone Line
- E Underground Electric Line
- Stone Wall
- Wire Fence

Line Table		
Line	Length	Bearing
L1	19.05'	S75°48'00"W
L2	20.45'	N16°59'30"W
L3	74.75'	S88°49'00"W
L4	37.65'	S08°37'20"E
A to B	2.30'	N87°01'30"W
L6	14.75'	S03°05'20"E
L7	6.43'	S46°58'50"E
L8	8.62'	S46°58'50"E
L9	28.70'	S47°10'30"E
L10	3.90'	N48°12'30"W
L11	18.85'	N48°12'30"W
L12	3.20'	N45°46'30"W
L13	7.50'	N47°10'00"W
C to D	767.75'	N21°09'30"E

Abutters Table					
Parcel ID	Owner Name	Owner Address			Book/Page
106-32	City Of Lebanon	51 North Park St	Lebanon	NH	03766
106-36	KAB Properties LLC	PO Box 1220	Lebanon	NH	03766
106-38	Jorge & Laura Santana	3 Blacksmith St	Lebanon	NH	03766
106-42	Dale Flynn	15 Blacksmith St	Lebanon	NH	03766
91-258	CC&C of Lebanon, LLC	PO Box 51687	New Bedford	MA	02745
91-259	Water Street Mill LLC	10 Water St	Lebanon	NH	03766
91-262	FSP, LLC	PO Box 1325	Lebanon	NH	03766
91-264	One Mechanic Street, LLC	PO Box 1325	Lebanon	NH	03766
91-265	Clarence, LLC	PO Box 2172	Lebanon	NH	03766
91-266	BGP Properties, LLC	PO Box 1325	Lebanon	NH	03766
91-269	DM Development, LLC	PO Box 318	Grantham	NH	03753
91-272	Francis Dauphinais	PO Box 3546	Amherst	MA	01002
91-273	Lucy Gibson	42 Mechanic St.	Lebanon	NH	03766
91-274	Jennifer Albee	40 Mechanic St.	Lebanon	NH	03766
91-275	Loran & Chelsea Nolan	11 Green St.	Lebanon	NH	03766
91-276	Steve & Deborah Collins	34 Mechanic St.	Lebanon	NH	03766
91-277	Acorn to Sky Investments LLC	PO Box 822	Lebanon	NH	03766
91-278	David Courtmanche	77 Elm St.	Lebanon	NH	03766
91-279	Anthony Cantlin	30 Mechanic St.	Lebanon	NH	03766
91-280	BGP Properties, LLC	PO Box 1325	Lebanon	NH	03766



SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2 CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING
- C5 UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6 UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF ELEVATED STEEL GRATE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9 UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK
- C12 ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL
- C14 GRANITE CURB
- C15 GRANITE CURB, FLUSH
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE

NOTE:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.



SITE PLAN REVIEW

RODE

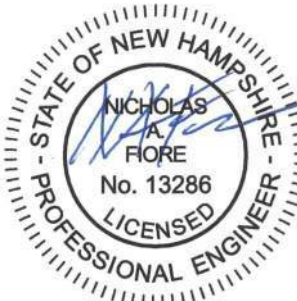
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LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T



1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10/17/22

DATE: 08.15.22

SCALE: 1"= 20'

**SITE LAYOUT
PLAN (1 OF 2)**

C-201



SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2 CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING
- C5 UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6 UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF ELEVATED STEEL GRATE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9 UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK
- C12 ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL
- C14 GRANITE CURB
- C15 GRANITE CURB, FLUSH
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE

NOTE:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

SITE PLAN REVIEW

RODE

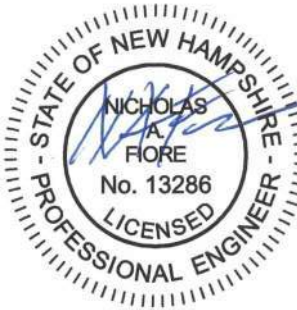
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10/17/22

DATE: 08.15.22

SCALE: 1"= 20'

SITE LAYOUT
PLAN (2 OF 2)

C-202

PAVEMENT MARKINGS

- PM1 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 18" WIDE, SSLW, STOP BAR

SIGN SCHEDULE

SIGN KEY:				
SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE	
A	D9-6	HANDICAPPED	24" x 24"	
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"	
C	R1-1	STOP	30" x 30"	

GRAPHIC SCHEDULE

- ← DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- ⓘ PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN EMERGENCY SNOW STORAGE AREA

SITE PLAN REVIEW

RODE

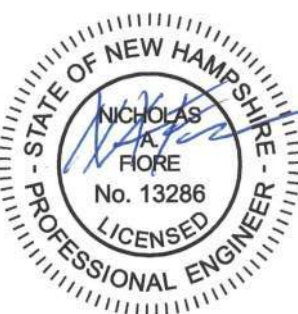
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10/17/22

DATE: 06.03.22

SCALE: 1"= 20'

SITE CIRCULATION AND
SIGNAGE PLAN (1 OF 2)

C-205

PAVEMENT MARKINGS

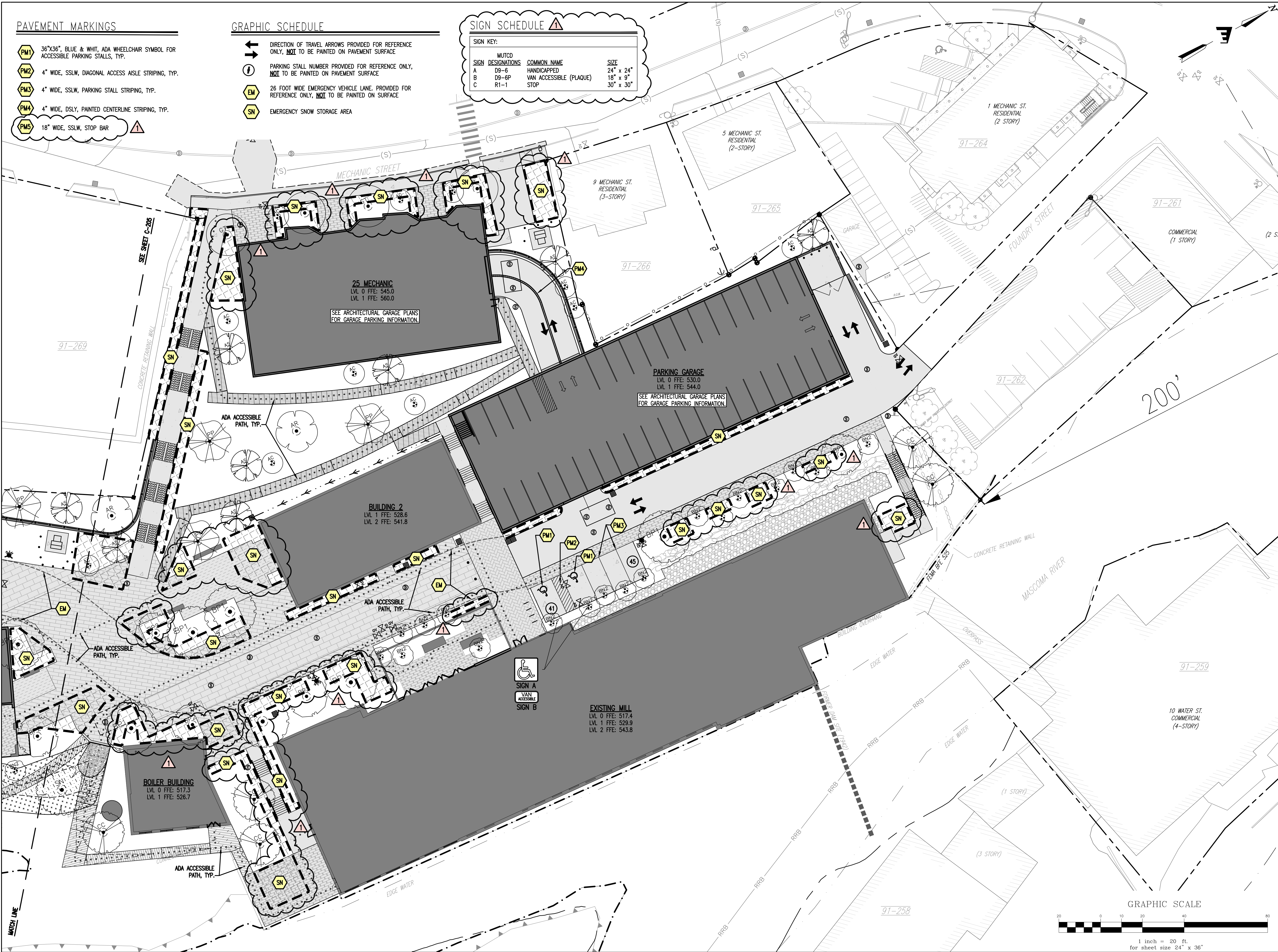
- PM1 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 18" WIDE, SSLW, STOP BAR

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN EMERGENCY SNOW STORAGE AREA

SIGN SCHEDULE

SIGN	DESIGNATIONS	COMMON NAME	SIZE
A	DB-6	HANDICAPPED	24" x 24"
B	DB-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"



SITE PLAN REVIEW

RODE

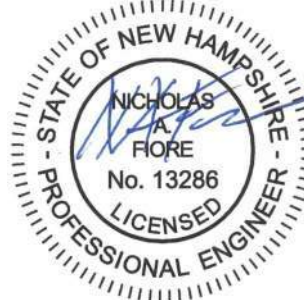
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

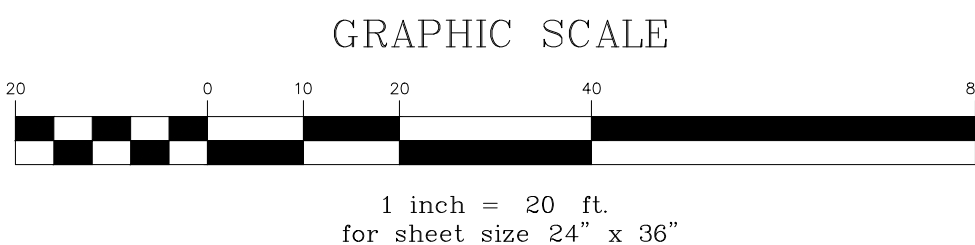
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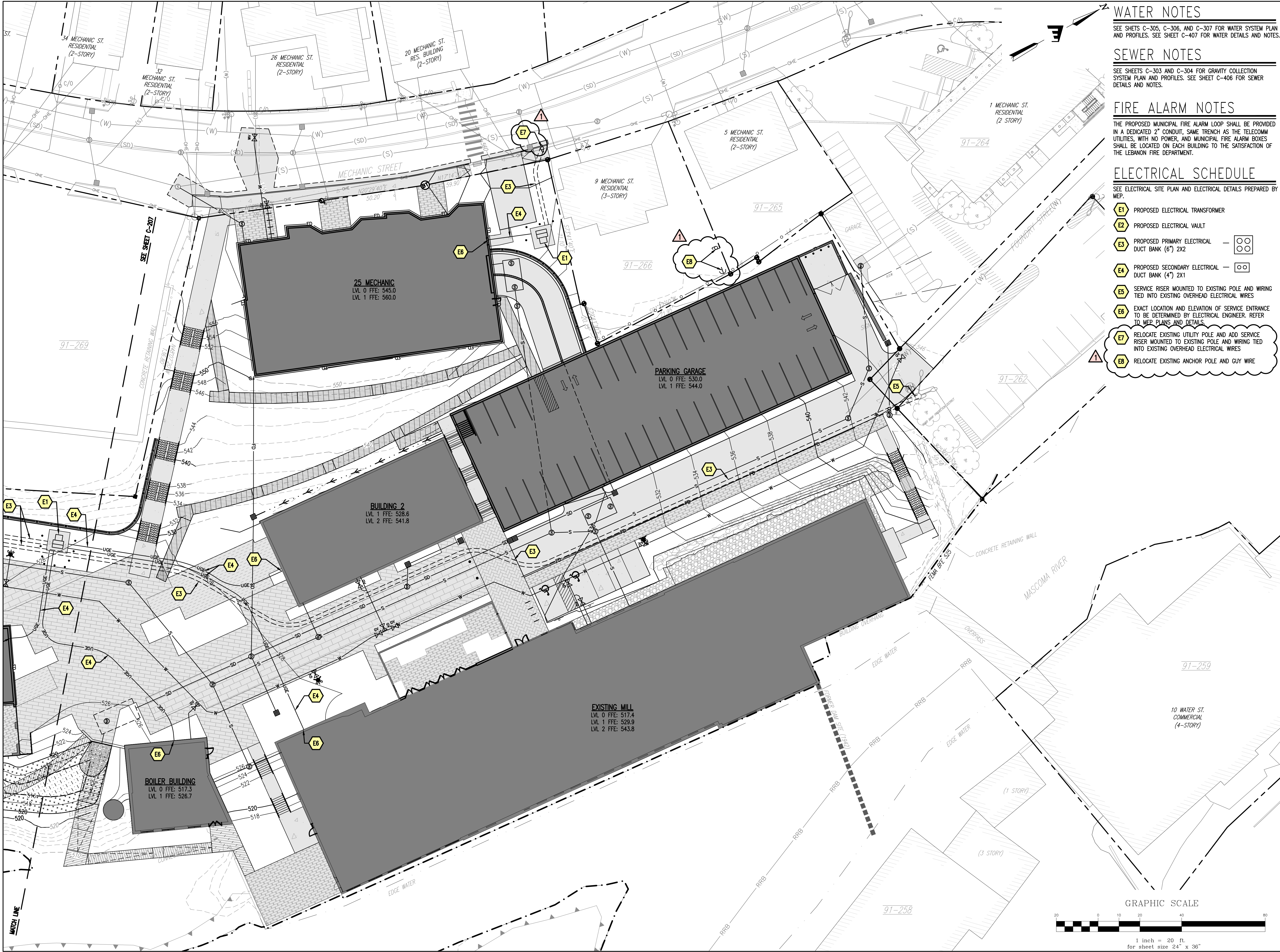
DATE: 08.15.22

SCALE: 1"= 20'

**SITE CIRCULATION AND
SIGNAGE PLAN (2 OF 2)**

C-206





WATER NOTES

SEE SHEETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS
- E7 RELOCATE EXISTING UTILITY POLE AND ADD SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E8 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

SITE PLAN REVIEW

RODE

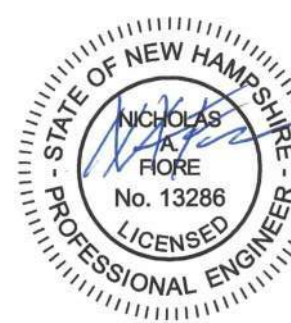
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

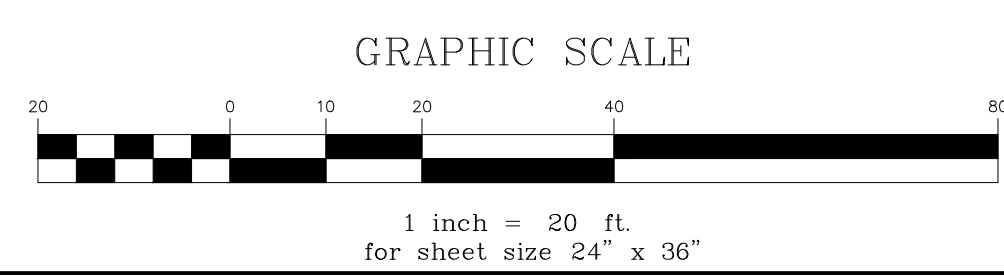
No.	Description	Date
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DATE: 08.15.22

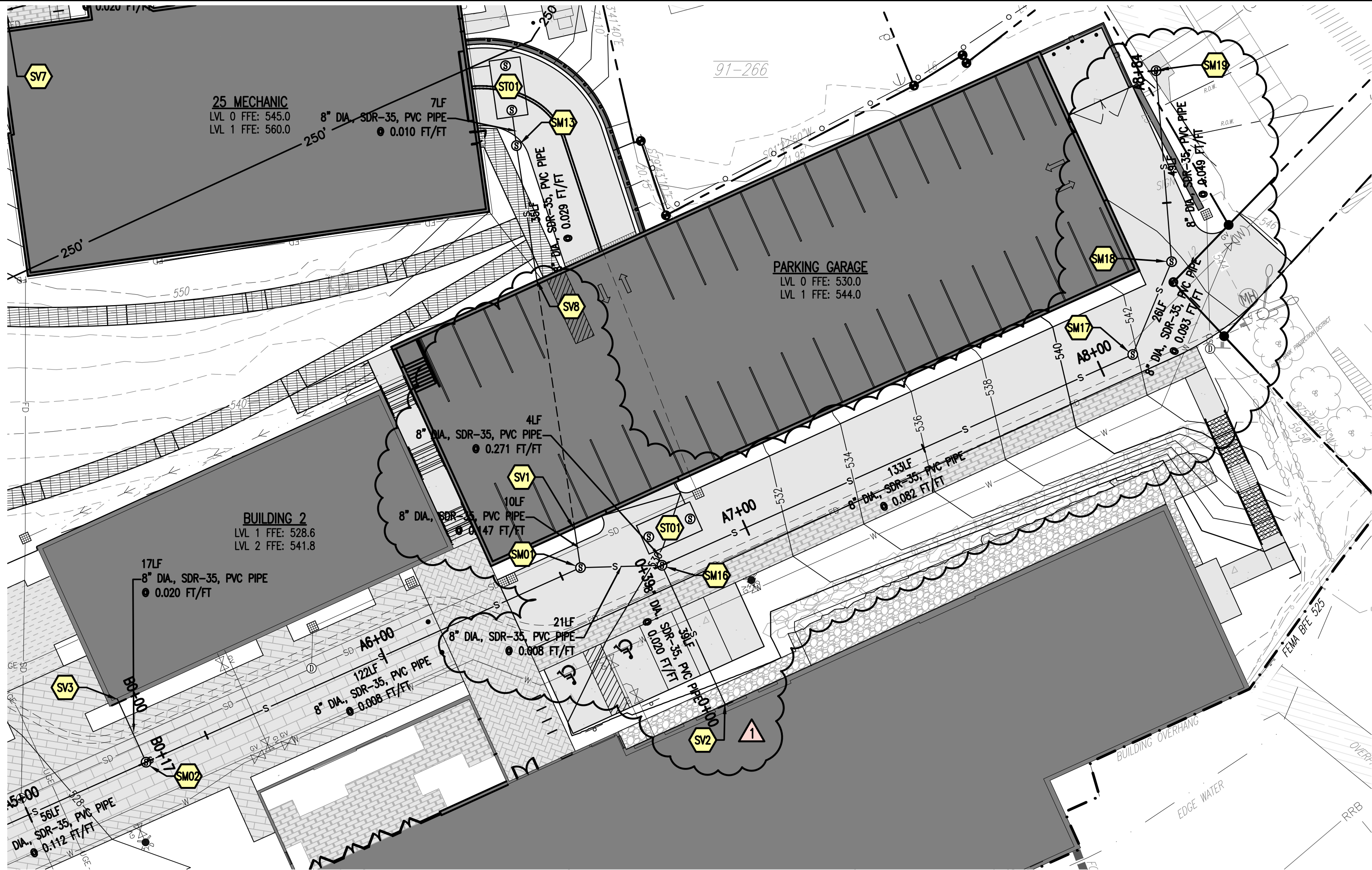
SCALE: 1"= 20'

UTILITY PLAN (2 OF 2)

C-208

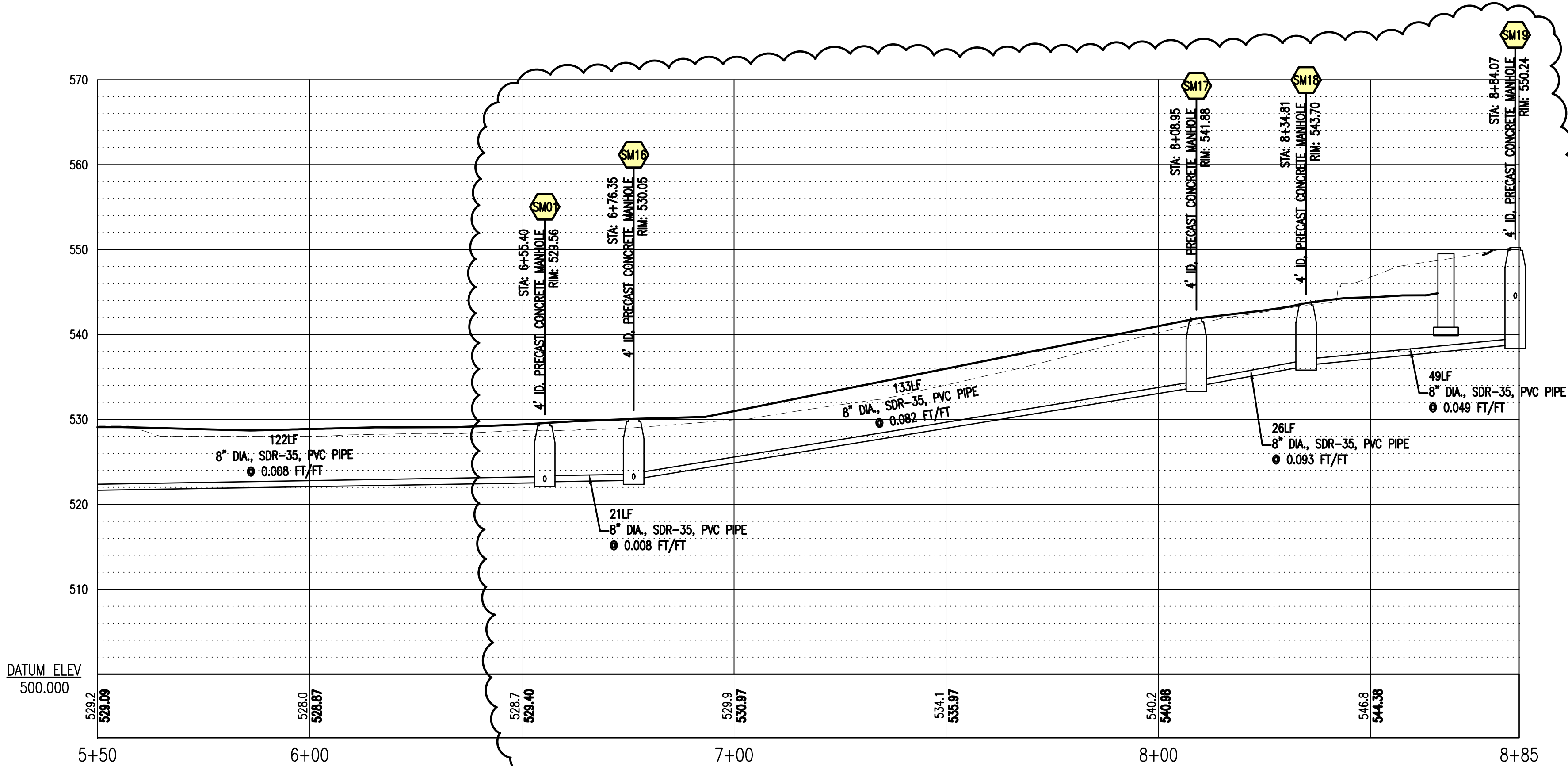


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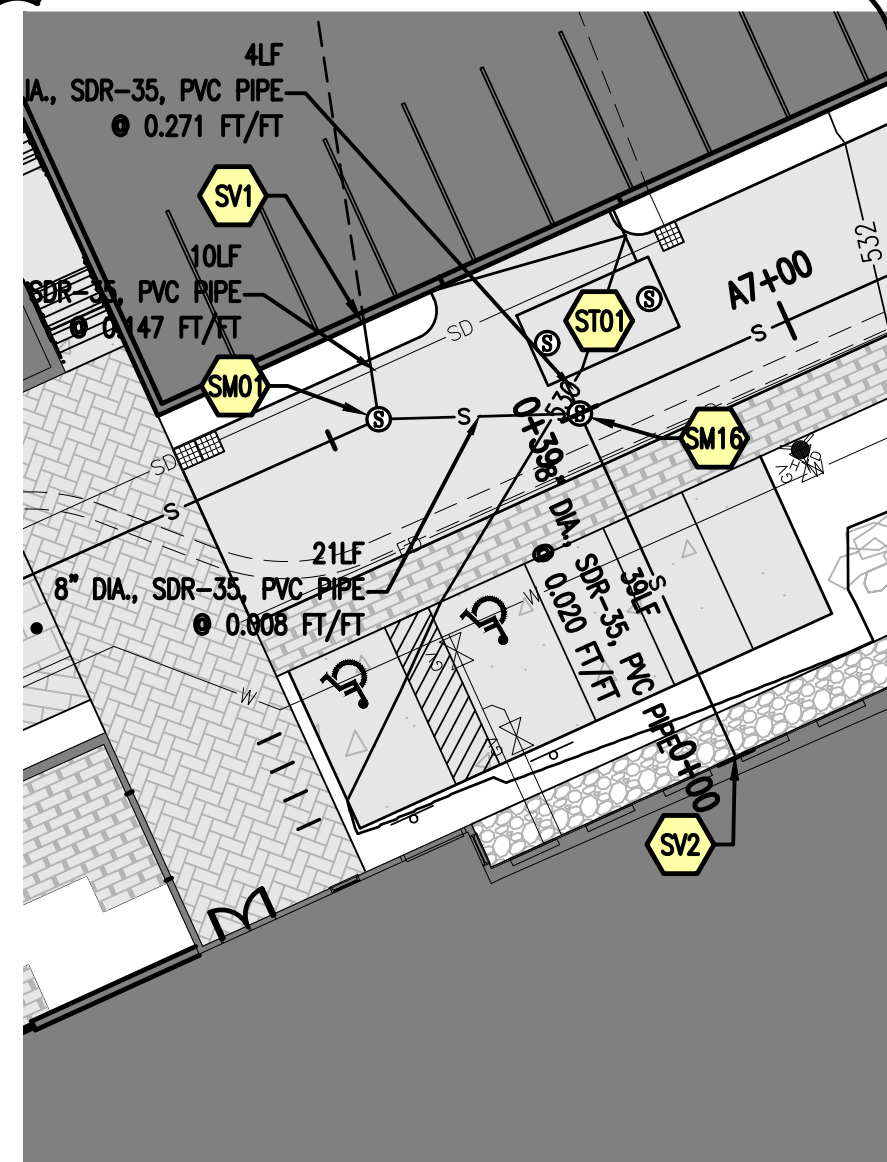
SEWER ALIGNMENT "A", STA. 0+00 - 7+14.76

SCALE: HORIZ. 1" = 20'



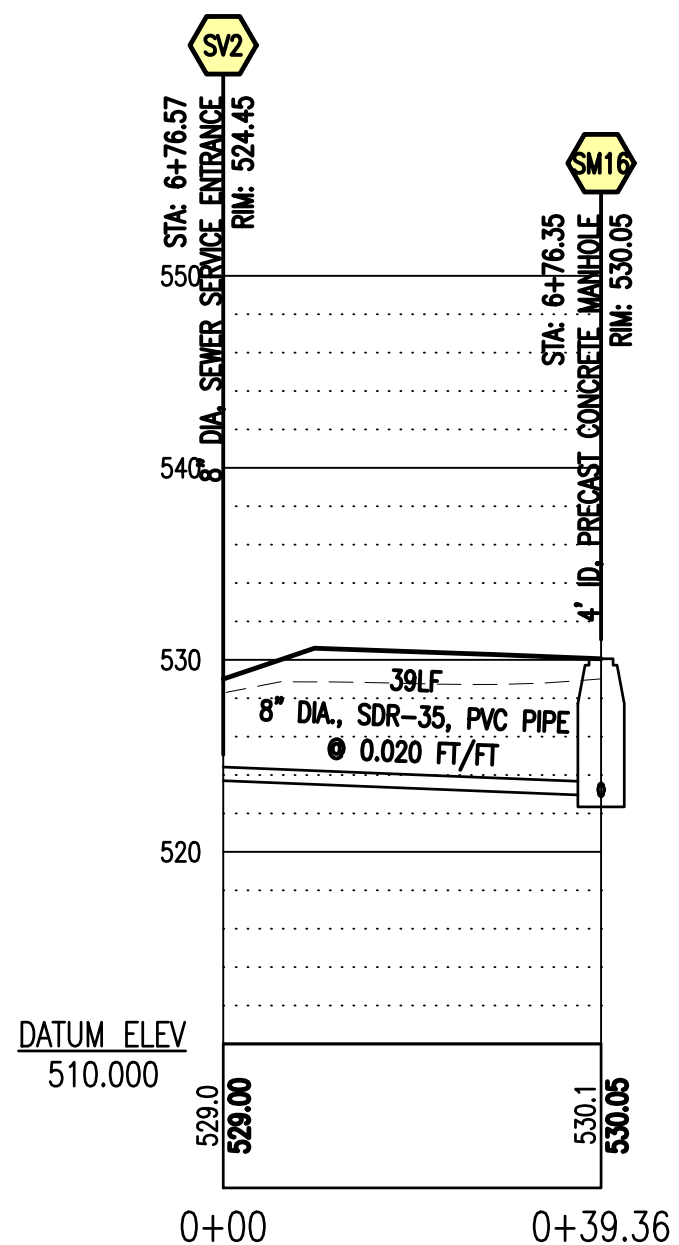
PARTIAL SEWER PROFILE - ALIGNMENT "A", STA. 5+50 - 8+85

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER ALIGNMENT "H", STA 0+00 - 0+39.36

SCALE: HORIZ. 1" = 20'



SEWER PROFILE - ALIGNMENT "H",
STA. 0+00 - 0+39.36

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

SEWER SCHEDULE

SEWER MANHOLES

- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 529.56
INV. IN: 522.67 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 522.67 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 522.57 (8" DIA., SDR-35, PVC PIPE)
- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 530.05
INV. IN: 522.94 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 522.94 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 522.84 (8" DIA., SDR-35, PVC PIPE)
- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 541.88
INV. IN: 533.90 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 533.80 (8" DIA., SDR-35, PVC PIPE)
- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 543.70
INV. IN: 536.40 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 536.30 (8" DIA., SDR-35, PVC PIPE)
- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 550.24
INV. IN: 544.24 (EXISTING SEWER LINE)
INV. OUT: 538.83 (8" DIA., SDR-35, PVC PIPE)

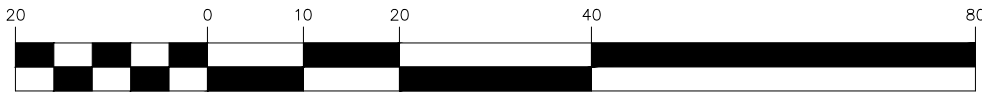
SEWER MANHOLES

- 4' ID, PRECAST CONCRETE MANHOLE
RIM: 550.02
INV. IN: 539.10 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 539.00 (8" DIA., SDR-35, PVC PIPE)
- SEWER SERVICES
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 524.18 (8" DIA., SDR-35, PVC PIPE)
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 523.73 (8" DIA., SDR-35, PVC PIPE)
- 8" DIA. SEWER SERVICE ENTRANCE
INV. ELEV.: 538.00 (8" DIA., SDR-35, PVC PIPE)

SEWER MISC.

- 1,500 GAL. SAND/OIL SEPARATOR

GRAPHIC SCALE



1 inch = 20 ft.
for sheet size 24" x 36"

SITE PLAN REVIEW

RODE

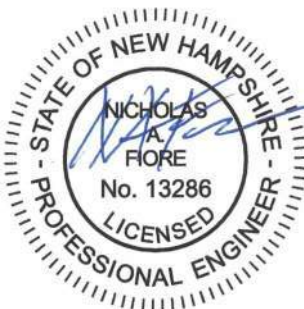
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

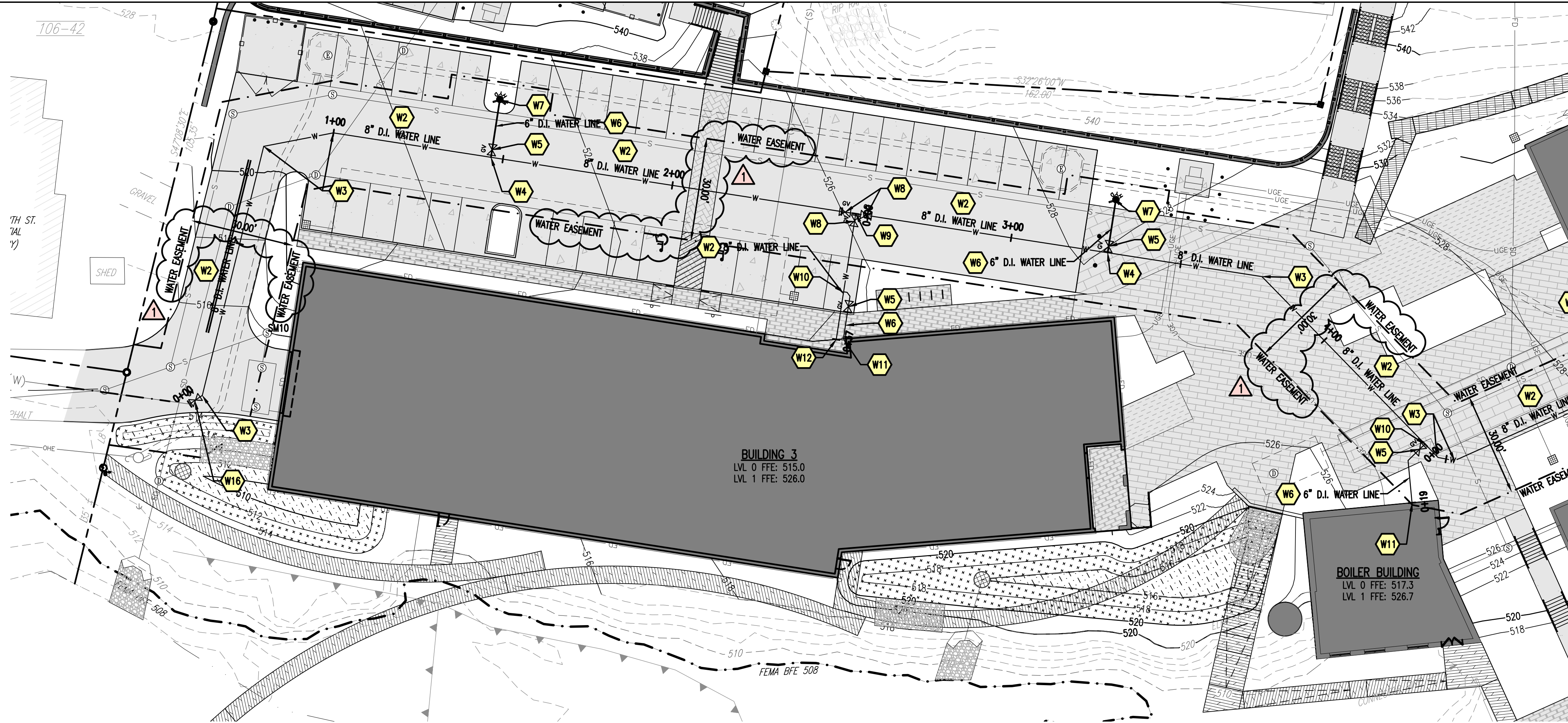
No.	Description	Date
1	PLANNING COMMENTS	10/17/22

DATE: 08.15.22

SCALE: 1"= 20'

SEWER PLAN AND
PROFILE (2 OF 3)

C-302a



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

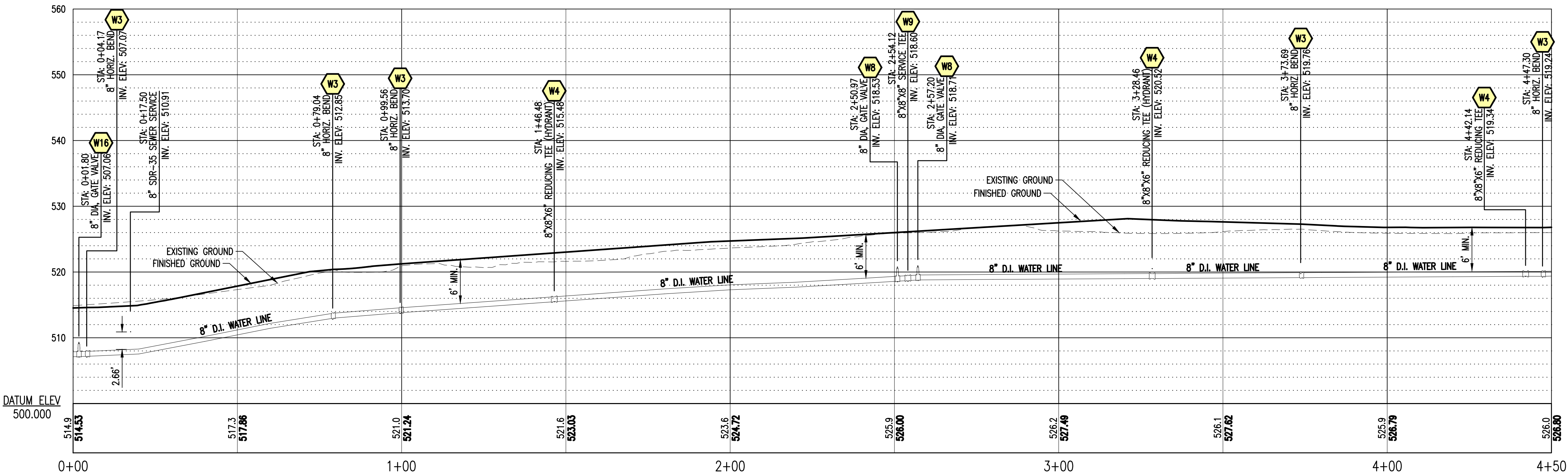
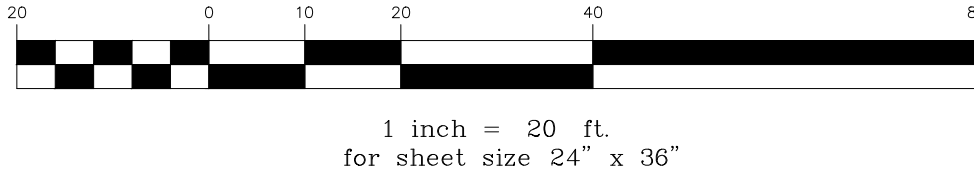
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 12" TAPPING SLEEVE AND VALVE WITH 12"x8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 8" DIA. DUCTILE IRON WATER LINE
- W3 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 8"x8"x6" REDUCING HYDRANT TEE, TYP.
- W5 6" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 FIRE HYDRANT, TYP.
- W8 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 8"x8"x8" TEE FOR BUILDING SERVICE, TYP.
- W10 8"x8"x6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 8" FIRE SERVICE ENTRANCE, TYP.
- W13 8"x8"x8" HYDRANT TEE
- W14 30" WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

SCALE: HORIZ. 1" = 20'

SITE PLAN REVIEW

RODE

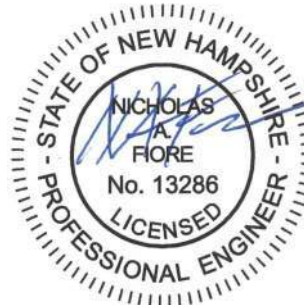
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10/17/22

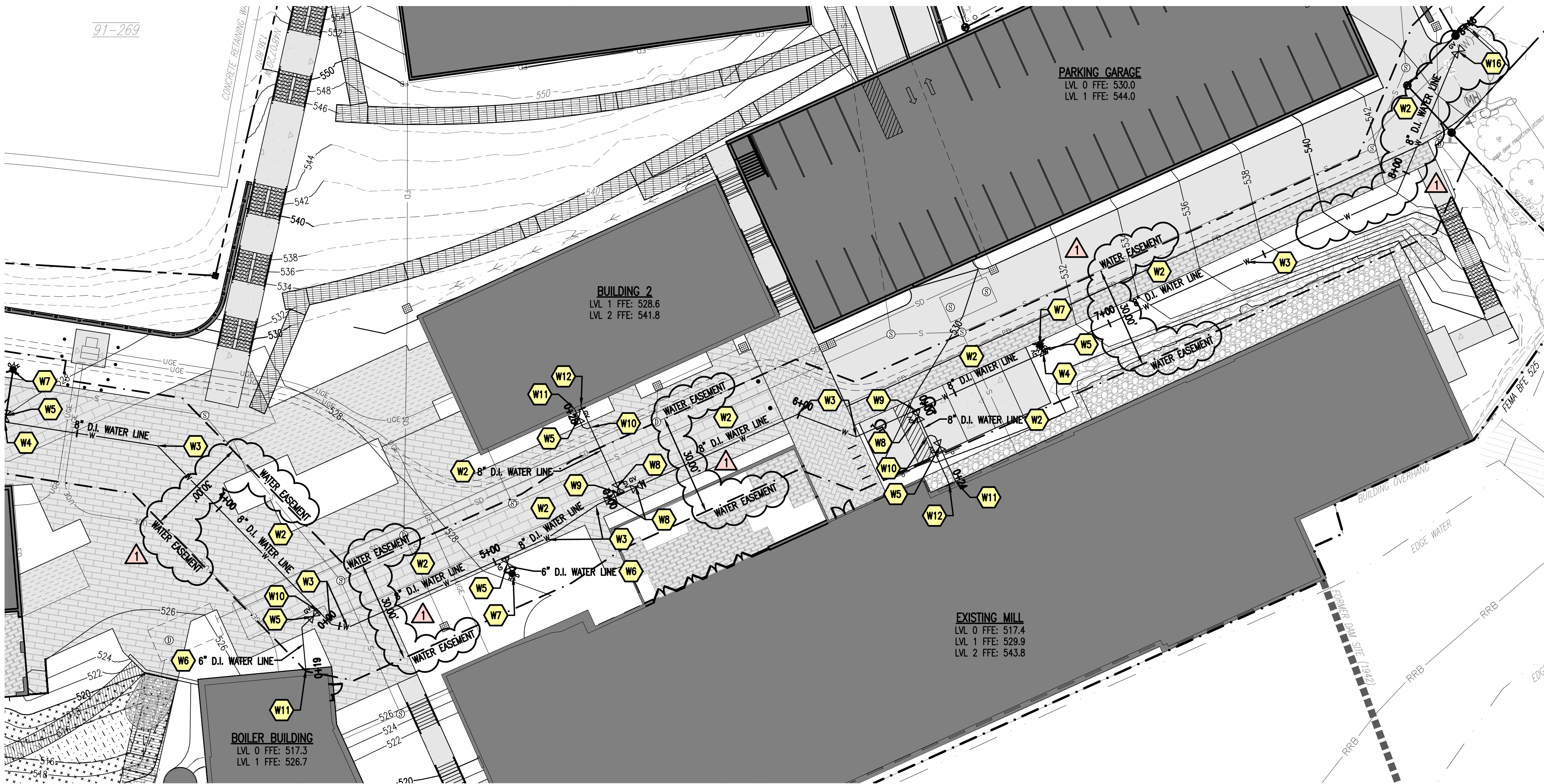
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SCALE: 1"= 20'

WATER LINE PLAN
AND PROFILE (1 OF 3)

C-305

S:\PROJECTS\2022\22122 NH LEB WOOLEN MILL\DWGS\22122 C-30X WATER PLAN AND PROFILE.DWG - PLOTTED: 10/17/2022 11:27 AM



WATER LINE PLAN VIEW - ALIGNMENT "A", STA. 4+00 - 7+95

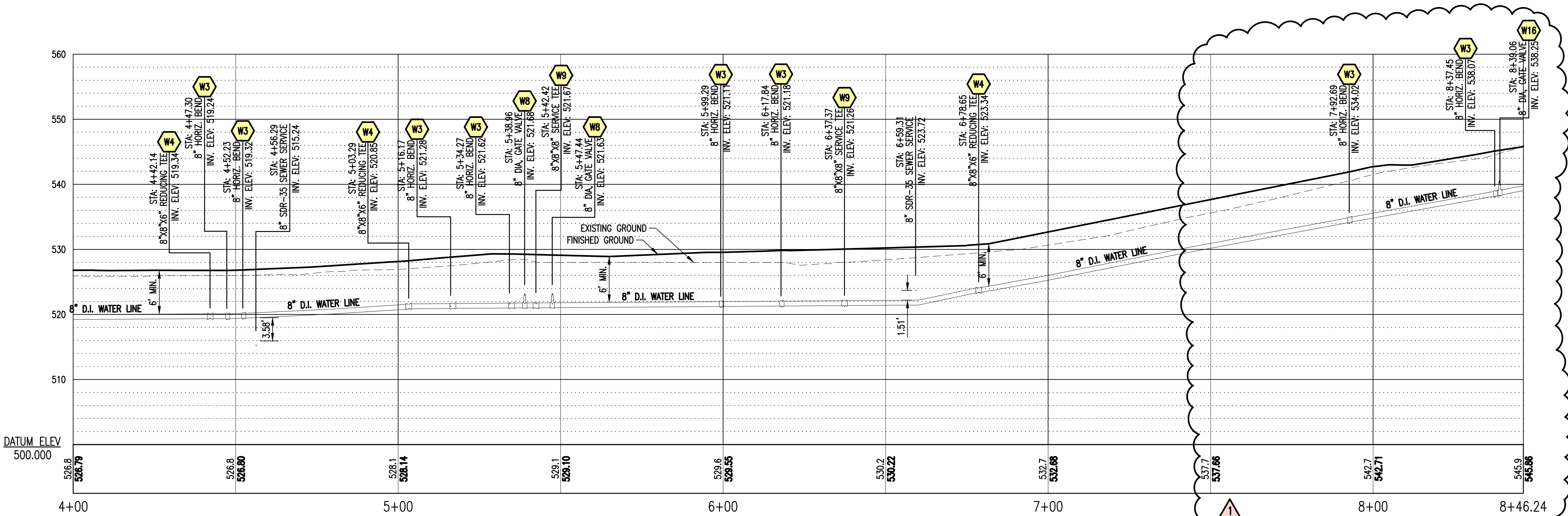
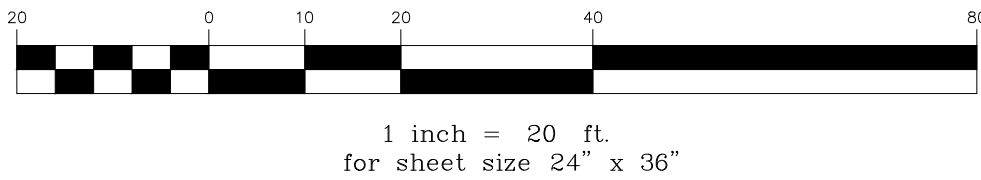
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 12" TAPPING SLEEVE AND VALVE WITH 12"x8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 8" DIA. DUCTILE IRON WATER LINE
- W3 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 8"x8"x6" REDUCING HYDRANT TEE, TYP.
- W5 6" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 FIRE HYDRANT, TYP.
- W8 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 8"x8"x8" TEE FOR BUILDING SERVICE, TYP.
- W10 8"x8"x6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 8" FIRE SERVICE ENTRANCE, TYP.
- W13 8"x8"x8" HYDRANT TEE
- W14 30" WIDE WATER EASEMENT CENTERED ON AS-BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 8" DIA. GATE VALVE, MUXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE



WATER LINE PROFILE VIEW - ALIGNMENT "A", STA. 4+00 - 7+95

SCALE: HORIZ. 1" = 20'

SITE PLAN REVIEW

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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

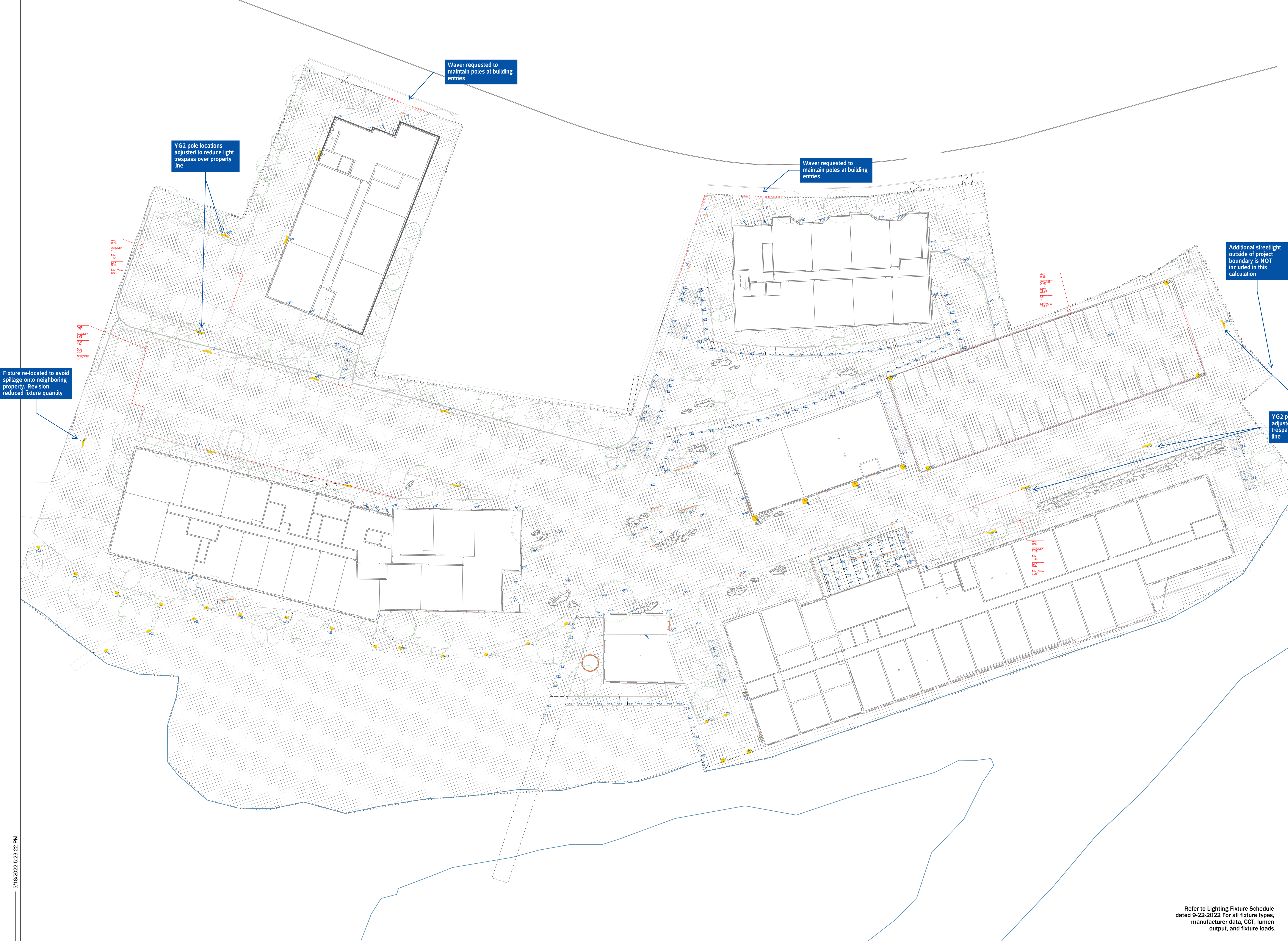
No.	Description	Date
1	PLANNING COMMENTS	10/17/22

DATE: 08.15.22

SCALE: 1"= 20'

WATER LINE PLAN
AND PROFILE (2 OF 3)

C-306



SITE PLAN REVIEW

RODE

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LIGHTING

LAM Partners
84 Sherman Street
Cambridge, MA 02140
617.354.4502 | T

1 FOUNDRY ST.
LEBANON, NH

PROJECT: 2125

No.	Description	Date

DATE: 10.14.2022

SCALE: 1" = 25'

Photometric Plan

L101

Refer to Lighting Fixture Schedule dated 9-22-2022 For all fixture types, manufacturer data, CCT, lumen output, and fixture loads.

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.

Page 71 of 101

Design Team

SURVEY

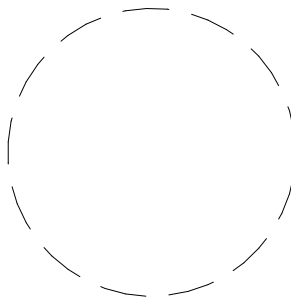
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603.442.9333 | T

LANDSCAPE

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



1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT: 2125

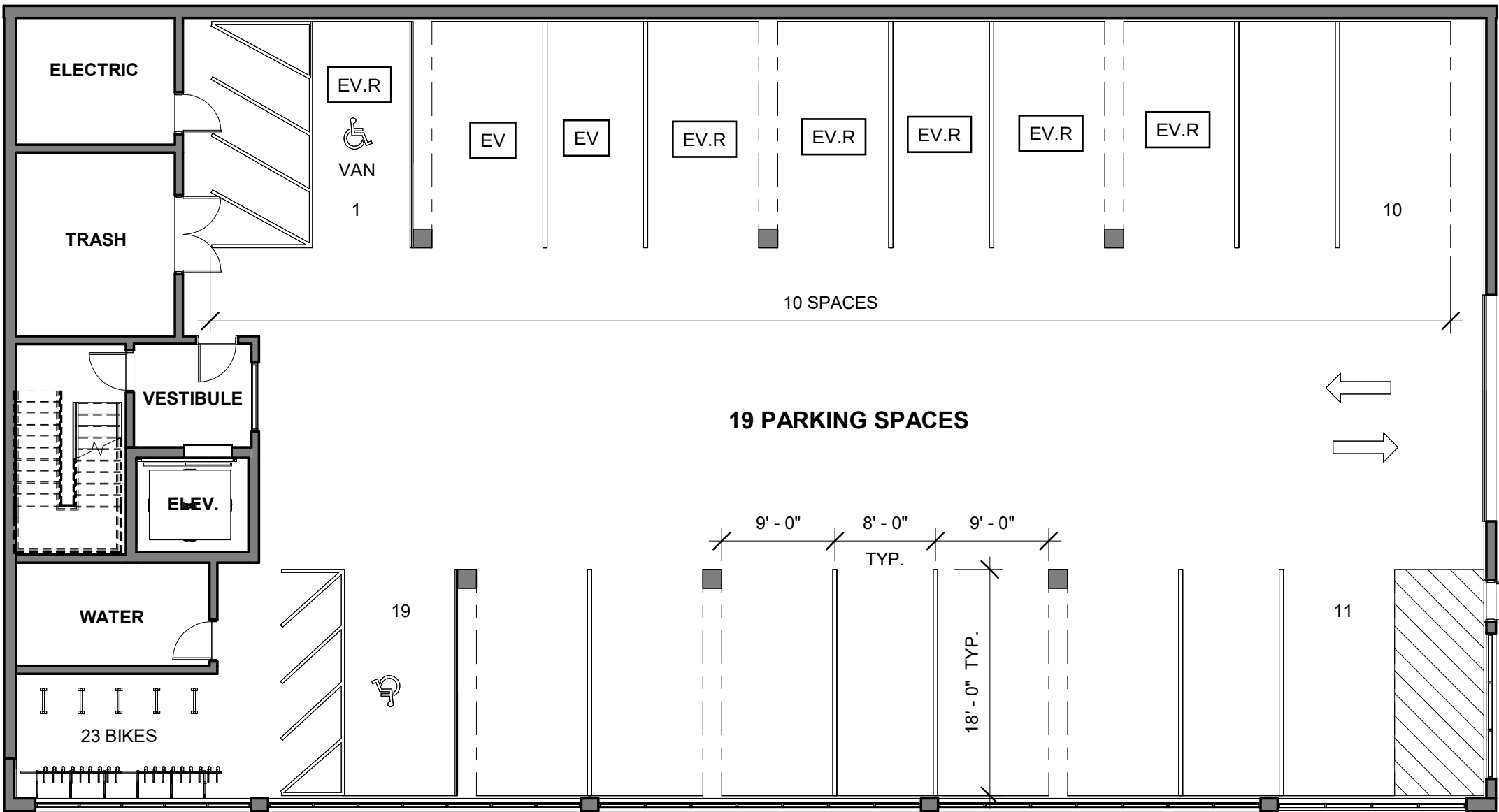
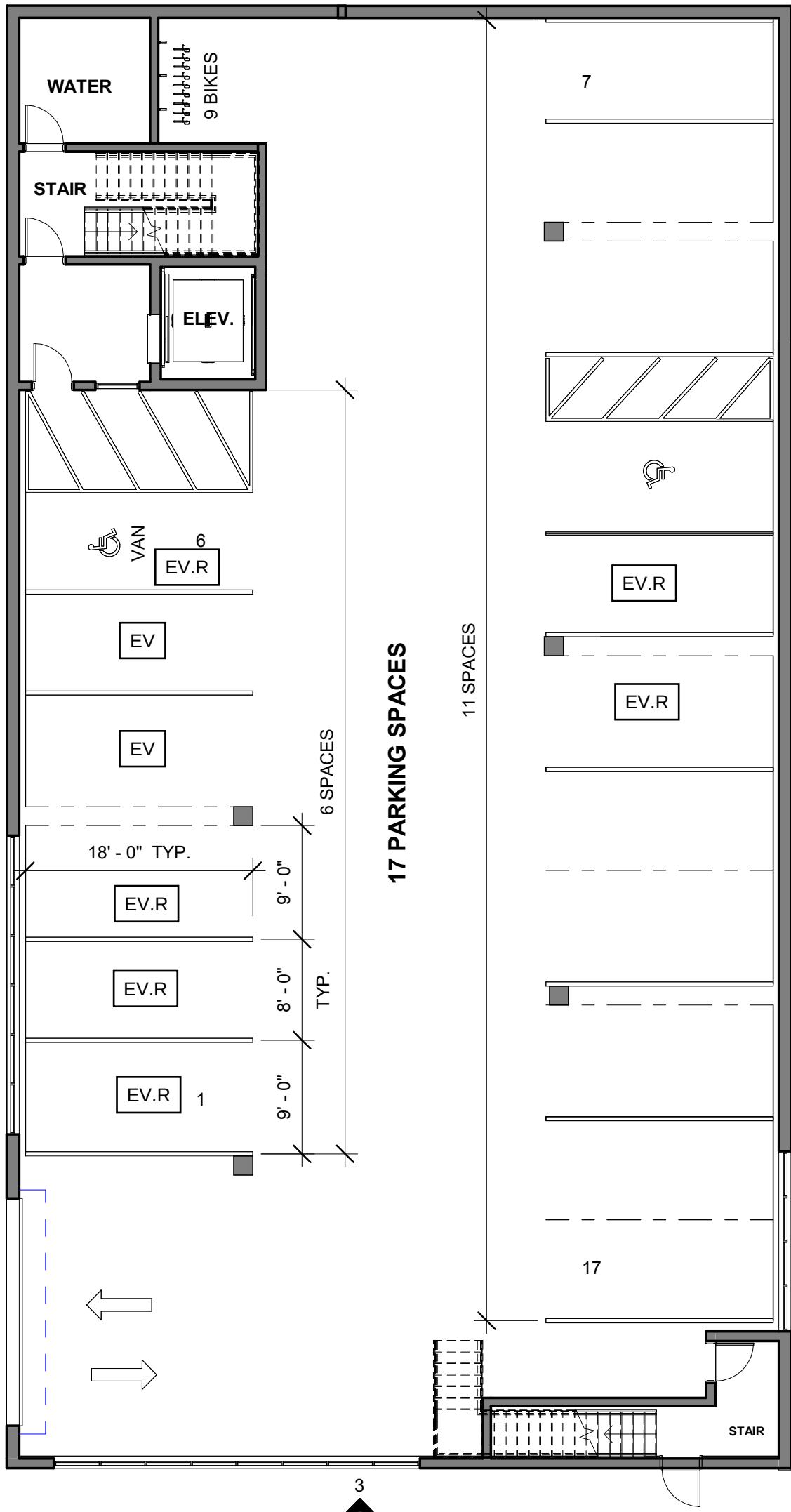
No.	Description	Date

DATE: 08.15.22

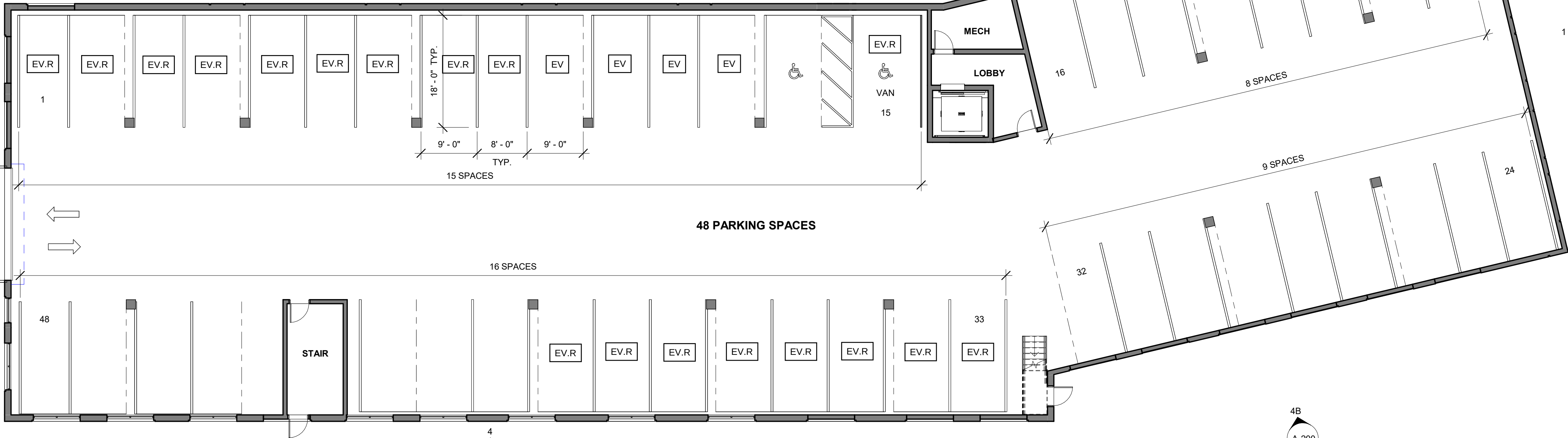
SCALE: 3/32" = 1'-0"

43 & 25 MECHANIC AND
BUILDING 3 PARKING
PLANS

A-100



2 25 MECHANIC - Level 0
3/32" = 1'-0"



3 43 MECHANIC - LEVEL 0
3/32" = 1'-0"

EV: ELECTRIC VEHICLE CHARGING SPACE
EV.R: ELECTRIC VEHICLE CHARGING READY SPACE

1 BUILDING 3 - LEVEL 0
3/32" = 1'-0"

Design Team

SURVEY

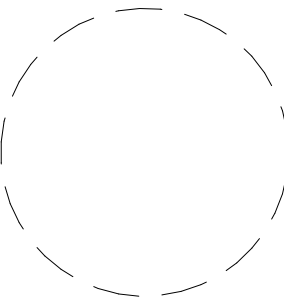
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL

Engineering Ventures, PC
85 Mechanic St Suite e2-3
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1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC



PROJECT: 2125

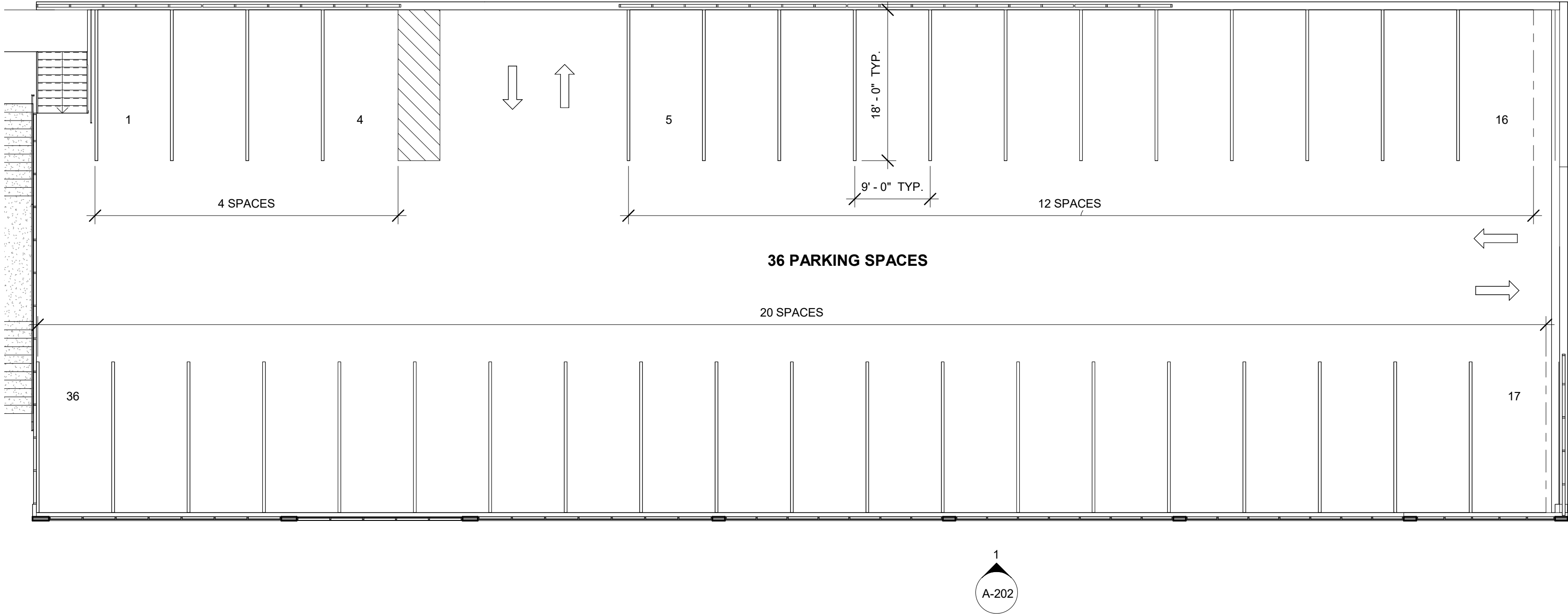
No.	Description	Date

DATE: 08.15.22

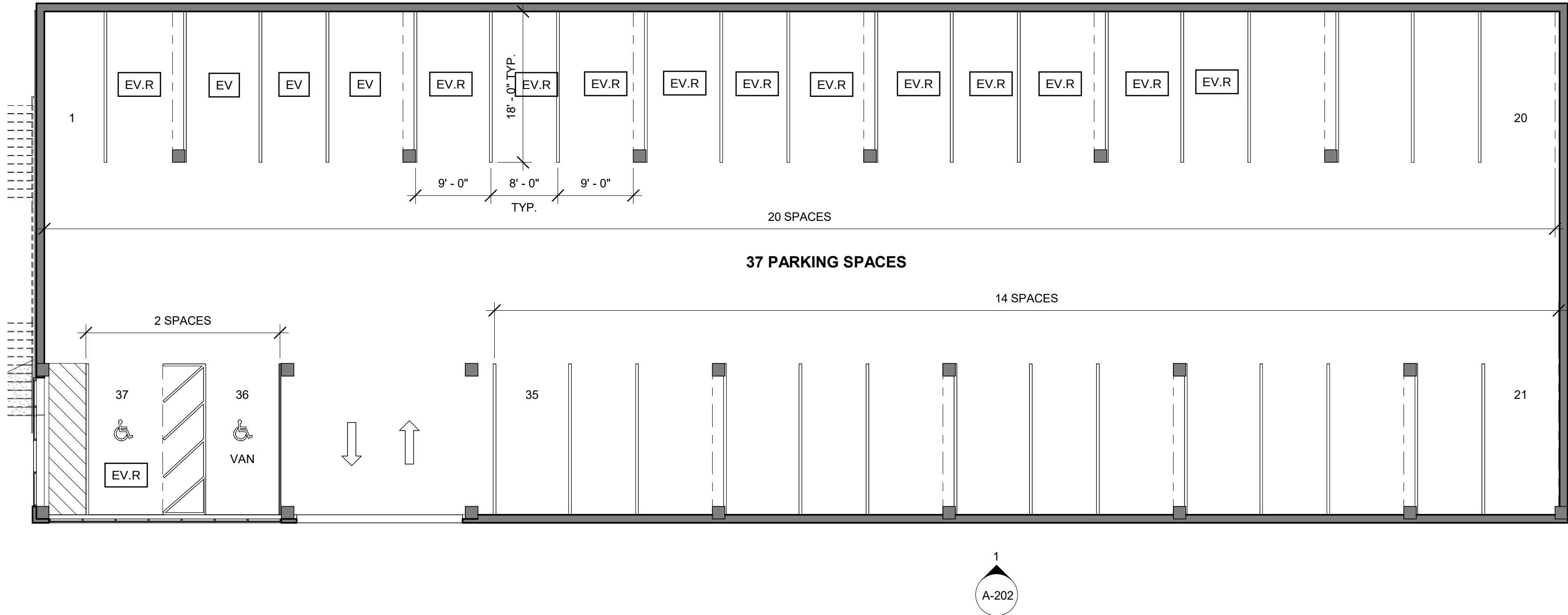
SCALE: 3/32" = 1'-0"

PARKING GARAGE PLANS

A-101



2 PARKING GARAGE - LEVEL 2
3/32" = 1'-0"



1 PARKING GARAGE - LEVEL 1
3/32" = 1'-0"

EV: ELECTRIC VEHICLE CHARGING SPACE
EV.R: ELECTRIC VEHICLE CHARGING READY SPACE

**Agenda
Planning Board
October 24, 2022**

**Agenda Item #2B
Public Hearing Items**

Amendments to the Site Plan Review Regulations

SITE PLAN REVIEW REGULATIONS

DRAFT AMENDMENTS - REDLINE

Section 4.3 – Conceptual Review

- B. Not less than two weeks before the date of the scheduled conceptual review, the Applicant shall provide a project description, ~~a written statement addressing how the concept conforms with the Master Plan,~~ and a sketch plan of sufficient accuracy and quality, based on a United States Geological Survey map or similar map, showing the proposed site layout and any other pertinent information that the applicant may choose to include, such as but not limited to the following:

ARTICLE V – SUBMISSION REQUIREMENTS

Section 5.1 – Drawings and Other Submittals

Applications reviewed by the Planning Board 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.

An application for Site Plan Review shall include the following information:

E.

13. ~~A—~~ When outdoor lighting is proposed, a plan for outdoor lighting demonstrating compliance with Section 6.7 and showing the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures, as well as analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that the proposed installation conforms to the lighting level standards in ~~these Regulations~~ Section 6.7. ~~Manufacturer's specification information shall be provided for each proposed light fixture and lamp. The plan shall also include drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, the illumination levels of the walls or architectural features, and the aiming points for any remote light fixtures.~~
16. A landscaping plan demonstrating compliance with Section 6.2 and showing proposed new plantings to be installed and existing natural vegetation to be retained. ~~The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations.~~ The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. ~~Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements. All calculations for square footage of perimeter landscaping~~

~~shall be shown. All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size.~~

Section 6.2 – Landscaping Standards

A. Purpose

Landscaping shall be required around the perimeter of the parcel, in the parking area, and around the buildings to meet the following objectives:

1. To enhance the overall visual attractiveness of the building, the site, and the City;
2. To protect and preserve the appearance, character, and value of surrounding neighborhoods by improving the compatibility between different land uses in the City and by buffering neighboring properties and areas from any adverse effects of site development;
3. To mitigate the appearance and aesthetic impact of accessory uses (such as loading areas, dumpsters, utility equipment and areas, storage areas, and parking areas) with appropriate screening and landscaping as warranted;
4. To facilitate safe movement of pedestrian and vehicular traffic onto, around, and over a site, and to protect pedestrian movement in areas with vehicular traffic;
5. To mitigate increased temperatures caused by large expanses of unshaded asphalt;
6. To reduce erosion and protect wetlands, surface waters, and aquifer recharge areas;
7. To promote energy efficiency and conservation through landscaping and site design; and,
8. To soften glare, filter noise and air pollution, create privacy, and provide an attractive boundary between properties.
9. To reduce storm water peak flow rates and maintain existing water quality.
10. Within the Central Business (CB) District and Lebanon Downtown (LD) District, to ensure overall visual attractiveness of the building, site, and the City, while not unduly limiting the use of downtown parcels as efficiently and intensely as possible.

B. Perimeter Landscaping

~~1.~~—A minimum landscaped area along the front, side, and rear property lines shall be provided. This area shall be a minimum of ~~15~~ 10 feet in width for the length of each property line

and shall comply with the design requirements set forth in this Section ~~in Sections 6.2.B.2-7, 10 and 11.~~

- a. Exception. Development in the Central Business (CB) District and Lebanon Downtown (LD) District, in lieu of full compliance ~~shall provide the required perimeter landscaping in accordance with the design~~ requirements set forth in Sections 6.2.B.2-7, 10 and 11, shall demonstrate that the landscaping proposed for the development satisfies the purposes set forth in Section 6.2.A ~~except within those portions of the required perimeter landscaped area proposed to be occupied by (i) a building, and/or (ii) a parking area located in the side and/or rear yard.~~ The purpose of this exception is to avoid a conflict between the minimum 15 ft. perimeter landscaping requirement and the CB District and LD District zoning regulations which, except as otherwise provided in the Zoning Ordinance, do not require a minimum setback along the front and side lot lines (see Sections 306.3 and 307.3 of the Zoning Ordinance), and which require a rear setback of only 10 ft.
- ~~2. The perimeter landscaped area shall be planted with intermittent vegetation from the ground level to at least 30 feet in height at maturity, and shall be planted at a minimum with one (1) shade tree plus a mix of shrubs and understory trees totaling at least 5 plants for each 600 square feet, unless the Planning Board determines that a semi-opaque or an opaque buffer is required.~~

C. General Design Requirements

- ~~3.~~ Within all ~~the~~ landscaped areas, the Applicant shall propose a mix of *shade trees*, *understory trees*, shrubs, well-kept grassed areas, and ground cover that is appropriate for the site, its environment, and its surroundings. All new plant material shall be nursery-grown stock. During site plan review, the Planning Board may require a different mix and/or different treatments, including additional trees, if it determines that such changes further the objectives of these Regulations.

Plants, other than trees along street frontages, should be placed in a random manner to blend with the natural landscape and to avoid a linear plantation appearance, unless designed by a landscape architect. Plants shall be placed at intervals appropriate to the size of the plant at maturity.

- ~~4. At the time of planting, all deciduous trees shall be a minimum 2.5 to 3 inches in caliper, measured 6 inches above the finish grade level; all evergreen trees shall be a minimum of 6 to 7 feet in height. Where appropriate, the Planning Board may require larger trees at the time of planting. Said trees shall be planted no closer than 8 feet to any property line. New trees may include evergreens not to exceed 25% of the total, unless determined by the Planning Board to be necessary for screening.~~
- ~~5. Shrubs shall be planted as a mix, ranging from 50% to 70% flowering, with the remainder being evergreen. At the time of planting, all shrubs, whether~~

~~deciduous or evergreen, shall be 24 to 30 inches in height and/or 18 to 24 inches in spread.~~

6. ~~Where necessary to mitigate the impact of a land use on neighboring properties or the neighborhood, the Planning Board will require that all or some of the perimeter landscaping required herein be planted as an opaque or semi-opaque buffer, and increased in width pursuant to the following chart:~~

~~Additional Width and Opacity for Perimeter Landscaping~~

	EXISTING LAND USE				
P					
L					
R					
Of					
th					

M					
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Legend: ~~o = opaque; s = semi-opaque; * = perimeter landscaping~~

~~Example: If a retail development is proposed to be constructed on land next to a residential development, then the width of the perimeter landscaping along the common boundary line must be increased by 10 feet over the basic 15-foot requirement, for a total of 25 feet, and the planting must meet the requirements for an opaque buffer.~~

- ~~7. Buffers and screens shall be either opaque or semi-opaque, as determined by the Planning Board, based on the width of the landscaped area and the extent of negative impact of the use or facility being screened or buffered.~~
- ~~a. The opaque buffer is opaque from ground level to 6 feet in height, with intermittent vegetation from 6 feet to at least 30 feet in height. It shall be planted at a minimum of one (1) shade tree or evergreen tree with conical shape and one (1) understory tree per 300 square feet, with as many evergreen shrubs as necessary to exclude all visual contact from ground level to 6 feet in height.~~
- ~~b. The semi-opaque buffer is opaque from ground level to 3 feet in height, with intermittent vegetation from 3 feet to at least 30 feet in height. It shall be planted at a minimum of one (1) shade tree and one (1) understory tree per 300 square feet, with as many shrubs as necessary to partially block visual contact from ground level to 3 feet in height.~~

D. Screening

- ~~8. Screens at least 5 feet in width shall be provided for service areas and facilities (such as garbage and waste disposal containers, recycling bins, and loading areas; outside storage areas; and electrical and mechanical equipment, such as transformers and compressors), or for any other similar facilities or areas required by the Planning Board. Screens may be incorporated within any of the minimum landscaped areas required herein.~~
- ~~9. A buffer or screen may include fencing, subject to the approval of the Planning Board. A buffer or screen may be combined with storm water infiltration strips and bio-filtration areas as long as the requirements of both the perimeter landscaping and storm water management are met.~~

E. Street Trees

~~10.~~—Trees spaced no greater than 40 feet on center shall be provided along all street frontages in order to create a definition of the street with regularly spaced *shade trees* appropriate to the neighborhood. ~~These trees may be counted toward the amount of planting required in the perimeter landscaped area.~~

~~11.~~—Plants, other than trees along street frontages, should be placed in a random manner to blend with the natural landscape and to avoid a linear plantation appearance, unless designed by a landscape architect. Plants shall be placed at intervals appropriate to the size of the plant at maturity. Shrubs shall be spaced to achieve touching of branches in 3 years when used for opaque or semi-opaque buffers.

GE. Additional Buffers

The Planning Board may require ~~wider~~ buffers when required by overlay districts or when required by special circumstances associated with the parcel, such as roadways of special character or those designated by the City as scenic roadways, commercial development abutting residential development; and proximity to natural resources and historic landmarks.

DG. Landscaping Around Buildings

~~1.~~—Landscaping around buildings shall be provided ~~to a minimum width of 10 feet~~ and planted with trees, shrubs, and ground cover appropriate to the architecture in order to buffer parking areas, define entrances, provide foundation planting, and soften large expanses of walls or long roof lines. Development in the Central Business (CB) District and Lebanon Downtown (LD) District shall demonstrate that the landscaping proposed for the development satisfies the purposes set forth in Section 6.2.A.

~~2.~~—As part of the landscape design, functional features (such as patios, entrance walks, and loading areas that cross through the landscaped area to the building) may be permitted if they are necessary for the normal functioning of the building.

EH. Landscaping of Parking Areas

To moderate summer temperatures due to heated pavement, minimize the visual effects of parking areas, provide separated space for pedestrians to walk through parking lots, and support on-site stormwater management, parking lots shall be dispersed by landscaped beds and integrated with pedestrian access, as follows:

1. Those areas containing one or two rows of parking spaces shall be planted with deciduous trees along the perimeter, so placed to shade 30% of the total parking area, and supplemented with shrubs, perennials, or *understory trees* ~~to visually screen the parking area.~~
2. The end of each row of parking shall have a landscape bed to protect any vehicle parked next to a travel lane. End beds shall be at least 8 feet in

- width, except for corner radii, ~~shall be long enough to protect tree roots and vehicles parked in the adjacent parking spaces,~~ and shall be planted with deciduous trees for shade.
3. Any parking area containing three or more rows of parking shall be planted along the perimeter as stated above, and also shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed. If linear landscape islands are not practicable, then other interior landscape islands of equivalent size and evenly distributed throughout the parking lot may be allowed.
 4. Any single or double row of parking longer than 100 feet shall be dispersed every 100 feet or less by a landscaped bed that is at least 8 feet by 8 feet, exclusive of curbing. The Planning Board may exclude from this requirement any row of parking that abuts a landscaped area along the full-length of the row.
 - ~~5. The perimeter of the parking area shall be delineated by the curbing, pavement edge, and fencing that encircles the parking area.~~
 6.
 - ~~a. The number of trees required to meet the 30% shading requirement for parking areas shall be calculated on a minimum crown diameter of 30 feet, which each tree shall have attained within 10 years from planting.~~
 - ~~b. Trees at maturity must have a trunk diameter of at least 12 inches, measured 4 feet above the ground surface.~~
 7. Required landscaped islands and beds, particularly in areas related to traffic, access, and parking, shall, to the maximum extent practicable, be designed to concurrently fulfill other site plan regulation requirements, such as for pedestrian facilities, lighting, snow storage and drainage, utilities, open space/recreation, and stormwater management (e.g., LID) features, so as to maximize land use efficiency.

F.I. Erosion Control

1. Graded areas shall be vegetated to insure erosion control by seeding, mulching, and fertilizing. Disturbed areas shall be planted with suitable plant materials.
2. Grading shall not exceed a ratio of 3 horizontal to 1 vertical without special erosion control measures. Netting or similar material shall be provided on slopes with a ratio greater than 3:1 while ground cover is being established.

G.J. Protection of Surface Water

The Planning Board may require retention of natural vegetation and/or establishment of vegetation and plantings along wetlands, rivers, streams, and other bodies of water in order to protect surface water quality and enhance the riparian habitat.

~~HK.~~ Maintenance and Materials

1. ~~The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat and orderly appearance.~~ The property owner shall replace any unhealthy or dead plant materials in conformance with the landscape plan approved by the Board as part of the site plan.
2. Trees shall be salt- and drought-tolerant, native or noninvasive species, and have a structure and growth form which prevents them from obstructing sidewalks and walkways. Flood-tolerant plants shall be used in drainage swale. ~~The property owner shall plant materials appropriate to the site's soil and moisture conditions, as well as its proximity to substantial open space and wildlands.~~

~~All plant stock intended to fulfill these landscaping requirements must be hardy to Zone 4 or lower.~~

~~Plants tolerant of salt shall be planted in areas where they are likely to be exposed to dust and salt, such as in parking areas or along driveways. Suggested salt tolerant species are listed below:~~

~~Shade Trees for Dusty, Salty Locations~~

~~*Acer ginnala* — Amur maple
Crataegus spp. — Hawthorne
Gleditsia triacanthos — Honey locust
Tilia cordata 'Greenspire' — Greenspire linden
Tilia cordata — Littleleaf linden~~

~~Evergreen Trees for Dusty, Salty Locations~~

~~*Pinus nigra* — Austrian pine
Pinus resinosa — Red pine
Pinus sylvestris — Scotch pine~~

~~Shrubs for Dusty, Salty Locations~~

~~*Caragan arborescens* — Siberian peashrub
Forsythia spp. — Forsythia
Ilex verticillata — Winterberry
Potentilla spp. — Potentilla
Rosa rugosa — Rugosa rose
Spirea nipponica var. 'Snowmound' & 'van Houttei' — spirea
Syringa — Dwarf Korean lilac
Syringa patula 'Miss Kim' — lilac
Syringa vulgaris — Common lilac~~

3. ~~Native plant species are preferred. Invasive exotic plants cannot be used to satisfy the landscaping requirements. Such exotic plants include, but are not limited to, the following species:~~

~~*Acer plantanoides* — Norway maple
Aedopodium podagraria — Bishopsweed, goutweed
Allanthus altissima — Tree of heaven
Ampelopsis brevipedunculata — Porcelain berry
Berberis thunbergii — Japanese barberry
Berberis vulgaris — European (or common) barberry
Celastrus orbiculatus — Asian bittersweet
Coronilla varia — Crown vetch
Cytisus scoparius — Scotch broom
Elaeagnus angustifolia — Russian olive
Elaeagnus umbellata — Autumn olive
Euonymus alata — Burning bush
Euonymus fortunei — Climbing euonymus, winter creeper
Hedera helix — English ivy
Lonicera japonica — Japanese honeysuckle
Lonicera maaackii — Amur honeysuckle
Lonicera morrowii — Morrow's honeysuckle
Lythrum salicaria — Purple loosestrife
Phragmites — Common reed
Rhamnus cathartica — Common buckthorn, tall hedge
Rhamnus frangula — European buckthorn
Rosa multiflora — Multiflora rose, baby rose~~

4. ~~Existing Plant Material Credit~~

1. ~~The Applicant shall save and protect, to the greatest extent practicable, all existing large trees on the site having a trunk diameter of at least 12 inches, measured 4 feet above the ground surface.~~
2. ~~Where healthy plant material exists on the site prior to development and provision is made to preserve the plant material on a permanent basis, the Planning Board may give credit for such preserved plant materials against these landscaping requirements, when such plantings meet the intent and purpose of these requirements.~~

JL. Prohibition of Sight-Obscuring Landscaping Features

All plantings, ~~fences, and walls necessitated by these landscaping and screening requirements~~ shall conform with the street intersection sight-obstruction requirements provided in Section 206 of the Lebanon Zoning Ordinance. All such plant materials must be pruned as necessary to maintain compliance.

KM. Encroachment on Landscaped Areas

After the issuance of a Certificate of Occupancy, the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within

landscaped areas, buffers, or screens, shown as such on the approved landscape plan, is expressly prohibited and a violation of the Notice of Action.

LN. Protection of Landscaped Areas

Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops, or fencing, with the potential exception of areas containing LID features, if deemed to be acceptable by the Reviewing Engineer and if approved by the Planning Board.

~~**M.** Low Impact Design (LID) Features~~

~~LID design features may replace required landscaping components as approved by the Planning Board.~~

NO. Other Requirements

1. Service areas, equipment storage, utility boxes, fuel storage, waste enclosures, and similar functions shall not be located in the front yard.
~~Exceptions may be allowed where adequate screening is proposed in accordance with the requirements of Section 6.2.B.8 and 9.~~
2. The landscape design on large (more than 25 units) multifamily and commercial properties should demonstrate at least one *place-making* element that enhances pedestrian-level engagement and offers visibility on the principal frontage. Where a multifamily or commercial use property provides front yard additional to the minimum required front yard setback, the development must provide such *streetscape* enhancements. Elements may include but are not exclusive to: usable public open space such as a plaza, or pocket park with seating; landscaping integrated with structural elements (e.g., awning, gazebo, vegetated wall, trellis, shade pergola, or screen); distinct or custom outdoor lighting, plant hangers, banners, or *bicycle parking*; interactive design; hardscape installations like terracing and water features; attractive wayfinding; permanent or rotating public art space and installations; and/or other amenities that contribute to and are compatible with the primary neighborhood character and function.

SITE PLAN REVIEW REGULATIONS

DRAFT AMENDMENTS - BLACKLINE

Section 4.3 – Conceptual Review [...]

- B. Not less than two weeks before the date of the scheduled conceptual review, the Applicant shall provide a project description and a sketch plan of sufficient accuracy and quality, based on a United States Geological Survey map or similar map, showing the proposed site layout and any other pertinent information that the applicant may choose to include, such as but not limited to the following: [...]

Section 5.1 – Drawings and Other Submittals

Applications reviewed by the Planning Board 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.

An application for Site Plan Review shall include the following information:

- E. [...]
13. When outdoor lighting is proposed, a plan for outdoor lighting demonstrating compliance with Section 6.7 and showing the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures, as well as analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that the proposed installation conforms to the lighting level standards in Section 6.7.[...]
16. A landscaping plan demonstrating compliance with Section 6.2 and showing proposed new plantings to be installed and existing natural vegetation to be retained. The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. [...]

Section 6.2 – Landscaping Standards

A. Purpose

Landscaping shall be required around the perimeter of the parcel, in the parking area, and around the buildings to meet the following objectives:

1. To enhance the overall visual attractiveness of the building, the site, and the City;
2. To protect and preserve the appearance, character, and value of surrounding neighborhoods by improving the compatibility between different land uses in the City and by buffering neighboring properties and areas from any adverse effects of site development;
3. To mitigate the appearance and aesthetic impact of accessory uses (such as loading areas, dumpsters, utility equipment and areas, storage areas,

and parking areas) with appropriate screening and landscaping as warranted;

4. To facilitate safe movement of pedestrian and vehicular traffic onto, around, and over a site, and to protect pedestrian movement in areas with vehicular traffic;
5. To mitigate increased temperatures caused by large expanses of unshaded asphalt;
6. To reduce erosion and protect wetlands, surface waters, and aquifer recharge areas;
7. To promote energy efficiency and conservation through landscaping and site design; and,
8. To soften glare, filter noise and air pollution, create privacy, and provide an attractive boundary between properties.
9. To reduce storm water peak flow rates and maintain existing water quality.
10. Within the Central Business (CB) District and Lebanon Downtown (LD) District, to ensure overall visual attractiveness of the building, site, and the City, while not unduly limiting the use of downtown parcels as efficiently and intensely as possible.

B. Perimeter Landscaping

A minimum landscaped area along the front, side, and rear property lines shall be provided. This area shall be a minimum of 10 feet in width for the length of each property line and shall comply with the design requirements set forth in this Section.

1. Exception. Development in the Central Business (CB) District and Lebanon Downtown (LD) District, in lieu of full compliance with the requirements set forth in Sections 6.2.B.2-7, 10 and 11, shall demonstrate that the landscaping proposed for the development satisfies the purposes set forth in Section 6.2.A. The purpose of this exception is to avoid a conflict between the minimum 15 ft. perimeter landscaping requirement and the CB District and LD District zoning regulations which, except as otherwise provided in the Zoning Ordinance, do not require a minimum setback along the front and side lot lines (see Sections 306.3 and 307.3 of the Zoning Ordinance), and which require a rear setback of only 10 ft.

C. General Design Requirements

Within all landscaped areas, the Applicant shall propose a mix of ***shade trees***, ***understory trees***, shrubs, well-kept grassed areas, and ground cover that is appropriate for the site, its environment, and its surroundings. All new plant material shall be nursery-grown stock. During site plan review, the Planning Board may require a different mix and/or different treatments, including additional trees, if it determines that such changes further the objectives of these Regulations.

Plants, other than trees along street frontages, should be placed in a random manner to blend with the natural landscape and to avoid a linear plantation appearance, unless designed by a landscape architect. Plants shall be placed at intervals appropriate to the size of the plant at maturity.

D. Screening

Screens at least 5 feet in width shall be provided for service areas and facilities (such as garbage and waste disposal containers, recycling bins, and loading areas; outside storage areas; and electrical and mechanical equipment, such as transformers and compressors), or for any other similar facilities or areas required by the Planning Board. A screen may include fencing, subject to the approval of the Planning Board.

E. Street Trees

Trees spaced no greater than 40 feet on center shall be provided along all street frontages in order to create a definition of the street with regularly spaced ***shade trees*** appropriate to the neighborhood.

F. Buffers

The Planning Board may require buffers when required by overlay districts or when required by special circumstances associated with the parcel, such as roadways of special character or those designated by the City as scenic roadways, commercial development abutting residential development; and proximity to natural resources and historic landmarks.

G. Landscaping Around Buildings

Landscaping around buildings shall be provided and planted with trees, shrubs, and ground cover appropriate to the architecture in order to buffer parking areas, define entrances, provide foundation planting, and soften large expanses of walls or long roof lines. Development in the Central Business (CB) District and Lebanon Downtown (LD) District shall demonstrate that the landscaping proposed for the development satisfies the purposes set forth in Section 6.2.A.

H. Landscaping of Parking Areas

To moderate summer temperatures due to heated pavement, minimize the visual effects of parking areas, provide separated space for pedestrians to walk through parking lots, and support on-site stormwater management, parking lots shall be dispersed by landscaped beds and integrated with pedestrian access, as follows:

1. Those areas containing one or two rows of parking spaces shall be planted with deciduous trees along the perimeter, so placed to shade 30% of the total parking area, and supplemented with shrubs, perennials, or ***understory trees***.
2. The end of each row of parking shall have a landscape bed to protect any vehicle parked next to a travel lane. End beds shall be at least 8 feet in

width, except for corner radii and shall be planted with deciduous trees for shade.

3. Any parking area containing three or more rows of parking shall be planted along the perimeter as stated above, and also shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed. If linear landscape islands are not practicable, then other interior landscape islands of equivalent size and evenly distributed throughout the parking lot may be allowed.
4. Any single or double row of parking longer than 100 feet shall be dispersed every 100 feet or less by a landscaped bed that is at least 8 feet by 8 feet, exclusive of curbing. The Planning Board may exclude from this requirement any row of parking that abuts a landscaped area along the full-length of the row.
5. The number of trees required to meet the 30% shading requirement for parking areas shall be calculated on a minimum crown diameter of 30 feet, which each tree shall have attained within 10 years from planting.
6. Required landscaped islands and beds, particularly in areas related to traffic, access, and parking, shall, to the maximum extent practicable, be designed to concurrently fulfill other site plan regulation requirements, such as for pedestrian facilities, lighting, snow storage and drainage, utilities, open space/recreation, and stormwater management (e.g., LID) features, so as to maximize land use efficiency.

I. Erosion Control

1. Graded areas shall be vegetated to insure erosion control by seeding, mulching, and fertilizing. Disturbed areas shall be planted with suitable plant materials.
2. Grading shall not exceed a ratio of 3 horizontal to 1 vertical without special erosion control measures. Netting or similar material shall be provided on slopes with a ratio greater than 3:1 while ground cover is being established.

J. Protection of Surface Water

The Planning Board may require retention of natural vegetation and/or establishment of vegetation and plantings along wetlands, rivers, streams, and other bodies of water in order to protect surface water quality and enhance the riparian habitat.

K. Maintenance and Materials

1. The property owner shall replace any unhealthy or dead plant materials in conformance with the landscape plan approved by the Board as part of the site plan.

2. Trees shall be salt- and drought-tolerant, native or noninvasive species, and have a structure and growth form which prevents them from obstructing sidewalks and walkways. Flood-tolerant plants shall be used in drainage swale.

L. Prohibition of Sight-Obscuring Landscaping Features

All plantings shall conform with the street intersection sight-obstruction requirements provided in Section 206 of the Lebanon Zoning Ordinance. All such plant materials must be pruned as necessary to maintain compliance.

M. Encroachment on Landscaped Areas

After the issuance of a Certificate of Occupancy, the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within landscaped areas, buffers, or screens, shown as such on the approved landscape plan, is expressly prohibited and a violation of the Notice of Action.

N. Protection of Landscaped Areas

Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops, or fencing, with the potential exception of areas containing LID features, if deemed to be acceptable by the Reviewing Engineer and if approved by the Planning Board.

O. Other Requirements

1. Service areas, equipment storage, utility boxes, fuel storage, waste enclosures, and similar functions shall not be located in the front yard.
2. The landscape design on large (more than 25 units) multifamily and commercial properties should demonstrate at least one ***place-making*** element that enhances pedestrian-level engagement and offers visibility on the principal frontage. Where a multifamily or commercial use property provides front yard additional to the minimum required front yard setback, the development must provide such ***streetscape*** enhancements. Elements may include but are not exclusive to: usable public open space such as a plaza, or pocket park with seating; landscaping integrated with structural elements (e.g., awning, gazebo, vegetated wall, trellis, shade pergola, or screen); distinct or custom outdoor lighting, plant hangers, banners, or ***bicycle parking***; interactive design; hardscape installations like terracing and water features; attractive wayfinding; permanent or rotating public art space and installations; and/or other amenities that contribute to and are compatible with the primary neighborhood character and function.

**Agenda
Planning Board
October 24, 2022**

**Agenda Item #3A
Study Items**

Discussion re: Site Plan Review Amendments



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: Proposed Amendments to the Site Plan Review Regulations
October 24, 2022 Planning Board Work Session – *Agenda Item 2.B*

DATE: October 19, 2022

Attached please find a redline identifying proposed amendments to the Site Plan Review Regulations. The new or revised text is blue and underlined. The text to be deleted is shown as ~~red with a strike-out~~.

The proposed amendments clarify the jurisdictional thresholds for minor site plan review and augment the procedures for appealing decisions of the Minor Site Plan Committee. The jurisdictional amendments, which were originally reviewed by the Planning Board at the September 26th work session, have been slightly modified by staff for clarity. All amendments have been reviewed by the City's legal counsel.

A public hearing on the proposed amendments has been scheduled for the October 24, 2022 Planning Board work session.

Attachment

- Excerpt of the Site Plan Review Regulations (4-page redline last revised October 19, 2022)

SITE PLAN REVIEW REGULATIONS **DRAFT AMENDMENTS**

Section 3.1 – Site Plan Review Jurisdiction

[...]

A. JURISDICTIONAL DETERMINATION

[...]

B. LAND DEVELOPMENT EXEMPT FROM SITE PLAN REVIEW.

[...]

C. MINOR SITE PLAN COMMITTEE REVIEW

1. Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required when one or more of the criteria in Column A is satisfied. However, if ANY of the criteria in Column B is also satisfied, the application for land development shall be reviewed by the Planning Board per Section 3.1.D.~~for any of the following:~~

<u>Type of Land Development</u>	<u>Column A</u>	<u>Column B</u>
<u>Increase in gross floor area of a building</u>	<u>a) between 500 sq. ft and 2,500 sq. ft.; and,</u> <u>b) less than 25% of the existing gross floor area</u>	<u>a) greater than 2,500 sq. ft;</u> <u>or,</u> <u>b) greater than 25% of the existing gross floor area</u>
<u>Reconstruction of demolished buildings</u>	<u>a) between 500 sq. ft and 2,500 sq. ft.; and,</u> <u>b) less than 25% of the existing gross floor area</u>	<u>a) greater than 2,500 sq. ft.;</u> <u>or,</u> <u>b) greater than 25% of the existing gross floor area</u>
<u>New improved surfaces, including but not limited to gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious.</u>	<u>between 500 sq. ft. and 2,500 sq. ft.</u>	<u>greater than 2,500 sq. ft.</u>
<u>For a multi-family dwelling of five (5) or more units</u>	<u>an increase in the number of dwelling units not to exceed 20% of the existing units</u>	<u>an increase in the number of dwelling units that exceeds 20% of the existing units</u>
<u>Conversion of an existing building, in whole or in part</u>	<u>to a multifamily dwelling containing five (5) or fewer dwelling units</u>	<u>to a multifamily dwelling containing more than (5) dwelling units</u>
<u>Conversion of an existing building, in whole or in part</u>	<u>from a residential use to a non-residential use</u>	<u>land development proposal is a major change</u>
<u>Any other type of land development</u>	<u>land development proposal is a minor change</u>	<u>land development proposal is a major change</u>

2. Notwithstanding the criteria in the table above, the proposal shall be reviewed by the Planning Board per Section 3.1.D. for any of the following cases:

a. In the reasonable judgment of the Planning and Development Department the proposal constitutes a major change.

b. The application is submitted less than (2) years from the date that a previous minor site plan was approved for the same lot as the current application.

~~1. Land development involving:~~

~~a. Any increase of between 500 sq. ft. and 2,500 sq. ft. in the gross floor area of a building and which is also less than 25% of the existing gross floor area of the building; and/or~~

~~b. Any new improved surface(s) greater than 500 sq. ft. and less than 2,500 sq. ft. Such improved surfaces include but are not limited to, gravel or paved parking areas, driveways, walkways, or other improved surfaces, whether or not such surfaces are pervious or impervious; and/or~~

~~c. An increase in the number of dwelling units within an existing multi-family dwelling of five (5) or more dwelling units, not to exceed 20% of the existing units; and/or~~

~~d. Conversion of an existing building, in whole or in part, to a multi-family dwelling containing fewer than five (5) dwelling units, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance; and/or~~

~~e. Conversion of an existing building, in whole or in part, from a residential use to a non-residential use, unless review by the Planning Board is required per Section 601.9 of the Zoning Ordinance.~~

~~Notwithstanding the above, where in the reasonable judgment of the Planning and Development Department the proposal constitutes a *major change*, the application shall be reviewed by the Planning Board per Section 3.1.D.~~

~~2. Any other *land development* that constitutes a *minor change* to a property.~~

~~Applications for *land development* that meet one or more of the criteria set forth above and which are submitted less than two (2) years from the date of the last minor site plan approval shall be reviewed by the Planning Board per Section 3.1.D.~~

D. PLANNING BOARD REVIEW

Land development that constitutes a *major change* to a property, including any *land development* that exceeds the thresholds set forth in Section 3.1.C.1.a-e, shall require site plan approval from the Planning Board in accordance with the procedures set forth in Article IV.

Section 3.2 – Minor Site Plan Review

A. MINOR SITE PLAN COMMITTEE

[...]

B. REVIEW PROCESS

1. Pre-Submission Review. [...]
2. Application. [...]
3. Public Hearing. [...]
4. Final Action.
 - a. Following the conclusion of the public hearing, the Minor Site Plan Committee shall either:
 - i. approve the application as submitted;
 - ii. approve the application with conditions;
 - iii. deny the application;
 - iv. decline to make a final decision itself and refer the application to the Planning Board for review per Section 3.2.B.5; or
 - v. request an extension of time from the applicant if needed.
 - b. The Board shall provide a written decision within five (5) days of the conclusion of the public hearing.
 - c. A digital copy of the approved plan, modified as necessary pursuant to any conditions of approval, shall be provided to the Planning and Development Department by the applicant for digital signature by the Chair of the Minor Site Plan Committee.
 - d. The Planning and Development Department shall ~~provide the Planning Board with a copy of the written decision made by the Minor Site Plan Committee and a copy of the approved plan.~~ announce the decision of the Minor Site Plan Committee at the next regularly scheduled Planning Board meeting and shall provide a brief summary of the application and decision for inclusion with the meeting agenda materials.
 - e. The time periods set forth in Section 4.10 shall apply to minor site plan approvals. References in Section 4.10 to the Planning Board

shall be deemed to be references to the Minor Site Plan Committee for purposes of this section.

5. Referral To Planning Board. [...]
6. Appeal to Planning Board. A decision of the Minor Site Plan Committee may be appealed to the Planning Board in accordance with RSA 674:43, III, provided the appeal is filed within 20 days of the Committee's decision. [The appeal shall identify the reasons for the appeal.](#)

The Planning Board shall hold a public hearing on any appeal, pursuant to the notice requirements and procedures set forth in Section 4.8. Any additional fees for notices shall be paid by the ~~applicant~~ [appellant](#). No new application fee shall be charged. All applicable procedures of Article IV shall apply.

[The hearing shall generally be limited to the reasons for the appeal identified by the appellant, unless the applicant, appellant, other interested party, or any Board member requests a de novo hearing, which request the Board may grant upon demonstration of good cause. The Board may either affirm or reverse the decision of the Minor Site Plan Committee and may modify or add to any conditions of the Committee's decision.](#)

7. Submission Materials. [...]
8. Design Standards. [...]

**Agenda
Planning Board
October 24, 2022**

**Agenda Item #6A
Approval of Minutes**

September 26, 2022

DRAFT

LEBANON PLANNING BOARD
Work Session
Monday, September 26, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Kim Chewning, Kathie Romano, Cori Hirai (Alternate)

MEMBERS ABSENT: Karen Zook (City Council Rep), Gregorio Amaro, Jeremy Rutter, Laurel Stavis, Thomas Jasinski (Alternate)

STAFF PRESENT: Tim Corwin (Senior Planner), Rebecca Owens (Associate Planner)

1. Call to Order

Chair Garland called the meeting to order at 6:30 PM.

Cori Hirai was appointed in place of an absent member.

2. Study Items

A. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map

Mr. Corwin introduced the annual amendment process and the draft document. The following topics were briefly discussed:

Highway Commercial Regulations

Cottage Development

EV Charging

Manufactured Homes

Increased Density Bonuses

B. Site Plan Review Amendments - Review of proposed amendments to the minor site plan regulations set forth in Sections 3.1 and 3.2 of the Site Plan Review Regulations

Mr. Corwin stated that the document in the packet is Mr. Jasinski's attempt to address inconsistencies. The Board needs to schedule a public hearing in October to discuss some minor changes.

A MOTION by Cori Hirai that the Planning Board schedule a public hearing for October 24, 2022, at 6:30 PM to consider amendments to the Site Plan Regulations regarding the Minor Site Plan Review Committee.

The motion was seconded by Kim Chewning.

**The MOTION was approved (5-0).*

3. Committee Reports

- A. Planning Board Subcommittees:
 - Planning Board Capital Improvement Program
 - Planning Board Development Regulations Update
- B. City Council Subcommittees:
 - Class VI Roads Advisory Committee
 - Lebanon Energy Advisory Committee
- C. Other Subcommittees:
 - City Council Representative
 - Heritage Commission
 - Pedestrian & Bicyclist Advisory Committee
 - Upper Valley Lake Sunapee Regional Planning Commission
 - UV Subcommittee of the Connecticut River Joint Commissions
 - Upper Valley Transportation Management Association
 - Mascoma River Local Advisory Committee
 - Planning & Development Department -- Task Status

4. Other Business

Mr. Corwin updated the members present on the status of several previously reviewed projects.

5. Approval of Minutes

- A. August 22, 2022

Ms. Hirai noted that the August 8, 2022 Minutes were distributed for review, which made it impossible to review the August 22, 2022 Minutes and make an informed decision to approve them.

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.

The motion was seconded by Cori Hirai.

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

The meeting was adjourned at 8:04 PM.

Respectfully Submitted,

Holly Howes

Recording Secretary

**Agenda
Planning Board
October 24, 2022**

**Agenda Item #6B
Approval of Minutes**

October 5, 2022 – Site Walk

**LEBANON PLANNING BOARD
SPECIAL MEETING – SITE WALK
THURSDAY, OCTOBER 5, 2022
1 FOUNDRY ST, 25 MECHANIC ST & 43 MECHANIC ST, LEBANON
5:00 PM**

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Kathie Romano, Kim Chewning, Cori Hirai

MEMBERS ABSENT: Karen Zook (Council Representative), Laurel Stavis, Gregorio Amaro, Jeremy Rutter, and Tom Jasinski

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

1. **CALL TO ORDER:** Chair Garland called the meeting to order at 5:00 pm. The meeting convened within the parking area/main access drive of 1 Foundry Street.

2. **SITE WALK**

- A. **REVISED - 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. Applicant also requests a Conditional Use Permit pursuant to Section 307.8.A to allow an increase in the maximum permitted building height. PB2022-36-SPR

Nik Fiore of Engineering Ventures and Jon Livadas were present on behalf of the applicant. Individual members of the Conservation Commission, Tree Advisory Committee and the City Council were also present, in addition to other Lebanon residents and members of the public. Mr. Fiore and Mr. Livadas described the proposed site layout of 1 Foundry Street and the proposed vehicular circulation, explained other aspects and features of the proposed development, and answered questions from the public involving parking, access, proposed use of TIF funds, and the use of the bridge across the Mascoma River and the use of the Mascoma River island.

Mr. Fiore and Mr. Livadas led the Board to 25 Mechanic Street where they explained and described the proposed redevelopment of 25 Mechanic Street and the proposed phasing of the overall development, and answered questions from the public regarding pedestrian access impacts during construction, public transportation access, crosswalks across Mechanic Street, and how the project might impact viewsheds.

Mr. Fiore and Mr. Livadas led the Board to 43 Mechanic Street where they explained and described the proposed redevelopment of 43 Mechanic Street, discussed the anticipated construction schedule, explained the anticipated parking arrangements for tenants, and answered questions from the public.

***A MOTION by Mr. Hall to continue the hearing to October 24, 2022 at 6:30 pm.
Seconded by Ms. Romano.***

****The Motion was approved (5-0)***

3. ADJOURNMENT:

*A MOTION by Mr. Hall to adjourn the meeting.
Seconded by Ms. Romano.*

**The Motion was approved (5-0)*

The meeting was adjourned at 5:50 pm.

Respectfully submitted,
Tim Corwin
Senior Planner