

FINAL

**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