



**LEBANON MINOR SITE PLAN COMMITTEE
OCTOBER 27, 2022 - 1:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. Colonial Plaza Realty Trust, 5 Airport Road (Tax Map 114, Lot 8), zoned GC:** Applicant proposes a drive thru for a new restaurant tenant in an existing building, building #2, together with associated site improvements. PB2022-49-MSP
 - B. Woodrow Fitness, LLC, 33 Morgan Drive (Tax Map 10, Lot 11, Plot 700), zoned IND-L:** Applicant proposes to convert existing pool area into four (4) classrooms, lap pools and a smaller pool, together with associated site improvements. PB2022-50-MSP
 - 4. Other Business**
 - 5. Approval of Minutes**
 - A. September 8, 2022**
 - 6. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

**Agenda
October 27, 2022
Minor Site Plan Committee**

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

**Colonial Plaza Realty Trust,
5 Airport Road
(Tax Map 114, Lot 8),
zoned GC
PB2022-49-MSP**

**CITY OF LEBANON
APPLICATION FOR**

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

☒ OTHER Minor Site Plan Review

PROPERTY OWNER (APPLICANT):

NAME: Colonial Plaza Realty Trust TEL.#: 603-298-5641

MAILING ADDRESS: P.O. Box 267 Guild Road, Newport, NH 03773

E-MAIL ADDRESS: lhout@lavalleys.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Dan Proulx, Just Desserts, Inc. TEL.#: 603-540-8938

MAILING ADDRESS: 764 Rte 12A Plainfield, NH 03781

E-MAIL ADDRESS: zspizza@aol.com

PROJECT LOCATION:

TAX MAP #: 114 LOT#: 8 PLOT #: _____ ZONE: GC

STREET ADDRESS OF PROJECT: 5 Airport Road, W. Lebanon, NH 03784

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

SCOPE OF PROJECT:

New tenant for Salt Hill, existing building #2 of our site plan, to add a drive-up window.

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

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

PROPERTY

OWNER: Larry Hout

DATE: 9/29/2022

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

PROPERTY

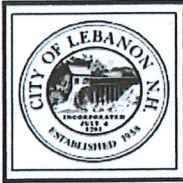
OWNER: Larry Hout

DATE: 9/29/2022

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
<u>10/4/2022</u>	<u>114-8</u>	<u>PB2022-</u>			

49-MSP

(Last Revised 4/04/18)



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed Public Hearing Notification List [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

Drive thru

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
3.2.B.7.e - Be scaled	☐
3.2.B.7.e - Be prepared utilizing the current approved site plan as a base map, if available	☐
3.2.B.7.e - Identify all abutters	☐
3.2.B.7.e.i - Indicate the site location	☐
3.2.B.7.e.i - Indicate the address of the subject property	☐
3.2.B.7.e.i - Indicate the zoning classification of the subject property	☐
3.2.B.7.e.ii - Describe the size, shape, and use of the subject property	☐
3.2.B.7.e.ii - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☐
3.2.B.7.e.ii - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☐

MINOR SITE PLAN REVIEW

Support Statement

Page 2 of 2

The site plan shall:	Info. Provided	Not Applicable
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of: - existing structures - proposed structures - expansions to existing structures - landscaping - parking areas - walkways / ramps - driveways - lighting fixtures - stormwater control devices - exterior waste receptacles - exterior equipment - utilities - all other improvements	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show: where/how stormwater will be discharged	☐	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show: - setbacks (in ft.) of existing buildings and structures - setbacks (in ft.) of proposed buildings and structures - existing use(s) of property - proposed use(s) of property - size of each existing and proposed non-residential unit - number of existing and proposed dwelling units - number of existing on-site parking spaces - for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance - total proposed number of on-site parking spaces	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ X X ☐ ☐ ☐ ☐ ☐

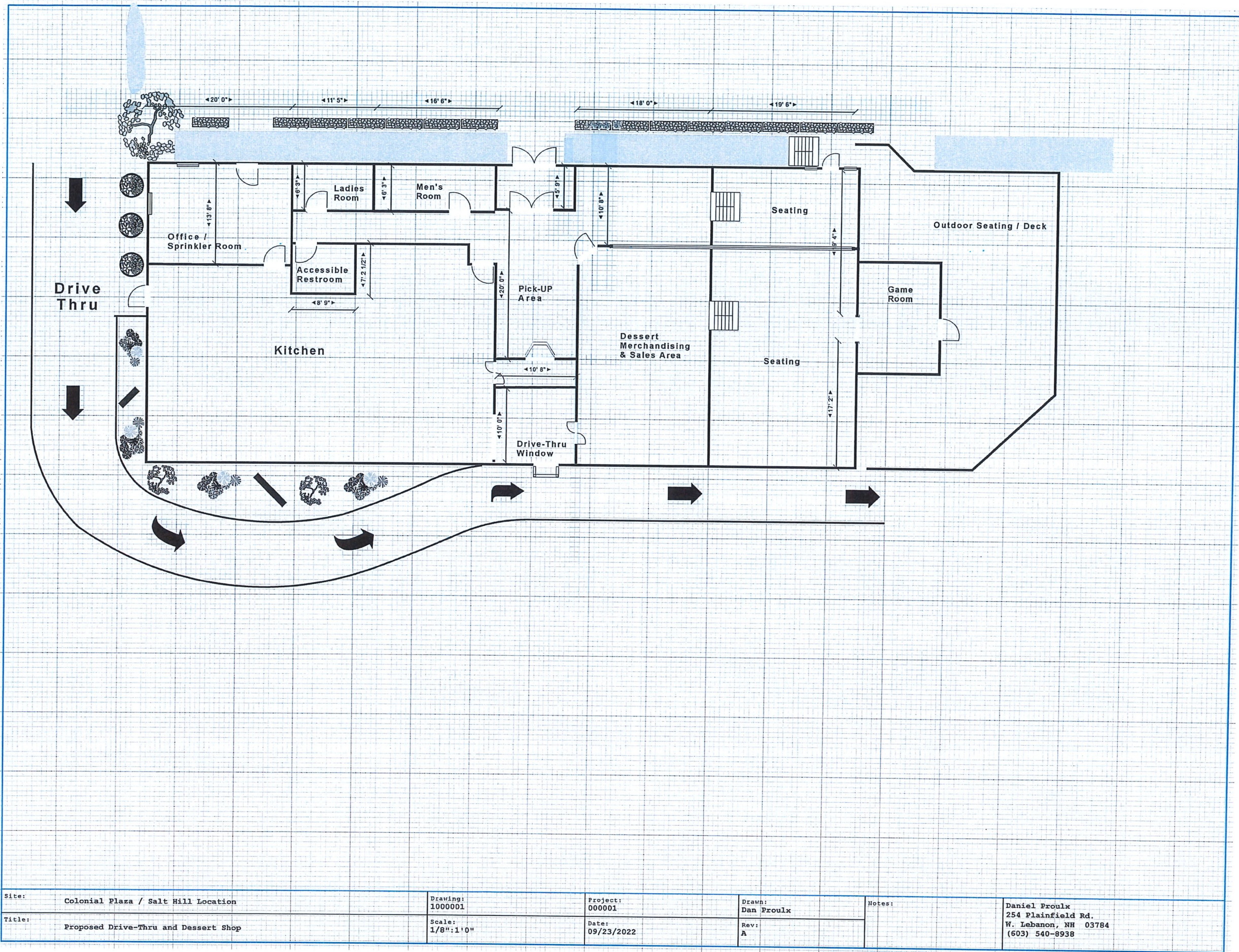
I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.

Property Owner: *Larry Hunt*

9/29/2022

[Signature]
Signature of Applicant

10/4/22
Date



LAVALLEY'S PARKING REQUIREMENTS				
BUILDING NO.	USE	AREA	PARKING REQUIREMENT	SPACES REQUIRED
1	RETAIL	7,050 SQ. FT.	1 SPACE/300 SQ. FT.*	23.5
2	RESTAURANT (122 SEATS)	N/A	1 SPACE/3 SEATS	40.7
3	RETAIL	280 SQ. FT.	1 SPACE/200 SQ. FT.	1.4
4	SERVICE STATION (4 BAY)	N/A	3 SPACES/BAY	12.0
5	RETAIL	7,000 SQ. FT.	1 SPACE/300 SQ. FT.*	23.3
	RETAIL	2,500 SQ. FT.	1 SPACE/200 SQ. FT.	12.5
	STORAGE	5,000 SQ. FT.	1 SPACE/1,000 SQ. FT.	5.0
6	RETAIL	13,325 SQ. FT.	1 SPACE/200 SQ. FT.	66.6
	DISPLAY	7,500 SQ. FT.	1 SPACE/600 SQ. FT.	12.5
	OFFICE	2,000 SQ. FT.	1 SPACE/250 SQ. FT.	8.0
	WAREHOUSE	30,365 SQ. FT.	1 SPACE/1,000 SQ. FT.	30.4
	STORAGE	2,600 SQ. FT.	1 SPACE/1,000 SQ. FT.	2.6
TOTAL SPACE REQUIRED				238.5
TOTAL SPACES PROVIDED				266

* DENOTES PARKING SPACE CALCULATED ON PRE-1990 PARKING REQUIREMENTS

114/1
DANIEL E. ROTHENBERG
C/O SR WEINER & ASSOCIATES, INC.
1330 BOYLSTON STREET
CHESTNUT HILL, MA 02467
(RETAIL)

WALGREENS PHARMACY PER
PREVIOUSLY SUBMITTED SITE
PLAN

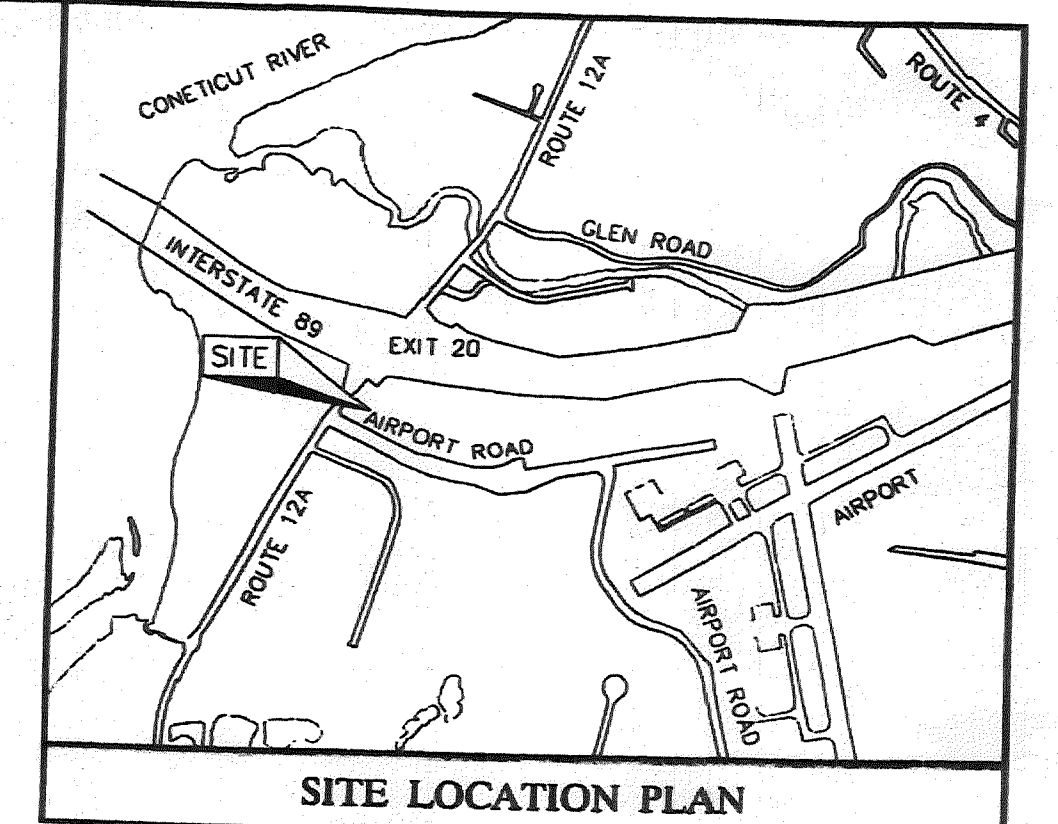
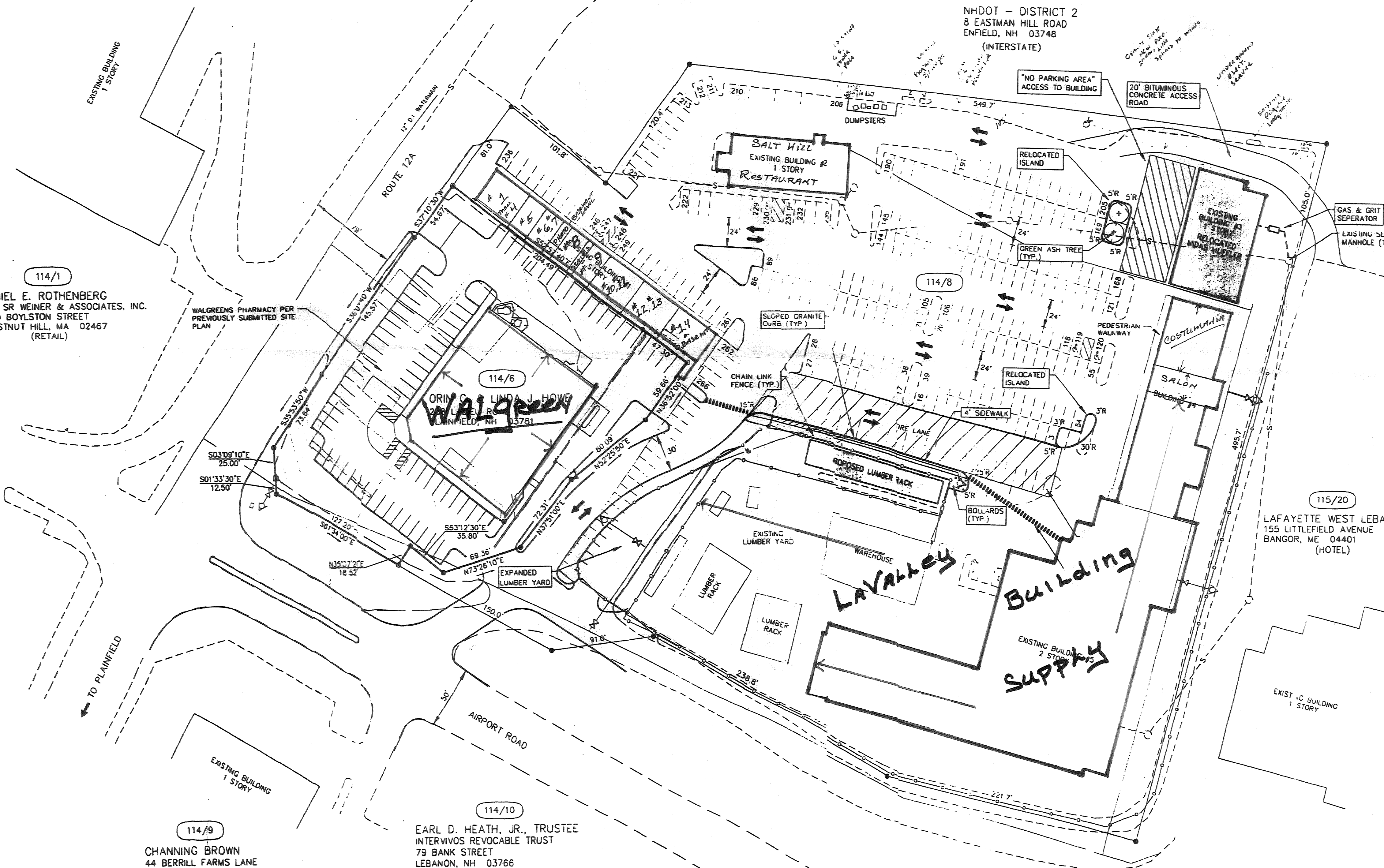
114/9
CHANNING BROWN
44 BERRILL FARMS LANE
HANOVER, NH 03755
(RETAIL/BANK)

129/2
EARL D. HEATH, JR., TRUSTEE
INTERVIVOS REVOCABLE TRUST
79 BANK STREET
LEBANON, NH 03766
(RETAIL)

130/9
CARMEN L. LAROS
16 AIRPORT ROAD
WEST LEBANON, NH 03784
(RETAIL)

130/10
LITCHFIELD EQUITIES GROUP
C/O EATON PARTNERS, INC.
814 ELM STREET
MANCHESTER, NH 03101
(VACANT)

LEGEND:
EXISTING SEWER LINE W/ MANHOLE
PROPOSED SEWER LINE
EXISTING WATER LINE W/ GATE VALVE
EDGE OF PAVEMENT
EXISTING PARKING
DIRECTIONAL FLOW ARROW



LAVALLEY'S SITE INFORMATION

TAX MAP & LOT NUMBER:	MAP 114 LOT 8
ZONING DISTRICT:	GENERAL COMMERCIAL (GC)
EXISTING USE:	RETAIL
AREA OF LOT:	7.28± ACRES
GROSS AREA OF BUILDINGS:	
BUILDING #1	7,150 SQ. FT. (AFTER DEMOLITION)
BUILDING #2	4,450 SQ. FT.
BUILDING #3	5,600 SQ. FT.
BUILDING #4	11,100 SQ. FT.
BUILDING #5	53,220 SQ. FT.
NUMBER OF STORIES:	1 STORY
PARKING SPACES:	EXISTING 326 REQUIRED 238.5 PROVIDED 268
BUILDING SETBACKS:	
BUILDING #1	FRONT 40' SIDE 20' REAR 20'
BUILDING #2	FRONT 40' SIDE 20' REAR 20'
BUILDING #3	FRONT 40' SIDE 20' REAR 20'
BUILDING #4	FRONT 40' SIDE 20' REAR 20'
BUILDING #5	FRONT 40' SIDE 20' REAR 20'
LOT COVERAGE:	ALLOWED 30% PROPOSED 17.8%
IMPERVIOUS AREA:	262,700 SQ. FT. (82.8%)
WETLANDS CONSERVATION DISTRICT/FLOODPLAIN DISTRICT:	PORTIONS OF THE SITE ARE WITHIN THE WETLANDS CONSERVATION DISTRICT. THE PROPOSED DEVELOPMENT AREA IS NOT WITHIN THE WETLANDS CONSERVATION DISTRICT. THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN ZONE. THE 100 YEAR FLOOD ELEVATION IS 350. SECTION 407, AIR SAFETY REGULATIONS OF THE ZONING ORDINANCE, DOES NOT APPLY TO THE SITE.
AIR SAFETY REGULATIONS:	THERE ARE NO KNOW CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS ON THE ABUTTING PARCELS.

REFERENCE IS MADE TO THE FOLLOWING PLANS FOR BOUNDARY LINE INFORMATION:
1. "COLONIAL PLAZA - WEST LEBANON, N.H." DATED: MARCH, 1981 PROJECT NO. 121481 PREPARED BY T&M ASSOCIATES, INC.
2. "BOUNDARY LINE ADJUSTMENT FOR COLONIAL PLAZA REALTY TRUST & ORIN C. & LINDA J. HOWE - ROUTE 12A - CITY OF LEBANON - GRAFTON COUNTY - NH" DATED: APRIL 12, 2004 PROJECT NO. 10576 PREPARED BY PATHWAYS CONSULTING, LLC.

HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT THE BOUNDARY LINES SHOWN ARE CORRECT. BOUNDARY LINES WERE TAKEN FROM THE EXISTING PLANS AS NOTED. THIS PLAN SHOULD NOT BE USED FOR LEGAL CONVEYANCES.

RECORD OWNER: COLONIAL PLAZA REALTY TRUST
MAP 114 LOT 8
POST OFFICE BOX 267
NEWPORT, NH 03773

REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
1	05/18/04	STAFF REVIEW COMMENTS	JSH	PAB	CEH
2	09/01/04	CONDITIONS OF APPROVAL	JSH	PAB	CEH
3	09/01/04	STRUCTURES & TENANT LOCATION L.L.H.	JSH	PAB	CEH
4	09/01/04	STRUCTURES & TENANT LOCATION L.L.H.	JSH	PAB	CEH

OVERALL SITE PLAN FOR
COLONIAL PLAZA REALTY TRUST
ROUTE 12A - WEST LEBANON, NEW HAMPSHIRE

1

PATHWAYS CONSULTING, LLC

SHEET: 1 OF 2
SCALE: 1"= 50'
DES. BY: PAB

**Agenda
October 27, 2022
Minor Site Plan Committee**

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

**Woodrow Fitness, LLC,
33 Morgan Drive
(Tax Map 10, Lot 11, Plot 700),
zoned IND-L
PB2022-50-MSP**

APPLICATION FOR

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

☒ OTHER Minor Site Plan

PROPERTY OWNER (APPLICANT):

NAME: Woodrow Fitness, LLC TEL.#: Tel#: 603-643-7720

MAILING ADDRESS: Woodrow Fitness, LLC, 33 Morgan Drive, Lebanon, NH 03766

E-MAIL ADDRESS: Elizabeth Asch e.austin.asch@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Tim Engelberth TEL.#: 802.846.2333

MAILING ADDRESS: Engelberth Construction, Inc., 150 Water Tower Circle, Colchester, VT 05446

E-MAIL ADDRESS: tim.engelberth@engelberth.com

PROJECT LOCATION:

TAX MAP #: 10 LOT#: 11 PLOT #: 7 ZONE: IND-L

STREET ADDRESS OF PROJECT: 33 Morgan Drive

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

SCOPE OF PROJECT:

Convert pool area into 4 classrooms, lap pools and smaller pool.

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: Health Club

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

PROPERTY OWNER: [Signature]

DATE: 10/04/2022

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

PROPERTY OWNER: _____

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
10/10/2022	10/11/700	PB2022-			

50-MSP

Not Deeded Application



11 October 2022

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Minor Site Plan Lot 10-11-7
Morgan Drive

Dear Mr. Corwin:

Woodrow Fitness, LLC owns the project parcel on Morgan Drive. The owner intends to perform a pool area renovation. There will be no new footprint created. The existing building has two pools: a lap pool and a larger pool. The proposal is to turn the lap pool area into 4 classrooms. The larger pool area will have small mechanical lap pools and a reduced size therapy pool.

The renovations will place 4 exit doors on the northerly wall which exits into the paved alley between RVC and the Fit Kids building. The alley is currently paved up to the building. We proposed to construct two common exits. We also intend to reduce the width of the alley to a consistent 20'. The area between exit paths, up to the edge of the alley, will have pavement removed, drainage installed, and grass planted.

The therapy pool area will include an egress to the east. The egress will include a 6' wide walkway to the alley. The drainage in the pool area needs to be rehabilitated, as this area often floods. It has flooded into a mechanical room adjacent to the therapy pool. The proposed drain improvements will hopefully remedy this situation.

The proposed site work represents a reduction in net impervious area. The reduction is approximately 216sf. The calculations are on the cover sheet.

The renovated area is intended to be occupied by current River Valley Club customers. No additional parking is required. Parking numbers are on the attached calculation sheet and shown on the plan set cover sheet. No additional traffic will be generated.

RVC Pool Renovation
City of Lebanon
11Oct2022

Please let us know if you need any additional materials to support this request.

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Application
-Support Statement/Checklist
-Abutters List
-Fee calc
-Fee check
-Parking calculation sheet

CC: David Roy, Wiemann Lamphere Architects
Tim Engelberth, Engelberth Construction

M:\2022_projects\22-020\planningboard\APPLICATION_11OCT22\col_RVC_11oct2022.docx



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed Public Hearing Notification List [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

Convert existing pool area into 4 classrooms, lap pools and smaller pool. construct egress walkways for life safety.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
<u>3.2.B.7.e</u> - Be scaled	☒
<u>3.2.B.7.e</u> - Be prepared utilizing the current approved site plan as a base map, if available	☒
<u>3.2.B.7.e</u> - Identify all abutters	☒
<u>3.2.B.7.e.i</u> - Indicate the site location	☒
<u>3.2.B.7.e.i</u> - Indicate the address of the subject property	☒
<u>3.2.B.7.e.i</u> - Indicate the zoning classification of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe the size, shape, and use of the subject property	☒
<u>3.2.B.7.e.ii</u> - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
<u>3.2.B.7.e.ii</u> - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☒

RVC TENNIS							
LAFAYETTE STREET							
LEBANON, NH							
PARKING CALCULATIONS							
	Existing				Spaces		
	Area	Use	Rate	Units	Required		Provided
	(sf)						
River Valley Club	79,664					266	
River Valley Club		Personal Service	1/250sf	79,664	265.5	8	
-clients		Daycare	1 space/8 clients	64	8.0	8	
-employees		Daycare	1/employee	8	8.0	282	287
			sub-total				
						(round up)	
Fit kids 1	9,400						
-clients		Daycare	1 space/8 clients	189	23.6		
-employees		Daycare	1/employee	40	40.0	64	102
			sub-total		63.6		
						(round up)	
RVC Tennis							
						(round up)	
						346	
			Total required=			72	
			allowed 20% overage=			436	
			total allowed=				389
					Total Provided=		

sitcalc_rvc_tennis

parking-c

10/3/2022

WOODROW FITNESS, LLC
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
MINOR SITE PLAN REVIEW

OWNER/APPLICANT
WOODROW FITNESS, LLC
33 MORGAN DRIVE
LEBANON, NH 03766
CONSULTANTS

CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatrics@comcast.net

CONTRACTOR/OWNER'S AGENT
TIM ENGELBERTH
ENGELBERTH CONSTRUCTION
150 WATER TOWER CIRCLE
COLCHESTER, VT 05446

ARCHITECT
WIEMANN LAMPHERE ARCHITECTS
525 HERCULES DRIVE
COLCHESTER, VT 05446

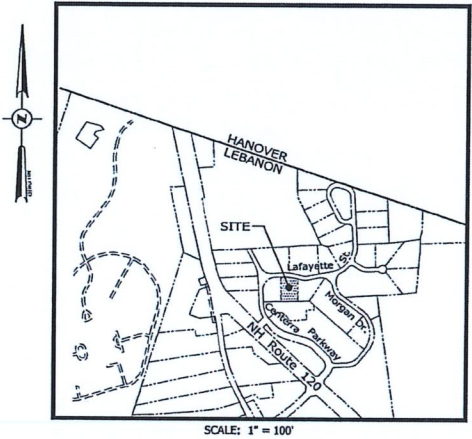


TABLE OF CONTENTS

SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	X-1
4	EXISTING CONDITIONS PLAN	X-2
5	EXISTING BUILDING CONDITION	A1.00
6	PROPOSED RENOVATION PLAN	A1.01
7	BUILDING ELEVATIONS	A2.01
8	SITE PLAN	C-1

ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	10.14 Acres	10.14Ac	2 Acres
FRONTAGE:			
LAFAYETTE STREET	256'	256' (SEE NOTE 1)	200'
FRONT YARD:	-	172'	40'
REAR YARD:	-	30'	20'
SIDE YARD:			
EAST	-	0' (SEE NOTE 1)	20'
WEST	-	30'	20'
BUILDING FOOTPRINT (s.f.):	-	-	
-WOODROW FITNESS	34,450sf	34,450sf	
-TENNIS BUILDING	24,000sf	24,000sf	
-FIT KIDS DAYCARE	5,250sf	5,250sf	
BLDG.COVERAGE(sf) -TOTAL	63,700sf	63,700sf	
% BLDG.COVERAGE	14.4%	14.4%	50%
IMPERVIOUS COV.(sf)	246,111sf	245,895sf	
% IMPERVIOUS COV.	55.7%	55.7%	NONE
HEIGHT	45'	45'	65' max.
USE:	HEALTH CLUB	HEALTH CLUB	
PARKING (REG./HC.)	-	-	
-WOODROW FITNESS	287	287	282
-FIT KIDS DAYCARE	102	102	64
-TOTAL	389	389	346

NOTES:

1. THIS PARCEL IS SHOWN AS LOT 10-11-7 ON THE LEBANON TAX MAPS. THE PARCEL IS LOCATED AT 33 MORGAN DRIVE.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED IND-L AND IS PART OF THE OFFICE SECTOR OF CENTERRA PLANNED BUSINESS PARK.
6. FIT KIDS DAYCARE WAS APPROVED BY LEBANON PLANNING BOARD (PB2015-15-SPR)
7. TENNIS COURT SITE PLAN WAS APPROVED BY LEBANON PLANNING BOARD AND SUBJECT TO CONDITIONS (PB2022-18-SPR).



10/11/2022
MINOR SITE PLAN
PN: 22-020

EXISTING LEGEND

Symbol	Description	Notes
	Boundary Corner	X 66.9
	Iron Pipe (Found)	-----
	Rebar (Found)	-----
	Stone Monument (Found)	-----
	Survey Traverse Point	-- -- 760 -- --
	Survey Control Disk	=====
	Shrub	-----
	Hardwood Tree	-----
	Softwood Tree	-----
	Cleanout	-----
	Utility Pole	----- OET -----
	Light Pole	----- OHE -----
	Bollard Light	----- OHT -----
	Light	----- UETC -----
	Utility Pole Anchor	-----
	U.g. Electric Junction Box	----- -----
	U.g. Electric Transformer	-----
	U.g. Telephone Box	-----
	U.g. Cable Tv Box	-----
	Curb Stop	-----
	Gate Valve	----- □ ----- □ ----- □ ----- □ -----
	Fire Hydrant	----- D -----
	Drilled Well	----- UD -----
	Monitor Well	----- W -----
	Catch Basin	----- S -----
	Drain Manhole	----- FM -----
	Sewer Manhole	----- UGE ----- ----- E -----
	Riser	----- UGT -----
	Telephone Manhole	-----
	Electric Manhole	=====
	Communication Manhole	----- UGP -----
	Propane Tank	-----
	Sign	-----

EXISTING LEGEND(CONT.)

Spot Elevation

Approximate Boundary Line

Approximate Right-Of-Way Line

Existing 1'2' Contour

Existing 5'/10' Contour

Curb

Edge Of Pavement

Edge Of Gravel

Painted White Line

Painted Yellow Line

Overhead Electric/Telephone

Overhead Electric

Overhead Telephone

U.g. Electric/Telephone/Cable

Edge Of Brook/River

Edge Of Wetland

Guard Rail

Stonewall

Wire Fence

Chainlink Fence

Rail Fence

Drain Line

Underdrain Line

Water Line

Sewer Line

Sewer Forcemain

U.g. Electric

U.g. Telephone

Edge Of Woods

Retaining Wall

U.g. Propane

Edge Of building

PROPOSED LEGEND

	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	COMMUNICATION MANHOLE	
	PROPANE TANK	
	U.G. TELEPHONE BOX	
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	
	SIGN	
	PARKING SPACE NUMBER	
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

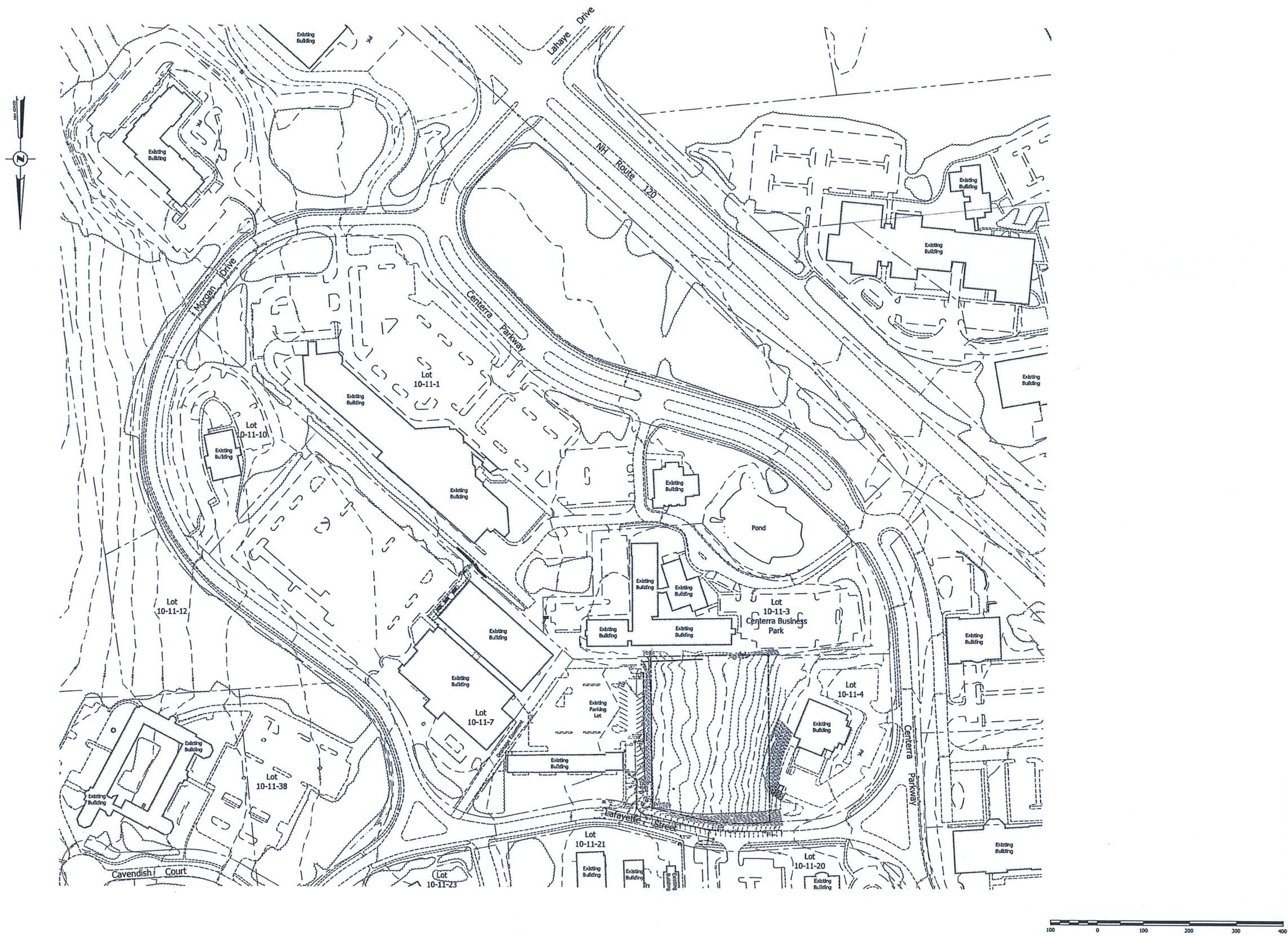
PROPOSED LEGEND(CONT.)

	DUMPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 5295 E-MAIL: advancedgeomatics@comcast.net		TENNIS COURTS FOR WOODROW FITNESS, LLC IN LEBANON, NEW HAMPSHIRE		#	REVISONS	DATE
SURVEYED: DESIGNED: DRAWN: DAN CHECKED: DAN DATE: 10/11/2022		WOODROW FITNESS LEGEND		G-1		
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 22093 LEGEND						



OVERALL EXISTING CONDITIONS PLAN
FOR
WOODROW FITNESS, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

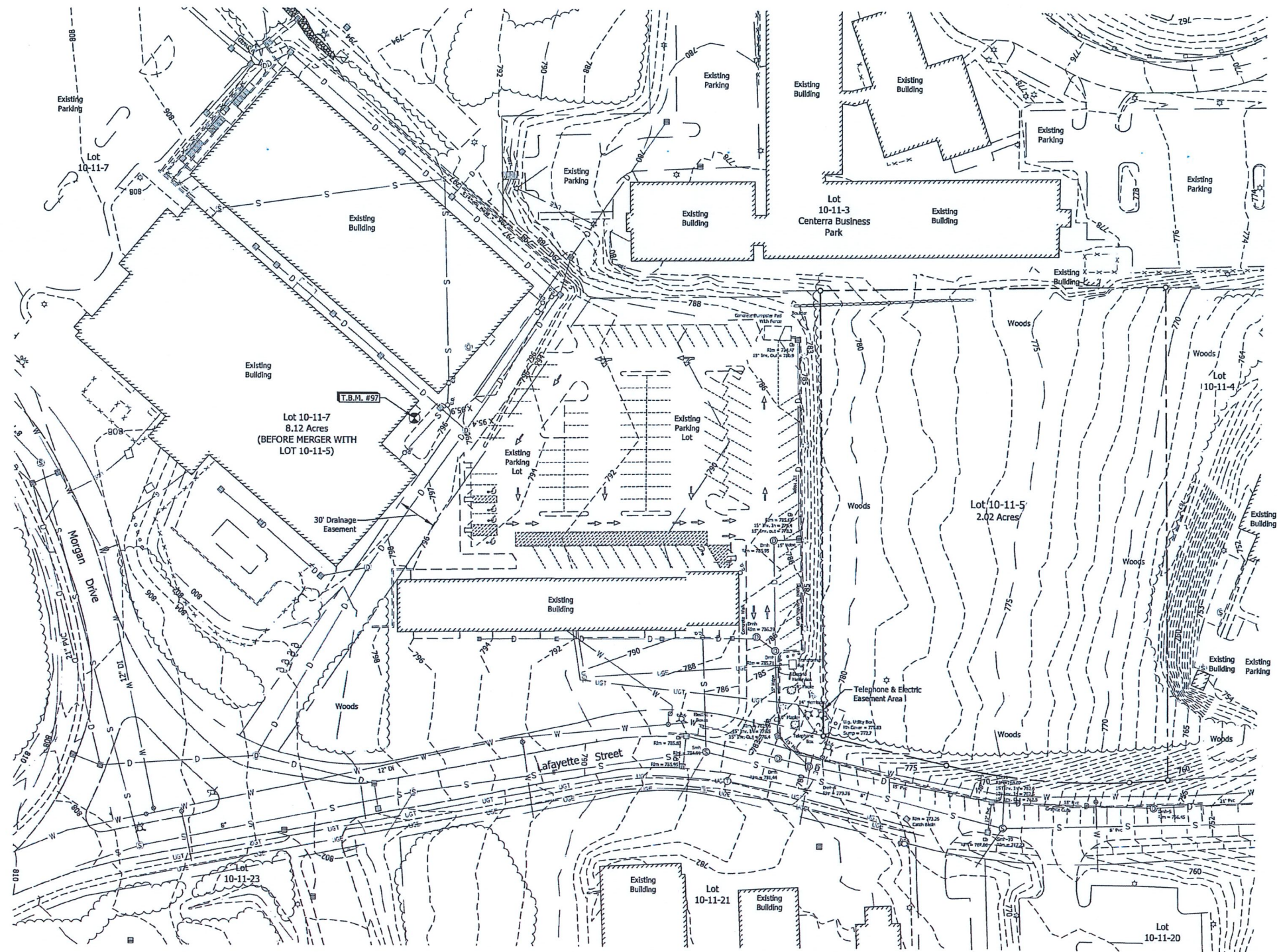
SURVEYED: GIS
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 10/11/22

WOODROW
FITNESS
OVERALL EXISTING
CONDITIONS

X-1
© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22020/22020-BA



T.B.M. #97
NORTHEAST CORNER
CONCRETE SLAB
ELEV. = 797.01



- NOTES:**
1. SURVEY OF PROJECT PARCEL WAS PERFORMED IN MAY 2018. EXISTING CONTOUR DATA IS ONE FOOT.
 2. TOPO DATA OUTSIDE LIMITS OF CURRENT FIELD SURVEY FROM CITY OF LEBANON GIS DATA, 2' CONTOURS.

SHEET 4 OF 8



ADVANCED GEOMATICS & DESIGN		EXISTING CONDITIONS PLAN	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03786		FOR WOODROW FITNESS, LLC	
PHONE: (603) 448 6255		IN LEBANON, NEW HAMPSHIRE	
E-MAIL: advancedgeomatics@comcast.net			
SURVEYED: GIS/PATON			
DESIGNED: DAN			
DRAWN: KH			
CHECKED: DAN			
DATE: 3/14/2022			
WOODROW FITNESS			
EXISTING CONDITIONS			
X-2			
© 2022			
ADVANCED GEOMATICS & DESIGN			
WG: 22003122003-BA			
		REVISIONS	
		DATE	



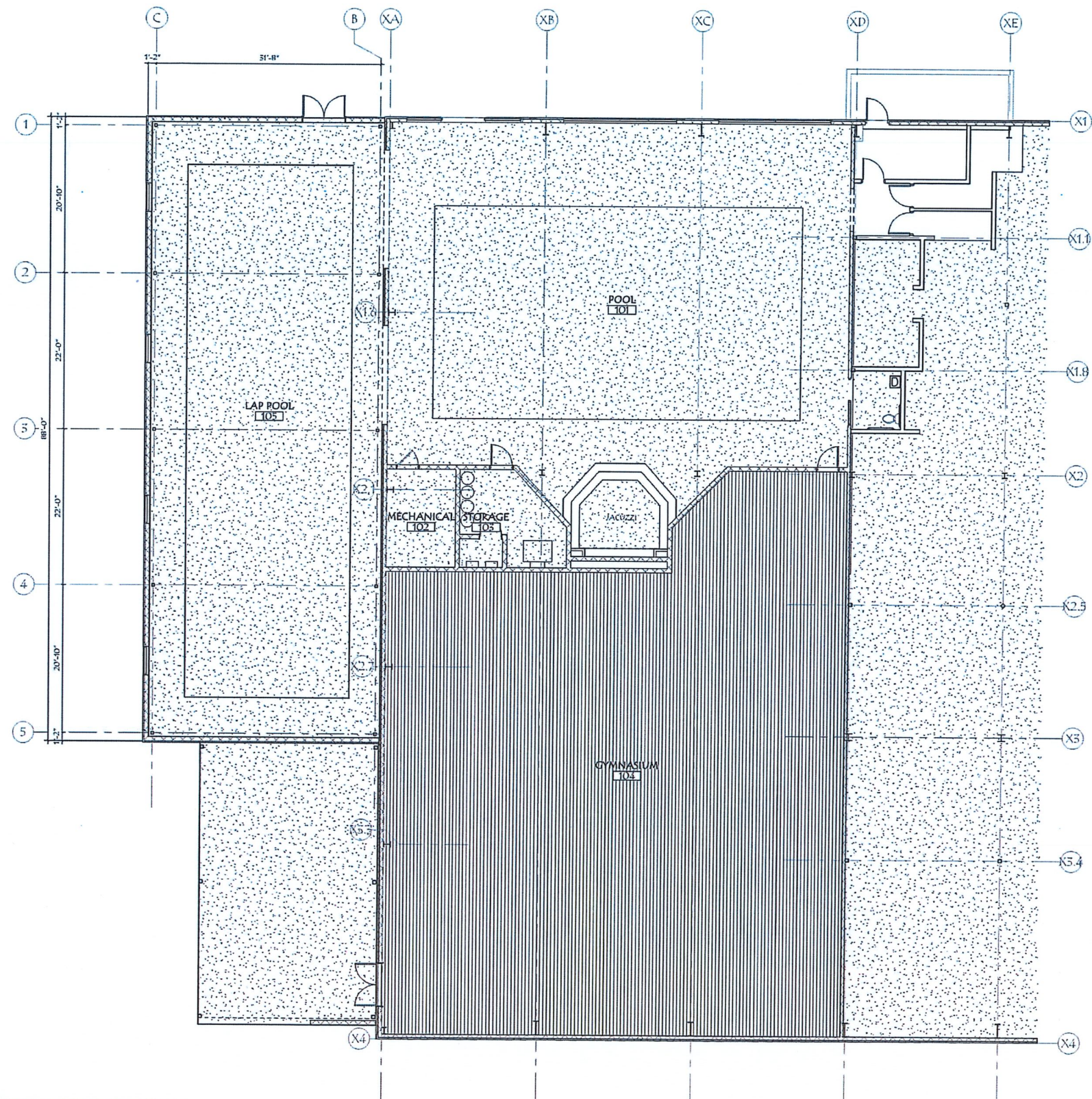
POOL 101 LOOKING TOWARDS LAP POOL 105



POOL 101 NORTH EXTERIOR WALL



LAP POOL 105 LOOKING NORTH



1 EXISTING FIRST FLOOR PLAN
A1.00 1/8" = 1'-0"

SHEET 5 OF 8

PROJECT STATUS
NOT FOR CONSTRUCTION

Wiemann
Lamphere



ARCHITECTS

**525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wlemannlamphere.com**

RIVER VALLEY CLUB

DAYCARE & POOL RENOVATIONS

LEBANON NEW HAMPSHIRE

#	DATE	REVISION DESCRIPTION

PAGELESS PRINT DATE:
9/18/2022 1:27:15 PM

PLAN NORTH

DRAWN BY:
KL

SCALE:
1/8" = 1'-0"
PROJECT NO.:
20220039
CHECKED BY:
DK/SR

SHEET TITLE:

EXISTING FIRST
FLOOR PLAN

A1.00

RIVER VALLEY CLUB

DAYCARE & POOL RENOVATIONS

LEBANON NEW HAMPSHIRE

#	DATE	REVISION DESCRIPTION

PAGELESS PRINT DATE:
9/19/2022 1:27:18 PM

PLAN NORTH



SCALE:

1/8" = 1'-0"

PROJECT NO.

2022009

DRAWN BY:

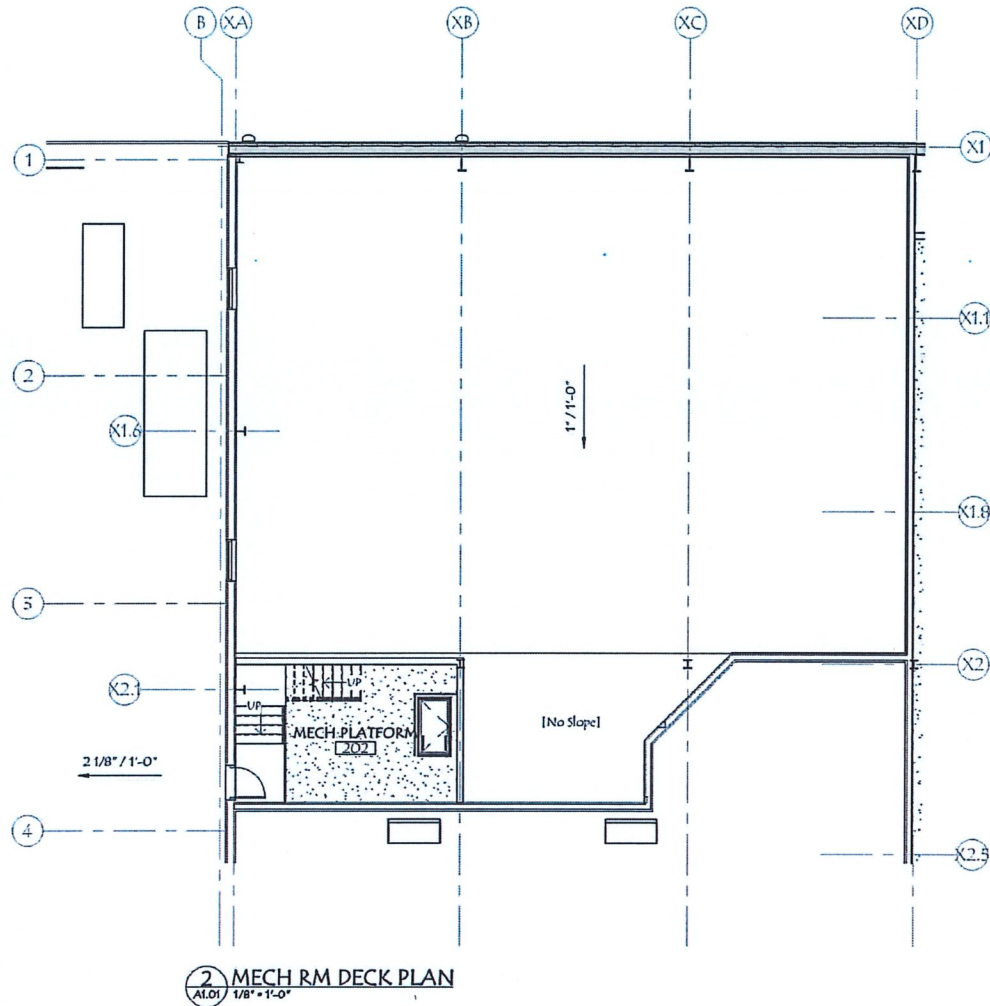
KL

CHECKED BY:

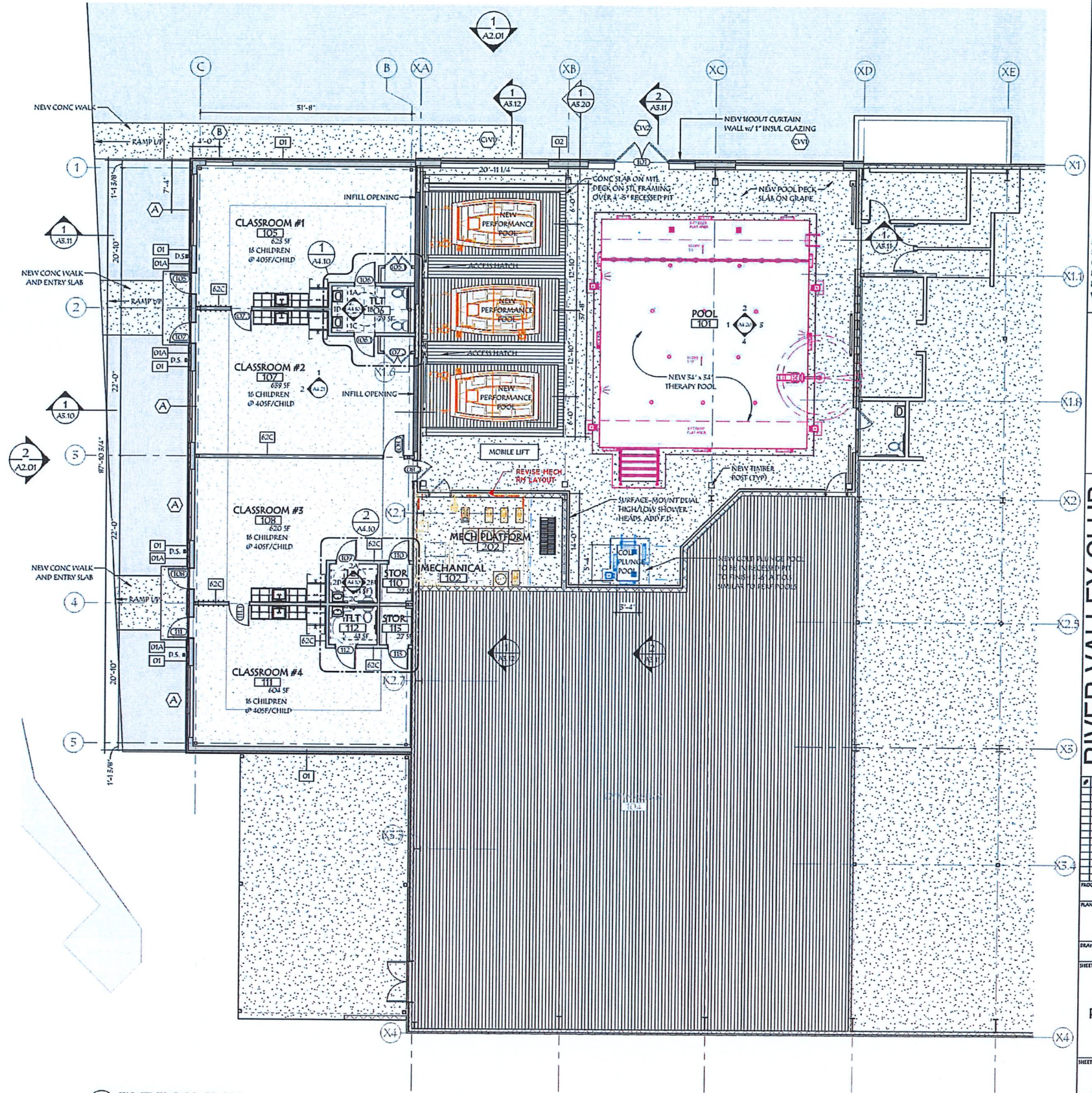
DR/SR

FIRST FLOOR
PLAN & MECH
ROOM DECK
PLAN

A1.01



2 MECH RM DECK PLAN
A1.01 1/8" = 1'-0"

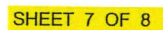


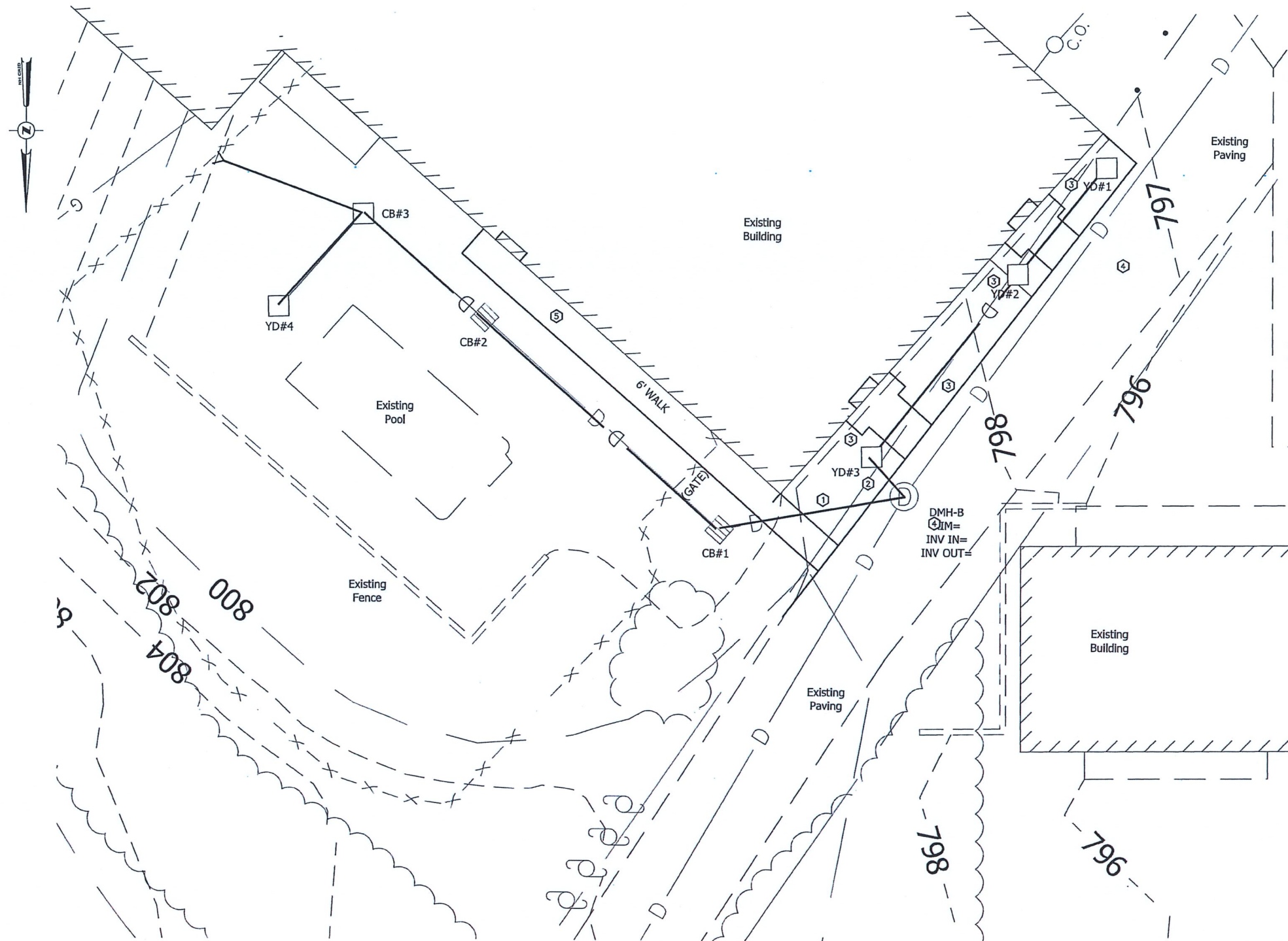
1 FIRST FLOOR PLAN
A1.01 1/8" = 1'-0"

SHEET 6 OF 8

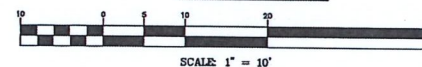
[illegible]

A2.01





SITE PLAN



NOTES:

- ① REMOVE AND REPLACE EXISTING DRAIN LINES. EXTEND TO FENCE AND CAPTURE RUNOFF WITH A CULVERT AND BERM.
- ② CONSTRUCT YARD DRAINS AND PIPING.
- ③ REMOVE PAVEMENT AND RESTORE TO GRASS.
- ④ MAINTAIN 20' WIDE AISLE/FIRE ACCESS.
- ⑤ WALKWAY TO EGRESS DOORS.

SHEET 8 OF 8

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatrics@comcast.net		SITE PLAN FOR WOODROW FITNESS, LLC IN LEBANON, NEW HAMPSHIRE		06/07/2022 2 FOR CONSTRUCTION 1 UPDATE #		DATE
				REVISIONS	#	
SURVEYED: PATON/GIS DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 10/11/2022		WOODROW FITNESS SITE PLAN C-1		© 2022 ADVANCED GEOMATICS & DESIGN DWG: 22020/22020-FL2.DWG		

DRAFT

**LEBANON MINOR SITE PLAN COMMITTEE
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
THURSDAY, SEPTEMBER 8, 2022, 1:30PM**

MEMBERS PRESENT: Tim Corwin (Senior Planner), Rebecca Owens – in person and remotely (Associate Planner), Brian Vincent (City Engineer), Captain Tim Cohen (Police Department),

MEMBERS ABSENT: Duane Egner (Fire Inspector)

STAFF PRESENT: Calvin Hunnewell (Building Inspector)

1. Call to Order

Mr. Corwin called the meeting to order at 1:30 PM.

2. Notice of Regional Impact

Peter E. Johnson Building Supplies & Vala Real Estate, 254 Plainfield Road (Tax Map 129, Lot 1 and Tax Map 129, Lot 1, Plot 70100), zoned GC: Applicant proposes to renovate the existing façade, add a sidewalk, and to grade and pave +/- 1,500 sf of parking lot. PB2022-37-MSP

Mr. Corwin stated that Staff recommends that the above application does not have the potential for regional impact.

A MOTION by Brian Vincent that the application of Peter E. Johnson Building Supplies & Vala Real Estate, 254 Plainfield Road (Tax Map 129, Lot 1 and Tax Map 129, Lot 1, Plot 70100), zoned GC does not have the potential for regional impact.

The motion was seconded by Rebecca Owens.

**The MOTION was approved 4-0).*

3. Public Hearing Items

A. Peter E. Johnson Building Supplies & Vala Real Estate, 254 Plainfield Road (Tax Map 129, Lot 1 and Tax Map 129, Lot 1, Plot 70100), zoned GC: Applicant proposes to renovate the existing façade, add a sidewalk, and to grade and pave +/- 1,500 sf of parking lot. PB2022-37-MSP

Mr. Corwin stated that Staff recommends that the application is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

A MOTION by Brian Vincent that the application of Peter E. Johnson Building Supplies & Vala Real Estate, 254 Plainfield Road (Tax Map 129, Lot 1 and Tax Map 129, Lot 1, Plot 70100), zoned GC, IS complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

The motion was seconded by Tim Cohen.

1 ***The MOTION was approved 4(-0).**

2
3 Randy Cheyne and Chris Covert, both of KCB Construction appeared in support of the application.

4
5 Mr. Cheyne explained the details of the plan, which is at the request of the property owner. The property
6 was previously Pier 1 in West Lebanon. Mr. Covert displayed the site drawings to explain the new façade.
7 Three businesses are proposed to occupy the highway side of the building with new entrances for each.
8 The committee members discussed the traffic flow through the parking area and the impact of the
9 sidewalk and limited open space. There was an extended discussion of potential safety issues. Mr. Cheyne
10 suggested the possibility of moving the parking adjacent to the building façade and maintaining ADA
11 compliance. Mr. Vincent noted that drainage is an issue in that area. Ms. Owens inquired about outside
12 lighting, and Mr. Corwin stated that it could be a condition of approval.

13
14 Mr. Corwin closed the Public Hearing.

15
16 Lighting, weather protection, landscaping, current curbing as open space, and striping for crossings were
17 all considered as conditions of approval. Restriping and traffic control were emphasized by Mr. Cohen.

18
19 Ms. Owens left the meeting.

20
21 Mr. Vincent stated that a plan showing traffic, ADA access, and striping would be needed.

22
23 **A MOTION by Tim Corwin** that the Lebanon Minor Site Plan Committee **APPROVE** the application of
24 Peter E. Johnson Building Supplies & Vala Real Estate, regarding 254 Plainfield Road (Tax Map 129, Lot
25 1 and Tax Map 129, Lot 1, Plot 70100), zoned GC, PB2022-37-MSP, for Site Plan Review pursuant to
26 Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to renovate the existing façade, add
27 a sidewalk, and to grade and pave +/- 1,500 sf of parking lot, as shown on a plan set titled "Site
28 Development Plans – Jersey Mike's," prepared by TF Moran, dated April 28, 2022, last revised July 8,
29 2022 (8 sheets), including any and all submissions and testimony provided for and during the public
30 hearing, with the following conditions:

31
32 **Conditions to be Satisfied Prior to Application for a Building Permit**

- 33
34 1. The applicant shall make the following revisions to the plan set to the satisfaction of the
35 Planning and Development Department, the City Engineer, the Police Department, and
36 the Building Inspector:
- 37 a. Provide specifications for exterior lighting fixtures, consistent with Section 6.7 of the
38 Site Plan Review Regulations.
 - 39 b. For purposes of traffic calming and providing usable open space, revise the
40 landscaping along the façade of the building to retain the footprint of the existing
41 landscaping as much as possible – particularly at the northeast corner of the building.
 - 42 c. Provide a plan prepared by a New Hampshire Registered Professional Engineer
43 showing the intended ADA access and egress to and from the building entrances,
44 including any curb ramps. Please show the intended ADA parking spaces including
45 location, proposed signage, dimensions, and spot elevations which shall be consistent
46 with applicable ADA Standards.
 - 47 d. In order to ensure safe and efficient traffic flow and improve existing conditions,
48 provide a traffic management plan for the access drive to Route 12A and the interior
49 access points to adjacent properties. The traffic management plan shall, at a
50 minimum, propose appropriate signage (e.g. yield to pedestrians, stop sign) and
51 striping (e.g. striped pedestrian zone or crossings).

- e. Ensure that curb reveal is consistent across the base of the building with the exception of any curb ramps for accessibility.
- f. Ensure positive drainage conveyance in the work area and adjacent parking area.

The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

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

2. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Minor Site Plan Committee in accordance with the Site Plan Review Regulations.

The motion was seconded by Tim Cohen.

**The MOTION was approved (3-0). Ms. Owens abstained.*

4. Other Business

5. Approval of Minutes

- A. April 14, 2022

A MOTION by Tim Cohen to approve the minutes of April 14, 2022, as presented.

The motion was seconded by Brian Vincent.

**The MOTION was approved (4-0).*

3. Adjournment

A MOTION by Brian Vincent to adjourn the meeting

The motion was seconded by Tim Cohen.

**The MOTION was approved (4-0).*

The meeting was adjourned at 2:30PM.

Respectfully submitted,

Holly Howes

Recording Secretary