



**LEBANON PLANNING BOARD
NOVEMBER 21, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Notice of Regional Impact**
 - 3. Public Hearing Items**
 - A. Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 0 Edwards Street (Tax Map 78, Lot 54), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-42-BLA**
 - B. Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 26-unit multi-family residential development (PB2019-13-SPR), originally approved by the Planning Board on January 11, 2021. PB2022-43-EXT**
 - C. Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-3: Request for Site Plan Review to construct a 4,235 square foot addition to the existing recreational ice rink together with associated site improvements. PB2022-44-SPR**
 - D. Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2: Request for an amendment to an approved Boundary Line Adjustment plan. PB2022-46-BLA**
 - E. Grafton County Economic Development Council & North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan amendment to construct additional parking. PB2022-48-SPR**
 - 4. Other Business**
 - A. Lane NH Holdings, LLC, Tax Map 48, Lots 1, 2 & 4, zoned R1, RO1, R3 & RL3: Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed multi-family project. PB2022-56-CON**

- B. **Marek Lebanon, LLC, 343 Mount Support Road, Tax Map 24, Lot 1, zoned R1 & RL3:** Review of a minor alteration to an approved site plan (PB2020-11-SPR) per Section 9.2 of the Site Plan Review Regulations
 - C. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map
5. **Approval of Minutes**
- A. October 10, 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](https://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
November 21, 2022**

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

**Jolin Salazar-Kish,
10 & 14 Bank Street
(Tax Map 92, Lots 124 & 125),
zoned LD
PB2022-43-EXT**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 21, 2022 Meeting

Staff Memorandum – PB2022-43-EXT

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID#:
PB2022-43-EXT

Application Type:
Extension of Site Plan approval for
a proposed 26-unit multi-family
residential development

Property Location & Tax Map:
8-10 & 14 Bank Street (Tax Map
92, Lots 125 & 124)

Property Owner/Applicant:
Jolin Salazar-Kish

Property Size:
+/-1.16 acres

Future Land Use Map:
Mixed Use

Zoning District:
Lebanon Downtown District
(*project subject to Central
Business District regulations*)

Overlay Districts:
None

HEARING NOTICE

Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 26-unit multi-family residential development (PB2019-39-SPR), originally approved by the Planning Board on January 11, 2021. PB2022-43-EXT

APPLICATION AND OTHER MATERIALS

- ▶ Application form
- ▶ Memo from Kish Consulting & Contracting, undated (1 page)
- ▶ Notice of Action dated January 11, 2021 for PB2019-39-SPR (3 pages)

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

8-10 Bank Street is a 0.73 acre lot owned by the applicant and currently improved with a 5-unit multi-family dwelling. 14 Bank Street is a 0.43 acre lot also owned by the applicant, and is currently improved with a boarding house with 8 rooms/studios plus three one-bedroom apartments.

Pursuant to a site plan approved by the Planning Board on January 11, 2021 (PB2019-39-SPR), the applicant proposes to merge the lots and to redevelop the merged property as a 26-unit multi-family dwelling complex. A copy of the Board's Notice of Action is attached for reference.

To date, the applicant has not yet begun construction, nor have they obtained a building permit.

For the reasons set forth in the attached memo from Kish Consulting & Contracting, the applicant is now requesting an extension of the Planning Board's site plan approval.

STAFF COMMENTS

Section 4.10.A of the Site Plan Review Regulations requires that an applicant obtain a building permit within two (2) years of the site plan approval. If a building permit is not obtained within two years, the site plan approval is void. In this case, should the applicant not obtain a building permit by January 11, 2023, the applicant's Site Plan approval (PB2019-39-SPR) will be void.

Section 4.10.B of the Site Plan Review Regulations allows the Planning Board to grant an extension of up to two (2) additional years beyond the original expiration date. Accordingly, in this case, the Board may extend the deadline to obtain a building permit to any date up to and including January 11, 2025.

In determining whether to grant an extension (and the duration of any such extension), Section 4.10.C provides that "the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness."

For quick reference, the relevant sections of 4.10 of the Site Plan Review Regulations are included below:

Section 4.10 – Expiration of Site Plan Approval

- A. Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12, VI and RSA 674:39.
- B. Notwithstanding paragraph A above, the Board may grant an extension of up to two (2) additional years beyond the original expiration date. A request for such an extension must be submitted by the Applicant to the Planning Office prior to such expiration date, and requests for extension of the site plan approval received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.
- C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the extension request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the following conditions:

1. The applicant shall be required to obtain a Building Permit from the Planning and Development Department by _____ (*TBD by the Board, but can be no later than January 11, 2025*).
2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB 2019-39-SPR, dated January 11, 2021, and all conditions of approval thereof.

Attachments

cc: Jolin Salazar-Kish (via e-mail)
File

**CITY OF LEBANON
APPLICATION FOR**

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

PROPERTY OWNER (APPLICANT):

NAME: JOLIN SALAZAR-KISH TEL.#: 603-359-3158
MAILING ADDRESS: 32 LEBANON ST. SUITE A, HANOVER NH 03755
E-MAIL ADDRESS: jolin@kccproperties.com

CO-APPLICANT, AGENT, OR LESSEE:

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

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 124 & 125 PLOT #: ZONE: CENTRAL BUSINESS
STREET ADDRESS OF PROJECT: 10 & 14 BANK STREET
IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Remove #14 Bank Street. Remove one-story room at rear of #10 Bank Street, & a ramp. Add ell to back of #10 with 3 apts, ramp and steps. Construct 18 apt. building at #14, with ramp. Construct paved parking lot and loop driveway.

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

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

PROPERTY OWNER: _____ DATE: _____

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

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	F		
10/10/2022	92-124 + 92-125	PB2022- 43-EXT			

KISH CONSULTING & CONTRACTING

32 LEBANON STREET, SUITE A HANOVER, NH 03755

603-643-5966 reception 603-359-3158 Jolin cell

*Jolin Salazar-Kish, PhD, Owner
Sue Reed AIA, Architect*

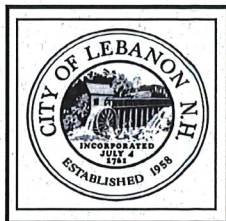
EXTENSION APPLICATION FOR SITE PLAN PERMIT
BANK STREET APARTMENTS
#10 & #14 BANK STREET, LEBANON NH

We are approaching the end of 24 months since the Site Plan Permit for the proposed project was issued in mid-January of 2021.

During that time we have been completing the various Conditions. This included the required meeting with City Staff, at which time Inspector Hunnewell pointed out that #14 Bank now required two accessible entrances. We added a new accessible route to the north (street) end of that building. He also felt that the addition to #10 should be accessible, so we added a ramp, which was easier to do if that entry faced west, so we made that change. City Staff had these changes reviewed by the Planning Board in July of 2022.

A number of other factors have also lead to a delay in the submission of construction documents for the Building Permit. Covid affected our construction supply chain and staffing for the overall business. There are leases in place for apartments in the two buildings which affect when we can start construction.

Although we will be applying for the Building Permit quite soon, we are aware that between the workload of the Inspection staff and upcoming holidays we can't be certain to have that Permit issued before the Site Plan Permit expires. Therefore we are filing for an extension. We want to avoid needing the Planning Board to review our Application all over again.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on DECEMBER 9, 2019, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of JOLIN SALAZAR-KISH for a Site Plan Review (PB2019-39-SPR) is complete enough to accept jurisdiction and commence review.

The motion was seconded by Tom Martz. The vote on the motion was unanimous in favor, 6-0.

Notice is hereby given that on JULY 13, 2020, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Joan Monroe moved that the Lebanon Planning Board **APPROVE** a **partial waiver** for the application of JOLIN SALAZAR-KISH, #PB2019-39-SPR, from **Section 6.7.2.b** of the Site Plan Review Regulations: "Light fixtures shall be located, mounted, aimed, and shielded so as to not cause light trespass upon adjacent properties or onto streets or rights-of-way in excess of the following levels: The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level, and the light intensity at adjoining residential property boundaries shall not exceed 0.1 foot-candles at grade level."

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 5-0.

Notice is hereby given that on JANUARY 11, 2021, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board **APPROVE** waivers for the application of **JOLIN SALAZAR-KISH, #PB2019-39-SPR**, from the following section of the Site Plan Review Regulations:

- **Partial Waiver of Section 6.2.B.4** – requiring that trees to be planted no closer than 8 ft. to any lot line
- **Waiver of Section 6.2.B.6** – requiring a 20 ft. wide opaque buffer between the proposed multi-family use and the abutting office use at 18 Bank Street
- **Partial Waiver of Section 6.2.D** – "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."
- **Partial Waiver of Section 6.2.E.1** – requiring parking areas to be visually screened with landscaping

The motion was seconded by Jeremy Rutter. The vote on the motion was unanimous in favor, 8-0.

Notice is hereby given that on JANUARY 11, 2021, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board **APPROVE** the application of **JOLIN SALAZAR-KISH** for Site Plan Review of a proposed 26-unit multi-family residential development to consist of one existing building and one new building on two lots to be merged, together with associated site improvements at 8-10 & 14 BANK STREET (Tax Map 92, Lots 125 & 124), zoned

CBD, **PB2019-39-SPR**, as shown on a plan set titled "Bank Street Apartments" prepared by Advanced Geomatics and Design, dated December 28, 2020 (originally dated November 12, 2019), PN: 19-001 (27 sheets), including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall provide two (2) revised plans sets depicting the following revisions to the satisfaction of the Planning & Development Department, the City Engineer, and the Fire Department, as follows:
 - a) The plans shall be updated to satisfactorily address comments #2-#5 of the City Engineer and the Department of Public Works as set forth in the staff memo prepared for the January 11, 2021 Planning Board meeting.
 - b) Any changes to the driveway width and curbing height as may be deemed necessary by the Fire Department to ensure safe and efficient fire truck access.
 - c) Update the landscaping plan to:
 - i. Add a note that an opaque fence with a minimum height of 4 ft. shall be maintained along the rear of the property.
 - ii. Remove all existing conditions that are proposed to change (e.g. existing building footprints and existing driveway edge) and provide an updated legend to identify all lines used (e.g. dashed lines identifying parking overhangs should be identified).
2. The applicant shall provide a digital copy of the revised plan set and any revised application materials depicting any changes made pursuant to Condition of Approval #1, to the satisfaction of the Planning & Development Department and the City Engineer. The digital copy of the plan set shall use a PDF-A format for archival purposes.
3. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall schedule and hold a pre-building permit application meeting with the Planning Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process.
4. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
5. All outstanding engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
6. The applicant shall apply for a voluntary merger of 92-125 and 92-124 (10 and 14 Bank Street) with the Planning & Development Department. Upon approval by the City, the voluntary merger shall be recorded at the Grafton County Registry of Deeds.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

7. The City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to the construction of sewer and water both on-site and work within the City's right-of-way (water, sewer, road, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the applicant shall sign a Water & Sewer Extension and Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.

8. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
9. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
10. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals including, but not limited to, the following:
 - a) NHDES Sewer Connection Permit, if necessary

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

11. The impact fee calculated pursuant to Condition of Approval #8 shall be paid.
12. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer prior to acceptance of any utility improvements by the City.
13. 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 Planning Board in accordance with the Site Plan Review Regulations.

General Conditions

14. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.
15. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
16. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
17. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

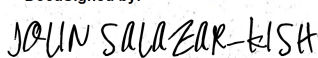
The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 8-0.

THE CITY OF LEBANON

By: 
 Planning Board Chair

DATE: 2/25/2021

DocuSigned by:



3/5/2021

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**Agenda
Planning Board
November 21, 2022**

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

**Hanover Improvement
Society Co & Trustees of
Dartmouth College,
394 North Main Street
(Tax Map 5, Lot 2 & Tax Map 8,
Lots 27 & 28), zoned
R-3 & RL-3
PB2022-44-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 21, 2022 Meeting

Staff Memorandum – PB2022-44-SPR

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2022-44-SPR

Application Type:

Site Plan Review for proposed additions to existing ice rink

Property Location & Tax Map

394 N. Main St (Tax Map 5, Lot 2), with stormwater infrastructure located on: 1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), and 00 Indian Ridge Drive (Tax Map 8, Lot 28)

Applicant/Property Owner:

Hanover Improvement Society & Town of Hanover (adjacent lots with proposed stormwater infrastructure owned by Dartmouth College)

Zoning District:

Residential Three (R-3) & Rural Lands Three (RL-3)

Future Land Use Map: Mixed Use

Property Size (394 N Main St):

+/-13.95 acres (per City Assessor's records)

Overlay Districts:

- Wetlands Conservation District

Staff Attachments:

- Zoning Board of Adjustment Notice of Decision dated May 2, 2022 (ZB2022-08-SEVAR)

LEGAL NOTICE

Hanover Improvement Society (applicant) and Town of Hanover (property owner), 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3 and R-3: Request for Site Plan Review to construct +/-4,385 sq. ft. additional building area onto the existing recreational ice rink together with associated site improvements including stormwater infrastructure to be located on adjacent properties owned by Dartmouth College (1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), 00 Indian Ridge Drive (Tax Map 8, Lot 28)). PB2022-44-SPR

PLANS AND APPLICATION MATERIALS

- ▶ Application forms (3 pages)
- ▶ Letter dated November 2, 2022, from Jeff Goodrich, PE, of Pathways Consulting, LLC (project narrative, 2 pages)
- ▶ Application for Waivers, dated September 30, 2022 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated November 2, 2022 (10 pages)
- ▶ Plan set prepared for Hanover Improvement Society Campion Rink Renovations & Additions, by Pathways Consulting, LLC, dated October 10, 2022, last revised November 2, 2022, Proj. No. 10571 (10 sheets)

On file at the Planning and Development Department and available for review upon request:

- ▶ Drainage Calculations report for Hanover Improvement Society Campion Rink Renovations & Additions, by Pathways Consulting, LLC, dated October 10, 2022, updated October 28, 2022 (40 pages)
- ▶ Stormwater Management Facilities Operation and Maintenance Manual for Hanover Improvement Society Campion Rink Renovations & Additions, by Pathways Consulting, LLC, dated November 2, 2022, Project No. 12277-01 (15 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

Figure 1. Vicinity Map.



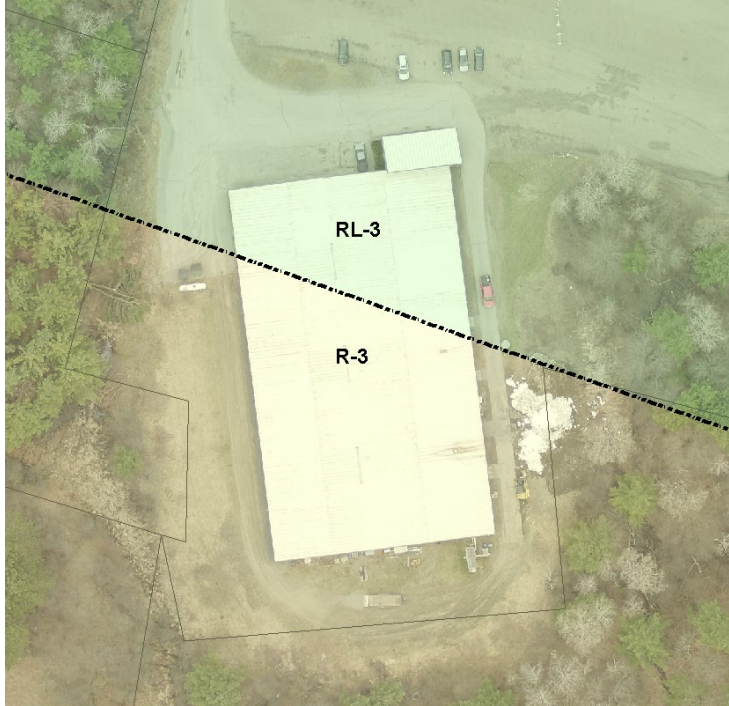
©2020 Google, <https://lebanonnh.mapgeo.io/>

APPLICATION OVERVIEW

394 North Main Street (the "Property") is a +/-13.95-acre parcel improved with a number of outdoor recreational fields operated by the Town of Hanover, and in the southwestern corner of the lot, the James W. Campion III Rink, a +/- 22,500 sq. ft. recreational ice rink ("Ice Rink"). The Property is split-zoned RL-3 to the north and R-3 to the south. Approximately one-third of the Ice Rink is located in RL-3 District with

the remainder of the building located in the R-3 District (see Figure 1 below). The Town of Hanover owns the Property, whereas the Ice Rink itself is owned and operated by the Hanover Improvement Society.

Figure 2.



The Ice Rink was originally approved in 1987 and was reapproved in by the Zoning Board in 2016, in connection with a proposed 56,570 sq. ft. expansion of the Ice Rink that never materialized. On January 22, 2019, the Zoning Board granted a two-year extension of the 2016 Special Exception and Variances as they related to the proposed expansion of the Ice Rink. The extension has now expired. However, the 2016 Notice of Decision was intended to supersede and replace the 1987 Zoning Board approval for the existing rink regardless of whether the proposed expansion was actually constructed.

As detailed in the application materials, the applicant proposes to renovate the Ice Rink and to construct additions totaling 4,385 sq. ft. in size (note the current proposal is substantially smaller in scale compared to the unbuilt 56,570 sq. ft. expansion approved by the Zoning Board in 2016). The additions include a 3,665 sq. ft. expansion and renovation of the lobby on the north (front) side of the building, and a 720 sq. ft. expansion on the east side of the building to accommodate new restrooms and locker room spaces. The 3,665 sq. ft. addition is located in the RL-3 portion of the lot, whereas the 720 sq. ft. addition is located partially within the RL-3 District and partially within the R-3 District.

The applicant proposes site improvements within the vicinity of the Ice Rink including new paving, curbing, and landscaping. Off site stormwater infrastructure improvements are proposed to be located on three adjacent lots owned by Dartmouth College.

Figure 3. Bird's Eye View of subject property (looking south).



STAFF COMMENTS

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

The proposed development constitutes a “major change” to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

Pursuant to Section 7.1 (“Waiver of Regulations”), the applicant has requested waivers from certain provisions of Article V (“Submission Requirements”) and Article VI (“Design and Construction

Requirements”) of the Site Plan Review Regulations. Please see attached Application for Waivers for a discussion of each.

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- 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
- 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.

The applicant’s basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

SECTION 5 –SUBMISSION REQUIREMENTS

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. Please see the attached Application for Waivers for an explanation of the requested waivers.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): The applicant has applied for a waiver from the landscaping around buildings requirements set for the in Section 6.2.D.1.

6.4 (Fees and Assessments in Effect at time of Connection): New construction will be subject to the City’s Impact Fee Ordinance and fee schedule adopted by the Board on October 13, 2021.

6.6 (Stormwater Management): Please see City Engineer comments below.

6.8 (Off-Site Improvements): The applicant does not propose any off-site improvements.

6.9 (Premature and Scattered Development): This section provides that the Planning Board “may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations.” Staff does not recommend a finding that the proposed development is scattered and premature as such a finding would appear to be without basis.

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable.*

II. ZONING ORDINANCE:

On May 2, 2022, the Zoning Board of Adjustment approved several Variances and Special Exceptions that are required for the project, subject to conditions of approval that the Planning Board should be

aware of. A copy of the Board's Notice of Decision – including the conditions of approval on pages 5 and 6 of the decision – is attached for reference.

On October 3, 2022, the Zoning Board determined that an application filed by Dartmouth College for a Variance to allow accessory stormwater infrastructure serving an off-site principal use was not required. Specifically, the Board held that, "upon evaluation of the unique facts and circumstances presented by Dartmouth College and the Town of Hanover in application ZB2022-23-VAR, this Board determines variance relief of Section 215 is not required."

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

Staff has asked the applicant to address the following comments of the City Engineer, based on the City Engineer's review of the attached plan set and application materials:

1. The Technical Checklist indicates that the applicant is waiving much or all of the Section 6.6 stormwater submission and design requirements; however, a written waiver request has not been provided.
2. Given the nature of the native soils within the placement area of the proposed infiltration basin, it is recommended that the applicant provide a reinforced overflow weir and detail of how the weir reinforcing materials would be constructed. This may also apply to the forebay overflow weir. It is understood that the drainage model shows no overflow to the weir, but staff still recommends that reinforcing materials are installed.
3. Confirm that the proposed relocated hydrant location is properly spaced from the building/proposed building addition.
4. Actual measured saturated hydraulic conductivity test results, as well as estimated seasonal high water table elevation shall be provided to DPW for review prior to construction. The applicant should also share any intent to add soil amendments to the site if required/applicable, as well as design details.
5. The O&M Manual refers to a Dunkin Donuts facility. This is likely a typo that should be addressed.

FIRE DEPARTMENT

Planning staff has provided the plans to the Fire Department and anticipates receiving written comment prior to the November 21st hearing.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
2. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
3. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

4. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 13, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
5. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
6. An easement over 1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot 27), and 00 Indian Ridge Drive (Tax Map 8, Lot 28) for the operation and maintenance of the off-site stormwater infrastructure shall be recorded in a form acceptable to the City's legal counsel.
7. Actual measured saturated hydraulic conductivity test results, as well as estimated seasonal high water table elevation shall be provided to DPW for review prior to construction. The applicant should also share any intent to add soil amendments to the site if required/applicable, as well as design details.
8. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.

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

9. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.

10. 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 Planning Board in accordance with the Subdivision Regulations and Site Plan Review Regulations.

General Conditions

11. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
12. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
13. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Attachments

cc: Hanover Improvement Society
Town of Hanover
Dartmouth College
Jeff Goodrich, PE, Pathways Consulting LLC
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF DECISION LEBANON ZONING BOARD OF ADJUSTMENT ZB2022-08-SEVAR

*The Lebanon Zoning Board of Adjustment, at a regular meeting held on **May 2, 2022**, approved the following motion made by Dan Nash, seconded by Jeremy Katz, by a vote of **4-0**:*

“On April 4, 2022, at a duly noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared Nate Stearns, Esq., Will Mudge, and Jeff Goodrich, P.E., on behalf of Hanover Improvement Society (applicant) and Town of Hanover (property owner), regarding 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3 and R-3: Applicant proposes a 6,345 sq. ft. expansion of the James W. Campion III Rink. Applicant requests Variances from the following Sections of the Zoning Ordinance: (a) Section 314.3 to allow +/-2.7% building coverage on the RL-3 portion of the lot where 1% is the maximum allowed; (b) Section 314.3 to allow the proposed addition to be located +/-45 ft. from the side lot line where 50 ft. is the minimum required in the RL-3 District; (c) Section 310.3 to allow +/-38.9% building coverage on the R-3 portion of the lot where 25% is the maximum allowed for a Class 1 lot; and (d) Sections 310.2 and 702.5 to expand an existing non-conforming, non-public indoor recreational facility located on the R-3 portion of the lot. Applicants also request a Special Exception pursuant to Section 314.2 to expand an existing indoor recreational facility on the RL-3 portion of the lot. ZB2022-08-SEVAR

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. 394 North Main Street (the “Property”) is a +/-13.95-acre parcel improved with a number of outdoor recreational fields and the James W. Campion III Rink, a +/- 22,500 sq. ft. recreational ice rink (“Ice Rink”). The Property is split-zoned RL-3 to the north and R-3 to the south. Approximately one-third of the Ice Rink is located in RL-3 District with the remainder of the building located in the R-3 District.
2. The Ice Rink was originally approved in 1987 and was reapproved by the Zoning Board in 2016, in connection with a proposed 56,570 sq. ft. expansion of the Ice Rink that never materialized (ZB2016-03R-SEVAR). On January 22, 2019, the Zoning Board granted a two-year extension of the 2016 Special Exception and Variances as they related to the proposed expansion of the Ice Rink. The extension has now expired. However, certain portions of the 2016 Notice of Decision were intended to supersede and replace the 1987 Zoning Board approval for the existing rink regardless of whether the proposed expansion was actually constructed.
3. Applicant has also requested modification of two of the conditions in the 2016 ZBA decision: (a) that the Applicant be allowed to leave the exterior of the existing rink as is (a combination of white and brown finishes), as opposed to resurfacing the exterior to all earth toned finishes (Condition A. 9 in the 2016 Notice of Decision); and (b) that the Applicant be allowed to operate the facility outside of the period from mid-September to mid-April during the following hours:

Mid-October through mid-April, 6:00 am. to midnight
Mid-April through mid-May, 7:00 am to 10:00 pm
Mid-May through late-June, only open to support field use
Late-June through early-August, 6-week period of 7:00 am to 10:00 pm
Early-August through Labor Day, only open to support field use
Labor Day through mid-October, 6:00 am. to 10:00 pm

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May 2, 2022

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4. The Town of Hanover owns the Property, whereas the Ice Rink itself is owned and operated by the Hanover Improvement Society. Because the Ice Rink is not owned by a government entity, it is considered an “indoor recreational facility” use under the Zoning Ordinance and not a “public recreation facility” use. “Indoor recreational facility” is a use allowed by Special Exception in the RL-3 District but is not an allowed use in the R-3 District. Therefore, the portion of the Ice Rink that is located in the R-3 District is considered legal non-conforming.
5. As detailed in the application materials, the applicant proposes to renovate the Ice Rink and to construct additions totaling 6,345 sq. ft. in size. The additions include a 3,665 sq. ft. expansion and renovation of the lobby on the north (front) side of the building, and a 2,680 sq. ft. expansion on the east side of the building to accommodate new restrooms and locker room spaces. The 3,665 sq. ft. addition is located in the RL-3 portion of the lot, whereas the 2,680 sq. ft. addition is located partially within the RL-3 District and partially within the R-3 District.
6. The project requires four (4) Variances and a Special Exception, as follows:
 - a. Variance from Section 314.3 to allow +/-2.7% building coverage on the RL-3 portion of the lot where 1% is the maximum allowed.
 - b. Variance from Section 314.3 to allow the proposed addition to be located +/-45 ft. from the side lot line where 50 ft. is the minimum required yard in the RL-3 District.
 - c. Variance from Section 310.3 to allow +/-38.9% building coverage on the R-3 portion of the lot where 25% is the maximum allowed for a Class 1 lot.
 - d. Variance from Sections 310.2 and 702.5 to expand an existing non-conforming non-public indoor recreational facility located on the R-3 portion of the lot.
 - e. Special Exception pursuant to Section 314.2 and Section 704 to expand an existing indoor recreational facility on the RL-3 portion of the lot.
7. To obtain the requested Variances, the applicant must demonstrate compliance with each of the five variance criteria as set forth in Section 801.2 of the Zoning Ordinance and NH RSA 674:33, I(b).
8. In order to grant a Special Exception for the proposed conversion, the Board must determine that the proposal meets the general Special Exception criteria, set forth in Section 801.3 of the Zoning Ordinance.
9. The applicant has submitted testimony addressing the Section 801.2 Variance criteria and Section 801.3 Special Exception criteria in an application received by the Planning and Development Department on March 17, 2022.
10. Dan Donnelly, abutter, and his attorney Steve Girdwood expressed concerns with the project and offered suggestions to mitigate those concerns.
11. Four letters of support were received by the Planning Office and were made a part of this record.

II. CONCLUSIONS OF LAW

A. Variance from Section 314.2 (building coverage in the RL-3)

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)

NOTICE OF DECISION

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5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):

This property is in RL-3 that has water, sewer and electric services and roads and road access.

- i. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. (Section 801.2.A.5.a.i)
- ii. The proposed use **is** a reasonable one. (Section 801.2.A.5.a.ii)

B. Variance from Section 314.2 (setback)

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Variance requested from Section 314.3 to allow the proposed addition to be located +/-45 ft. from the side lot line:

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)
5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):

The property is zoned RL-3 that has water, sewer, and electric services, and road access.

- i. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. (Section 801.2.A.5.a.i)
- ii. The proposed use **is** a reasonable one. (Section 801.2.A.5.a.ii)

C. Variance from Section 314.2 (building coverage in the R-3)

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)
5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):
The property is zoned RL-3 that has water, sewer, and electric services, and road access.
- i. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. (Section 801.2.A.5.a.i)

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- ii. The proposed use **is** a reasonable one. (Section 801.2.A.5.a.ii)

D. Variance from Section 310.2 and 702.5 (to expand non-conforming use)

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)
5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):

The property is zoned RL-3 that has water, sewer, and electric services, and road access.

- i. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. (Section 801.2.A.5.a.i)
- ii. The proposed use **is** a reasonable one. (Section 801.2.A.5.a.ii)

E. Special Exception per Section 314.2

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Special Exception requested pursuant to Section 314.2 and Section 704 to expand an existing indoor recreational facility on the RL-3 portion of the lot:

1. The Special Exception is specifically authorized by §310.2 of the Zoning Ordinance. (§801.3.A)
2. There are no special conditions/requirements applicable to the proposed use. (§801.3.B)
3. There **are no** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy. (§801.3.C) *Staff is not aware of any Zoning Ordinance violations on the property.*
4. The character of the area **will not** be adversely affected. (§801.3.D)
5. **No** hazard or nuisance will be created. (§801.3.E)
6. The capacity of existing or planned community facilities and services (including streets and highways) **will not** be adversely impacted. (§801.3.F)
7. The granting of the Special Exception **will not** result in undue municipal expense. (§801.3.G)
8. The proposed Special Exception **will** be developed in a manner compatible with the spirit and intent of the ordinance. (§801.3.H)
9. The general welfare of the City **will** be protected. (§801.3.I)

III. DECISION

NOTICE OF DECISION

ZB2022-08-SEVAR

May 2, 2022

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Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 2nd day of May, 2022, hereby **GRANTS** the requested Variances and Special Exception as noted in Finding of Fact number 6 and attaches the following conditions:

1. The applicant shall obtain a building permit and a certificate of occupancy.
2. The following conditions shall apply:
 - a. Whether or not the proposed expansion to the Ice Rink is constructed, this approval supersedes and replaces the Notices of Decision referenced herein dated February 24, 1987 and March 15, 2017 in their entirety as they relate to the ice rink facility (the 1987 Notice of Decision remains in effect insofar as it relates to the outdoor playing fields).
 - b. The Ice Rink shall be used only for the following: (i) ice-related sports including games and practices; (ii) ice-related recreational activities such as "open ice" hours for public use; (iii) indoor general recreation; and (iv) the rest rooms and locker room may be used as accessory uses for the Town of Hanover recreational fields.
 - c. An outside police detail shall be present at all events which are reasonably anticipated to draw 200 or more spectators.
 - d. Alcohol shall be prohibited from the site and shall not be sold nor permitted to be consumed.
 - e. During the winter months the rink shall be made available to the public for reasonable and regular periods of recreational skating.
 - f. The hours of operation shall be as follows:

Mid-October through mid-April, 6:00 am. to midnight
Mid-April through mid-May, 7:00 am to 10:00 pm
Mid-May through late-June, only open to support field use
Late-June through early-August, 6-week period of 7:00 am to 10:00 pm
Early-August through Labor Day, only open to support field use
Labor Day through mid-October, 6:00 am. to 10:00 pm
 - g. Any doors on the south and west sides of the rink shall be for emergency egress and maintenance only, and other than access doors for maintenance will be marked as "emergency exit only". Pedestrian flow in and out of the rink will be directed through the main lobby entrance.
 - h. To the extent modifications are required to the parking lot, such modifications shall not increase stormwater runoff (including snowmelt) onto properties to the west.
 - i. Unless otherwise required by the Planning Board, and except to the extent necessary to accommodate safety considerations, exterior lighting shall be on a timer switch and turned off when the rink is not open for operations.
 - j. Truck deliveries and dumpster pickups shall only occur between the hours of 7AM and 7PM.
 - k. All trash receptacles on the property shall be appropriately covered to prevent windblown trash from leaving the property.
 - l. The project will not incorporate into its design features that will encourage significant congregations of people outside of the arena, such as multiple benches or seating areas,

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May 2, 2022

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tables or a pavilion, unless such features are required by the Planning Board as part of site plan approval.

- m. Signs shall be posted on the western parking lot boundary that prohibit dumping.”

Notice of Decision prepared by: Crystal Taplin, Administrative Assistant, May 25, 2022

NOTE: (NH RSA 677:2) Within 30 days after any order or decision of the zoning board of adjustment, or any decision of the local legislative body or a board of appeals in regard to its zoning, the selectmen, any party to the action or proceedings, or any person directly affected thereby may apply for a rehearing in respect to any matter determined in the action or proceeding, or covered or included in the order, specifying in the motion for rehearing the ground therefor; and the board of adjustment, a board of appeals, or the local legislative body, may grant such rehearing if in its opinion good reason therefor is stated in the motion. This 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35; provided however, that if the moving party shows that the minutes of the meeting at which such vote was taken, including the written decision, were not filed within 5 business days after the vote pursuant to RSA 676:3, II, the person applying for the rehearing shall have the right to amend the motion for rehearing, including the grounds therefor, within 30 days after the date on which the written decision was actually filed.

CITY OF LEBANON APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNERS (APPLICANT):

NAME: Hanover Improvement Society Co & Trustees of Dartmouth College Tel. #

Mailing Address: P.O. Box 106 Hanover, NH 03755 & P.O. Box 5188 Hanover, NH 03755

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Pathways Consulting, LLC

TEL.#: 603-448-2200

MAILING ADDRESS: 240 Mechanic Street, Lebanon NH 03766

E-MAIL ADDRESS: jeff.goodrich@pathwaysconsult.com

PROJECT LOCATION:

TAX MAP #: 5 & 8 LOT#: 2, 27, & 28 PLOT #: ZONE: R-3 & RL-3

STREET ADDRESS OF PROJECT: 394 North Main Street

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

SCOPE OF PROJECT:

The project consists of the construction of a 4,235 square feet additions to the existing recreational ice rink and associated site improvements.

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: Recreational Ice Rink

SIGNATURE BLOCK:

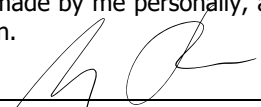
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on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

PROPERTY

OWNER: _____ DATE: _____

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

PROPERTY

OWNER:  DATE: 10/3/22

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

**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 _____

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NAME: Pathways Consulting, LLC TEL.#: 603-448-2200
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IS THIS PROPERTY LOCATED IN THE: **WETLANDS** X YES **HISTORIC DISTRICT** ☒ NO
FLOOD PLAIN ☒ NO

SCOPE OF PROJECT:

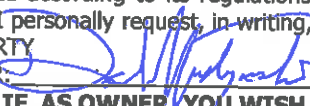
The project consists of the construction of a 4,235 square feet additions to the existing recreational ice rink and associated site improvements.

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: Recreational Ice Rink

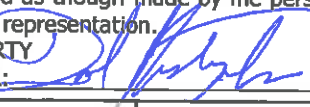
SIGNATURE BLOCK:

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

PROPERTY
OWNER: 

DATE: 9/30/22

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: 9/30/22

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

CITY OF LEBANON APPLICATION FOR

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

☐ OTHER _____

PROPERTY OWNERS (APPLICANT):

NAME: Hanover Improvement Society Co & Trustees of Dartmouth College Tel. #

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

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: Donald E. Smith HIS DATE: 10/3/22

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: _____

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

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

November 2, 2022

Tim Corwin, Zoning Administrator
City of Lebanon
51 North Park Street
Lebanon, New Hampshire 03766

RE: RESUBMISSION OF MATERIALS FOR SITE PLAN REVIEW FOR HANOVER
IMPROVEMENT SOCIETY, CAMPION RINK, 394 ROUTE 10, LEBANON, NEW
HAMPSHIRE (Project No. 10571)

Dear Tim:

Please accept this revised cover letter to provide resubmission materials on behalf of Hanover Improvement Society (HIS) following staff review and the staff review comments you provided on October 21, 2022. Following staff review, various team members have made a variety of changes to plans and application materials that we believe address staff review comments; given the effort to make collective changes by various team members, we have not had the time to address each of your staff review comments individually. Revised application materials are presented for Site Plan Review for Campion Rink improvements in accordance with Section 3.1 of the City of Lebanon (City) Site Plan Review Regulations (Regulations). Application materials include:

1. This cover letter.
2. The SPR Application submitted on October 10.
3. Revised waiver requests.
4. The fee schedule submitted on October 10.
5. The abutters submitted on October 10.
6. A revised technical checklist using the updated form.
7. Revised site plans including delivery of two full-size sets and 11, 11 x 17 sets.
8. A revised drainage report.
9. Digital copies of all application materials by email including a PDF of the plans and an archival PDF of the plans.

The site is located within the R3 and RL3 Zoning Districts and includes property owned by the Town of Hanover (Town) and Dartmouth College (College). The project includes modest building additions with the relocation of the building entrance in support of overdue facility improvements within Campion Arena. Improvements will include limited grade changes to the existing parking lot, landscape for the proposed island at the building entrance and east of the entrance adjacent to two ADA parking spaces (including walkway and pavement for the spaces), and the addition of new runoff collection north of the building for treatment, infiltration, and detention south of the building. The net result of modifications to the watershed that will be collected includes reducing the area that currently discharges to the west of the building by approximately one acre, which far exceeds Zoning Board of Adjustment approval requirements.

In keeping with both pre-application and staff review comments, we have shown proposed project limits to present areas of the site that will be impacted and areas of the site that will not be impacted; this application requests waivers from the need to modify portions of the

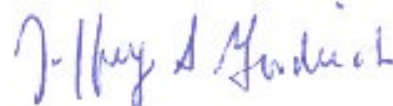
site outside the project area. We offer this Support Statement for Site Plan Review on behalf of HIS. The following information is provided as required in accordance with Section 5.1 of the Regulations.

1. **Names and Addresses of Contributing Persons and Firms:** All names of parties contributing to the assembly of the Site Plan, supporting data, or submission materials have been included on the Site Plan and the certified notification list.
2. **Conservation Easements on Abutting Parcels:** There are no known conservation or agricultural easements on the property and abutting properties.
3. **Timetable for Construction and Completion of Project:** HIS plans to begin construction after receipt of all necessary approvals from the City and fund raising. HIS anticipates initiating construction in 2023 with completion no later than 2024.
4. **Request for Waivers:** In accordance with Section 7.1 of the Regulations, we are requesting waivers from several requirements listed on the Plan Submittal Technical Checklist. Included with our submission is the Application for Waivers listing all requested waivers and our support statement for each to assist the Planning Board with granting each waiver request.

We look forward to discussing this project at staff review and presenting this application to the Planning Board. Please do not hesitate to contact us if you have any questions.

Sincerely,

PATHWAYS CONSUTLING, LLC



Jeffrey S. Goodrich, P.E.

President

JSG:meb

Enclosures

cc (by email with enclosures):

Don Derrick, President, Hanover Improvement Society
Alex Torpey, Town Manager
Daniel Justynski on behalf of the Trustees of Dartmouth College
Nate Stearns
Will and Randy Mudge



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Hanover Improvement Society

Project Name: Campion Rink Renovations & Additions

Project Address: 394 Northmain 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).]

1. Section ^{5.1.E (5)} of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because A boundary survey was performed by registered land surveyor of the boundary lines adjacent to the existing rink to verify setbacks. The remaining boundary information was taken from a plan recorded at the Grafton County Registry of Deeds.

2. Section ^{5.1.E (7)} of the (circle one) **Site Plan Review** / Subdivision Regulations. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because There are no structures location within 200' of the site with the exception of those along Gould Road. The structures along Gould Road are not within 200' of the boundary for Campion Rink.

5.1.E (12)

3. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because A lighting plan has been provided for the new entrance addition. A waiver is requested to providing information relative to existing outdoor lighting.
The existing parking lot lighting will not be changed.

5.1.E (15)

4. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because A landscape plan has been provided for the new entrance addition. A waiver is requested to providing perimeter landscaping calculation and parking lot shading calculation since no new landscaping is proposed for the existing parking lot and the perimeter of the project.

6.2.D (1)

5. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because providing a 10' landscape buffer for the building addition at the southeast of the rink would increase the impact on the adjacent steep slope. A waiver to the requirement also allows the construction of an access drive around the rink to facilitate maintenance of the building and site.

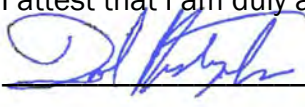
6. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

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

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

SIGNATURE

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

Signature of Applicant:  Date: 9/30/2022

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Campion Rink Renovations & Additions	
APPLICANT: Hanover Improvement Society	DATE: November 2, 2022
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

Plan Requirements	Info. Provided	Waiver Sought
5.1.E(1) - Vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: 1" = 500').		N/A
5.1.E(2) - Names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.		N/A
5.1.E(3) - Names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.		N/A
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan: a. Name of the City and County in which the development is proposed; b. North arrow; c. Scale of the plan; d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).) e. The following basic site information in <u>TABLE FORM</u> : 1. Zoning designation for subject property; 2. Tax Map and Lot number(s) for subject property; 3. Area of lot; 4. Gross floor area of existing and proposed buildings/additions; 5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total; 6. Number of existing and proposed short- and long-term bicycle storage spaces; 7. Number of existing and proposed loading spaces; 8. Height of existing and proposed buildings/additions; 9. Number of stories and gross square footage of each; 10. Proposed use; 11. Required and proposed front, side, and rear yard setbacks 12. Maximum allowable lot coverage with existing and proposed calculations; 13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	                	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A
5.1.E(5) - Current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.		

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☐	☒
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☐	☒
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☐	☒
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☐	☒
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☐	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☐	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☐	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☐	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☐	☒
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☐	☒
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☐	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☐	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	☐	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☐	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐	☐
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Jeffrey S. Goodrich, P.E. President

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Campion Rink Renovations & Additions	
APPLICANT: Hanover Improvement Society	DATE: November 2, 2022

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

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

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

[Stormwater checklist begins on following page]

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

[illegible]

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☐	☒

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☐	☒
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☐	☒
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☐	☒
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Jeffrey S. Goodrich, P.E., President

(Last Revised 9/20/2021)

Planning office Use Only:

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

MAP 8 LOT 17
DAVID DONLEY
386 NORTH MAIN STREET
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 8 LOT 16
DONALD A. & KATHLEEN M. WHITE
P.O. BOX 5463
HANOVER, NH 03755
(RESIDENTIAL)

MAP 4 LOT 1
SCHEIDT-HOOPES, LLC
6 MONTVIEW DRIVE
HANOVER, NH 03755
(OFFICE)

MAP 8 LOT 19
KEITH CLIFFORD
P.O. BOX 458
NORWICH, VT.
(RESIDENTIAL)

MAP 4 LOT 4
WHEELLOCK OFFICE PARK
P.O. BOX 1325
LEBANON, NH 03766
(OFFICE)

MAP 4 LOT 24
WELLSPRING WORSHIP CENTER OF LEBANON
407 NORTH MAIN STREET
WEST LEBANON, NH 03784
(CHURCH)

MAP 4 LOT 85
ELSA LIND, TRUSTEE
1 GOULD ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 86
JOHN B. & JOAN FENNELL HARTWELL
2 GOULD ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 87
JESSICA KEEFE SALWEN-DREMER &
CAMERON JAMES DREMER
33 GOULD ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 88
YONGZHI LI & HONG JI
43 GOULD ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

LIST OF ABUTTERS

MAP 5 LOT 1-70100
ANN PERBOHNER
47 GOULD ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 41
BRYAN K. MARQUARD & JILL T. MARQUARD
9 GILSON ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 40
JANE E. TERP, TRUSTEE
7 GILSON ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 39
MICHELE R. COAD
5 GILSON ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 38
CRAIG H. GANOE & MARY A. MELENDEZ SURIEL
3 GILSON ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 37
LUCAS GUSTAFSON
1 GILSON ROAD
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 36
CHRISTOPHER C. HUSTON & AKIKO UJIE
2 LONGWOOD LANE
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 35
ANN E. PERRY
6 LONGWOOD LANE
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 4 LOT 34
WILLIAM & NANCY H. FONTAINE
10 LONGWOOD LANE
WEST LEBANON, NH 03784
(RESIDENTIAL)

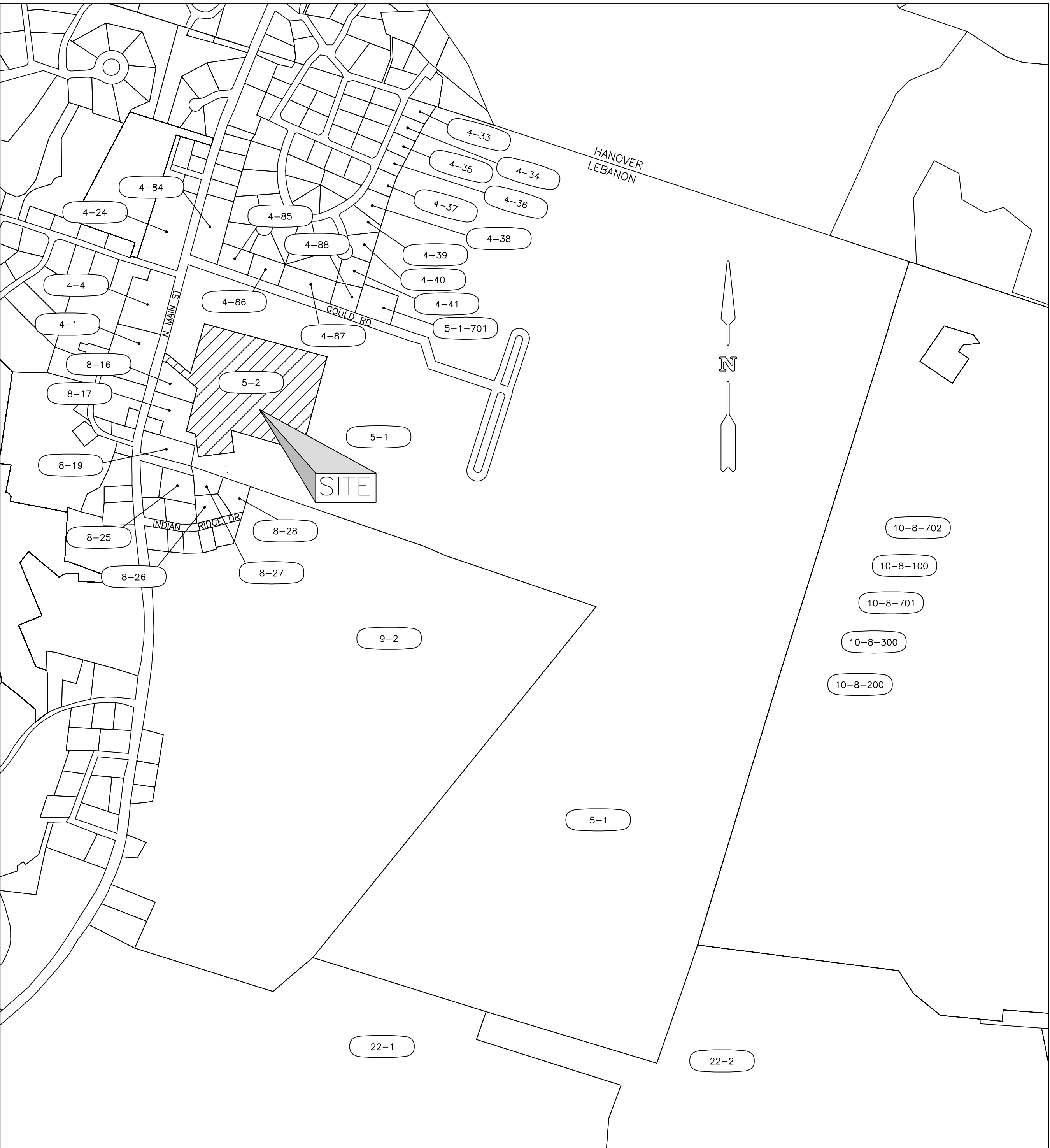
MAP 4 LOT 33
HOWARD W. NEWMYER, JR.
1 DUNSTER DRIVE
HANOVER, NH 03784
(RESIDENTIAL)

MAP 10 LOT 8
DARTMOUTH HITCHCOCK MEDICAL CENTER
FACILITIES MANAGEMENT
LEBANON, NH 03756
(MEDICAL CENTER)

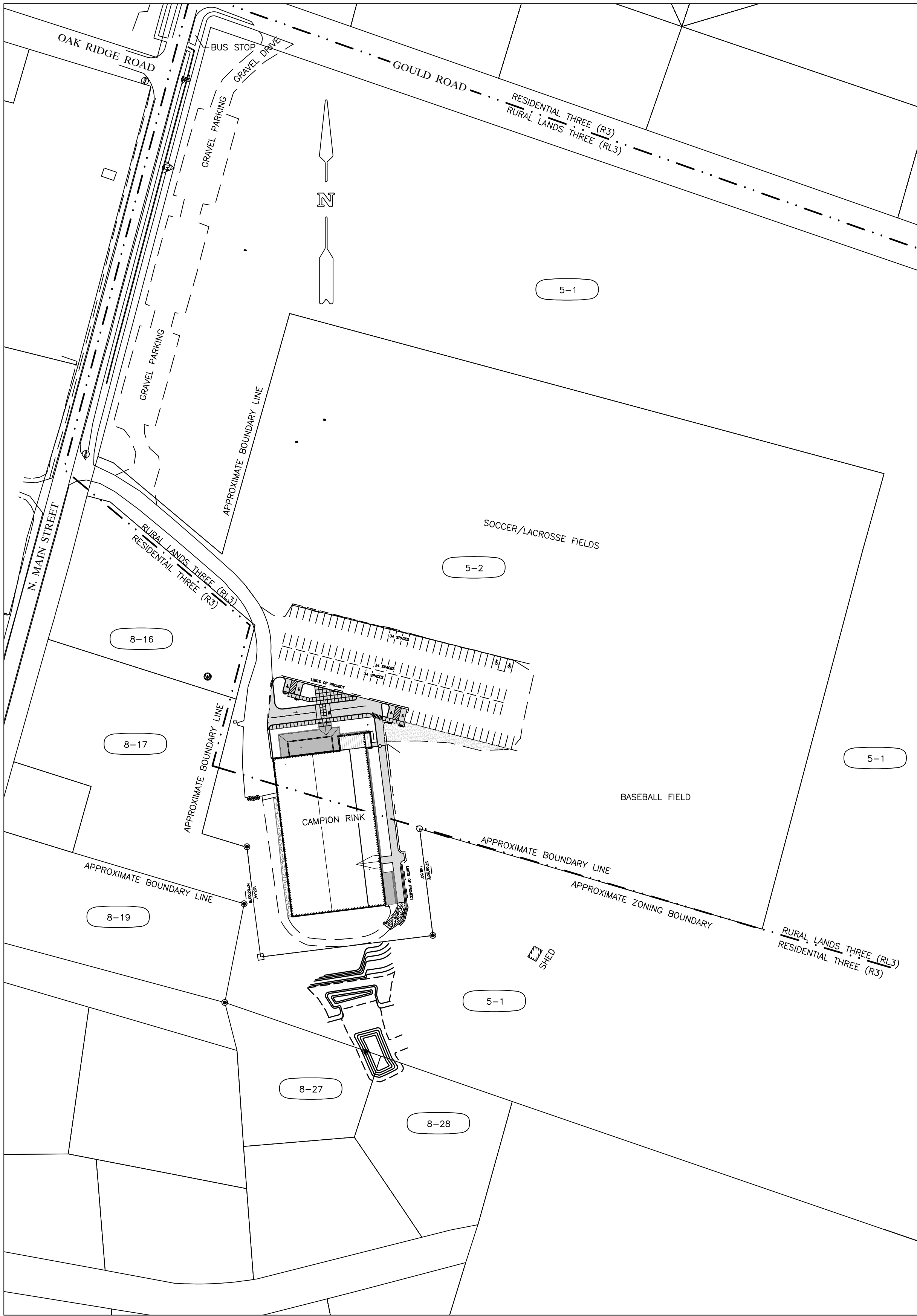
MAP 8 LOT 25
ERIC M. LOWERY & KATIE K. LOWERY
378 NORTH MAIN STREET
WEST LEBANON, NH 03784
(RESIDENTIAL)

MAP 22 LOT 1
CITY OF LEBANON
51 NORTH PARK STREET
LEBANON, NH 03766
(VACANT)

MAP 4 LOT 84
MAP 22 LOT 2
MAP 9 LOT 2
MAP 8 LOT 29
TRUSTEES OF DARTMOUTH COLLEGE
P.O. BOX 5188
HANOVER, NH 03755
(VACANT)



TAX MAP PLAN

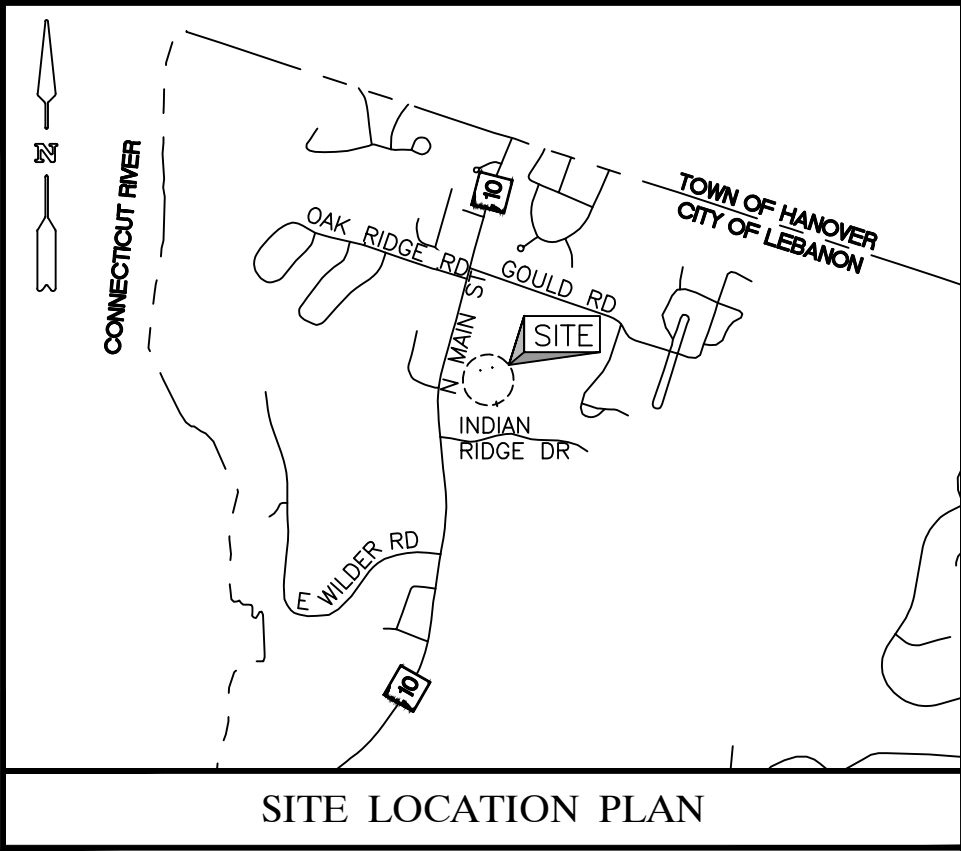


CONTEXT PLAN



INDEX OF SHEETS

SHEET 1 OF 10	-	CONTEXT PLAN
SHEET 2 OF 10	-	EXISTING CONDITIONS PLAN
SHEET 3 OF 10	-	OVERALL SITE PLAN
SHEET 4 OF 10	-	SITE PLAN
SHEET 5 OF 10	-	MISCELLANEOUS DETAILS
SHEET 6 OF 10	-	LANDSCAPE DETAILS
SHEET 7 OF 10	-	DRAINAGE & EROSION CONTROL DETAILS
SHEET 8 OF 10	-	ELECTRICAL SITE LIGHTING PHOTOMETRIC
SHEET 9 OF 10	-	SPR-1 ELEVATIONS
SHEET 10 OF 10	-	SPR-2 GROUND LEVEL PLAN & VIEW



SITE LOCATION PLAN

SITE INFORMATION

TAX MAP & LOT NUMBER:	MAP 5 LOT 2		
ZONING DISTRICT:	RURAL LANDS THREE (RL3) RESIDENTIAL THREE (R3)		
AREA OF LOT:	13.95 ACRES (607,910± SQ. FT.)		
EXISTING USE:	RECREATION FACILITY		
PROPOSED USE:	RECREATION FACILITY		
GROSS AREA OF BUILDINGS:	EXISTING 29,510 SQ. FT.	ADDITIONAL 4,385 SQ. FT.	TOTAL 33,895 SQ. FT.
BUILDING SETBACKS: (RL3)	REQUIRED	EXISTING	PROPOSED ADDITION
FRONT	50'	78.8'±	50.0'±
SIDE	50'	541.4'±	541.4'±
REAR	50'	58.0'±	45.2'±
BUILDING SETBACKS: (R3)	REQUIRED	EXISTING	PROPOSED ADDITION
FRONT	40'	92.8'±	92.8'±
SIDE	15'	45.5'±	33.0'±
REAR	20'	49.8'±	50.5'±
PARKING: (255 SEATS) (1 SPACE/3 SEATS)	REQUIRED 85 SPACES	EXISTING 134 SPACES	PROVIDED 133 SPACES
ADA PARKING: (133 SPACES)	REQUIRED 5	PROVIDED 6 SPACES (6 VAN ACCESSIBLE)	
NUMBER OF STORIES:	1 STORY		
LOADING SPACES:	AS SHOWN		
BUILDING HEIGHT:	REQUIRED 35'	EXISTING >35'	PROPOSED >35'
LOT COVERAGE (RL3):	EXISTING 1.7%	PROPOSED 2.2%	
LOT COVERAGE (R3):	EXISTING 37.5%	PROPOSED 38.9%	
IMPERVIOUS AREA:	EXISTING 72,968 SQ. FT (12.0%)	PROPOSED 74,942 SQ. FT. (12.3%)	

THE SITE IS WITHIN THE WETLANDS CONSERVATION DISTRICT. THE SITE IS NOT WITHIN THE FLOOD PLAIN DISTRICT AND THE SHORELAND WATER QUALITY PROTECTION JURISDICTION.

PLANS OF REFERENCE:

- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS:
 - PLAN 4128 ENTITLED "SACHEM RECREATIONAL SUBDIVISION, ROUTE 10 & GOULD ROAD, WEST LEBANON," PREPARED BY K.A. LECLAIR ASSOC., INC., PROJECT NO. 17386A, DATED NOV. 20, 1986, REV. 1/12/87.

GENERAL NOTES:

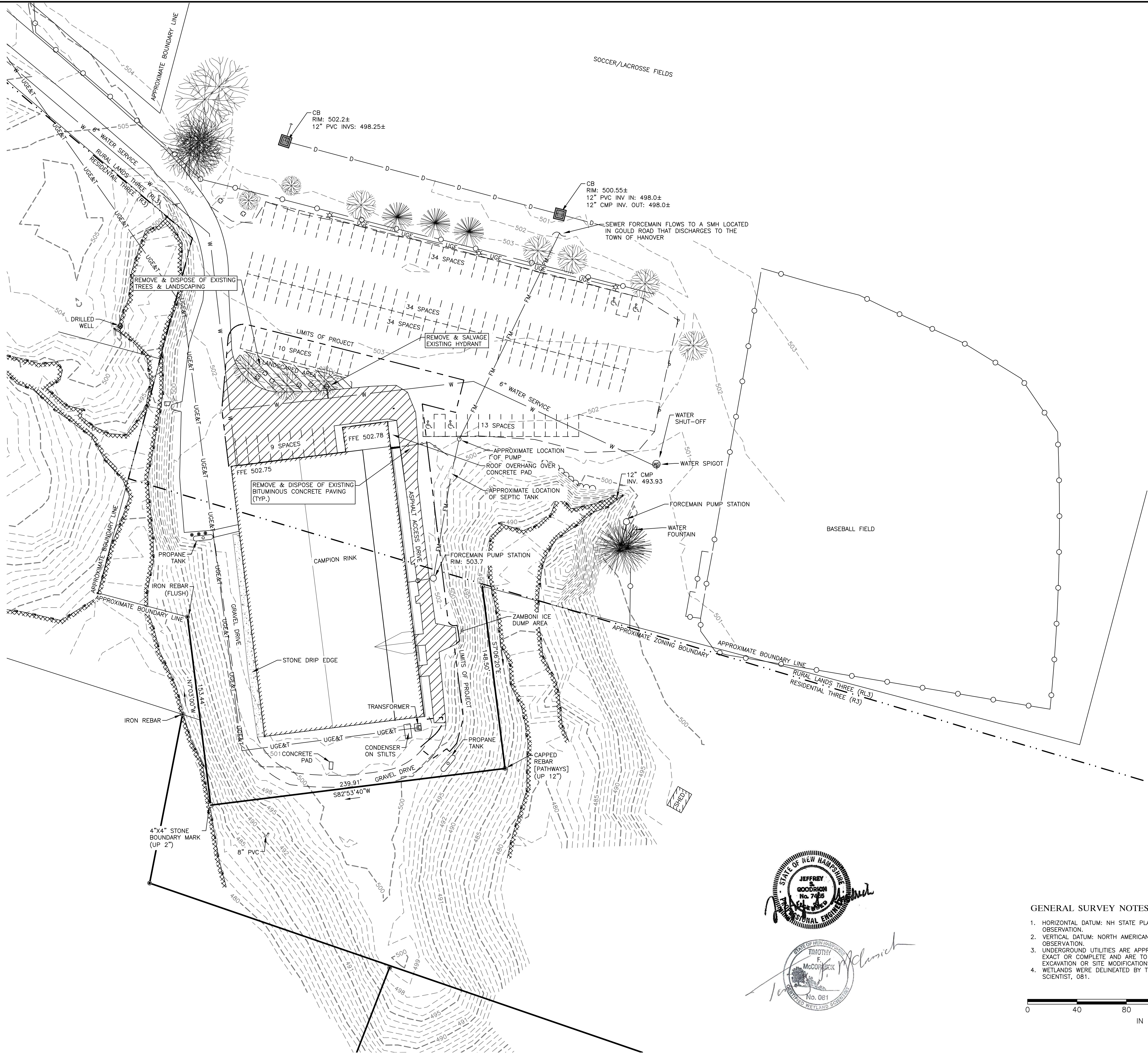
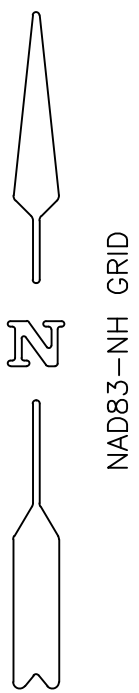
- HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GPS OBSERVATION.
- UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
- WETLANDS WERE DELINEATED BY TIMOTHY F. MCCORMICK, CERTIFIED WETLAND SCIENTIST, 081.
- REFERENCE IS MADE TO THE ZONING BOARD OF ADJUSTMENT CASE 282022-08-SEVAR DECISION MAY 2, 2022 GRANTING VARIANCES TO 314.2 (BUILDING COVERAGE IN RL3 ZONE), 314.2 (BUILDING SETBACK), 314.2 (BUILDING COVERAGE IN R3 ZONE), AND 310.2 & 702.5 (EXPANSION OF NON-CONFORMING USE), AND SPECIAL EXCEPTION PER 314.2 TO EXPAND AN EXISTING INDOOR RECREATIONAL FACILITY ON RL3 PORTION OF THE LOT.

RECORD OWNER: TOWN OF HANOVER
MAP 5 LOT 2
P.O. BOX 483
HANOVER, NH 03755

RECORD OWNER: TRUSTEES OF DARTMOUTH COLLEGE
MAP 5 LOT 1
MAP 8 LOTS 27&28
P.O. BOX 5188
HANOVER, NH 03755

APPLICANT: HANOVER IMPROVEMENT SOCIETY CO
P.O. BOX 106
HANOVER, NH 03755

1	11/02/22	STAFF REVIEW COMMENTS	PAB/DPM	ANS	JSG
REV. NO.	DATE	DESCRIPTION	MADE BY	CHKD BY	APP'D BY
CONTEXT PLAN FOR HANOVER IMPROVEMENT SOCIETY CAMPION RINK RENOVATIONS & ADDITIONS 394 NORTH MAIN STREET - LEBANON - GRAFTON COUNTY - NH					
ENGINEER & WETLAND SCIENTIST PATHWAYS CONSULTING, LLC					
240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766 (603) 448-2200					
SHEET: 1 OF 10 SCALE: A.S. DES. BY: DPM DRAWN BY: PAB CHKD. BY: JSG DATE: 10/10/22 PROJ.NO. 10571					



LEGEND - EXISTING:

- IRON PIPE/REBAR
- STONE BOUNDARY MARK
- IRON REBAR TO BE SET
- BOUNDARY LINE
- CONTOUR
- EDGE OF GRAVEL
- FENCE-CHAIN LINK
- FENCE-SPLIT RAIL
- FENCE-STOCKADE
- UNDERGROUND ELECTRIC-COMMUNICATIONS (APPROXIMATE)
- UNDERGROUND ELECTRIC (APPROXIMATE)
- SIGN
- BOLLARD
- CATCH BASIN
- DRAINAGE PIPE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY PIPE
- FORCEMAIN PIPE
- EDGE WOODS
- BUSH
- HARDWOOD TREE
- SOFTWOOD TREE
- WETLANDS
- TAX MAP/LOT NUMBER

- AS NOTED
- 500
- UGE&T
- UGE
- 8-237

GENERAL SURVEY NOTES:

- HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GPS OBSERVATION.
- UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
- WETLANDS WERE DELINEATED BY TIMOTHY F. MCCORMICK, CERTIFIED WETLAND SCIENTIST, 081.



EXISTING CONDITIONS & DEMOLITION PLAN FOR
HANOVER IMPROVEMENT SOCIETY
CAMPION RINK RENOVATIONS & ADDITIONS
394 NORTH MAIN STREET - CITY OF LEBANON - GRAFTON COUNTY - NH

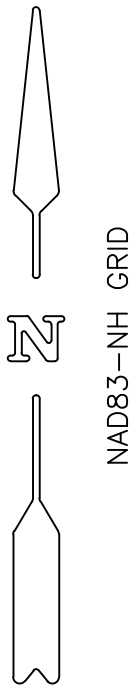
PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: DPM
DRAWN BY: PAB
CHECKED BY: JSG
DATE: 10/10/22
PROJ. NO. 10571

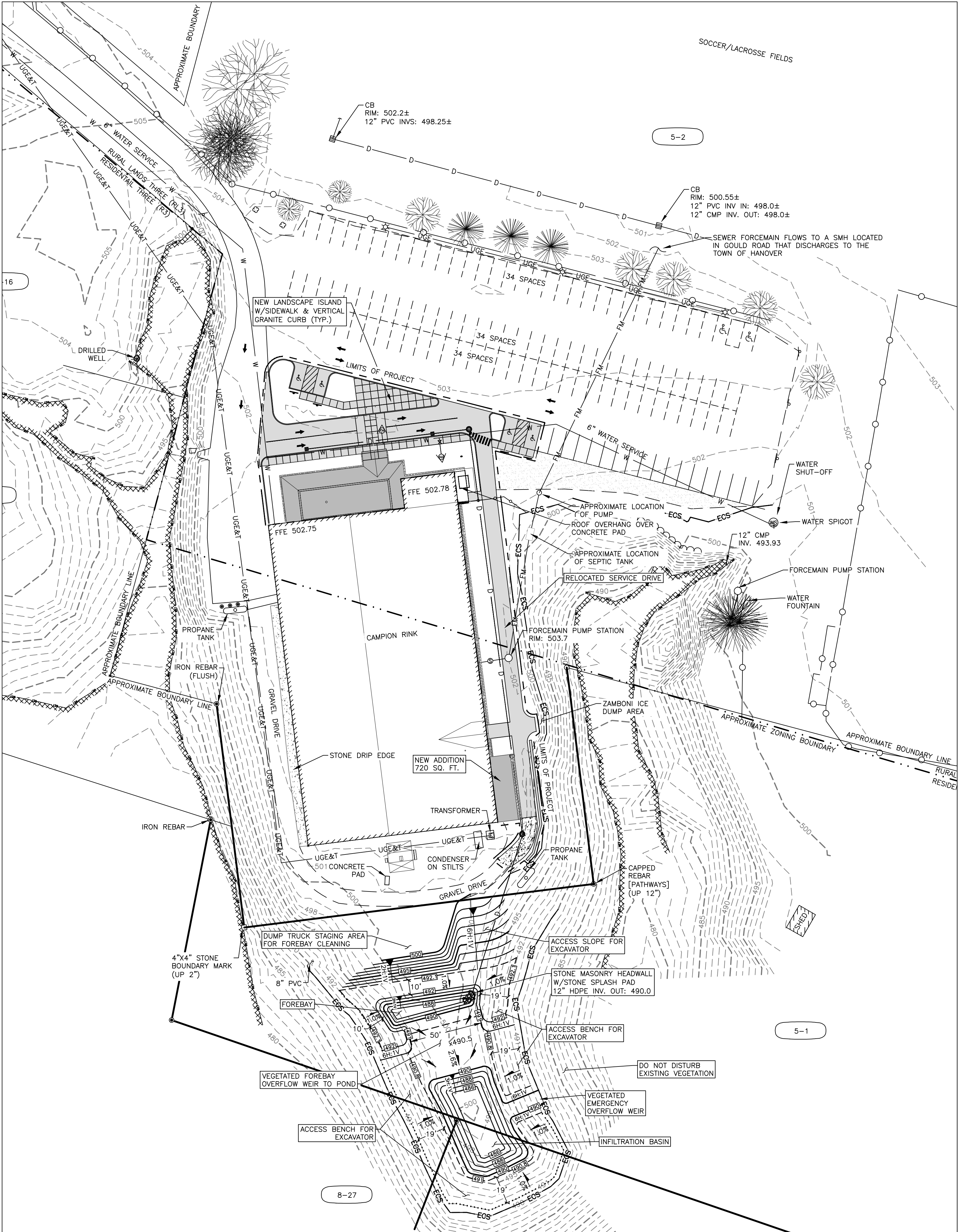
2
SHEET 2 OF 10

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
1	11/02/22	STAFF REVIEW COMMENTS	PAB	ANS	JSG



LEGEND - EXISTING:

IRON PIPE/REBAR	● AS NOTED
STONE BOUNDARY MARK	□
IRON REBAR TO BE SET	○
BOUNDARY LINE	---
CONTOUR	--- 500 ---
EDGE OF GRAVEL	---
FENCE-CHAIN LINK	○
FENCE-SPLIT RAIL	---
FENCE-STOCKADE	---
UNDERGROUND ELECTRIC-COMMUNICATIONS (APPROXIMATE)	--- UGE&T ---
UNDERGROUND ELECTRIC (APPROXIMATE)	--- UGE ---
SIGN	---
BOLLARD	●
CATCH BASIN	■
DRAINAGE PIPE	---
UTILITY POLE	○
GUY WIRE	+
LIGHT POLE	☆
SANITARY MANHOLE	⊙
SANITARY PIPE	---
FORCEMAIN PIPE	---
EDGE WOODS	---
BUSH	⊕
HARDWOOD TREE	⊗
SOFTWOOD TREE	⊙
WETLANDS	⊗
TAX MAP/LOT NUMBER	8-237
GROUND COVER	⊗



GENERAL SURVEY NOTES:

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2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.



1	11/02/22	STAFF REVIEW COMMENTS	PAB/DPM	ANS	JSG
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

OVERALL SITE PLAN FOR
HANOVER IMPROVEMENT SOCIETY
CAMPION RINK RENOVATIONS & ADDITIONS
394 NORTH MAIN STREET - CITY OF LEBANON - GRAFTON COUNTY - NH

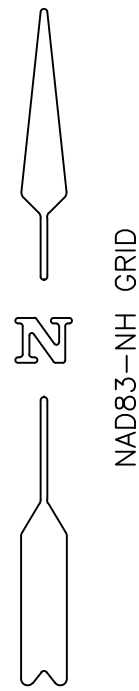
PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: ANS
DRAWN BY: PAB
CHECKED BY: JSG
DATE: 10/10/22
PROJ. NO. 10571

PLANTING LIST

Key	Qty.	Botanical Name	Common Name	Size	Root	Comment
Trees						
CB	4	Carpinus betulus	European Hornbeam	3" - 3 1/2" caliper	B&B	Specimen
Groundcover						
DP	727	Dennstaedtia punctilobula	Hayscented Fern	#2	Cont.	18" O.C.

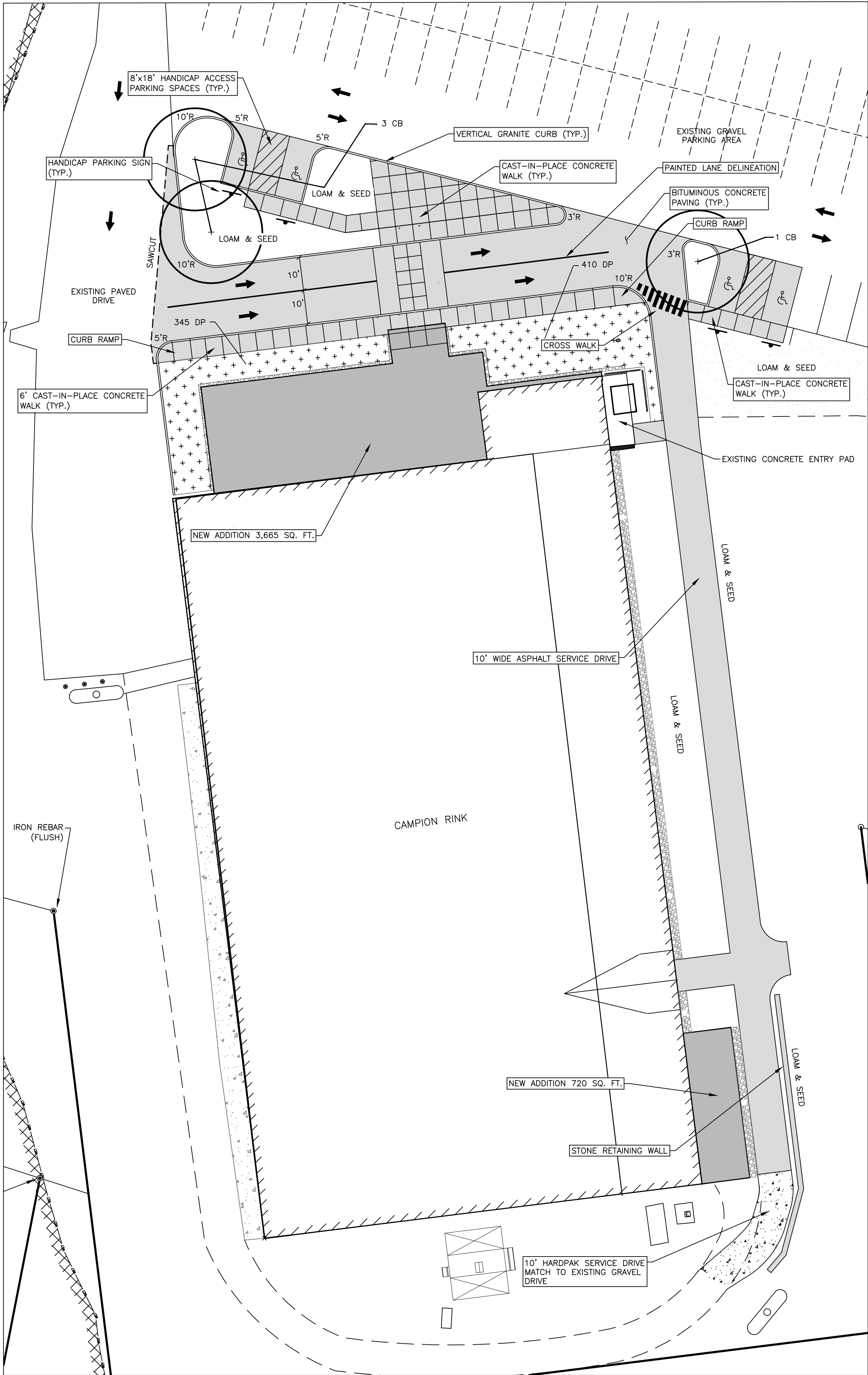


GENERAL SURVEY NOTES:

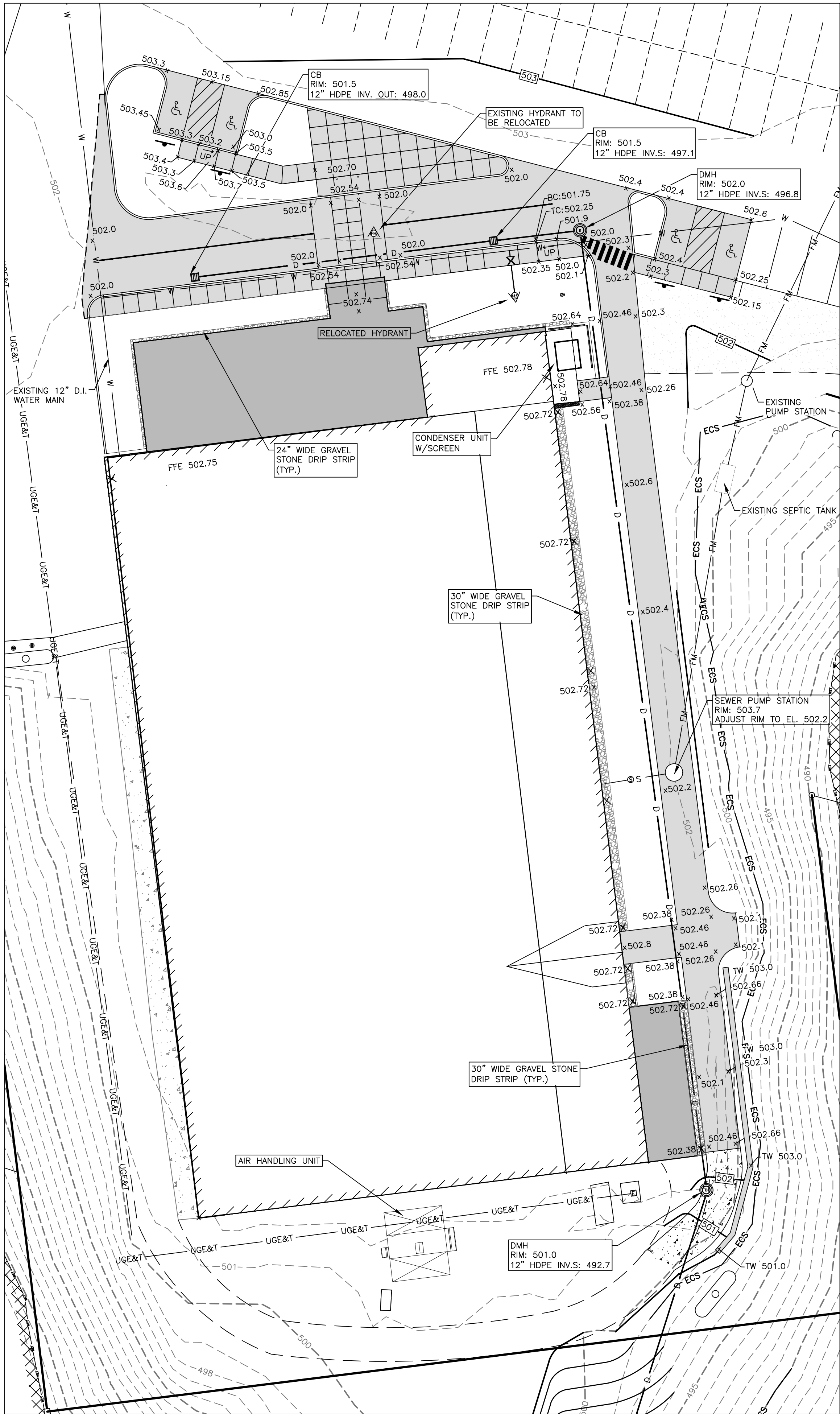
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LEGEND - EXISTING:

IRON PIPE/REBAR	● AS NOTED
STONE BOUNDARY MARK	□
IRON REBAR TO BE SET	○
BOUNDARY LINE	—
CONTOUR	--- 500 ---
EDGE OF GRAVEL	- - - - -
FENCE-CHAIN LINK	- - - - -
FENCE-SPLIT RAIL	- - - - -
FENCE-STOCKADE	- - - - -
UNDERGROUND ELECTRIC-COMMUNICATIONS (APPROXIMATE)	— UGE&T —
UNDERGROUND ELECTRIC (APPROXIMATE)	— UGE —
SIGN	+
BOLLARD	•
CATCH BASIN	■
DRAINAGE PIPE	— UGE —
UTILITY POLE	⊕
GUY WIRE	⊗
LIGHT POLE	⊙
SANITARY MANHOLE	⊗
SANITARY PIPE	— S —
FORCEMAIN PIPE	— FM —
EDGE WOODS	~~~~~
BUSH	⊕
HARDWOOD TREE	⊙
SOFTWOOD TREE	⊙
WETLANDS	~~~~~
TAX MAP/LOT NUMBER	8-237
GROUND COVER	+



SITE LAYOUT & LANDSCAPE PLAN
SCALE: 1"=20'



SITE GRADING, DRAINAGE & UTILITY PLAN
SCALE: 1"=20'

SITE PLAN FOR
HANOVER IMPROVEMENT SOCIETY
CAMPION RINK RENOVATIONS & ADDITIONS
394 NORTH MAIN STREET - CITY OF LEBANON - GRAFTON COUNTY - NH

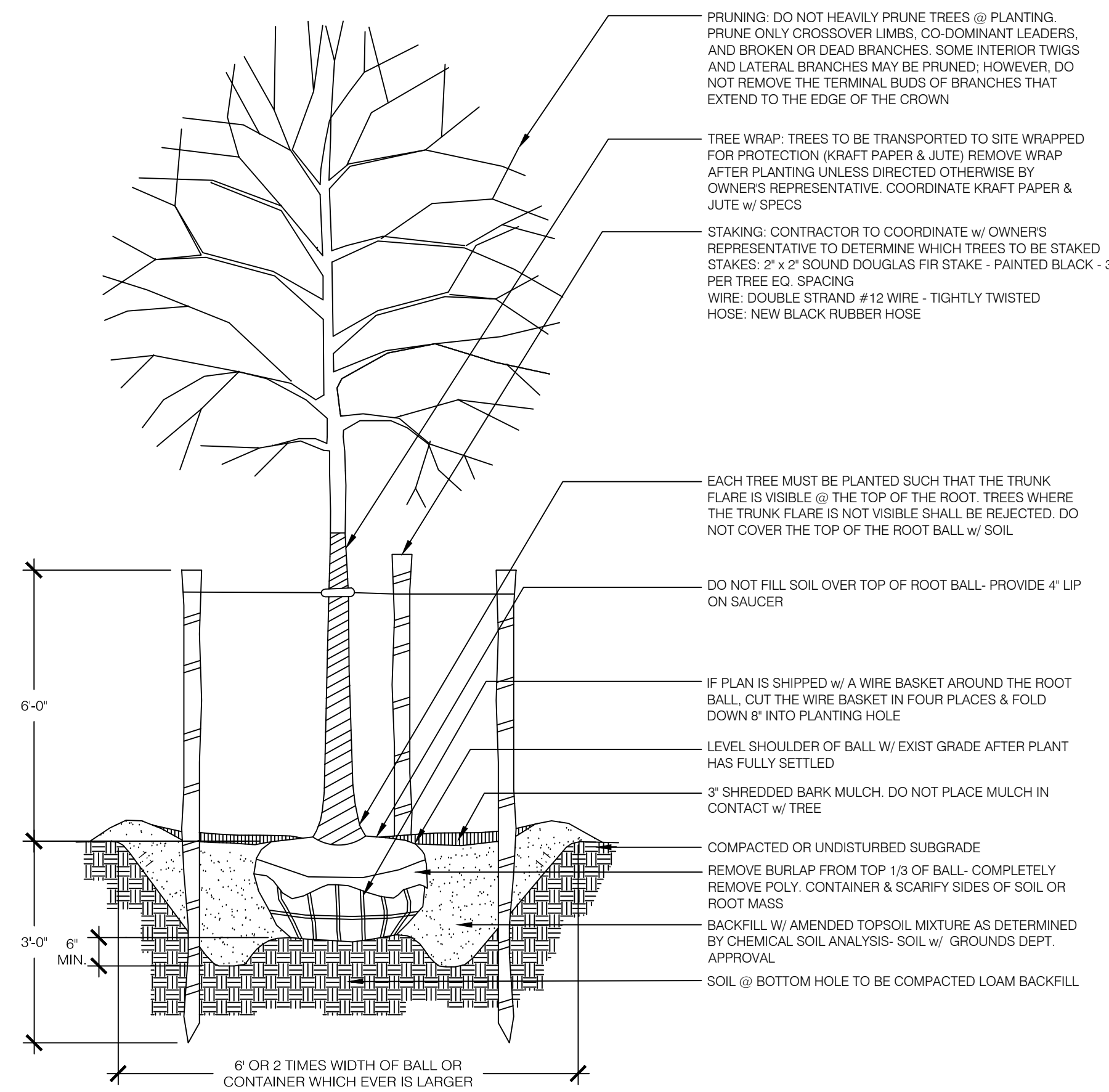
PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
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PROJ. NO. 10571

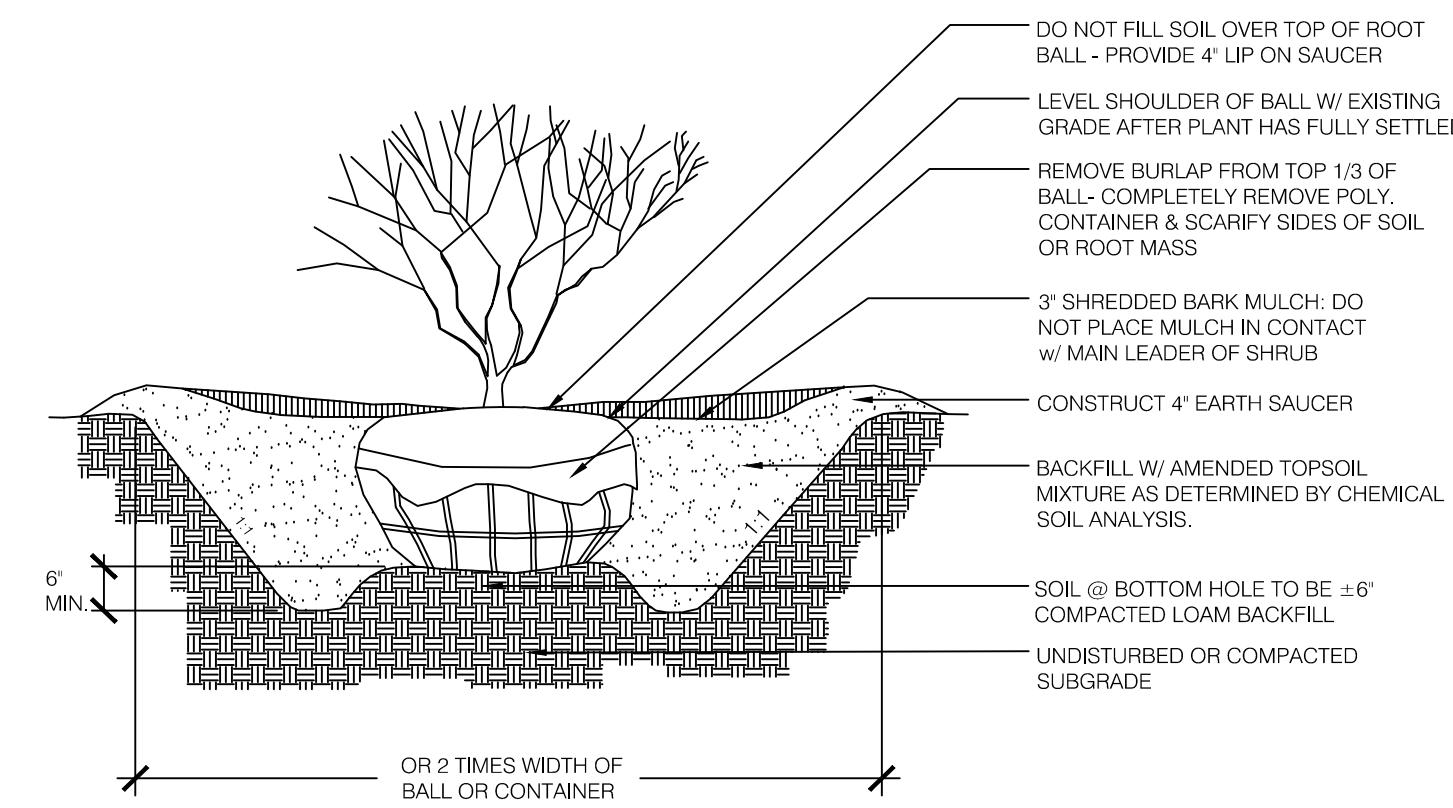
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SHEET 4 OF 10

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
1	11/02/22	STAFF REVIEW COMMENTS	PAB/DPM	ANS	JSG

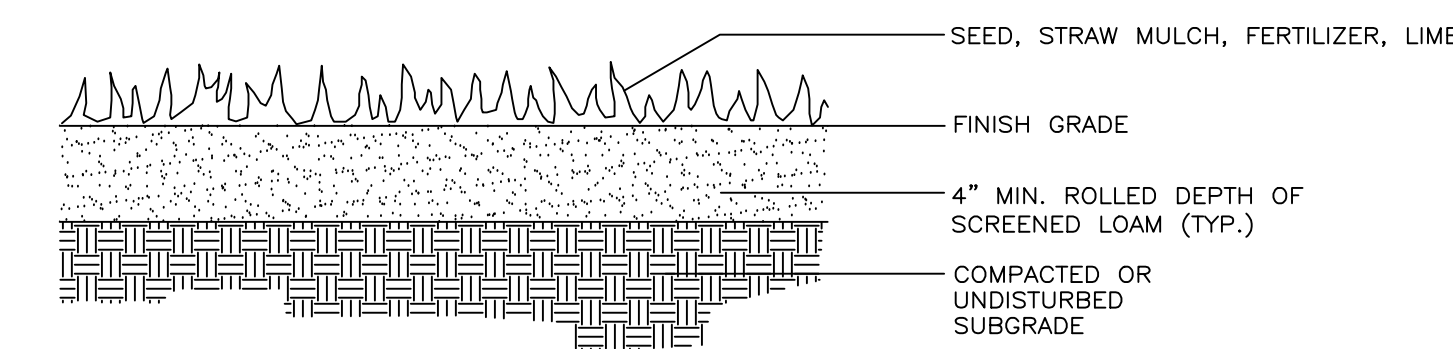
- PLANTING NOTES:**
1. The Contractor shall review the written specifications for tree and shrub planting, groundcover & plants and seeding prior to submitting bid. No extraneous requirements have been included in the Specifications and Drawings. The Contractor shall also become familiar with existing and proposed site conditions prior to submitting bid.
 2. The Contractor shall coordinate this work with other contractors performing work on the site.
 3. The Contractor shall verify all grades, dimensions, and existing conditions and report any discrepancies to the Landscape Architect.
 4. The Contractor shall locate and verify all existing and newly installed underground utilities prior to any lawn work or tree and shrub planting and shall immediately report any conflicts to the Landscape Architect.
 5. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. Quantities in Plant Schedule are for reference only.
 6. All plant material shall conform to guidelines established by the "American Standards for Nursery Stock" published by the American Association of Nurserymen; latest edition (ANSI Z60.1).
 7. No plant or cultivar substitutions will be acceptable.
 8. Plant material shall be inspected by Owner's Representative for acceptance prior to planting.
 9. Locations of new plant material shall be staked or set out by Contractor and approved and faced by the Landscape Architect prior to planting.
 10. Refer to Planting Details and Specifications for information relating to planting pit dimensions and extent and composition of backfill material.
 11. The trees shall bear the same relationship to tree pit finish grade as to the original grade prior to digging.
 12. The Contractor shall remove all plastic materials from around the root balls of the plants after positioning in the plant pits. Remove burlap, rope, and wire from around the trunks sufficiently so that no burlap, rope, or wire will be exposed after backfilling.
 13. Contractor shall exercise extreme care in working in areas of existing trees. Existing plants to remain and be protected which are injured or destroyed during construction shall be replaced by Contractor with plants of equal size and species at no cost to the Owner.
 14. All areas that have been disturbed by construction activity and not paved or occupied by site structures, etc., shall be topsoiled and seeded / reconditioned as specified.
 15. The trees and shrubs shall be watered by the contractor twice during the first 24 hours of planting.
 16. The plants shall be maintained by the contractor during the warranty period.



TYPICAL DECIDUOUS TREE PLANTING DETAILS
SCALE: N.T.S.



TYPICAL SHRUB PLANTING DETAIL
SCALE: N.T.S.



TYPICAL LOAM AND SEED DETAIL
N.T.S.

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

LANDSCAPE DETAILS FOR
HANOVER IMPROVEMENT SOCIETY
CAMPION RINK RENOVATIONS & ADDITIONS
394 NORTH MAIN STREET – CITY OF LEBANON – GRAFTON COUNTY – NH

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: PAB
DRAWN BY: PAB
CHECKED BY: JSG
DATE: 10/10/22
PROJ. NO. 10571

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "NEW HAMPSHIRE STORMWATER MANAGEMENT" VOLUMES 1, 2, & 3, LATEST EDITION. THE CONTRACTOR SHALL HAVE PREVIOUSLY OBTAINED APPROVAL OF THE PLAN FROM THE TOWN ENGINEER.
2. IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY. THE CONTRACTOR SHALL HAVE PREVIOUSLY OBTAINED APPROVAL OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
3. THE EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED FOR THE PROPOSED PROJECT. IF IT IS SHOWN ON THE PLANS THAT THE EROSION CONTROL PRACTICES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.
4. CLEARING LIMITS SHALL BE SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED.
5. THE CLEARING LIMIT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT SHALL NOT EXCEED 1 ACRE AT ANY ONE TIME BEFORE STABILIZATION, UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER AND ADDRESSING THE NEEDS OF THE PROJECT.
7. THE CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING, AND LANDSCAPING AS SOON AS POSSIBLE WITHIN THE DISTURBED AREA. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 85% VEGETATED SLOPE HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 10% OF NON-EROSIVE MATERIAL, SUCH AS STONE, OR RIPRAP HAS BEEN INSTALLED.
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - E. NON-VEGETATIVE COVER, SUCH AS HYDROMULCH AND EROSION CONTROL BLANKETS, RIPRAP, STONE FILL, GABIONS AND/OR GEOTEXTILES HAVE BEEN PROPERLY INSTALLED.
8. ANY SEDIMENT TRACKED onto PAVED AREAS SHALL BE REMOVED BY THE END OF THE SAME WORK DAY IT IS NEEDED, AND IF NOTED ON A NON-WORK DAY, NOT LATER THAN THE END OF THE NEXT WORK DAY.
9. EARTH STOCKPILES SHALL BE SEEDDED AND MULCHED AND HAVE A SILT FENCE INSTALLED ON THE DOWN-SLOPE SIDE, AND STOCKPILES SHALL BE MULCHED AND SEEDDED ON THE UP-SLOPE AND/OR STABILIZED WITH TEMPORARY SEED AND MULCH TO PROTECT MATERIALS IN THE EVENT THAT THEY WILL REMAIN FOR LONGER THAN 1 MONTH.
10. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL ACCUMULATED SEDIMENT IS NECESSARY. LEAVE IN PLACE UNTIL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDDED.
11. GRASS AND FILL SLOPES SHALL BE INTENDED TO BE STABILIZED BY MEANS OF MULCHING, NETTING OR OTHER SLOPE STABILIZATION MEASURES AS SHOWN ON NHDOT CONTRACT PLANS FOR ALL SLOPES 3:1 (1 RISE ON 3 RUN) AND STEEPER.
12. SLOPE STABILIZATION WORK SHALL BE COMPLETED WITHIN THE SEASON. ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH WITHIN 14 DAYS. OUTSIDE THE GROWING SEASON, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH MULCH; MULCH AND SEEDING ON SLOPES SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION MATING ON SLOPES STEEPER THAN 2:1.
13. TEMPORARY STABILIZATION OF DISTURBED AREAS:

SPECIES	PER ACRE	PER 1,000 SQ.FT.	REMARKS
WINTER RYE	2 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO DEPTH OF ONE INCH.
OATS	2 1/2 BU OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO DEPTH OF ONE INCH.
ANNUAL RYE	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT GRASS DURATION. USE WHERE APPEARANCES ARE IMPORTANT. COVER SEED WITH NO MORE THAN 1/4 INCH OF SOIL. WITH MULCH, SEEDING MAY BE DONE THROUGHOUT GROWING SEASON. OTHERWISE SEED EARLY SPRING OR BETWEEN AUGUST 15 & SEPTEMBER 15.

SEED BED PREPARATION:	TOPSOIL (SANDY LOAM, LOAM, OR SILT LOAM), FRAGILE, FREE OF STUMPS, WOOD, AND ROOTS. STONES MORE THAN 1/2" INCH IN DIAMETER OR LENGTH, SHALL BE PLACED OUTSIDE OF THE SEED BED AREAS IN A 4" (MINIMUM) THICK LAYER. TOPSOIL SHALL BE FREE OF HERBICIDES AND TOXIC MATERIALS. TOPSOIL SHALL HAVE A ORGANIC CONTENT OF 3-5%. TOPSOIL SHALL BE TESTED FOR MIXING IN THE FERTILIZER AND LIME. SOIL TO BE TESTED PRIOR TO APPLICATION FOR RECOMMENDATION OF AMENDMENTS. AMENDMENTS TO BE DETERMINED WITH THE ENGINEER.
FERTILIZE:	IN ACCORDANCE WITH AMENDMENT RECOMMENDATIONS FROM TESTING LABORATORY. LIME PER THE RECOMMENDED RATE FOR OPTIMUM PH.
SEEDING:	SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS.
BONDED FIBER MATRIX:	APPLY PROFILE HYDROBONDED BFM OR EQUIVALENT BASED ON APPLICATION RATE FOR 3500 LB/ACRE MIN. PER MANUFACTURERS RECOMMENDATIONS. BFM ALTERNATES MUST BE ON NHOT APPROVED PRODUCTS LIST.

GRASS SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED AND SHALL MEET THE PROVISIONS OF THE NEW HAMPSHIRE AGRICULTURAL AND VEGETABLE SEEDS LAW. SEED SPECIFIED IN THIS SECTION SHALL MEET THE FOLLOWING ANALYSIS:

LAWN SEED MIX SHALL BE BLENDED WITH ANNUAL RYE, DOUBLE JUMP MIX, AVAILABLE FROM NORTHERN NURSERIES ON ROUTE 5 IN WHITE RIVER JCT. VERMONT. APPLY AT 20% THE RECOMMENDED MANUFACTURER APPLICATION RATE PER ACRE.

16. MAINTENANCE: REGULAR MAINTENANCE SHALL OCCUR DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME AS PERMANENT STABILIZATION IS ESTABLISHED. MINOR MAINTENANCE ACTIVITIES RECOMMENDED ON REGULAR INSPECTION REPORTS SHALL BE ADDRESSED BY THE END OF THE NEXT CONSTRUCTION PERIOD. ADDITIONAL MAINTENANCE SHALL BE AS FOLLOWS:

a. DISTURBED AREAS WILL BE FERTILIZED AND RE-SEED, WHERE NECESSARY.

b. CATCH BASINS WILL BE CHECKED AND CLEANED AS NECESSARY.

c. SOLID AND GROSS TREATMENT SWALES SHALL BE CHECKED REGULARLY AND CLEANED AS REQUIRED.

d. THE SILT FENCES AND BARRIERS SHALL BE CHECKED ON A REGULAR BASIS AND REPAIRS AS NECESSARY TO PREVENT DAMAGE TO EROSION CONTROL AND SHORT-CIRCUITING. SEDIMENT WILL BE REMOVED WHEN IT REACHES ONE-THIRD OF THE HEIGHT OF SILT FENCE AND ONE-HALF THE HEIGHT OF OTHER BMP'S SUCH AS EROSION CONTROL SOCKS.

e. INSPECTION OF TEMPORARY SEDIMENTATION BASINS SHALL BE PERIODICALLY CLEANED, WITH THE SEDIMENT REMOVED TO A SECURE LOCATION.

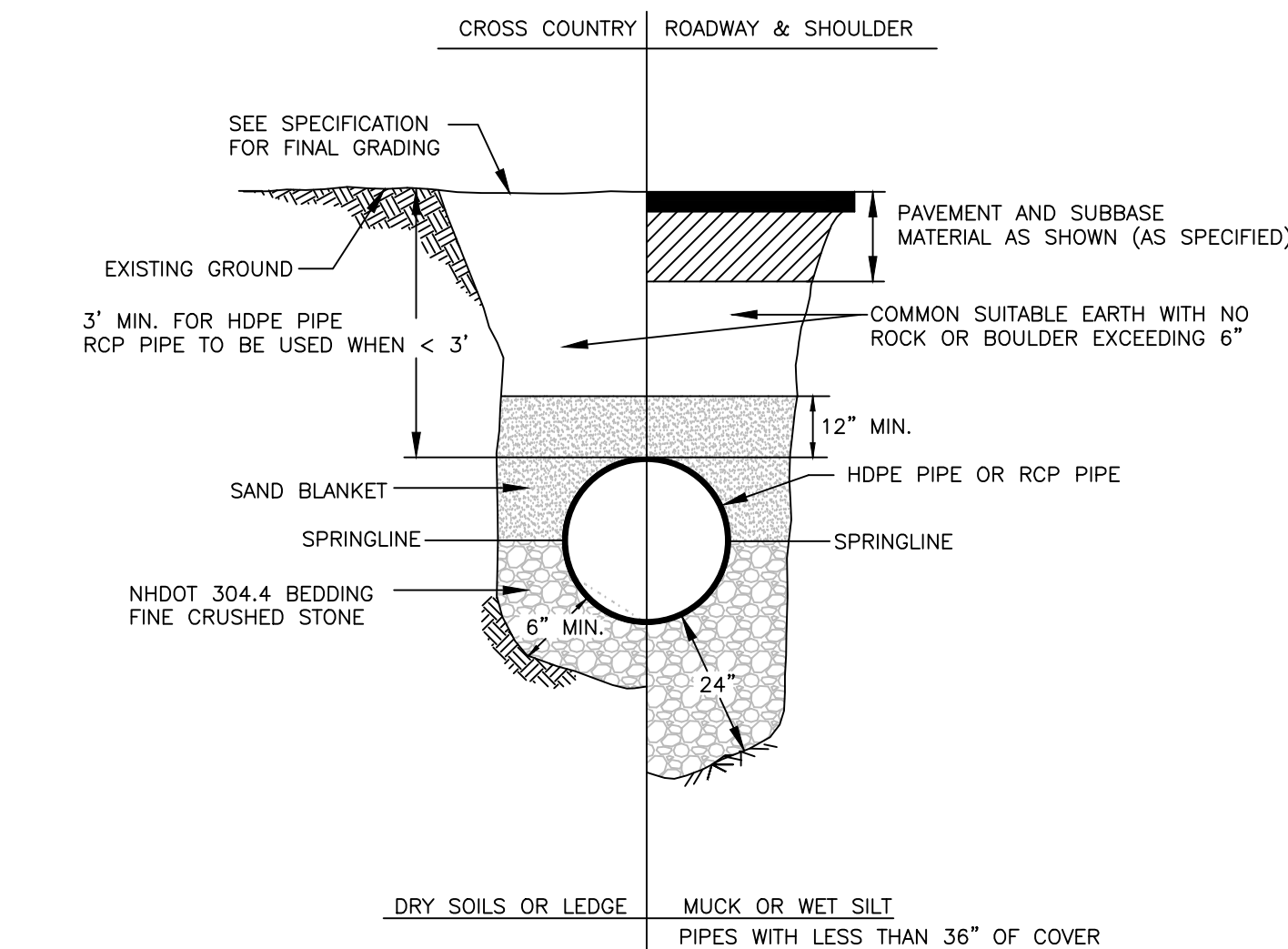
f. SITE VISITS: THE ENGINEER MAY BE CONTACTED ON A REGULAR BASIS TO OBSERVE THE EROSION AND MAINTENANCE ACTIVITIES OF EROSION CONTROL MEASURES, AND IN THE EVENT OF ANY EROSION, SEDIMENTATION OR TURBIDITY ISSUES THAT ARISE.

17. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS DAILY AND PRIOR TO ANY ANTICIPATED SCHEDULING CHANGES.

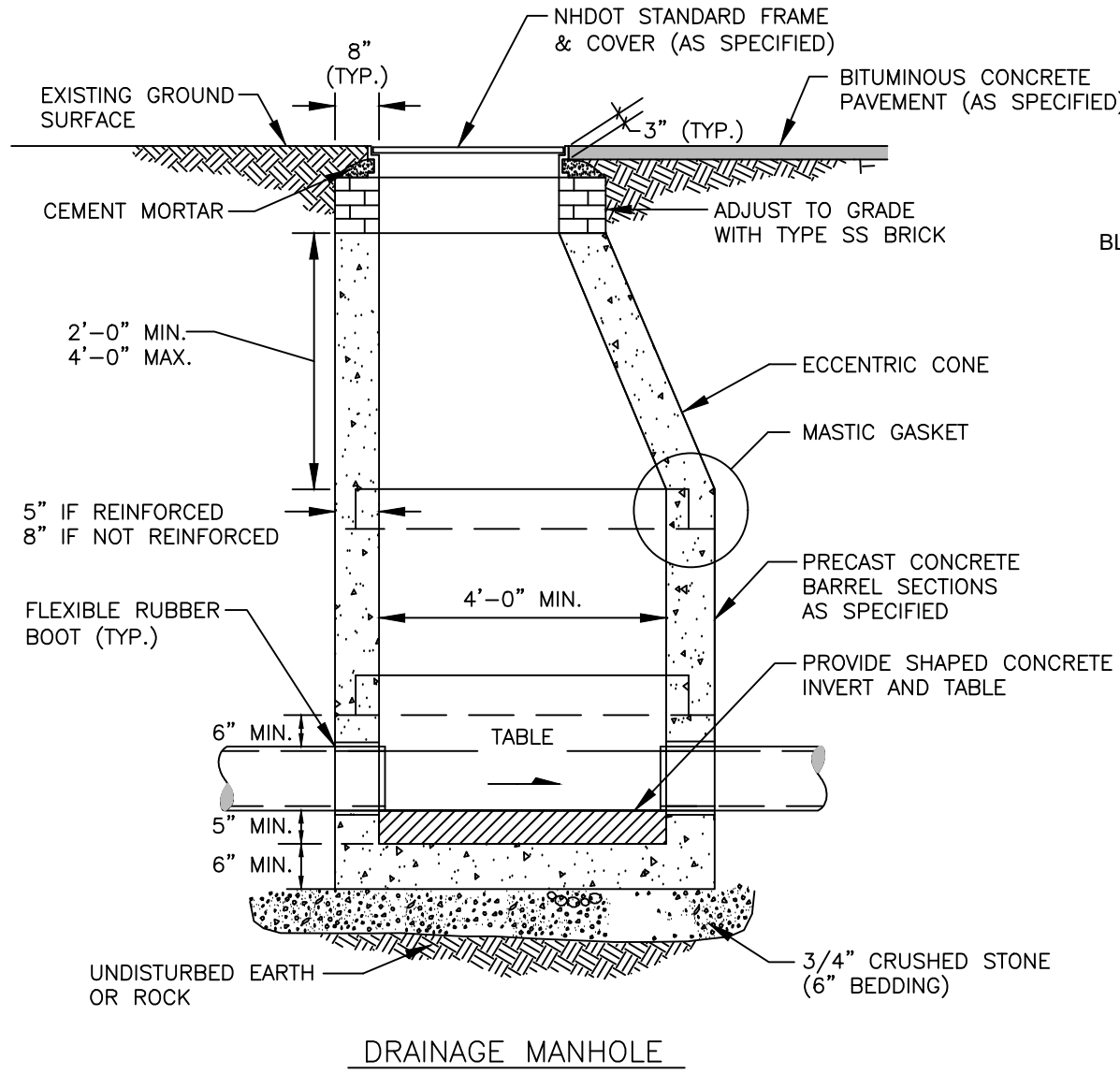
18. ALL AREAS SHALL BE STABILIZED WITHIN 45 CALENDAR DAYS OF INITIAL DISTURBANCE. ALL AREAS NOT CURRENTLY BEING WORKED, SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 3802.6(A) AND CHS 380:01. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MEANS AN ENVIRONMENTAL HARM OR HARM TO HUMAN HEALTH. NO PERSON SHALL COLLECT, TRANSPORT, EXPORT, IMPORT, MOVE, OR DISPOSE OF ANY SPECIES OR PLANT SPECIES OR PARTS OF SPECIES AND VIBILE PORTIONS OF ANY PLANT SPECIES, WHICH INCLUDES ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST WITHOUT PROPERLY INFORMED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND NIDES REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THAT ALL IMPORTED SOILS ARE FREE FROM INVASIVE SPECIES. THE OWNER SHALL ORDER ANY PERSON WHO HAS BEEN FOUND TO BE RESPONSIBLE OF THE VIOLATION OF THE PROHIBITION OF INVASIVE SPECIES TO STOP THE INVASIVE SPECIES AS THE OWNER MAY DEEM NECESSARY. THE REQUIRED ERADICATION OR CONTROL MEASURES SHALL BE PROMPTLY IMPLEMENTED WITHIN THE TIME PERIOD DESIGNATED IN THE ORDER OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ADMINISTRATIVE FINES, PENALTIES, OR BOTH, PURSUANT TO RSA 430:57, SHALL BE LEVIED. THE CONTRACTOR MAY ALSO BE REQUIRED TO MONITOR THE SITE FOR INVASIVE SPECIES FOR FIVE YEARS FOLLOWING COMPLETION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH SECTION AGR 3802.6(A) MAY RESULT IN THE ASSESSMENT OF ADMINISTRATIVE FINES.

- A. TEMPORARY SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15, 2015. SEEDING SHALL BE AT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 1:1, AND SEEDING SHALL BE COMPLETED BY NOVEMBER 15TH. EROSION CONTROL NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH NETTING SHALL OCCUR OVER UNSTABILIZED SLOPES OR FROZEN GROUND AND SHALL BE COMPLETED BY NOVEMBER 15TH. SEEDING SHALL BE COMPLETED BY NOVEMBER 15TH. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH SHALL BE STABILIZED PRIOR TO NOVEMBER 15TH. SEEDING SHALL BE TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- B. ALL UNPAVED PAVEMENT SURFACES SHALL BE PAVED PRIOR TO NOVEMBER 1, FOR WINTER SHUTDOWN. PAVING AFTER NOVEMBER 1 WILL BE CONSIDERED TEMPORARY (AT THE COST OF THE CONTRACTOR) UNLESS OTHERWISE APPROVED BY THE TOWN AND WILL BE REPLACED IN THE SPRING WITH PERMANENT PAVEMENT SURFACES.
23. SEEDING/SITE MANAGEMENT:
 - A. ALL PROJECT LIMITS OF DISTURBANCE MUST BE STAKED, PAINTED, OR FLAGGED, PRIOR TO THE START OF CONSTRUCTION.
 - B. ALL EXISTING OR PROPOSED LIMITS MUST BE FLAGGED AND REVIEWED WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - C. EROSION CONTROL MEASURES SHALL BE INSTALLED DOWN-GRADIENT OF EARTH DISTURBANCES PRIOR TO EARTHWORK ACTIVITIES. INSTALL CONSTRUCTION TRACK OUT CONTROLS AND ACCESS WAYS AS NEEDED FROM STAGING AREAS. OBTAIN ADDITIONAL PERMITS AS NEEDED FOR ANY STAGING AREA REQUIRING A LOCAL, STATE OR FEDERAL PERMIT PRIOR TO THE START OF CONSTRUCTION.
 - D. STOCKPILES SHALL BE REMOVED FROM THE SITE DAILY. NO STOCKPILING WILL BE ALLOWED ON TOWN OR STATE PROPERTY.
 - E. REMOVE AND DISPOSE OF ALL CONSTRUCTION RELATED TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
 - F. INSTALL AND MAINTAIN DETERAWERING CONTROLS WHILE DETERAWERING IS IN PROGRESS. ALL DETERAWERING DISCHARGES SHALL FLOW THROUGH A MINIMUM OF 30 FOOT UNDISTURBED VEGETATED SURFACE PRIOR TO DISCHARGE FROM THE SITE. THE USE OF STABILIZED VEGETATION SUPPLY MULCHING OR MULCHING IS NOT ALLOWED. ALL DETERAWERING CONTROLS SHALL NOT BE INSTALLED OUTSIDE OF THE LIMIT OF WORK.
 - G. PROTECT ALL NEW EXISTING DRAINAGE PIPES AND STRUCTURES FROM SEDIMENT AND TRASH TRANSPORT THROUGH THE LIMITS OF WORK.
 - H. ALL DITCHES AND SWALES ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROLS AFTER VEGETATIVE STABILIZATION IS ACCEPTED BY THE ENGINEER.

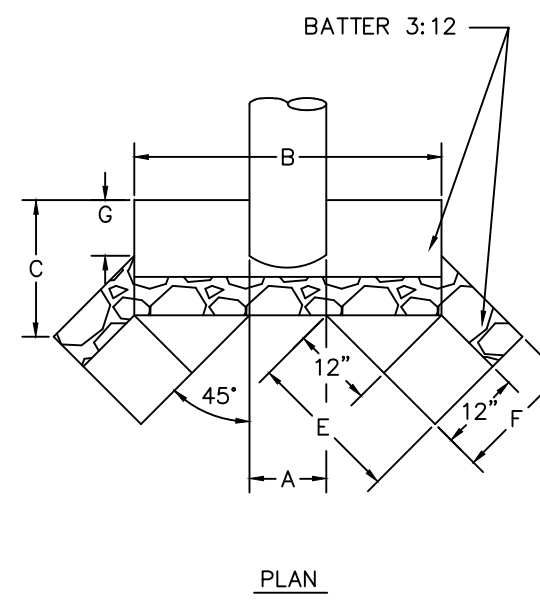
N.T.S



N.T.S.



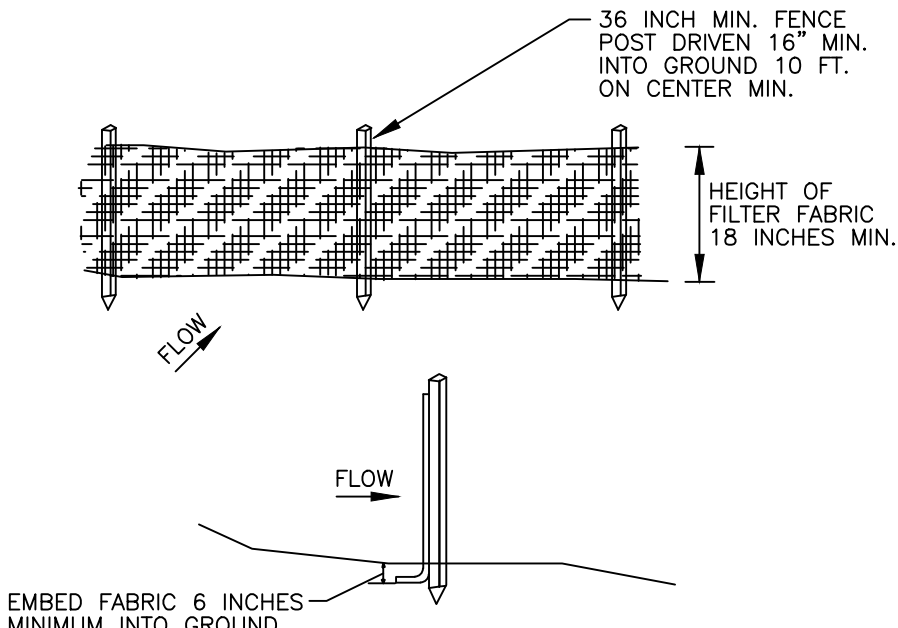
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DIMENSIONS

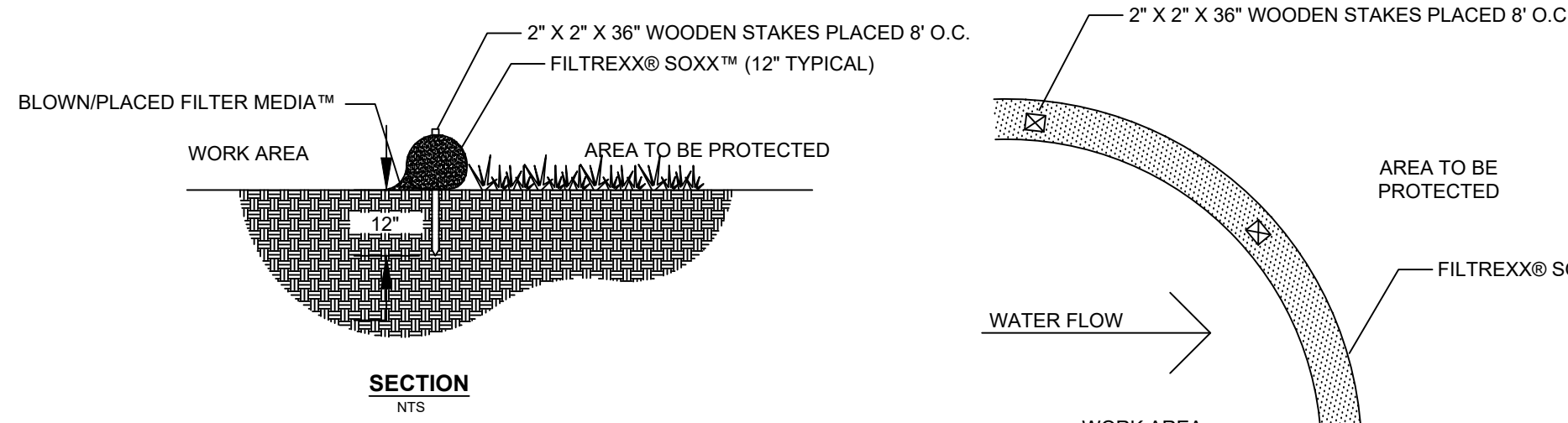
DIA. D INCHES	DIMENSIONS								
	A	B	C	E	F	G	H	I	J
12"	1'-3"	4'-0"	2'-2"	2'-4"	1'-10"	0'-7"	4'-0"	3'-8"	3'-0"

N.T.S

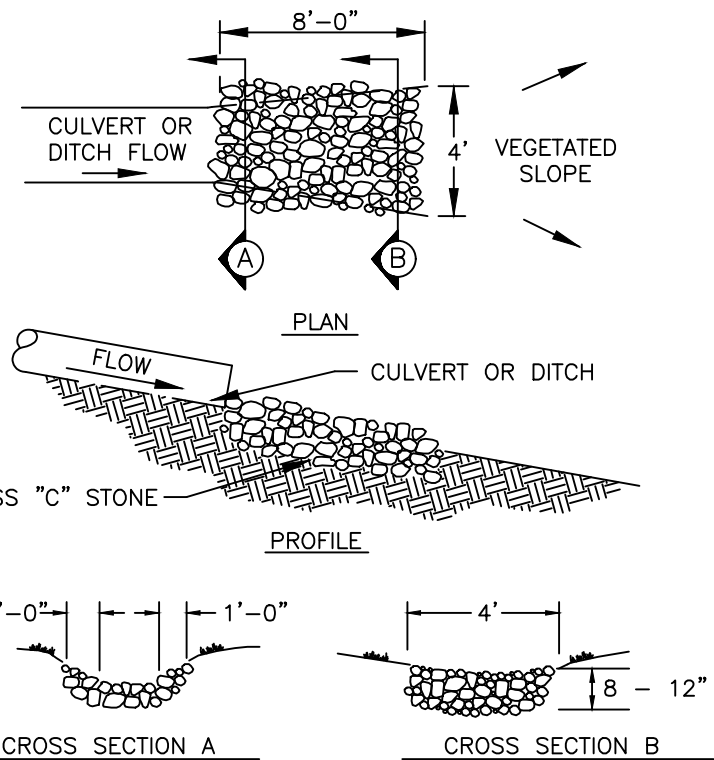


1. SILT FENCE MAY BE EITHER PREMANUFACTURED OR PREPARED ON SITE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SILT FENCE SHALL BE LOCATED AS SHOWN ON THE PLAN AND WHEREVER CONSTRUCTION ACTIVITIES MAY RESULT IN A TEMPORARY EXPOSURE TO STOPS OR TO STOPS OF SOIL OR TO SEDIMENT, THE TRENCH SHALL BE TIED IN PLACE BY PLACEMENT IN A 6 INCH FENCE AND BACKFILLING WITH A SUITABLE MATERIAL.
3. THE TRENCH FENCE SHALL BE BUILT TO A MINIMUM OF 6 FEET AT THE BASE IN A MANNER SUCH THAT A MINIMUM OF 6 INCHES OF FABRIC LIES ON THE GROUND TOWARD THE DIRECTION OF FLOW OF THE FLOW OF FABRIC. THE FABRIC SHALL BE BUILT WITH 6 INCHES WITH SUITABLE MATERIAL EXTENDING A MINIMUM OF 4 INCHES BEYOND THE FABRIC.
4. SUPPLYING STAKES SHALL BE PLACED NO MORE THAN 10 FEET APART.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FENCING SHALL BE REPLACED WHEN TORN, WHEN TRENCHING IS DISTURBED, WHEN THE FENCE DISPLAYS PLUGGING AS EVIDENCED BY SILT-LADEN FLOW WHEN THE FENCE IS EXCESSIVELY RETARDED BY THE FENCE, OR WHENEVER "BULGES" APPEAR.

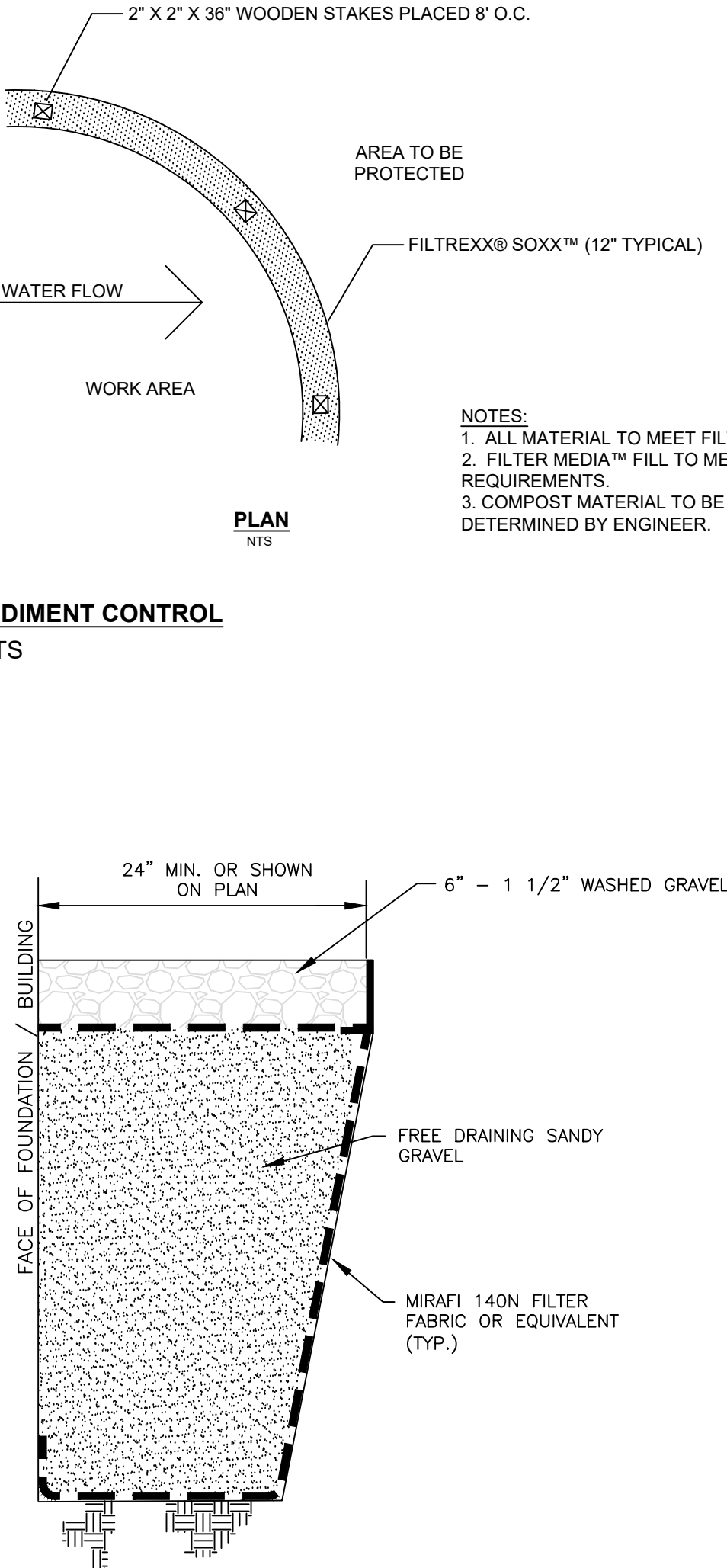
N.T.S.



SECTION



NTS



NTS

1. PRE-CONSTRUCTION MEETING.
2. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
3. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
4. INSTALL PERIMETER CONTROLS (SILT FENCE, BRUSH BARRIER, CONSTRUCTION FENCE, ETC.)
5. CONSTRUCT STORMWATER TREATMENT COMPONENTS INCLUDING BIOTRETIONMENT BASINS AND GRASS TREATMENT SWALES. BIOTRETIONMENT SYSTEMS ARE NOT TO PLACED INTO SERVICE UNTIL THEY ARE FULLY PLANTED, STABILIZED AND ALL CONTRIBUTING AREAS ARE FULLY STABILIZED.
6. GRADE AND STABILIZE CONSTRUCTION ROADS.
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.), IF REQUIRED, SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. LAND CLEARING AND GRADING. SITE PREPARATION INCLUDING CUTTING AND FILLING, BARRIERS, DIVERSIONS, DRAINS, CULVERTS, AND SURFACE ROUGHENING.
9. SURFACE STABILIZATION. TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.
10. BUILDING CONSTRUCTION, BUILDINGS, UTILITIES, AND PAVING.
11. LANDSCAPING AND FINAL STABILIZATION. TOPSOILING, TREES AND SHRUBS.
12. PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.
13. MONITOR THE PROGRESS OF THE STABILIZED AREAS MUST BE STABILIZED, CONTINUOUSLY INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
14. REPAIR TRAPPED SEDIMENTS FROM EROSION AND SEDIMENT CONTROL MEASURES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

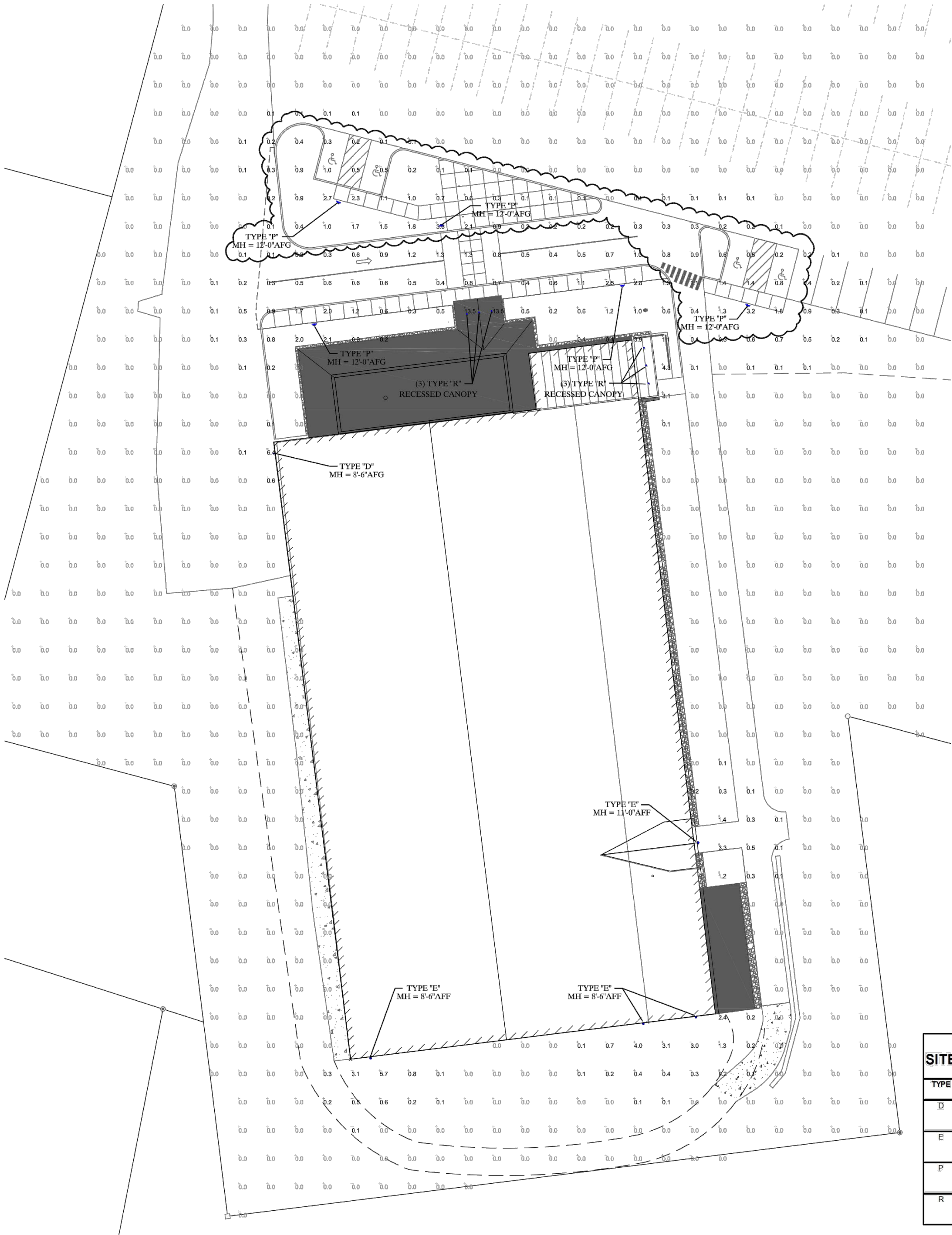
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

394 NORTH MAIN STREET - CITY OF LEBANON - GRAFTON COUNTY - NH

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: PAB
DRAWN BY: PAB
CHECKED BY: JSG
DATE: 10/10/22
PROJ. NO. 10571

7



TYPE 'D'
MH = 8'-6" AFG



TYPE 'E'
MH = 11'-0" AFF



TYPE 'P'
MH = 12'-0" AFG



TYPE 'R'
RECESSED CANOPY

DRAWING NOTES

- 1 REFER TO SITE LIGHTING FIXTURE SCHEDULE ON DRAWING EL-2.
- 2 CALCULATION GRID IS AT GRADE WITH 10'-0" X 10'-0" SPACING.
- 3 UNLESS OTHERWISE REQUIRED BY THE PLANNING BOARD, AND EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE SAFETY CONSIDERATIONS, EXTERIOR LIGHTING SHALL BE ON A TIMER SWITCH AND TURNED OFF WHEN RINK IS NOT OPEN FOR OPERATIONS.

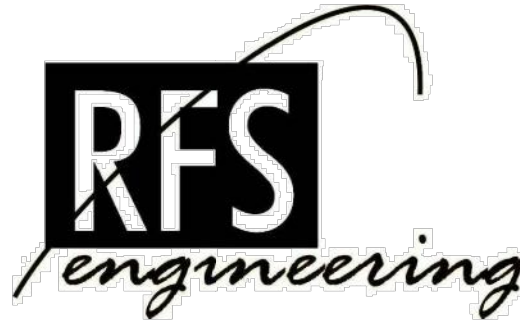
STATISTICS:

Front of Building
Front of Building
Illuminance (Fc)
Average = 1.19
Maximum = 13.5
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Back Egress Points
Back Egress Points
Illuminance (Fc)
Average = 0.99
Maximum = 5.7
Minimum = 0.1
Avg/Min Ratio = 9.90
Max/Min Ratio = 57.00

West Egress Point
West Egress Point
Illuminance (Fc)
Average = 1.80
Maximum = 6.4
Minimum = 0.1
Avg/Min Ratio = 18.00
Max/Min Ratio = 64.00

Zamboni Entrance
Zamboni Entrance
Illuminance (Fc)
Average = 0.62
Maximum = 3.3
Minimum = 0.1
Avg/Min Ratio = 6.20
Max/Min Ratio = 33.00



RFS Engineering
NH: 71 Water St | Laconia, NH 03246
P: 603.524.4647
MA: 24 Federal St, 3rd Floor | Boston, MA 02110
P: 617.494.1464
ME: 82 Hanover St, Suite 2 | Portland, ME 04101
P: 207.761.4647
www.rfsengineering.com
RFS Project #: 9036.001

Hanover Improvement Society
Campion Rink Renovations and Additions

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMP TYPE	VOLT.	WATTS/ FIXT.	REMARKS
D	EXTERIOR WALL MOUNT	[BEGA] #33814-K3-BLK	8V/ 775 LUMENS 3000K	120/277	8	BUG RATING = B1-U0-G0
E	EXTERIOR WALL MOUNT	[RAB] #SLIM17FA15ADJ	14.2W/ 1761 LUMENS 3000K	120/277	15	ADJUSTMENT SET TO 0-DEGREES FOR FULL-CUTOFF BUG RATING = B1-U1-G0
P	EXTERIOR SITE POLE	[BEGA] #77025-K3-BLK (FIXTURE) #1108HR-BLK (POLE)	15.8W/ 2090 LUMENS 3000K	120/277	20	BUG RATING = B1-U0-G1
R	EXTERIOR RECESSED CANOPY DOWNLIGHT	[RAB] #ND4R20D+NDLED4RD-80Y-S-S	20W/ 1834 LUMENS 3000K	120/277	20	RECESSED CANOPY MOUNTED ENERGY STAR VERSION 2.0 CERTIFIED

1 ELECTRICAL SITE LIGHTING PLAN
1" = 20'-0"

West Lebanon, New Hampshire

Randall T Mudge & Associates

Architects
85 DCH
Route 10
Lyne, New Hampshire

ELECTRICAL SITE LIGHTING PHOTOMETRIC

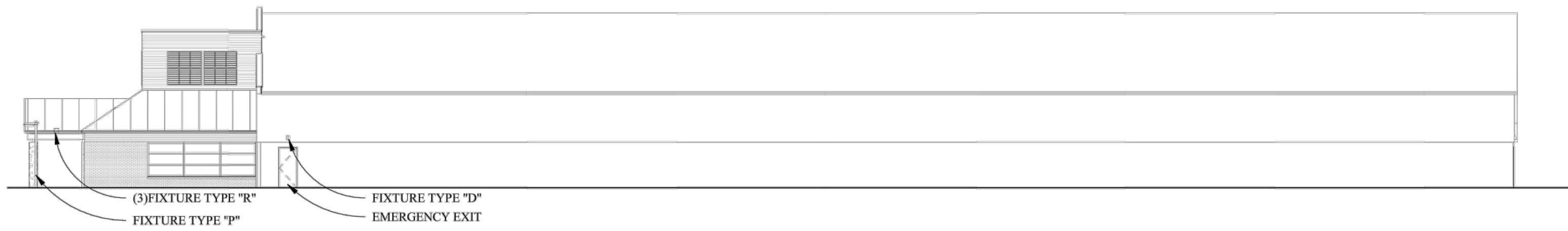
2003
Job No
10 OCT 22
Date

AS NOTED
Scale
02 NOV 22
Revised

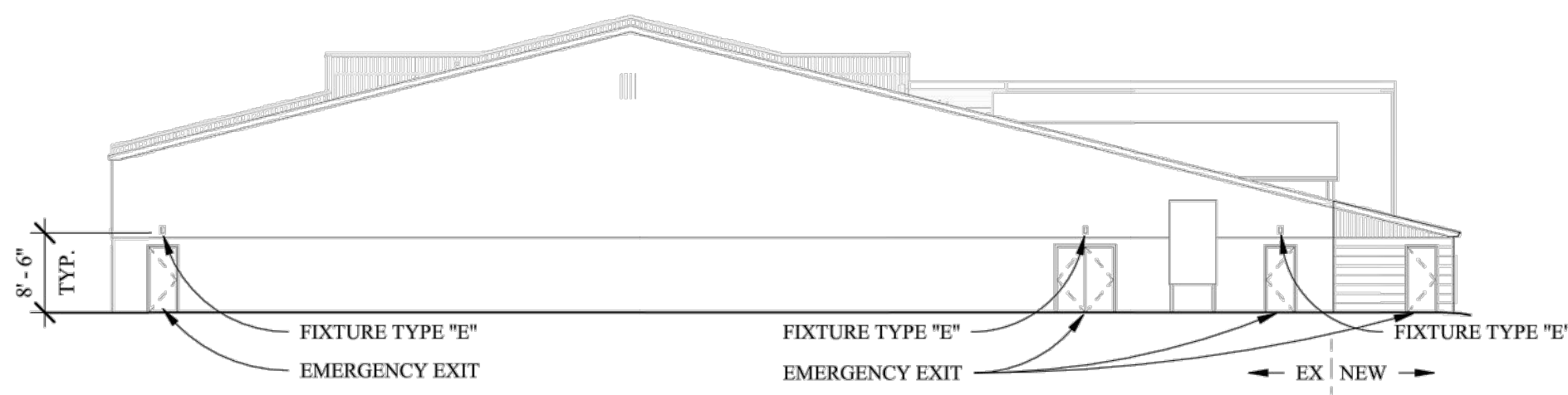
EL-1



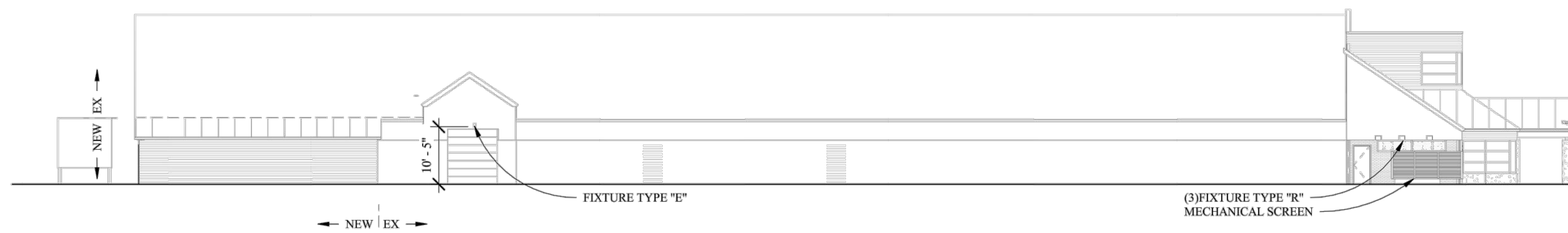
1 North Elevation
1/16" = 1'-0"



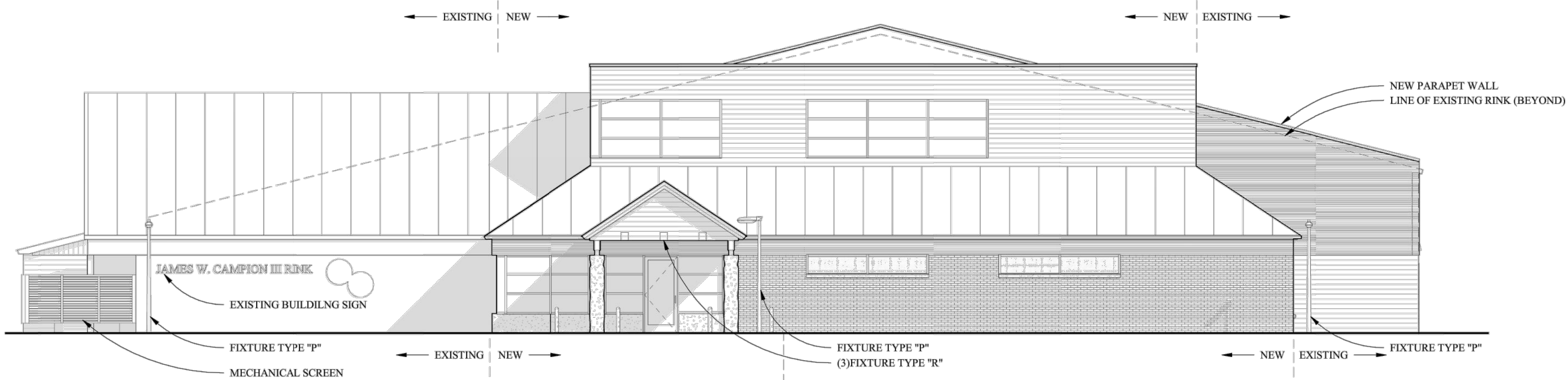
2 West Elevation
1/16" = 1'-0"



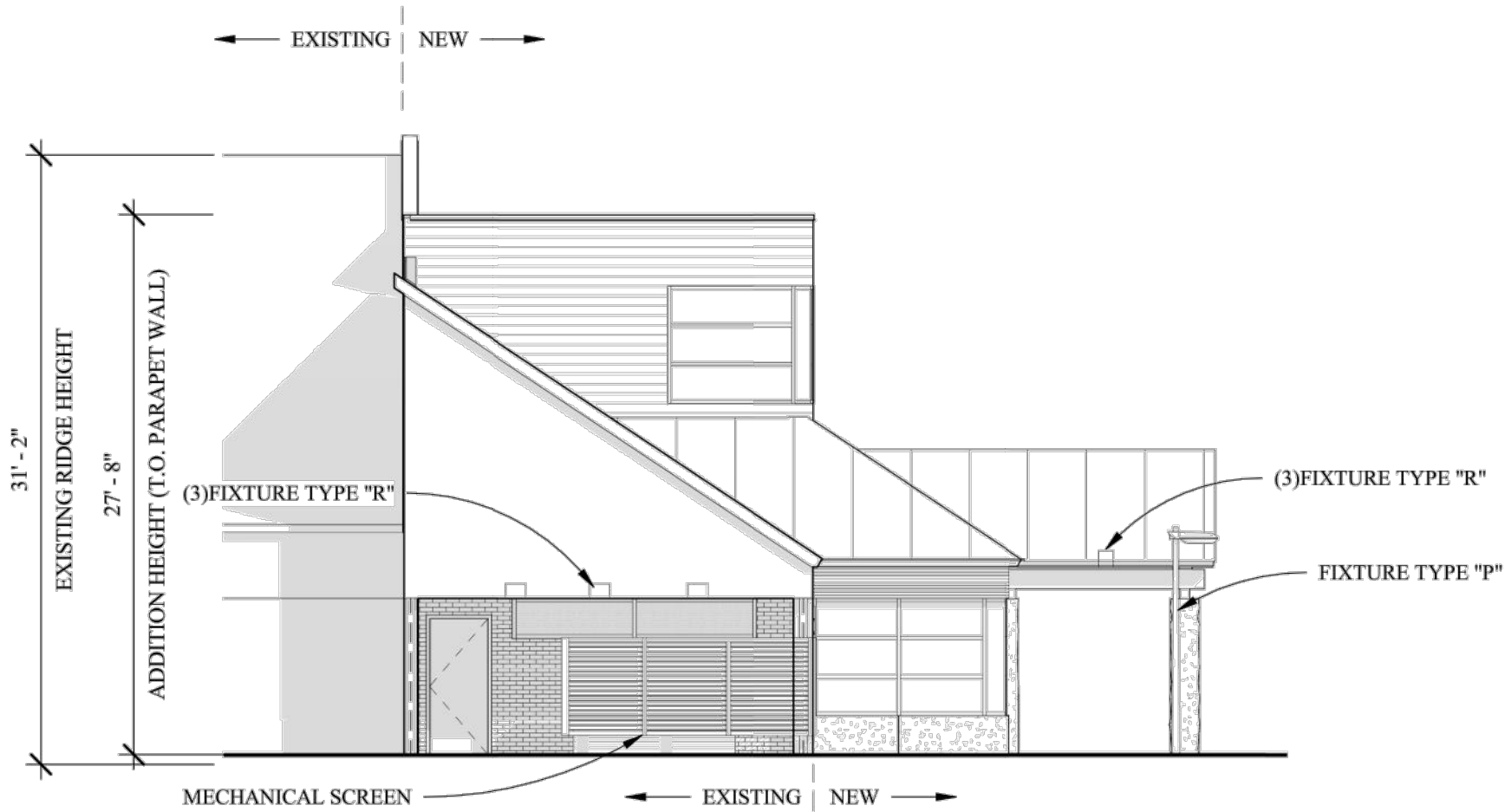
3 South Elevation
1/16" = 1'-0"



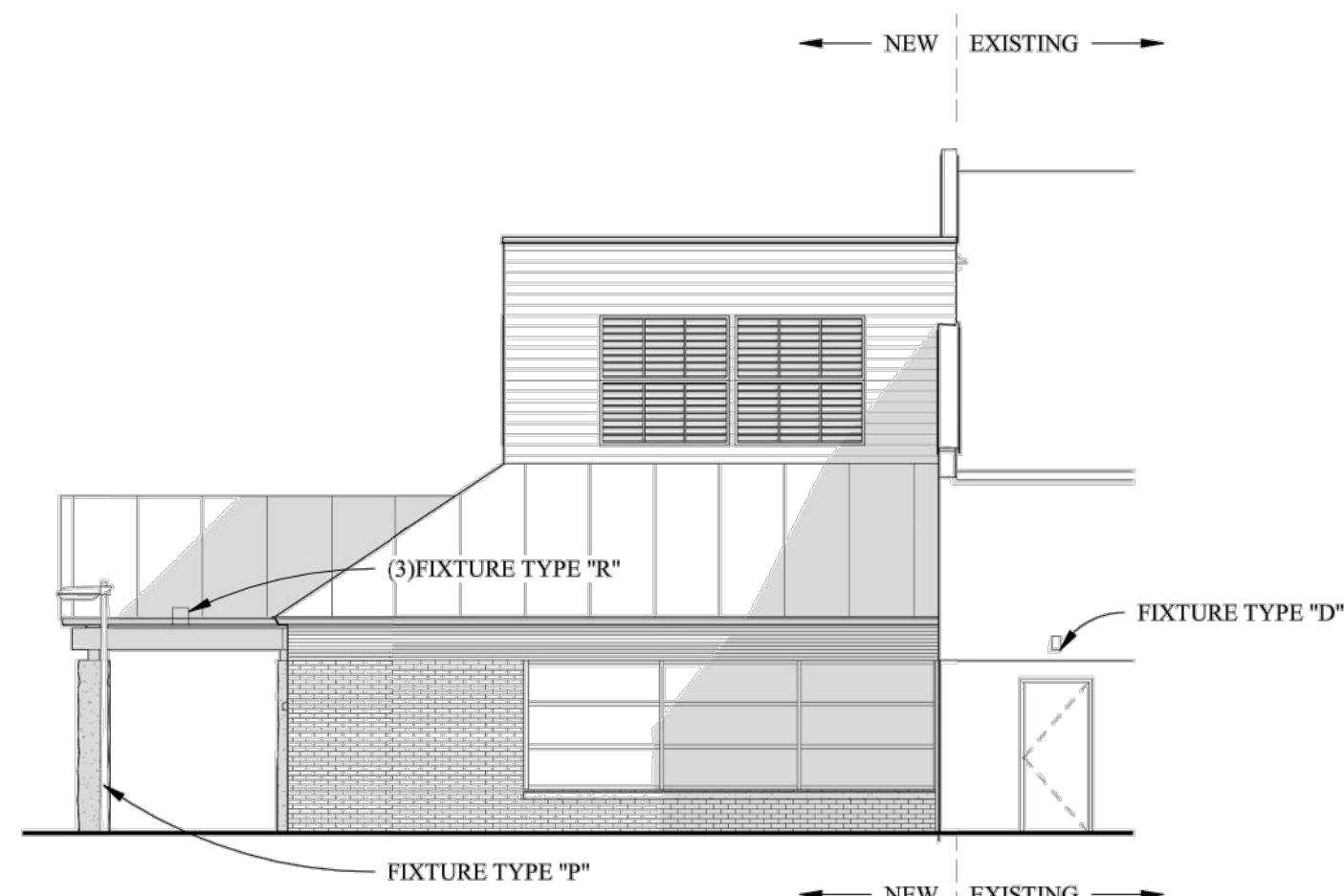
4 East Elevation
1/16" = 1'-0"



5 Enlarged North Elevation
1/8" = 1'-0"



6 Enlarged Partial East Elevation
1/8" = 1'-0"



7 Enlarged Partial West Elevation
1/8" = 1'-0"

Hanover Improvement Society
Campion Rink Renovations and Additions

West Lebanon, New Hampshire

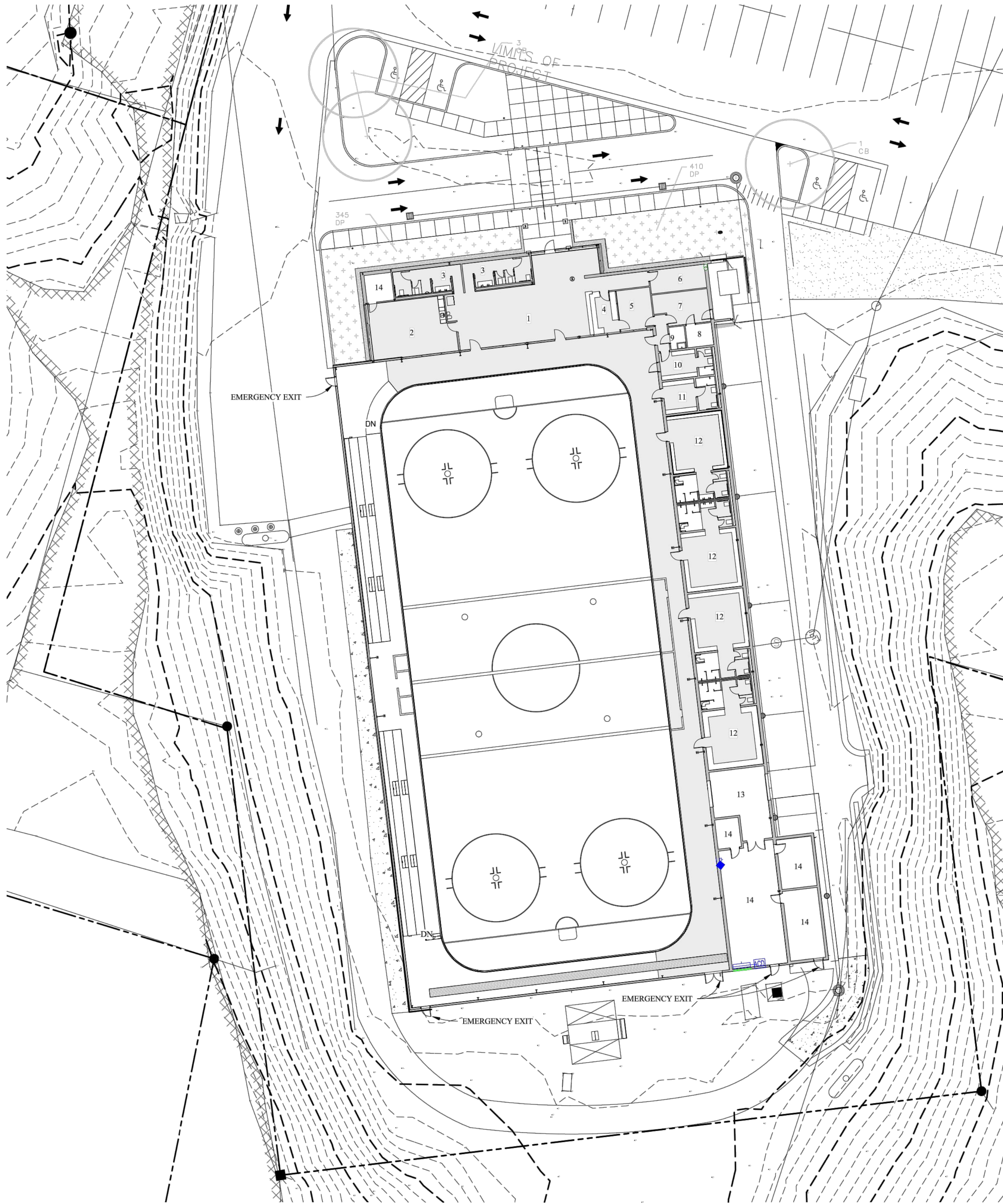
Randall T Mudge & Associates

Architects
85 DCH
Route 10
Lyme, New Hampshire

Elevations

2003	As indicated
Job No	Scale
10 OCT 22	02 NOV 22
Date	Revised

SPR1



ROOM KEY			
1. Lobby	8. Water Entry	9. Janitor	
2. Multi-Purpose	9. Janitor	10. Referee's	
3. Public Restroom	10. Referee's	11. Small Locker Room	
4. Transaction	11. Small Locker Room	12. Locker Room	
5. Office	12. Locker Room	13. Zamboni	
6. Skate Sharpening	13. Zamboni	14. Mech / Storage	
7. Coaches	14. Mech / Storage		

Hanover Improvement Society
Campion Rink Renovations and Additions

West Lebanon, New Hampshire
Randall T Mudge & Associates

Architects
85 DCH
Route 10
Lyme, New Hampshire

Ground Level Plan & View

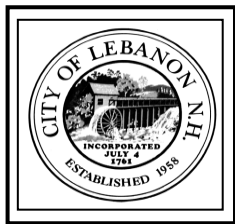
2003	As indicated
Job No	Scale
10 OCT 22	02 NOV 22
Date	Revised

SPR2

**Agenda
Planning Board
November 21, 2022**

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

**Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2
PB2022-46-BLA**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: *Agenda Item 3.D*
November 21, 2022 Planning Board Meeting

DATE: November 16, 2022

LEGAL NOTICE

Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2: Request for an amendment to an approved Boundary Line Adjustment plan. PB2022-46-BLA

COMPLETENESS REVIEW

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

BACKGROUND

Adam Hartford is the owner of 0 Old Kings Highway (Tax Map 134, Lot 15), a +/-7.6 acre lot that is currently vacant (shown in blue in Figure 1) (the "Hartford Property"). Adam Kahn & Masha Izakson are the owners 29 Old Kings Highway (Tax Map, 134, Lot 14), a +/-21.7 acre lot improved with a one-family dwelling (shown in orange in Figure 1) (the "Kahn Property"). James Laudate & Aleksandra Stark are the owners of 23 Old Kings Highway (Tax Map 124, Lot 13), a +/-21.8 acre lot improved with a one-family dwelling (shown in red in Figure 1) (the "Laudate Property"). Collectively, the Hartford, Kahn, and Laudate properties are referred to as, the "Properties". The Properties were created pursuant to a subdivision plat approved in 1981 (see Figure 2). A shared access drive from Old Kings Highway was constructed at some point thereafter to serve the Kahn and Laudate Properties ("Shared Drive").

In 1987, a boundary line adjustment plat ("1987 BLA Plat") was approved for the Properties (see Figure 3). Among other transfers of land, the BLA Plat annexed land from the Hartford Property to the Kahn Property. In doing so, the Planning Board eliminated the Hartford Property's frontage on the Class V portion of Old Kings Highway (so as a result of the boundary line adjustment, the Hartford Property's only frontage is now on the Class VI portion of Old Kings Highway).

Notably, the 1987 BLA Plat depicts the Shared Driveway, but does not show it extending to the Laudate Property (even though the Shared Driveway was presumably already providing access to the Laudate Property at the time the 1987 BLA Plat was approved since, according to the City's assessing records, the home on the Laudate Property was constructed in 1984. For additional background information and analysis, please review the attached e-mails from Planning & Development Department staff sent to the applicant on September 19, 2022 and October 4, 2022.

Figure 1. Subject Properties.

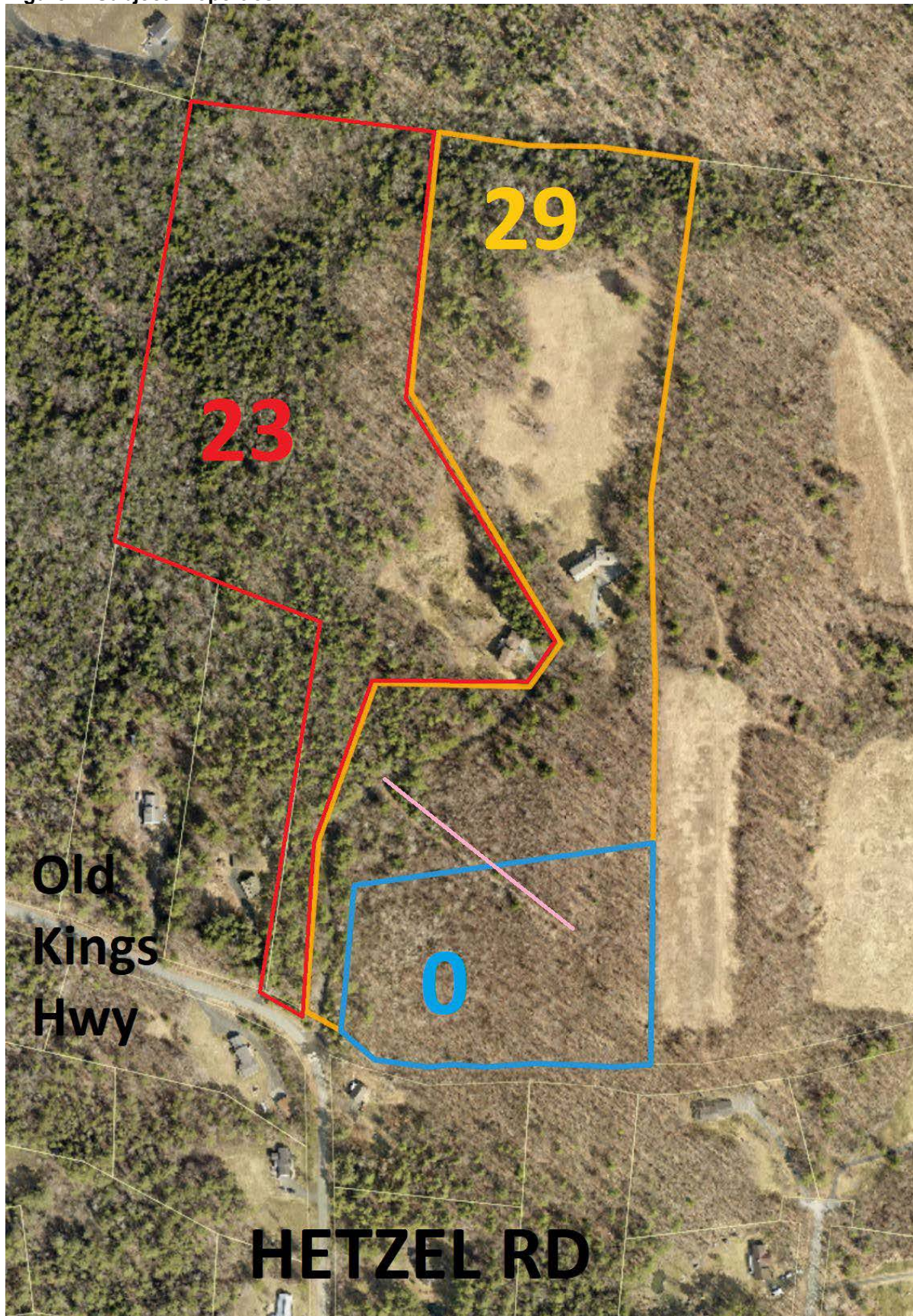


Figure 2. 1981 Approved Subdivision Plat.

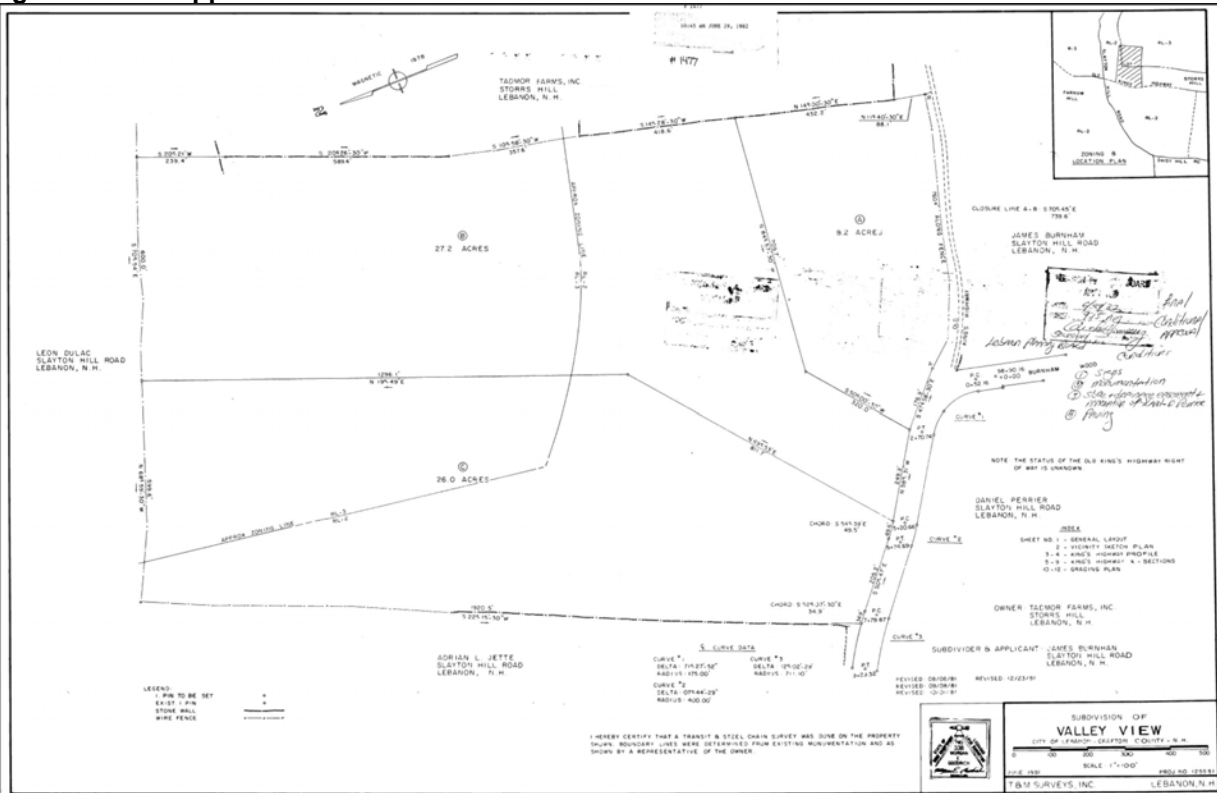
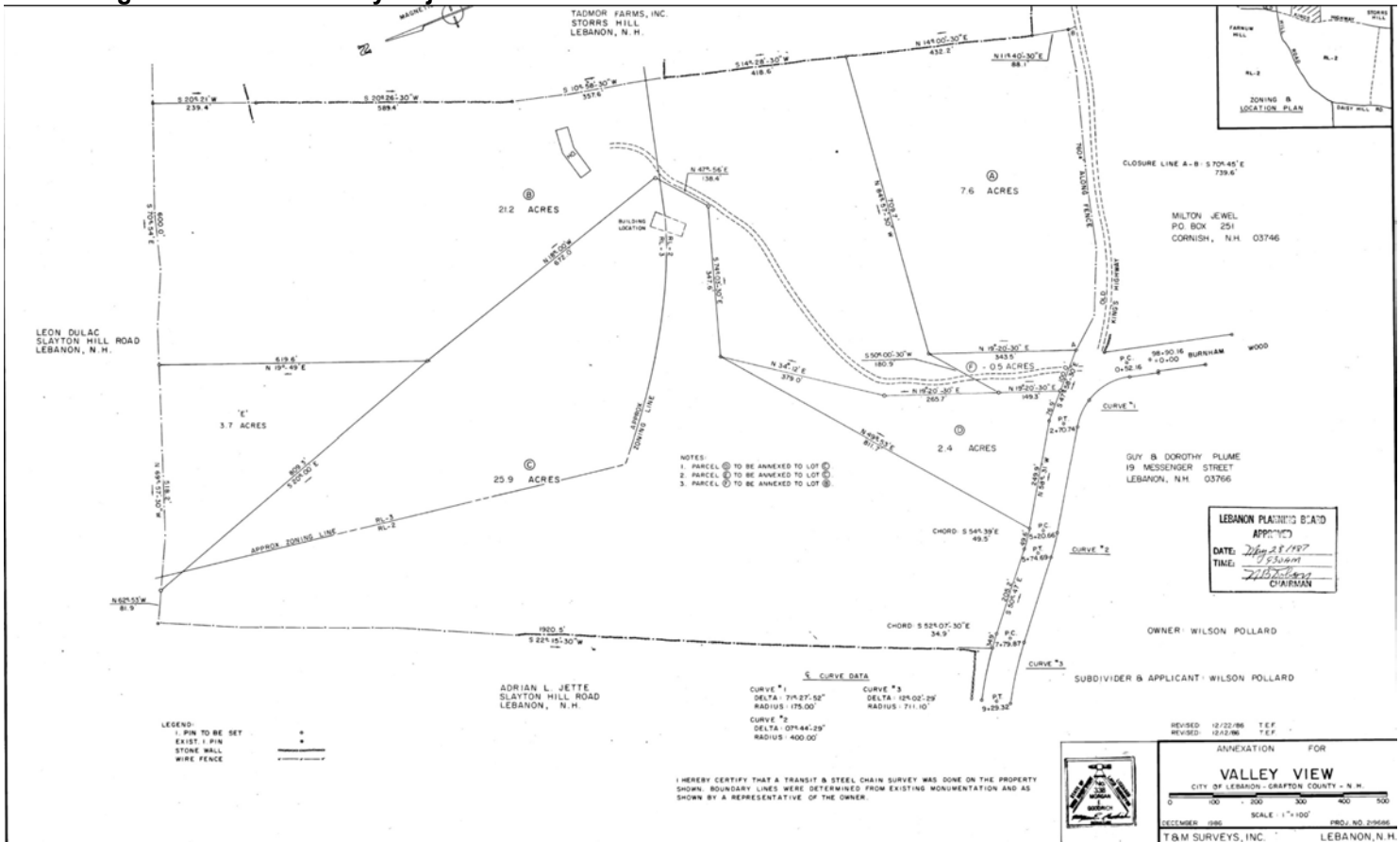


Figure 3. 1987 Boundary Adjustment Plat.



PROPOSAL

Mr. Hartford proposes to construct a one-family dwelling on his property and to provide access to the property via the Shared Driveway. The proposed extension of the Shared Driveway to access the Hartford Property (the "Hartford Spur") runs approximately parallel to the pink line in Figure 1. The Hartford Spur has already been cleared and is viewable from aerial photography. It is unknown when the Hartford Spur was cleared, however, Mr. Hartford has recently secured an easement from the owners of the Kahn Property to use the Shared Driveway and Hartford Spur as access to the Hartford Property.

It is staff's understanding that the Hartford Spur is an unimproved and is intended to be utilized as is.

Mr. Hartford requests an amendment to the BLA Plat to show the Hartford Spur. The purpose of the amendment is to satisfy the requirements of RSA 674:41, I, so that a building permit can be issued for Mr. Hartford's proposed one-family dwelling.

The applicant has requested two waivers as set forth in the attached Application for Waivers:

1. To allow a driveway to serve three lots where two are permitted per the Subdivision Regulations (this requirement is currently found in the definition of "driveway", Section 5 of the Subdivision Regulations); and
2. From all applicable submission requirements set forth in Section 9.5 of the Subdivision Regulations.

RSA 674:41

RSA 674:41, I, provides that:

"[N]o building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless **the street giving access to the lot upon which such building is proposed to be placed:**

(a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or

(b) **Corresponds in its location and lines with:**

- (1) A street shown on the official map; or
- (2) **A street on a subdivision plat approved by the planning board;**
or
- (3) A street on a street plat made by and adopted by the planning board; or
- (4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or

(c) Is a class VI highway, provided that: [...]; or

(d) Is a private road, provided that: [...]; or

(e) Is an existing street constructed prior to the effective date of this subparagraph [...].”

For purposes of NH RSA 674:41, I, the Shared Driveway is the “street” that will “give access to” the Hartford Property. As such, the Shared Driveway must satisfy one of the 674:41, I subsections (either subsections a, b1, b2, b3, b4, c, d, or e). It is staff’s view that the Shared Driveway can be approved via subsection b (bolded above) if the BLA Plat is amended to depict the Hartford Spur. *See A Hard Road to Travel*, New Hampshire Municipal Association, 2015, p. 129 (“a shared driveway, if shown on a plat and approved and recorded as part of that plat, would count as a street that satisfies [RSA 674:41, I].”

Once the BLA plat is amended to show the Shared Driveway extending to the Hartford Property, it can be recorded and a building permit can be issued for the proposed one-family dwelling.

Note that the Planning Board is authorized to approve a shared driveway to serve up to two adjacent lots (see Section 5 of the Subdivision Regulations, definition of “driveway”). However, since the Shared Driveway already serves two lots, the applicant has requested a waiver to allow the Shared Driveway to serve three lots (see attached Application for Waivers).

STAFF COMMENTS

It is Planning staff’s understanding that the City Engineer and Fire Department recently conducted a site visit with the applicant to inspect the Shared Driveway and Hartford Spur. At the time of the writing of this memo, Planning staff is not aware of any outcomes from that site visit.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

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

1. The applicant shall make the following revisions to the plat to the satisfaction of the Planning and Development Department and the City’s legal counsel:
 - a) So that the plat can be recorded, the plat shall be revised to meet the minimum applicable requirements of RSA 478:1-a (“Recording of Plats”) and the minimum applicable recording requirements of the Grafton County Registry of Deeds;
 - b) Identify the driveway easement area per the recorded driveway easement;
 - c) Add a note referencing the recorded driveway easement;
 - d) Add a note explaining the purpose of the plan (i.e. something to explain that the purpose of the plat is to amend the annexation plan recorded at the GRCD as Plan #4137 to depict the shared driveway to the Hartford Property and the driveway easement area);
 - e) Provide a revision date, a description of the plan revisions, and the author of the revisions (5.1.E.4.d);
 - f) Any other changes deemed necessary by the City’s legal counsel to effectuate the recording of the plat and to ensure that the requirements of RSA 674:41, I, are satisfied.

2. 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 plat saved in a PDF-A format for archival purposes.

Attachments

cc: Adam Hartford
James Laudate & Aleksandra Stark
Adam Kahn & Masha Izakson
Brian Vincent, PE, City Engineer
Duane Egner, Fire Inspector

From: [Tim Corwin](#)
To: ["Adam Hartford"](#)
Cc: ["Rick Mullaly"](#); [Crystal Taplin](#)
Subject: RE: Adam Hartford FW: [EXTERNAL]
Date: Tuesday, October 4, 2022 6:54:56 PM
Attachments: [image001.png](#)
[plan 4137.JPG](#)

Adam –

I need to clarify the statutory provision that I think is applicable. Looking again at 674:41, I think it's subsection I, (b)(2) that applies, not (3). The reason being that I, (b)(3) refers to a "street plat made by the planning board" – which is not the case here (i.e. the Planning Board will not be making a street plat). Rather, I believe the correct subsection is I, (b)(2) which is "a street on a subdivision plat approved by the planning board". I believe this reinforces my conclusion that the revised "annexation" plan needs to meet the requirements of [RSA 478:1-a](#) in order to be recorded (note that plats are required to be recorded pursuant to Section 7.11 of the Subdivision Regulations).

Also, just a reminder that the application deadline for the Monday, November 14th Planning Board meeting is this coming Monday (10/10) by noon. For the initial submission, you can submit everything electronically to Crystal Taplin, cc'd on this e-mail.

If you have any questions, please let us know. -Tim

From: Tim Corwin
Sent: Monday, September 19, 2022 11:26 PM
To: 'Rick Mullaly' <rem@hsh-law.com>
Cc: Adam Hartford <hartfordadam@gmail.com>
Subject: RE: Adam Hartford FW: [EXTERNAL]

Rick –

I've spent an extensive amount of time researching this issue and, unfortunately, it's still a little fuzzy. However, I believe the applicable statutory provision is [RSA 674:41, I\(b\)\(3\)](#), and in order to satisfy that provision, here's how I would suggest moving forward:

1. As I noted in my 9/9 e-mail, the driveway extension may need to meet certain design requirements of the Department of Public Works and the Fire Department. I would recommend contacting the City Engineer, Brian Vincent at the Department of Public Works (brian.vincent@lebanonnh.gov), and Duane Egner at the Fire Department (duane.egner@lebanonnh.gov).
2. Apply to the Planning Board to amend the 1987 "annexation" plan to add a shared driveway to Adam's lot. The Planning Board application deadline and meeting schedule can be found [on-line here](#).
 - a. The [application form](#) will need to be signed and submitted on behalf of the current property owners of the 3 lots that were the subject of the 1987 annexation plan, i.e. by Adam, by his immediate neighbor Adam Kahn, and by James Laudate, the owner of 23 Old Kings Highway.
3. As part of the Planning Board application, submit an [Application for Waivers](#) requesting a waiver:
 - a. To allow a driveway to serve three lots where two are permitted per the Subdivision Regulations (this requirement is currently found in the definition of "driveway", Section 5 of the Subdivision Regulations); and
 - b. From all applicable submission requirements set forth in Section 9.5 of the Subdivision Regulations.
4. For the plat, I would recommend making a scalable copy of the "annexation" plan recorded at the GCRD as Plan #4137 (an image of which is attached) and make the changes identified below. You should be able to obtain a copy of the plat from either the City Assessing Department or the Grafton County Registry of Deeds.
 - a. Identify the location of the driveway to Adam's lot
 - b. Identify the driveway easement area per the recorded easement;
 - c. Add a note referencing the recorded driveway easement.

- d. Add a note explaining the purpose of the plan (i.e. something to explain that the purpose of the plat is to amend the annexation plan recorded at the GRCD as Plan #4137 to depict the shared driveway to Adam's lot and the driveway easement area...)
- e. Anything else you believe would be helpful/important/pertinent.

****NOTE: I assume but do not know for certain that a plat amended in the fashion will be the legal recording requirements set forth in [RSA 478:1-a](#) and the requirements of the GRCD. An alternative would be to hire a licensed land surveyor to make the required changes.****

5. The application will also need to include a [Certified Notification List](#) and [Fee Schedule](#).

Please note the following:

- For the reasons noted below, I believe it's prudent to request a waiver to allow a shared driveway to a third lot where a shared driveway is otherwise only permitted between two adjacent lots.****
- I believe this scenario is very similar to the one laid out on page 133 and the top of page 134 in the 2015 edition of A Hard Road to Travel published by the NH Municipal Association.
- I do not know what the purpose of the 1986 annexation was and note that it's curious that a shared driveway was shown for 23 and 29 Old King's Highway but NOT to Adam's lot. We could not locate the Planning Board meeting minutes for the 1986 annexation, and the application materials and Notice of Action that we found does not shed any light. I'm happy to send you the application materials we found – just let me know.
- After giving it some more consideration, I don't believe a Variance is required. A shared driveway in general was clearly not considered a violation of the Zoning Ordinance since they have been routinely approved under the Subdivision Regulations since at least 1993. The recent amendment to the Zoning Ordinance simply clarifies that a shared driveway is only permitted for up to two adjacent lots – consistent with the current Subdivision Regulations.
- You stated in your e-mail below, "I wonder if the driveway the comes off of the common drive to this lot – the one shown on the tax map you sent to you attorney – is on a map in that file." Please note that I drew in the driveway in the image that you're referring to. I merely followed the tree clearing as far as I could make it out.

****Basis for determining a waiver to allow a shared driveway serving up to 3 lots is required:

- a. We do not have a copy of the Subdivision Regulations from 1982 through 1992.
- b. The 1981 Subdivision Regs provide that Section 503.4.H of the Subdivision Regulations last revised 10/19/81 provide as follows:

H. Private Streets. There shall be no private streets or drives platted in any subdivision. Every lot in a subdivision shall be served from a publicly dedicated street.

- c. The 3-lot subdivision was originally approved in 1982.
- d. The annexation was approved in December 1986, recorded in 1987.
 - The plat depicted a shared driveway between 23 and 29 Old King's Highway – so either a waiver was obtained Section 503.4.H or the Subdivision Regulations had been amended to allow a shared driveway.
- e. The limitation on a shared driveway serving no more than two lots appears in the 1993 Subdivision Regulations (I don't know at what point after 1981 this provision was originally adopted).
- f. Given the above, it's my view that the safest approach would be to request a waiver. If you would like to discuss or have a differing point of view, please don't hesitate to let me know.

TIM CORWIN, AICP
INTERIM DIRECTOR OF PLANNING & DEVELOPMENT
 CITY OF LEBANON

From: Tim Corwin
Sent: Tuesday, September 13, 2022 5:24 PM
To: Rick Mullaly <rem@hsh-law.com>
Subject: RE: Adam Hartford FW: [EXTERNAL]

Hi Rick – thank you, I'm not sure, but I'll give it some thought and get back to you soon.

I appreciate Adam's patience. I know he's understandably anxious for a resolution.

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 Amendment to 1987 Annexation Plat

PROPERTY OWNER (APPLICANT):

NAME: Adam Hartford TEL.#: 6037288114

MAILING ADDRESS: 58 Foliage View rd, Lebanon NH, 03766

E-MAIL ADDRESS: hartfordadam@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 134-15 LOT#: 15 PLOT #: ZONE: RL2

STREET ADDRESS OF PROJECT: 0 Old Kings Highway, Lebanon NH, 03766

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

SCOPE OF PROJECT:

Make amendment to 1987 annexation plat approved by planning board 28-May-1987. The Amendment is to add driveway location to new plat showing access to Parcel A (134-15)

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: [Signature] DATE: October 8, 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	134-15	PB2022-46-A		

APPLICATION FOR

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

☒ OTHER Amendment to 1987 Annexation Plat

PROPERTY OWNER (APPLICANT):

NAME: Adam Hartford TEL #: 6037288114
 MAILING ADDRESS: 58 Foliage View rd, Lebanon NH, 03766
 E-MAIL ADDRESS: hartfordadam@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

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

PROJECT LOCATION:

TAX MAP #: 134-15 LOT #: PLOT #: ZONE: RL2
 STREET ADDRESS OF PROJECT: 0 Old Kings Highway, Lebanon NH, 03766
 IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO
 FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Make amendment to 1987 annexation plat approved by planning board 28-May-1987. The Amendment is to add driveway location to new plat showing access to Parcel A (134-15)

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: Adam Hartford Lebanon, 25 Old Kings Hwy DATE: 10/6/2022
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 #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #

(Last Revised 4/04/18)

APPLICATION FOR

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

☒ OTHER Amendment to 1987 Annexation Plat

PROPERTY OWNER (APPLICANT):

NAME: Adam Hartford TEL.#: 6037288114
 MAILING ADDRESS: 58 Foliage View rd, Lebanon NH, 03766
 E-MAIL ADDRESS: hartfordadam@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

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

PROJECT LOCATION:

TAX MAP #: 134-15 LOT#: PLOT #: ZONE: RL2
 STREET ADDRESS OF PROJECT: 0 Old Kings Highway, Lebanon NH, 03766
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Make amendment to 1987 annexation plat approved by planning board 28-May-1987. The Amendment is to add driveway location to new plat showing access to Parcel A (134-15)

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:

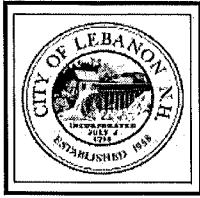
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on November 14, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: [Signature] DATE: 10/6/22

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: _____

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



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Adam Hartford

Project Name: Amendment to Annexation Plat

Project Address: 0 Old Kings Highway, Lebanon NH, 03766

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).]

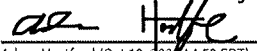
1. Section 5 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
To Allow a driveway to serve three lots where two are permitted per section 5 of the Subdivision Regulations

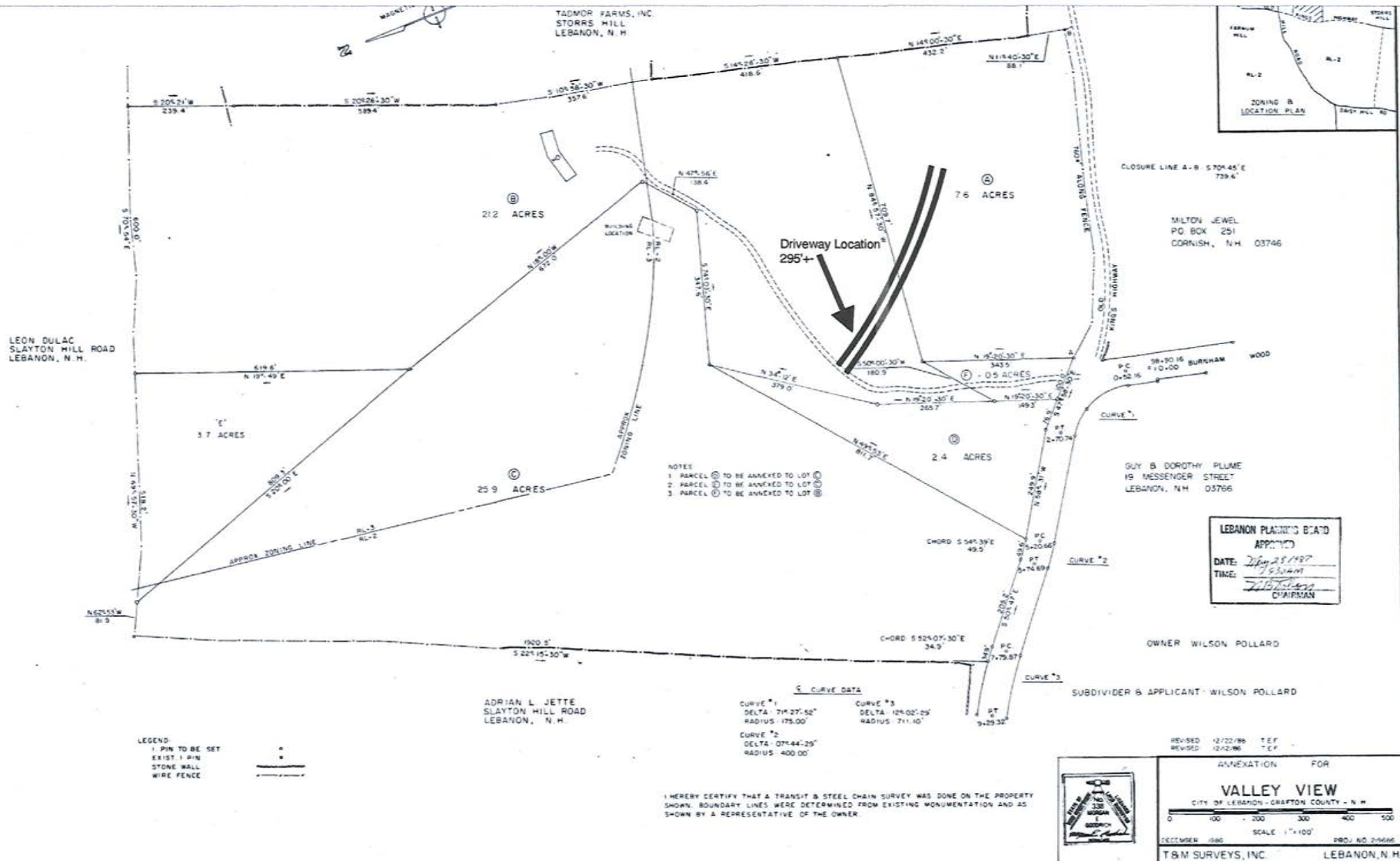
2. Section 9.5 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
From all applicable submission requirements set forth in section 9.5 of the Subdivision Regulations

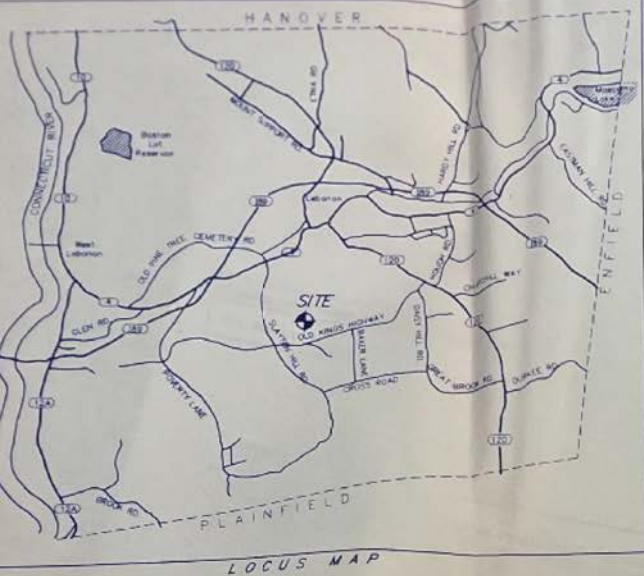
3. Section ____ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____
- _____
- _____
- _____
4. Section ____ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets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

SIGNATURE

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

Signature of Applicant:  Date: _____
Adam Hartford (Oct 18, 2022 14:52 EDT)





MAP 120/13
LOUISE E. DULAC & LOIS HALL
229 METHODIST HILL RD.
ENFIELD, N.H. 03748

MAP 134/14
17.7± ACRES
(total after annexation)

MAP 134/13
GEORGE SPITZER
393 HANOVER CENTER RD.
ETNA, N.H. 03750

MAP 134/16
TADMOR FARM, INC.
135 STORRS HILL
LEBANON, N.H. 03766

MAP 134/35
GUY & DOROTHY PLUME
10 OLD KINGS HIGHWAY
LEBANON, N.H.

MAP 134/19
JAMES & MICHELE KING
3 HETZEL ROAD
LEBANON, N.H. 03766

MAP 134/18
ELIZABETH &
BRYAN BENNETT
607 MONTEREY AVE.
ANNAPOLIS, MD. 21401

MAP 134/25
JOHN E. TROTTER
& DARLENE POLLARD
P.O. BOX 91
LEBANON, N.H. 03766

MAGNETIC NORTH 1978
(SEE NOTE #2)

MAP SYMBOLS
 ○ SET IRON ROD
 ⊙ EXISTING IRON ROD
 △ EXISTING IRON PIPE
 △ BOUNDARY POINT
 ○ UTILITY POLE
 --- FENCE LINE
 ○○○○○○○ STONE WALL

OWNER OF RECORD

ELIZABETH A. POLLARD, TRUSTEE OF
ELIZABETH A. POLLARD 1993 REVOCABLE TRUST
P.O. BOX 254
LEBANON, N.H. 03766
(V2386/B32)



MINOR LOT LINE ADJUSTMENT

ELIZABETH A. POLLARD, Trustee of
ELIZABETH A. POLLARD 1993 REVOCABLE TRUST
OLD KINGS HIGHWAY
LEBANON, N.H.

GRAFTON COUNTY

SCALE 1"=200'
K.A. LECLAIR ASSOC., INC.
HANOVER, N.H.

NOVEMBER 1, 2000
LAND SURVEYORS
PROJECT NO. 141100

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF
THE TRACT SHOWN HEREON AND THAT THIS PLAN IS MADE
IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY

Kenneth A. Leclair, Jr.



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

REFERENCE PLAN:
A. PLAN ENTITLED "SUBDIVISION OF JOAN LACHANCE, CITY OF LEBANON,
GRAFTON COUNTY, N.H.", DATED DECEMBER 1988 BY T & M SURVEYS, INC.
& RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN #4136.

NOTE:
1. FIELD SURVEY BY CLOSED TRAVERSE WITH THEODOLITE AND EDM.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNETIC NORTH 1978
AS DEPICTED ON REFERENCE MAP A.

**Agenda
Planning Board
November 21, 2022**

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

**Grafton County Economic
Development Council & North
County Council,
16 Cavendish Court
(Tax Map 10, Lot 11, Plot
3600), zoned IND-L
PB2022-48-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

November 21, 2022 Meeting

Staff Memorandum – PB2022-44-SPR

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID: PB2022-44-SPR

Application Type:

Site Plan amendment for additional parking

LEGAL NOTICE

Grafton County Economic Development Council & North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan amendment to construct additional parking. PB2022-48-SPRdsfsd

PLANS AND APPLICATION MATERIALS

The applicant's plans and materials are attached. A drainage report and stormwater operations and maintenance plan are on-file and available for review at the Planning & Development Department.

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. NH RSA 676:4, I(c)(1). Per Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations:

- a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.
- b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]

Staff has reviewed the application in accordance with the Lebanon Site Plan Review Regulations and, per Section 4.7.C.2.b, has determined that additional information is required to satisfy Section 6.6 ("Stormwater Management") of the Site Plan Review Regulations. Consequently, **staff recommends that the Planning Board postpone the completeness determination** to the December 12, 2022, Planning Board meeting at which point the public hearing can be opened if the application is deemed complete.

**CITY OF LEBANON
APPLICATION FOR**

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

PROPERTY OWNER (APPLICANT):

NAME: Grafton County Econ Dev Council, Inc. / North County Council Inc. TEL.#: 434.249.9686

MAILING ADDRESS: DRTC, 16 Cavendish Court, Lebanon NH 03766

E-MAIL ADDRESS: trip@dartmouth.edu

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Jason Yehle, Hazen Hill Construction LLC TEL.#: 207.831.4161

MAILING ADDRESS: DRTC Attn: Jason Yehle, 16 Cavendish Court, Lebanon NH 03766

E-MAIL ADDRESS: jason@hazenhill.com

PROJECT LOCATION:

TAX MAP #: 10 LOT#: 11 PLOT #: 36 ZONE: IND-L

STREET ADDRESS OF PROJECT: 16 Cavendish Court

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

SCOPE OF PROJECT:

Construct additional parking.

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: Research Laboratory

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

PROPERTY OWNER: *[Signature]*

DATE: 8/31/22

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: *[Signature]*

DATE: 8/31/22

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

(Last Revised 4/04/18)

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: DRTC Parking Addition	
APPLICANT: DRTC	DATE: 10 Oct 22
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS

[illegible]

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours with spot elevations, (referenced to USGS or FEMA Flood Insurance Rate Map datums, as appropriate) prepared by a professional engineer or land surveyor licensed in NH. (Where grades are less than 20%, contours shall be at 2 ft. intervals; otherwise they shall be at 5 ft. intervals.)	✓	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	✓	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	✓	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	✓	☐
5.1.E(8) - Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	✓	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	✓	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	✓	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	✓	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	✓	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	✓	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	✓	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	✓	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. (Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)	✓	☐

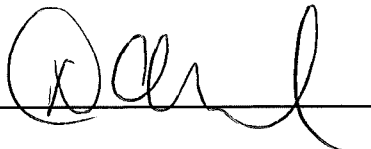
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	N/A	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	N/A	☐
5.1.E(15) - 100-yr flood elevation, floodway, and floodplain limits, where relevant.	N/A	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	N/A	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	N/A	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	N/A	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	N/A	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided, where necessary.	☒	☐
5.1.E(17) - Drainage plans prepared by a professional engineer registered in NH, whose seal and signature shall appear on plan(s).	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval is granted by the City Engineer.	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	N/A	☐
5.1.E(24) - Plans for fire protection including emergency vehicle turn radius diagrams, if requested by the Lebanon Fire Department.	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	N/A	☐
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	N/A	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By:  10/10/2022

(Last Revised 4/19/2021)

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: DRTC Parking Addition	
APPLICANT: DRTC	DATE: 10 Oct 22

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

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

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

[Stormwater checklist begins on following page]

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

Plan Requirements	Info. Provided	Waiver Sought
6.6.C.1 (1) - An Existing Conditions S.M.P showing all pre-development: a. Surface water bodies and wetlands b. Drainage patterns c. Flood plains and floodways (with elevations) d. Watershed boundaries e. Buffer zones f. Topographic contours with minimum 2-foot intervals g. Buildings / structures h. Pavement i. Utilities j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer).	☒ ☒ N/A ☒ ☒ ☒ ☒ ☒ ☒ N/A N/A	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
1. The plan shall also include the following elements: a. scale bar b. north arrow c. title block with project name d. applicant's name e. map and parcel number f. designer's stamp g. soil and/or wetland scientist's stamp (if applicable) h. legend i. locus plan j. benchmarks k. notes with datum and other plan references l. instructions m. detail descriptions	☒ ☒ ☒ ☒ ☒ ☒ N/A ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
6.6.C.1 (2) - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following: a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones. b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet c. Existing and proposed buildings and structures d. Stormwater discharge locations labeled and matched to the drainage analyses e. Wells and sanitary protective radii, if applicable f. Septic systems, if applicable	☒ ☒ ☒ ☒ ☒ N/A	☐ ☐ ☐ ☐ ☐ ☐

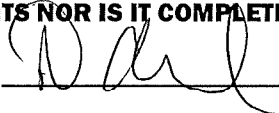
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☒ ☒ N/A ☒ ☒ N/A ☒	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☑	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☑	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☑	☐
6.6.D - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	N/A	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By:  10 Oct 22

(Last Revised 04/19/2021)

Planning office Use Only:		
Date Received ___/___/___	Checklist Complete YES or NO	Checked by: _____



10 October 2022

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

Re: Site Plan Lot 10-11-36
Cavendish Court

Dear Mr. Corwin:

DRTC has an existing facility on Cavendish Court. The facility hosts start-up companies trying new technology or products. As the products or processes mature, they move off-site to their own facilities. The nature of this process includes unpredictability of employees and parking. However, experience has shown, that more parking is needed. The applicant proposes additional parking to meet their needs.

There are no proposed changes to the building or footprint.

The project parcel is just over 5Ac, at 5.67Ac.

The proposed parking calculations are shown on the attached spreadsheet. Parking includes spaces for "Alternative Fuel" vehicles. The project two separate parking additions, one to the north, and one to the south. The parking area to the north will be placed over the existing detention ponds. The detention capacity is being replaced by a tank system comprised of large culverts.

The site currently drains to a large detention pond to the north. The parking area addition to the south will connect to the closed drain system discharging to the pond. The north area will discharge to the replacement system under the parking area.

Landscaping for the facility is existing and in healthy condition. We are requesting a waiver for landscape plans and additional landscaping.

Snow storage is located in parking areas, and removed as needed.

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

DRTC
City of Lebanon
10Oct2022

Sincerely,

Daniel A. Nash, PE
Principal

Attached:

- Support Statement
- Application
- Fee calc
- Fee check
- Abutters
- Checklist
- Lighting cut sheets
- Waivers
- Drain Report (separate)
- OMP (separate)

CC: Jason Yehle

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10 October 2022

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

Re: Support Statement
Site Plan Lot 10-11-36
Cavendish Court

Dear Mr. Corwin:

We provide the following support statement information:

1. Consultants. The team members are listed in the abutters list.
2. Restrictions. We are not aware of any conservation, preservation, or agricultural preservation restrictions on the subject parcel.
3. Utilities. The site is currently served by electric, telephone, and cable services.
4. Zoning. The proposed use is allowed.
5. Drainage. The site includes a drainage detention and treatment facility that reduces overall site runoff.
6. Timetable. We anticipate a Fall/Winter '22 construction start. The court construction is scheduled to be complete by Fall'23.
7. Fire Protection. The site is a low hazard use.
8. Waivers. Waiver requests will be provided under separate cover.

Sincerely,

Daniel A. Nash, PE
Principal

CC: Jason Yehle

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City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: DRTC

Project Name: Parking lot additions

Project Address: Cavendish Court, Centerra Park, Lebanon, NH

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).]

5.1,E.7

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

The site is currently developed. the proposal is to add to the north and south ends of the site. The existing center section is not being modified.

5.1,E.7

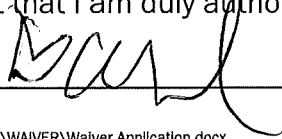
2. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The site is part of the Centerra Business Park that has been in place since the 1990's. There have been no property changes since the parcel was reviewed for the 2005 and 2011 site plan reviews.

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

SIGNATURE

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

Signature of Applicant:  Date: 10 Oct 22



TO: BRIAN VINCENT, PE, CITY ENGINEER

FROM: DANIEL A. NASH, PE

RE: RESPONSE TO CE REVIEW DTD 20OCT22
LOT 10-11-36

CC: TIM CORWIN, PLANNING OFFICE
DRTC, HAZEN HILL CONSTRUCTION

DATE: 2 NOVEMBER 2022

We offer the following in response to your review email dated 20Oct22:

Plans.

1. Snow Storage. Areas are shown on sheets C-2 and C-3.
2. Detail. Additional notes and call-outs have been added to almost every sheet. The design intent of the detention system is noted on Sheet C-4.
3. Contour labeling. As a matter of personal preference, I label contours, so they are read looking uphill.
4. Pipe Outlet. Outlet pipe has been labeled. Discharge location is proposed to be into the existing discharge ditch which has been in place for some time and is stable. Proposed flows are designed to be no greater than with the existing facility.
5. Outlet control. The main system outlet control will be in DMH-10. The control device will be an 18" totally perforated pipe. A schematic is shown on Sheet C-5.
6. Slopes. A retaining wall has been added in the northeast corner, along the property line. This wall will be constructed in a fill condition, with the face of wall being placed at the property line and fill placed behind it.

Stormwater report.

1. ESHWT. This information is not being provided because this type of system will not work with the existing soil conditions. Test pits were dug in the Spring, but were found to have unsuitable conditions (high groundwater). The proposed system is purely storage for detention.
2. Outlet control. The outlet control devices are shown schematically on Sheet C-5. The design performance of the outlet control device is in the drain report.
3. OMP. The OMP contains post construction activities.

Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Thursday, October 20, 2022 7:44 PM
To: advancedgeomatics@comcast.net
Subject: 16 Cavendish ENG comments

Hi Dan –

Here are the City Engineer's comments on the 16 Cavendish site plan amendment. I still need to complete mine and will try to get them to you tomorrow. I apologize for the delay. -Tim

DRTC Parking Addition comments:

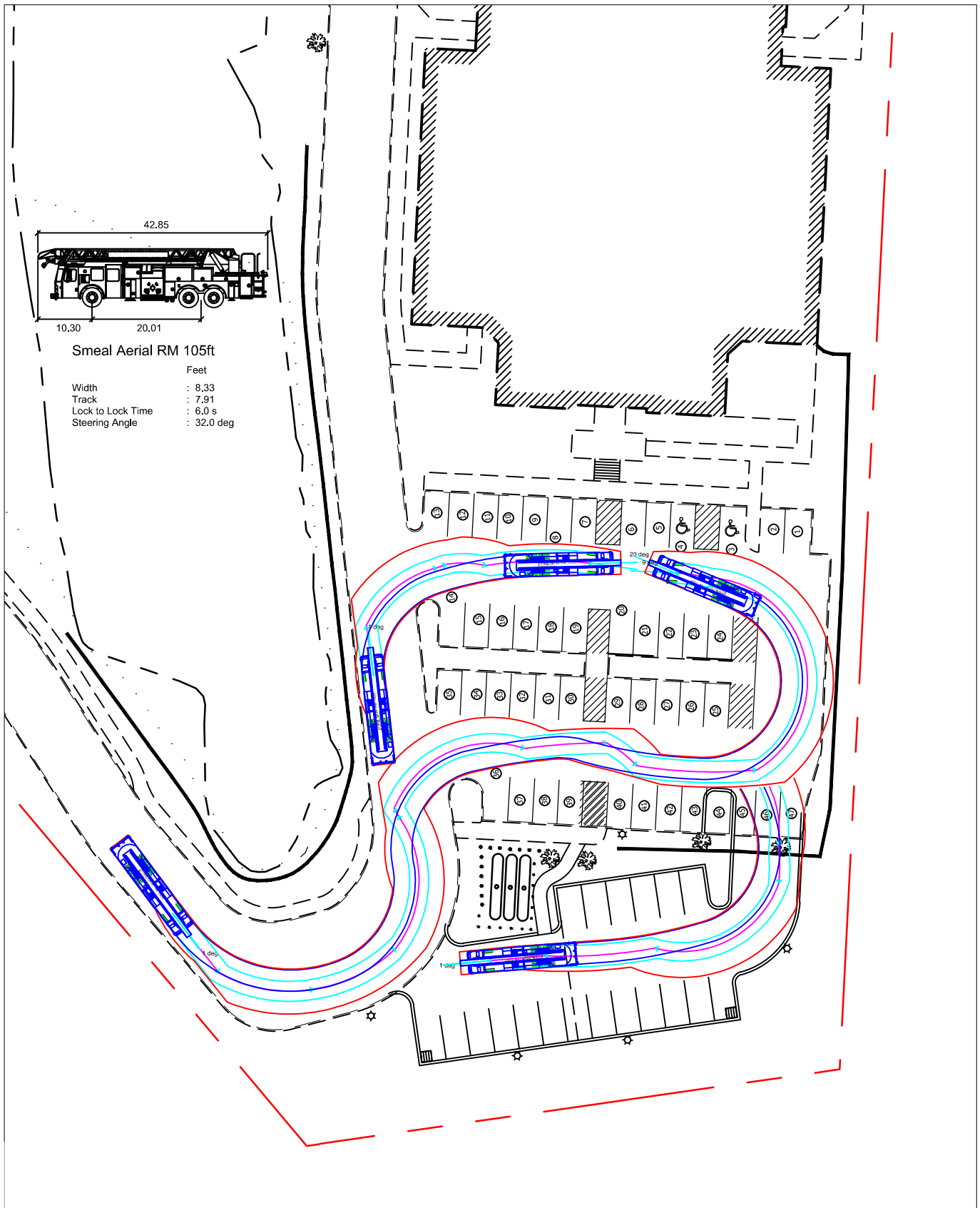
Plans:

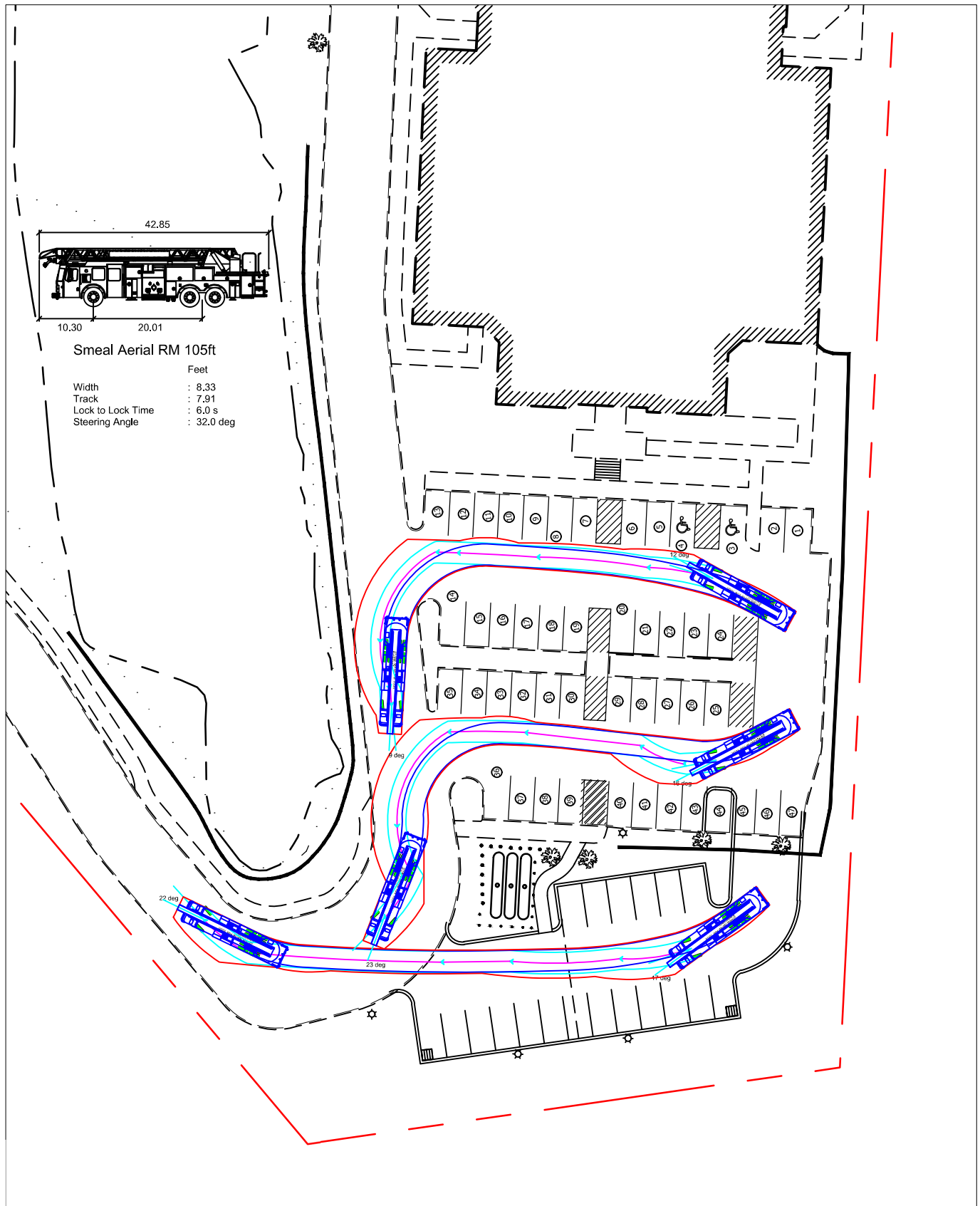
1. Please show snow storage locations and address any potential snow management issues.
2. The plans appear to be lacking in presentation detail that is required by the SPRR. Please expand the plans to include accurate call out notes, general plan notes, labeling, curb radii, parking space dimensions, accurate legend(s), subsurface pipe and structure types, invert elevations, slopes, diameters, length and intended flow directions, etc. This information will help reviewers to better understand the design intent.
3. Please orient text such as contour elevations in the same direction, as opposed to some right-side-up and some up-side-down.
4. Please expand the plans to show proposed stormwater pipe outlet location and outlet protection layout on the site plan(s), and clearly label each.
5. Please detail any stormwater outlet control structure for the storage system, or if there is no outlet control structure, please indicate how stormwater will be regulated within the storage system(s).
6. Please describe how the north, northeast and south slopes will be constructed without extending over the property line.

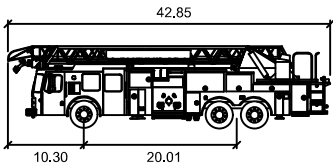
Stormwater Management Report:

1. Estimate Seasonal High-Water Table (ESHW) information, soil information, and soil Saturated Hydraulic Conductivity (Ksat) information is required to be submitted for proposed stormwater infiltration systems as noted in Section 6.6.E.9 of the Site Plan Review Regulations (SPRR). Also requested is the noted data, collection methodologies, any test pits logs/results, published soils data, and overall related result and conclusions to the drainage narrative. This information is necessary for review as it is typically the basis of design for stormwater infiltration practices.
2. See Plans item 5 above, and please update the report as necessary to document any stormwater outlet control structure.
3. Please provide a post-construction stormwater operations and maintenance plan.

DRTC							
16 CAVENDISH COURT							
LEBANON, NH							
<u>PARKING CALCULATIONS</u>							
	Existing						
	Area				Spaces		Spaces
<u>DRTC</u>	(sf)	Use	Rate	Units	Required		Provided
First floor	33,731						
Second floor	<u>30,597</u>						
-Total	64,328	Research Lab	1/600sf	64,328	107		
-Surface -north	32						66
-Surface -south	48						63
-Garage	<u>24</u>						24
-Alternative Fuel Spaces	<u>0</u>						6
Total	<u>104</u>						<u>159</u>
			Total required=			<u>107</u>	
			allowed 20% overage=			21	
			total allowed/required=			<u>129</u>	
			Total required=			<u>107</u>	
			allowed 50% overage=			54	
						<u>161</u>	159
			minus garage spaces			24	24
			minus AF spaces			6	6
			total allowed/required=			<u>131</u>	<u>129</u>

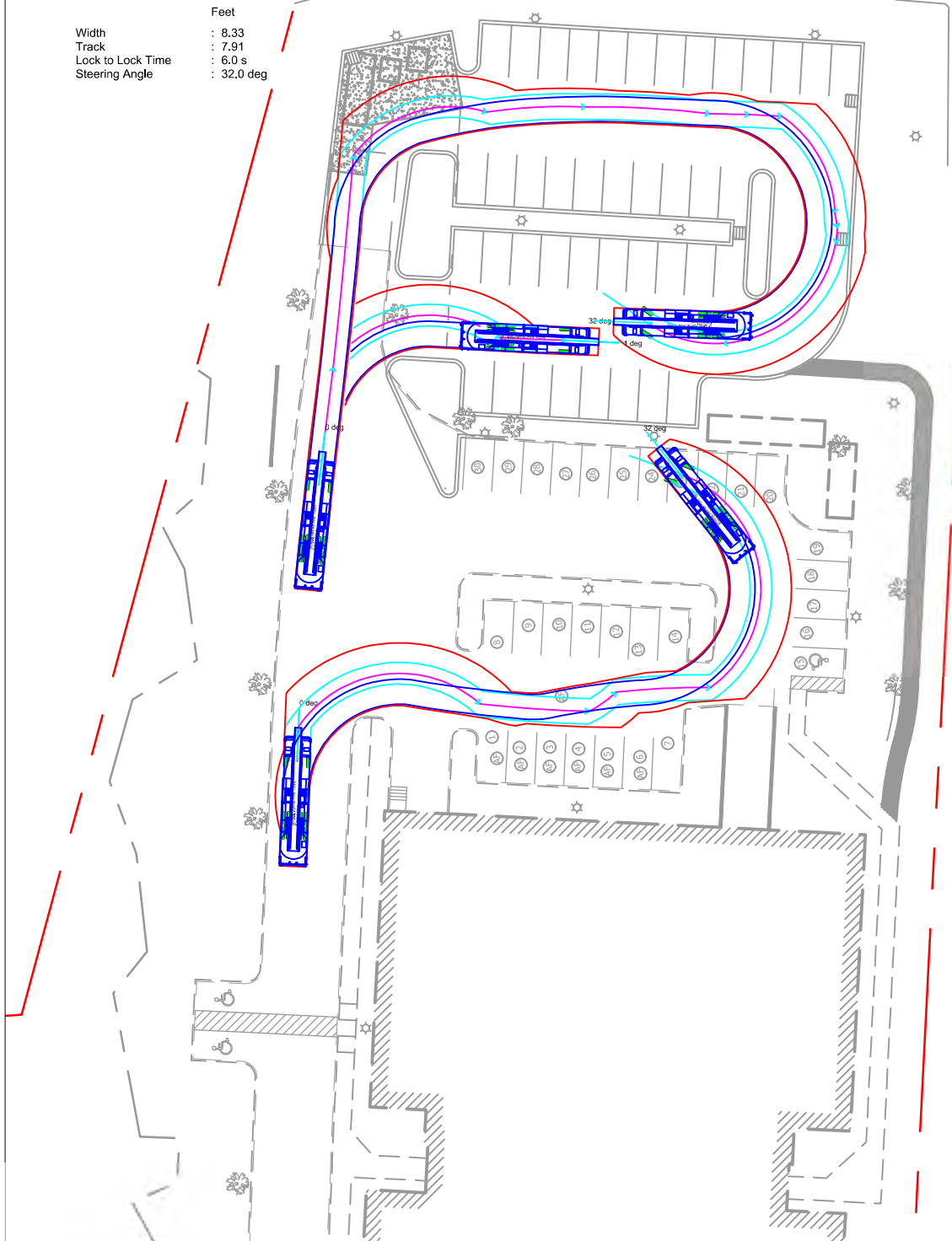


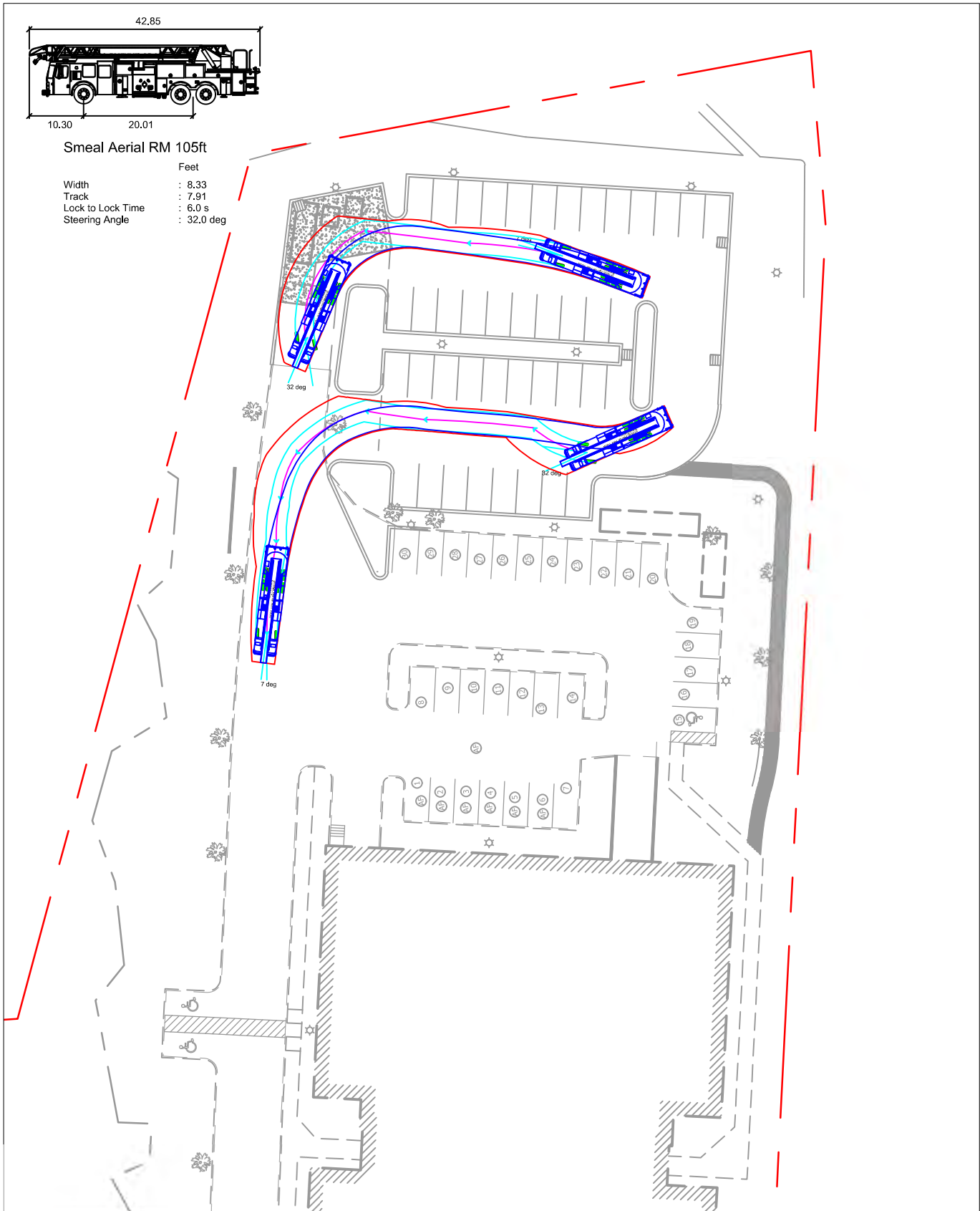




Smeal Aerial RM 105ft

	Feet
Width	: 8.33
Track	: 7.91
Lock to Lock Time	: 6.0 s
Steering Angle	: 32.0 deg







Color: Bronze

Weight: 16.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.25A
208V	0.73A
240V	0.63A
277V	0.55A
Input Watts	76/91.6/148.2W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	85 CRI
L70 Lifespan	100,000 Hours
Lumens	10603/12617/19192
Efficacy	139.5/137.7/129.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Medium Housing: 150W/90W/78W (factory default 150W)

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-53X76G

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

78W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

150W: Constant Current, Non-Class 2, 120-277V, 50/60 Hz, 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.59% at 120V, 8% at 277V

Power Factor:

100% at 120V, 95.7% at 277V

Surge Protection:

Line to Line: 10kV
Line to Ground: 6kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Technical Specifications (continued)

Construction

IES Classification:

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

IP Rating:

Ingress protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Die-cast aluminum

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Lens:

Polycarbonate lens

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area:

EPA = 0.34

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

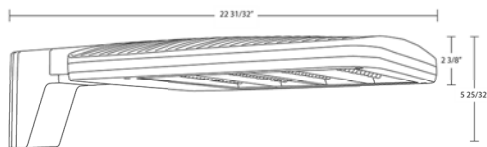
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Equivalency:

Equivalent to 400W Metal Halide

Dimensions



Features

0-10V dimmable standard

IP66 Rated

100,000-Hour LED lifespan

10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage	Options
ALED	M	3T					
	S = Small (80W/60W/40W) M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W)	2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic	Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount	Blank = 5000K Cool N = 4000K Neutral	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹	Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens ²

¹ 480V available in Medium, Large & Extra Large fixtures only
² Wattstopper option available in Large & Extra Large fixtures only



Color: Bronze

Weight: 16.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.25A
208V	0.73A
240V	0.63A
277V	0.55A
Input Watts	75.2/90.6/146.6W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	85 CRI
L70 Lifespan	100,000 Hours
Lumens	10610/12625/19204
Efficacy	141.1/139.3/131 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Medium Housing: 150W/90W/78W (factory default 150W)

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-AH0R16

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

78W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

150W: Constant Current, Non-Class 2, 120-277V, 50/60 Hz, 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.67% at 120V, 8.03% at 277V

Power Factor:

100% at 120V, 95.7% at 277V

Surge Protection:

Line to Line: 10kV
Line to Ground: 6kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Technical Specifications (continued)

Construction

IES Classification:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Die-cast aluminum

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Lens:

Polycarbonate lens

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

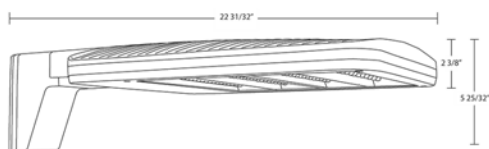
Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Equivalency:

Equivalent to 400W Metal Halide

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage	Options
ALED	M	4T					
	S = Small (80W/60W/40W) M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W)	2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic	Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount	Blank = 5000K Cool N = 4000K Neutral	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming ¹	Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens ²

¹ 480V available in Medium, Large & Extra Large fixtures only
² Wattstopper option available in Large & Extra Large fixtures only



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 8.3 ft./240 lb.
80MPH 5.6 ft./165 lb.
90MPH 3.6 ft./110 lb.
100MPH 2.2 ft./75 lb.
110MPH 1.0 ft./45 lb.
120MPH 0.2 ft./20 lb..

Accessories:

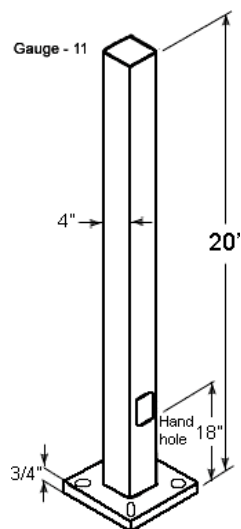
Anchor Bolts: [ABK4-11](#)

Technical Specifications (continued)**Other****Terms of Sale:**

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

DRTC							
16 CAVENDISH COURT							
LEBANON, NH							
<u>PARKING CALCULATIONS</u>							
	Existing						
	Area				Spaces		Spaces
<u>DRTC</u>	(sf)	Use	Rate	Units	Required		Provided
First floor	33,731						
Second floor	<u>30,597</u>						
-Total	64,328	Research Lab	1/600sf	64,328	107		
-Surface -north	32						66
-Surface -south	48						63
-Garage	<u>24</u>						24
-Alternative Fuel Spaces	<u>0</u>						6
Total	<u>104</u>						<u>159</u>
			Total required=			<u>107</u>	
			allowed 20% overage=			21	
			total allowed/required=			<u>129</u>	
			Total required=			<u>107</u>	
			allowed 50% overage=			54	
						<u>161</u>	159
			minus garage spaces			24	24
			minus AF spaces			6	6
			total allowed/required=			<u>131</u>	<u>129</u>

DRTC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT

OWNERS/APPLICANTS
GRAFTON COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.
16 CAVENDISH COURT
LEBANON, NH 03766

NORTH COUNTRY COUNCIL
16 CAVENDISH COURT
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
JASON YEHLE
HAZEN HILL CONSTRUCTION
16 CAVENDISH COURT
LEBANON, NH 03766

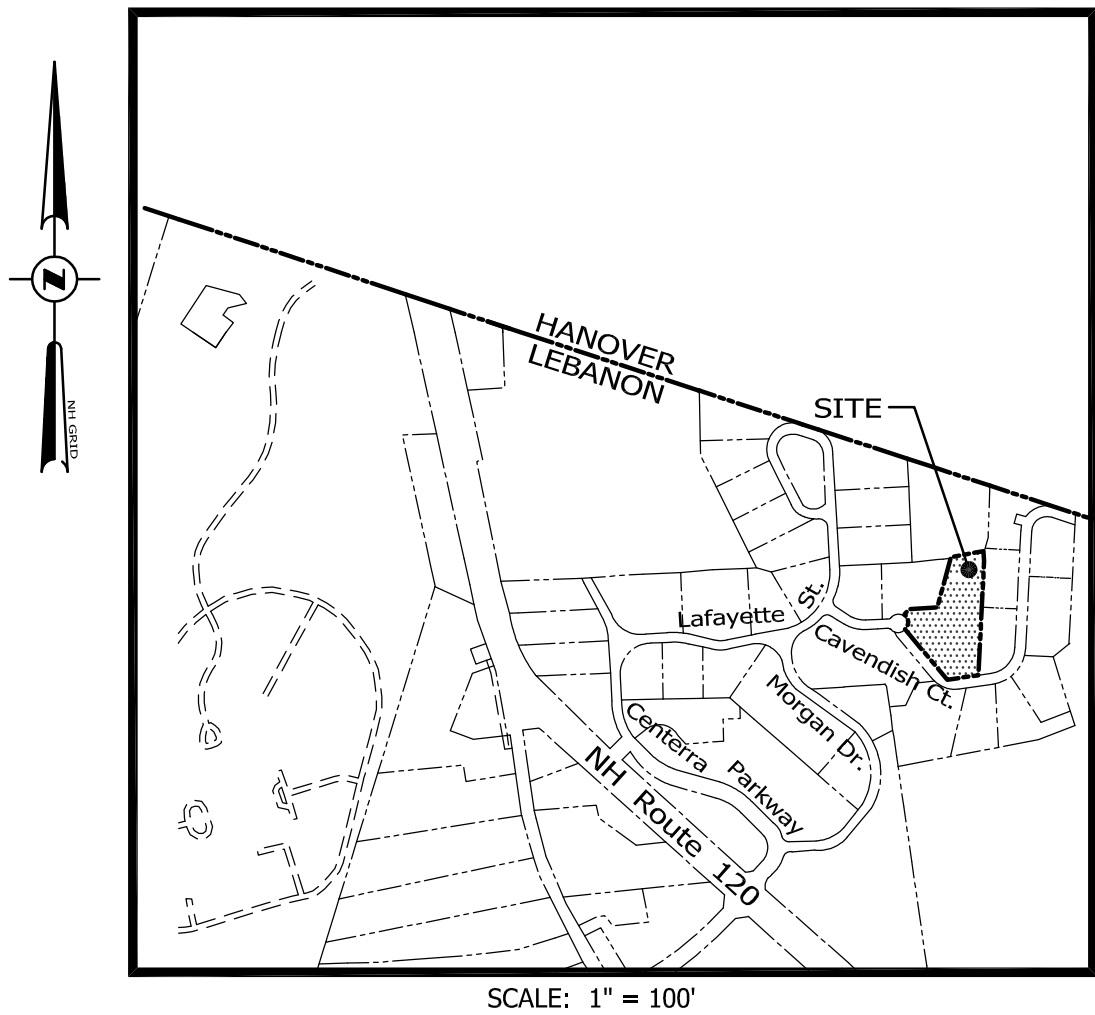


TABLE OF CONTENTS		
SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	X-1
4	EXISTING CONDITIONS PLAN	X-2
5	BOUNDARY SURVEY (PATHWAYS)	-
6	LANDSCAPE PLAN, SOUTH	L-1
7	LANDSCAPE PLAN, NORTH	L-2
8	LANDSCAPE PLAN, DETAILS	L-3
9	LIGHTING PLAN, OVERALL	L-4
10	LIGHTING PLAN, SOUTH	L-5
11	LIGHTING PLAN, CENTRAL	L-6
12	LIGHTING PLAN, NORTH	L-7
13	LIGHTING PLAN, CALCULATION	L-8
14	SITE PLAN	C-1
15	DETAILED GRADING PLAN, NORTH	C-2
16	DETAILED GRADING PLAN, SOUTH	C-3
17	DETENTION PLAN	C-4
18	DRAINAGE PLAN/PROFILES	C-5
19	EROSION CONTROL PLAN	ECP-1
20	LIGHTING PLAN	L-1
21	SITE DETAILS	D-1
22	DRAINAGE DETAILS	D-4
23	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	5.67 Acres	5.67Ac	2 Acres
FRONTAGE:			
CAVENDISH COURT	107'	107'	200'
FRONT YARD:	286'	286'	40'
SIDE YARD:	222'	222'	20'
REAR YARD:			
NORTH-SOUTH LINE	22'	22'	20'
EAST-WEST LINE	274'	274'	20'
BUILDING -FIRST FLOOR (s.f.):	33,731 s.f.	33,731 s.f.	
BUILDING -SECOND FLOOR (s.f.):	30,597 s.f.	30,597 s.f.	
BUILDING -TOTAL (s.f.):	64,328 s.f.	64,328 s.f.	
BLDG.COVERAGE(sf)	33,731 s.f.	33,731 s.f.	
% BLDG.COVERAGE	14%	14%	50%
IMPERVIOUS COV.(sf)	98,554sf	125,898sf	
% IMPERVIOUS COV.	40%	51%	NONE
HEIGHT	35'	35'	65' max.
USE:	RESEARCH LABORATORY		
PARKING: TOTAL (REG./HC.)	-		
-SURFACE N&W	32 (29/3)	66 (63/3)	
-SURFACE SOUTH	48 (46/2)	63 (61/2)	
-GARAGE	24	24	
-ALTERNATIVE FUEL SPACES	-	6	
-TOTAL	104 (99/5)	159 (154/5) (150%)	107 (161-150%)

- NOTES:
1.

THIS PARCEL IS SHOWN AS LOT 10-11-36 ON THE LEBANON TAX MAPS.
2.

THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3.

THIS PARCEL IS 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.



11/02/2022
~~10/10/2022~~
SITE PLAN
PN: 22-011

EXISTING LEGEND

Symbol	Object Name	Object Code
	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	o ----- 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	----- o o o o o o o -----
	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	-----

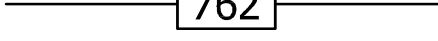
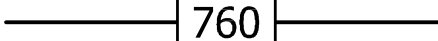
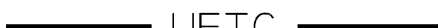
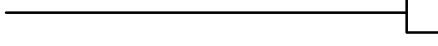
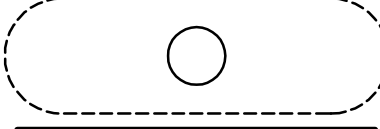
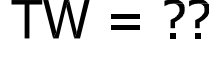
EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1 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

Symbol	Feature Name	Feature Description
	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

ADVANCED GEOMATICS & DESIGN		PARKING EXPANSION	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766		FOR	
PHONE: (603) 448 6295		DRTC	
E-MAIL: advancedgeomatics@comcast.net		IN	
STATE OF NEW HAMPSHIRE DANIEL NASH No. 9327 LICENSED PROFESSIONAL ENGINEER		LEBANON, NEW HAMPSHIRE	
SURVEYED:		DATE	
DESIGNED:		REVIEWS	
DRAWN: DAN		#	
CHECKED: DAN			
DATE: 10/10/2022			
DRTC			
LEGEND			
G-1			
© 2022			
ADVANCED GEOMATICS & DESIGN			
DWG: 22011_LEGEND			

NOTES:

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



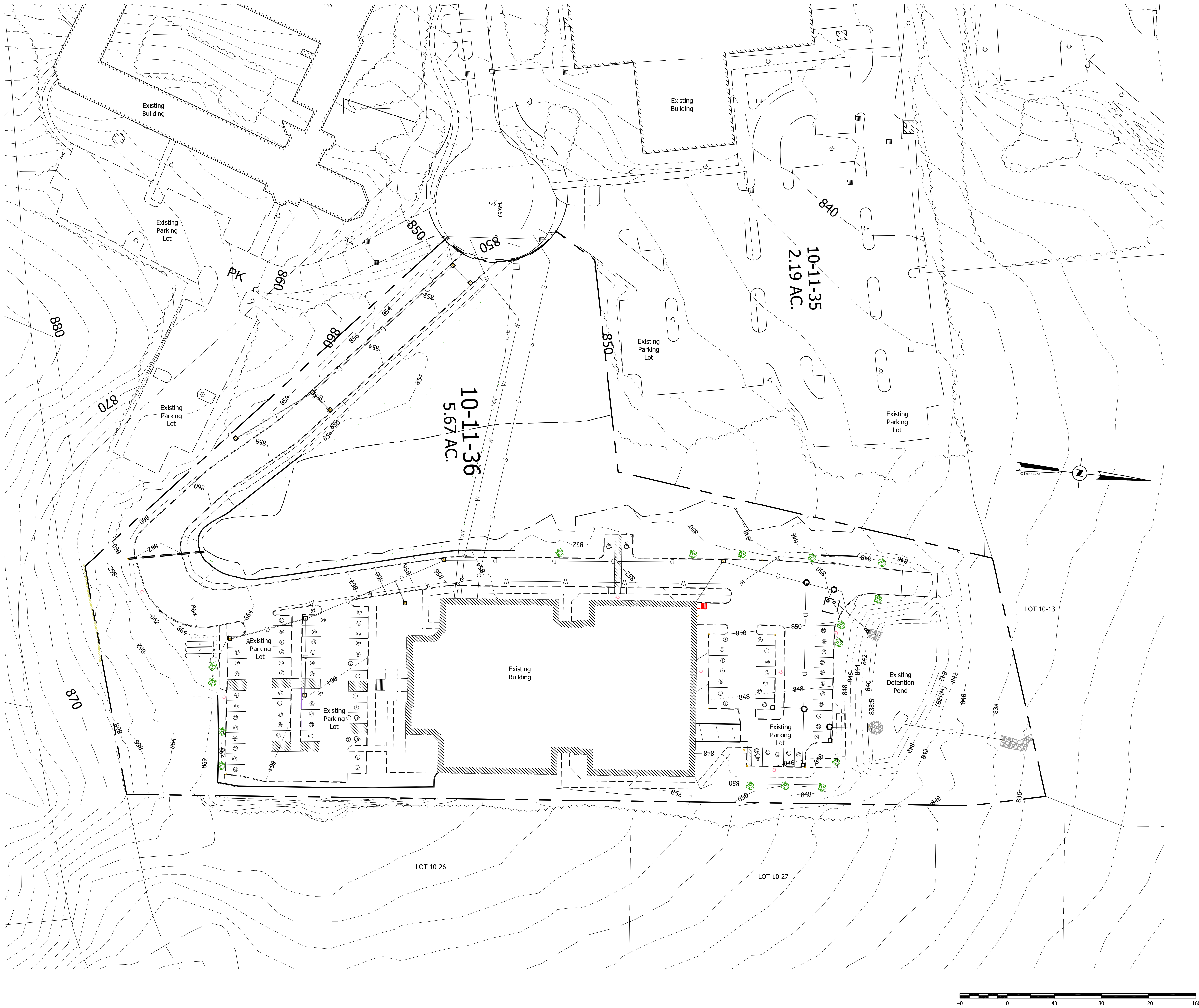
© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-BA

A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two small vertical lines. The inner circle contains the name "DANIEL A. NASH" and the license number "No. 9737". The seal is stamped in red ink and has several red handwritten scribbles over it.

ADVANCED GEOMATICS & DESIGN
18 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295 FAX: (603) 448 0531
E-MAIL: advancedgeomatics@adelphia.net

OVERALL EXISTING CONDITIONS PLAN
FOR
DRTC
IN
LEBANON, NEW HAMPSHIRE

[illegible]



#	REVISIONS	DATE

EXISTING CONDITIONS PLAN
FOR
DRTC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
18 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295 FAX: (603) 448 0531
E-MAIL: advancedgeomatics@adelphia.net



SURVEYED: GIS
DESIGNED:
DRAWN: KH
CHECKED: DAN
DATE: 11/02/2022

DRTC

EXISTING
CONDITIONS PLAN

X-2

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-BA

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. LOCATION AND SIZE OF EXISTING PIPES AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR COMPLETE.
3. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AND APPURTENANCES.
4. TOPOGRAPHY WAS COMPILED BY T & M ASSOCIATES, INC.. BASE DATUM IS MSL.
5. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRIC, CABLE, TELEVISION AND TELEPHONE UTILITIES PRIOR TO COMMENCEMENT OF WORK. DIG SAFE SHALL BE NOTIFIED AT LEAST 3 WORKING DAYS PRIOR TO ANY WORK.
6. CITY OF LEBANON PUBLIC WORKS PERSONNEL SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. UTILITY CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM PUBLIC WORKS PERSONNEL.
7. THE CITY OF LEBANON (PUBLIC WORKS/ENGINEERING) SHALL BE NOTIFIED PRIOR TO ANY WORK REQUIRING TRAFFIC IMPEDANCE, ROADWAY OR DRAINAGE STRUCTURE DISTURBANCE. CONSTRUCTION MAY ONLY BEGIN AFTER AUTHORIZATION FROM CITY PERSONNEL.
8. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF THERE ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
9. ELECTRICAL, CABLE TELEVISION AND TELEPHONE SERVICE CONNECTIONS ARE SHOWN SCHEMATICALLY ON THESE PLANS. DISCREPANCIES OR CHANGES AS A RESULT OF THESE SERVICES MUST BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
10. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED AS OFTEN AS REQUIRED BY WEATHER CONDITIONS.
11. DITCHES AND OTHER RUNOFF COLLECTION AREAS SHALL BE MAINTAINED BOTH DURING AND AFTER CONSTRUCTION TO ENSURE THE PROPER REMOVAL OF SEDIMENT.
12. ALL SLOPES GREATER THAN 3:1 (3 HORIZONTAL TO 1 VERTICAL) SHALL BE STABILIZED USING MULCH NETTING. ADDITIONAL STABILIZATION MEASURES NECESSARY SHALL BE IMPLEMENTED AS REQUIRED.
13. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' - 6" COVER OVER TOP OF WATER MAIN TO PROPOSED GRADE.
14. ALL WATER MAIN MECHANICAL JOINTS SHALL BE INSTALLED USING RETAINER GLANDS. ALL WATER MAIN FITTINGS SHALL BE RESTRAINED BY CONCRETE THRUST BLOCKS.
15. VERTICAL BENDS SHALL BE RESTRAINED USING RETAINER GLANDS, RODS AND THRUST BLOCKS AS DIRECTED BY THE ENGINEER.
16. PRESSURE TESTING AND CHLORINATION TAPS SHALL BE LOCATED AS DIRECTED BY THE ENGINEER.
17. ALL WATER VALVES SHALL OPEN LEFT.
18. HORIZONTAL SEPARATION OF WATER AND SEWER SHALL BE AT LEAST 10" OR AS SHOWN ON THE SEWER DETAIL SHEET. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER AND THE WATER MAIN SHALL HAVE AT LEAST 18" VERTICAL SEPARATION AND THE SEWER PIPE SHALL BE CL. 52 DUCTILE IRON FOR A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
19. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 5' FROM WATER MAIN TO CATCH BASINS.
20. CATCH BASINS SHALL HAVE 2' SUMPS IN ACCORDANCE WITH CITY OF LEBANON STANDARDS, EXCEPT AS NOTED OTHERWISE.
21. GRADING SHALL BE DIRECTED TOWARD CATCH BASINS UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
22. ALL DRAINAGE FACILITIES SHALL BE INSTALLED IN EXISTING GROUND UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING. A POSITIVE SLOPE SHALL BE MAINTAINED FOR ALL DRAINAGE FACILITIES UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER IN WRITING.
24. ALL PROPOSED CURBING SHALL BE GRANITE, UNLESS OTHERWISE SHOWN ON THE PLANS.
25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ON THIS SITE UNLESS RETAINED FOR CONSTRUCTION OBSERVATION SERVICES.
26. LIGHTING DETAILS ARE INTENDED TO CONVEY GENERAL CONSTRUCTION COMPONENTS. SHOP DRAWINGS WILL BE REVIEWED PRIOR TO CONSTRUCTION TO VERIFY THAT AT LEAST THE MINIMUM LIGHTING CRITERIA ARE MET.
27. ALL HANDICAP PARKING SPACES SHALL HAVE A HANDICAP SYMBOL SIGN INSTALLED AT THE PROPER HEIGHT. ALL HANDICAP PARKING SPACE STRIPING SHALL BE PAINTED HANDICAP BLUE.
28. STONE WALLS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
29. CONTRACTOR SHALL ERECT AND MAINTAIN CONSTRUCTION FENCING TO PROTECT VEGETATED AREAS TO REMAIN UNDISTURBED.
30. NEW WORK IDENTIFIED BY .

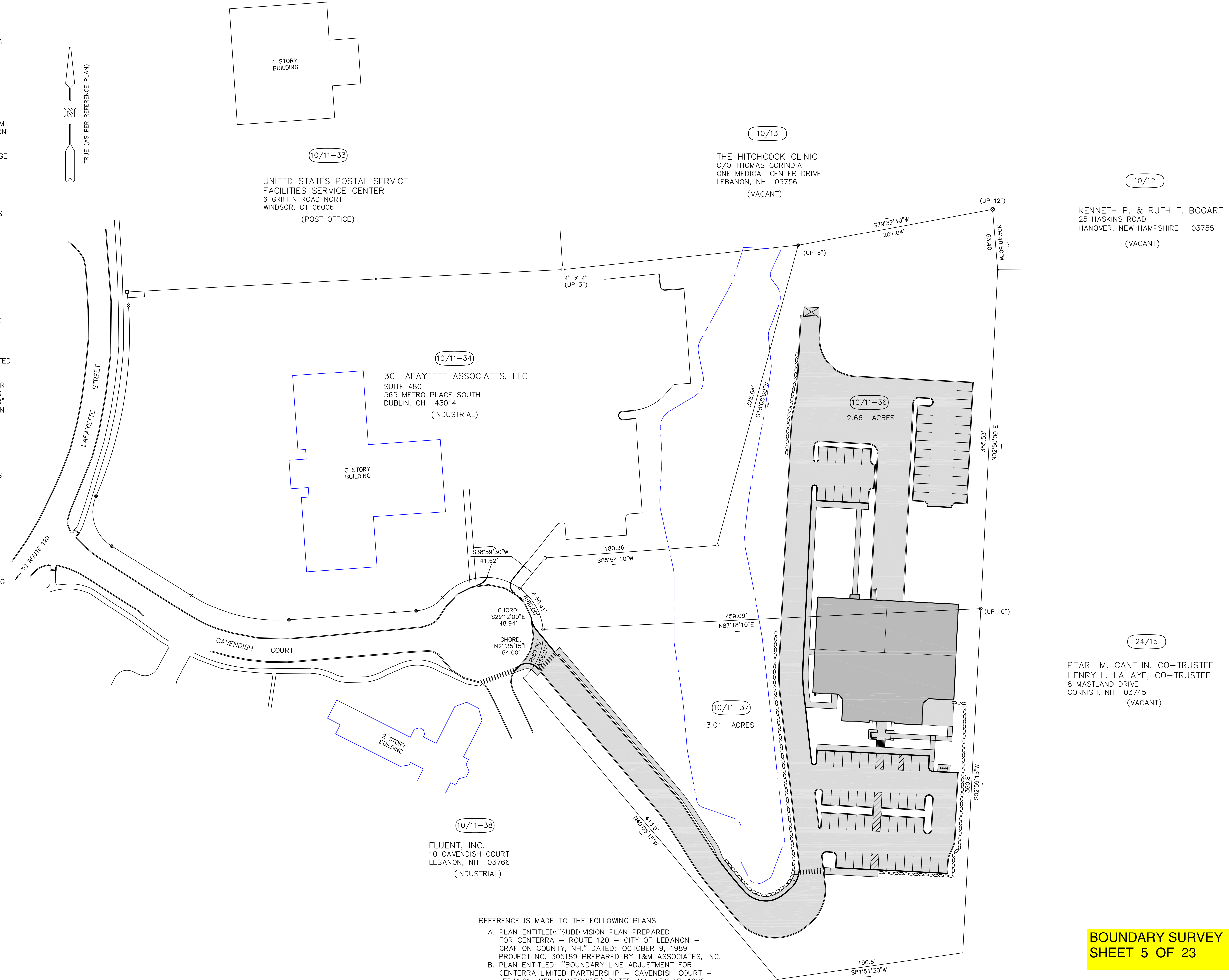
LEGEND:

EXISTING IRON ROD
SET CAPPED REBAR
UTILITY POLE
STONE WALL
EXISTING SIGN
EXISTING ELECTRIC LINE
EXISTING TELEPHONE LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
EXISTING TREE LINE
CLEARING LIMITS

EXISTING WATER LINE W/ HYDRANT
PROPOSED WATER LINE
EXISTING SEWER LINE W/ MANHOLE
PROPOSED SEWER LINE W/ MANHOLE
EXISTING SEWER FOREMAIN
EXISTING DRAIN LINE W/ CATCH BASIN
DRAIN MANHOLE & CATCH BASIN
SILT FENCE
TRAFFIC FLOW ARROW
HANDICAP PARKING SPACE
TAX MAP & LOT NUMBER

The diagram illustrates the DNA template used for the synthesis of the 920-mer. It shows a DNA strand with various features: a top section with a series of circles and a cross; a middle section with a scale bar from 0 to 920, with a box around 920 and '789x2' below it; a bottom section with a wavy line and a triangle pointing to a 'W' label; and a bottom-most section with labels 'SF' and 'D'.

10/11-7



REFERENCE IS MADE TO THE FOLLOWING PLANS:

- A. PLAN ENTITLED: "SUBDIVISION PLAN PREPARED FOR CENTERRA - ROUTE 120 - CITY OF LEBANON - GRAFTON COUNTY, NH." DATED: OCTOBER 9, 1989
PROJECT NO. 305189 PREPARED BY T&M ASSOCIATES, INC.
- B. PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT FOR CENTERRA LIMITED PARTNERSHIP - CAVENDISH COURT - LEBANON, NEW HAMPSHIRE" DATED JANUARY 12, 1998
PROJECT NO. 496897A PREPARED BY T&M ASSOCIATES, INC.

BOUNDARY SURVEY
SHEET 5 OF 23

RECORD DRAWINGS JUNE 18, 2007

REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

OVERALL SITE PLAN FOR DARTMOUTH REGIONAL TECHNOLOGY CENTER

CAVENDISH COURT – LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC

3 SCHOOLHOUSE LANE, P.O. BOX 600
ETNA, NEW HAMPSHIRE 03750
(603) 643-3511

SCALE: 1" = 50'
DESIGNED BY: JEP
DRAWN BY: CLT
CHECKED BY: RJF
DATE: 7/1/05
PROJ. NO. 10142-01

2

Lot
0-11-36
rendish Court



Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Evergreen				
	6	Early Cotoneaster	Cotoneaster adpressus praecox	#3 Cont.
Groundcovers\Ornamental Grass				
	31	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#3 Cont.
Shrubs\Deciduous				
	5	Red Sprite Winterberry	Ilex verticillata	#5 Cont.
	3	Snowmound Spirea	Spiraea nipponica	#5 Cont.
	8	Spicebush	Lindera benzoin	5-6' B&B
Shrubs\Evergreen				
	44	Bearberry	Arctostaphylos uva-ursi	#1 Cont.
	16	Purpleum Elegans Rhododendron	Rhododendron catawba 'Purpureum Elegans'	#5 Cont.
Trees\Deciduous				
	1	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6-7' Multi stem
	3	Heritage River Birch	Betula nigra 'Heritage'	8-10' Clump
	3	October Glory Maple	Acer rubrum 'October Glory'	2.5"-3" Cal.
Trees\Evergreen				
	1	White Fir	Abies concolor	7-8' Height

Shade Calculations:

Total Proposed Parking	30 % of Lot to be shaded	Trees to be Provided:
Total Proposed Parking Lot s.f. = 6,871 s.f.	67 % of Lot proposed to be shaded	9 Trees Provided (3 exist., 1 proposed Internal, 5 Trees Perimeter) 11 total Trees Provided 113 groundcovers, grasses, and shrubs provided.

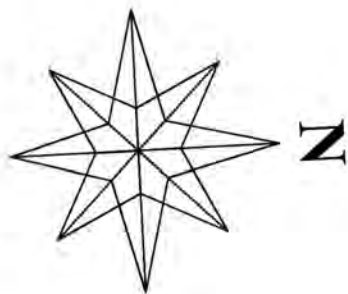
Landscape Plan
Prepared for:
DRTC
in:
Lebanon, New Hampshire

Date: October 24,2022

Sheet:

L-1

SHEET 6 OF 23



Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 105 Bank St. Lebanon, NH
ph. 978.868.0331 email: maralandscape@gmail.com



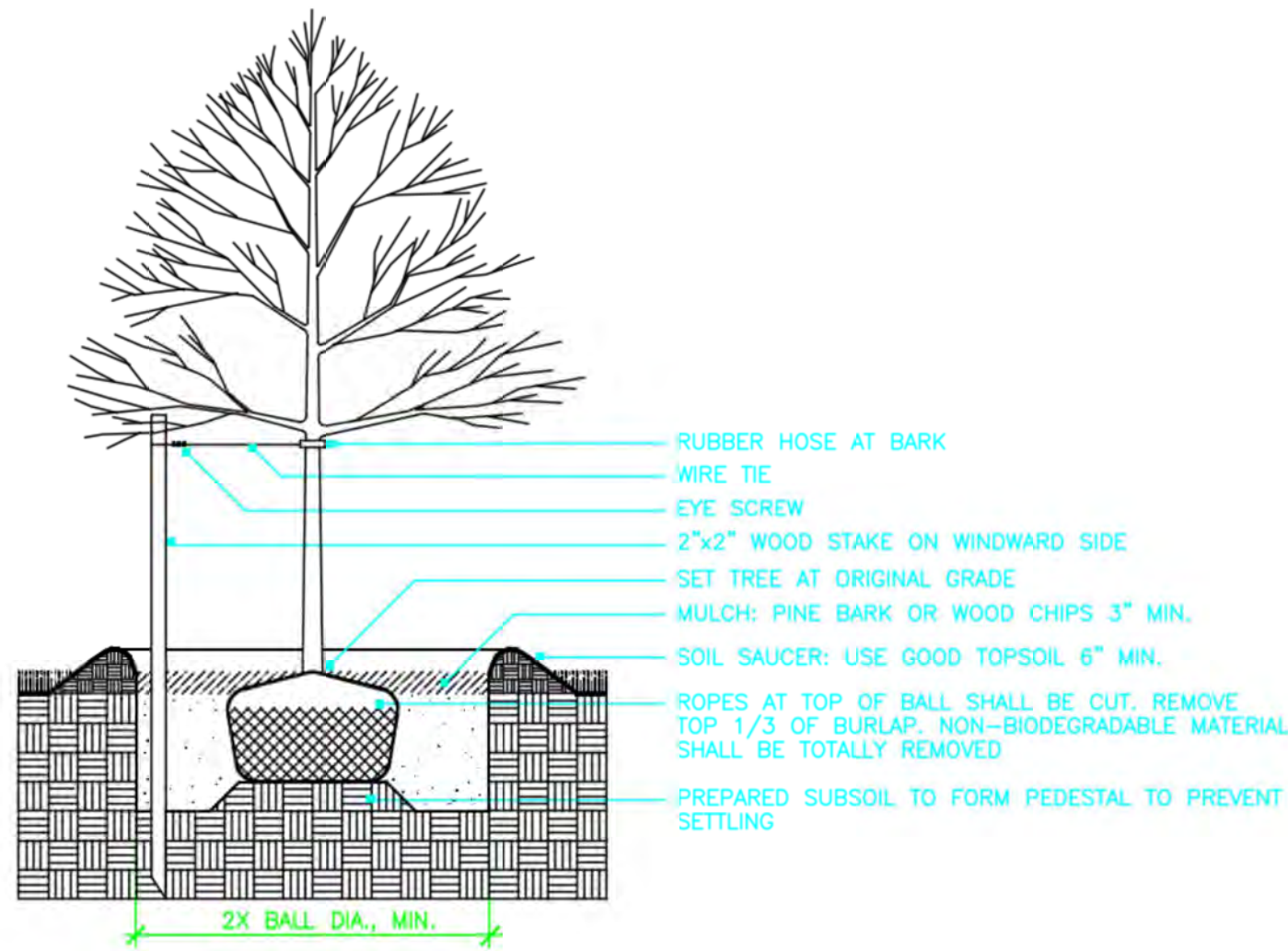
Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Evergreen				
	41	Early Cotoneaster	Cotoneaster adpressus praecox	#3 Cont.
Groundcovers\Ornamental Grass				
	32	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#3 Cont.
Shrubs\Deciduous				
	3	Common Lilac	Syringa vulgaris	5-6' Height
	24	Dwarf Fothergilla	Fothergilla gardenii	2-3' B&B
	9	Gray Dogwood	Cornus racemosa	3-4' B&B
	16	Red Sprite Winterberry	Ilex verticillata	#5 Cont.
	10	Spicebush	Lindera benzoin	5-6' B&B
Shrubs\Evergreen				
	4	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	6-7' B&B
	10	Purpureum Elegans Rhododendron	Rhododendron catawba 'Purpureum Elegans'	#5 Cont.
Trees\Deciduous				
	2	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6-7' Multi stem
	4	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2.5"-3" Cal.
	2	Heritage River Birch	Betula nigra 'Heritage'	8-10' Clump
	5	Princeton Elm	Ulmus Americana, Summer	2.5"-3" Cal.
Trees\Evergreen				
	1	White Fir	Abies concolor	7-8' Height
Shade Calculations:				
Total Proposed Parking	30 % of Lot to be shaded	Trees to be Provided:		
Total Proposed Parking Lot s.f. = 14,955 s.f.	38 % of Lot proposed to be shaded	11 Trees Provided (5 Trees Internal, 6 Trees Perimeter) 14 total Trees Provided 149 groundcovers, grasses, and shrubs provided.		

Landscape Plan
Prepared for:
DRTC
in: Lebanon, New Hampshire

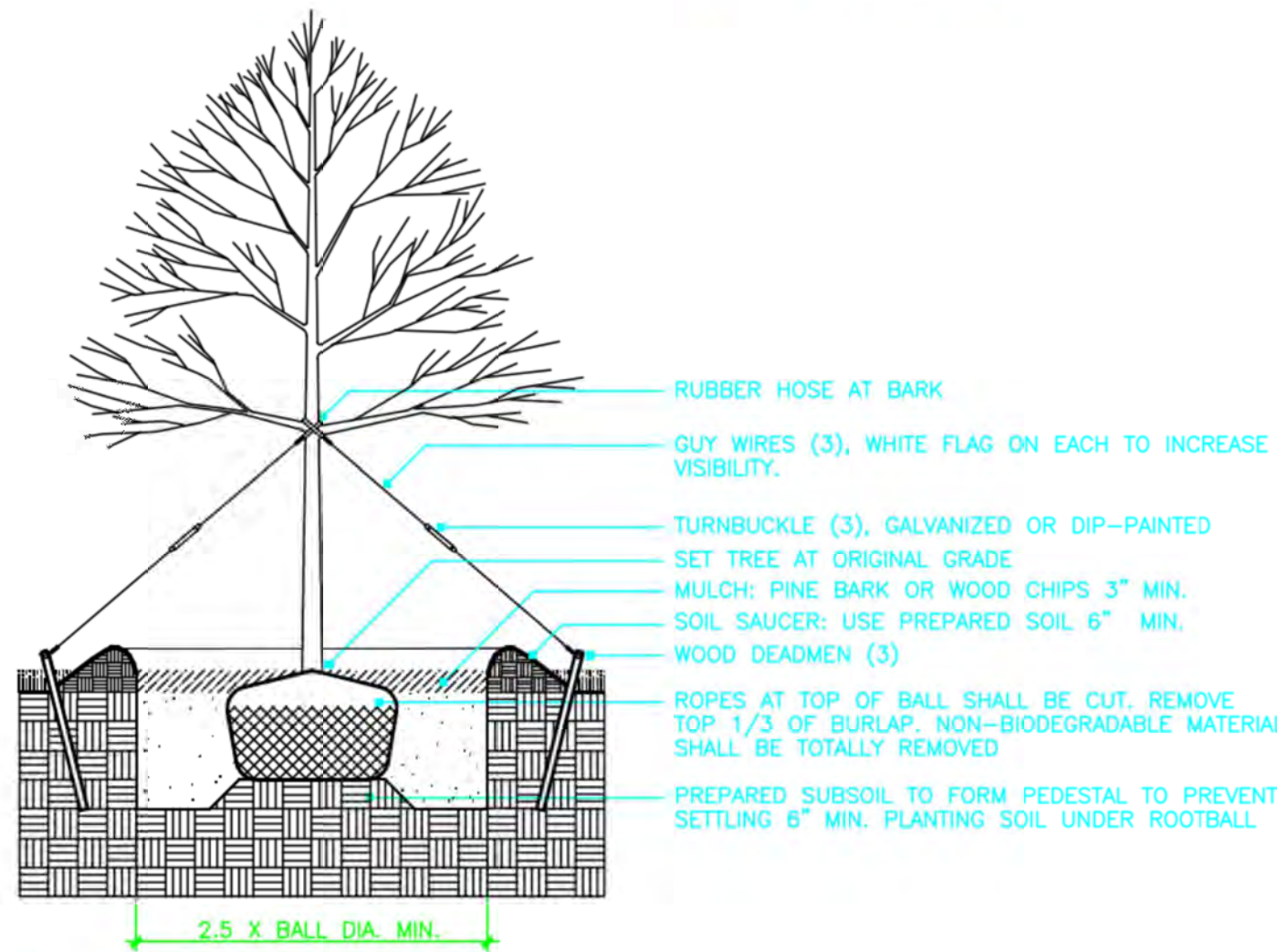
Sheet:

L-2

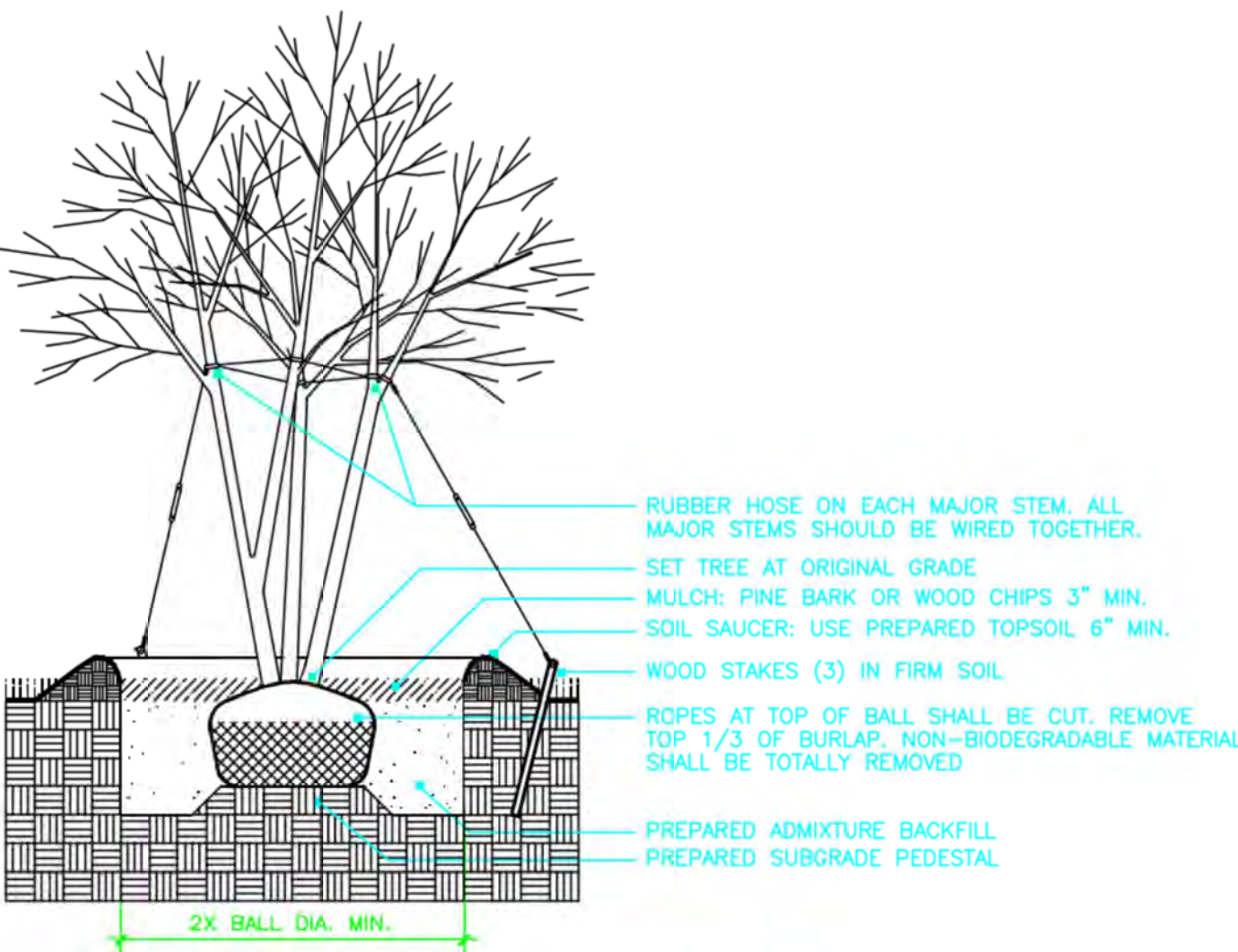
SHEET 7 OF 23



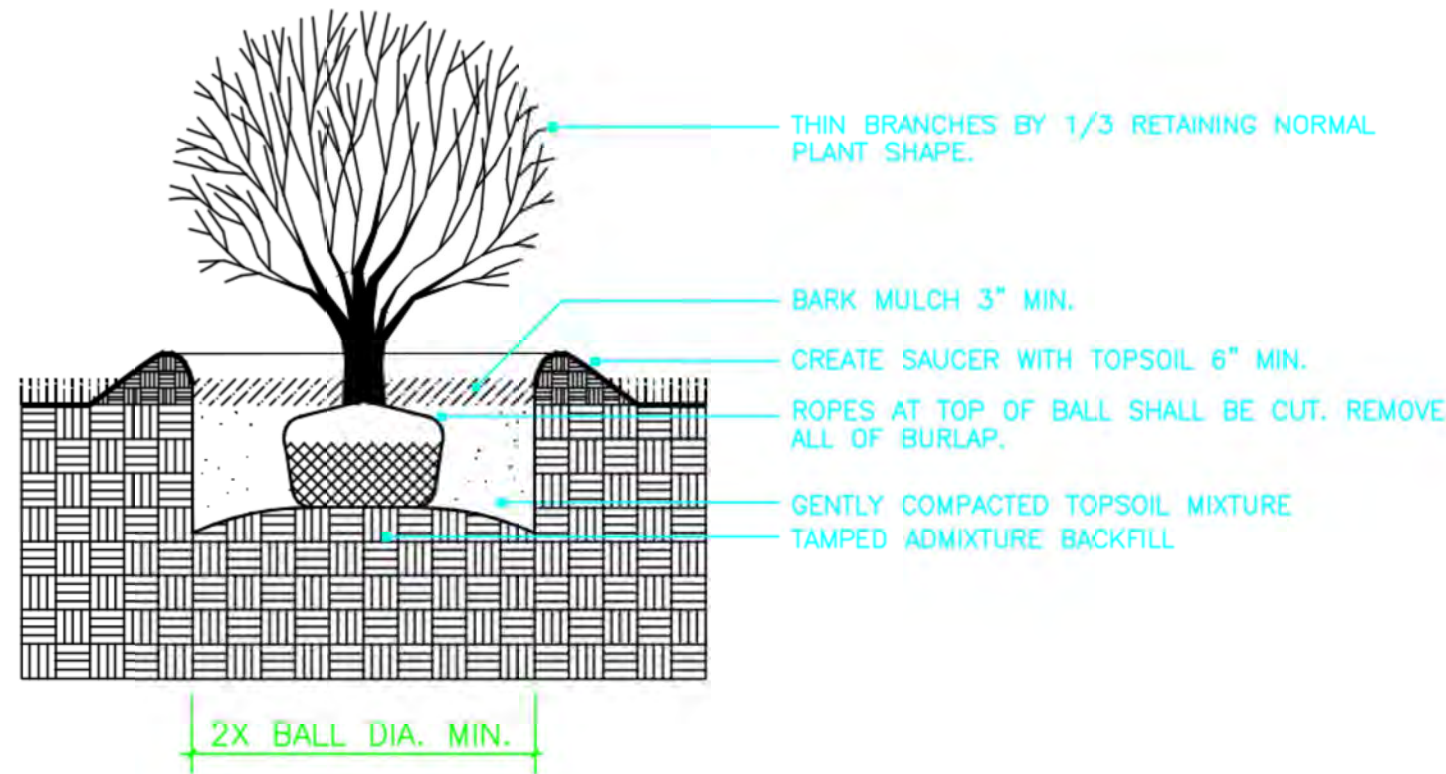
DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE
NOT TO SCALE



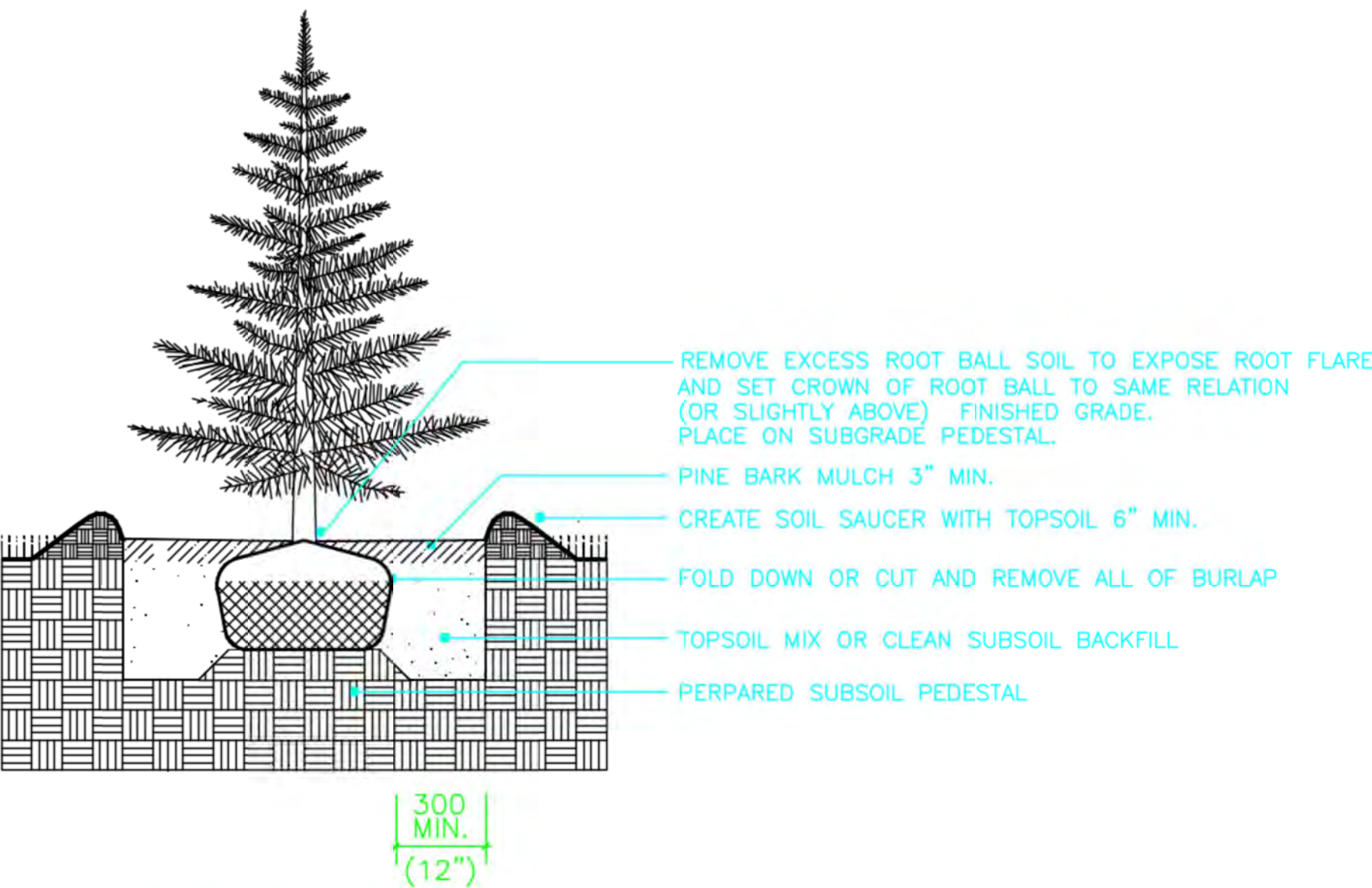
DECIDUOUS TREE PLANTING
NOT TO SCALE



MULTI-STEM TREE PLANTING (WINDY SITES)
NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING

GENERAL LANDSCAPE NOTES:
-ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. REPORT ANY CONFLICTS BETWEEN UTILITY LOCATIONS AND PROPOSED WORK TO MARA LANDSCAPE DESIGN LLC, TO DETERMINE ANY NECESSARY ADJUSTMENTS PRIOR TO INSTALLATION (REFER TO ENGINEER'S SITE PLAN FOR UTILITY LOCATIONS).
-LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTINGS.
-ALL PLANTING METHODS WILL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
-PER CITY OF LEBANON, NH PLANNING REGULATIONS 6.2 B: ALL SHRUBS SHALL BE 24-30" IN HEIGHT AND/OR 18-24" IN SPREAD.
-ALL CONTAINER PLANTS INCLUDING GRASSES SHALL BE SET AT GRADE OF ORIGINAL GROWING CONDITIONS OR SLIGHTLY HIGHER TO RECEIVE NO MORE THAN 2" OF MULCH.
-PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES, IS INCLUDED ON SHEETS L-1 & L-2. IN THE EVENT OF DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE DRAWINGS, THE PLAN SHALL GOVERN.
-ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
-PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY MARA LANDSCAPE DESIGN LLC AND THE CITY OF LEBANON, NH.
-MARA LANDSCAPE DESIGN LLC SHALL RESERVE THE RIGHT TO INSPECT ALL PLANTINGS AT ANY TIME TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
-BARK MULCH SHALL BE A PINE BARK OR CHIP, OR AGED PINE-HEMLOCK BLEND. DYED MULCHES ARE PROHIBITED.

Update:

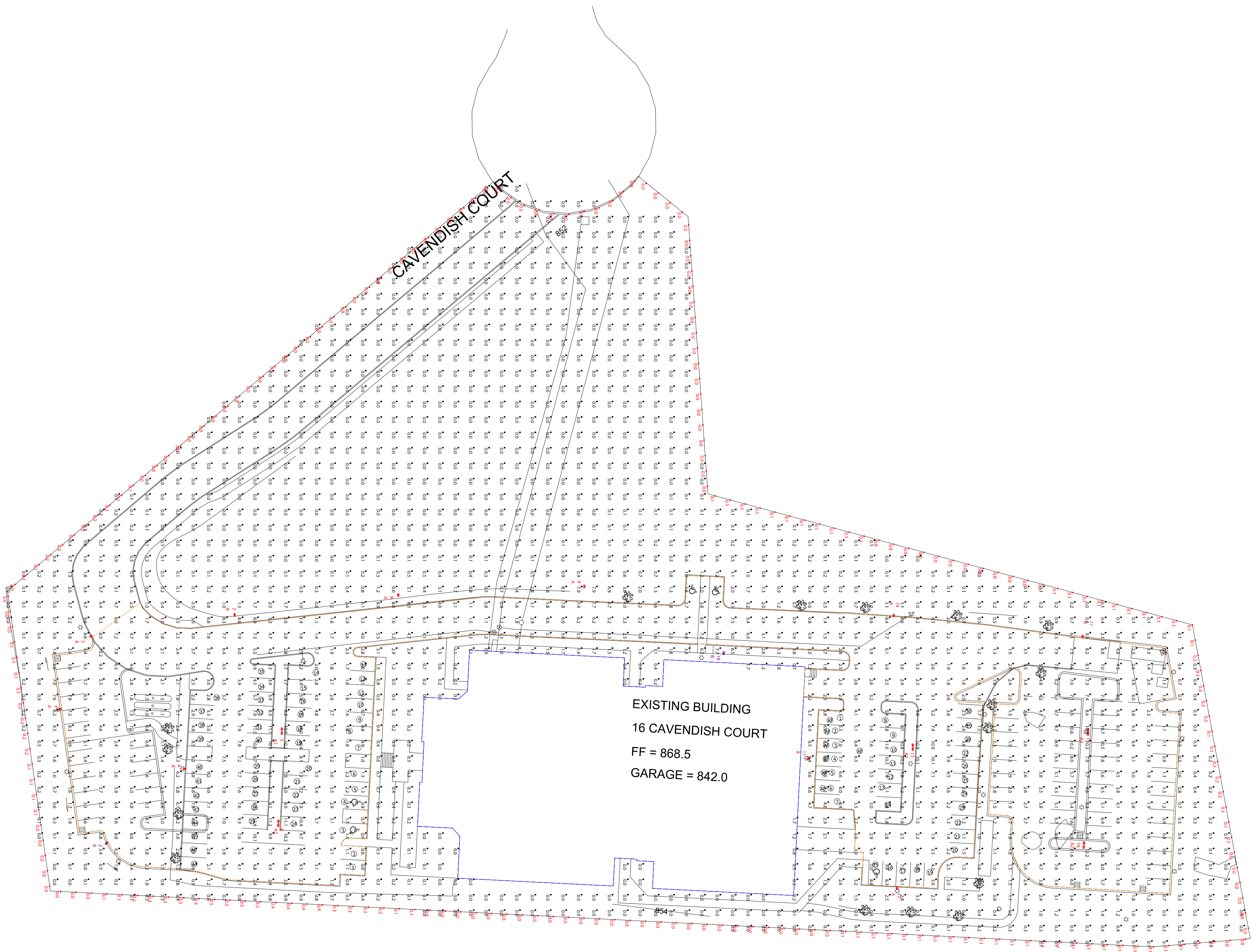
Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01850 Bank St. Lebanon, NH
978.868.0331 maralandscape@gmail.com

Landscape Planting Details
Prepared For:
DRTC
in:
Lebanon, New Hampshire

Date:
October 24, 2022

Scale:
NTS

Sheet:
L-3



OVERALL LIGHTING PLAN
SHEET 9 OF 23



Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
DRTC Parking Lot Expansion
Lebanon, NH
Lighting Layout
Version B

Scale: as noted

PROJECT # 201182

Date:10/25/2022

CASE # 00961360

Filename: DRTC Parking Lot Expansion Layout 00961360B.AGI

Drawn By: Margaret Koenig

The Lighting Analysis, E2Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only. It is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Filename: Z:\Job Files\Holbrook Associated\Green Mountain Electric\W Lebanon 111358\DRTC PARKING LOT EXPANSION\Working Files\AGI\DRTC Parking Lot Expansion Layout 00961360B.AGI



Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
DRTC Parking Lot Expansion
Lebanon, NH
Lighting Layout
Version B

Scale: as noted

PROJECT # 201182

Date:10/25/2022

CASE # 00961360

Filename: DRTC Parking Lot Expansion Layout 00961360B.AGI

Drawn By: Margaret Koenig

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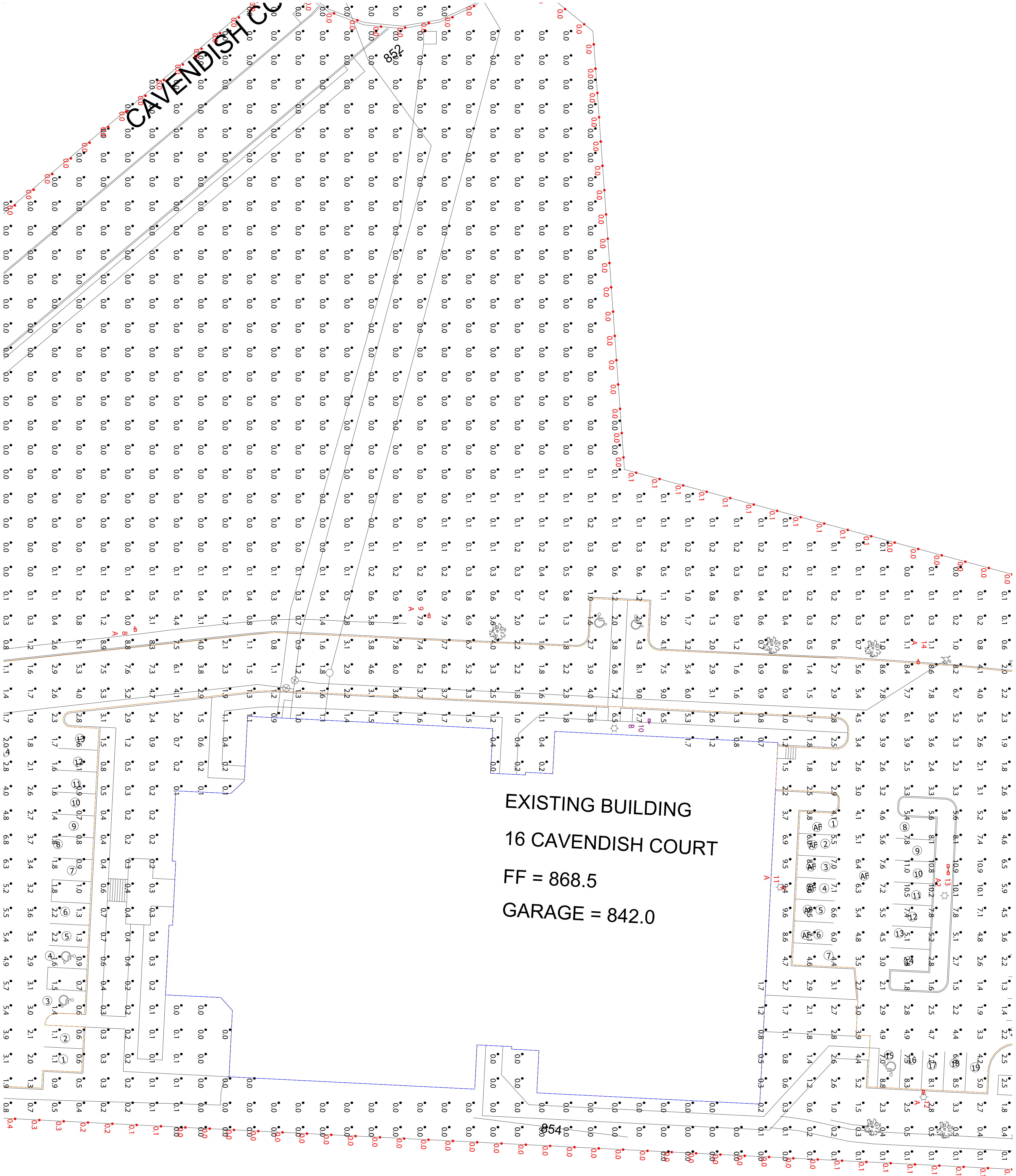
RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only. It is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

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Filename: Z:\Job Files\Holbrook Associated\Green Mountain Electric\W Lebanon 111358\DRTC PARKING LOT EXPANSION\Working Files\AGI\DRTC Parking Lot Expansion Layout 00961360B.AGI

Scale: 1 inch= 20 Ft. Background Image from Google



EXISTING BUILDING
16 CAVENDISH COURT
FF = 868.5
GARAGE = 842.0

LIGHTING PLAN, CENTRAL
SHEET 11 OF 23



Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

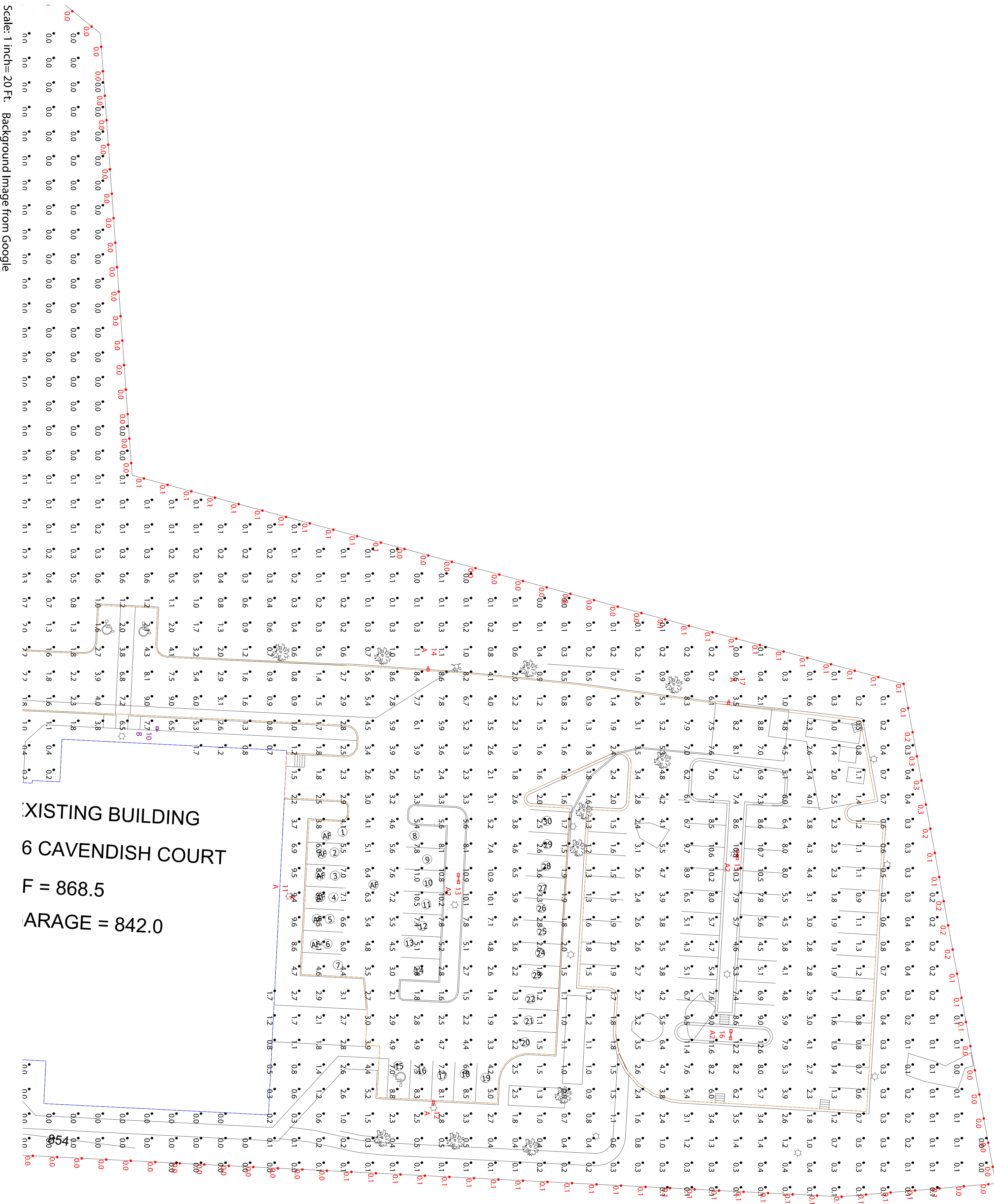
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DRTC Parking Lot Expansion
Lebanon, NH
Lighting Layout
Version B

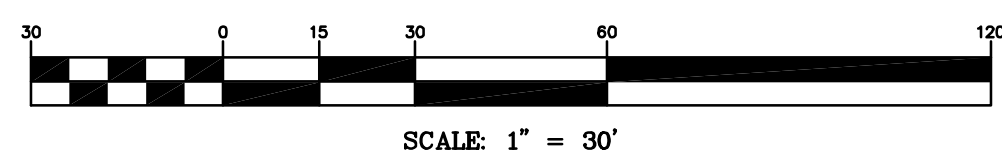
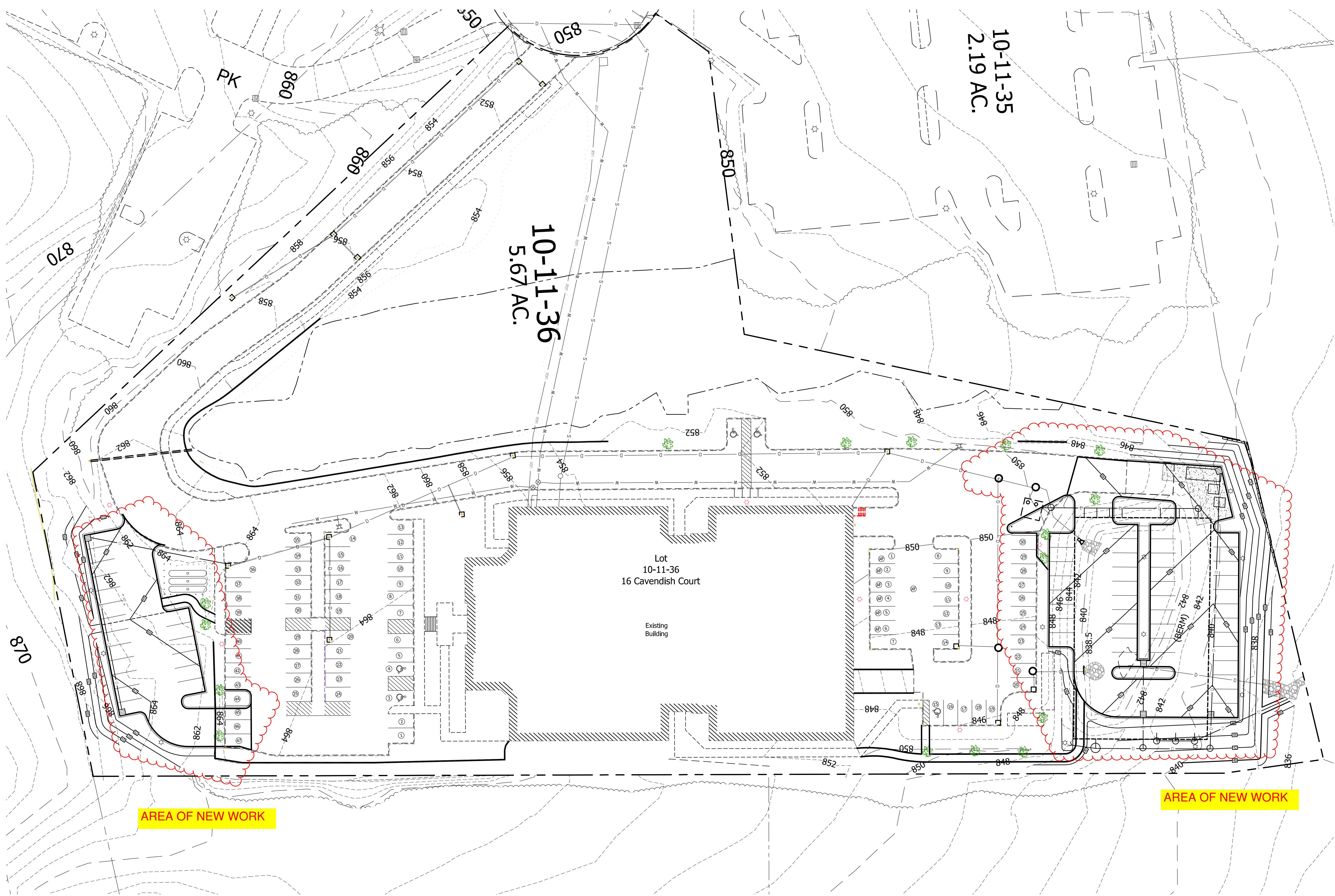
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Date:10/25/2022	CASE # 00961360
Filename: DRTC Parking Lot Expansion Layout 00961360B.AGI	
Drawn By: Margaret Koenig	

Filename: Z:\Job Files\Holbrook Associated\Green Mountain Electric\W Lebanon 111358\DRTC PARKING LOT EXPANSION\Working Files\AGI\DRTC Parking Lot Expansion Layout 00961360B.AGI

The Lighting Analysis, E2Layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB does not warrant, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB does not warrant, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only. It is not intended for construction nor as a part of a project's construction documentation package. Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

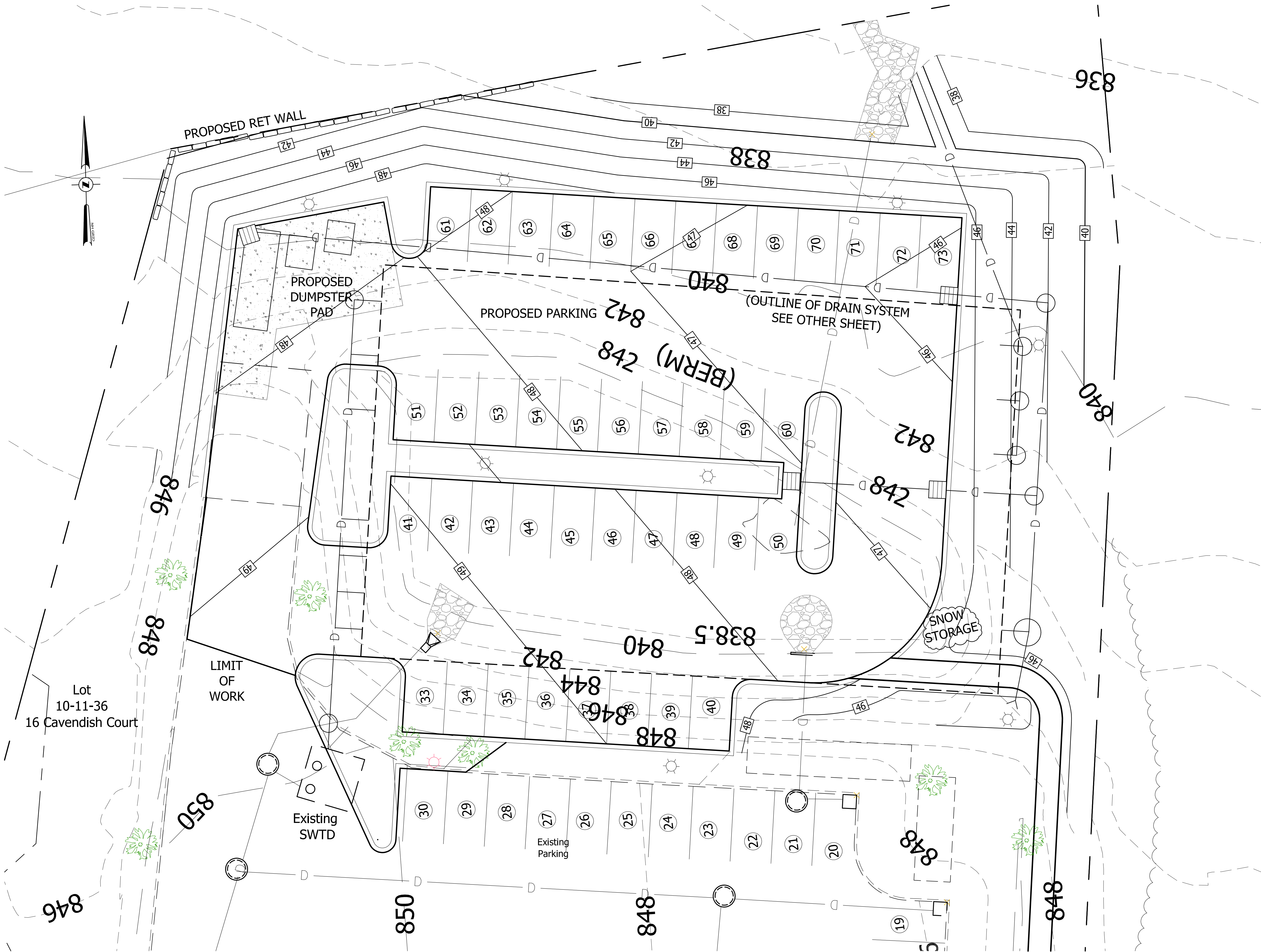
PLOT TO 22"x34" PAGE



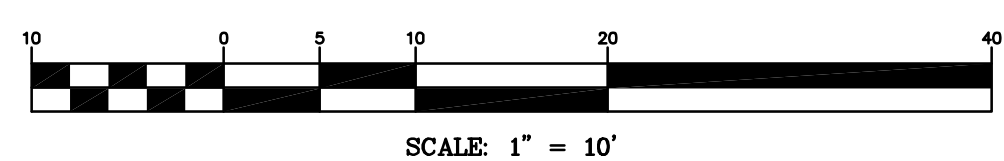


SHEET 14 OF 23

ADVANCED GEOMATICS & DESIGN		OVERALL SITE PLAN		FOR DRTC		IN LEBANON, NEW HAMPSHIRE		REVISIONS		DATE	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		10-11-36 5.67 AC.		10-11-35 2.19 AC.		10-11-36 5.67 AC.		10-11-36 5.67 AC.		10-11-36 5.67 AC.	
SURVEYED: GIS		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN		DATE: 10/10/2022		DRTC	
OVERALL SITE PLAN		C-1		© 2022		ADVANCED GEOMATICS & DESIGN		DWG: 22011\22011-PL		11/02/2022	



Lot
10-11-36
16 Cavendish Court

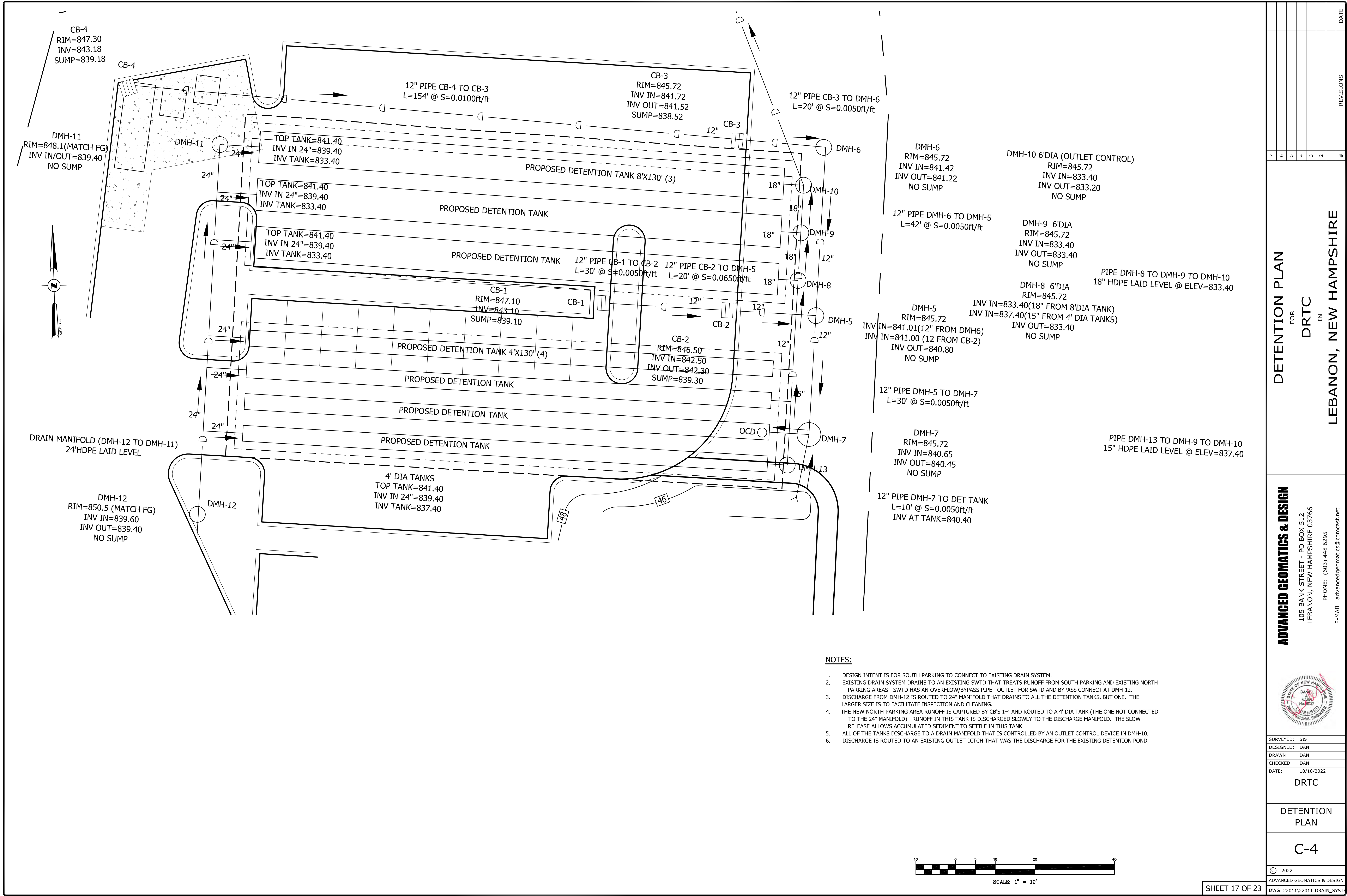


SHEET 15 OF 23

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SURVEYED: GIS		DESIGNED: DAN		DRAWN: DAN		
CHECKED: DAN		DATE: 10/10/2022		DRTC		
DETAIL GRADING PLAN-NORTH		C-2				
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7 6 5 4 3 2 1		FOR DRTC 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				17/02/2022		DATE
								UPDATE		REVISIONS
								#		
DETAILED GRADING PLAN-SOUTH										
C-3										
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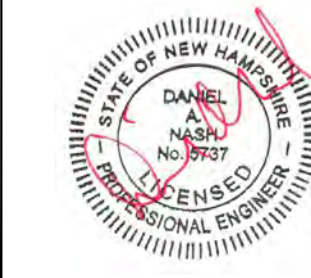


DETENTION PLAN

FOR
DRTC
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: DAN
CHECKED: DAN
DATE: 10/10/2022

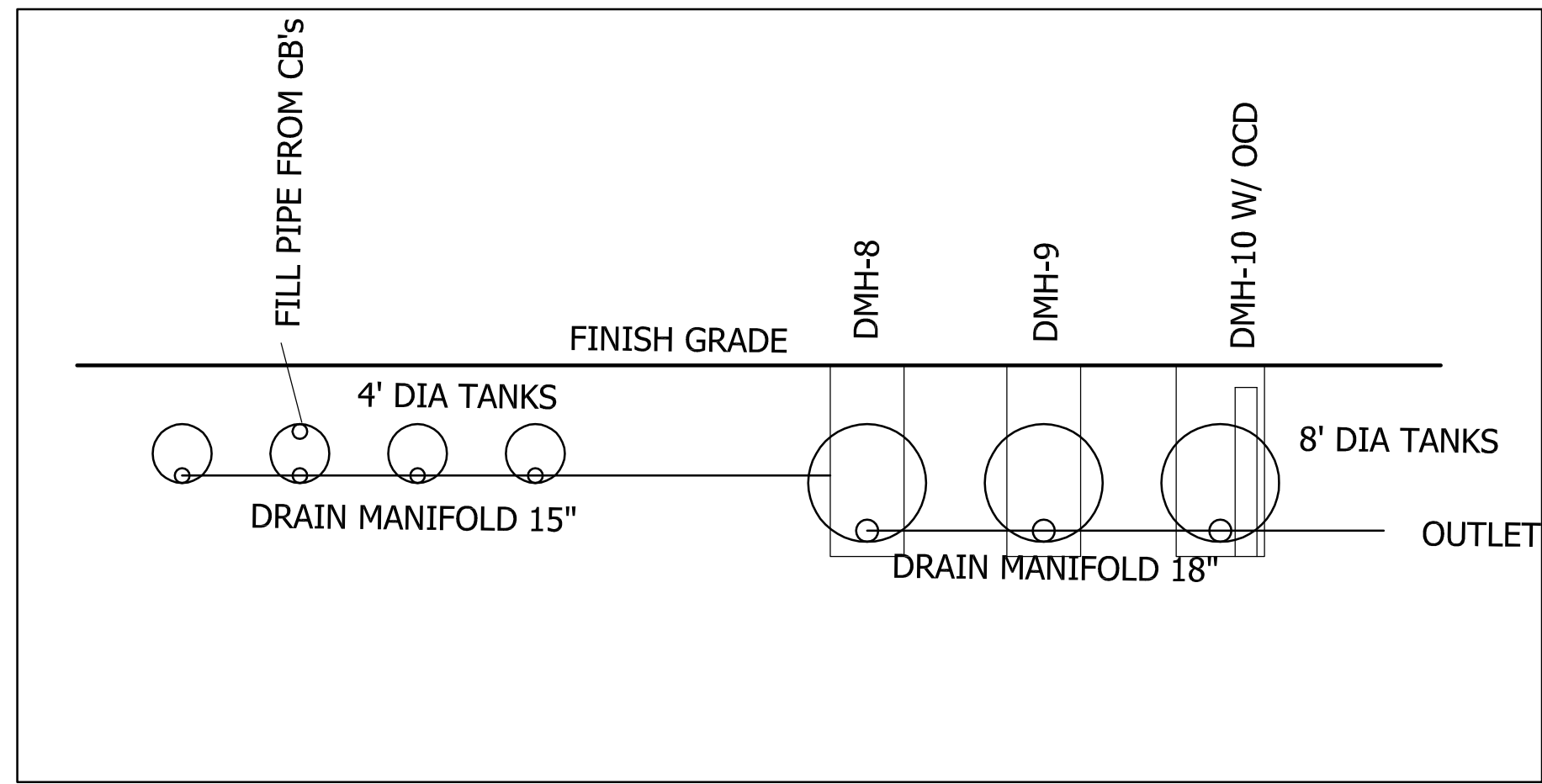
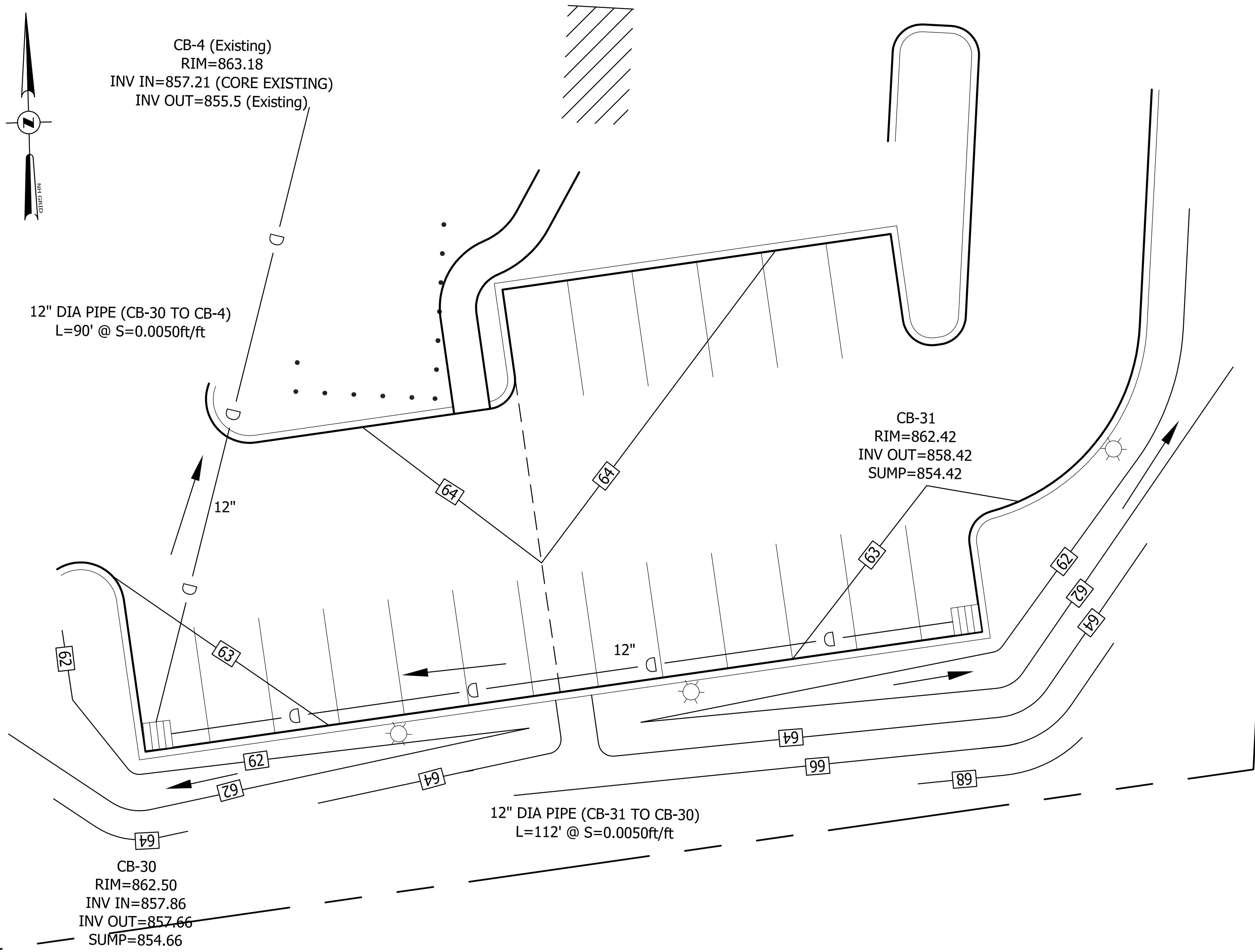
DRTC

DETENTION
PLAN

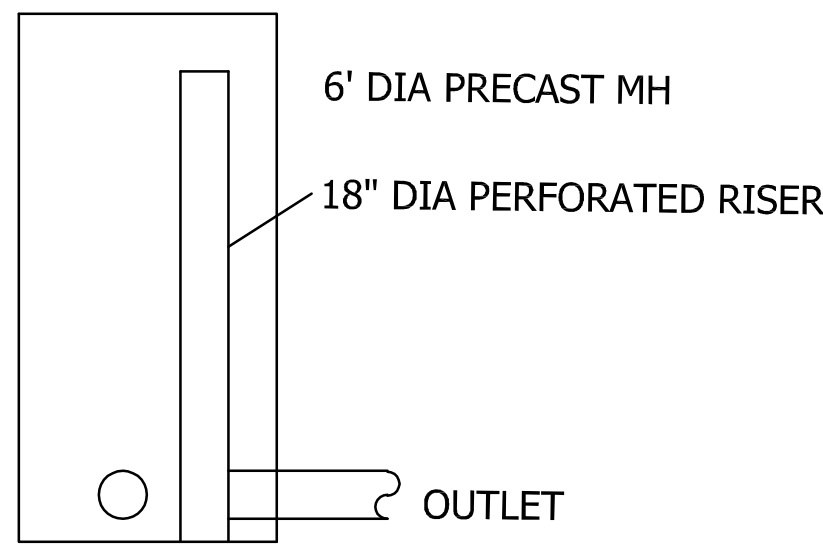
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ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-DRAIN_SYSTEM

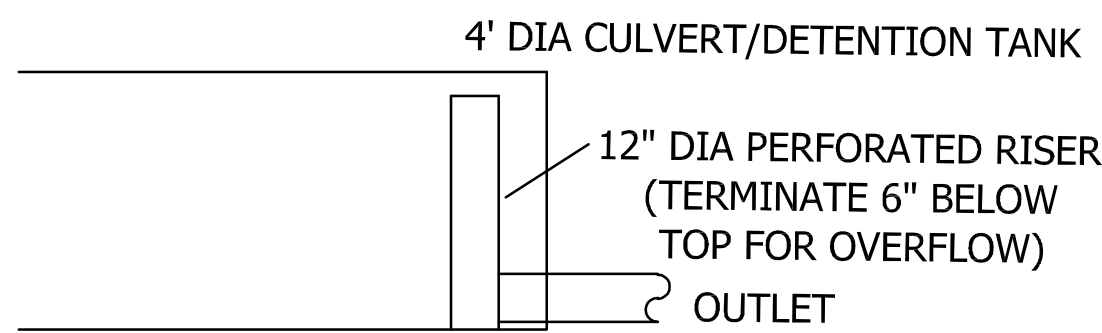
REVISIONS							DATE
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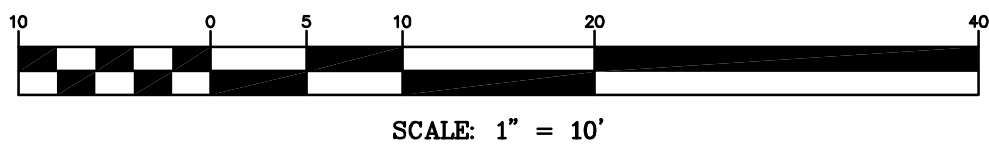
SCHEMATIC AT END OF TANKS
NOT TO SCALE



DETAIL OF OUTLET CONTROL MH
DMH-10
NOT TO SCALE



DETAIL OF OUTLET CONTROL DEVICE
IN 4' DIA TANK AT DMH-7
NOT TO SCALE



DRAINAGE PLAN
FOR
DRTC
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



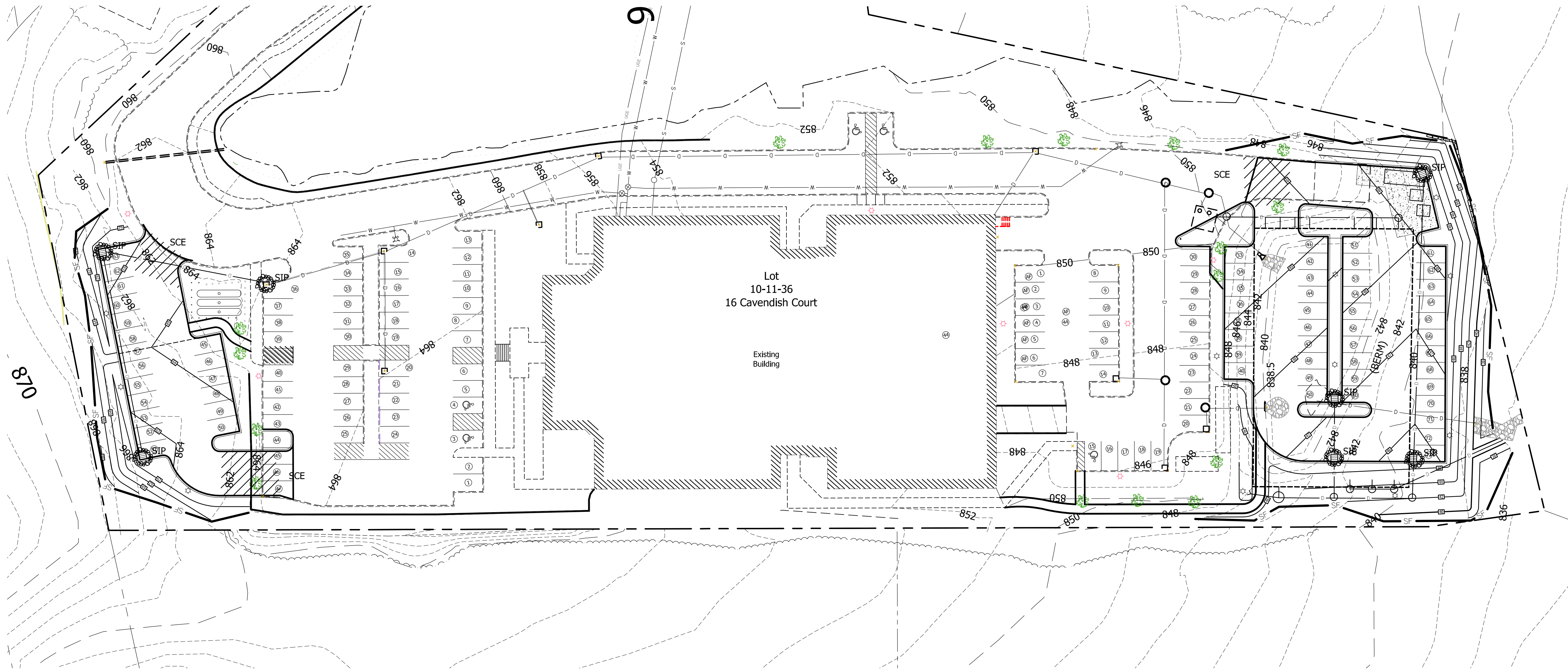
SURVEYED: GIS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 11/02/2022

DRTC

DETENTION
PLAN

C-5

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SCE

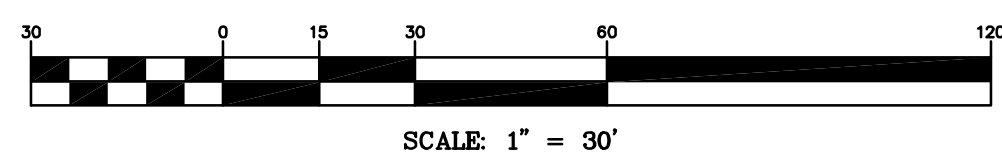
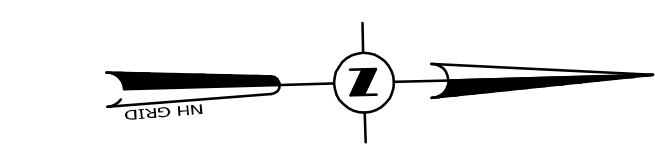
SCE - STABILIZED CONSTRUCTION ENTRANCE

SIP

SIP - STONE INLET PROTECTION

SF

SF - SILT FENCE



EROSION CONTROL PLAN
FOR
DRTC
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

DANIEL
NEW
HAMPSHIRE
REGISTERED
PROFESSIONAL ENGINEER

SURVEYED: GIS

DESIGNED: DAN

DRAWN: DAN

CHECKED: DAN

DATE: 10/10/2022

DRTC

EROSION
COTROL PLAN

ECP-1

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ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-PL

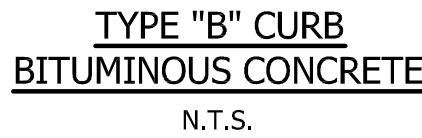
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1	UPDATE	11/02/2022
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- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



HEIGHT VARIES
SEE PLANS

EQ.

EQ.

2"

10' O.C. MAXIMUM

LOOP CAP

2-1/2" O.D. NOM. LINE POSTS, TYP.
PROVIDE TIES 15" O.C. AT LINE POSTS

DOME POST TOP
RAIL TIE, 12" O.C. MAX. ON RAILS

1-5/8" O.D. TOP, MIDDLE AND
BOTTOM RAIL, TYP. (OMIT MIDDLE
RAIL FOR 4' HT. FENCES)

TENSION BAR AT CORNER AND END
POSTS- STRAPS 12" O.C.

3" O.D. NOM. CORNER & END POST

6 GAUGE VINYL CHAIN LINK FENCE
FABRIC - 2" MESH KNUCKLED SELVAGE
TOP AND BOTTOM

SEE CONCRETE FOOTING DETAIL

NOTE: WHERE A RADIUS IS INDICATED ON
THE DRAWINGS, BEND TOP, BOTTOM AND
MIDDLE RAILS TO A SMOOTH RADIUS

TYPICAL CHAIN LINK FENCE SECTION
N.T.S.



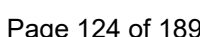
NOTES:

- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE

TENNIS COURT TYPICAL PAVEMENT/CURB SECTION
N.T.S.



SHEET 21 OF 23



EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE; GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

- TEMPORARY EROSION CONTROL.

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDBED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

- ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.
- SEEDING AND MULCHING
ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL- 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

- EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

- COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

- DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

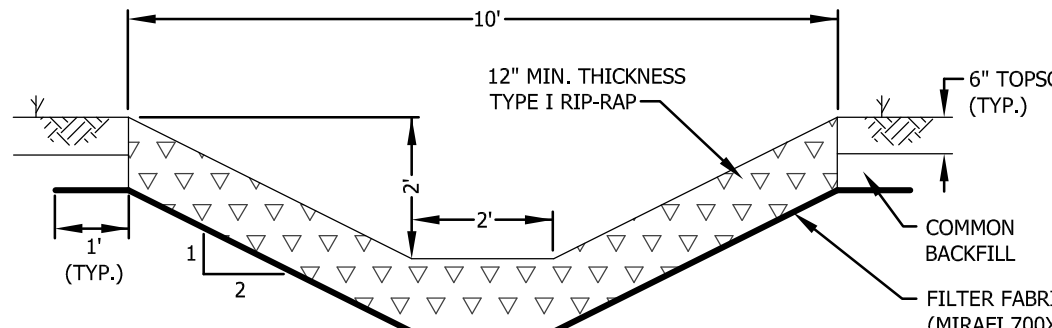
EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

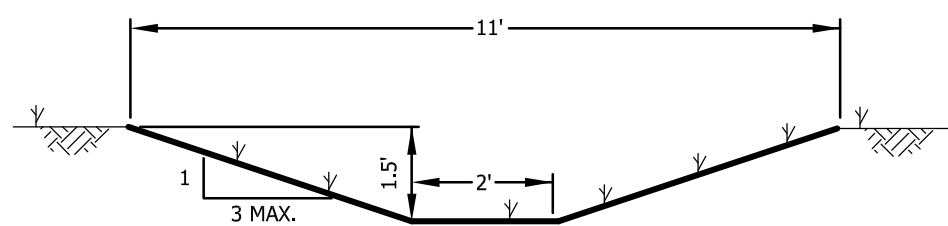
MAINTENANCE INDEX

*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

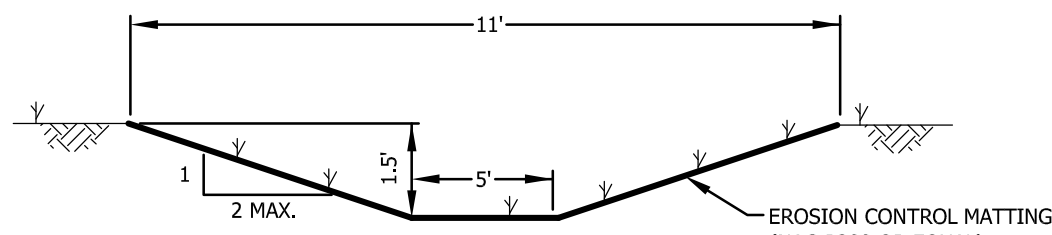
- TO BE INSPECTED DAILY.
- TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

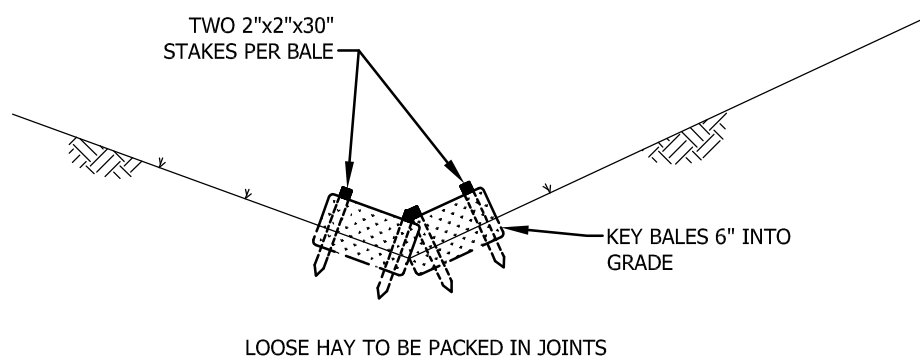
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

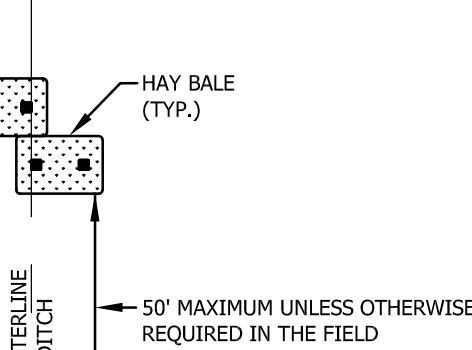
TYPICAL DRAINAGE DITCH SECTIONS

N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.

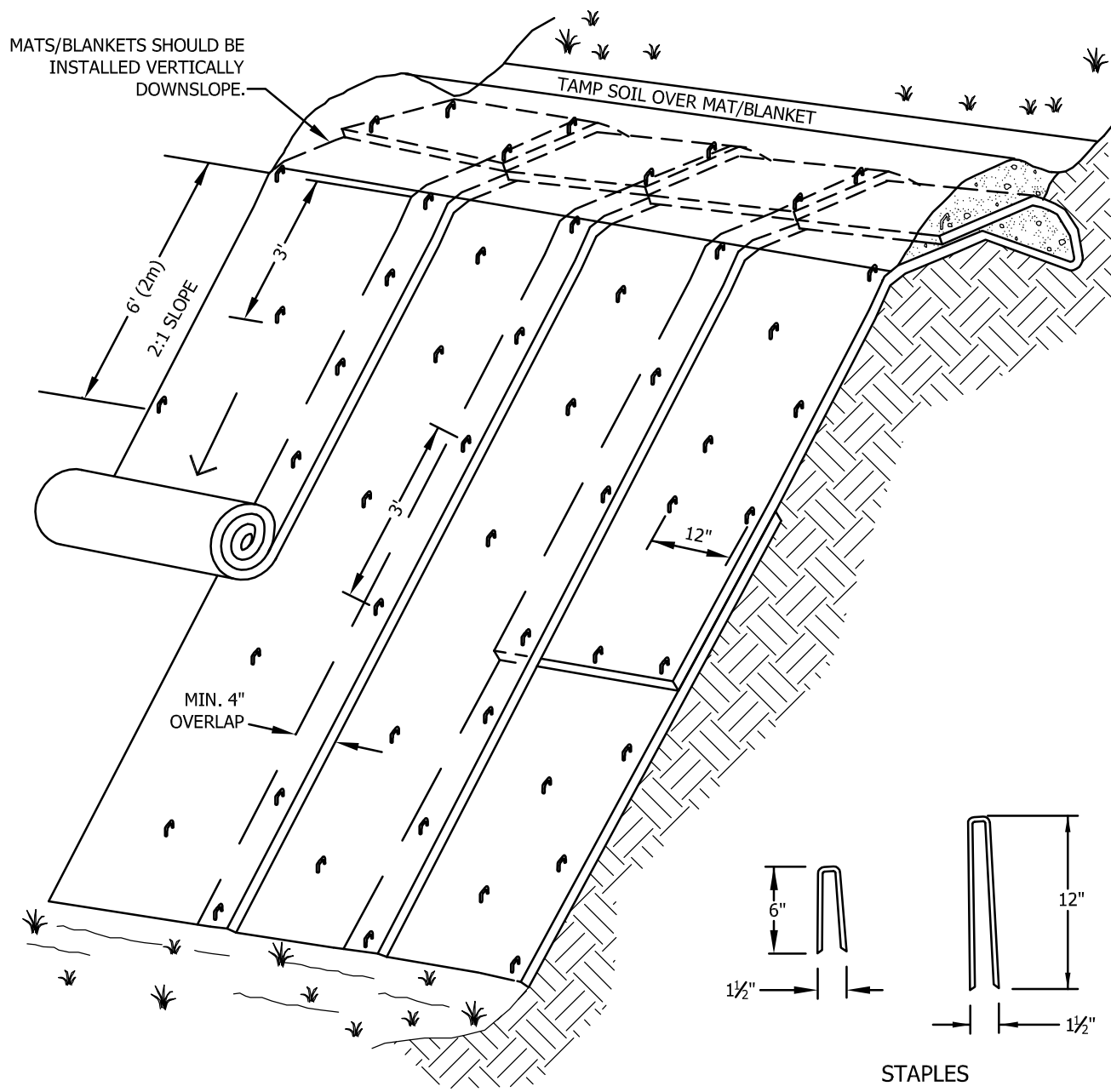


STAKED HAY BALES (BMP-SHB)



STAKED HAY BALES (BMP-SHB)

N.T.S.

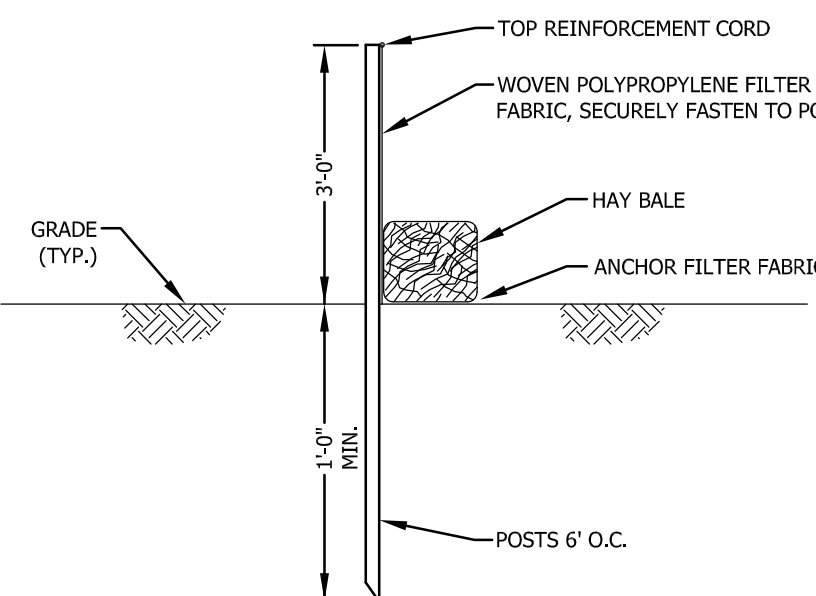


NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

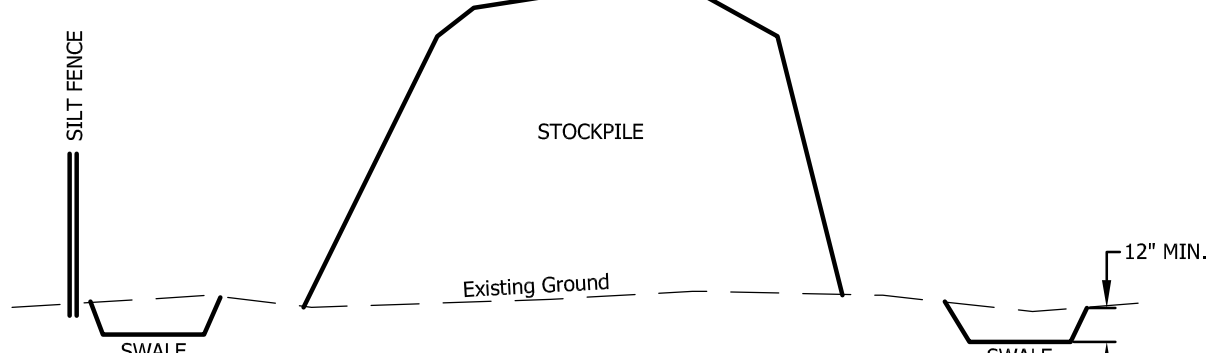
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

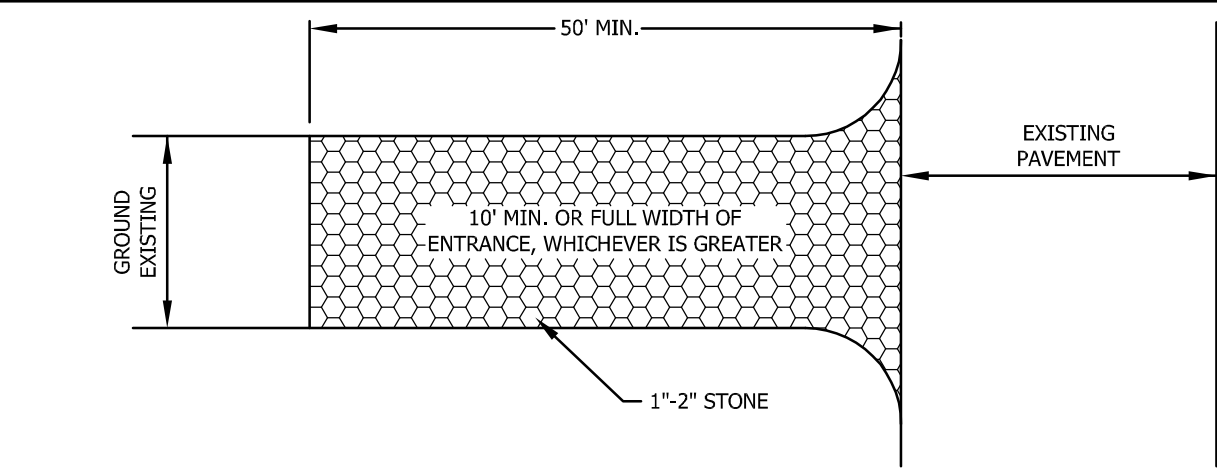


STOCKPILE TREATMENT DETAIL

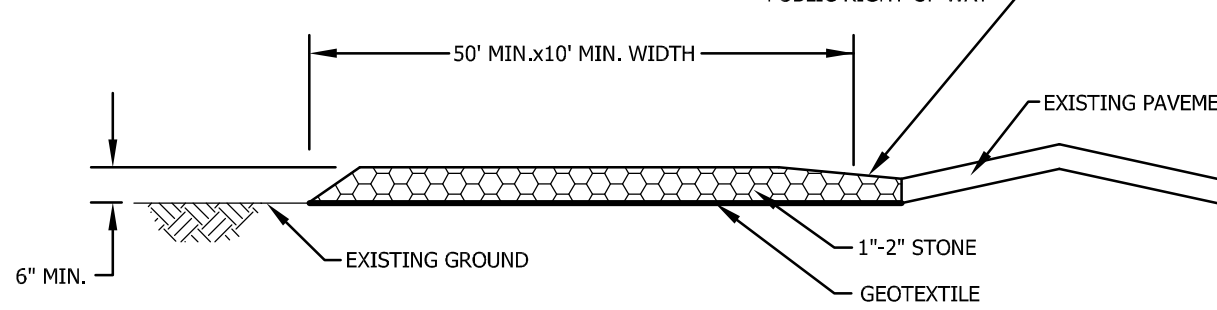
N.T.S.

NOTES:

- SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
- SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
- STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.



PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

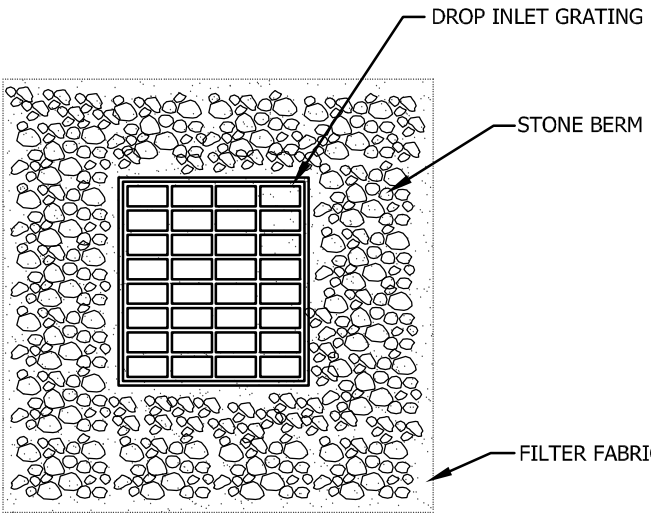


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

NOTES:

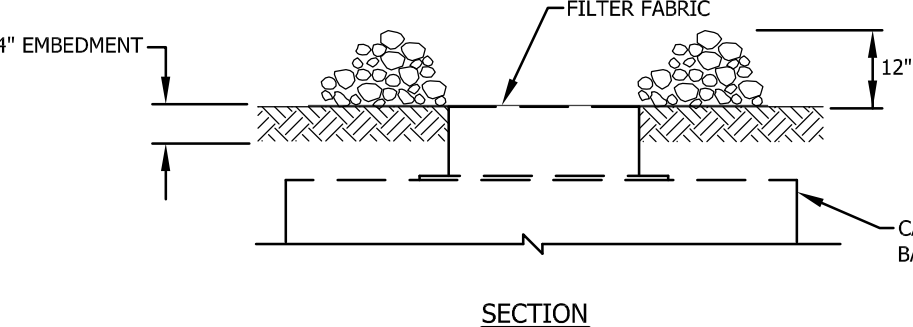
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
- ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

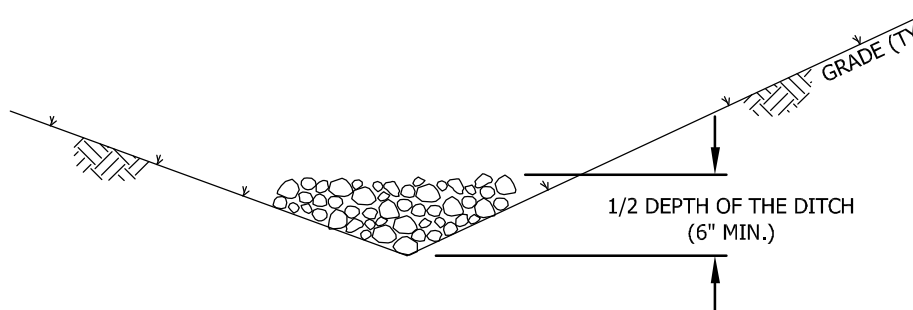
NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

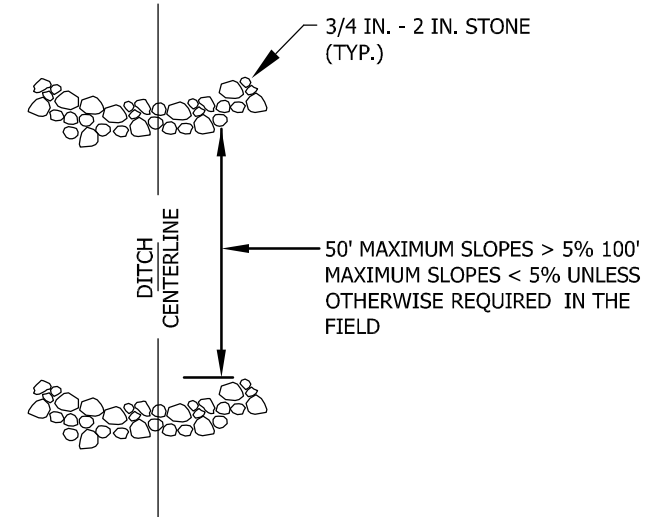
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP-SCD)

N.T.S.



STONE CHECK DAMS (BMP-SCD)

N.T.S.

EROSION CONTROL DETAILS

FOR DRTC

IN

LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295

E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 10/10/2022

DRTC

EROSION CONTROL
DETAILS

D-5

© 2022

ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-DET

SHEET 23 OF 23

**Agenda
Planning Board
November 21, 2022**

**Agenda Item #4A
Other Business**

**Lane NH Holdings, LLC,
Tax Map 48, Lots 1, 2 & 4,
zoned R1, RO1, R3 & RL3
PB2022-56-CON**

**CITY OF LEBANON
APPLICATION FOR**

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

☒ OTHER Conceptual Review

PROPERTY OWNER (APPLICANT):

NAME: **Lane NH Holdings, LLC**

TEL.#:

MAILING ADDRESS: **276 Kinsbury Grade, Ste. 2000, Stateline, NV 89449**

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Richard Marchese**

TEL.#: **617-834-4441**

MAILING ADDRESS: **P.O. Box 720, Middleton, MA 01949**

E-MAIL ADDRESS: **emailmarchese@gmail.com**

PROJECT LOCATION:

TAX MAP #: **48**

LOT#: **1, 2 & 4**

PLOT #:

ZONE: **R1, RO1, R3**

STREET ADDRESS OF PROJECT: **174 Hanover Street Ext**

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

SCOPE OF PROJECT:

Proposed multi-family project consisting of multiple buildings over structured parking with associated utility, stormwater, and landscaping improvements.

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

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

PROPERTY

OWNER: _____

DATE: _____

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

PROPERTY

OWNER: **See attached letter**

DATE: _____

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



COLEMAN & MACDONALD LAW OFFICE

325 Central Street, Saugus, Massachusetts 01906
Tel: 781-205-4735 Fax: 781-295-2152

Paul J. Coleman, Esq.
paul@colemanmacdonald.com

Donald J. MacDonald, Esq.
don@colemanmacdonald.com

October 31, 2022

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

Re: Application for Conceptual Review
174 Hanover Street

Dear Sir or Madam:

Kindly be advised this office represents Richard Marchese, as purchaser of 174 Hanover Street, Lebanon, NH (the "Property"). Mr. Marchese has the Property under agreement with the current owner of record, Lane NH Holdings, LLC.

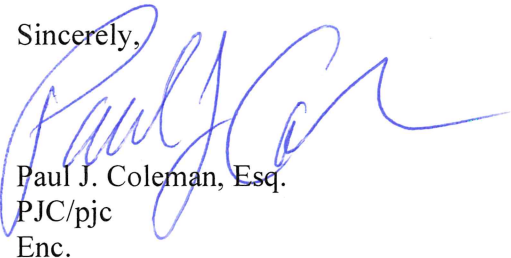
Pursuant to a certain Purchase and Sale Agreement between the above-referenced parties, the purchaser has the right to seek development approvals for the development of the Property. Specifically, paragraph 4(b) reads in part:

"Seller covenants and agrees to reasonably cooperate with Purchaser, at no cost or liability to Seller, in order to enable Purchaser to obtain the Development Approvals in as timely a fashion possible (including the signing and filing of any required applications by Seller and/or in Seller's name, if legally required, within five (5) business days after Seller's receipt of Purchaser's request that Seller take such action)."

My client is proceeding with the filing of a conceptual review of the proposed development of the Property and attach the City of Lebanon Application pursuant to and in accordance with paragraph 4(b) of the Purchase and Sale Agreement.

Thank you for your assistance in this matter and I look forward to working with you in the future on this development project.

Sincerely,



Paul J. Coleman, Esq.
PJC/pjc
Enc.

October 31, 2022

Ref: 52933.00

Mr. Tim Corwin
51 N Park Street
City Hall, 1st Floor
Lebanon, NH 03766

Re: Narrative for Conceptual Plan, The Brickyard

Mr. Brooks,

In support of the Conceptual Plan Review submittal, the following provides a summary for the proposed Multi-Family Development to be located at The Brickyard site at 174 Hanover Street (Map 48 Lots 1, 2, and 4).

Summary

The Applicant is proposing to construct a new multi-family complex with associated parking, utility improvements, landscaping, and pedestrian/vehicular access (the Project). As currently proposed, the Project consists of multiple four-story apartment buildings with approximately 436 residential units over parking decks (approximately 369 spaces) and a clubhouse/amenity building. Additional surface spaces would provide a total parking count of approximately 654 spaces for a ratio of 1.5 spaces per apartment. The site is currently occupied by vacant buildings, which will be demolished. Two curb cuts are being proposed for access to accommodate the residents and emergency vehicles. The site encompasses 133 acres, with the development site focused on 20 acres of the lot closest to Hanover Street.

Master Plan

The Project is consistent with the City of Lebanon's Master Plan. The City of Lebanon has identified that "economic growth is dependent upon housing growth, particularly workforce housing" and has noted that several major employers in the Upper Valley have expressed the need for additional workforce housing.

Transportation

Access to the Site will be provided via a main driveway located at the existing curb cut that will direct vehicles to the front of the building, as well as a second access located to the north which will provide a secondary means to the site for residents and emergency access if needed. A traffic impact study will be developed for the project.

Mr. Tim Corwin
Ref: 52933.00
October 31, 2022
Page 2



Utilities

Access to utilities will be obtained via available services in Hanover Street directly in front of the site. Stormwater management will include new catch basins and pipe network infrastructure to connect to the proposed stormwater treatment basins. A comprehensive Stormwater Management Report for the project will be developed.

Wetlands

As there are existing wetlands on site, the project falls within the Wetlands Conservation District. However, the wetlands are not listed on the High or Very High Value wetland inventory, as depicted on the Lebanon Wetland Overlay District Map. The project has been laid out in consideration of minimizing wetland impacts. As noted on Table 401.5 of the Zoning Ordinance, impacts related to structures and access ways are allowed by Special Exception through the Zoning Board of Appeals. The impacts will also be subject to the NHDES Wetlands Permit review and approval.

A detailed Site Plan submittal package is being prepared to include site layout, grading, drainage, utility and landscaping plans for the Project. A traffic study and stormwater management report will be prepared and provided to identify and mitigate impacts associated with the proposed development.

We look forward to presenting the project at the next scheduled Planning Board Public Hearing date. Please feel free to contact me at 603-391-3900 if you have any questions.

Sincerely,

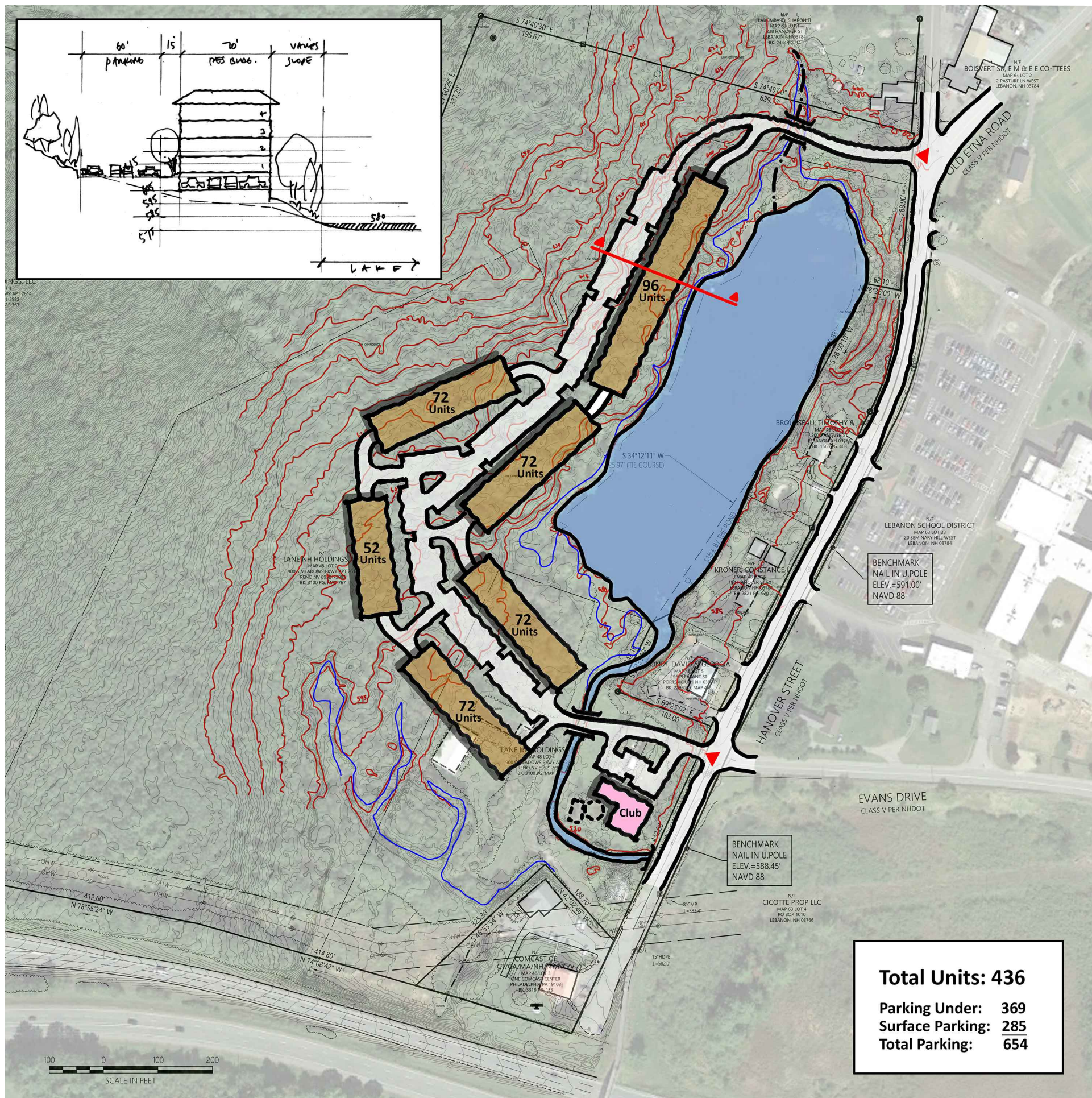
Vanasse Hangen Brustlin, Inc.

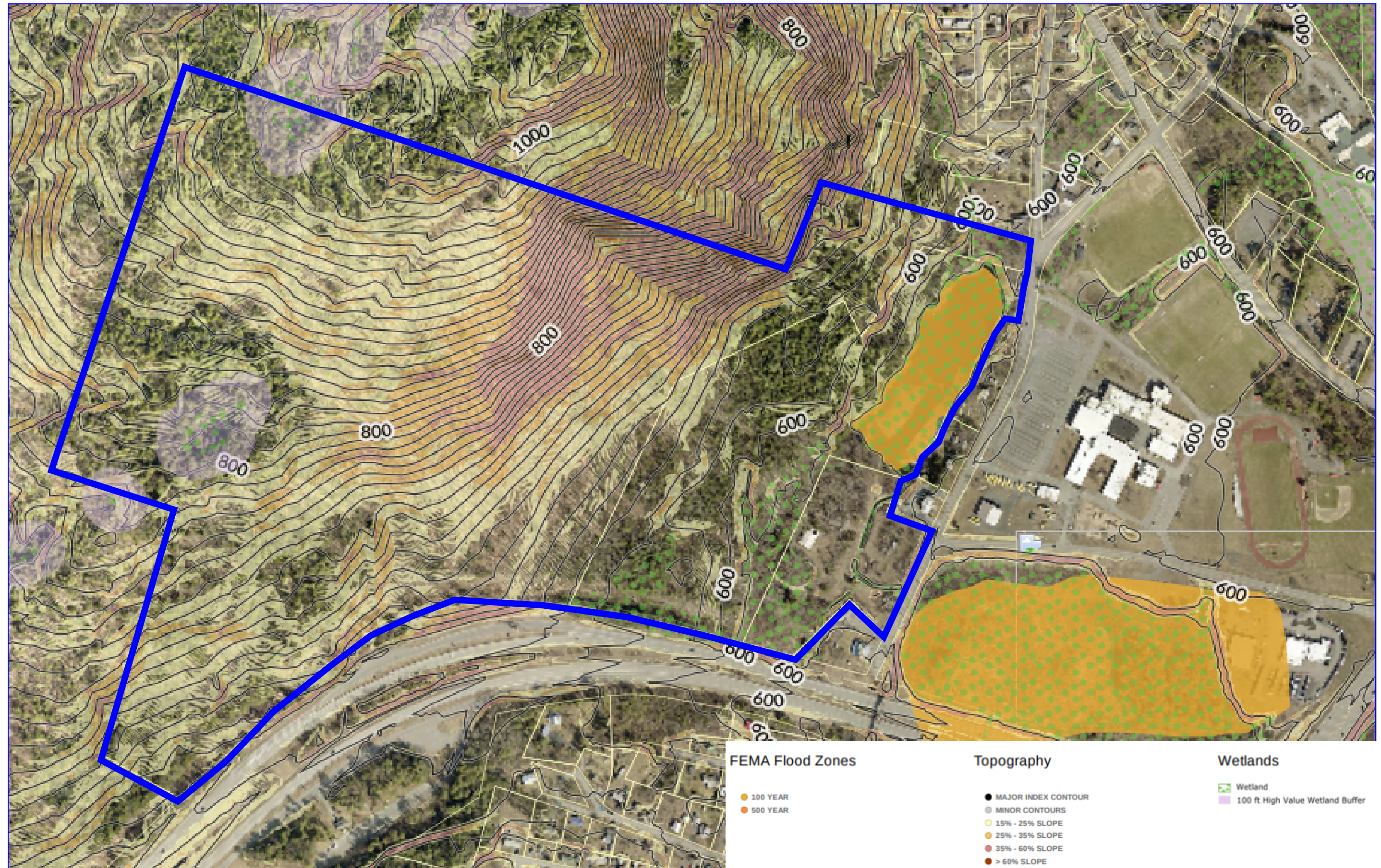
A handwritten signature in black ink, appearing to read "D Fenstermacher".

David Fenstermacher, PE

Project Manager

dfenstermacher@vhab.com

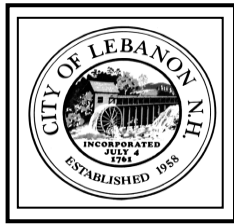




**Agenda
Planning Board
November 21, 2022**

**Agenda Item #4B
Other Business**

**Marek Lebanon, LLC,
343 Mount Support Road,
Tax Map 24, Lot 1,
zoned R1 & RL3
PB2020-11-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: Multi-Family Development, 343 Mount Support Road (Tax Map 24, Lot 1)
Minor Alteration to Approved Site Plan (PB2020-11-SPR)
November 21, 2022 Planning Board Meeting – *Agenda Item 4.B*

DATE: November 15, 2022

This memorandum serves to inform the Planning Board of minor changes to the site plan for the multi-family development at 343 Mount Support Road. The site plan was originally approved by the Board on October 13, 2020 (PB2020-11-SPR), with an initial set of minor alterations approved administratively pursuant to Section 9.2.A (these were reviewed by the Planning Board on December 13, 2021). The current set of minor alterations are described in the attached memo dated October 31, 2022, from David Fenstermacher, PE, of VHB, and are reflected in the attached revised plan sheets.

In accordance with Section 9.2.A of the Site Plan Review Regulations, the Planning and Development Department is of the opinion that these changes are minor alterations and do not require further Planning Board review. In accordance with Section 9.2.C, any Board member, or any person aggrieved may make a written request for an approval under this section to be reviewed by the full Board.

By way of further background, Section 9.2.A of the Site Plan Review Regulations allows the Planning Director to approve a “minor alteration” subsequent to final site plan approval, but prior to the issuance of a Certificate of Occupancy, provided that:

- (a) The alteration is not deemed to be a “material change”. The term “material change” is defined in Article II as, “Any proposed alteration to a previously approved Site Plan and/or previously developed property, which necessitates or results in significant changes to access, parking, circulation, drainage, lighting, or required landscaping on the site.” and
- (b) The alteration either (i) is “necessitated by unforeseen or unanticipated circumstances”, or (ii) “constitutes a deviation from the plan which was constructed or installed as a result of a good-faith error, rather than negligence.”

Section 9.2.B further provides that a change shall be deemed to be a minor alteration only if all of the following apply:

- 1. It is relatively minor, in light of the overall scope of the approval;
- 2. It does not result in a violation of any express condition of the approval, or of any zoning or other local, state, or federal regulatory provision; and,
- 3. The Planning Director concludes that no reasonable Board (or, as applicable, Minor Site Plan Committee) member could consider the change as grounds for reconsidering or altering any aspect of the Notice of Action.

Attachment

cc: Don Smith, Marek Lebanon, LLC (via e-mail)
David Fenstermacher, PE, VHB (via e-mail)



October 31, 2022

Ref: 52616.00

Mr. Tim Corwin
51 N. Park Street
City Hall, 1st Floor
Lebanon, NH 03766

Re: The Marek (343 Mt. Support Rd)
Site Plan Minor Modifications

Dear Tim:

As the project has advanced there have been a few minor adjustments to the plans resulting from advancement of architectural design, coordination with utility companies, and adjustments to field conditions. As such, VHB is submitting revised Site Plans for administrative review and Planning Board sign-off. The following items are attached in support of this letter:

- One full size copy of Site Plan (only sheets that have changed)
- 10 Reduced size copies (11x17) of Site Plans (only sheets that have changed).

To supplement the plans provided, please find a summary of the changes below.

Layout and Material Plan – C-3

1. Overall building shape has slightly changed as design progressed.
2. Amenity Space was relabeled Building B for construction.
3. Building B was relabeled Building C for construction.
4. Dwelling count has been altered to fit the updated building.
5. Park summary chart has been revised to match the new dwelling count.
6. Patio areas for each unit that is at ground level were added to the plans.
7. The parking and trash compactor area at the north end of Building A were adjusted.
8. The dog run area and wall adjacent at the north end of Building A were adjusted.
9. The walk behind Building A was adjusted and a low retaining wall added to minimize grading.
10. The amenity space area was adjusted.



11. Additional pads for EV vehicle charging were added.
12. The southernly access road was reoriented to be perpendicular to Mount Support Road.
13. Treeline was updated to match revised grading.
14. Site lighting locations have been revised to avoid utility conflicts.
15. Additional notes were added to the plan for construction.

Grading and Drainage Plan – C-4.0 to C-4.2

1. Grading in the dog run area and wall adjacent at the north end of Building A were adjusted.
2. Subsurface stormwater systems and associated closed drainage system elements have been adjusted to accommodate construction phasing and wall installation.
3. The grading behind Building A was adjusted for access and a retaining wall added.
4. The grading in front of Building B and Building C has been adjusted to accommodate minor changes to the footprint.
5. The grading and walls behind Building B and Building C has been adjusted based on field conditions.
6. The southernly access road grading and adjacent slopes were adjusted related to the previously approved Subdivision Plan.

Utility Plan – C-5.0

1. Subsurface stormwater systems and associated closed drainage system elements have been adjusted to accommodate construction phasing and wall installation.
2. Utilities connection points to buildings have been adjusted to coordinate with final MEP design.
3. Utilities have been run to the compactor and dog run north of Building A.
4. An underground propane tank and associated gas line has been run from north of Building A to the rear amenity space.
5. Electrical/Telecommunication lines have been added/adjusted to coordinate with final MEP design.
6. Water routing has been adjusted to avoid conflicts with other proposed utilities.
7. Sewer structures and routing have been adjusted to avoid conflicts with other proposed utilities.

Planting Plan – L-1

1. Plantings from the rear of building C were moved to the entry drive.
2. Tree locations were adjusted to avoid conflicts with utility revisions.

Mr. Tim Corwin
Ref: 52616.00
October 31, 2022
Page 3



Please let me know if you have any questions or require any additional information.

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "DF", with a long horizontal flourish extending to the right.

David Fenstermacher, PE
Director of Land Development

cc: Brenden Gilmore
Don Smith

Site Plans

Issued for	Permitting
Date Issued	March 9, 2020
Latest Issue	November 8, 2021

The Marek at Lebanon, NH

343 Mt. Support Road
Lebanon, Grafton County,
New Hampshire

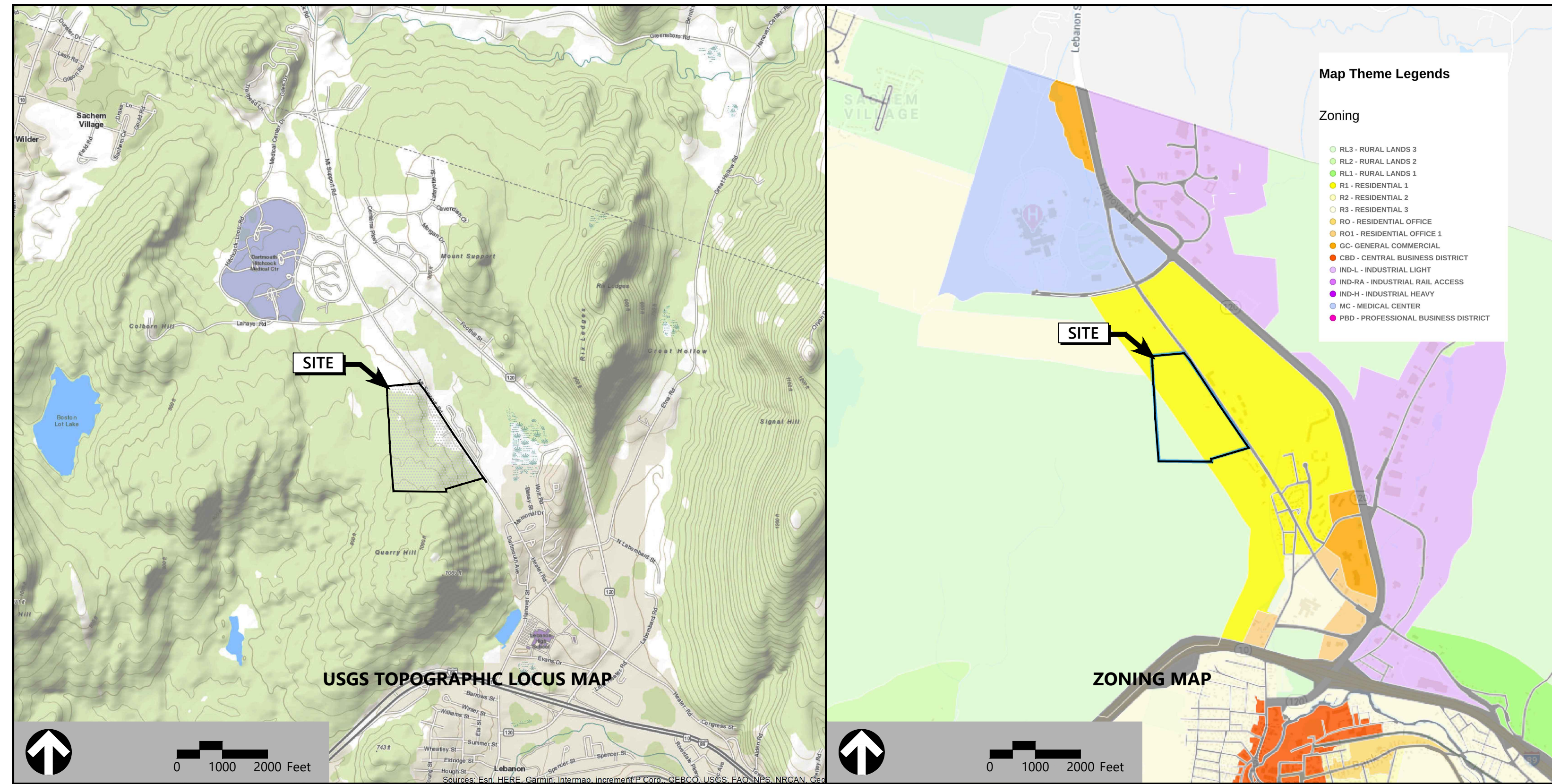
Owner

SPNH Mount Support, LLC
c/o Saxon Partners
25 Recreation Park Drive, Suite 204
Hingham, MA 02043

Applicant

Saxon Partners
25 Recreation Park Drive, Suite 204
Hingham, MA 02043

Assessor's Map: 24
Lot: 1



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Topographic Survey

Glen Johnson, L.L.S
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Architect

Market Square Architects, PLLC
104 Congress Street
Suite 203
Portsmouth, NH 03801
603.501.0202

Civil Engineer

David Fenstermacher, P.E.
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Landscape Architect

Erik Bednarek, RLA
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Wetland Scientist

Kristopher Wilkes, CWS, CPESC
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Table of Contents				
Sheet No.	No.	Drawing Title	Latest Issue	
1	C-0	Cover Sheet	October 28, 2022	
2	C-1	Legend and General Notes	April 7, 2021	
3	C-2	Overall Site Plan	November 8, 2021	
4	C-3	Layout and Materials Plan	October 28, 2022	
5	C-4.0	Grading and Drainage Plan	October 28, 2022	
6	C-4.1	Grading and Drainage Plan	October 28, 2022	
7	C-4.2	Grading and Drainage Plan	October 28, 2022	
8	C-5	Utility Plan	October 28, 2022	
9	C-6	Erosion and Sediment Control Plan	September 2, 2020	
10	C-7.1	Plan and Profile - Drainage	April 16, 2020	
11	C-7.2	Plan and Profile - Sewer	November 30, 2020	
12	C-7.3	Plan and Profile - Water	April 16, 2020	
13	C-8	Stream Relocation	October 30, 2020	
14	C-9	Site Details 1	April 7, 2021	
15	C-10	Site Details 2	April 7, 2021	
16	C-11	Site Details 3	April 7, 2021	
17	C-12	Site Details 4	April 7, 2021	
18	C-13	Site Details 5	April 7, 2021	
19	C-14	Site Details 6	April 7, 2021	
20	C-15	Site Details 7	April 7, 2021	
21	L-1	Planting Plan	October 28, 2022	
22	L-2	Tree Shading Plan	November 8, 2021	
23	L-3	Planting Details	April 7, 2021	

Table of Contents				
Sheet No.	No.	Drawing Title	Latest Issue	
24	PL-1	VHB - Property Line Plan	April 7, 2021	
25	SV-1	VHB - Existing Conditions Plan of Land	April 7, 2021	
26	SL-1	Site Lighting Plan	April 7, 2021	
27	A2.00	Building Elevations	April 16, 2020	
28		Architectural Rendering	April 16, 2020	
29	WP-1	Wetland Impact Plan	October 30, 2020	
		Boundary Plan of Land	November 30, 2018	

Parking Summary Chart

Description	Spaces	
	Required	Provided
TOTAL SPACES	313	313*
* INCLUDES 5 VISITOR SPACES		

Parking Requirements (Per Building):

DWELLING - APARTMENT - STUDIO	124	x	1.0 Spaces	/	1	=	124
DWELLING - APARTMENT - ONE BEDROOM	126	x	1.5 Spaces	/	1	=	189
TOTAL PARKING REQUIRED =							313 SPACES

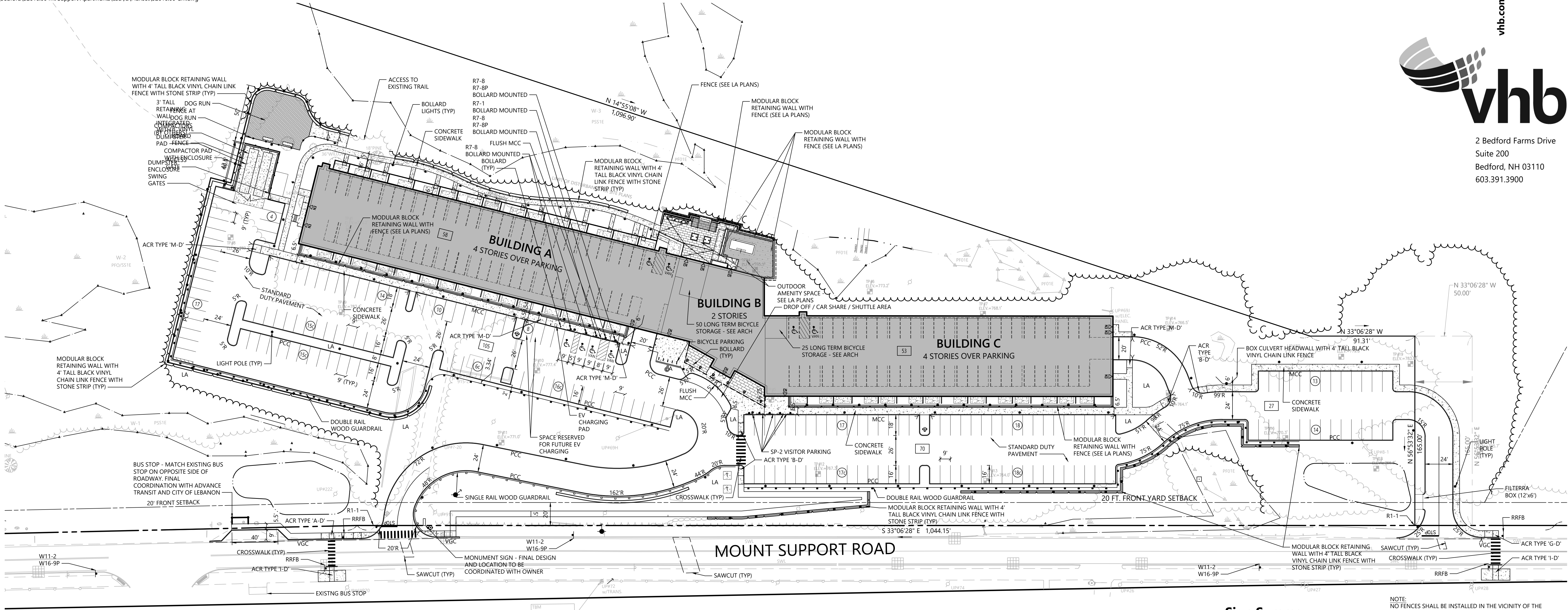
Accessible Parking Summary Chart (Overall)

Description	Spaces				
	Required	Total	Bldg A	Bldg B	Surface
STANDARD ACCESSIBLE SPACES	6	8	3	3	2
VAN ACCESSIBLE SPACES	2	4	1	1	2
TOTAL SPACES	8	12	4	4	4

Zoning Summary Chart

Zoning District(S):				
Lot A : Residential One (R-1)				
Lot B : Residential One (R-1) and Residential Three (R-3)				
Overlay District(S):				
None*				
Zoning Regulation Requirements	Required**	Provided Lot A	Provided Lot B	Existing
MINIMUM LOT AREA	10,000 SF	17.7 ± Acres	57.8 ± Acres	75.50 ± Acres
FRONTAGE	N/A	1,808 Feet	667 Feet	1,863 Feet
FRONT YARD SETBACK	20 Feet	112 Feet	N/A	220 Feet
SIDE YARD SETBACK	15 Feet	261 Feet	N/A	1,074 Feet
REAR YARD SETBACK	20 Feet	36 Feet	N/A	1,127 Feet
MINIMUM LOT WIDTH	75 Feet	165 Feet	645 Feet	645 Feet
MAXIMUM BUILDING HEIGHT	45 Feet	<45 Feet	N/A	<45 Feet
MAXIMUM BUILDING COVERAGE	25%	6.52%	N/A	0.07%
BUILDING COVERAGE***	N/A	50,277 SF	0 SF	2,436 SF
GROSS FLOOR AREA	N/A	190,154 SF	0 SF	1,863 Feet SF
IMPERVIOUS COVERAGE	N/A	161,312 SF (20.9%)	0 SF (0.0%)	8,379 SF (0.25%)
USE	N/A	Residential Housing	N/A	Residential Housing

* A PORTION OF LOT IS IN R-3. ENTIRETY OF PROPOSED PROJECT FALLS WITHIN THE R-1
** ZONING REGULATION REQUIREMENTS AS SPECIFIED IN CITY OF LEBANON ZONING ORDINANCE
ADOPTED 1/16/13 REVISED 1/22/20.
*** EXISTING LOT COVERAGE IS 0.07%



N/F
MERION TIMBERWOOD, LP
MAP 24, LOT 11



Sign Summary

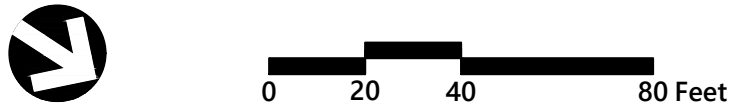
M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	
R5-1	30"	30"	
R7-1	12"	18"	
R7-8	12"	18"	
R7-8P	12"	6"	
R10-25	9"	12"	
SP-2	12"	18"	
W11-2 WITH SOLAR FLASHING LED BEACON	30"	30"	
W11-2 WITH RECTANGULAR RAPID FLASH BEACON	30"	30"	
W16-7P	24"	12"	
W16-9P	24"	12"	

Parking Summary Chart

Description	Spaces			
	Required	Provided		
TOTAL SPACES	313	313*		
* INCLUDES 5 VISITOR SPACES				
Parking Requirements (Per Building):				
DWELLING - APARTMENT - STUDIO	124	x 1.0 Spaces	/ 1	124
DWELLING - APARTMENT - ONE BEDROOM	126	x 1.5 Spaces	/ 1	189
TOTAL PARKING REQUIRED				= 313 SPACES

NOTES:
PEDESTRIAN DETECTION CROSSWALK SYSTEM SHOULD BE "TAPCO RECTANGULAR RAPID FLASH BEACON W11-2 WITH PUSH BUTTON ACTIVATION" OR APPROVED EQUIVALENT.
SOLAR FLASHING LED BEACON SHALL BE "TAPCO BLINKERBEACON SOLAR FLASHING LED BEACON" OR APPROVED EQUIVALENT. BEACON WILL HAVE WIRELESS COMMUNICATION WITH PEDESTRIAN DETECTION CROSSWALK SYSTEM.

NOTE:
NO FENCES SHALL BE INSTALLED IN THE VICINITY OF THE DOCUMENTED WILDLIFE CORRIDOR



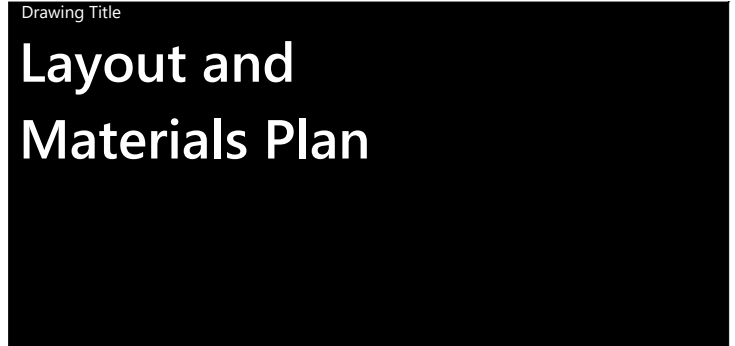
**The Marek
at Lebanon, NH**
343 Mount Support Road
Lebanon, New Hampshire

No.	Revision	Date	Appr'd
7	RESPONSE TO COMMENTS	9/1/2020	
8	NHDES WETLAND RESUBMITTAL	9/2/2020	
10	NHDES RESPONSE TO COMMENTS	10/30/2020	
16	CONDITIONS OF APPROVAL	4/7/2021	
17	CONDITIONS OF APPROVAL REV 1	11/8/2021	
18	CONDITIONS OF APPROVAL REV 2	10/28/2022	

Designed by **EKG** Checked by **DHF**
Issued for _____ Date **March 9, 2020**

Permitting

Not Approved for Construction

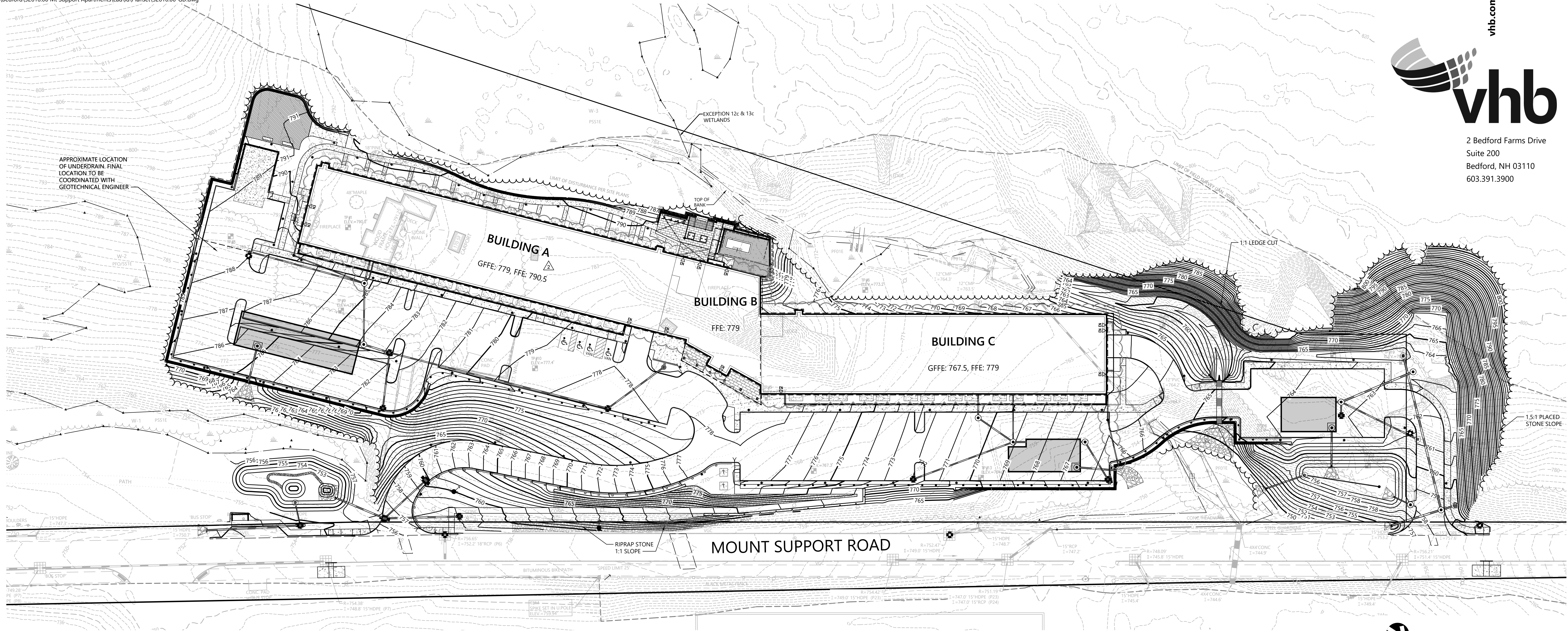


C-3

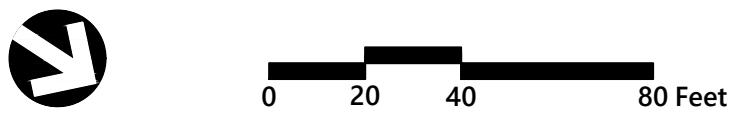
Sheet **04** of **26**

Project Number **52616.00**

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- NOTE:
1. AN INSPECTION AND MAINTENANCE MANAUL HAS BEEN PREPARED FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEM. OWNER IS RESPONSIBLE FOR COMPLIANCE UNDER SECTION 6.6.H(2) OF THE SPRR.
 2. A LETTER SIGNED BY A QUALIFIED ENGINEER MUST BE PROVIDED TO DES STATING THAT THE INDIVIDUAL OBSERVED ANY UNDERGROUND DETENTION, INFILTRATION, OR FILTERING SYSTEMS PRIOR TO BACKFILLING, AND WHETHER, IN HIS OR HER PROFESSIONAL OPINION, THE SYSTEM(S) CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS



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18	CONDITIONS OF APPROVAL REV 2	10/28/2022	
Designed by EKG		Checked by DHF	

Permitting March 9, 2020

Not Approved for Construction
Drawing Title
**Overall Grading and
Drainage Plan**

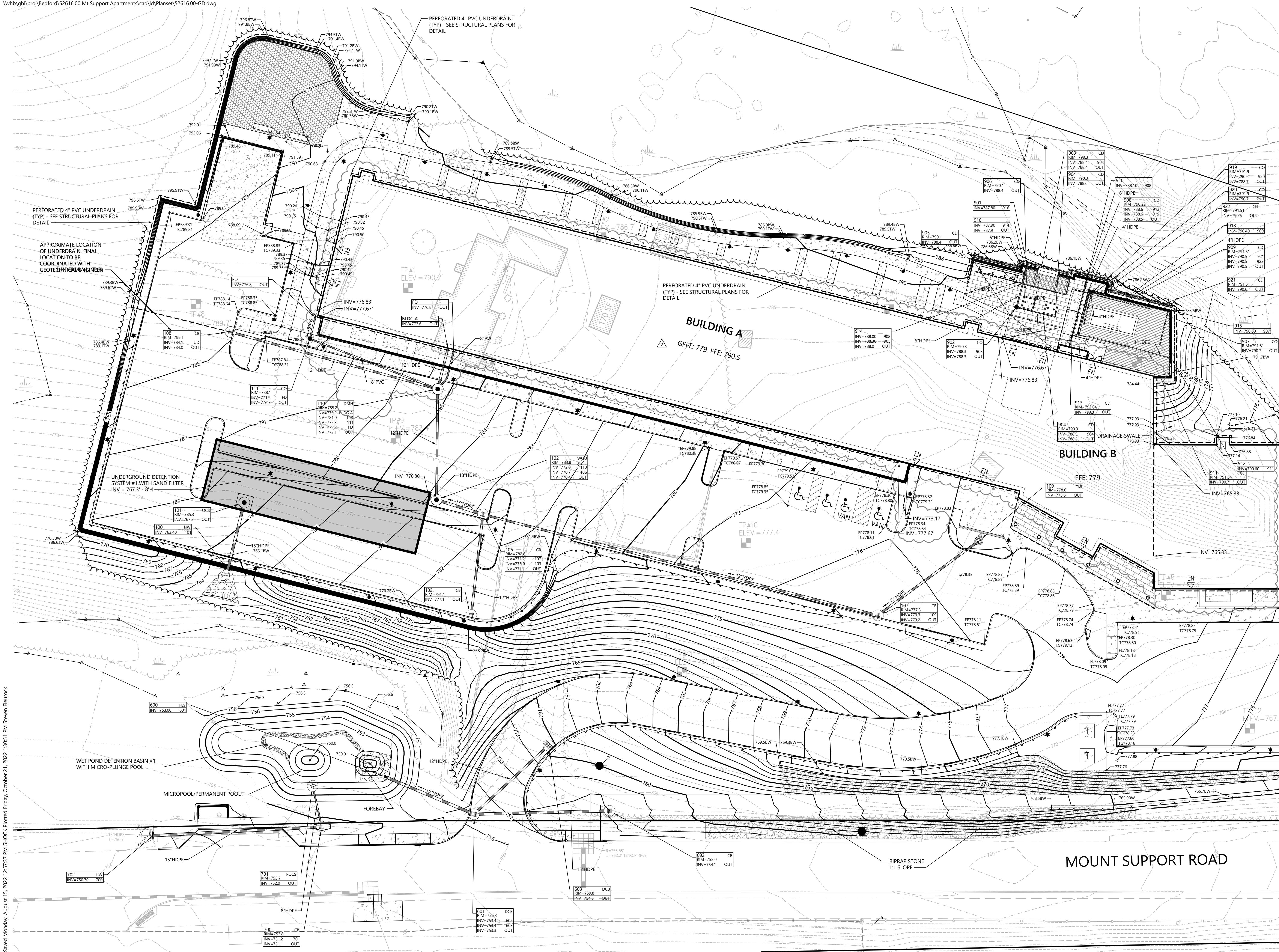
Sheet 05 of 26

Project Number
52616.00

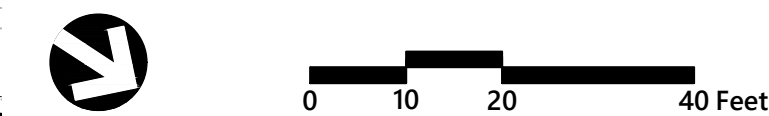
Page 140 of 189



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



MATCHLINE - SEE NEXT SHEET



**The Marek
at Lebanon, NH**
343 Mount Support Road
Lebanon, New Hampshire

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Designed by **EKG** Checked by **DHF**
Issued for **Permitting** Date **March 9, 2020**

Not Approved for Construction
Drawing Title
**Grading and
Drainage Plan 1**

Project Number
52616.00

Page 141 of 189

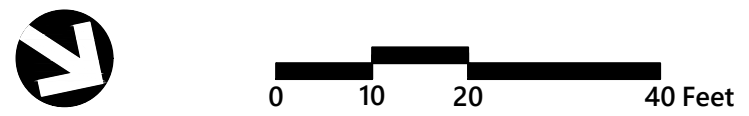
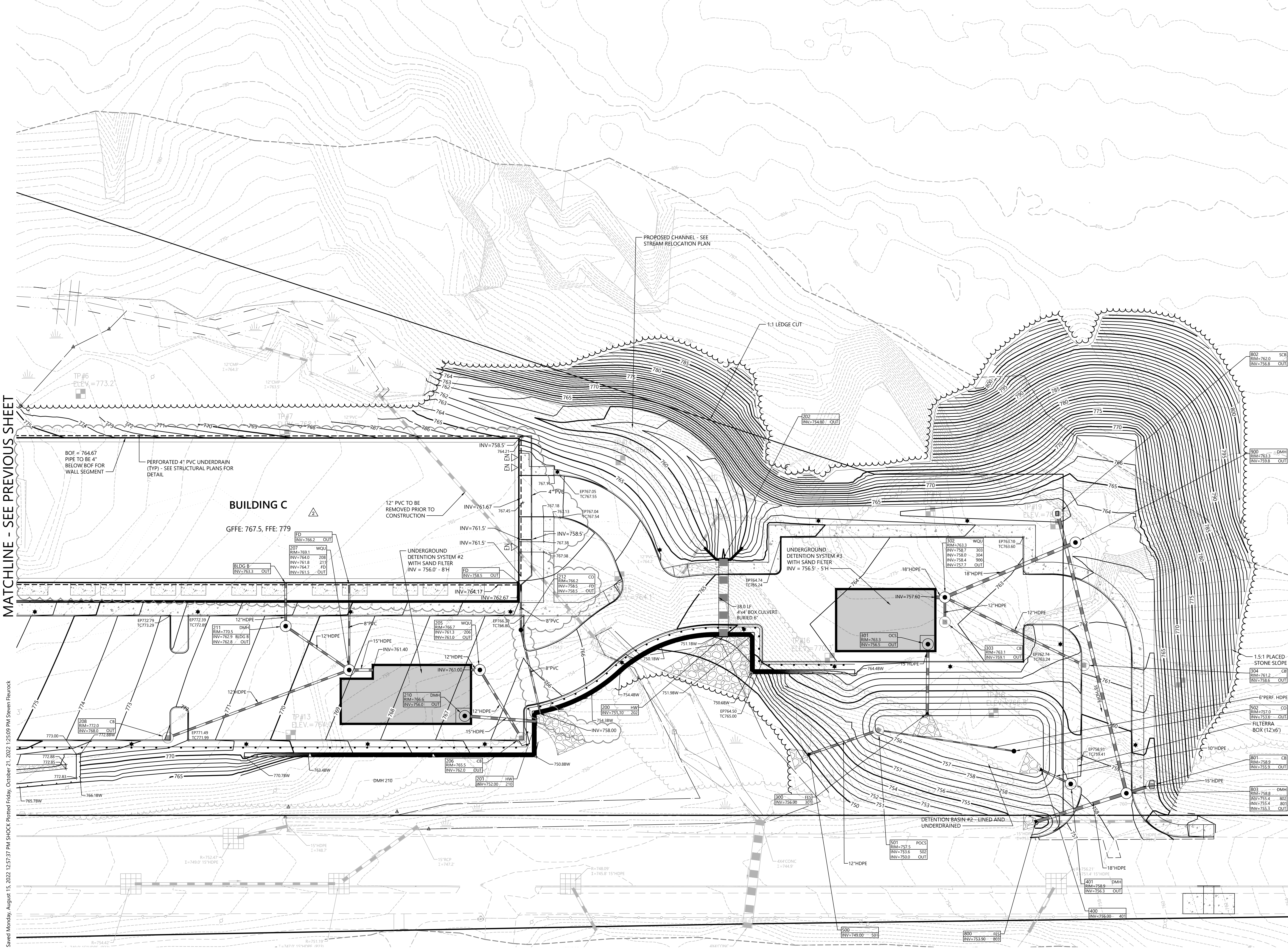
Sheet **06** of **26**

C-4.1

DAVID H. FENSTERMACHER
No. 18382
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE

MATCHLINE - SEE PREVIOUS SHEET

Saved Monday, August 15, 2022 12:57:37 PM SHOCK Plotted Friday, October 21, 2022 12:09 PM Steven Fleurock



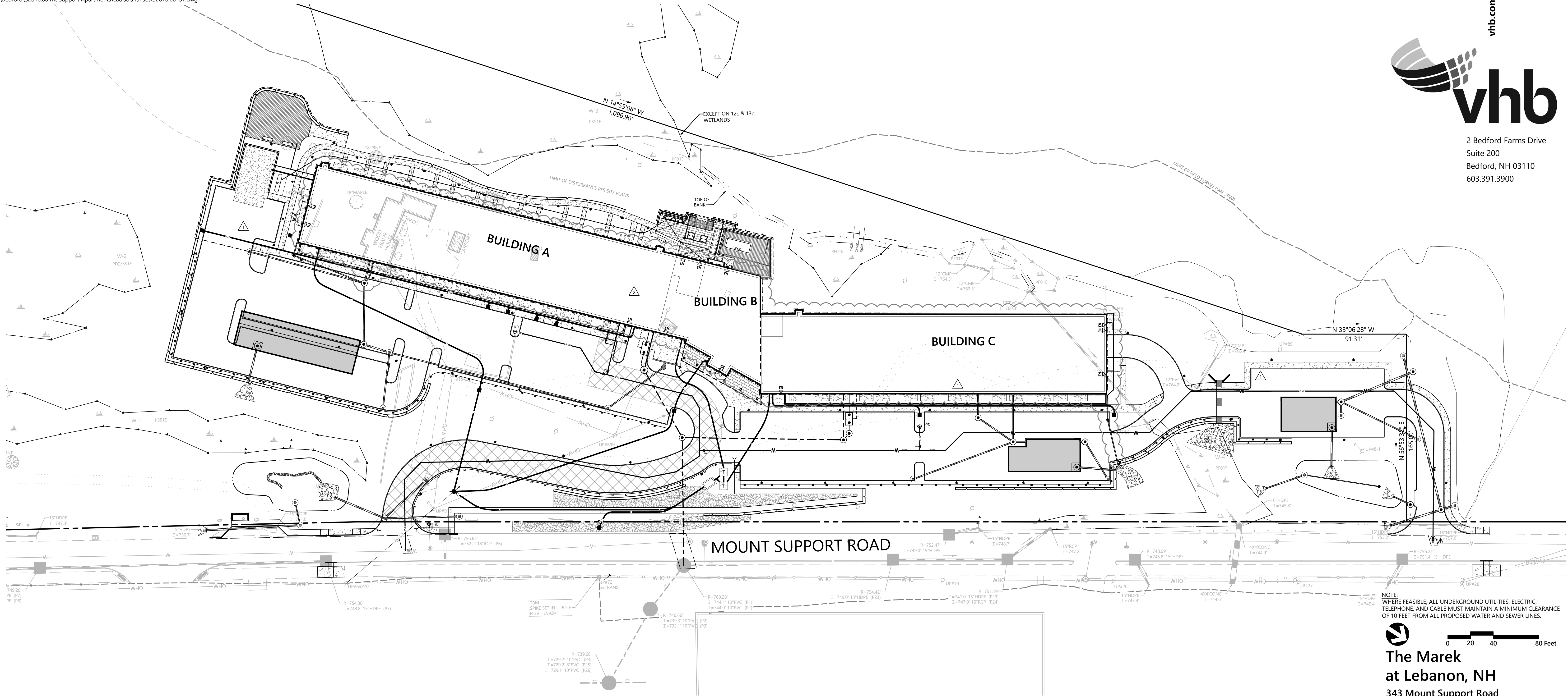
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343 Mount Support Road
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Designed by EKG		Checked by DHF	
Issued for Permitting		Date March 9, 2020	

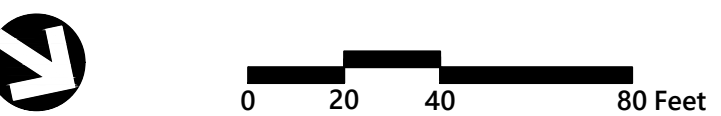
Not Approved for Construction

Drawing Title
**Grading and
Drainage Plan 2**

Drawing Number
C-4.2



NOTE:
WHERE FEASIBLE, ALL UNDERGROUND UTILITIES, ELECTRIC,
TELEPHONE, AND CABLE MUST MAINTAIN A MINIMUM CLEARANCE
OF 10 FEET FROM ALL PROPOSED WATER AND SEWER LINES.



The Marek at Lebanon, NH

343 Mount Support Road
Lebanon, New Hampshire

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Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

Permitting March 9, 2020

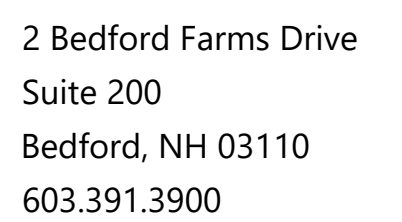
Not Approved for Construction

Overall Utility Plan

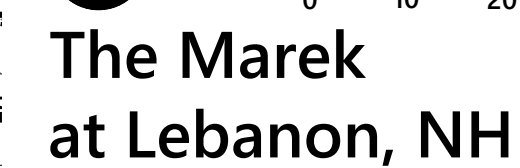
Drawing Number

C-5.0
Sheet 08 of 18
Project Number 52616.00





NOTE:
WHERE FEASIBLE, ALL UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, AND CABLE MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FEET FROM ALL PROPOSED WATER AND SEWER LINES.



343 Mount Support Road
Lebanon, New Hampshire

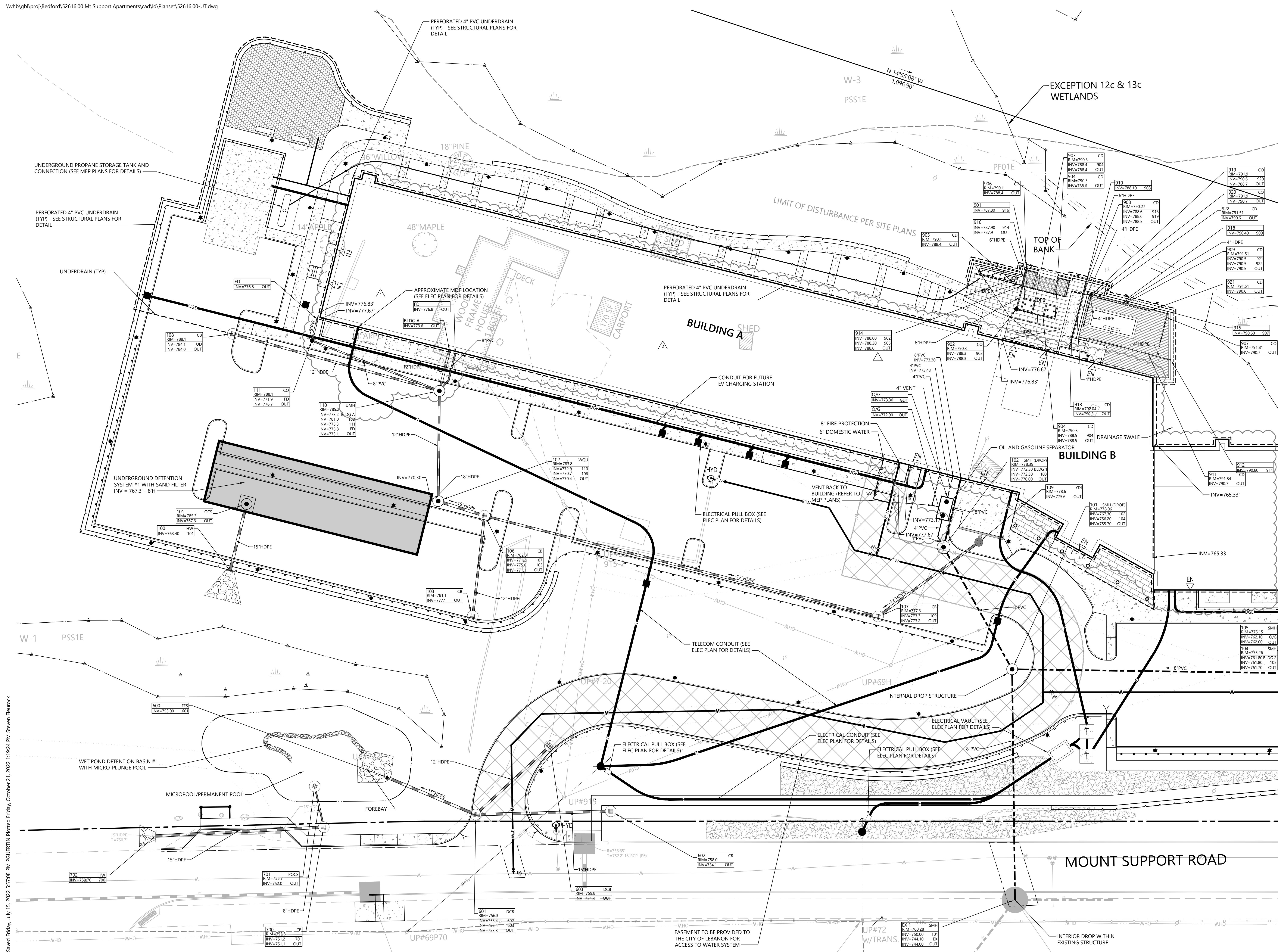
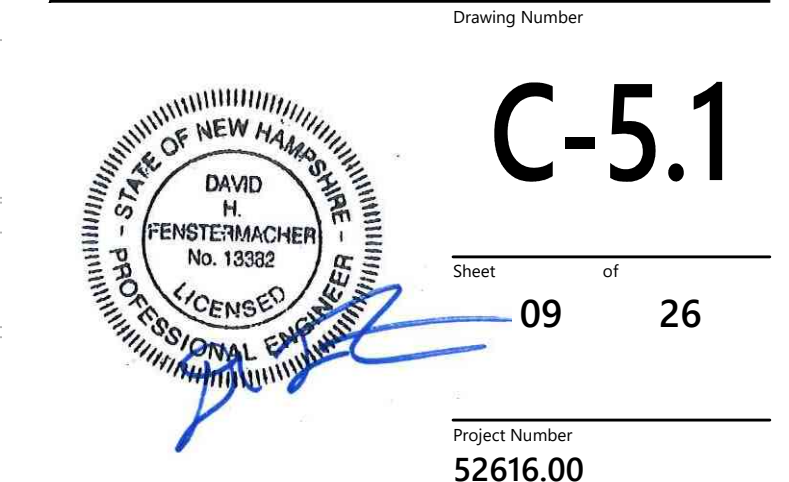
No.	Revision	Date	Appvd.
18	CONDITIONS OF APPROVAL REV 2	10/28/2022	

Designed by	Checked by
Issued for	Date
Permitting	March 9, 2020

Not Approved for Construction

Drawing Title

Utility Plan 1

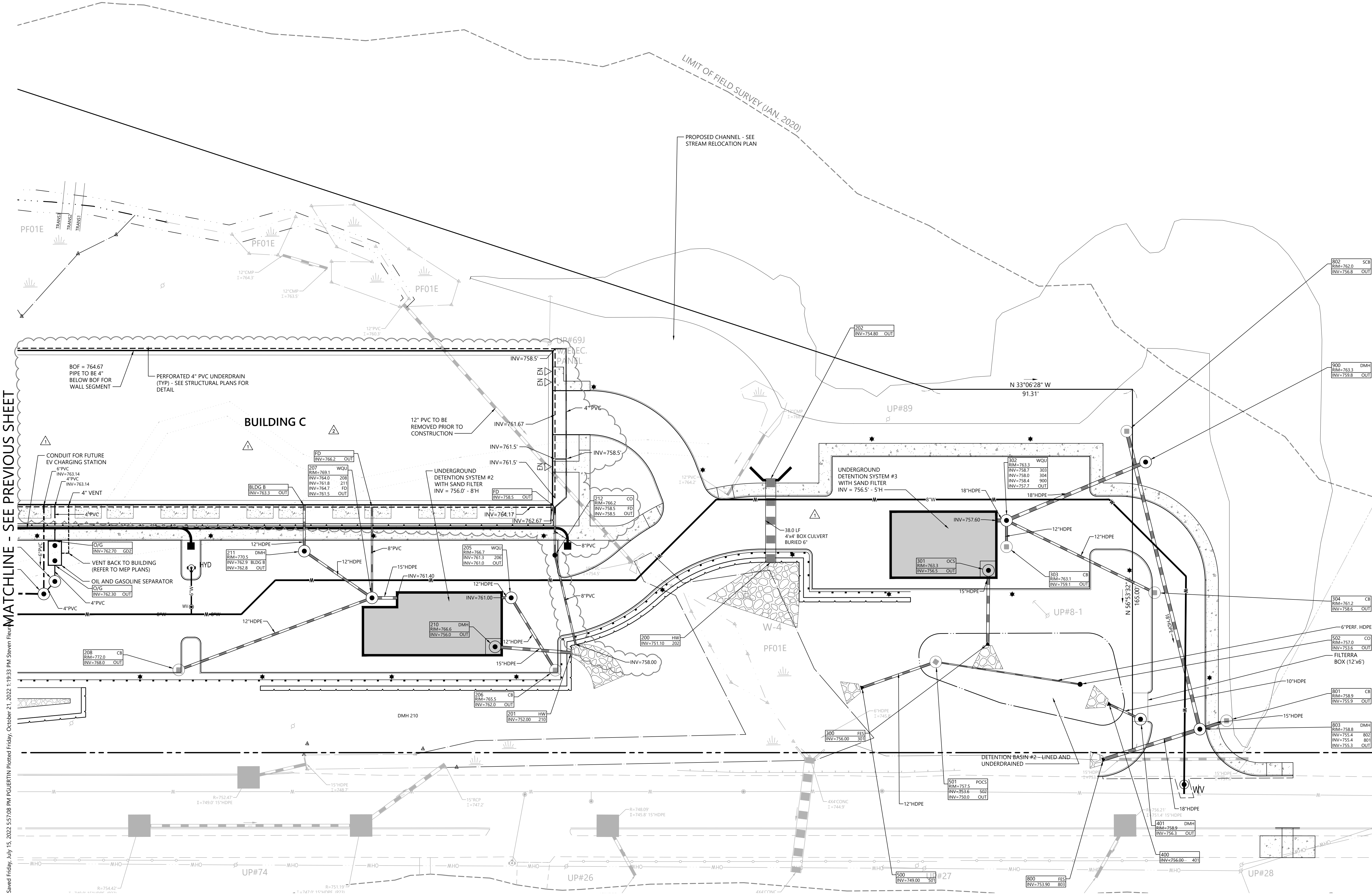


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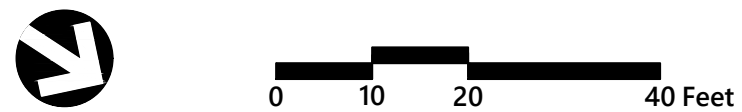


2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Matchline - See Previous Sheet



NOTE:
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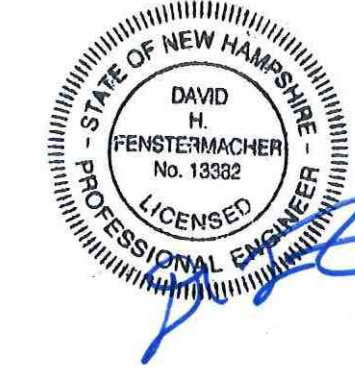


**The Marek
at Lebanon, NH**
343 Mount Support Road
Lebanon, New Hampshire

No.	Revision	Date	Appr.
18	CONDITIONS OF APPROVAL REV 2	10/28/2022	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Permitting March 9, 2020

Not Approved for Construction
Drawing Title: **Utility Plan 2**
Drawing Number: _____



C-5.2

Sheet 10 of 26

Project Number
52616.00

FRONT PERIMETER LANDSCAPING CALCULATIONS

Length of Property Line
along Mt. Support Road = 1,184 lf

Length of existing tree
massing along frontage = 55 lf

Remaining frontage
requiring landscaping = 1,129 lf

1,129 lf x 15 = 16,935 sf
16,935 sf / 600 = 28.2

29 Shade Trees Required
29 Shade Trees, 18 Flowering Trees, 7 Evergreen Trees provided

54 total trees provided in frontage

5 shrubs per tree required (5x54) = 270 shrubs
318 shrubs to be provided in Frontage Area

13% Evergreen Trees Provided in frontage

PLANT SCHEDULE FRONTAGE

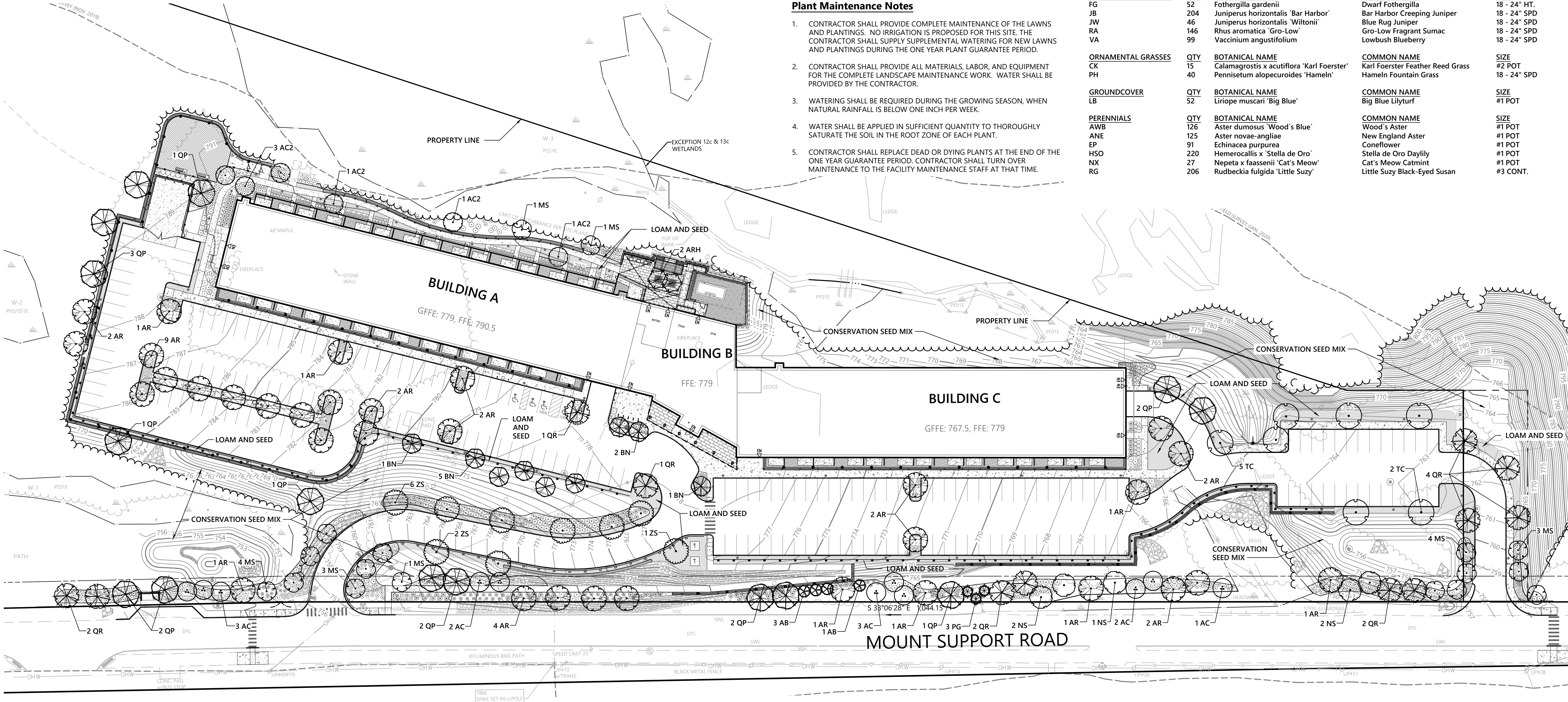
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	11	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3" CAL.
NS	5	Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
QP	7	Quercus palustris	Pin Oak	2 1/2 - 3" CAL.
QR	6	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AB	4	Abies balsamea	Balsam Fir	6 - 7' HT.
PG	3	Picea glauca	White Spruce	6 - 7' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	11	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
MS	7	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 1/2 - 3" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAH	85	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	24 - 30" HT.
CR	18	Cornus racemosa	Redosier Dogwood	24 - 30" HT.
CS	60	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	24"-30" HT
IG	66	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" HT.
IVJ	4	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	24 - 30" HT.
IVR	30	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	24 - 30" HT.
RC	28	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron	24 - 30" HT.
VN	27	Viburnum nudum 'Winterthur'	Smooth Witherod	24 - 30" HT.
GROUND COVER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JB	60	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	18 - 24" SPD
RA	66	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18 - 24" SPD
VA	74	Vaccinium angustifolium	Lowbush Blueberry	18 - 24" SPD
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HSO	26	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1 POT

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	33	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3" CAL.
BN	9	Betula nigra 'Heritage'	Heritage River Birch	2 1/2 - 3" CAL.
NS	5	Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
QP	15	Quercus palustris	Pin Oak	2 1/2 - 3" CAL.
QR	12	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
TC	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2 - 3" CAL.
ZS	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2 - 3" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AB	4	Abies balsamea	Balsam Fir	6 - 7' HT.
PG	3	Picea glauca	White Spruce	6 - 7' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	11	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
AC2	6	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Single Stem
ARH	2	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	2 1/2 - 3" CAL.
MS	17	Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 1/2 - 3" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CAH	143	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	24 - 30" HT.
CR	30	Cornus racemosa	Redosier Dogwood	24 - 30" HT.
CS	89	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	24"-30" HT
IG	143	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" HT.
IVJ	8	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	24 - 30" HT.
IVR	98	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	24 - 30" HT.
KM	7	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	24 - 30" HT.
RC	57	Rhododendron x 'Cunningham's Blush'	Cunningham's Blush Rhododendron	24 - 30" HT.
TS	12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	42 - 48" HT
VN	81	Viburnum nudum 'Winterthur'	Smooth Witherod	24 - 30" HT.
GROUND COVER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FG	52	Fothergilla gardenii	Dwarf Fothergilla	18 - 24" HT.
JB	204	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	18 - 24" SPD
JW	46	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	18 - 24" SPD
RA	146	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18 - 24" SPD
VA	99	Vaccinium angustifolium	Lowbush Blueberry	18 - 24" SPD
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	15	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 POT
PH	40	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	18 - 24" SPD
GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LB	52	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 POT
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AWB	126	Aster dumosus 'Wood's Blue'	Wood's Aster	#1 POT
ANE	125	Aster novae-angliae	New England Aster	#1 POT
EP	91	Echinacea purpurea	Coneflower	#1 POT
HSO	220	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1 POT
NX	27	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	#1 POT
RG	206	Rudbeckia fulgida 'Little Suzy'	Little Suzy Black-Eyed Susan	#3 CONT.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- AT TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6" ABOVE FINISH GRADE LEVEL; ALL EVERGREEN TREES TO BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS ARE SUBJECT TO THE REQUIREMENTS OF THE LEBANON SITE PLAN REVIEW REGULATIONS AND MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.

- AREAS INDICATED AS "CONSERVATION SEED MIX" ARE TO BE SEEDDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



The Marek
at Lebanon, NH
343 Mount Support Road
Lebanon, New Hampshire

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Designed by
EJB
Issued for
Permitting
Checked by
DHF
Date
March 9, 2020

Not Approved for Construction
Drawing Title
Planting Plan
Drawing Number

STATE OF NEW HAMPSHIRE
DAVID H. PENSTERMACHER
No. 18382
PROFESSIONAL ENGINEER
LICENSED

L-1

Sheet 1 of 10

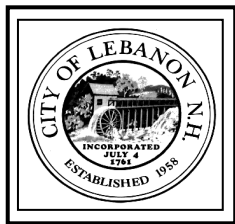
Project Number
52616.00

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**Agenda
Planning Board
November 21, 2022**

**Agenda Item #4C
Other Business**

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



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: 2022-2023 Proposed Zoning Amendments

DATE: November 15, 2022

On October 5, 2022, Planning and Development Department staff presented to the City Council a set of proposed Zoning Ordinance amendments for initial consideration. Following the presentation, the City Council agreed to move the proposed amendments forward for further review.

Section 1000.3 ("Amendment Procedures"), subsection C requires review and comment by the Planning Board regarding any proposed zoning amendment:

All proposed [zoning] amendments shall be forwarded to the Planning Board and Conservation Commission. Planning Board and Conservation Commission shall place the proposed amendment on their agenda for discussion and comment at least thirty (30) days prior to the City Council public hearing. The Planning Board and Conservation Commission shall forward their comments and recommendations to the City Council at least seven (7) days prior to City Council public hearing.

For the Board's reference and review, please find attached the following:

- A legal opinion from Christine Fillmore, Esq., dated November 15, 2022.
- A redline of the current Zoning Ordinance (redline last revised November 14, 2022).
- A staff memo to the City Council, dated September 27, 2022, providing a description of the proposed amendments.

Please note:

- Staff has updated the redline in response to the Council's comments made at their October 5th meeting and in response to an initial review by the City's legal counsel. Consequently, and the page references in the 9/27/22 staff memo may no longer match the updated redline that is attached to this memo.
- The concept set forth in the "Highway Commercial District" (discussed on page 4 of the attached staff memo) has been replaced by the language set forth in proposed Section 608.4.A.4.d on page 16 of the attached redline.

Once review has been completed by the Planning Board and the other land use boards, the City Council will hold a public hearing in January followed by a vote on whether to adopt the amendments and/or to place them on the March 2023 ballot for voter approval.

November 15, 2022

Nathan Reichert
Director of Planning & Development
City of Lebanon
51 North Park St.
Lebanon, NH 03766

RE: Proposed Zoning Amendments

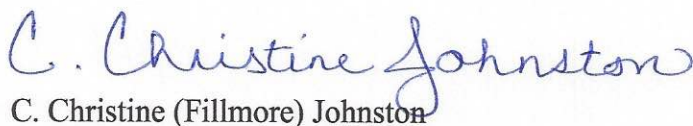
Mr. Reichert:

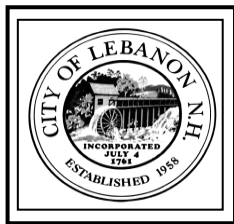
This is a legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning a set of proposed text amendments. I have reviewed a staff memorandum regarding these proposals dated September 27, 2022, a draft of these amendments dated October 6, 2022, and a revised draft dated November 14, 2022, and now provide this opinion based on those documents.

The Ordinance requires this legal review to cover: (a) whether such amendments are within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendments can be administered and enforced.

In this case, the answer to these three questions is "yes" and I discern no legal or administrative issues of concern.

Sincerely,


C. Christine (Fillmore) Johnston



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager
David Brooks, Deputy City Manager

FROM: Planning and Development Department Staff

RE: 2022-2023 Proposed Zoning Amendments

DATE: September 27, 2022

Honorable Mayor and City Councilors,

The Planning and Development Department has prepared draft amendments to the Zoning Ordinance for consideration by the City Council, and requests that the proposed amendments be placed on the October 5, 2022 meeting agenda for discussion.

It is staff's practice to present a set of proposed zoning amendments to the Council each fall for review and consideration. Presenting in the fall allows the amendments to move through the required review process in time for placement on the ballot the following March, when necessary.

The current set of proposed amendments are summarized below and are highlighted in the attached redlined excerpt of the Zoning Ordinance. The new or revised text is blue and underlined. The text to be deleted is shown as ~~red with a strike-out~~.

If the Council chooses to move forward with staff's proposal, the draft amendments will be sent to the City's legal counsel and land use boards for further review. Once the review process is complete, the amendments will be scheduled for a public hearing before the City Council.

OVERVIEW OF AMENDMENTS

The proposed amendments are grouped into three general categories: amendments that require or may require placement on the March 2023 ballot for approval by the voters, text amendments that can be approved by the City Council, and a Zoning Map amendment that can be approved by the City Council.

A. BALLOT AMENDMENTS

The following amendments either directly or indirectly impact the residential district tables of uses and dimensional requirements. Consequently, the City's legal counsel will review to determine whether approval by the voters is required per Section 1000.4.A of the Zoning Ordinance. In some cases, only portions of an amendment will require placement on the ballot. Prior to the public hearing in January, the Council will need to determine whether the entirety of such amendments should be placed on the ballot or only those portions that require voter approval.

1. **Adopt proposed Section 509 (“Cottage Developments”)** (see p. 12-13 of the redline). As specifically requested by the City Council in the April 21, 2022 directive to the City Manager, the purpose of this new section is to provide opportunities for single family housing that is small, energy efficient, and affordable, while promoting projects that ensure compatibility with surrounding land uses. Cottage developments are proposed to be allowed by conditional use on lots of at least one-half acre in size in the R-1, R-2, R-3, R-O, and R-O-1 Districts subject to the availability of appropriate utilities. To incentivize cottage development and help ensure economic viability, a higher density of 2,500 sq. ft. per unit is permitted. In return, the development must comply with the standards set forth in Section 509, which include limitations on building footprint and gross floor area for each unit, building design standards, minimum requirements with respect to common open space, and the screening of parking areas.

Adoption of the proposed cottage development section is specifically identified in the Master Plan as a strategy to help meet the Master Plan’s goal of providing a range of housing options that will support the City’s continued economic vitality and a diverse population. See 7.1.S15 (“Explore cottage or bungalow development strategies to promote, smaller, more energy-efficient, more affordable dwellings with limited size and footprint.”). Enabling cottage housing developments would help implement multiple additional strategies identified in the Master Plan including the following:

- Allow for appropriate infill and increased density within existing neighborhoods while preserving neighborhood character. (2.3.S1; 2.3.A1)
- Encourage diversification in neighborhoods. (7.1.S13; 7.1.S14; 7.1.S16; 7.2.S8)
- Encourage new housing to be located close to urban centers, employment areas, infrastructure, services, and transit and to positively contribute to existing neighborhoods. (2.2.S1; 7.1.A8; 7.1.S23; 7.1.S24)
- Identify neighborhoods that have the characteristics suitable as redevelopment areas or pods and assess whether zoning changes are needed to allow for infill or redevelopment. (2.3.A1)
- Review and amend the City’s Zoning Ordinance as needed to encourage more intensive redevelopment of existing residential and non-residential areas and to discourage development in undeveloped areas. (6.1.A7)
- Promote balanced land use that preserves the City’s outlying rural character and directs development toward its urban and densely settled residential cores. (2.1.S1; 2.2.S1; 2.2.S2)
- Guide development into existing areas as designated in the Land Use chapter to protect outlying rural areas and open space lands. (5.1.S1; 7.2.A7)

Related amendments include:

- **Section 205** to allow more than one principal building on a lot when proposed as part of a cottage development (see p. 1 of the redline).
- **Section 500** to add cottage development to the Planned Development table (see p. 7 of the redline).
- **Appendix A** to add definitions of cottage and cottage development (see p. 20 of the redline).

2. **Revise the manufactured housing regulations, Sections 503 and 504** (see p. 9-10 of the redline). The Zoning Ordinance allows manufactured housing only when located within a manufactured housing park, a manufactured housing PURD, or a manufactured housing subdivision. Recognizing that manufactured housing is an avenue to affordable home ownership opportunities, the purpose of the proposed amendments to Sections 503 and 504 is to enable additional manufactured housing development within the City that is

comparable to the manufactured housing projects that already exist. To that end, the amendments:

- Increase the permitted density of a manufactured housing development to 5,000 sq. ft. per unit, which is approximately the average density of the City's three existing manufactured home parks; and
- Revise the manufactured housing park regulations and standards to more closely reflect existing conditions at the City's three existing manufactured housing parks, which were otherwise substantially out of compliance with the requirements of Section 503.

Also, since there is no discernible benefit to either the property owner or to the City in allowing manufactured housing subdivisions that aren't also PURDs, the proposed amendments streamline the manufactured housing regulations by removing the manufactured housing subdivision option.

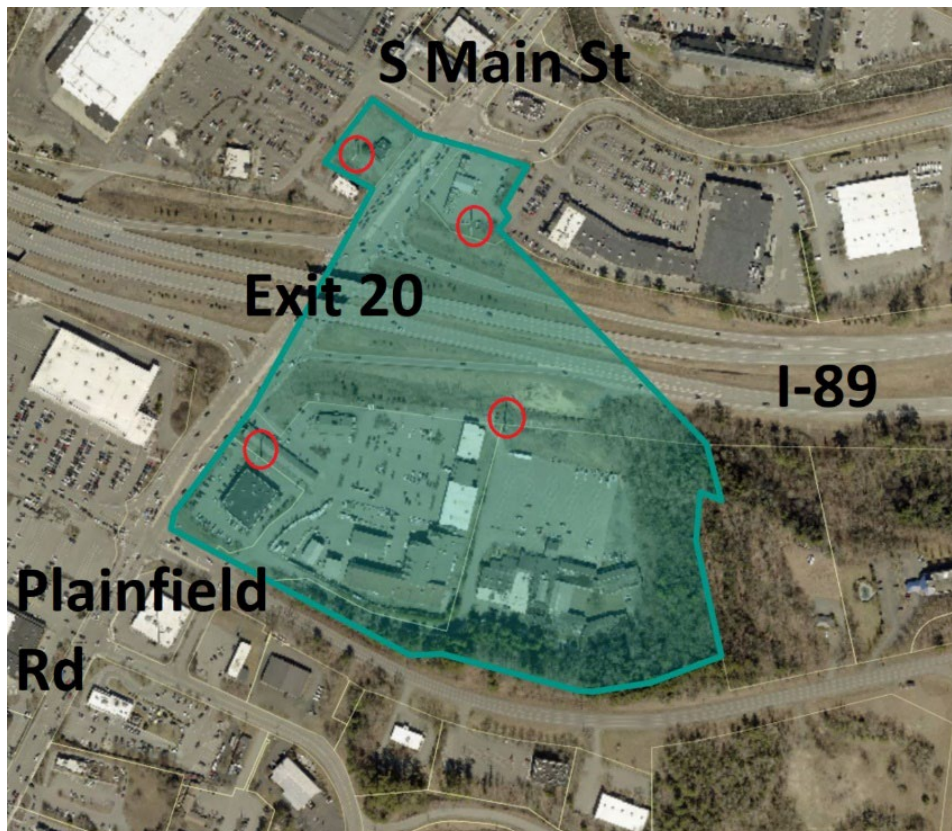
Finally, to further encourage the development of manufactured PURDs (which provide a substantial benefit to the development and the community by requiring that 50% of the lot is protected as open space), the proposed amendment to Section 507 allows the Planning Board to approve a density bonus for the use of that option (see Council amendment #3 below).

Related amendments include:

- **Sections 209, 308.2, 312.2 and 313.2** to update the names of the manufactured housing use categories and remove references to "manufactured home subdivision".
 - **Section 500** to update the Planned Development table (*see p. 7 of the redline*).
 - **Section 501.2.C** to clarify the permitted uses within a manufactured housing PURD (*see p. 8 of the redline*).
 - **Appendix A** to amend the definitions of, "centralized sewer system," "classification of lots," "dwelling," "dwelling unit," "manufactured housing park," "manufactured housing PURD," and "traditional subdivision," and to remove "manufactured housing subdivision" (*see p. 20-23 of the redline*).
3. **Amend Section 314.2, the RL-3 District Table of Uses** to change "accessory use to any one-family dwelling" from a use allowed by Special Exception to a permitted use. Currently, a Special Exception from the Zoning Board of Adjustment is required to construct or install accessory structures for one-family dwellings located in the RL-3 District. This includes sheds, detached garages, and pools. The proposed amendment would allow such accessory uses and structures "by right" rather than requiring approval from the Zoning Board. The RL-3 District dimensional regulations - including setback and building coverage requirements - would continue to apply and a zoning and building permit would still be required for any such structures (*see p. 6 of the redline*).
4. **Amend Section 610 ("Accessory Dwelling Unit (ADU)")** to allow an accessory dwelling unit for an owner-occupied two-family dwelling. Since adoption of Section 610 in 2013, only a modest number of ADUs have been constructed. To make ADUs more viable for the City's property owners, the ADU regulations have been modified over the past several years to minimize regulatory hurdles and to provide more flexibility. As part of its ongoing efforts to encourage ADUs and to provide additional opportunities for affordable housing, and in response to multiple inquiries the Planning & Development Department has received over the past year, staff proposes to expand Section 610 to allow ADUs for owner-occupied two family-dwellings, in addition to allowing ADUs for owner-occupied one-family dwellings (*see p. 17-18 of the redline*).

B. COUNCIL TEXT AMENDMENTS

1. **Add “equipment and machinery sales, rental and service,” as a new use category.**
A developer has expressed interest in developing property located near the Airport for an equipment rental business, which is not currently a use identified in the Zoning Ordinance. Staff proposes to create such a category and to allow it as a permitted use in the Light Industrial District which includes similar and compatible uses. The proposal is to:
 - Amend Section 303.2 to allow “equipment and machinery sales, rental and service,” as a permitted use in the IND-L District, and amend Section 303.4 to require screening for any related outdoor storage (*see p. 2 of the redline*).
 - Amend Appendix A to provide a definition for “equipment and machinery sales, rental and service.” (*see p. 21 of the redline*).
2. **Add proposed Section 411 (“Highway Commercial District”)** (*see p. 6-7 of the redline*). Within the vicinity of I-89 Exit 20 there are four freestanding signs that range in height from 55 ft. to 75 ft. and, as such, they are non-conforming to the current requirements of Section 608 (“Signs”). The height and size of these signs is conducive to attracting customers from I-89, but cannot be practically utilized to provide necessary signage at street level. Recognizing that these signs are legal non-conforming and are permitted to remain, the proposed amendment would allow a second freestanding on each property within the district whereas each property is otherwise permitted to have only one freestanding sign. The purpose of the amendment is to allow these select properties to have a second freestanding to serve street-level customers, in addition to any existing freestanding sign that is non-conforming to the 25 ft. height limitation applicable in the GC District. The extent of the district is roughly outlined in the image below, and the locations of each of the four non-conforming freestanding signs are circled in red (note that a draft zoning district map to be attached as an Appendix is forthcoming).



3. **Amend Section 507 (“Bonuses for Certain Planned Development”) and Appendix A (definition of “workforce housing”)** (see p. 11-12 and 23 of the redline). In another effort to encourage affordable housing opportunities within the City, this amendment would allow the Planning Board to grant a density bonus for any PURD or PRec that provides “workforce housing,” which is defined in RSA 674:58, IV as:

[H]ousing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. "Workforce housing" also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development.

Note that the Planning & Development Department intends to commission an inclusionary zoning study to evaluate the feasibility of requiring affordable, workforce housing to be included as part of all multi-family developments of a certain size. The findings of the inclusionary zoning study – which the Department anticipates undertaking in 2023 – may result in future recommended changes to the workforce housing density bonus provisions.

Staff also proposes to authorize the Planning Board to approve up to a 10% bonus for any PURD, PRec, or manufactured housing PURD that incorporates a renewable energy system (as defined in Appendix A) into the design of the development or that commits to energy efficient design by obtaining LEED certification. The remaining columns – which were added to the Zoning Ordinance as placeholders at least 25 years ago – are proposed to be removed (note that with respect to the “sensitivity to environment” category, it is staff’s view that this concept has been substantially addressed through the PUD regulations).

4. **Amend Section 603 (“Senior Housing Complexes”)** (see p. 14 of the redline). HB 1661 from the 2022 legislative session was signed into law over the summer and includes the following amendment to RSA 674:17, IV:

[I]f a municipality allows an increased density, reduced lot size, expedited approval, or other dimensional or procedural incentive [...] for the development of housing for older persons, as defined and regulated pursuant to RSA 354-A:15, VIII, it may allow the same incentive for the development of workforce housing as defined in RSA 674:58, IV. Beginning July 1, 2023, incentives established for housing for older persons shall be deemed applicable to workforce housing development.

The only incentive in the Lebanon Zoning Ordinance that specifically applies to housing for older persons is Section 603, which authorizes the Zoning Board to grant a Special Exception to allow a senior housing complex to have a greater density than that specified for the applicable zoning district. Per the recent amendment to RSA 674:17, the Zoning Board’s ability to grant a Special Exception to allow greater density for a senior housing complex will automatically extend to workforce housing developments as of July 1, 2023. In response to HB 1661, staff has preliminarily suggested that the language of Section 603 be updated to reflect the forthcoming statutory mandate. If amended as proposed, note that a Special Exception granted under Section 603 for a workforce housing PURD or PRec would establish the baseline permitted density for the development, from which

a “second” bonus could be added by Planning Board per Section 507 (“Bonuses for Certain Planned Development”). One alternative to adopting staff’s proposed language would be to remove Section 603 pending the completion of the inclusionary zoning study which, as noted above, the City anticipates undertaking in the coming year.

5. **Add Section 607.8 (“Electric Vehicles”)** (see p. 14-15 of the redline). This amendment is proposed in response to the rapidly changing regulatory and market landscape, which is transitioning to an electrified transportation future. The amendment also implements the City of Lebanon Sustainability Principles, Master Plan, and associated commitments to cleaner energy, greenhouse gas reduction, and equity as relates to supporting diverse and affordable transportation options in the face of rising fuel prices. For example, real estate research suggests that EV charging is among the top three desired convenience amenities for multi-family developments.

The amendment applies to all off-street vehicle parking in all zoning districts, and creates requirements for EV-installed, EV-ready, and EV-capable off-street vehicle parking spaces across three use categories: one- and two-family dwellings, multi-family dwellings, and non-residential, and also adds related definitions. The tiered thresholds for the required EV infrastructure allow a gradual transition to EV charging capacity in the City; developments will install a minimum of fully operational chargers and also install the electrical capacity to install future chargers.

Preparedness of building and site utilities saves property owners from the cost of future retrofits that would be significantly greater than the upfront costs and potentially a barrier to EV implementation in the community as a result. The installation of EV charging infrastructure is four to six times less expensive when included during the initial construction phase as opposed to a retrofit.

Members of the LEAC and the LEAC EV sub-committee reviewed and assisted with edits to the amendment, with specific attention to technical and threshold requirements. References reviewed for development of the requirements include the International Energy Conservation Code 2021 and benchmarking of similar regulations across the U.S.

Related amendments include removing **Section 607.3.B.1.c** and amending **Appendix A** to add EV-related definitions. (see p. 14 and 20-22 of the redline)

6. **Amend Section 608.7 (“Signs Allowed Without a Building Permit”)** (see p. 16-17 of the redline). The sign regulations set forth in Section 608 substantially limit Dartmouth Health’s ability to provide adequate signage. The Medical Center is uniquely hampered by Section 608 regulations which are unduly burdensome when applied to a property the size of DHMC. Moreover, adequate and abundant signage is arguably a unique necessity for hospitals in order to facilitate safe and efficient emergency access and wayfinding.

The purpose of the proposed amendment is to provide flexibility for the Medical Center in adding and replacing signage by exempting from Section 608 any medical center complex sign that is not visible from a public street. For example, the exemption would allow Dartmouth Health to add additional freestanding directional signs along its access drive without having to obtain a Variance to allow more than one freestanding sign on the property. Signs visible from a public street would still be subject to the requirements of Section 608.

7. **Amend Section 306.1, the Central Business purpose statement** (see p. 3 of the redline). The proposed amendment is a recommendation from the West Lebanon

Revitalization Advisory Committee (WLRAC) that was made last year, but too late to be included in the set of zoning amendments approved by the Council in January 2022. The WLRAC's recommendation is to expand the CB District purpose statement by incorporating language from the Master Plan and from the West Lebanon Village Visioning Charrette Final Report.

8. **Group Day Care Facilities, Sections 303.2, 303A.2, Section 306.2, Section 307.2, Section 311, Section 311A, and Section 311B.** To help facilitate the development of needed childcare facilities, staff proposes to allow day care facilities as permitted uses in non-residential and mixed-use districts (IND-L, IND-RA, CB, LD, R-O, R-O-1, and PB). The amendment would help ease unnecessary regulatory hurdles by eliminating the requirement to obtain either a Conditional Use permit from the Planning Board or Special Exception from the Zoning Board.

9. **Miscellaneous minor amendments:**

- **Amend Section 501.1.H** to permit existing non-conforming buildings to be included as part of a PUD (see p. 8 of the redline).
- **Section 611.A ("Keeping of Chickens")** to increase the number of chickens permitted for one- and two-family dwellings (see p. 18 of the redline).
- To clarify existing language and to make certain editorial changes to Section 302.4.B ("Enhanced Performance Standards - Authorization"), the Section 500 planned development table, Section 608 ("Signs"), Section 703.2 (discontinuance of non-conforming structures), Section 702.5 (expansion of non-conforming uses), and Appendix A (revise "health club" definition, "vehicular sales" definition, and sign-related definitions, and add definition for "sign structure").

C. **COUNCIL ZONING MAP AMENDMENT**



10. 18 Bridge Street (Tax Map 58, Lot 2): The property at 18 Bridge Street is a +/-2.9 acre lot that is split-zoned CB and R-3. The CB zoning designation extends 200 feet from the centerline of Bridge Street. However, the improved and developable portion of the lot already extends well past the existing CB District boundary line, and the land use of the entire property is identified as “Central Business District” on the Master Plan Future Land Use Map. The proposed zoning map amendment would extend the CB zoning an additional 225 ft. so that the front half of the property can be redeveloped for uses allowed in the CB District, consistent with the desired land use of the property as reflected on the Future Land Use Map. The recommendation to adjust the zoning boundary on this parcel is also among the key recommendations of the West Lebanon Revitalization Advisory Committee’s Action Plan for West Lebanon. As a gateway to West Lebanon, the redevelopment of this property could serve as a catalyst for future redevelopment and financial investment in downtown West Lebanon.

SCHEDULE

The procedure to adopt zoning amendments is set forth in Section 1000 of the Zoning Ordinance and is summarized below:

1. Staff presents amendments to City Council for initial consideration - *scheduled for the October 5, 2022 Council meeting*. Section 1000.2.A.
2. If Council decides to move forward with the amendments, they will set a tentative schedule including review by legal counsel, review before the City’s land use boards, and a public hearing before the Council. Section 1000.3.A.
3. The amendments will be forwarded to the City’s attorney for review. *Legal opinion expected to be received by the end of October*. Section 1000.3.B.2.
4. The amendments are forwarded to the City’s land use boards for review. Sections 1000.3.B.1 and C.
 - a. Zoning Board – *expected to be scheduled for the November 7, 2022 meeting*.
 - b. Conservation Commission – *expected to be scheduled for the November 10, 2022 meeting*.
 - c. Planning Board - *expected to be scheduled for the November 21, 2022 meeting*.
5. The Council will then hold a work session to review the amendments as modified based on legal input and land use board feedback – *expected to be scheduled for the January 4, 2023 Council meeting*.
6. Finally, the Council will hold a public hearing followed by a vote on whether to adopt the amendments and/or to place amendments on the March ballot for voter consideration - *expected to be scheduled for January 18, 2023 Council meeting*. Section 1000.3.D.

Please note that amendments to the Article III Tables of Use for the R-1, R-2, R-3, RL-1, RL-2, and/or RL-3 Districts require approval by referendum vote per Section 1000.4 of the Zoning Ordinance. The remainder require adoption by City Council per Section 1000.4.B of the Zoning Ordinance (keeping in mind that the Council has the ability to place any proposed amendment on the March ballot for voter approval).

ATTACHMENT

- Redline excerpt of current Zoning Ordinance (redline last revised 9/27/22)

DRAFT AMENDMENTS TO THE CITY OF LEBANON ZONING ORDINANCE

ARTICLE II GENERAL PROVISIONS

[...]

SECTION 205 ONE PRINCIPAL STRUCTURE PER RESIDENTIAL LOT.

There shall be only one **principal structure** on a **lot** in the **residential districts**, R-O district, and R-O-1 district, except when:

205.1 Approved pursuant to the PUD provisions of this Ordinance or as a cottage development per Section 509; or

[...]

SECTION 209 MANUFACTURED ~~HOMES~~HOUSING.

Manufactured ~~homes~~housing units are permitted only in **manufactured ~~home~~housing parks** or in ~~manufactured home subdivisions or manufactured home Planned Unit Residential Developments (housing PURDs)~~. See ~~Sections:~~ Section 503 ("MANUFACTURED HOUSING PARKS") and Section 504 ("MANUFACTURED HOUSING PURDs").

[...]

ARTICLE III USE DISTRICTS

SECTION 302 USES.

[...]

302.4 Enhanced Performance Standards.

[...]

- B. Authorization. Pursuant to RSA 674:21, II, the Planning Board is hereby authorized to grant a **conditional use** permit for uses identified in Article III as permitted by **conditional use** permit, or as otherwise specified herein, if the application is found to be in compliance with the enhanced performance standards set forth in Section 302.4.D.

[...]

SECTION 303 LIGHT INDUSTRIAL DISTRICT (IND-L).

[...]

303.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Commercial/Non-Residential</u> [...] <u>1. Equipment and machinery sales, rental and service</u> <u>2. Group day care facility per Section 604</u> [...] 4.	<u>Commercial/Non-Residential</u> [...] 1. Group day care facility per Section 604 [...]

[...]

303.4 Outdoor Storage.

Outdoor storage shall be permitted as an **accessory use** to a permitted use if it occupies an area of 20 percent or less of the footprint area of the **principal building**. Otherwise, outdoor storage shall require a **conditional use** permit from the Planning Board pursuant to Section 302.4. The 20% limitation shall not apply to ~~c~~Contractor's y**ards and equipment and machinery sales, rental and service**. All outdoor storage, including outdoor storage for a ~~c~~Contractor's y**ard and equipment and machinery sales, rental and service**, shall be appropriately screened from view from abutting **parcels** and shall not occupy required yard areas.

[...]

SECTION 303A INDUSTRIAL - RAIL ACCESS DISTRICT (IND-RA).

[...]

303A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Commercial/Non-Residential</u> [...] <u>1. Group day care facility per Section 604</u>	<u>Commercial/Non-Residential</u> [...] 1. Group day care facility per Section 604

[...]

SECTION 306 CENTRAL BUSINESS DISTRICT (CB).

306.1 Purpose.

The purpose of the CB District is to facilitate smart growth and mixed-use development, other related commercial activities, and higher density residential uses that provide more life and opportunities for recreational and cultural offerings with a mix of uses in new or redeveloped properties. These CB District regulations are flexible in order to invite reinvestment on existing parcels and simultaneously attract new developments to enable opportunities for economic development by capitalizing on the attractiveness of the Connecticut River. The CB District is intended to promote an environment that is safe for walking and biking and provide for uses that are compatible and which would tend to retain and enhance the existing character of the area~~provide in town areas for retail and service businesses, banks, offices and government facilities in West Lebanon. Other related commercial activities and higher density residential uses should be encouraged.~~

306.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Commercial/Non-Residential</u> [...] 1. <u>Group day care facility per Section 604</u> 4. [...]	<u>Commercial/Non-Residential</u> [...] 1. Group day care facility per Section 604

[...]

SECTION 307 LEBANON DOWNTOWN DISTRICT (LD).

[...]

307.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
[...] <u>Commercial/Non-Residential</u> [...] 1. <u>Group day care facility per Section 604</u>	<u>Commercial/Non-Residential</u> [...] 1. 2. Group day care facility per Section 604

[...]

SECTION 308 RESIDENTIAL ONE DISTRICT (R-1).

[...]

308.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> 1. Manufactured home-housing park per Section 503 2. Manufactured home subdivision per Section 504 (or Manufactured home-housing PURD per Section 504	[...]

[...]

SECTION 311 RESIDENTIAL-OFFICE DISTRICT (R-O). [...]

311.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Commercial/Non-Residential</u> [...] 1. <u>Group day care facility per Section 604</u> [...] 1.2.	[...] <u>Commercial/Non-Residential</u> [...] 1. Group day care facility per Section 604 [...] 2.

[...]

SECTION 311A RESIDENTIAL-OFFICE-ONE DISTRICT (R-O-1).

[...]

311A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Commercial/Non-Residential</u> [...] 1. <u>Group day care facility per Section 604</u> [...] 1.2.	[...] 1. Group day care facility per Section 604 [...] 2.

$$[\dots]$$

<u>Permitted Uses</u>	<u><i>Special Exception Uses</i></u> (see Section 801.3)
[...] <u>Commercial/Non-Residential</u> 1. <u>Group day care facility per Section 604</u>	<u>Commercial/Non-Residential</u> [...] 1. Group day care facility per Section 604
[...] 1. 2.	[...] 2.

$$[\dots]$$
$$[...]$$

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> 1. Manufactured home park<u>housing</u> per Section 503 2. Manufactured home subdivision per Section 504 (or <u>M</u>anufactured home PURD) per <u>Section 504</u>	4. [...]
3. [...]	

$$[\dots]$$

[...]

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> 1. Manufactured home park housing per Section 503 2. Manufactured home subdivision per Section 504 (or Mmanufactured home housing PURD per Section 504) [...]	[...] 1.

[...]

SECTION 314 RURAL LANDS THREE DISTRICT (RL-3).

[...]

314.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
[...] <u>Planned Developments</u> [...] 1. <u>Accessory use to any one-family dwelling</u>	[...] 1.

[...]

ARTICLE V SUBDIVISIONS AND PLANNED DEVELOPMENTS

SECTION 500 GENERAL.

[...]

Planned developments shall be permitted in accordance with the following table:

District	PURD per Section 501.2	PRec per Section 501.3	Industrial PUD per Section 501.4	Commercial PUD per Section 501.4	<u>Manufactured Housing PURD per Section 501.2 / Manufactured Home Housing Park per Section 503 and Manufactured Home Subdivision per Section 504</u>	Recreational Camping Parks per Section 505	Medical Center Complexes per Section 506	Planned Business Park per Section 508	<u>Cottage Development</u>
IND-L			<u>CUP</u> P					<u>CUP</u> P	
IND-RA			<u>CUP</u> P					<u>CUP</u> P	
GC				<u>CUP</u> P					
GC-1				<u>CUP</u> P					
CB				<u>CUP</u> P					
LD									
R-1	<u>CUP</u> P				<u>CUP</u> / P				<u>CUP</u>
R-2	<u>CUP</u> P								<u>CUP</u>
R-3	<u>CUP</u> P*								<u>CUP</u>
R-O	<u>CUP</u> P								<u>CUP</u>
R-O-1	<u>CUP</u> P								<u>CUP</u>
PB						SE			

RL-1	<u>CUP</u> P*	<u>CUP</u> P			<u>CUP / P</u>	SE			
RL-2	<u>CUP</u> P*	<u>CUP</u> P			<u>CUP / P</u>	SE			
RL-3	<u>CUP</u> P*	<u>CUP</u> P							
MC				<u>PCUP</u>			P		

P = permitted

SE = **special exception** required

CUP = conditional use permit required

*Subject to Section 501.2.B.1.

SECTION 501 PLANNED UNIT DEVELOPMENT (PUD).

501.1 General Requirements.

[...]

H. Dimensional Requirements.

[...]

4. Existing buildings. An existing **building** on a site proposed to be developed as a PUD may be incorporated into a PUD even if the **building** is nonconforming with respect to the requirements of Section 501.1. However, the extent of the nonconformity may not be increased unless the proposed change to the existing **building** is determined by the Planning Board to be consistent in character, scale and design with the proposed PUD.

[...]

501.2 Planned Unit Residential Development (PURD).

[...]

C. Uses Allowed in a PURD.

1. Residential Uses. A PURD may include **dwelling units** in **one-family, two-family** and **multi-family dwellings**. A mix of **dwelling** types may be permitted at the reasonable discretion of the Planning Board. In a **manufactured home-housing PURD** only **manufactured housing unit** homes are permitted and shall be on individual lots.
2. Non-Residential Uses. Certain non-residential uses may be established within a PURD, subject to the following provisions:

[...]

This provision shall not apply to a **manufactured housing PURD**.

3. All Other Uses in Underlying Zoning District. Any use permitted in the zoning district in which the PURD is located may be permitted within the PURD. Uses allowed by **special exception** or by **conditional use** permit in the underlying zoning district where the PURD is located may also be permitted within the PURD, and shall not require a **special exception** from the Zoning Board or a separate **conditional use** permit from the Planning Board. This provision shall not apply to a manufactured housing PURD.

SECTION 503 MANUFACTURED ~~HOME~~-HOUSING PARKS.

503.1 Area.

A manufactured ~~home~~-housing park shall have an area not less than 10 acres ~~not more than 50 acres.~~

503.2 Layout.

A. A manufactured ~~home~~-housing park shall provide:

1. Individually designated spaces for each manufactured ~~home~~housing unit.
2. Interior access streets for all spaces. Such streets shall have a ~~right-of-way at least 40 feet in width and a~~ surface travel way at least 20 feet in width built on 12 inches of compacted gravel. All interior streets shall be named in accordance with emergency 911 provisions, and shall provide adequate interior circulation with no dead ends unless otherwise approved by the Fire Department.
- ~~3. All weather walkways along streets.~~
- ~~43.~~ At least ~~20-15~~ percent of the total area for common open space or recreation, ~~exclusive of wetlands and slopes of 25% or more.~~ This area shall not include roads, streets, **parking areas**, **service areas**, non-recreation **accessory buildings** or similar facilities. This area may include facilities for recreation and/or playgrounds.
- ~~54.~~ A **buffer** at least ~~50-25~~ feet in width maintained as a landscape area abutting all manufactured home property lines.
- ~~6. Adequate facilities for recreation and/or playgrounds.~~

B. A manufactured ~~home~~-housing park shall have Site Plan Review approval from the Planning Board.

503.3 Manufactured ~~Home~~-Housing Spaces.

- A. Each manufactured ~~home~~-housing space shall be at least ~~105~~,000 sq. ft. in area and shall front on an interior access street.
- B. Each space shall have a separate **driveway**.

- C. Each space shall include a ***parking area*** built on 12 inches of compacted gravel. Said ***parking area*** shall be large enough to accommodate two parking spaces; ~~each 10 feet wide by 22 feet long.~~

~~D. At least 100 sq. ft. of indoor storage.~~

- ~~E~~D. Manufactured ~~home~~-housing unit spaces shall not be located on slopes having a natural grade of ~~15~~10% or greater.

503.4 Utilities and Services.

For each manufactured housing unit:

- A. ~~An attachment for water supply.~~ The water supply source must meet all local and state regulations.
- B. ~~An attachment for sewage disposal.~~ The method of sewage disposal must be in compliance with all local and state regulations. ~~It shall not be located on the manufactured home space or any adjacent manufactured home space unless the manufactured home space is at least 1 1/2 acres in size.~~
- C. ~~An electrical source supplying at least 60 amps, 120/240 volts.~~ The installation shall comply with all applicable state and city electrical laws and regulations. ~~Such electrical outlets shall be weatherproof.~~ All electrical, television and other wired services shall be installed underground.
- D. Provisions for disposal of household garbage and rubbish.

503.5 Siting Manufactured ~~Homes~~Housing Units.

- A. A nonporous pad shall be provided for each manufactured ~~home~~-housing unit.
- B. No manufactured ~~home~~-housing unit shall be closer than ~~50~~25 feet to a public street right-of-way or to a property line of the manufactured ~~home~~-housing park.
- C. A manufactured ~~home~~-housing unit shall be located so that it is at least 20 feet from the ~~right-of-way~~surface of the interior road and ~~ten~~10 feet from any other manufactured ~~home~~-housing unit space.

503.6 Density.

One (1) ***manufactured housing*** unit per 5,000 sq. ft. of ***lot area*** is permitted.

SECTION 504 MANUFACTURED ~~HOME~~-HOUSING SUBDIVISIONS***PURDs***.

Manufactured housing PURDs are allowed by ***conditional use*** permit per Section 501.1 and shall satisfy all requirements of Section 501.1 and Section 501.2. Notwithstanding the applicability standards set forth in Section 501.2.B.1, the minimum lot size for a ***manufactured housing***

PURD shall be 20 acres, and notwithstanding the density requirements of Section 501.2.D.2, one (1) manufactured housing unit per 5,000 sq. ft. of lot area is permitted, except that in the R-1 District the permitted density shall be as set forth in Section 308.2. The number of dwelling units may be increased by up to 12 percent at the discretion of the Planning Board, per Section 507. ~~Manufactured home subdivisions shall be at least 20 acres in size and shall have at least six (6) lots. Each lot shall have at least two (2) parking spaces. Manufactured Home PURDs are allowed, in accordance with Section 501.2.~~
[...]

SECTION 507 BONUSES FOR CERTAIN PLANNED DEVELOPMENT.

PUD's and manufactured home housing parks and ~~subdivisions~~ may receive an increased density bonus pursuant to Table 507.1 and the provisions of this section.

507.1 Increased Density Bonuses.

Maximum Amount of Bonus Available

Type of Development	For Use of Technique	For Sensitivity to Environment	For Creating Affordable Workforce Housing	For Reducing Fiscal Impact	For Energy Efficient Design	For Renewable Energy Systems Facilities
PURD or PRec	12%	----	----10%	----	10%	10%
<u>Manufactured housing PURD MH Park</u> (or subdivision)	NONE 12%	----	----	----	10%	10%
Subdivision	NONE	----	----	----		

507.2 Criteria for Award of Bonus.

The Planning Board may allow a gross density of development greater than allowed under Article III of this Ordinance for PURD's, manufactured housing PURDs, (or PRec's) ~~(or subdivisions) or traditional subdivisions~~ up to a maximum bonus allowed by Table 507.1. The Planning Board may approve a density bonus for any one or more of the categories identified in Section 507.1. Density bonuses granted pursuant to this section shall be cumulative. The following guidelines shall be used in determining whether a bonus shall be awarded.

A. Use of Technique. An applicant may receive a bonus not exceeding 12% for using either the PURD or PRec form of development.

~~B. Sensitivity to Environment. (Reserved)~~

BC. Affordable Workforce Housing. (Reserved)

For every dwelling unit which qualifies as **workforce housing**, one (1) market rate dwelling unit may be added as a density bonus, to a maximum of 20 bonus units or 10%, whichever is greater, as approved by the Planning Board.

D. Energy Efficient Design. The Planning Board may award a density bonus of up to 10% for any development that will be constructed to meet standards for industry-accepted energy efficiency standards including but not limited to those of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), the Passive House Institute (PHI), or the Passive House Institute US (PHIUS). In evaluating the requested density bonus, the Planning Board shall take into account the extent and scope of proposed energy efficiency construction throughout the development together with any other relevant factors and considerations related to the development and any applicable energy efficiency certification programs that the applicant proposes to participate in.

C. Renewable Energy Systems. The Planning Board may award a density bonus of up to 10% when one or more non-accessory **renewable energy systems** are incorporated into the design of the development. The bonus awarded shall be commensurate with the amount of energy produced for the development by the proposed **renewable energy system(s)**.

~~D. **Reduced Fiscal Impact.** (Reserved)~~

The decision of the Planning Board in awarding such a bonus and the amount thereof is hereby declared to be a discretionary administrative decision of the Planning Board. In no case shall the Planning Board award a bonus if it determines that the limitations of a site cannot accommodate the increase.

[...]

Section 509 COTTAGE DEVELOPMENTS.

509.1 Purpose. The purpose of this section is to provide opportunities for single family housing that is small, energy-efficient, and affordable; to allow flexibility in site and design standards while promoting projects that ensure compatibility with surrounding land uses and existing neighborhoods; and to promote sustainability and neighborhood interaction through integrated design.

Cottage developments are intended to serve as part of the City's overall housing strategy to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

509.2 Applicable Use Districts. **Cottage developments** are allowed by **conditional use** on Class 1 lots in the R-1, R-2, R-3, R-O, and R-O-1 Districts, in accordance with Section 302.4.D and the requirements of this section.

509.3 Number and Arrangement of Units. **Cottage developments** shall contain a minimum of three (3) and a maximum of sixteen (16) **cottages**, located in one or

more clusters to maximize efficiency of land use and to encourage a sense of community among the residents. Each cluster shall include a minimum of three (3) units.

509.4 Lot Size. All **cottage developments** shall have a minimum lot area of one-half acre, except in the R-2 and R-3 District, where a minimum lot area of 40,000 sq. ft. shall be required.

509.5 Density and Building Coverage. Permitted density shall be based on 2,500 sq. ft. of lot area per each **cottage**. The maximum permitted building coverage shall be 35%.

509.6 Design Standards. The following design standards are intended to define design parameters to create a small community of cottages oriented around open space and to achieve compatibility with adjacent uses.

A. Individual Cottage Spaces. For each detached cottage, the site plan approved by the Planning Board shall delineate a building site for each detached cottage of no less than 1,500 sq. ft.

B. Detached Cottages. At least 50% of the **cottages** in the development shall be detached units.

C. Interior Setbacks. The minimum setback between units within a cottage development shall be 10 feet, measured from the nearest point of the exterior walls.

D. Common Open Space. A minimum of 400 square feet of common open space shall be provided per **cottage** and per cluster. The common open space area for each cluster shall be contiguous and shall abut all of the **cottages** in the cluster. **Cottages** shall be oriented around and have their main entry from the common open space.

E. Roofs and Porches.

1. The highest point of the roof of the **cottage** shall not exceed 24 feet.

2. **Cottages** shall have an unenclosed, covered front primary entry and porch of at least 60 square feet in size. The front porch shall be oriented toward a common open space. The intent of this porch requirement is to create outdoor space in each **cottage** that is visually and physically connected to the common open space and to other cottages.

F. Parking Location and Screening Requirements.

1. Parking areas and driveways shall comply with applicable minimum yard requirements for the underlying zone.

2. Parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.

3. Parking areas shall be prohibited in the minimum required front yard.

4. Parking areas shall be separated from the common open space by landscaping or an architectural screen.

G. Existing Dwellings. An existing detached or attached one-family dwelling that is incorporated into a cottage development and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage development and shall be considered a **cottage** for purposes of this section. However, the extent of the noncompliance may not be increased except unless the proposed change is determined by the Planning Board to be consistent in character, scale and design with the cottage housing development.

H. Street Facing Facades. All **cottages** within 50 feet of a public street shall have street facing facades that avoid blank walls in order to avoid the appearance of “turning their backs” to the street. For all such **cottages**, a minimum of 25 percent of the street facing façade shall be comprised of windows and/or glass doors.

509.7 Illustrations of Cottage Development Design.

[Note: proposed illustrations are forthcoming]

[...]

SECTION 603 SENIOR HOUSING COMPLEXES AND WORKFORCE HOUSING.

The Board of Adjustment may grant a **special exception** to allow a **senior housing complex** or a development with workforce housing to have a greater density than that specified for the applicable zoning district. **Senior housing complexes** may include **congregate living facilities**, subject to granting of a **special exception** by the Board of Adjustment.

[...]

SECTION 607 PARKING.

[...]

607.3 Maximum Off-Street Parking Requirement.

[...]

B. Off-street parking in excess of 120% but not more than 150% of the minimum requirement set forth in Section 607.2 may be permitted as set forth below.

- 1) The following categories of parking spaces shall not be counted towards the 120% maximum set forth in subsection A, but shall be subject to the 150% cap set forth in subsection B:

- a. Spaces provided within a ***parking structure***.
- b. Spaces dedicated for vehicles participating in a carpool, vanpool, or car-share program. Such spaces shall be reserved and used only for carpool, vanpool, or car-share program parking, and shall be signed or marked accordingly.
- c. ~~Parking spaces dedicated for vehicles operating on primarily alternative fuels including but not limited to electric, natural gas, and hydrogen. Such spaces shall be reserved and used only for alternative fueled vehicles and shall be signed accordingly and/or the spaces shall be painted with the words "Alternative Fueled Vehicles Only."~~

[...]

607.8 Electric Vehicles.

- A. Purpose. The purpose of this section is to facilitate the transition to ***electric vehicle*** use and to expedite the establishment of convenient, cost-effective ***electric vehicle infrastructure*** that such a transition necessitates.
- B. Applicability. ***EV charging stations*** are allowed as an ***accessory use*** in all zoning districts. When the retail charging of ***electric vehicles*** is proposed to be the principal use of a ***lot***, then the proposed ***EV charging station*** shall be considered a ***service station*** for zoning purposes.
- C. EV Infrastructure Requirements / Off-Street EV Parking Requirements. ***EVSE-installed spaces***, ***EV-ready spaces***, and ***EV-capable spaces*** shall be provided as follows:
 - 1. One- and Two-Family Dwellings. All new ***one-*** and ***two-family dwellings*** shall provide at least one (1) ***EV-ready*** space per ***dwelling unit***.
 - 2. Multi-Family Dwellings. Parking for ***multi-family dwellings*** shall include:
 - a. ***EVSE-installed spaces*** for a minimum of 5% of proposed ***off-street parking spaces***.
 - b. ***EV-ready spaces*** for a minimum of 20% of proposed ***off-street parking spaces***.
 - c. ***EV-capable spaces*** for a minimum of 65% of proposed ***off-street parking spaces***.
 - 3. Non-Residential Uses. Parking for uses requiring or proposing to provide 50 or more ***off-street parking spaces*** shall include:
 - a. ***EVSE-installed spaces*** for a minimum of 2% of proposed ***off-street parking spaces***, with a minimum of two ***EVSE-installed spaces***.
 - b. ***EV-ready spaces*** for a minimum of 10% of proposed ***off-street parking spaces***.
 - c. ***EV-capable spaces*** for a minimum of 50% of proposed ***off-street parking spaces***.

4. Where the calculations above result in a fractional parking space, it shall round up to the next whole number.
5. Where the number of **EVSE-installed spaces** provided exceeds the minimum required, the excess spaces shall be deducted from the total number of required **EV-ready spaces**.
6. Where the number of **EV-ready spaces** provided exceeds the minimum required, the excess **EV-ready spaces** shall be deducted from the total number of required **EV-capable spaces**.
7. Up to five (5) **Level 2 EV-installed spaces** may be substituted with one (1) **Level 3 EV-installed space** (minimum 50kW).
8. **EVSE-installed spaces, EV-ready spaces, and EV-capable spaces** are to be included in the calculation for both the number of minimum required and maximum permitted off-street parking spaces.
 - a. Every two (2) **EVSE-installed spaces** provided in addition to the required minimum may be counted as four (4) **off-street parking spaces** as relates to Section 607.1 (Minimum Off-Street Parking Requirements), for reduction of total required parking not greater than 10 percent of the total amount of required parking.

SECTION 608 SIGNS.

[...]

608.3 Prohibited Signs.

The following are prohibited:

- A. **Off-premise signs**, except as may be permitted per Sections 608.6.A.1 and 2. A **sign advertising** an on-site use that has ceased operation or vacated the **lot** shall be considered an **off-premise sign** after a period of 180 consecutive days following the discontinuance of the use and shall be removed as required by Section 608.8.C.3. [...]

608.4 Non-Residential Uses.

A. Non-Residential Uses in Commercial and Industrial Districts. [...]

4. **Freestanding Signs.** A **lot** in the **commercial** and **industrial districts** may display one **freestanding sign** subject to the following regulations:
 - a. **Sign Area and Height Regulations.**
 - i. **Freestanding signs** must comply with the dimensions set forth in the following table:

	Zoning District					
<u>Maximum</u>	<u>GC & GC-1</u>	<u>CB</u>	<u>LD</u>	<u>IND-L</u>	<u>IND-RA</u>	<u>IND-H</u>

height	25 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
sign area	64 sq. ft.	32 sq. ft.	24 sq. ft.	64 sq. ft.	64 sq. ft.	64 sq. ft.

~~The size of any freestanding sign shall be deducted from the maximum sign area permitted on a lot under Section 608.4.A.1.a ("Maximum Sign Area"), except as set forth in Section 608.4.A.4.a.ii below.~~

- ii. Strip Plazas and Multi-Tenant Buildings. A **freestanding sign** for a property improved with a **strip plaza** or **multi-tenant building** may exceed the maximum **sign area** set forth in Section 608.4.A.4.a.i by up to 50 percent, except in the CB and LD Districts. ~~Such additional sign area shall not be deducted from the maximum sign area permitted on a lot under Section 608.4.A.1.a ("Maximum Sign Area").~~ [...]

- d. A lot within 100 feet of the Interstate 89 right-of-way with an existing freestanding sign that is legal non-conforming due to its height may have one additional freestanding sign which shall have a maximum size and height as set forth above and shall be subject to all other applicable regulations. [...]

608.7 Signs Allowed Without a Building Permit.

The following **signs** (1) are allowed in addition to any other **sign** permitted by this Section, (2) do not require a building permit, and (3) are exempt from the requirements of this Section except for the prohibition of **non-static signs** set forth in Section 608.3.C, the requirements of Section 608.2.D ("Clear Vision & Movement"), and the requirements of Section 608.2.E ("Maintenance"):

[...]

- J. Medical Center Complexes. On-premise **signs** for **medical center complexes** located in the Medical Center District, unless such signs are visible from a **public street**.

[...]

SECTION 610 ACCESSORY DWELLING UNIT (ADU).

[...]

An **accessory dwelling unit** shall comply with the following criteria:

- A. An **ADU** is ~~only~~ allowed on any lots in any zoning district with a ~~detached one-family dwelling~~. For lots in any zoning district with a two-family dwelling, a detached ADU is allowed. and only Only one such **ADU** is permitted per **lot**. The dwelling unit density requirements of the underlying zoning district shall not apply to ADUs.

B. The appearance and character of the existing or proposed **ADU** shall remain single family in nature if converting a one-family dwelling to a one-family dwelling with an ADU, and shall remain two-family in nature if converting a two-family dwelling to a two-family dwelling with an ADU.

C. The property owner must occupy ~~either the principal dwelling unit or the ADU~~ one of the dwelling units as their permanent residence. A temporary leave of absence by the property owner is allowed, provided the owner-occupied unit is not rented or occupied by anyone other than the property owner during the temporary leave or absence.

[...]

D. The **ADU** must be located in the same **building** as the principal **dwelling unit(s)** unless the **lot** meets or exceeds the minimum required lot size for the respective zoning district.

[...]

E. If the **ADU** is located within or by an addition to the existing principal building ~~one-family dwelling~~, an interior door shall be provided between the ADU and the principal dwelling unit ~~and the ADU~~ or between the ADU and one of the principal dwelling units if the principal building is a two-family dwelling.

[...]

G. Size of ADU.

1. Conversion of one-family dwelling. If the **gross living area** of the principal **dwelling unit** is 1,500 square feet or less, the **gross living area** of the **ADU** may be no greater than 50% of the **gross living area** of the principal **dwelling unit**. If the **gross living area** of the principal **dwelling unit** is greater than 1,500 square feet, but less than 3,000 square feet, the **gross living area** of the **ADU** shall not exceed 750 square feet. If the principal **dwelling unit** is greater than 3,000 square feet, the **gross living area** of the **ADU** can exceed 750 square feet provided the **ADU** is no greater than 25% of the **gross living area** of the principal **dwelling unit**.

2. Conversion of two-family dwelling. If the **gross living area** of the smaller of the two principal **dwelling units** is 1,500 square feet or less, the **gross living area** of the **ADU** may be no greater than 50% of the **gross living area** of the smaller of the two principal **dwelling units**. If the **gross living area** of the smaller of the two principal **dwelling units** is greater than 1,500 square feet, but less than 3,000 square feet, the **gross living area** of the **ADU** shall not exceed 750 square feet. If the smaller of the two principal **dwelling units** is greater than 3,000 square feet, the **gross living area** of the **ADU** can exceed 750 square feet provided the **ADU** is no greater than 25% of the **gross living area** of the smaller of the two principal **dwelling units**.

[...]

J. In addition to the two (2) parking spaces required for ~~the principal residence~~ each

principal dwelling unit, one (1) additional parking space for the **ADU** must be provided.

[...]

SECTION 611 KEEPING OF CHICKENS. [...]

The keeping of chickens shall be permitted for all **one-** and/or **two-family dwellings**, provided the following standards are met (these standards do not apply to chickens kept in the rural lands zoning districts where **agriculture** is a permitted use):

- A. It shall be unlawful to keep more than the following number of chickens on any **lot**:
- | | |
|---------------------------------------|---|
| Up to 2 <u>1</u> acres | up to a total of 4 <u>5</u> hens |
| <u>Up to 2 to 5</u> acres | up to a total of 10 hens |
| More than 5 <u>2</u> acres | <u>up to 15 hens plus</u> up to 2 hens per acre. |

[...]

ARTICLE VII NON-CONFORMITIES

[...]

SECTION 702 NON-CONFORMING USES.

[...]

702.5 Expansion of Use.

- A. The Zoning Board of Adjustment may, by **special exception**, permit a legal **non-conforming use** pursuant to Section 700 to be expanded, provided that the following tests are met in lieu of Section 801.3:

[...]

- B. As part of a proposed expansion under subsection A, the Board of Adjustment may allow a legal **non-conforming use** to expand into an addition to an existing **building** occupied by the **non-conforming use** provided that the gross footprint floor area of the addition is no greater than ten percent (10%) of the size of the ~~footprint~~ gross floor area of the existing **building** measured as of January 22, 2020.

[...]

SECTION 703 NON-CONFORMING BUILDINGS AND STRUCTURES.

[...]

703.2 Abandonment, Discontinuance, Destruction.

Any **non-conforming building** or **non-conforming structure** which is partially or wholly destroyed by reason of any cause whatsoever, including obsolescence, fire, explosion, storm, floods, or other acts of God, may be resumed or restored and operated in its former non-conformity if same is done within two (2) years; thereafter, any **non-conforming building** or **structure** shall not be re-established if such **building** or **structure** has been discontinued for a period of two (2) years or more; provided, however, that the Zoning Board of Adjustment, upon an appeal from the Zoning Administrator's decision concerning such resumption or restoration, may permit the resumption or restoration of the same **building** or **structure** if it finds: (a) that no action incorporating an intent to abandon the **non-conforming building** or **structure** has been taken by the owner or occupant, including but not limited to a change in **non-conforming use** to razing or remodeling the **building** or structure; and (b) that the failure to resume or restore the use during the two-year period was due to economic, regulatory, or other forces beyond the control of the owner or occupant.

Non-conforming signs shall be subject to Section 608.8 in lieu of Section 703.2. Non-conforming sign structures shall be subject to Section 703.2.

[...]

APPENDIX A DEFINITIONS

[...]

CENTRALIZED SEWER SYSTEMS: A wastewater disposal system that does not connect to the municipal wastewater disposal system and that is designed to serve as the wastewater disposal system for an entire development. Such a system shall be approved by the New Hampshire Department of Environmental Services ("NHDES") ~~NHWSPCD and the City of Lebanon~~. Such systems, if approved, are permitted in the RL Districts only.

[...]

CLASSIFICATION (CLASSES) OF LOTS: Whether a **lot** is classified as "1", "2", or "3" depends on the provisions for water supply and sewage disposal, as follows:

CLASSIFICATION	DESCRIPTION
CLASS 1	Municipal water and municipal sewerage, <u>or community water system and centralized sewer system approved by NHDES</u>
CLASS 2	Municipal sewerage <u>or centralized sewer system approved by NHDES</u>
CLASS 3	Water and sewerage service that is neither Class 1 or Class 2

[...]

COTTAGE: A detached one-family dwelling unit with a maximum gross living area of one thousand, five hundred square feet (1,500 sq. ft.) and a maximum footprint of one thousand five hundred square feet (1,500 sq. ft.). Spaces with a ceiling height of six feet or less measured to

the exterior walls, such as in a second-floor area under the slope of the roof, shall be excluded when calculating the total floor area of a cottage. Cottages may also be attached horizontally in blocks of no more than three (3) units.

COTTAGE DEVELOPMENT: A development on a single lot having shared open space intended to serve **cottages** that interact together as a small community.

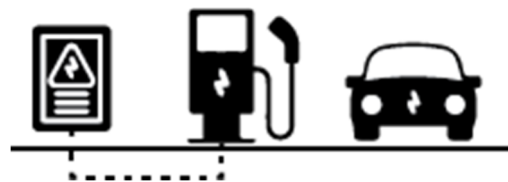
[...]

DWELLING: A ***building*** designed for and used primarily by one or more families for living quarters, but not including recreational vehicles (RVs), ***manufactured homes***housing, trailers of any kind, ***hotels***, ***motels***, ***group residences***, ***lodging houses***, institutional homes, residential clubs, or other commercial accommodations offered for occupancy.

[...]

DWELLING UNIT: One or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or ***dwelling units*** which may be in the same structure, and containing independent cooking, sanitary and sleeping facilities. The term includes sectional homes and modular units but does not include ***manufactured home***housing, ***motel***, ***hotel***, ***lodging house*** or similar structures.

[...]



ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) / EV charging station: The apparatus installed specifically for the purpose of transferring energy between the site or building wiring and the Electric Vehicle. EVSE does not include any equipment affixed to the electric vehicle.

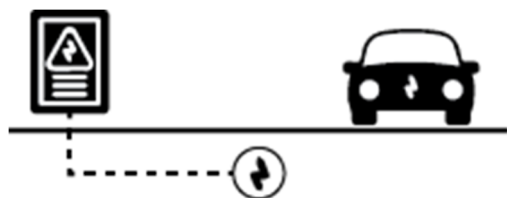
ELECTRIC VEHICLE INFRASTRUCTURE: Structures, machinery, and equipment necessary and integral to support an ***electric vehicle***, including ***EV charging stations*** and electrical outlets.

ELECTRIC VEHICLE (EV): An automotive-type vehicle for on-road use primarily powered by an electric motor, including any battery electric vehicle, fuel cell electric vehicle, or plug-in hybrid electric vehicle, that draws current from an onboard battery charged through a building or site electrical service, ***EVSE***, or other source of electric current.

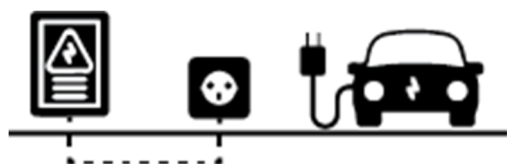
EQUIPMENT AND MACHINERY SALES, RENTAL AND SERVICE: The sale and/or rental of new or used construction, concrete, building and/or agricultural equipment and/or machinery. The outdoor storage and display, maintenance, and servicing of such equipment and machinery is permitted, provided that no retail sale of gasoline or oil is allowed.

EV-CAPABLE SPACE: An ***off-street parking space*** with electrical panel capacity and space for a branch circuit dedicated to the parking space that is not less than 40-ampere and 208/240-volt

and equipped with raceways, both underground and surface mounted, to enable the future installation of **EVSE**. For two adjacent EV-capable spaces, a single branch circuit is permitted.



EV-READY SPACE: An **off-street parking space** which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for **EVSE** terminating in a receptacle or junction box located in close proximity to the location of the parking space. For two adjacent EV-ready spaces, a single branch circuit is permitted.



EVSE-INSTALLED SPACE: An **off-street parking space** with a dedicated branch circuit and **EVSE** for **Level 2 EV charging stations**, at minimum.

[...]

HEALTH CLUB: An establishment that provides indoor and/or outdoor exercise facilities, programs, instruction and/or training related to fitness, wellness, aerobics, weight lifting, court sports, and/or swimming, as well as locker rooms, showers, massage rooms, saunas, and/or related **accessory uses**. This shall not include any **local government use**.

[...]

LEVEL 2: Charging level for **EVs** that operates on a dedicated 40-100 amp breaker (same kind used by a clothes dryer or stove) on a 208 or 240 volt AC circuit while drawing 6.2+ kW to supply 19+ miles of range gained per hour of charging.

LEVEL 3: Fast or rapid charging level for **EVs** that operates on a 60 amp or higher breaker on a 480 volt AC electric circuit or higher three phase circuit with special grounding equipment and mounting on an equipment pad.

[...]

MANUFACTURED ~~HOME~~-HOUSING PARK: Any tract of land on which two or more **manufactured ~~homes~~-housing units** are parked and occupied for living purposes. A manufactured housing park may also include in whole or in part modular homes of any size up to 1,400 sq. ft. in size.

MANUFACTURED ~~HOME~~-HOUSING PURD: A Planned Unit Residential Development (PURD) for two or more **manufactured ~~home~~-housing units** and consisting exclusively of **manufactured ~~housing~~** subdivision which meets all applicable requirements of Section 504. A manufactured housing PURD may also include in whole or in part modular homes of any size up to 1,400 sq. ft. in size.

~~**MANUFACTURED HOME SUBDIVISION:** A subdivision of land which allows individual ownership of lots on which can be located only a manufactured home.~~

MANUFACTURED HOUSING: This term shall have the meaning as set out in RSA 674:31, as may be amended.[...]

SIGN: A structure or an image, display, or illustration which is affixed to, painted or represented directly or indirectly upon a **building, structure** or **parcel** of land, which is (a) visible from a **public street**, private street, or an adjoining property, and (b) designed to communicate a non-artistic message. "Sign" does not include the **sign structure** unless the sign structure forms an integral part of the sign display or is used to differentiate the sign from the background against which it is placed.

SIGN AREA: **Sign area** means the entire area within a geometric form enclosing the extreme limits of writing, representation, emblem or any other figure of similar character, together with any frame, structure, or other material or color forming an integral part of the display or used to differentiate the **sign** from the background against which it is placed; ~~excluding the necessary supports or uprights on which such **sign** is placed.~~ The geometric form shall be limited to a circle, triangle or parallelogram.

Where a **sign** has two or more faces, the area of all faces shall be included in determining the area of the **sign**, except where two such faces are placed back to back and are at no point more than two feet from one another, the area of the **sign** shall be taken either as the area of one face ~~—~~ if the two faces are of equal area, or the area of the larger face ~~—~~ if the two faces are of unequal area. [...]

SIGN STRUCTURE: The necessary supports or uprights on which a sign is placed.

[...]

STRUCTURE: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. The term includes, but is not limited to, buildings, swimming pools, tennis courts, manufactured homes, ~~billboards, poster panels~~, wind and solar energy facilities, satellite dishes and antenna. The term does not include minor installations such as fences less than three and a half feet high, agricultural and safety fences, mail boxes, flagpoles and children's play equipment, nor does it include subsurface waste disposal systems.[...]

TRADITIONAL SUBDIVISION: Any subdivision of land which meets all applicable dimensional requirements of the zoning district in which it is located and is not approved as either a PUD per Section 501, ~~a manufactured home subdivision per Section 504,~~ or a **planned business park** per Section 508.[...]

VEHICULAR SALES: The display and sales of new or used motor vehicles, motorcycles, recreational vehicles, manufactured homes, and boats, ~~heavy equipment and farm machinery.~~ No retail sale of gasoline or oil is permitted. Vehicular sales shall include facilities for the short term leasing of automobiles and trucks to the end consumer. [...]

WORKFORCE HOUSING: This term shall have the meaning as set forth in RSA 674:58, IV, as amended.[...]

**Agenda
Planning Board
November 21, 2022**

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

October 10, 2022

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, October 10, 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), Karen Zook (City Council Rep - remote), Kim Chewning, Kathie Romano, Jeremy Rutter, Cori Hirai (Alternate)

MEMBERS ABSENT: Laurel Stavis, Gregorio Amaro, Thomas Jasinski (Alternate)

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

1. Call to Order

Chair Garland called the meeting to order at 6:32 PM and welcomed Nathan Reichert, the new Planning & Development Director.

Cori Hirai was appointed to serve in place of one of the absent members.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before October 10, 2022.

Johanna Cicotte & Edwards Properties, LLC, Tax Map 78, Lots 54 and 61, zoned IND-L:
Request for a Boundary Line Adjustment. PB2022-42-BLA

Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD: Applicant requests an extension of an approved site plan for a 47-unit multi-family residential development. PB2022-43-EXT

Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-3: Request for Site Plan Review to construct a 4,235 square foot addition to the existing recreational ice rink together with associated site improvements. PB2022-44-SPR

CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lots 11, Plot 100), zoned IND-L:
Request for Site Plan Review to construct a restaurant with a drive through together with associated site improvements. PB2022-45-SPR

Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lots 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2: Request for an amendment to an approved Boundary Line Adjustment plan. PB2022-46-BLA

1 **Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O:** Request for site plan approval to
2 convert the existing building to a multi-family dwelling. PB2022-47-SPR

3
4 **Grafton County Economic Development Council & North County Council, 16 Cavendish Court**
5 **(Tax Map 10, Lot 11, Plot 3600), zoned IND-L:** Request for a site plan amendment to construct
6 additional parking. PB2022-48-SPR

7
8 Mr. Corwin stated that Planning Staff recommends that none of the above applications has the potential
9 for regional impact. The hearing date for them will be Monday, November 21, 2022, at 6:30 PM due to
10 other scheduling considerations.

11
12 ***A MOTION by Matthew Hall that none of the above applications has regional impact.***

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

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

15
16 **3. Public Hearing Items**

17
18 A. **One Court Street Associates, 1 Court Street (Tax Map 91, Lot 244), zoned LD:** Applicant
19 requests a Conditional Use Permit per Section 307.2 of the Zoning Ordinance to convert a
20 portion of the existing building at 1 Court Street to a college/university educational facility
21 use. PB2022-39-CUP

22
23 Mr. Corwin stated that Staff has reviewed the above application and finds it complete enough for the
24 Planning Board to accept jurisdiction and commence review.

25
26 ***A MOTION by Kathie Romano*** that the Planning Board finds the application of One Court Street
27 Associates for a Conditional Use Permit, PB2022-39-CUP, **IS** complete enough to accept jurisdiction and
28 commence review.

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

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

31
32 Clifton Below appeared in support of the application.

33
34 Mr. Below explained the background of the request and noted that the space was originally Lebanon
35 College space. The space is to be used for the Osher Institute for Lifelong Learning.

36
37
38
39 Ms. Hirai inquired about the reason behind the need for this request since it was previously utilized by
40 Lebanon College. Mr. Below explained that there was a period of time that the space was used for offices,
41 and the zoning regulations have changed since that time.

42
43 Chair Garland invited public comment. Hearing none, he closed the Public Hearing.

44
45 ***The following was read by Matthew Hall:***

46
47 On October 10, 2022, at a duly noticed meeting of the Lebanon Planning Board, there appeared Clifton
48 Below on behalf of One Court Street Associates regarding 1 Court Street (Tax Map 91, Lot 244), zoned
49 LD. Applicant requests a Conditional Use Permit per Section 307.2 of the Zoning Ordinance to convert a
50 portion of the existing building at 1 Court Street to a college/university educational facility use. PB2022-
51 39-CUP

1
2 **I. FINDINGS OF FACT**
3

4 Based on testimony given, application materials presented, and supporting documents submitted, the
5 Planning Board makes the following findings of fact:
6

- 7 1. The property is a +/-26,227 sq. ft. (finished) three-story multi-use commercial building
8 constructed in 1988. The applicant proposes to use a portion of the building for a
9 college/university educational facility. The scope and nature of the proposed use is more
10 thoroughly described in the attached application materials.
11
12 2. A “college/university educational facility” is defined in Appendix A of the Zoning
13 Ordinance as, “an educational institution authorized by the state of New Hampshire to award
14 associate, baccalaureate, or higher degrees,” and, pursuant to Section 307.2 of the Zoning
15 Ordinance, is allowed within the LD District by Conditional Use Permit from the Planning
16 Board
17
18 3. Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional
19 Use Permit if it finds that the proposal meets the Enhanced Performance Standards set forth
20 in Section 302.4.D.
21
22

23 **II. CONCLUSIONS OF LAW**
24

25 As a result of the above findings of fact and based on testimony given, application materials presented,
26 and supporting documents submitted, the Planning Board concludes the following with respect to the
27 Enhanced Performance Standards set forth in §302.4.D of the Zoning Ordinance:
28

- 29 1. The site **IS** suitable for the proposal. (§302.4.D.1)
30
31 2. The external impacts of the proposed use on abutting properties and the neighborhood **IS**
32 commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning
33 district. (§302.4.D.2)
34
35 3. The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new construction and, since
36 no new construction is proposed, are inapplicable to the subject application.
37
38

39 **III. DECISION**
40

41 Now therefore be it resolved, the Planning Board, on this **10th day of October, 2022**, hereby **GRANTS**
42 the request of One Court Street Associates for a Conditional Use Permit per Section 307.2 of the Zoning
43 Ordinance to convert a portion of the existing building at 1 Court Street (Tax Map 91, Lot 244) to a
44 college/university educational facility use as set forth above and per testimony, plans, and materials
45 submitted.
46

47 *The motion was seconded by Kathie Romano.*

48 **The MOTION was approved (6-0).*
49
50

B. LWM Residential LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Request for a Boundary Line Adjustment. PB2022-35-BLA

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

A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the Boundary Line Adjustment application of the City of Lebanon (PB2022-35-BLA) **IS** complete enough to accept jurisdiction and commence review.

The motion was seconded by Kathie Romano.

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

Nick Fiore of Engineering Ventures appeared to speak on behalf of the Boundary Line Adjustment (BLA) application.

Mr. Fiore described the details of the adjustment and a related voluntary merger of 1 Foundry Street and 25 Mechanic Street.

Mr. Corwin clarified that the the proposed BLA is the subject of the hearing, not the voluntary lot merger.

Ms. Romano inquired about the reason for the adjustment. Mr. Fiore explained that it is for additional room for parking.

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

Ms. Zook arrived online at 6:49 PM to participate in the meeting. Ms. Zook noted that she was unable to attend the meeting in person to take care of a sick pet. Chair Garland asked the Board members if anyone had any objections or concerns with respect to Ms. Zook participating remotely. Hearing none, Chair Garland noted that a roll call vote would be required for future votes.

A MOTION by **Matthew Hall** that the Lebanon Planning Board **APPROVE** the application of LWM Residential LLC for a proposed Boundary Line Adjustment between lands located at 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), PB2022-35-BLA, as shown on a plat titled "Lot line Adjustment Plan prepared for LWM Residential LLC", prepared by Vivre Libre Geomatics, dated September 1, 2022, Drawing: 22028-bo, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions to be satisfied prior to the recording of the plat:

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

The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewing, Mr. Hall

Voting Against – None

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

1
2
3 **A MOTION by Matthew Hall** that the Lebanon Planning Board authorize the Chair to sign the Boundary
4 Line Adjustment plat for LWM Residential LLC, PB2022-35-BLA.

5
6 **The motion was seconded by Jeremy Rutter.**

7 **Roll Call Vote:**

8 **Voting in Favor – Mr. Hall, Ms. Chewning, Ms. Romano, Ms. Zook, Mr. Rutter, Ms. Hirai, Mr.**
9 **Garland**

10 ***The MOTION was approved (7-0).**

11
12 **B. REVISED - LWM Residential LLC, 1 Foundry Street (Tax Map 91, Lot 263), 25**
13 **Mechanic Street (Tax Map 91, Lot 267), and 43 Mechanic Street (Tax Map 106, Lot**
14 **34), zoned LD:** Request for Site Plan Review of a phased, 196-unit multi-family
15 development including a new 4-story, 27-unit multi-family building with a parking
16 garage on the ground floor at 43 Mechanic Street; a new 4-story, 31-unit multi-family
17 building with a lower-level parking garage at 25 Mechanic Street, to be merged with 1
18 Foundry Street; and, at 1 Foundry Street, the renovation of the existing Woolen Mill
19 building into 49 dwelling units, the renovation of the existing commercial building and
20 boiler building into amenity spaces, construction of a 2-story parking structure, and
21 construction of a new 5-story, 89-unit multi-family building with a lower-level parking
22 garage, together with associated site improvements. Applicant also requests a Conditional
23 Use Permit pursuant to Section 307.8.A to allow an increase in the maximum permitted
24 building height. PB2022-36-SPR - Continued from September 19, 2022 & October 6,
25 2022 Site Visit meetings.

26
27 John Livadas representing ownership, Nick Fiore of Engineering Ventures, Ruthie Kuhlman and Eric
28 Robinson of Rode Architects appeared in support of the application.

29
30 Mr. Livadas described the background of the group and their goals for the project.

31
32 Mr. Robinson explained the progress on the plan and noted others present, including Andrew Cridlin of
33 OJB Landscape Architecture and Sarah Fisher of Lamb Partners for lighting.

34
35 Ms. Kuhlman gave an overview of the plan and noted the proximity to downtown, the river, and the rail
36 trail, which are all important to the plan. Building locations and connectivity to a river walk and the
37 surrounding area were explained. A layered presentation described buildings, parking, and landscaping.

38
39 Mr. Robinson emphasized the effort taken to respect the original buildings and sites. A detailed
40 description of the different buildings, access, and parking was given. Public access to the River Walk and
41 mill yard were shown.

42
43 Mr. Fiore described the five-phase plan and the utility plans for water, sewer, and stormwater
44 management.

45
46 Erica Wygonik of WCG participated online to explain the traffic impact study. The results showed
47 minimal impact on the current traffic levels. The roundabout project, which is due to be completed in
48 2024, will mitigate the traffic on Mechanic Street. The location is considered ideal for accessing the
49 downtown area and modes of travel. No mitigation is warranted or recommended.

50
51 Mr. Fiore explained the waiver requests for landscaping and lighting.

1
2 Ms. Kuhlman explained the need for the conditional use permits.
3

4 Mr. Corwin noted that City Engineer Brian Vincent was present and Steve Keach was online as the
5 reviewing engineer for the application. Mr. Corwin stated that no comment has been received yet from the
6 Upper Valley Lake Sunapee Regional Planning Commission. The proposed phasing needs additional
7 explanation to indicate the completion of each phase as a standalone project. Easements need to be
8 indicated. The Fire Department commented on one item in the fire code that needs to be addressed. There
9 will be updated conditions of approval at the next meeting.
10

11 Mr. Keach of Keach Nordstrom, the reviewing engineer for this project, provided his comments following
12 his review of the project. The second submission by the applicant reduced the number of comments in his
13 subsequent report. He noted that thoughtful consideration has been made by the applicants thus far, and a
14 very good plan has been presented.
15

16 Mr. Vincent noted that he spoke with the design team for the roundabout and confirmed that turns in both
17 directions would be possible from Foundry Street onto Mechanic Street. The roundabout should provide a
18 calming effect to traffic. There are some environmental issues on the property, and those issues need to be
19 explained.
20

21 Mr. Fiore stated that the environmental review will take place over the next few weeks. Mr. Livadas noted
22 that they understand what is involved and will be addressing it during demolition and soil work.
23

24 Chair Garland noted that a site visit took place on October 6, 2022, and it was easy to walk the site.
25

26 Mr. Hall expressed his interest in knowing what the traffic situation would be if the roundabout is not
27 completed as expected. In addition, he inquired about the amount of parking. Mr. Fiore stated that the
28 parking will be assigned for residents. Mr. Hall inquired about the landscaping. Andrew Cridlin of OJB
29 Landscape, described the landscape counts for both tree species, shrubs, and plantings. Mr. Hall inquired
30 if the City has a performance requirement. Mr. Corwin stated that following completion of the first phase
31 of the development, performance security will be required for each remaining phase of the development.
32

33 Ms. Romano noted that there will be a large amount of traffic leaving the properties in the morning.
34 Crosswalks will also be required given the current traffic.
35

36 Ms. Hirai noted the need for EV charging and the coming requirements along with the location of snow
37 storage, which was not indicated. Ms. Kuhlman stated that there will be the recommended number of EV
38 spaces and installation for future locations. Opportunities for solar will also be considered. Mr. Fiore
39 indicated the spaces planned for snow storage. Ms. Hirai inquired about salt mix being used near the river.
40 Mr. Fiore noted that the direction of flow would be handled with additional vegetation and slope.
41

42 Ms. Chewning inquired about the financial analysis and who might indicate the impacts on the schools
43 and other city services. Mr. Fiore stated that the financial person would be available later.
44

45 Mr. Rutter inquired about the landscaping and lighting waivers and noted some inconsistencies in the
46 information and lack of detail. He suggested an updated version of the plans would be helpful for
47 understanding the waivers. Mr. Livadas noted that the bridge between the buildings may be renovated.
48

49 Chair Garland noted that the property access is split and could impact commuters.
50

Mr. Hall stated that the completion of the roundabout is important, but it is important to consider what will happen if it is not. Mr. Livadas stated that they would not lobby for a left-hand turn from Foundry Street onto Mechanic Street, and right-hand turns only would fine.

Chair Garland invited public comment.

Jeremy Katz, owner of the NAPA property, stated that he is in favor of the project. The height approval would be an advantage given the topography. The commercial use waiver makes sense given the traffic and lack of parking potential. The sewers servicing other properties go through the properties, and the service should not be interrupted. The traffic pattern does not allow for left-hand turns onto Mechanic Street. There may be an impact of access to light for the building to the north of the Foundry Street building and possible blocking of views of Storrs Hill.

Maryann Mastro of Green Street noted the parking ratio of 1.1 space per unit and stated that it is too little. She suggested that builders should plan based upon the City ordinances and avoid waiver requests.

Dale Flynn, an abutter to the property on Blacksmith Street, commented on the difficulty in turning out from Blacksmith Street. The height waiver is an issue for him, and the water and sewer are already taxed in the area. There should be a crosswalk for 25 Mechanic Street, and there will be a big impact on the flood plain. The lighting impact should be kept at a minimum, and any impact on wildlife should be considered. A right of way may be needed for access to Blacksmith Street.

Chair Garland inquired about a date for the continuation of the hearing. The applicant expressed the need for at least two weeks to respond to concerns. Mr. Corwin stated that October 24, 2022 could work if it is noticed tomorrow.

A MOTION by Matthew Hall to continue the hearing to October 24, 2022, at 6:30 PM.

The motion was seconded Cori Hirai.

Roll Call Vote:

Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Mr. Hall

Voting Against – None

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

A MOTION by Matthew Hall to extend the meeting to 9:45 PM.

The motion was seconded by Kim Chewning.

Roll Call Vote:

Voting in Favor – Mr. Hall, Ms. Chewning, Ms. Romano, Ms. Zook, Mr. Rutter, Ms. Hirai, Mr. Garland

Voting Against – None

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

4. Other Business

- A. **William Misha Rosoff, 387 N. Main Street (Tax Map 8, Lot 12), zoned R-3:** Conceptual review per Section 7.3 of the Subdivision Regulations for a proposed 7 lot major subdivision. PB2022-41-CON

William Misha Rosoff, property owner, appeared in support of the potential project.

Mr. Rosoff stated that he was looking for ideas for developing the property, which includes seven lots without wetlands or ledge. It is served by city water and sewer and is located between two streets.

Chair Garland inquired about the ownership of the common space. Mr. Rosoff stated that it could be under an owners' association, but he would like to avoid that. He is looking for suggestions of things that could be shared.

Ms. Hirai inquired if there could be any cottage clusters. Mr. Rosoff agreed it could be a combination of single family and cottage cluster.

Ms. Romano said she was glad to hear about single family homes, and there is a good market for them. Perhaps the open space could be part of each lot. Mr. Corwin said staff would look into it.

Mr. Hall said he is also glad to hear about single family homes.

Chair Garland suggested that Mr. Rosoff should spend time with Staff to see what other options there may be.

5. Approval of Minutes

A. August 22, 2022

A MOTION by Matthew Hall to approve the Planning Board Minutes of August 8, 2022, as presented. The motion was seconded by Kim Chewning.

Roll Call Vote:

Voting in Favor – Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Garland, Ms. Hirai

Voting Against – None

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

B. September 19, 2022

Page 4, line 23 to read, "Ms. Hirai added that public EV charging would be desirable..."

A MOTION by Matthew Hall to approve the Planning Board Minutes of August 8, 2022, as amended. The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Garland

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

Mr. Corwin noted that there would be only one meeting in November on the 21st as a regular meeting. There will be no work session, but tentatively there would be an additional meeting on December 19, 2022, as a work session.

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.

- 1 ***The motion was seconded by Kim.***
- 2 ****The MOTION was approved (7-0).***
- 3 ***Bruce, Cori, Jerry, Karen, Kathie, Kim, Matt***
- 4
- 5 The meeting was adjourned at 9:28 PM.
- 6
- 7 Respectfully submitted,
- 8
- 9 Holly Howes
- 10 Recording Secretary