



**LEBANON TREE ADVISORY BOARD
JANUARY 3, 2023 - 5:30 PM
MEETING ROOM 2, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. November 7, 2022
 - 3. Old Business**
 - A. Lebanon Towers Planting
 - B. Urban Heat Islands Update and City Council Presentation
 - C. Tree Warden Update
 - D. Tree Vaccinations
 - E. Planning Board Site Regs Recommendation
 - 4. New Business**
 - A. Planning Board Applications Review
 - i. Lot 64-30
 - ii. Lot 103-12
 - B. Public Assistance: Planting guidelines and EAB treatment
 - 5. Other Business**
 - A. 2023 Planting Goals
 - B. Meeting schedule for 2023: March 6, May 1, July 10, Sept 11, Nov 6
 - 6. Adjournment**

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

City of Lebanon
Tree Advisory Board

Draft* Minutes, Monday **November 7, 2022** at 5:30pm

River Valley Community College Conference Room or remote on LebanonNH.gov/Live

MEMBERS PRESENT (7/7): Charlie DePuy, Andrew Garthwaite, Susan Johnson, Mary Maxfield, Sarah Riley

MEMBERS ABSENT (0/7): Kathleen Corrigan, Kelsey Haigh

STAFF PRESENT: Paul Coats (Director, Lebanon Parks and Recreation)

SPECIAL GUESTS: Tim Corwin (Planning and Development), Liz McKinley who was with us remotely (Community Forester, NH Division of Forests and Lands)

1. CALL TO ORDER: The meeting was called to order at the usual time
2. APPROVAL OF MINUTES: Minutes of our last meeting on 9/12//22 were corrected and approved.
3. NEW BUSINESS:
 - a. **Discussion with Tim Corwin, Planning and Development–the TaB threw a bunch of questions to Tim:**
 - i. TaB Question (Andrew G): The Planning Board is in charge of reviewing any proposals related to planting plants. How do we the TaB interact with them?
 - (Tim) Some relevant categories: Zoning ordinances are relevant to this question. The city is divided into zones and these ordinances regulate what can go where. There are also zoning overlay districts such as shoreline districts and wetlands districts. There are site plan review regulations, applied where a lot (building or land) is being developed or re-developed. There are design requirements which encompass a variety of standards, such as lighting, storm water, pedestrian improvements, and landscaping requirements (trees, amount of space required around the periphery of the lot, etc.). 30% of a lot must be shaded by shade trees.
 - (Tim) Section 6.2 is being reviewed soon, and the Planning Board will be considering changes. Tim recommends that we look at Section 6.2 so that we can have input now. Tim plans to send a copy of this to Paul soon. What's on the table are some possible

big changes. Tim is hoping that the changes to Section 6.2 will include a way to eliminate perpetual big waivers. He thinks that more stream-lined regulations would help developers and the Planning Board.

- Tim suggests that the Tree Advisory Board could play two roles as we interact with the Planning Board:
 - Keep an eye on site plan regulations (which can be found on the Planning Board agenda).
 - Be aware that Planning Board site reviews are done on the 2nd and 4th Monday of the month.
- ii. TaB Question (Andrew G): Is the Planning Board in the habit of soliciting input from other city boards and departments?
 - (Tim) Once the Planning Board gets an application, it refers it for staff review to the Planning Dept, the city manager, the city engineer, fire dept, and Leb Rec. Sometimes the Planning Dept specifically requests input from the Conservation Commission. This the TaB could be approached here, though the Planning Board hasn't followed up on this in the past.
 - (Andrew G) Maybe we could look at agendas and volunteer interest in particular projects.
 - (Tim) Good idea.
 - (Tim) The vast majority of applications are approved but with conditions.
- iii. TaB Question (Sarah R): Are landscaping recommendations checked ten years later?
 - (Tim) Some developments predated regulations. Some recommendations end up being let go with time. But ultimately, once a project/development is complete and the requirements have been met, it's done. Tim will go to the site with the plan in hand and check that the plants are close to 100% of what was on the original site plan. If not, they might make a site plan amendment. If after 5 years trees are not maintained and have died 5 years later, Tim would follow up with the property owner.
 - (Sarah) This should be built into regulations, whereas massive infestations not.
- iv. TaB Question (Andrew): The Emerald Ash Borer will affect many of our city's trees, causing them to die. Who pays?
- v. TaB (Andrew): Liz M recommended against more maples and in favor of a more diverse planting scheme. Maybe we could help here.
- vi. TaB (Charlie): It would be nice if there was more accountability to TaB in regulations.
- vii. TaB (Andrew): That's why our comments on Section 6.2 would be important. TaB can be advisory to the Planning Board on landscaping parameters.

- viii. TaB (Sarah)or even be more fluid in developing policies/lists on this and involving people from the state.
 - ix. TaB (Charlie and Andrew): e.g. Kleen Laundry development got a waiver from the trees requirement because of their parking garage.
 - x. (Tim C) If the Planning Board or TaB have concerns over waivers, they must be addressed early in the hearing. Super detailed planning board landscaping can undermine the review process.
 - xi. TaB (Andrew): Urban sites present lots of challenges.
 - xii. TaB (Susan): The urban heat island study reveals parking lots that are very hot compared to other areas. Might we look into the records to see if there were waivers?
 - xiii. (Tim): You can appeal to the owner about any evidence of missing landscaping. You can go see Tim; the Planning Dept is open to questions.
 - b. TaB Question (Andrew G): Does the city have to adhere to its own regulations?
 - i. (Tim) In Lebanon, the city does try to adhere to city zone ordinances but not planning or site plan regulations.
 - ii. TaB (Andrew G): That big parking lot between the city hall and the Mascoma River when planned 15 years ago was supposed to have had trees, but they were eliminated.
 - iii. TaB (Paul C): It's really important that we weigh in on the 6.2 plan before the December Planning Board meeting. We should send our individual comments to Paul, and he will forward them to the Planning Board.
4. OLD BUSINESS
- a. NH Urban Forester visit review
 - i. (Susan) AJ Dupere and Liz McKinley recommend planting non-ashes between ashes in parking lots.
 - ii. (Andrew) How can we ensure trees are properly planted in the future?
 - (Paul) We'd have to communicate with engineers and those planting trees and deputy city manager.
 - (Liz) Section 6.2 has no guidance on proper planting.
 - (Sarah) Does Liz have a source of current best practices of proper planting?
 - (Liz)--yes: [ANSI](#)
 - (Sarah) Could this be part of city contracts?
 - (Paul) Sometimes trees have 1-2 year warranty. We haven't signed off on the rail trail project yet.
 - (Liz) We might use the Mascoma Bank trees as an educational opportunity for contractors.
 - (?) Fox has announced that anyone (uneducated, uncertified) can plant a tree. We need more input on this. A big key is for city people (engineers and boards) involved in these projects and issues.

- (Liz) They're contemplating a statewide conference to teach about these things.
- b. Ash trees vaccinations
 - i. Paul has money.
 - ii. (Liz) It should cost maybe \$15 x DBH per tree every two years.
 - iii. (Andrew) We will try to identify the 12 most important ash trees* and inoculate them next spring. (*2 on the mall, 2 at skateboard park, 1 at Bakers Crossing, others at Lebanon parks and libraries, but not any parking lot trees)
 - iv. (Paul) Fox no longer does this, but we're talking with Chippers and Henry Homeyer.
- c. Also...
 - i. 2 Elms in Colburn Park need pruning and could use vaccinations but are getting older, and one large Linden needs to be removed.
 - ii. (Andrew): Concerned about trucks driving on roots
 - iii. The post office would pay for their Oak pruning. The P.O is ready to trim it. We (the TaB) could water it. Ditto with helping out at Lebanon Towers; we can assist and spur them on.
 - iv. The big oak at the P.O has one huge branch that needs a reduction cut. The roots are affected by traffic.
 - v. (Liz) That oak has only about 10 years left.
- d. Lebanon Towers planting—Ditha Alonso, director of LHA, will contact the property manager of the neighbor (Hanover St Mall). She may not need anything more from TAB.
- e. Urban Heat Island project
 - i. (Charlie and Mary) A bit concerned about senioritis. Suggestion: might there be some juniors who would be interested?
 - ii. (Susan) Maybe IRA funds could be applied to UHI initiatives.
 - (Liz) IRA \$\$ → state → will distribute funding to first project who apply
 - (Paul) Have the UHI City Council presentation ready 3 weeks ahead of time, to be included in the Council agenda packet.
 - iii. (Charlie) Another project/question: identifying percent of land to be covered by canopy in urban parts of town. New York is aiming for 40%. How 'bout us??

5. MEETING ADJOURNED AT 7:05PM— Motion to adjourn made by Susan and seconded by Sarah.

6. NEXT MEETING will be January 3rd.

Respectfully submitted,
 Mary Maxfield
 Recording Secretary

**Agenda
Planning Board
October 24, 2022**

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

Amendments to the Site Plan Review Regulations

SITE PLAN REVIEW REGULATIONS

DRAFT AMENDMENTS - REDLINE

Section 4.3 – Conceptual Review

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

ARTICLE V – SUBMISSION REQUIREMENTS

Section 5.1 – Drawings and Other Submittals

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

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

E.

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

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

Section 6.2 – Landscaping Standards

A. Purpose

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

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

B. Perimeter Landscaping

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

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

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

C. General Design Requirements

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

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

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

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

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

~~Additional Width and Opacity for Perimeter Landscaping~~

EXISTING LAND USE					
P					
L					
R					
Of					
th					

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

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

~~7. — Buffers and screens shall be either opaque or semi-opaque, as determined by the Planning Board, based on the width of the landscaped area and the extent of negative impact of the use or facility being screened or buffered.~~

~~a. — The opaque buffer is opaque from ground level to 6 feet in height, with intermittent vegetation from 6 feet to at least 30 feet in height. It shall be planted at a minimum of one (1) shade tree or evergreen tree with conical shape and one (1) understory tree per 300 square feet, with as many evergreen shrubs as necessary to exclude all visual contact from ground level to 6 feet in height.~~

~~b. — The semi-opaque buffer is opaque from ground level to 3 feet in height, with intermittent vegetation from 3 feet to at least 30 feet in height. It shall be planted at a minimum of one (1) shade tree and one (1) understory tree per 300 square feet, with as many shrubs as necessary to partially block visual contact from ground level to 3 feet in height.~~

D. Screening

~~8. — Screens at least 5 feet in width shall be provided for service areas and facilities (such as garbage and waste disposal containers, recycling bins, and loading areas; outside storage areas; and electrical and mechanical equipment, such as transformers and compressors), or for any other similar facilities or areas required by the Planning Board. Screens may be incorporated within any of the minimum landscaped areas required herein.~~

~~9. — A buffer or screen may include fencing, subject to the approval of the Planning Board. A buffer or screen may be combined with storm water infiltration strips and bio-filtration areas as long as the requirements of both the perimeter landscaping and storm water management are met.~~

E. Street Trees

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

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

GE. Additional Buffers

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

DG. Landscaping Around Buildings

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

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

EH. Landscaping of Parking Areas

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

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

width, except for corner radii, ~~shall be long enough to protect tree roots and vehicles parked in the adjacent parking spaces,~~ and shall be planted with deciduous trees for shade.

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

F.I. Erosion Control

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

G.J. Protection of Surface Water

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

HK. Maintenance and Materials

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

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

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

~~Shade Trees for Dusty, Salty Locations~~

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

~~Evergreen Trees for Dusty, Salty Locations~~

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

~~Shrubs for Dusty, Salty Locations~~

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

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

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

4. ~~Existing Plant Material Credit~~

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

JL. Prohibition of Sight-Obscuring Landscaping Features

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

KM. Encroachment on Landscaped Areas

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

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

~~L~~N. Protection of Landscaped Areas

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

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

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

~~N~~O. Other Requirements

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

SITE PLAN REVIEW REGULATIONS

DRAFT AMENDMENTS - BLACKLINE

Section 4.3 – Conceptual Review [...]

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

Section 5.1 – Drawings and Other Submittals

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16. A landscaping plan demonstrating compliance with Section 6.2 and showing proposed new plantings to be installed and existing natural vegetation to be retained. The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. [...]

Section 6.2 – Landscaping Standards

A. Purpose

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3. To mitigate the appearance and aesthetic impact of accessory uses (such as loading areas, dumpsters, utility equipment and areas, storage areas,

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

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

B. Perimeter Landscaping

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

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

C. General Design Requirements

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

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

D. Screening

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

E. Street Trees

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

F. Buffers

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

G. Landscaping Around Buildings

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

H. Landscaping of Parking Areas

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

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

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

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

I. Erosion Control

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

J. Protection of Surface Water

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

K. Maintenance and Materials

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

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

L. Prohibition of Sight-Obscuring Landscaping Features

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

M. Encroachment on Landscaped Areas

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

N. Protection of Landscaped Areas

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

O. Other Requirements

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

**Agenda
Planning Board
October 24, 2022**

**Agenda Item #3A
Study Items**

Discussion re: Site Plan Review Amendments



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

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

DATE: October 19, 2022

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

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

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

Attachment

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

SITE PLAN REVIEW REGULATIONS **DRAFT AMENDMENTS**

Section 3.1 – Site Plan Review Jurisdiction

[...]

A. JURISDICTIONAL DETERMINATION

[...]

B. LAND DEVELOPMENT EXEMPT FROM SITE PLAN REVIEW.

[...]

C. MINOR SITE PLAN COMMITTEE REVIEW

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

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

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

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

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

~~1. Land development involving:~~

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

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

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

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

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

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

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

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

D. PLANNING BOARD REVIEW

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

Section 3.2 – Minor Site Plan Review

A. MINOR SITE PLAN COMMITTEE

[...]

B. REVIEW PROCESS

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

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

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

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

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

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

TREE ADVISORY BOARD COMMENTS TO PROPOSED SITE PLAN REGULATIONS

Andrew:

Section 6.2.B.1. The landscape bed should remain 15'. 10' is not enough for a tree to grow.

Section 6.2.B.2. Retain unless the instruction is satisfactorily listed elsewhere.

Section 6.2.C. Keep the section that evergreens should be 25% max. All evergreens would not be nice, useful or appropriate unless a screen is needed.

Section 6.2.E.10. The note about trees being appropriate to the soil and moisture conditions should be retained. The principle of "right tree in the right place" is important.

Section 6.2.K.1. Keep the maintenance description proposed to be removed.

Section 6.2.K.2. Keep the crossed out sentence. See above.

Charles:

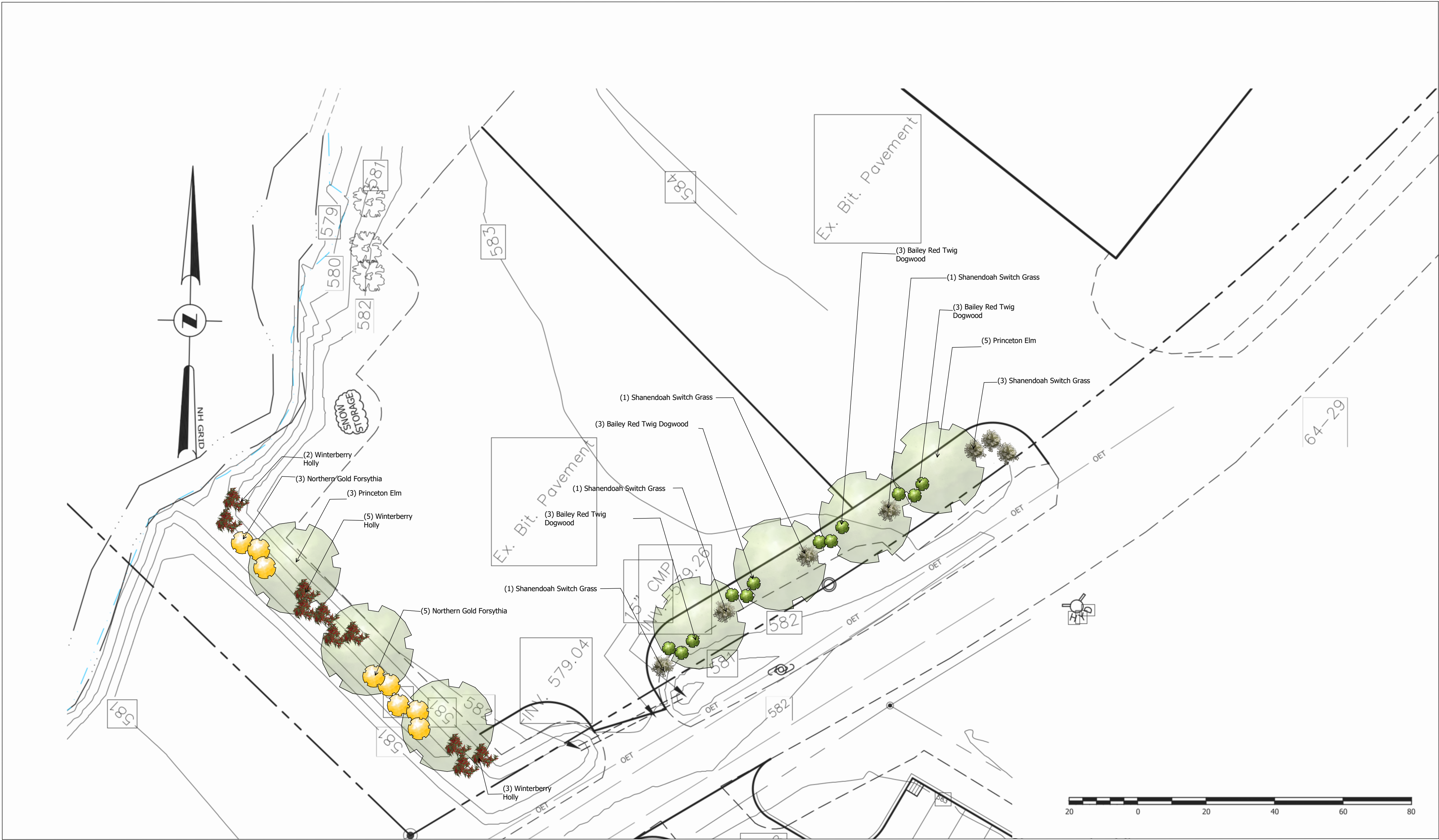
Under submission requirements: All existing trees over 12 inches should be noted and evaluated for protection or replacement by the developer in the form of a tree canopy equivalent on site or elsewhere on public land.

—THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON
AND THE NOTICE OF ACTION ARE A PART OF THE PLAT,
AND THE APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL
THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID
SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION
OR WAIVER SET FORTH IN THE NOTICE OF ACTION.

ROUTE 120

446.10

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Plant Legend				
Qty	Botanical Name	Common Name	Container	Custom
Groundcovers\Ornamental Grass				
7	Panicum vigatum 'Shanendoah'	Shanendoah Switch Grass	#5 Cont.	24-36" minimum
Shrubs\Deciduous				
8	Forsythia	Northern Gold Forsythia□	#7 Cont.	24-36"
12	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	2-3' B&B	
10	Ilex verticillata	Winterberry Holly	3-4' B&B	
Trees\Deciduous				
7	Ulmus Americana 'Princeton'	Princeton Elm	2.5-3" Cal.	

15' Landscape Requirement *	
Trees Required=	11
Trees Provided=	7
Shrubs Required=	55
Shrubs Provided=	37

*15' Landscape Requirement (Calculation taken from south PL and a portion of the south east PL

Landscape Notes:

- 1). Please refer to Engineer's site plan for all UT locations. Some UT locations have been "frozen" in this viewport for clarity.
- 2). All new plant material shall be grown to nursery stock.
- 3). Contractor shall guarantee all plant material for up to one growing season from date of install.
- 4). Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.
- 5). All Plantings shall be planted in loam containing 5% of organic material.
- 6). All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.
- 7). Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."
- 8). Per site plan req. 6.2.B.4 "At the time of planting, all deciduous trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height."
- 9). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."
- 10). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."
- 11). Per site plan req. 6.2.K "After the issuance of a certificate of occupancy the storage, display, or parking of motor vehicles, boats, mobile homes, trailers, or construction equipment within landscaped areas, buffers, or screens, shown as such on the approved landscape plan is expressly prohibited and a violation of the Notice of Action."

Landscape Plan
Prepared for:
Volvo Volkswagon
Lebanon, NH

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01950
105 Bank St. Lebanon, NH 03766
email: maralandscape@gmail.com Ph. 978.868.0331

Date:
April 4, 2022

L-1

December 12, 2022

Lebanon Planning Board
City of Lebanon
51 North Park Street
Lebanon, NH 03766

**Re: Restaurant/Charity Gaming Center
369 Miracle Mile
Subject parcel 103-12
GC Zone
Site Plan Review Request**

Dear Lebanon Planning Board,

On behalf of New Hampshire Group, LLC, we are pleased to submit the enclosed materials and request Site Plan Review at the January 8, 2023 hearing. The Applicant proposes to construct a 18,735 sq. ft. restaurant and charity gaming center in the location of the former Gerrish Honda building. Structural elements of the existing building will be maintained while the existing building footprint will be reduced by 7,892 sf.

The existing property contains a 25,227-sf former auto dealership. The lot is primarily hardscape with pavement on the east side of the lot around the building and a narrow gravel segment that extends west. The gravel parking lot slopes from east to west towards a wet area at the far west end of the site while the paved portion of the lot slopes to the northwest towards Miracle Mile. A Liberty Utility power line easement encompasses the narrow western segment of the subject lot. The overall lot area is 3.38 acres. Drainage is managed through a series of catch basins and underground piping. Runoff from Interstate 89 from the south is discharged directly to the wet area while site generated runoff is treated in an existing Vortechs treatment system that is designed to remove sediment and hydrocarbons prior to discharging to the wet area. The sewer system consists of two separate sanitary lines with one of the lines collecting wastewater and the second collecting floor drainage. The floor drains flow into an oil and grit separator located near the northwest corner of the building prior to discharging to the municipal collection line in Route 4. An 8" combined fire and domestic water line is connected to the building from Route 4. The building is fed by underground power from a transformer at the northwest corner of the paved parking area in front of the building.

The reconfigured building will contain a 17,335 sf first floor and a 1,360-sf mezzanine. Specific uses within the proposed building include a 41-seat restaurant/bar and a gaming area consisting of approximately 111 electronic gaming devices and 90 gaming tables. Other supporting uses of the building include office space and employee breakroom. Estimated traffic with this project is expected to increase from 65 peak PM trips to 140 peak PM trips based on the ITE trip generation rates. This calculation indicates the increase in peak hour traffic is less than 100 trips as per section 5.1G2. The ITE spreadsheet is included for reference. Site improvements consist of adjustments to the parking lot layout to accommodate approximately 147 parking spaces. A new concrete sidewalk will wrap around the building with ADA access at the rear of the building. The reconfigured parking layout requires addition of curbing, catch basins and drain lines which will direct site drainage into the exiting drainage network that connects to the existing treatment system. There is an overall reduction of impervious

surfaces by approximately 700 sf and the existing vortech unit treats more than 50% of site impervious surfaces as Per section 6.6.G.2. Utility improvements consist of extension of the sewer service line and addition of a grease interceptor for the proposed restaurant use. Site lighting and landscaping is proposed to be upgraded with this project to meet current site plan regulations. 5 ADA compliant parking spaces are proposed with this project which includes three van accessible spaces. A loading area for WB-67 tractor trailer truck deliveries is located around the back and east side of the building.

We look forward to presenting this project to you at the next available hearing. If you have any questions or comments or require any additional information prior to the hearing, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Stefan Huba, Vince DeGennaro, Bill Salerno



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Stefan Huba

Project Name: 369 Miracle Mile Charity Gaming Center

Project Address: 369 Miracle Mile Lebanon, New Hampshire 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 6.2B of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The 15 ft. landscape buffer cannot be met due to the existing lot configuration, the space is needed for truck turning, emergency access and parking and it is an existing condition.

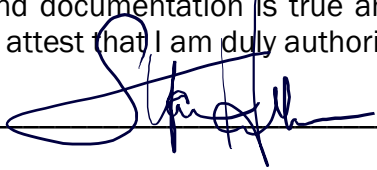
2. Section 6.2D of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

landscaping is provided along a portion of the north side of the building, but is not feasible in other areas around the building due to the loading area, pedestrian and ADA access, and emergency vehicle access requirements.

3. Section 6.2E of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
A partial waiver is requested for the area directly east of the building. This area needs to remain clear of landscaping for tractor trailer access to the rear loading dock.
4. Section 6.5E2c of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
The waiver is sought for the gravel parking extension located on the far west end of the lot. This is an existing condition within a Liberty Utilities easement. Maintenance activities by the power company require the area to remain gravel.
5. Section 6.6G of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
There is an existing vortech treatment system that will treat 100% of the site impervious area.
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: 12/09/2022

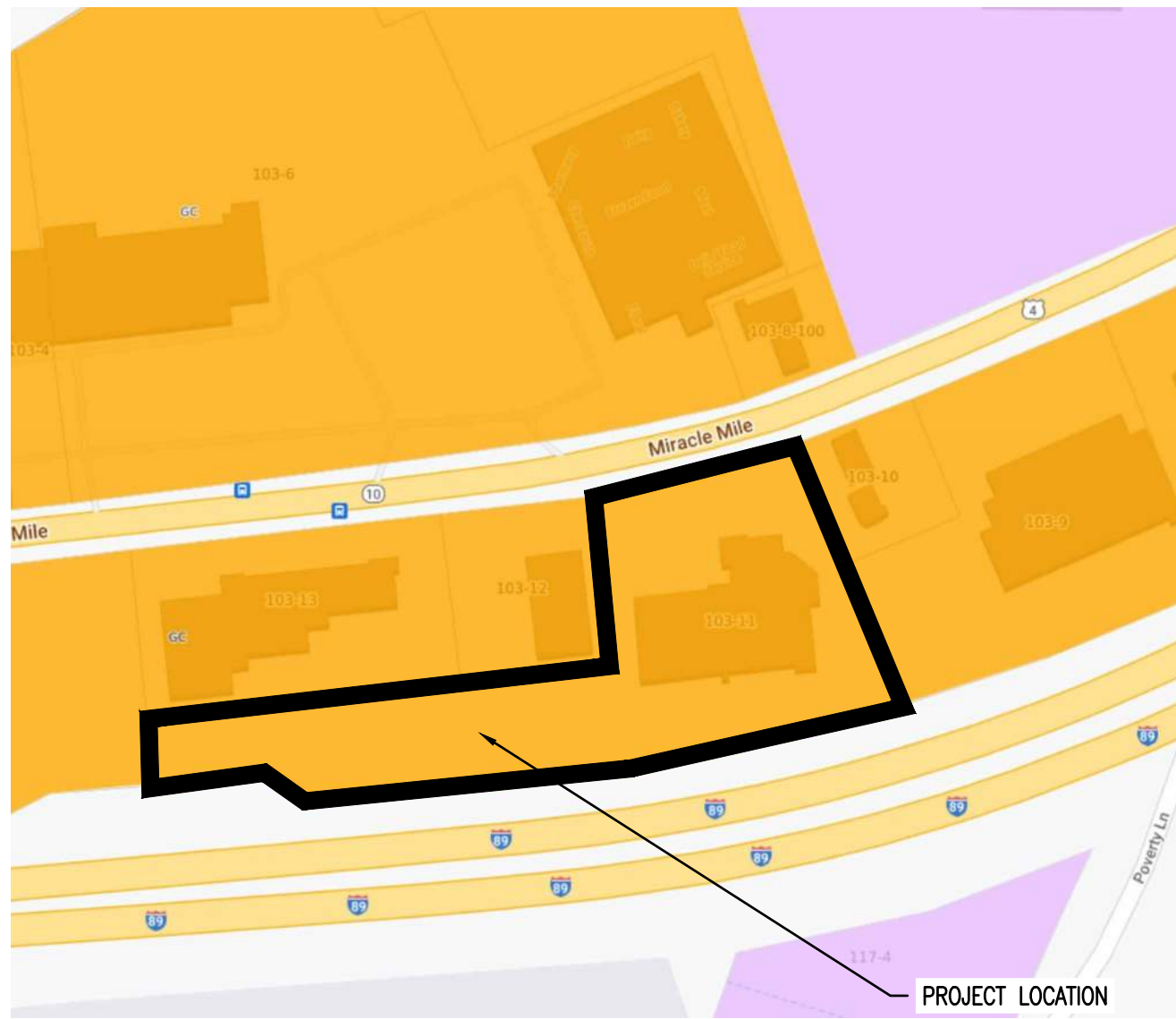
369 MIRACLE MILE

RESTAURANT/CHARITY GAMING CENTER

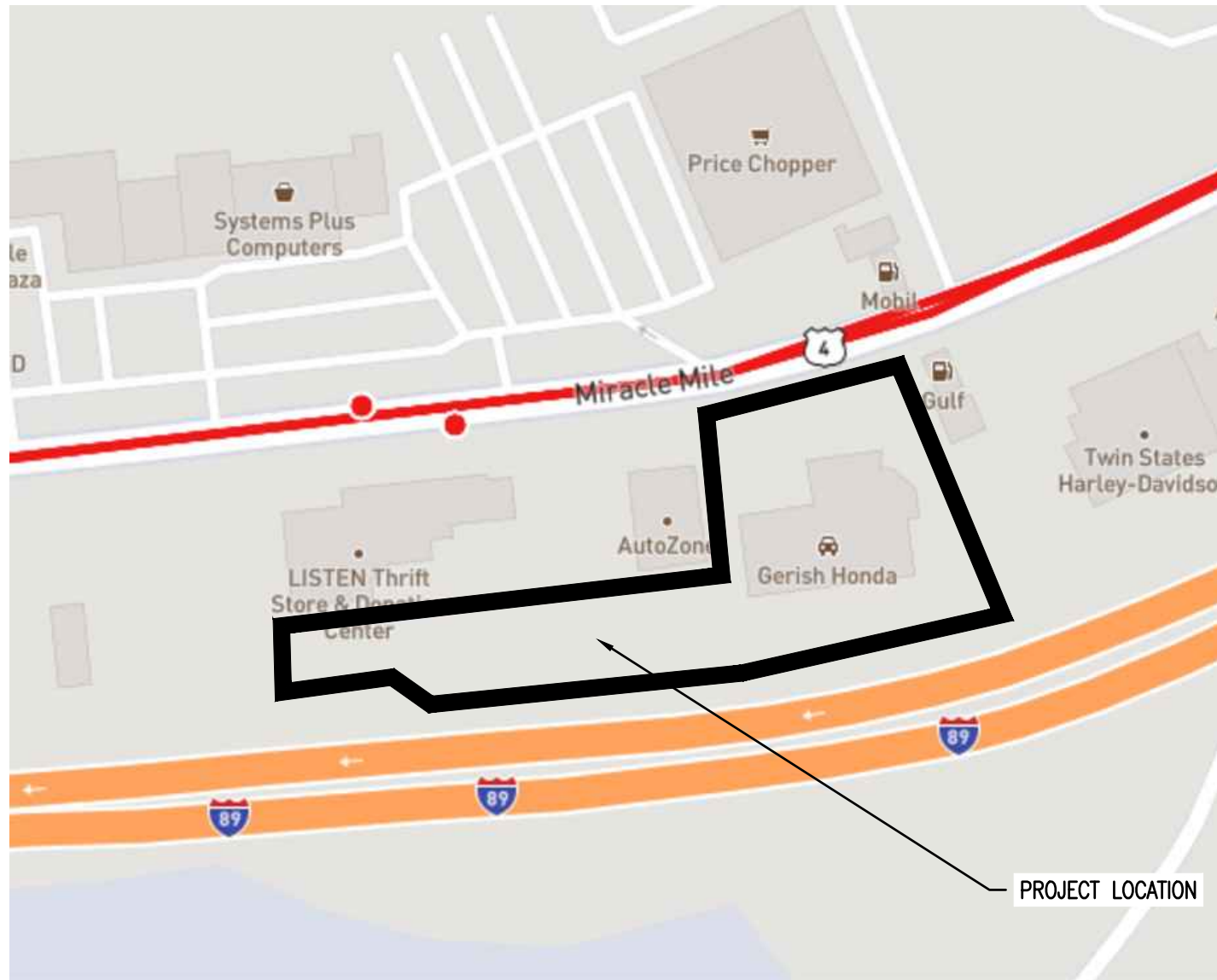
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



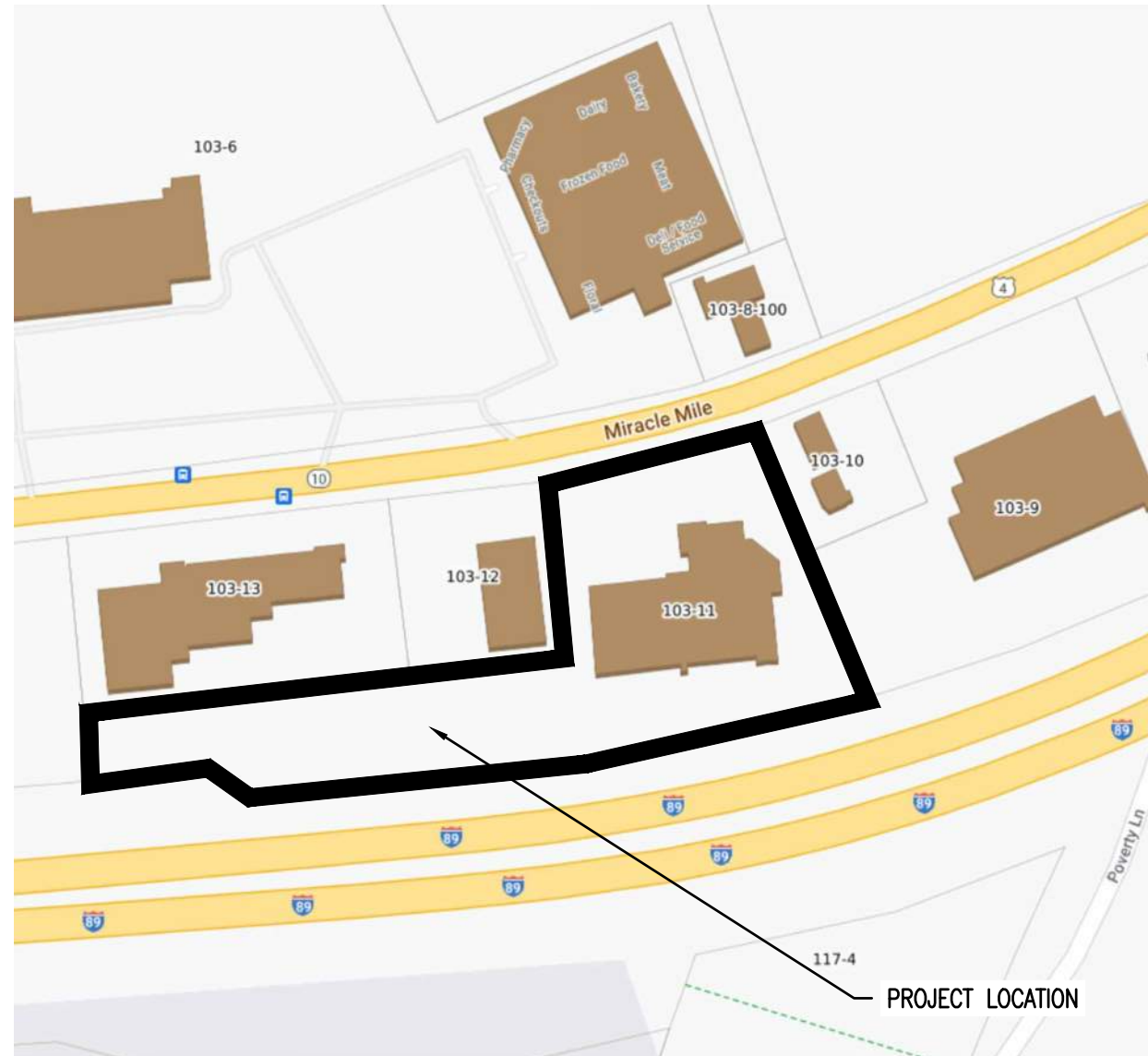
ORTHO MAP
 1" = 500'



ZONING MAP
 1" = 200'



BUS ROUTES
 1"=200'



TAX MAP
 1" = 200'

ZONING CHART

12/12/2022
 369 Miracle Mile
 Stefan Huba - NH Group, LLC
 Lebanon Zoning Regulations

	Existing	Required	Proposed
Zoning District	GC		GC
Tax Lot #	103-12		103-12
Area of Lot	3.38 Acres	50,000 sf	3.38 Acres
Building (Footprint)	25,227 sq. ft.	44,170 sq. ft. (maximum)	17,335 sq. ft.
Parking	165		147
Use	Auto Dealership		Restaurant / Charity Gaming
# of stories	1		1
Impervious Area	102,032 sf		101,304 sf
Impervious Area (% of lot)	69.3%		68.8%
Frontage	240'	150'	240'
Setbacks			
Front	81'	40'	131'
Rear	68'	20'	61'
Side	30'	20'	30'
Building Height	27'		33'

Parking Calcs:
 300 seats x 0.33 = 99 spaces minimum

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SHEET	TITLE	CONSULTANT	PAGE NO.
C0.0	COVER SHEET	ENGINEERING VENTURES	(1 OF 12)
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES	(2 OF 12)
-	EXISTING CONDITIONS PLAN	VIVE LIBRE GEOMATICS	(3 OF 12)
C1.2	DEMOLITION PLAN	ENGINEERING VENTURES	(4 OF 12)
C1.3	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(5 OF 12)
C2.0	SITE GRADING DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES	(6 OF 12)
C3.1	SITE DETAILS	ENGINEERING VENTURES	(7 OF 12)
C3.2	SITE DETAILS	ENGINEERING VENTURES	(8 OF 12)
C3.3	EPSC DETAILS	ENGINEERING VENTURES	(9 OF 12)
L-1	LANDSCAPE PLAN	MARA LANDSCAPE DESIGN	(10 OF 12)
L-2	LANDSCAPE DETAILS	MARA LANDSCAPE DESIGN	(11 OF 12)
PH1	PHOTOMETRIC PLAN	EXPOSURE, INC.	(12 OF 12)

CONSULTANTS

CIVIL ENGINEERING
 ENGINEERING VENTURES, PC
 85 MECHANIC STREET, SUITE E2-3
 LEBANON, NH 03766
 (603) 442-9333

LAND SURVEYOR
 VIVE LIBRE GEOMATICS
 PO BOX 1093
 LEBANON, NH 03766
 (603) 727-4222

LANDSCAPE ARCHITECT/SITE LIGHTING
 MARA LANDSCAPE DESIGN
 16 MYTLE AVE.
 NEWBURYPORT, MA 01950
 (978) 471-8103

ARCHITECT
 SOSH ARCHITECTS
 1020 ATLANTIC AVE.
 ATLANTIC CITY, NJ 08401
 (609) 345-5222

SUBJECT PROPERTY

LOT 103-12
 369 MIRACLE MILE
 LEBANON, NH 03766

OWNER/APPLICANT

OWNER
 369 MIRACLE MILE, LLC
 63 RALPH LEHMAN DR.
 WHITE RIVER JUNCTION, VT
 05001

APPLICANT
 STEFAN HUBA
 NEW HAMPSHIRE GROUP, LLC
 887B CENTRAL AVE.
 DOVER, NH 03820
 StefanHuba@p2e.COM

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
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Stefan Huba
 New Hampshire Group, LLC
 887B Central Ave.
 Dover, NH 03820

COVER SHEET

369 Miracle Mile
 Restaurant/Charity Gaming Center
 Lebanon, Grafton County, New Hampshire

EV Project #
 Drawn By:
 Checked By:
 Scale:
 Date:

22506
 AM
 AM
 AS NOTED
 12/12/2022

C0.0

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SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TP1	TP1
TEST PIT	TEST PIT
B1	B1
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
FLOOD LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100	100
98	98
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
SANITARY SEWER	SANITARY SEWER
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SILT FENCE	SF
CAST IRON	CI	FINISHED FLOOR	FF	MONITORING WELL	MW	SLOPE	S=
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONUMENT	MON	STATION	STA
CENTERLINE	CL	FIELD INLET	FI	NOT IN CONTRACT	NIC	STORM MANHOLE	DMH
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT TO SCALE	NTS	TANGENT	TAN
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	POINT OF CURVATURE	PC	TANGENT TO CURVE	TC
CUBIC FEET	CF	FOOTING	FTG	POINT OF INTERSECTION	PI	TAPPING SLEEVE AND VALVE	TS&V
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TEMPORARY BENCHMARK	TBM
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	PROPERTY LINE	PL	TEST PIT	TP
DIAMETER	DIA	GATE VALVE	GV	PERC TEST, POINT OF TANGENCY	PT	TOP OF BANK	TOB
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TOP OF CURB	TOC
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	PVC	PVC	TOP OF WALL	TOW
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POLYVINYL CHLORIDE	PVC	TOP OF WALL	TOW
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TYPICAL	TYP
EDGE OF PAVEMENT	EOP	INVERT	INV	POINT OF VERTICAL INTERSECTION	PVI	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	POND	PND	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUANTITY	QTY		
ELEVATION	ELEV	LENGTH	L=	QUALITY ASSURANCE	QA		
				QUALITY CONTROL	QC		
				RADIUS	R=		

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LANDSCAPE NOTES

- ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
- AT THE TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
- AT THE TIME OF PLANTING, ALL SHRUBS, WHETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.
- GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
- GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
- ALL PLANTINGS, FENCES, AND WALLS NECESSITATED BY THESE LANDSCAPING AND SCREENING REQUIREMENTS SHALL CONFORM WITH THE STREET INTERSECTION SIGHT-OBSTRUCTION REQUIREMENTS PROVIDED IN SECTION 206 OF THE LEBANON ZONING ORDINANCE. ALL SUCH PLANT MATERIALS MUST BE PRUNED AS NECESSARY TO MAINTAIN COMPLIANCE.
- ENCROACHMENT ON LANDSCAPED AREAS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

EPA 2022 CONSTRUCTION GENERAL PERMIT

- THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP).
- CONTRACTOR SHALL PREPARE A SWPPP AND NOI IN ACCORDANCE WITH THE EPA 2022 CGP.
- CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE AS REQUIRED BY THE SUBMITTED SWPPP AND THE CGP.

Stamp

Date

No.

Description

ENGINEERING VENTURES PC

Stefan Huba

New Hampshire Group, LLC

887B Central Ave.

Dover, NH 03820

LEGEND AND NOTES

369 Miracle Mile

Restaurant/Charity Gaming Center

Lebanon, Grafton County, New Hampshire

EV Project #

22506

Drawn By:

AM

Checked By:

AM

Scale:

AS NOTED

Date:

12/12/2022

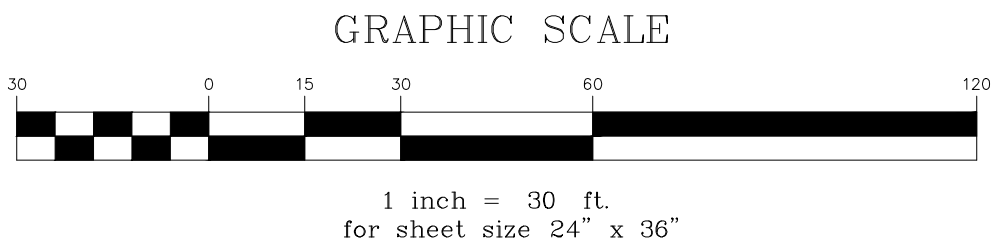
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SITE NOTES

- C1 WOOD GUIDE RAIL
- C2 REPAIR AND ADJUST HEIGHT/LENGTH OF MASONRY WALL AS REQUIRED TO ACHIEVE GRADES
- C3 EXTEND SEWER SERVICE
- C4 GREASE INTERCEPTOR
- C5 GRANITE CURBING (TYP.)
- C6 5' WIDE CONCRETE SIDEWALK OR AS NOTED (TYP.)
- C7 ASPHALT PARKING AND DRIVE ACCESS
- C8 ADA PARKING SPACES
- C9 CATCH BASIN
- C10 DRAIN MANHOLE
- C11 12" HDPE
- C12 STAIRS
- C13 BIKE PARKING
- C14 LIGHT FIXTURE (TYP.)
- C15 RAISE CURBING AS REQUIRED TO MATCH NEW GRADES
- C16 REDI-ROCK WALL WITH PEDESTRIAN RAILING

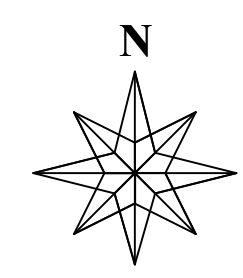


Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
Sheet Title: Site, Grading, Drainage and Utility Plan	Project Title: 369 Miracle Mile Restaurant/Charity Gaming Center Lebanon, Grafton County, New Hampshire
EV Project #	22506
Drawn By:	AM
Checked By:	KW
Scale:	1" = 30'
Date:	12/12/2022
C2.0	



Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Evergreen				
	46	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	3 Gal.
Groundcovers\Ornamental Grass				
	33	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	5 Gal.
Herbaceous\Annuals				
	189	White New Guinea Impatiens	White New Guinea Impatiens	1 Gal.
Herbaceous\Perennials				
	75	Daylily	Hemerocallis Red Daylily	3 Gal.
	31	Happy Returns Yellow Daylily	Hemerocallis Happy Returns	3 Gal.
	83	Hosta 'August Moon'	Hosta 'August Moon'	1 Gal.
	117	Hosta 'Patriot' or equal	Hosta 'Patriot'	1 Gal.
	511	King Alfred Daffodil or equal	Narcissus 'King Alfred'	1 Gal.
	3	Relocated Spirea	Existing to be relocated	Full Size
Shrubs\Deciduous				
	3	Exist. Relocated Spirea	Spiraea x vanhouttei	Full Size
Shrubs\Evergreen				
	18	PJM Rhododendron	Rhododendron catawba 'PJM'	2.5-3' B&B
Shrubs\Ferns				
	136	Hayscented Fern	Dennstaedtia punctilobula	1 Gal.
Trees\Deciduous				
	4	Aristocrat Callery Pear	Pyrus calleryana 'Aristocrat'	2.5-3' Cal.
	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6-7' Multi
	4	Cleveland Select Pear	Pyrus calleryana 'Chanticleer'	2.5-3' Cal.
	3	Greenspire Littleleaf Linden	Tilia platyphyllos	2.5-3' Cal.
	2	Honey Locust	Gleditsia triacanthos	2.5-3' Cal.
	5	Pink Profusion Crabapple	Malus 'Profusion'	2.5-3' Cal.
	17	Red Oak	Existing to Remain	Full Size
Trees\Evergreen				
	1	Hinoki False Cypress	Chamaecyparis obtusa 'Crippsii'	8-10' B&B
	1	White Fir	Abies concolor	10-12' B&B

Shade Calculations:		
Total Proposed Parking	30% of Lot to be shaded	Trees to be Provided:
Total Proposed Parking Lot s.f.=50,941	33% of Lot Proposed to be shaded	31 Trees Provided (16 Existing Perimeter, 1 Existing Internal, 14 Proposed Internal)
		43 total Trees Provided 67 total Shrubs Provided 442 total perennials/ferns 33 total Grasses 189 total Annuals 511 total bulbs



Scale: 1/16" = 1 ft

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 103 Bank St. Lebanon, NH

978.868.0331

maralandscape@gmail.com

Landscape Plan
Prepared For:
369 Miracle Mile
Charity Gaming Facility
Lebanon Grafton County New
Hampshire

Scale:

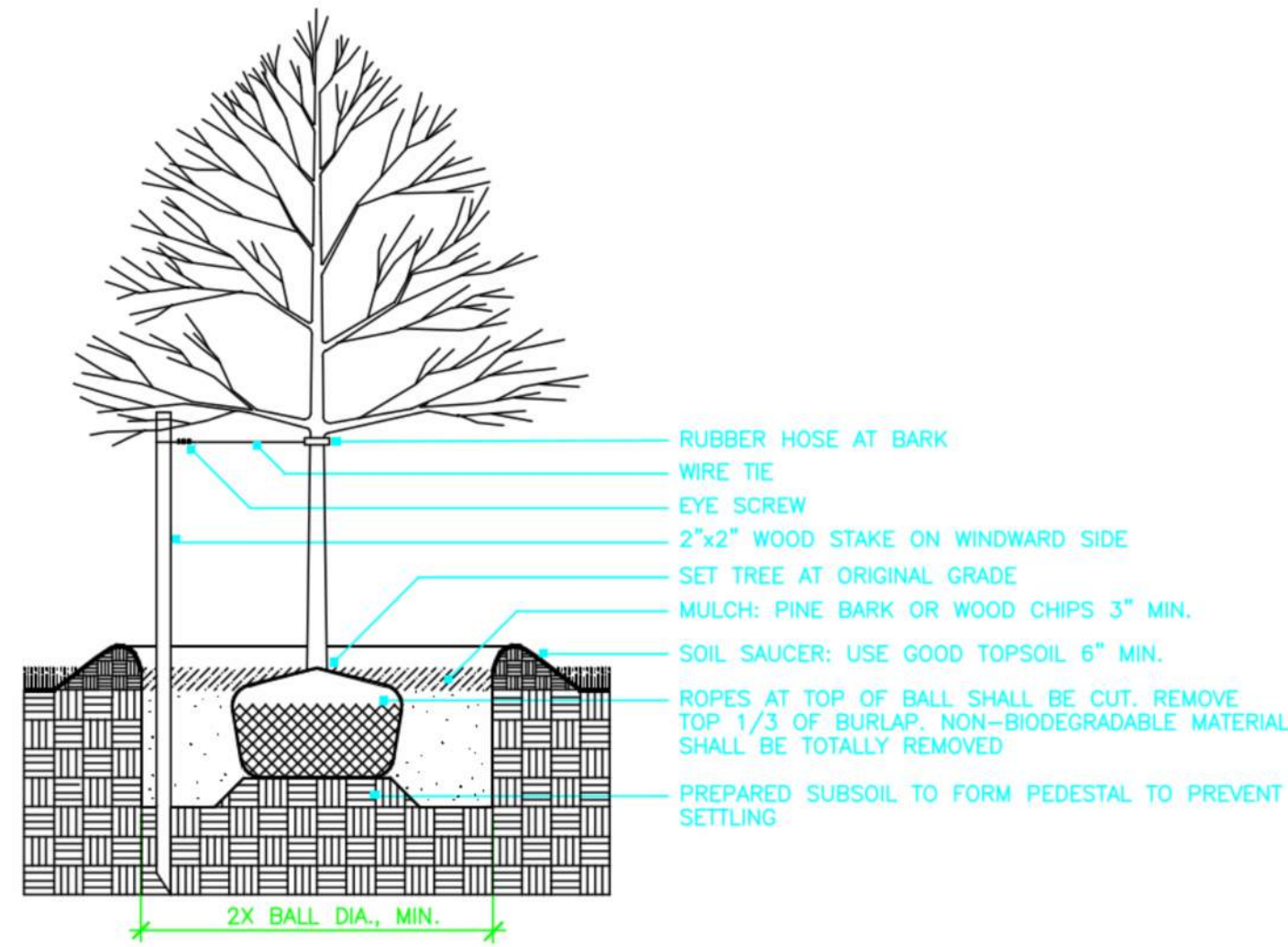
1/16"=1'

Date:

December 12, 2022

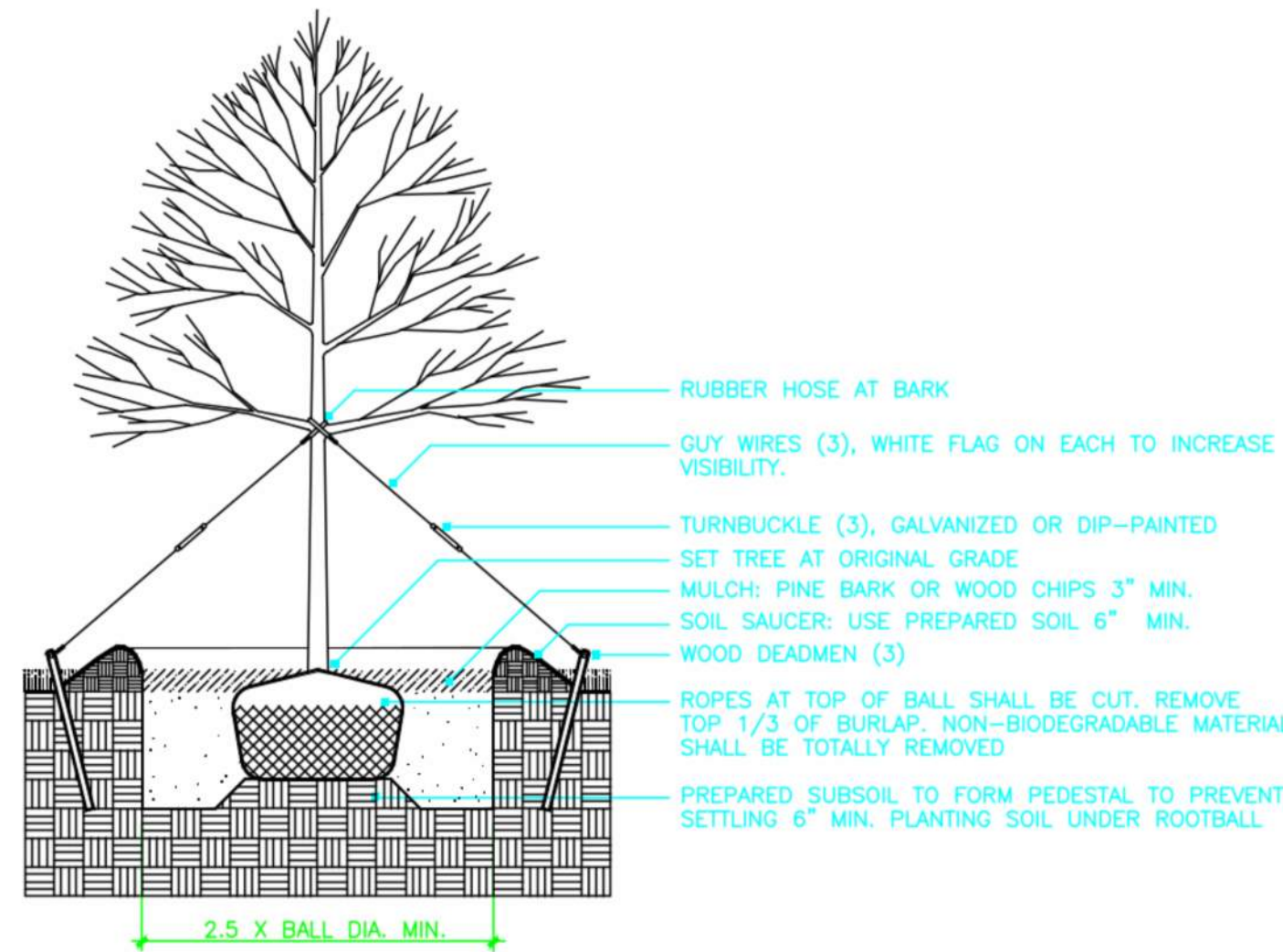
Sheet:

L-1



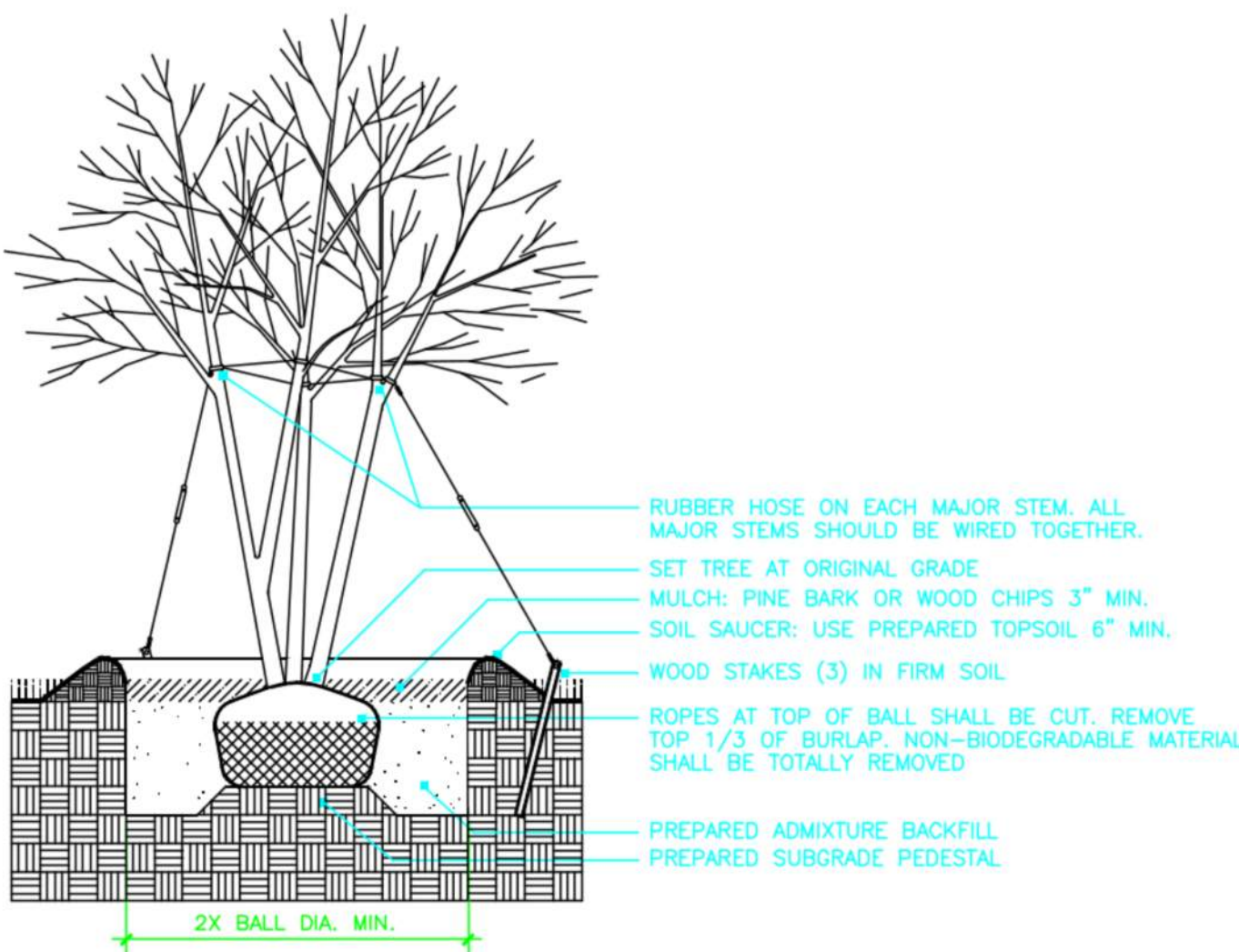
DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE

NOT TO SCALE



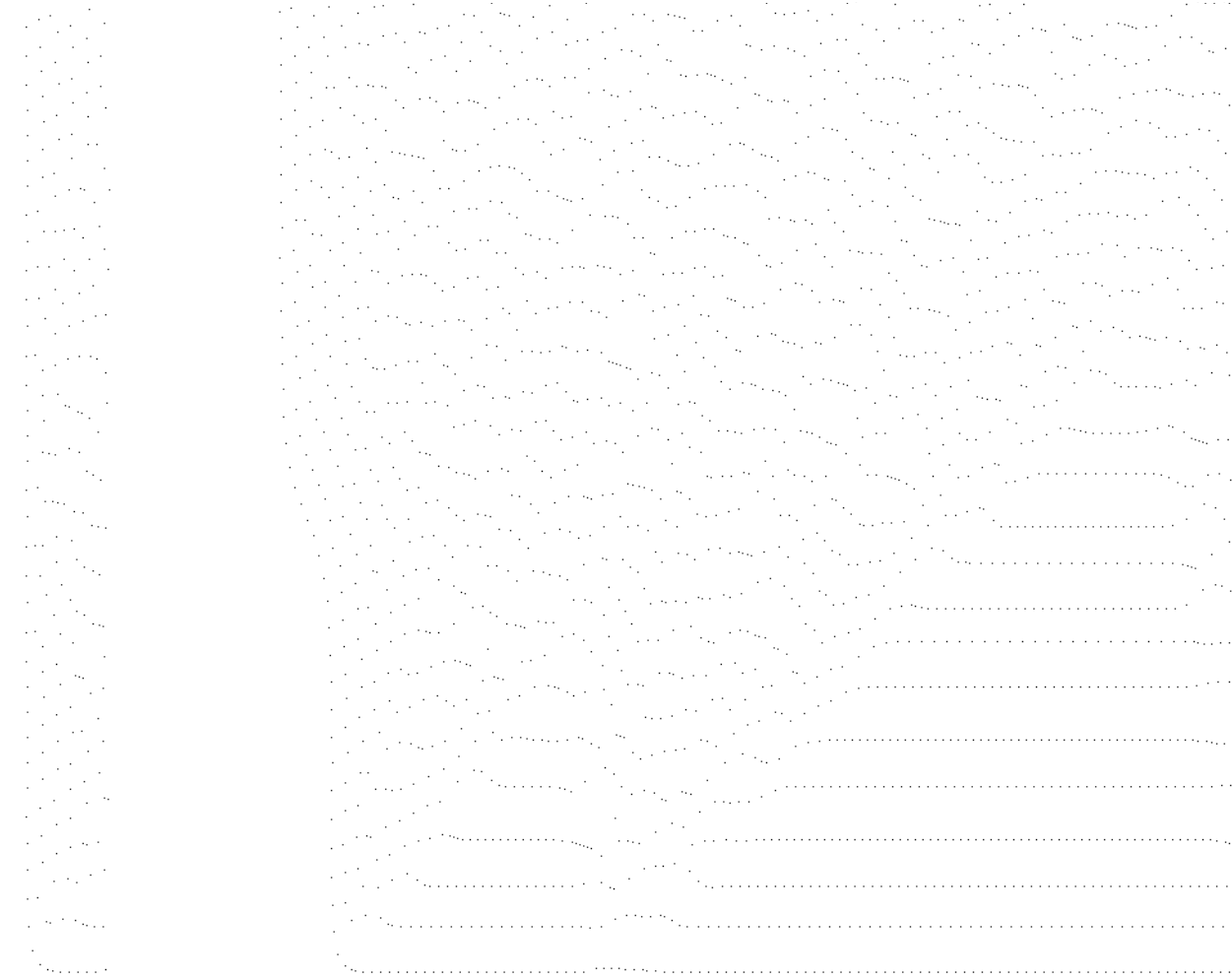
DECIDUOUS TREE PLANTING

NOT TO SCALE



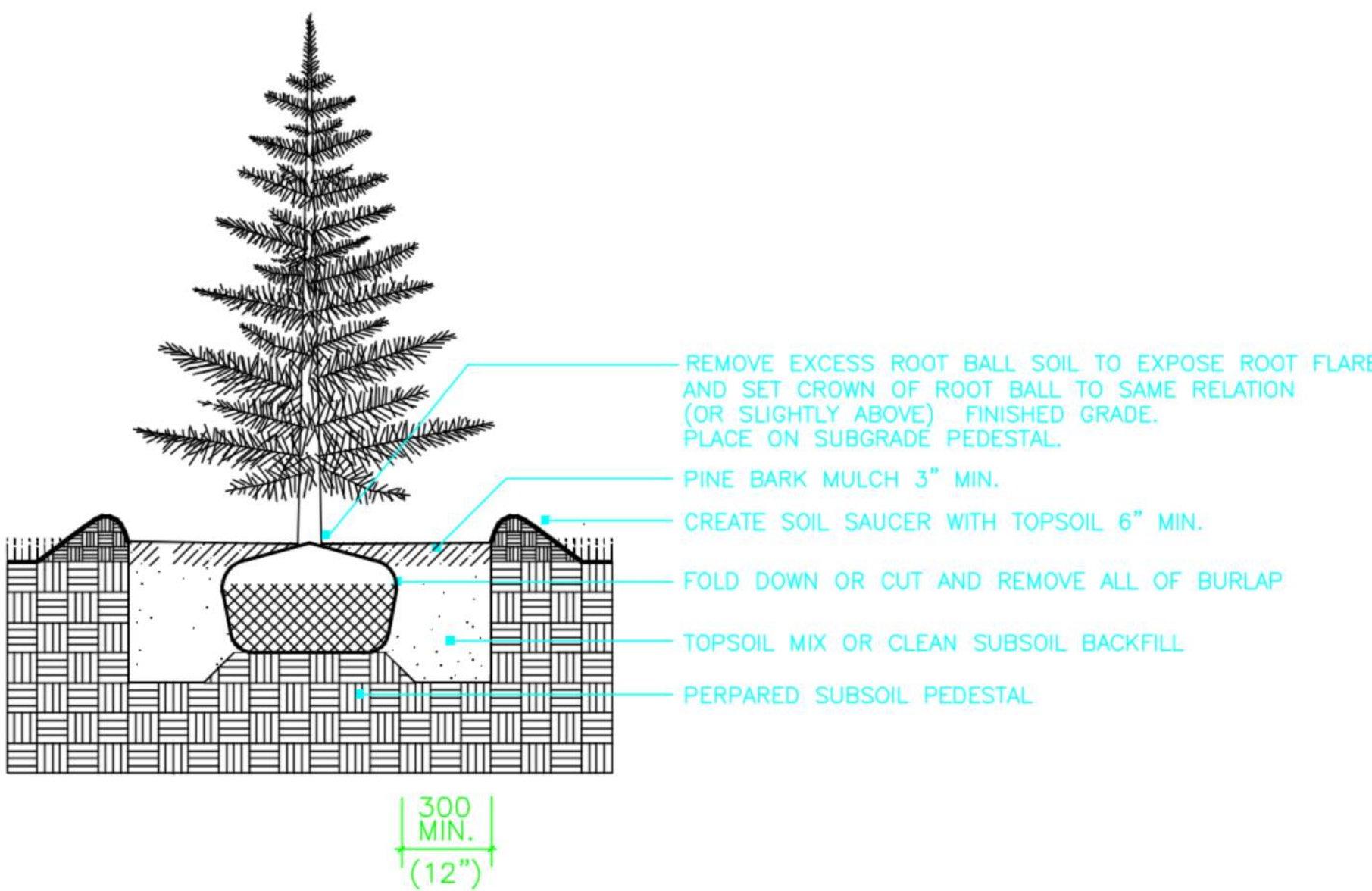
MULTI-STEM TREE PLANTING (WINDY SITES)

NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING

NOT TO SCALE



EVERGREEN TREE PLANTING

GENERAL LANDSCAPE NOTES:
-ALL UNTILITES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. REPORT ANY CONFLICTS BETWEEN UNILITY 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 MEHTODS WILL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
-PER CITY OF LEBANON, NH PLANNING REGUALTIONS 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 RECIEVE NO MORE THAN 2" OF MULCH.
-PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITTES, SIZES, TYPES, AND NAMES, IS INCLUDED ON SHEETS L-1. 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 WIHTIN 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.