



**LEBANON PLANNING BOARD
JANUARY 9, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O:** Request for site plan approval to convert the existing building to an 8-unit multi-family dwelling. **PB2022-47-SPR - Application to be postponed to February 13, 2023**
 - B. **Eric & Susan Cole, 162 Mechanic Street (Tax Map 105, Lot 14), zoned R-2:** Request for Site Plan Review to convert a portion of the existing multi-family dwelling to an office use. **PB2023-02-SPR - Application to be postponed to February 13, 2023**
 - C. **Cicotte Properties, LLC, 175 Heater Road (Tax Map 64, Lot 30), zoned IND-L:** Request for Site Plan Review to expand the paved area to increase the vehicle storage area for the existing vehicular sales use. **PB2023-01-SPR - Application to be postponed to the February 13, 2023 meeting.**
 - D. **NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Request for Site Plan Review to convert the existing building into a +/-18,735 sq. ft. restaurant and indoor amusements use (charity gaming center), together with associated site improvements. **PB2023-04-SPR - *Completeness review only on 1/9/23, public hearing to commence on 2/13/2023***
 - E. **Rock Ridge Lebanon, LLC, Old Pine Tree Cemetery Road (Tax Map 74, Lot 3, Plots 101-146), zoned RL-2 and RL-3:** Applicant requests an extension of time for the completion of the required infrastructure improvements for Phase 3 of the Rock Ridge planned unit residential development, originally approved by the Planning Board on July 7, 2005. **PB2023-05-EXT - *Completeness review only on 1/9/23, public hearing to commence on 2/13/2023***
 - F. **NBKS, LLC, 68 Maple Street (Tax Map 73, Lot 7), zoned R-3:** Request for a Minor Subdivision of the subject property into two (2) lots. **PB2023-03-MIN**
 - G. **Altaria Lebanon Park, LLC, NH Route 120 & Cavendish Court (Tax Map 10, Lots 26-34), zoned IND-L:** Pursuant to Section 7.13 of the Subdivision Regulations, Applicant requests approval to construct the 11-lot Altaria Planned Business Park development in phases. **PB2022-53-FMAJA - Continued from December 12, 2022**

- H. **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 - Continued from December 12, 2022**
- 4. **Other Business**
 - A. **Irving Oil Marketing, 206 South Main Street (Tax Map 115, Lot 1), zoned GC:** Conceptual Review of a proposed redevelopment of the site, including Retail Motor Fuel Outlet, a convenience store and 12 fueling locations. **PB2023-06-CON**
 - B. **Surplus Property Determination:** At the request of the City Manager, the Board will review whether certain City-owned properties are surplus to City needs pursuant to the City's Real Property Transaction Policy.
- 5. **Approval of Minutes**
 - A. December 12, 2022
 - B. December 19, 2022
- 6. **Election of Officers**
 - A. Chair and Vice Chair
- 7. **Adjournment**

The order of agenda items is subject to change.

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