



**LEBANON PLANNING BOARD
JANUARY 9, 2023 - 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. **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.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: January 9, 2023 Planning Board Meeting
Agenda Items 3.A, 3.B, 3.C, 3.D, and 3.E

MEMO DATE: January 5, 2022

Planning Board members:

The Planning and Development Department has reviewed the following applications in accordance with the Lebanon Site Plan Review Regulations and, per Section 4.7.C.2.b, has requested additional information from the applicants in order to make a recommendation to the Board that the applications are complete enough to accept jurisdiction:

3.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 – *(PREVIOUSLY POSTPONED FROM THE 12/12/22 PLANNING BOARD MEETING)*

3.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

3.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

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Copies of the applications materials are available on file at the Planning and Development Department and available for review upon request.

At this time, staff recommends that the completeness determinations and public hearings for each of the above applications are postponed to the February 13, 2023 Planning Board meeting.



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CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

January 9, 2023 Meeting

Staff Memorandum – PB2023-03-MIN

APPLICATION INFORMATION

Agenda Item: 3.F

Application ID:
PB2023-03-MIN

Application Type:
Minor Subdivision

Property Location & Tax Map:
68 Maple Street (Tax Map 73, Lot 7)

Property Owner/Applicant:
NBKS, LLC

Zoning District:
Residential Three (R-3)

Property Size (existing):
+/-0.63 acres (per applicant's minor subdivision plat)

Overlay District(s):
None

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Project description (1 page)
- ▶ Subdivision Regulations - Technical Checklist (3 pages)
- ▶ Plat titled, "Minor Subdivision Plan of Land Owned by NBSK, LLC," prepared by Wayne McCutcheon Associates, Inc., dated December 27, 2022, project no: 22-4054,8317

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.

APPLICATION OVERVIEW

The subject property is a +/-0.63 acre parcel owned by the applicant and located in the Residential Three (R-3) District. It is currently improved with a multi-family dwelling. The applicant proposes to subdivide the property into two (2) lots as follows:

- Lot 1 (improved with the existing multi-family dwelling): +/-0.37 acres; and
- Lot 2: +/-0.26 acres.

The lots have frontage on Maple Street and are or will be served by municipal water and sewer.

STAFF COMMENTS

ASSESSING

No comment at this time.

BUILDING INSPECTION

No comment at this time.

ENGINEERING / PUBLIC WORKS

No comment at this time.

FIRE

No comment at this time.

PLANNING & ZONING:

The proposed lots comply with the minimum lot width and lot area requirements for Class 1 lots in the R-3 District, as set forth in Section 310.3 of the Zoning Ordinance. The existing multi-family dwelling is a non-conforming use in the R-3 District, and the building is non-conforming to the minimum required side setback. These non-conformities will not be exacerbated by the proposed subdivision (note that in the R-3 District, there is no maximum permitted density except for senior housing complexes and PURDs). Consequently, the proposed subdivision is in compliance with applicable Zoning Ordinance requirements.

POLICE

No comment at this time.

STAFF RECOMMENDATIONS

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

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

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Per the City Assessor, identify Lot 1 as Tax Map 73, Lot 7, and identify Lot 2 as Tax Map 73, Lot 7, Plot 100.
 - b. *(Please note: staff may recommend additional minor changes to the plat).*
 - c. Provide the date and description of the plat revisions. (8.2.A.1)
2. The applicant shall provide a digital record drawing (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

General Conditions

3. Future development on the new lots 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 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. 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.
4. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2), except that the proposed curb cut for Lot 2 may be relocated if approved by the Department of Public Works in connection with an application for a Driveway Permit.

Attachments

cc: NBKS, LLC
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 _____

PROPERTY OWNER (APPLICANT):

NAME: NBKS, LLC TEL.#: 603-448-1335

MAILING ADDRESS: 21 School Street, Lebanon, NH 03766

E-MAIL ADDRESS: Kevin@purcellprop.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 73 LOT#: 7 PLOT #: _____ ZONE: R3

STREET ADDRESS OF PROJECT: 68 Maple Street, West Lebanon

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

SCOPE OF PROJECT:

subdividing 11,415 sq. ft. (.26 acres) from existing 27,680 sq. ft. (.64 acres) to create a separate lot

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 January 9th, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: [Signature] DATE: 12-7-22

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 #			
12-8-22	73/7	PB2023-			

03-min

Description of application for minor subdivision of 68 Maple Street, West Lebanon, NH, map 73, lot 7:

It is our intention to subdivide 11,415 sq'(0.26 acres) from the existing lot of 27,680 sq'(0.64 acres) which will leave 16,265 sq' (0.37 acres) with the original lot. Both will be conforming lots in the R3 zone.

The new boundary line is a natural divide as it runs along the driveway front to back (southerly side) and creates a conventional and conforming lot in the R3 zone. Currently this is an open area on the other side of the driveway from the existing apartment building which no one uses. The driveway acts as a natural barrier.

This will be a great in-town location for a home in West Lebanon near services, employment, schools and on the public transportation route which is much needed.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST
MINOR SUBDIVISION

PROJECT NAME:

NBKS, LLC Minor Subdivision

APPLICANT:

NBKS, LLC

DATE:

December 8, 2022

GENERAL SUBMISSION REQUIREMENTS:

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.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 Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§9.5.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

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 the 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
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION**

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision 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. The scale of the plans shall be appropriate to the size of the overall development. 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 Subdivision 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 Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat 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 plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements (cont.)	Info. Provided	Waiver Sought
<u>9.5.A(7)</u> - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
<u>9.5.A(8)</u> - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☒	☐
<u>9.4</u> - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
<u>9.5.C(1)</u> - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☐	☒
<u>9.5.C(2)</u> - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	☐	☒
<u>9.5.C(3)</u> - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☐	☒
<u>9.5.C(4)</u> - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION 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.

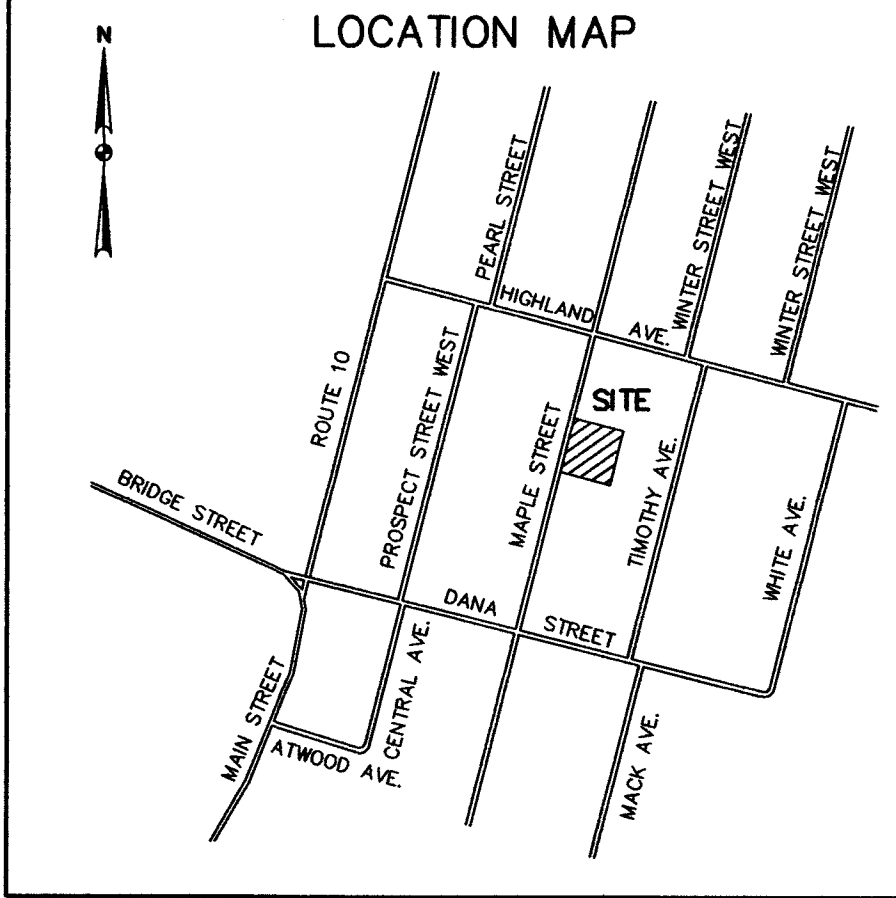
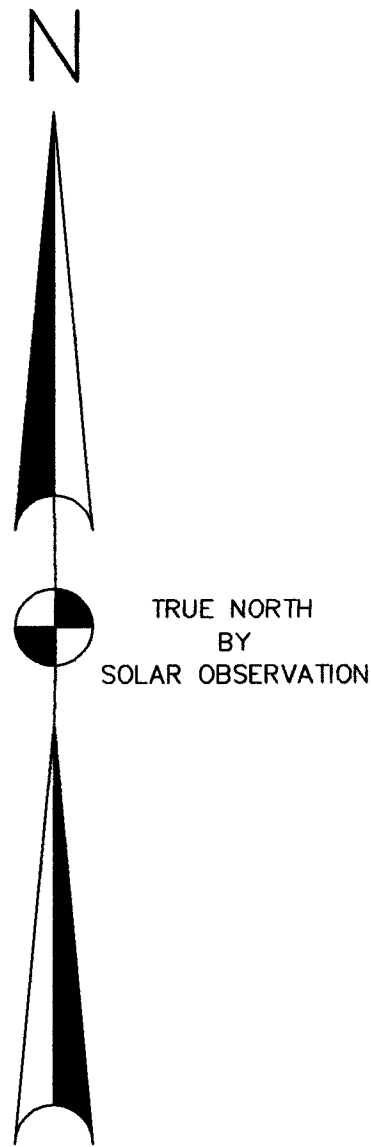
Completed By: Kevin Purcell



Planning office Use Only:

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

(Last Revised 05/22/13)



— DEED REFERENCE —
GEORGE & MARY LOU HATHORN TO NBSK, LLC DATED: AUGUST 31, 2012 RECORDED IN GRAFTON COUNTY REGISTRY OF DEEDS IN BOOK 1226 PAGE 68.

- PLAN REFERENCES —
1. PLAN ENTITLED "DIANA SANTANIELLO, TIMOTHY AVENUE, WEST LABANON, N.H." DATED: JUNE 4, 1974 PREPARED BY: K. A. LECLAIR ASSOC., INC. RECORDED IN GRAFTON COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1226 PAGE 68.
 2. PLAN ENTITLED "ANNEXATION PLAN, EVA B. McNAMARA" DATED: NOVEMBER 18, 1986 PREPARED BY K. A. LECLAIR ASSOC., INC. RECORDED IN GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN NO. 3872.

MAP 73 LOT 2
MATTHEW D. CHARNETSKI
57 MAPLE STREET
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 3
TIMOTHY G. & DEBORAH A. HERNDON
61 MAPLE STREET
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 4
MATTHEW D. CHARNETSKI
82 MEADOW DRIVE
MILL VALLEY, CALIFORNIA 94941

MAP 73 LOT 8
WILLIAM & JUDITH COLLISHAW
64 MAPLE STREET
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 6
GREGORY SCOTT ERICKSEN
76 MAPLE STREET
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 14
MATTHEW D. & MELISSA CLARY
11 TIMOTHY AVE.
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 13
JANE E. CONKLIN, TRUSTEE OF THE
JANE E. CONKLIN TRUST TRUST
9 TIMOTHY AVE.
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 12
ERIK A. & MELODIE L. SWANSON
5 TIMOTHY AVE.
WEST LABANON, NEW HAMPSHIRE 03784

MAP 73 LOT 11
GILBERT GALLESTES & NIEVES ODSEY NABAYSA
3 TIMOTHY AVE.
WEST LABANON, NEW HAMPSHIRE 03784

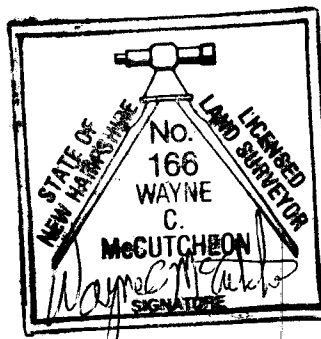
— NOTES —
ZONED-R3 (RESIDENTIAL 3)
FRONT & REAR BUILDING SETBACKS - 20'
SIDE YARD BUILDING SETBACK - 15'
PARCEL IS ON MAP 73 LOT 7.

- LEGEND —
- CB III DRAINAGE CATCH BASIN
 - DMH O DRAIN MANHOLE
 - S- SEWER LINE
 - W- WATER LINE
 - WSO o WATER SHUT OFF
 - o UTILITY POLE
 - T- OVERHEAD TELEPHONE LINE
 - T&E - OVERHEAD TELEPHONE & ELECTRIC LINE

OWNER OF RECORD
NBSK, LLC
21 SCHOOL STREET
LEBANON, NEW HAMPSHIRE 03766

WAYNE McCUTCHEON ASSOCIATES, INC
492 WASHINGTON STREET
CLAREMONT, NEW HAMPSHIRE
PROJECT NO.1665622

THE SUBDIVISION REGULATIONS OF THE CITY OF LABANON ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



MINOR SUBDIVISION PLAN OF LAND
OWNED BY
NBSK, LLC
68 MAPLE STREET
WEST LABANON, NEW HAMPSHIRE
SCALE: 1"=20' DECEMBER 27,2022



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

Wayne C. McCutcheon



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 4.4 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 to replace the detention pond with storage tanks was believed to be exempt from wetlands permitting. Application will pursue the permit process after site plan review.

4. Section 5.1, E, 8 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The detention pond was believed to be exempt from wetlands jurisdiction. However, we just received a jurisdictional opinion to the contrary. We propose to perform the delineation and permitting after the site plan process.

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

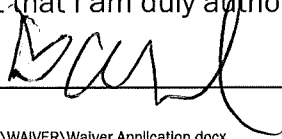
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

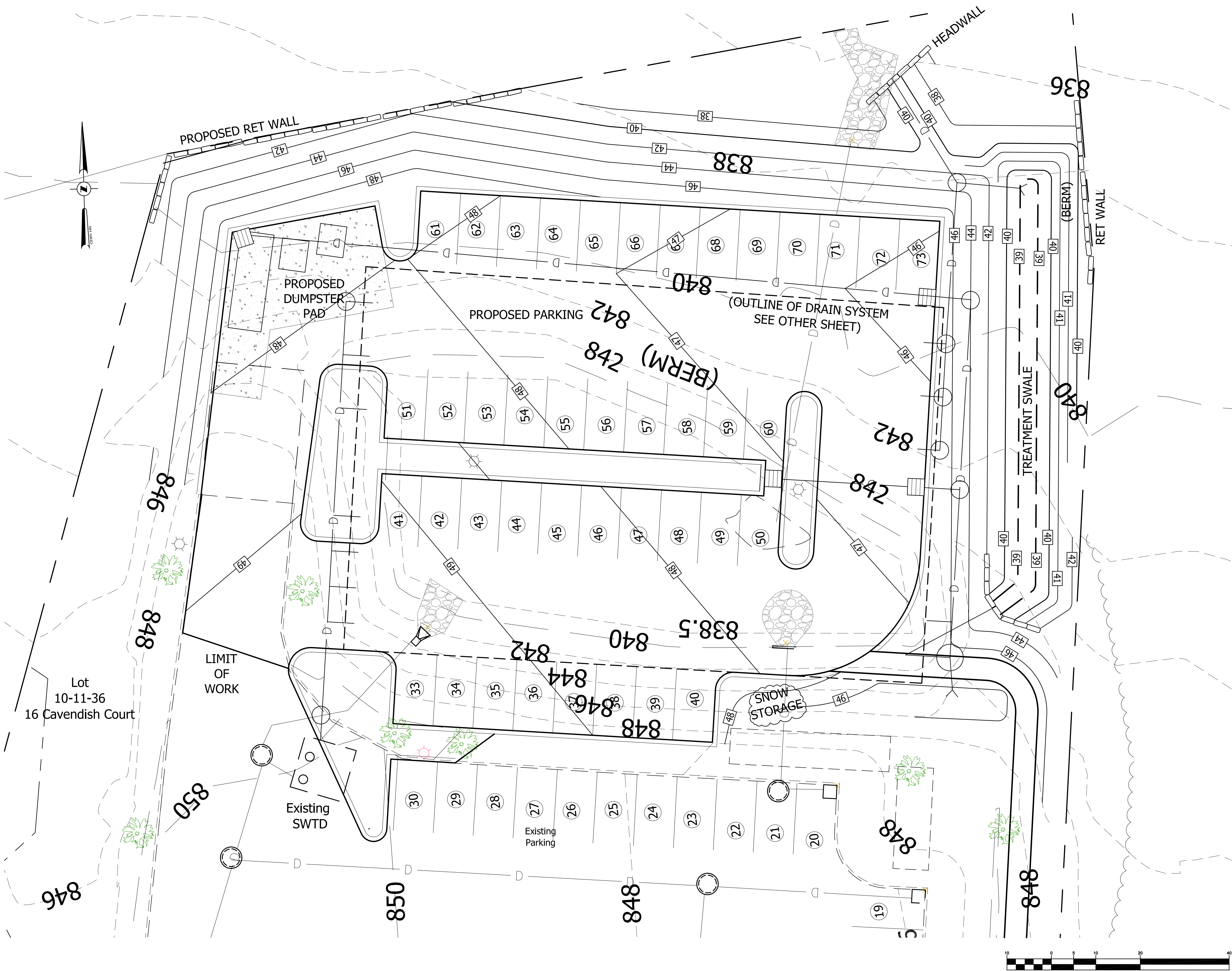
7. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

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



Lot
10-11-36
16 Cavendish Court

LIMIT
OF
WORK

Existing
SWTD

PROPOSED PARKING

PROPOSED
DUMPSTER
PAD

(OUTLINE OF DRAIN SYSTEM
SEE OTHER SHEET)

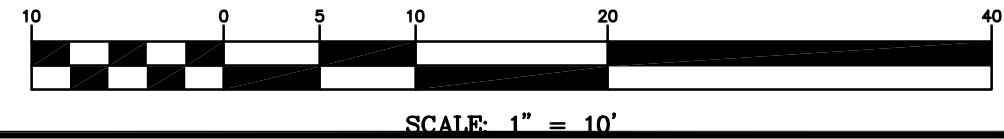
SNOW
STORAGE

HEADWALL

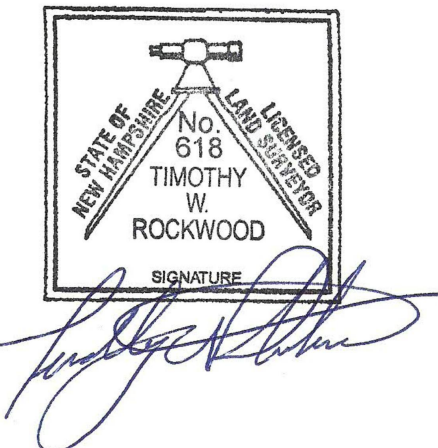
RET WALL

TREATMENT SWALE

(BERM)



ADVANCED GEOMATICS & DESIGN		FOR		DRTC		IN		LEBANON, NEW HAMPSHIRE		REVISIONS		DATE	
SURVEYED: GIS		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN		DATE: 10/10/2022		DRTC		C-2	
DETAIL GRADING PLAN-NORTH		C-2		SHEET 15 OF 23		12/28/22		12/02/2023		12/02/2023		11/02/2023	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766		PHONE: (603) 448 6295		E-MAIL: advancedgeomatrics@comcast.net		1		UPDATE		2		TREATMENT SWALE	
3		LIGHT IN TS		4		5		6		7		8	
ADVANCED GEOMATICS & DESIGN		© 2022		SHEET 15 OF 23		C-2		DETAIL GRADING PLAN-NORTH		DRTC		DATE: 10/10/2022	
ADVANCED GEOMATICS & DESIGN		© 2022		SHEET 15 OF 23		C-2		DETAIL GRADING PLAN-NORTH		DRTC		DATE: 10/10/2022	



Page 19 of 199

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 Site Plan Review

PROPERTY OWNER (APPLICANT):

NAME: Jennifer Daigle c/o Irving Oil Marketing, Inc. TEL.#: 506-343-1996

MAILING ADDRESS: P.O. Box 837, Calais, ME 04619

E-MAIL ADDRESS: jennifer.daigle@irvingoil.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Nicole Duquette, PE c/o Greenman-Pedersen, Inc. TEL.#: 603-374-7906

MAILING ADDRESS: 44 Stiles Road, Suite One, Salem, NH 03079

E-MAIL ADDRESS: nduquette@gpinet.com

PROJECT LOCATION:

TAX MAP #: 115 LOT#: 1 PLOT #: ZONE: General Commercial

STREET ADDRESS OF PROJECT: 206 South Main Street

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☒ YES ☐ NO A portion of the site is within the flood plain

SCOPE OF PROJECT:

Demolish the existing commercial building and redevelop the site with a new Retail Motor Fuel Outlet that includes a new 4,465 sf convenience store and 6 multi-product dispensers (12 fueling locations).

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 January 9th, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: J. Daigle

DATE: 12/19/2022

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: J. Daigle

DATE: 12/19/2022

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
12-22-2022	115-1	PB2023-06-CON			

December 22, 2022

NEX-2021369.00

Mr. Bruce Garland, Chair
Lebanon Planning Board
51 N Park Street
Lebanon, NH 03766

SUBJECT: Conceptual Site Plan Application
206 South Main Street
Map 115 Lot 1 & 5

Dear Mr. Garland:

On behalf of our client, Irving Oil Marketing, Inc. (IOM), **Greenman-Pedersen, Inc. (GPI)** is requesting to be placed on the January 9, 2023 Planning Board hearing for the conceptual review of the redevelopment project located at 206 South Main Street.

IOM is proposing to redevelop Lot 115-1 and a future leased portion of Lot 115-5. In 2008, NH DOT took approximately 1,649 sf of land along the frontage of Lot 115-1 for the widening of NH Route 12A (South Main Street). This made it necessary for IOM to temporarily closedown their existing retail motor fuel outlet as the taking required the removal of the fueling area and the underground storage tanks. Since this time, IOM has continued to work on various concepts for the redevelopment of the site. In order to provide a layout that meets the intent of the City's regulations and provide proper site circulation expected by their customers, IOM has worked with the owners of the abutting lot (Lot 115-5) to obtain the right to utilize the "Laundromat" portion of the lot for the redevelopment. Both the existing convenience store and the laundromat building will be razed as part of the redevelopment.

IOM is proposing to construct a new retail motor fuel outlet consisting of a 4,485 sf± convenience store and a fueling area with 5 fuel dispenser islands (10 fueling locations) with an overhead canopy. The proposed fueling area, underground storage tanks, and dumpster will be located on Lot 115-1 and the proposed convenience store structure will be located on the leased portion of Lot 115-5. Parking spaces will be provided on both lots which will include the potential to add 4 Universal EV Charging Stations in the future. IOM is proposing to maintain the existing driveways on South Main Street. As part of the DOT improvements, a median was added along the site's frontage which limits the access to right in/right out; therefore, a connection to the plaza to the west is proposed to gain access to the signalized intersection to the north of the site.

Neither Lot 115-1 nor Lot 115-5 currently have a stormwater treatment system. As part of this redevelopment, GPI will be designing a new stormwater management system capable of stormwater pretreatment and treatment.

It is our opinion that the proposed redevelopment meets the intent of the City's Master Plan for the following reasons:

- Smart Growth Principles:
IOM is planning to redevelop their existing site which is located in an area of concentrated commercial development.
- Balance Between Environmental Sustainability & Landowner's Rights
As stated above, IOM is proposing to redevelop the site of two commercial uses. No vacant, vegetated, unused lots will be disturbed as part of this redevelopment.
- Sense of Place
IOM will provide building elevations that will be in characteristic with Lebanon's New England style architecture.

- Environmental Responsibility & Energy Efficiency
As part of the site design, GPI will be proposing a new stormwater management system that provides stormwater mitigation, stormwater pretreatment and stormwater treatment on a site that stormwater management does not exist currently. In addition, IOM is proposing an area to potentially provide 4 Universal EV Charging Stations in the future.
- Intelligent, Coordinated Development, and Transportation
As stated above, the retail motor fuel outlet was previously closed due to a taking from DOT to improve transportation along NH Route 12A (South Main Street). IOM proposes to redevelop the retail motor fuel outlet using the land of the former Laundromat on the abutting lot. As part of this redevelopment, IOM is proposing pedestrian connectivity of the convenience store and the sidewalk along South Main Street along with an outdoor patio area.
- Fiscal Responsibility
IOM is proposing to reduce the commercial entities on site by removing the laundromat which is a higher municipal waste user. In addition, IOM will be able to provide a fresh new commercial site without adding cost for municipal services.

If you have any questions or need additional information, please feel free to contact me by phone at 603-374-7906 or by email to nduquette@gpinet.com

Sincerely,

GREENMAN-PEDERSEN, INC.

Nicole Duquette

Nicole Duquette, P.E., LEED AP
Project Manager

enclosure(s)

cc: Jennifer Daigle, P.Eng., IOM

DOMESTIC
BUSINESS CORPORATION

STATE OF MAINE

ARTICLES OF AMENDMENT

Cobalt Properties NH Corp.

(Name of Corporation)

File No. 20090468 D Pages 2
Fee Paid \$ 50
DCN 2151983600025 LNME
-----FILED-----
07/17/2015


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-C MRSA §1006, the undersigned corporation executes and delivers the following Articles of Amendment:

FIRST: The text of the amendment or the information required by 13-C MRSA §121.10.E as set forth in Exhibit A attached, was adopted on (date) July 13, 2015.

The amendment was duly approved as follows: ("X" one box only.)

☐
☐
☒

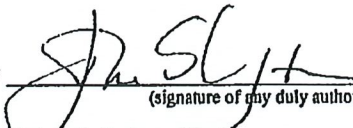
by the incorporators -- shareholder approval was not required OR
by the board of directors -- shareholder approval was not required OR
by the shareholders in the manner required by this Act and by the articles of incorporation.

SECOND: If the amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment, if not contained in the amendment itself, are set forth in Exhibit ____ or as follows:

THIRD: The effective date of the articles of amendment (if other than the date of filing of the articles of amendment) is July 13, 2015.

DATED July 13, 2015

*By


(signature of any duly authorized person)

John S. Upton, Clerk

(type or print name and capacity)

*This document MUST be signed by any duly authorized officer OR the clerk. (13-C MRSA §121.5)

Please remit your payment made payable to the Maine Secretary of State.

SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE,
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101

FORM NO. MBCA-9 (1 of 1) Rev. 8/1/2004

TEL. (207) 624-7752

**EXHIBIT A
TO
ARTICLES OF AMENDMENT
OF
COBALT PROPERTIES NH CORP.**

1. The corporation's articles of incorporation are hereby amended to change the name of the corporation to:

Irving Oil Properties NH Corp.

[END OF DOCUMENT]



City of Lebanon
51 N Park Street
Lebanon, NH 03766

RE: Retail Motor Fuel Outlet Redevelopment
200-206 S Main Street
Lebanon, NH

May 9, 2022

To whom it may concern:

As landowner of the property located at **206 S. Main Street** (Map 115 Lot 1) in Lebanon, NH (the "Property"), we hereby advise that Hebert & Dolder PLLC and Greenman-Pedersen, Inc. (GPI) have been hired to represent the Property during the permitting process for the re-development of a retail motor fuel outlet (the "Development"). In addition, we authorize Irving Oil Marketing, Inc. to apply for and be issued any and all permits required for the Development.

We trust this letter is satisfactory for your use in the permitting process for the Development. Should you have any questions or require any additional information, please do not hesitate to contact Maria Dolder, Esquire, of Hebert & Dolder, PLLC at (603) 707-0380, Nicole Duquette, PE of GPI at (603) 374-7906, Jennifer Daigle, P.Eng. of Irving Oil Marketing, Inc. at (506) 343-1996, or Beth Peddle of Irving Oil Properties NH Corp at (506) 202-7378.

Yours very truly,

A handwritten signature in black ink that reads "Beth Peddle". The signature is fluid and cursive, with the first and last names clearly legible.

Beth Peddle
Assistant Treasurer
Irving Oil Properties NH Corp
10 King Square South
Saint John, New Brunswick E2L 0G3 Canada

City of Lebanon
51 N Park Street
Lebanon, NH 03766

RE: Retail Motor Fuel Outlet Redevelopment
200-206 S Main Street
Lebanon, NH

May 11, 2022

To whom it may concern:

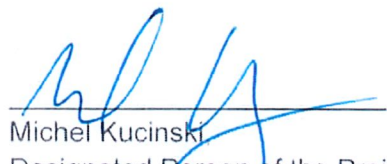
As landowner of the property located at **200 S. Main Street** (Map 114 Lot 5) in Lebanon, NH (the "Property"), we hereby advise that our Tenant, Irving Oil Marketing, Inc., is authorized to apply for and be issued any and all permits required for the re-development of a retail motor fuel outlet (the "Development").

In addition, we authorize Irving Oil Marketing Inc.'s agents Hebert & Dolder PLLC and Greenman Pederson Inc. to represent the Property during permitting.

We trust this letter is satisfactory for your use in the permitting process for the Development. Should you have any questions or require any additional information, please do not hesitate to contact the property manager, Michael N. McNally with Pacific Commercial Management, Inc., at (858) 450-6886.

Yours very truly,

Rancho Lebanon, LLC



Michel Kucinski
Designated Person of the Project Manager of Manager,
Mich2 HF Manager, LLC

476 Broadway,
Chula Vista, CA 91910



☐ SUPERSEDES ALL PREVIOUS ISSUES

☐ APPROVED FOR CONSTRUCTION

☐ PRELIMINARY—NOT FOR CONSTRUCTION

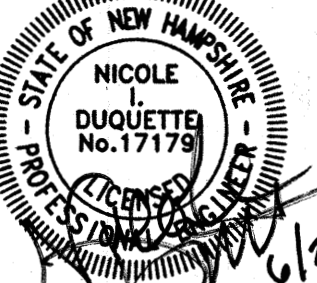
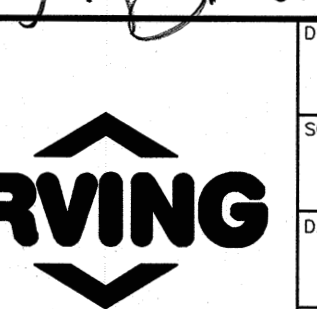
☐ ISSUED TO: _____

_____ DATE _____

LOCATION MAP
(NOT TO SCALE)

The map shows the site location in Hartford, VT. The Connecticut River and Mascoma River are depicted. Major roads include Route 91, Route 89, and Exit 20. A north arrow is shown. The site is marked with a black dot and labeled 'SITE'.

[illegible]

									
	<table border="1"> <tr> <td data-bbox="2798 1434 2878 1502">DRAWN BY: CCC</td> <td data-bbox="2878 1434 2954 1502">DESIGNED BY: NID</td> </tr> <tr> <td data-bbox="2798 1502 2878 1569">SCALE: 1" = 20'</td> <td data-bbox="2878 1502 2954 1569">APPROVED BY: FCM</td> </tr> <tr> <td data-bbox="2798 1569 2878 1604">DATE: 6/29/22</td> <td data-bbox="2878 1569 2954 1604">PROPERTY NO.:</td> </tr> <tr> <td data-bbox="2798 1604 2878 1608">CAD FILE: 21369_PSP-2</td> <td data-bbox="2878 1604 2954 1608">REF = BLK; REF = BLK; REF = BLK;</td> </tr> </table>	DRAWN BY: CCC	DESIGNED BY: NID	SCALE: 1" = 20'	APPROVED BY: FCM	DATE: 6/29/22	PROPERTY NO.:	CAD FILE: 21369_PSP-2	REF = BLK; REF = BLK; REF = BLK;
DRAWN BY: CCC	DESIGNED BY: NID								
SCALE: 1" = 20'	APPROVED BY: FCM								
DATE: 6/29/22	PROPERTY NO.:								
CAD FILE: 21369_PSP-2	REF = BLK; REF = BLK; REF = BLK;								

0 20 50 100

SCALE: 1" = 20'



CITY MANAGER'S OFFICE
City of Lebanon, NH
51 North Park Street
Lebanon, NH 03766
(603) 448-4220 fax (603) 966-3122

TO: Relevant Boards/Committees/Commissions, City Staff, and the Lebanon School District
FROM: Deputy City Manager David Brooks
DATE: November 14, 2022
RE: **Reviewing Properties for Determination as Surplus to the City's Needs or Suitable for Redevelopment**

On April 21, 2022, the City Council unanimously adopted a Resolution directing the City Manager to take various steps to enable, incentivize, and partner in the development of housing needs that are not currently being addressed by the market. Among the specific actions to be taken was to "[p]artner with the Lebanon Housing Authority and other residential developers to utilize city-owned properties for the development of new housing units, including the possibility of a 'demonstration project' on a city-owned parcel with high visibility and an opportunity for a reasonable number of units to help overcome barriers to affordability."

As a result of the directive, the Planning & Development Department has reviewed a list of city-owned properties to identify parcels that might be usable for housing or other new development. Based on a cursory review of aerial imagery and natural resource information, including topography and wetlands information from the City's GIS database, the following is an initial list of parcels owned by the City that appear to be potentially-developable:

<u>ID</u>	<u>Site Address</u>	<u>Current Use of Property</u>	<u>Lot Area (Ac)</u>	<u>Lot Area (Sqft)</u>	<u>Zoning District</u>
4-79	0 N Main St	Vacant	0.22	9,583	R-3
14-23	0 N Main St	Vacant - slopes?	1.30	56,628	R-3
26-27	0 NH Route 120	Vacant - OS for Wolf Run?	8.20	357,192	R-1
64-1	0 Hanover St Ext	Vacant	1.92	83,635	R-1/R-3
77-106	0 Barrows St	Vacant	0.51	22,216	R-3
77-107	0 Barrows St	Vacant	1.01	43,996	R-3
79-39	0 Townsend Ter	Vacant - slopes?	0.79	34,412	RL-1
82-11	526 Dart. College Hwy	Vacant - wetlands? power line easement?	1.99	86,684	RL-1
86-55	5 S Main St	Vacant	0.22	9,583	CBD
86-56	3 Seminary Hill	Vacant	0.50	21,780	CBD
90-7	0 Ora Ave	Vacant - slopes?, wetlands?	0.23	10,019	R-3
106-49	0 Mechanic St	Vacant	0.83	36,155	GC
107-76	0 Pine St	Vacant - slopes?	0.22	9,583	R-2

109-39	Dartmouth College Hwy	Vacant	2.60	113,256	R-3
117-4	0 Poverty Ln	Vacant-power line easement? Airport restrictions?	2.08	90,605	IND-L
124-11	0 Stoney Brook Rd	Vacant	0.20	8,712	GC
125-14	0 Eastman Hill Rd	Vacant	3.50	152,460	RL-2
131-7	0 Poverty Ln	Vacant – airport restrictions?	40.59	1,768,100	IND-L

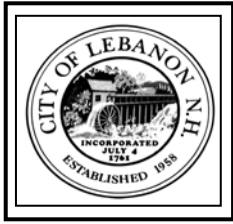
Additional review of this list of parcels is necessary to verify whether any of these parcels are realistically developable or whether slopes, wetlands, easements, or other encumbrances make development unlikely or impossible.

Determinations must be made as to whether any of the parcels listed above are suitable for redevelopment and whether those parcels can be deemed surplus to the needs of the City in accordance with City Council Policy CC-102, *Real Property Transactions*. Your input is sought for the review of these parcels, which will aid in the determination as to whether the City should retain these parcels or whether any of them can be deemed surplus and considered by the City Council for potential disposition.

Please submit any comments and input to me no later than December 31, 2022.

Enc. Property Record Card and GIS map for each parcel

Cc: Planning Board
Conservation Commission
Lebanon Fire Chief
Lebanon Police Chief
DCM Public Works
Recreation, Arts & Parks
Airport Manager
Planning & Development Department
Lebanon School District



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: The City of Lebanon Planning Board

FROM: Tim Corwin, Planning and Development Deputy Director
Nate Reichert Planning and Development Director

RE: Determination of Surplus Property – Multiple Properties
Planning Board, Conservation Commission, and Planning Dep't Review

DATE: January 5th 2023

City Manager Mulholland and Deputy City Manager Brooks have asked the Planning Board, the Conservation Commission and Planning and Development Department to review a list of City owner property for possible sale. The List is attached below. General Staff comments are included for each parcel along with a property card.

Planning Board Members are hereby asked to consider and make a recommendation to the City Council whether the City should designate the property as surplus and offer it for sale pursuant to CC-102 Real Property Transaction Policy. Attached below.

Here is a link to a web viewer for all the properties:

<https://lebcity.maps.arcgis.com/apps/webappviewer/index.html?id=0f215964e7ad4ac19e8ce40ad0930311>

Property #	Lot	Plat	Address	Lot size Acres	Lot Size Squ Feet	Zoning District	Est Lot Frontage	Variance Required?	Substandard	Sewer / Water	Notes	43560
1	4	79	N Main Street	0.22	9583.2	R3	60	Likely	Frontage, Side Yard,	Water	Steep Grade, Water main cutting across, Neighbor likely encroaching.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.688003&lon=-72.292073&panel=themes&previewId=4-79&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
2	14	23	N Main Street	1.3	56628	R3	165	No	None	Water	50' drop from rear of lot to front. Abuts conservation land. Could split lot in 1/2 with size and frontage	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.673491&lon=-72.295641&panel=themes&previewId=14-23&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=18
3	26	27	NH Route 120	8.2	357192	R1	380	No	None	Water / Sewer Possible	Steep grades on the frontage side of the parcel. Possible access from neighboring lot c/o the continuation of development. Access off 120 appears limited. Check with State to sort out the possibility of road access.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.663342&lon=-72.248662&panel=search&previewId=26-27&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=17
4	64	1	Hanover St Ext	1.92	83635.2	R1 / R3	340 and 45	No	None	Water and Sewer	Flat topography Wetlands indicated	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.656172&lon=-72.250564&panel=search&previewId=64-1&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=18
5	77	106	Barrows St	0.51	22215.6	R3	181	No	None	Sewer	Water is not indicated adjacent. Heavy neighbor encroachment onto lot from 41 Winter St.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.649446&lon=-72.256774&panel=search&previewId=60-1&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
6	77	107	Barrows St	1.01	43995.6	R3	200	No	None	Sewer	Water is not indicated adjacent. Abuts Interstate Heavy neighbor encroachment onto lot from 19 Borrows and 4 Bush. 4 Bush may have a shed they have placed on this property. GIS accuracy must be verified.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.64997&lon=-72.256516&panel=search&previewId=64-1&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
7	79	39	Townsend Ter	0.79	34412.4	RL 1	232	No	None	Water	steep grade.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.646358&lon=-72.233078&panel=search&previewId=79-39&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
8	82	11	526 Dartmouth College HWY	1.99	86684.4	RL 1	300	No	None	None	Distribution Powerline bisects the property. Difficult to build a house under the line.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.650976&lon=-72.184628&panel=search&previewId=79-39&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
9	86	55	S S Main Street	0.22	9583.2	CBD	100	No	None	Sewer and Water	Likely best to combine with lot 10 as they adjoin. Street access could be limited due to bridge and rail road bed.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.644022&lon=-72.309694&panel=search&previewId=86-55&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
10	86	56	3 Seminary Hill	0.5	21780	CBD	107, 150,100	No	None	Sewer and Water	Likely best to combine with lot 9 as they adjoin.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.644162&lon=-72.309338&panel=search&previewId=86-56&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
11	90	7	O Ora Ave	0.23	10018.8	R3	100	No	None	Sewer and Water	Likely Wetlands on property consumes 1/2 lot. Wetland setbacks are questionable.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.640227&lon=-72.270798&panel=search&previewId=90-7&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
12	106	49	O Mechanic Street	0.83	36154.8	GC	225	No	None	Sewer and Water	Abuts River	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.638095&lon=-72.262466&panel=search&previewId=90-7&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
13	107	76	O Pine Street	0.22	9583.2	R2	85	No	None	Sewer and Water	Steep slopes on back of lot	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.63833&lon=-72.250424&panel=search&previewId=107-76&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
14	109	39	O Dartmouth College HWY	2.6	113256	R3	750	No	None	None	Steep slopes. Shoreland Protection long sewer and water extensions required to get to lot	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.63833&lon=-72.250424&panel=search&previewId=107-76&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
15	117	4	O Poverty Lane	2.08	90604.8	IND-L	415	No	None	Water	Power Transmission Line Bisects the property. Abuts Interstate. Near airport.	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.634589&lon=-72.286737&panel=search&previewId=117-4&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=19
16	124	11	O Stoney Brook Road	0.2	8712	GC	100	Yes	Lot Size, Frontage	None	River bank protection, some wetlands, encroachment from neighbor	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.633792&lon=-72.208174&panel=search&previewId=124-11&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=20
17	125	14	O Eastman Hill Road	3.5	152460	RL-2	360	No	None	None	Encroachment from neighbors	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.630899&lon=-72.188618&panel=search&previewId=125-14&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=18
18	131	7	O Poverty Lane	40.59	1768100.4	IND-L	1100	No	None	Water	Abuts Airport, Water main bisect property	https://lebanonnh.mapgeo.io/datasets/properties?abuttersDistance=30&basemap=google-satellite&lat=43.628566&lon=-72.299402&panel=search&previewId=131-7&themes=%5B%22sewer-system%22%2C%22utilities-water-and-drainage%22%2C%22topography%22%5D&zoom=16

0 N MAIN ST

Location 0 N MAIN ST

Mblu 4/ 79/ / /

Acct# 174

Owner CITY OF LEBANON

PBN

Assessment \$18,360

Appraisal \$18,360

PID 145

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$18,360	\$18,360
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$18,360	\$18,360

Owner of Record

Owner CITY OF LEBANON

Sale Price \$1,379

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 4318/0331

Sale Date 10/13/2017

Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$1,379		4318/0331	35	10/13/2017
VORACHAK, PHOSAY & SAKHONE	\$0		3057/0361	99	09/11/2004
VORACHAK, PHOSAY	\$0		2711/0561	99	09/12/2002
VORACHAK, PHOSAY	\$84,000		2136/0057	99	04/07/1995
VORACHAK, PHOSAY	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=145&bid=145](#)).

Building Sub-Areas (sq ft)	<u>Legend</u>
----------------------------	---------------

Model	
Grade	
Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	

No Data for Building Sub-Areas

Fireplace Rating	
WS Flue Rating	
Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

	Extra Features	<u>Legend</u>
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No Data for Extra Features

Land

Land Use

Use Code 9030
Description MUNICIPAL
Zone R3
Neighborhood R5
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.22
Frontage
Depth
Assessed Value \$18,360
Appraised Value \$18,360
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$6,000	\$6,000
2020	\$0	\$6,000	\$6,000
2019	\$0	\$6,200	\$6,200

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$6,000	\$6,000
2020	\$0	\$6,000	\$6,000
2019	\$0	\$6,200	\$6,200

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004-079_LebanonGIS

**Property Information**

Property ID 4-79
Location 0 N MAIN ST
Owner CITY OF LEBANON

**MAP FOR REFERENCE ONLY
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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 N MAIN ST

Location 0 N MAIN ST

Mblu 14/ 23/ / /

Acct# 335

Owner CITY OF LEBANON

PBN

Assessment \$190,353

Appraisal \$190,353

PID 270

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$190,353	\$190,353
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$190,353	\$190,353

Owner of Record

Owner CITY OF LEBANON

Sale Price \$6,187

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 4318/0332
Sale Date 10/13/2017
Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$6,187		4318/0332	35	10/13/2017
KAUFMAN, RHODA TTEE &	\$0		1048/0361	99	12/06/1966
KAUFMAN, RHODA TTEE	\$0		0/0	99	01/01/1900

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=270&bid=270](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	

Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	1.3
Description	MUNICIPAL	Frontage	
Zone	R3	Depth	
Neighborhood	R5	Assessed Value	\$190,353
Alt Land Appr	No	Appraised Value	\$190,353
Category		lblIndfront	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$55,000	\$55,000
2020	\$0	\$55,000	\$55,000
2019	\$0	\$57,000	\$57,000

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$55,000	\$55,000
2020	\$0	\$55,000	\$55,000

2019	\$0	\$57,000	\$57,000
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014-023_LebanonGIS



Property Information

Property ID 14-23
Location 0 N MAIN ST
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
Data updated 11/18/2018

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0 NH ROUTE 120

Location 0 NH ROUTE 120

Mblu 26/ 27/ / /

Acct# 102620

Owner CITY OF LEBANON

PBN

Assessment \$258,472

Appraisal \$258,472

PID 5510

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$258,472	\$258,472
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$258,472	\$258,472

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 2306/0906
Sale Date 04/22/1996
Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		2306/0906	35	04/22/1996
CITY OF LEBANON	\$0		1939/0868	51	11/19/1991
FEDERAL DEPOSIT INSURANCE CORP	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=5510&bid=5510](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	

Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	8.2
Description	MUNICIPAL	Frontage	
Zone	R1	Depth	
Neighborhood	R6	Assessed Value	\$258,472
Alt Land Appr Category	No	Appraised Value	\$258,472
		lblIndfront	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

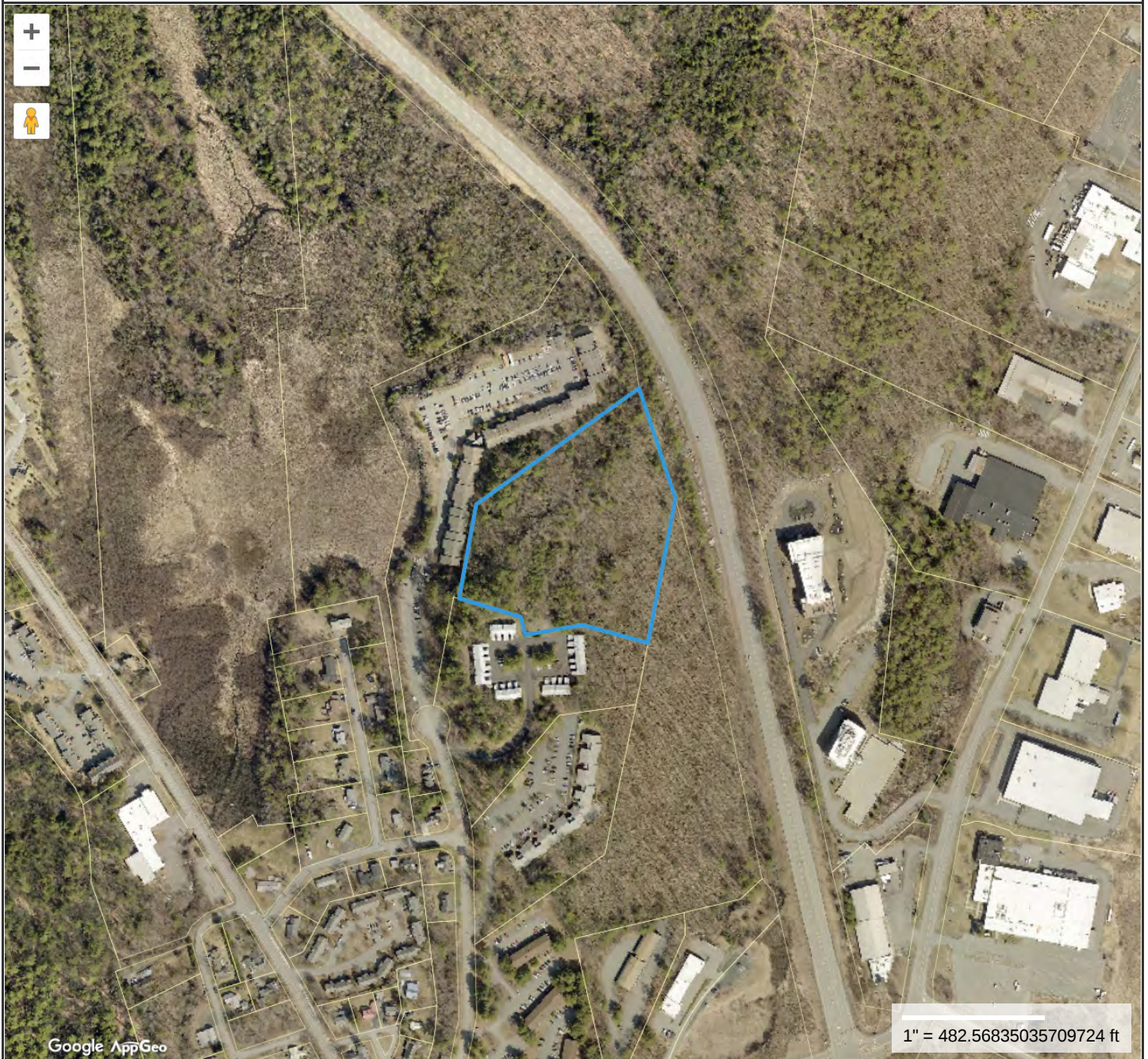
Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$86,000	\$86,000
2020	\$0	\$86,000	\$86,000
2019	\$0	\$80,100	\$80,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$86,000	\$86,000
2020	\$0	\$86,000	\$86,000

2019	\$0	\$80,100	\$80,100
------	-----	----------	----------

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026-027_LebanonGIS

**Property Information**

Property ID 26-27
Location 0 NH ROUTE 120
Owner CITY OF LEBANON

**MAP FOR REFERENCE ONLY
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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 HANOVER ST EXT

Location 0 HANOVER ST EXT

Mblu 64/ 1/ / /

Acct# 5521

Owner CITY OF LEBANON

PBN

Assessment \$175,265

Appraisal \$175,265

PID 4242

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$175,265	\$175,265
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$175,265	\$175,265

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 2341/0369
Sale Date 09/14/1998
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		2341/0369	99	09/14/1998
CRAIGHEAD JR, LINCOLN	\$71,500		01760/0941	99	09/12/1988
ROY, EVELYN T	\$71,500		1760/0941	99	09/08/1988

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=4242&bid=4242](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	

Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	1.92
Description	MUNICIPAL	Frontage	
Zone	R1	Depth	
Neighborhood	R6	Assessed Value	\$175,265
Alt Land Appr	No	Appraised Value	\$175,265
Category		lblIndfront	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

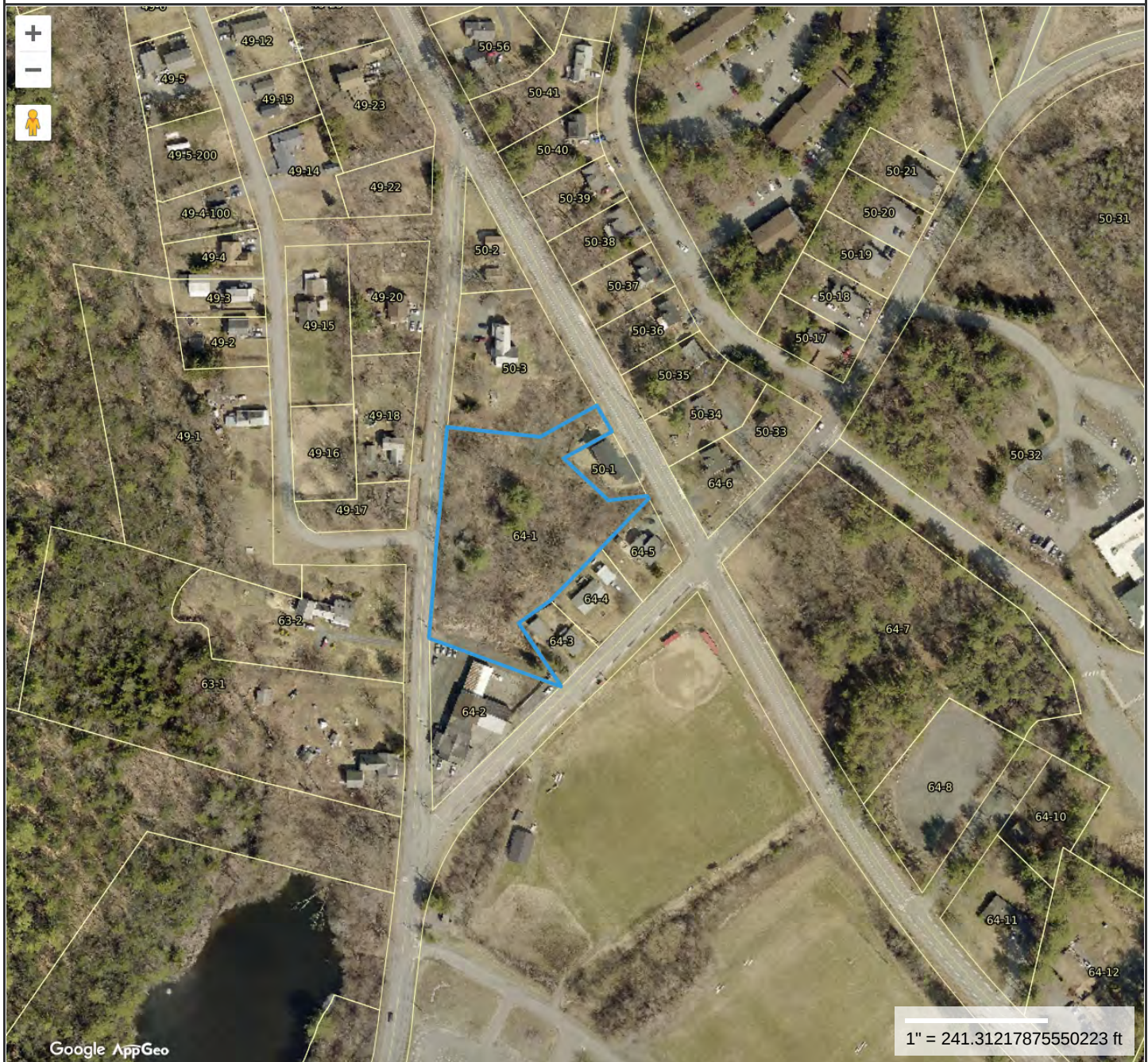
Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$52,400	\$52,400
2020	\$0	\$52,400	\$52,400
2019	\$0	\$49,900	\$49,900

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$52,400	\$52,400
2020	\$0	\$52,400	\$52,400

2019	\$0	\$49,900	\$49,900
------	-----	----------	----------

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064-001_LebanonGIS

**Property Information**

Property ID 64-1
Location 0 HANOVER ST EXT
Owner CITY OF LEBANON



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Geometry updated 12/29/2021
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

0 BARROWS ST

Location 0 BARROWS ST

Mblu 77/ 106/ / /

Acct# 1602

Owner CITY OF LEBANON

PBN

Assessment \$109,853

Appraisal \$109,853

PID 955

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$109,853	\$109,853
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$109,853	\$109,853

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 0/0

Sale Date 01/01/1900

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0/0	99	01/01/1900
BLAKE, ROGER E TTEE	\$0		0/0	99	01/01/1900

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=955&bid=955](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone R3
Neighborhood R4
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.51
Frontage
Depth
Assessed Value \$109,853
Appraised Value \$109,853
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

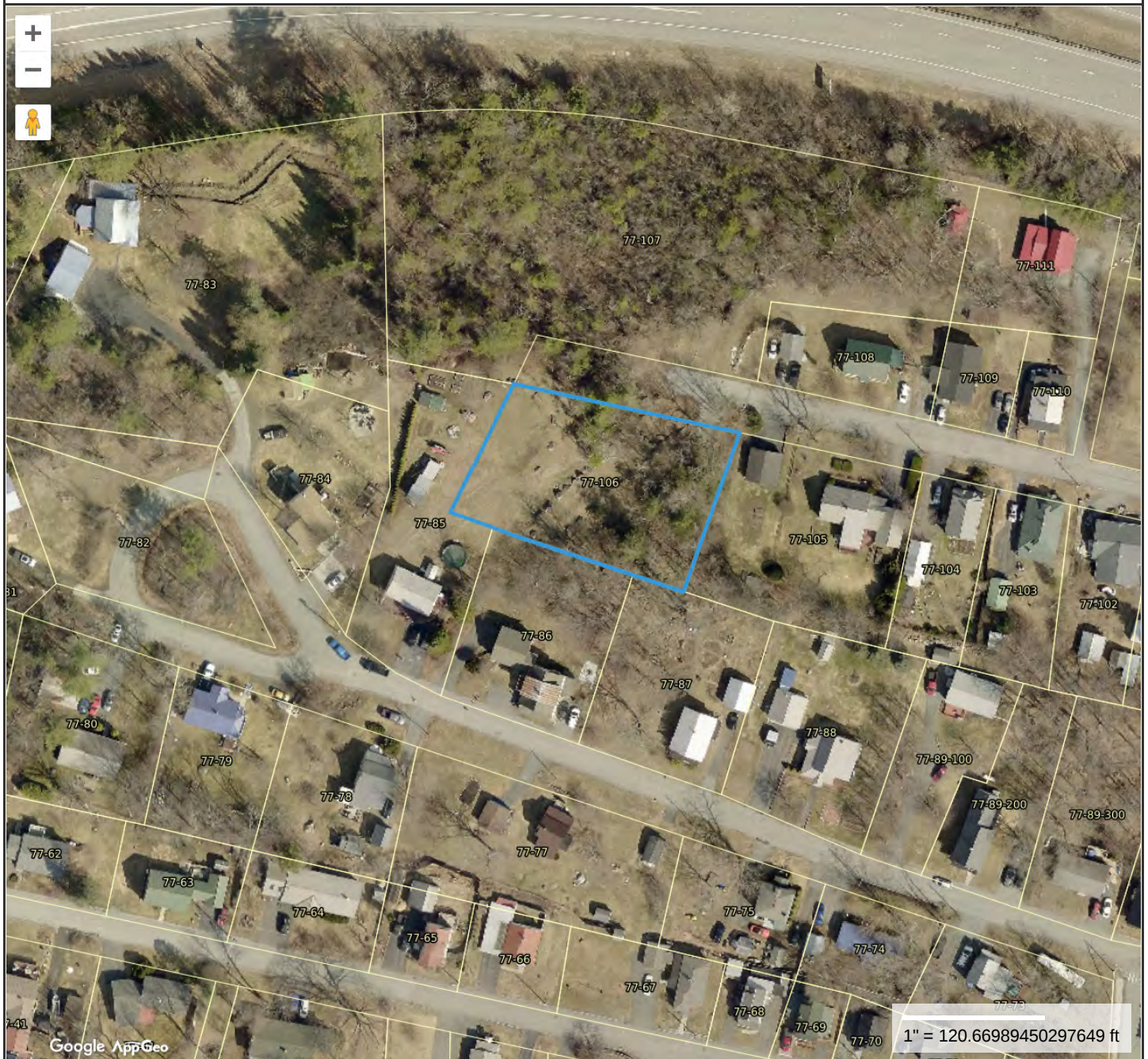
Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$35,300	\$35,300
2020	\$0	\$35,300	\$35,300
2019	\$0	\$35,300	\$35,300

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$35,300	\$35,300
2020	\$0	\$35,300	\$35,300
2019	\$0	\$35,300	\$35,300

077-106_LebanonGIS

**Property Information**

Property ID 77-106
Location 0 BARROWS ST
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

0 BARROWS ST

Location 0 BARROWS ST

Mblu 77/ 107/ / /

Acct# 1603

Owner CITY OF LEBANON

PBN

Assessment \$135,048

Appraisal \$135,048

PID 956

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$135,048	\$135,048
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$135,048	\$135,048

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 0749/0340

Sale Date 06/25/1947

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0749/0340	99	06/25/1947
KNIGHT, MILO L	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=956&bid=956](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone R3
Neighborhood R4
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.01
Frontage
Depth
Assessed Value \$135,048
Appraised Value \$135,048
lbllndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$42,300	\$42,300
2020	\$0	\$42,300	\$42,300
2019	\$0	\$42,300	\$42,300

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$42,300	\$42,300
2020	\$0	\$42,300	\$42,300
2019	\$0	\$42,300	\$42,300

077-107_LebanonGIS

**Property Information**

Property ID 77-107
Location 0 BARROWS ST
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
 Data updated 11/18/2018

Print map scale is approximate.
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 activities should not be done using
 this resource.

0 TOWNSEND TER

Location 0 TOWNSEND TER

Mblu 79/ 39/ / /

Acct# 1788

Owner CITY OF LEBANON

PBN

Assessment \$51,180

Appraisal \$51,180

PID 1065

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$51,180	\$51,180
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$51,180	\$51,180

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK STREET
LEBANON, NH 03766

Certificate

Book & Page 0/0

Sale Date 01/01/1900

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0/0	99	01/01/1900
CITY OF LEBANON	\$0		0/0	99	01/01/1900

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=1065&bid=1065](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone RL1
Neighborhood R7
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.79
Frontage
Depth
Assessed Value \$51,180
Appraised Value \$51,180
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$25,100	\$25,100
2020	\$0	\$25,100	\$25,100
2019	\$0	\$25,100	\$25,100

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$25,100	\$25,100
2020	\$0	\$25,100	\$25,100
2019	\$0	\$25,100	\$25,100

1" = 241.35284349577483 ft

Google AppGeo

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

526 DARTMOUTH COLLEGE HWY

Location 526 DARTMOUTH COLLEGE HWY

Mblu 82/ 11/ / /

Acct# 5703

Owner CITY OF LEBANON

PBN

Assessment \$99,527

Appraisal \$99,527

PID 4419

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$99,527	\$99,527
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$99,527	\$99,527

Owner of Record

Owner CITY OF LEBANON
Co-Owner
Address 51 NORTH PARK ST
LEBANON, NH 03766

Sale Price \$0
Certificate
Book & Page 2278/0503
Sale Date 10/17/1997
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		2278/0503	99	10/17/1997
CITY OF LEBANON	\$0		1820/0011	99	08/28/1989
RICH, JERRY L + LARAMIE JR, SP	\$34,000		1776/0863	99	11/28/1988
LABBIE, TIMOTHY + ROSEMARIE A	\$0		0/0	99	01/01/1901

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=4419&bid=4419](#))

Building Sub-Areas (sq ft)	<u>Legend</u>
----------------------------	---------------

Grade	
Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	

No Data for Building Sub-Areas

WS Flue Rating	
Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

	Extra Features	<u>Legend</u>
--	----------------	---------------

No Data for Extra Features

Land

Land Use

Use Code 9030
Description MUNICIPAL
Zone RL1
Neighborhood R7
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.99
Frontage
Depth
Assessed Value \$99,527
Appraised Value \$99,527
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$48,100	\$48,100
2020	\$0	\$48,100	\$48,100
2019	\$0	\$47,700	\$47,700

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$48,100	\$48,100
2020	\$0	\$48,100	\$48,100
2019	\$0	\$47,700	\$47,700

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082-011_LebanonGIS

**Property Information**

Property ID 82-11
Location 526 DARTMOUTH COLLEGE HWY
Owner CITY OF LEBANON

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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

5 S MAIN ST

Location 5 S MAIN ST

Mblu 86/ 55/ / /

Acct# 2005

Owner CITY OF LEBANON

PBN

Assessment \$156,064

Appraisal \$156,064

PID 1192

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$156,064	\$156,064
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$156,064	\$156,064

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 3711/0452
Sale Date 06/28/2010
Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		3711/0452	35	06/28/2010
ROUSSEAU, TERRY ANN TRST	\$0		3710/0161	44	06/24/2010
ROUSSEAU, TERRY ANN, TTEE	\$0		3710/0159	44	06/24/2010
ROUSSEAU, TERRY ANN	\$0		02427/0553	99	10/27/1999
HOSMER, TERRY ANN, TTEE	\$0		2427/0553	99	10/25/1999

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=1192&bid=1192](#))

Building Sub-Areas (sq ft)	<u>Legend</u>
----------------------------	---------------

Model	
Grade	
Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	

No Data for Building Sub-Areas

Fireplace Rating	
WS Flue Rating	
Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

	Extra Features	<u>Legend</u>
--	----------------	---------------

No Data for Extra Features

Land

Land Use

Use Code 9030
Description MUNICIPAL
Zone CBD
Neighborhood R5
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.22
Frontage
Depth
Assessed Value \$156,064
Appraised Value \$156,064
lblIndfront

Outbuildings

Outbuildings

[Legend](#)

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$50,600	\$50,600
2020	\$0	\$50,600	\$50,600
2019	\$0	\$52,500	\$52,500

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$50,600	\$50,600
2020	\$0	\$50,600	\$50,600
2019	\$0	\$52,500	\$52,500

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086-055_LebanonGIS

**Property Information**

Property ID 86-55
Location 5 S MAIN ST
Owner CITY OF LEBANON

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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

3 SEMINARY HILL

Location 3 SEMINARY HILL

Mblu 86/ 56/ / /

Acct# 2006

Owner CITY OF LEBANON

PBN

Assessment \$193,313

Appraisal \$193,313

PID 1193

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$193,313	\$193,313
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$193,313	\$193,313

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 3684/0660
Sale Date 03/04/2010
Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		3684/0660	35	03/04/2010
BURDETTE JR, CLINTON M	\$0		01511/0030	99	11/08/1985
BURDETTE, KAREN ANN	\$0		1571/0030	99	11/01/1985

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=1193&bid=1193](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	

Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	0.5
Description	MUNICIPAL	Frontage	
Zone	CBD	Depth	
Neighborhood	R5	Assessed Value	\$193,313
Alt Land Appr	No	Appraised Value	\$193,313
Category		lblIndfront	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$57,000	\$57,000
2020	\$0	\$57,000	\$57,000
2019	\$59,100	\$59,200	\$118,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$57,000	\$57,000
2020	\$0	\$57,000	\$57,000

2019	\$59,100	\$59,200	\$118,300
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086-056_LebanonGIS

**Property Information**

Property ID 86-56
Location 3 SEMINARY HILL
Owner CITY OF LEBANON

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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 ORA AVE

Location 0 ORA AVE

Mblu 90/ 7/ / /

Acct# 2379

Owner CITY OF LEBANON

PBN

Assessment \$145,443

Appraisal \$145,443

PID 1562

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$145,443	\$145,443
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$145,443	\$145,443

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 1850/0996

Sale Date 03/15/1990

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		1850/0996	99	03/15/1990
	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=1562&bid=1562](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone R3
Neighborhood R6
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.23
Frontage
Depth
Assessed Value \$145,443
Appraised Value \$145,443
lbllndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$48,000	\$48,000
2020	\$0	\$48,000	\$48,000
2019	\$0	\$46,000	\$46,000

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$48,000	\$48,000
2020	\$0	\$48,000	\$48,000
2019	\$0	\$46,000	\$46,000

090-007_LebanonGIS

**Property Information**

Property ID 90-7
Location 0 ORA AVE
Owner CITY OF LEBANON

**MAP FOR REFERENCE ONLY
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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 MECHANIC ST

Location 0 MECHANIC ST

Mblu 106/ 49/ / /

Acct# 3624

Owner CITY OF LEBANON

PBN

Assessment \$173,001

Appraisal \$173,001

PID 2625

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$173,001	\$173,001
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$173,001	\$173,001

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 0690/0108
Sale Date 05/25/1940
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0690/0108	99	05/25/1940
CITY OF LEBANON	\$0		0690/0108	99	02/29/1940

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=2625&bid=2625](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone GC
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.83
Frontage
Depth
Assessed Value \$173,001
Appraised Value \$173,001
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$133,000	\$133,000
2020	\$0	\$133,000	\$133,000
2019	\$0	\$136,900	\$136,900

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$133,000	\$133,000
2020	\$0	\$133,000	\$133,000
2019	\$0	\$136,900	\$136,900

106-049_LebanonGIS

**Property Information**

Property ID 106-49
Location 0 MECHANIC ST
Owner CITY OF LEBANON

**MAP FOR REFERENCE ONLY
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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 PINE ST

Location 0 PINE ST

Mblu 107/ 76/ / /

Acct# 3785

Owner CITY OF LEBANON

PBN

Assessment \$143,478

Appraisal \$143,478

PID 2774

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$143,478	\$143,478
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$143,478	\$143,478

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 2412/0138

Sale Date 07/29/1999

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		2412/0138	99	07/29/1999
CITY OF LEBANON	\$0		0679/0160	99	07/11/1938
BERUBE, MARIE P, HEIRS OF	\$0		00679/0160	99	07/11/1938

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos//default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=2774&bid=2774](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	

Electric	
Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	0.22
Description	MUNICIPAL	Frontage	
Zone	R2	Depth	
Neighborhood	R6	Assessed Value	\$143,478
Alt Land Appr	No	Appraised Value	\$143,478
Category		lblIndfront	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$47,800	\$47,800
2020	\$0	\$47,800	\$47,800
2019	\$0	\$45,700	\$45,700

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$47,800	\$47,800
2020	\$0	\$47,800	\$47,800

2019	\$0	\$45,700	\$45,700
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107-076_LebanonGIS

**Property Information**

Property ID 107-76
Location 0 PINE ST
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

0 DARTMOUTH COLLEGE HWY

Location 0 DARTMOUTH COLLEGE HWY

Mblu 109/ 39/ / /

Acct# 3991

Owner CITY OF LEBANON

PBN

Assessment \$197,497

Appraisal \$197,497

PID 2977

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$197,497	\$197,497
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$197,497	\$197,497

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK STREET
LEBANON, NH 03766

Certificate

Book & Page 0/0

Sale Date 01/01/1900

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0/0	99	01/01/1900
CITY OF LEBANON	\$0		0/0	99	01/01/1900

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=2977&bid=2977](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone R3
Neighborhood R6
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.6
Frontage
Depth
Assessed Value \$197,497
Appraised Value \$197,497
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$59,500	\$59,500
2020	\$0	\$59,500	\$59,500
2019	\$0	\$56,700	\$56,700

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$59,500	\$59,500
2020	\$0	\$59,500	\$59,500
2019	\$0	\$56,700	\$56,700

109-039_LebanonGIS



Property Information

Property ID 109-39
Location 0 DARTMOUTH COLLEGE HWY
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

0 POVERTY LN

Location 0 POVERTY LN

Mblu 117/ 4/ / /

Acct# 4118

Owner CITY OF LEBANON

PBN

Assessment \$292,469

Appraisal \$292,469

PID 3087

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$200	\$292,269	\$292,469
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$200	\$292,269	\$292,469

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 0/0

Sale Date 01/01/1900

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0/0	99	01/01/1900
CITY OF LEBANON	\$0		0/0	99	01/01/1900

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=3087&bid=3087](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone INDL
Neighborhood I2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.08
Frontage
Depth
Assessed Value \$292,269
Appraised Value \$292,269

lblIndfront

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
86	CONC PAV			100.00 SF	\$200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$600	\$317,100	\$317,700
2020	\$600	\$317,100	\$317,700
2019	\$400	\$317,100	\$317,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$600	\$317,100	\$317,700
2020	\$600	\$317,100	\$317,700
2019	\$400	\$317,100	\$317,500

117-004_LebanonGIS

**Property Information**

Property ID 117-4
Location 0 POVERTY LN
Owner CITY OF LEBANON

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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

0 STONEY BROOK RD

Location 0 STONEY BROOK RD

Mblu 124/ 11/ //

Acct# 4314

Owner CITY OF LEBANON

PBN

Assessment \$163,651

Appraisal \$163,651

PID 3270

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$163,651	\$163,651
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$163,651	\$163,651

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 1734/0187
Sale Date 04/11/1988
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		1734/0187	99	04/11/1988
	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=3270&bid=3270](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone GC
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.2
Frontage
Depth
Assessed Value \$163,651
Appraised Value \$163,651
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$126,800	\$126,800
2020	\$0	\$126,800	\$126,800
2019	\$0	\$111,000	\$111,000

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$126,800	\$126,800
2020	\$0	\$126,800	\$126,800
2019	\$0	\$111,000	\$111,000

124-011_LebanonGIS

**Property Information**

Property ID 124-11
Location 0 STONEY BROOK RD
Owner CITY OF LEBANON

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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
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0 EASTMAN HILL RD

Location 0 EASTMAN HILL RD

Mblu 125/ 14/ / /

Acct# 5893

Owner CITY OF LEBANON

PBN

Assessment \$331,027

Appraisal \$331,027

PID 4605

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$331,027	\$331,027
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$331,027	\$331,027

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 1090/0576

Sale Date 04/09/1969

Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		1090/0576	99	04/09/1969
	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=4605&bid=4605](#)).

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone RL2
Neighborhood R7
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 3.5
Frontage
Depth
Assessed Value \$331,027
Appraised Value \$331,027
lblIndfront

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$0	\$63,100	\$63,100
2020	\$0	\$63,100	\$63,100
2019	\$0	\$62,800	\$62,800

Assessment

Valuation Year	Improvements	Land	Total
2021	\$0	\$63,100	\$63,100
2020	\$0	\$63,100	\$63,100
2019	\$0	\$62,800	\$62,800

125-014_LebanonGIS



Property Information

Property ID 125-14
Location 0 EASTMAN HILL RD
Owner CITY OF LEBANON



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Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

0 POVERTY LN

Location 0 POVERTY LN

Mblu 131/ 7/ / /

Acct# 4425

Owner CITY OF LEBANON

PBN

Assessment \$715,077

Appraisal \$715,077

PID 3349

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$1,400	\$713,677	\$715,077
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,400	\$713,677	\$715,077

Owner of Record

Owner CITY OF LEBANON

Sale Price \$0

Co-Owner

Address 51 NORTH PARK ST
LEBANON, NH 03766

Certificate

Book & Page 0696/539
Sale Date 03/18/1941
Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF LEBANON	\$0		0696/539	35	03/18/1941
	\$0		0/0	99	01/01/1901

Building Information**Building 1 : Section 1****Year Built:**

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant
Model	
Grade	
Stories	

Building Photo

 Building Photo

(<https://images.vgsi.com/photos/lebanonnhPhotos/default.jpg>).

Building Layout

([ParcelSketch.ashx?pid=3349&bid=3349](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Percent	
Bedrooms	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Rooms	
Bath Rating	
Kitchen Rating	
Kitchen(s)	
Interior/Exterior	
Nbhd Modifier	
Fireplace Rating	
WS Flue Rating	
Electric	

Insulation	
Parking	
Fireplace(s)	
CNS_USRFLD_108	
Plumbing	
Bsmt Garage	
WS Flues	
2nd Heat Type	
# Heat Systems	
% Heated	
View	
Frame	
Basement Floor	
Comm Units	
MH Make	
Solar Hot Water	
Central Vac	
Partition	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land Use

Use Code 9030
Description MUNICIPAL
Zone INDL
Neighborhood I2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 40.59
Frontage
Depth
Assessed Value \$713,677
Appraised Value \$713,677

lblIndfront

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
78	LITE-DBL			2.00 LEN	\$1,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$729,600	\$729,600
2020	\$0	\$729,600	\$729,600
2019	\$0	\$729,600	\$729,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$729,600	\$729,600
2020	\$0	\$729,600	\$729,600
2019	\$0	\$729,600	\$729,600

131-007_LebanonGIS

**Property Information**

Property ID 131-7
Location 0 POVERTY LN
Owner CITY OF LEBANON

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/29/2021
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



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SECTION 1.0: PURPOSE

To provide guidance by clarifying the circumstances, procedures and processes for disposing of or transferring interests in CITY owned real estate.

SECTION 2.0: SCOPE

Authority to implement changes to this Policy is delegated to the CITY MANAGER without prior notice if it is deemed to be in the best interest of the City of Lebanon. This Policy is available for public review and inspection.

SECTION 3.0: DEFINITIONS

NOTICE OR NOTICE OF SALE: means a brief description of the property, the hour, date and place of sale or disposition, and the location of the property, as well as other such information considered relevant by the CITY MANAGER.

PUBLIC AGENCY: includes the federal government or any federal department or agency, the state and all departments, agencies, boards and commissions of the state, counties, school districts, cities, towns, municipal corporations and any other political subdivisions of the State of New Hampshire.

PUBLIC PROPERTY OR PROPERTY: means real property which is owned by the CITY.

REAL PROPERTY: means real estate, and appurtenances thereto, over which the CITY has oversight responsibilities as provided by City Charter and State law.

REDEVELOPMENT AREA: an area of the City that has been designated by the City Council as having redevelopment potential where City properties, regardless of whether they are deemed surplus or have current uses by the City, may be redeveloped in a manner that meets certain goals and objectives of the City as expressed in its Master Plan and other public policies. Public uses and parcels, including public ways, may be reconfigured in such areas, including, but not necessarily, in conjunction with private property.



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SURPLUS PROPERTY: any real property no longer having practical use to the City of Lebanon.

TAX DEEDED PROPERTY: property taken due to non-payment of property taxes in accordance with RSA 80:38.

SECTION 4.0: PROCEDURES

4.1 DISPOSITION OF PROPERTY:

1. DEEMING PROPERTIES AS SURPLUS TO CITY NEEDS OR SUITABLE FOR REDEVELOPMENT

When a property is being considered for disposition, it must first be deemed surplus to CITY needs or suitable for redevelopment as part of a redevelopment area. To determine whether a property is surplus to CITY needs or suitable for redevelopment, the following shall take place:

A. If City property is being considered for redevelopment, the Council shall, by resolution, designate one or more specific redevelopment areas where the City may consider redevelopment proposals that may involve the reconfiguration of public and private property parcels and boundary lines and disposition of public property. The resolution may:

1. Broadly indicate the parameters the Council may consider in deciding if redevelopment and disposition of public property is appropriate and in the public interest, including how any public uses of such property may be alternatively accommodated, and may be by reference to a draft REQUEST FOR PROPOSALS (RFP);
2. Direct the City Manager to consider a public benefit determination pursuant to §4.1.2.A.4, "CONVEYANCE TO ADJOINING PROPERTY OWNER(S);" or
3. Direct the City Manager to consider and propose a conveyance to a Development Authority pursuant to §4.1.2.A.9 "CONVEY TO A DEVELOPMENT AUTHORITY."



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- B. Review and comment shall be solicited by the City Manager or his/her designee from all CITY departments; relevant boards, committees and commissions; and the Lebanon School District.
- C. A report shall be prepared for review by the City Council which contains the full assessment information and property card for each property along with all comments received from departments, boards, committees, commissions, and the School District.
- D. Upon review of all information, the City Council shall consider, and act upon by resolution, authorization for the City Manager to:
1. retain such property or properties for future use by the CITY; or
 2. convey such property or properties by deed through public auction, by advertised sealed bids, by other means specified herein, or in a manner as justice may require.

Authority to convey property or properties shall continue in effect for one year from the date of the action by the City Council unless otherwise provided.

2. DISPOSING OF PROPERTY

The City Council shall have the power to establish a minimum amount for which a property is to be sold and the terms and conditions of the sale. The disposal of any property or properties shall not be contrary to the public interest. The permanent disposition of property may be by SALE OR EXCHANGE and the partial or temporary disposition of property may be by EASEMENTS, LICENSES, AND LEASES. The sale of public property for redevelopment within a Tax Increment Financing District (TIFD) shall comply with any applicable Tax Increment Financing Plan (TIFP) adopted by the City pursuant to RSA 162-K:9.



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A. SALE OR EXCHANGE – Disposition through sale or exchange of property or properties shall be by Competitive Sealed Bids, Public Auctions, Request for Proposal (RFP), Conveyance to Adjoining Property Owner(s), Trade-in or Exchange, Conveyance to Another Public Agency, Conveyance to a Development Authority, or in a manner as justice may require, as follows:

1. COMPETITIVE SEALED BIDS

- a. A Request for Sale Bid Package shall be created that lists the property or properties offered for sale; designate location; and state the terms and conditions of sale and instructions to bidders including the place, date, and time set for bid opening.
- b. Notice of the sale should be given at least 10 days before the date set for opening bids.
- c. Notice shall be given by making the Request for Sale Bids publicly available through posting notice to the City's website and by newspaper advertisement. Notice may also be given by mailing a Request for Sale Bid Package to prospective bidders, including those bidders on lists that may be maintained for this purpose.
- d. Bids shall be opened publicly.
- e. Award shall be made in accordance with the provisions of the Request for Sale Bids to the highest responsive and responsible bidder, if the price offered by such bidder is acceptable to the City Council. Where such price is not acceptable, the City Council may reject the bids in whole or in part and negotiate the sale provided the negotiated sales price is higher than the highest responsive and responsible bidder's price, or bids may be resolicited.
- f. The sale shall be binding upon the CITY only upon award of the bid and delivery of the deed to the successful bidder after adoption of a City Council resolution approving the sale, and no other action of



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the CITY or its representatives shall be construed to vest any right, title or interest to or in the property in any person prior to the adoption of the resolution and delivery of the deed.

2. PUBLIC AUCTION

When appropriate, an experienced auctioneer should be used to cry the sale and assist in preparation of the sale. The solicitation to bidders should stipulate, at a minimum, all the terms and conditions of any sale; that a deposit may be required to participate in the bidding; that the purchaser must consummate the purchase within a stated time; and that the CITY retains the right to reject any and all bids.

3. REQUEST FOR PROPOSALS (RFPs)

The City may issue requests for proposals for the development or redevelopment of City property deemed surplus and/or suitable for redevelopment within Redevelopment Areas designated by the City Council. Such RFP process shall include the following:

- a. The RFP shall specify the criteria on which proposals will be evaluated and scored. Such criteria may include, but not be limited to, proposed purchase price or other consideration for the property interests to be conveyed, the proposed extent of redevelopment including the expected assessed property value upon completion, conformity with specified public policy goals consistent with the City's Master Plan and other guidance documents, the time frame for development, the experience and management and financial capability of the proposed development team.
- b. The Council shall designate an RFP review committee that shall score all complete and qualified RFP responses. The Council may designate itself as such review committee or may appoint such City Councilors, staff, other board and committee representatives, and citizens as it deems appropriate to such review committee. The



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review committee may recommend that the City Council proceed with a planned sale to the top scoring respondent that is deemed to provide the City with the best overall value to the City.

- c. The Council may accept the recommendation of the review committee or reject it and make no sale or start the process over.
- d. The Council may authorize the City Manager to negotiate certain terms and enter into a Purchase and Sale Agreement with the selected redeveloper that may specify certain milestones to be achieved prior to closing on a sale.

4. CONVEYANCE TO ADJOINING PROPERTY OWNER(S)

Upon recommendation of the City Manager, by resolution of the City Council, the City may sell or exchange any real property or interest therein to any person who owns an interest in the same real property or who owns an interest in adjoining real property. Sale or exchange shall require a determination by the City Manager that the public benefit will be served by uniting ownership of the CITY's real property or real property interest with the adjoining property. Such determination may consider, without limitation:

- a. The range of possible uses for the real property or interests;
- b. The proposed uses for the real property or interests by the proposed grantee;
- c. The size, configuration and other characteristics of the real property or interests;
- d. Existing or proposed restrictions upon the development or use of the real property or interests; and
- e. The value of the real property or interests.



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5. TRADE-IN, EXCHANGE, OR GRANT OUTRIGHT

By resolution of the City Council, the City may trade-in, exchange or grant outright real property after a determination is made that the trade-in or grant outright value is expected to exceed the value estimated to be obtained through the sale or other disposition of such property as evidenced by an appraisal.

6. CONVEY TO A PUBLIC AGENCY

By resolution of the City Council, the City may sell to a public agency any real property or interest therein. In the event of a real property interest other than a lease, the CITY shall obtain an appraisal of the property to be sold.

7. CONVEY TO A DEVELOPMENT AUTHORITY

By resolution of the City Council, the City may sell property within a development or redevelopment area to a developer or redeveloper pursuant to a development or redevelopment agreement (pursuant to NH RSA 205). The development or redevelopment agreement shall provide such covenants, conditions, and restrictions upon the property and other terms and requirements as the CITY COUNCIL determines to be in the public interest or necessary to carry out the purposes of the development or redevelopment plan.

8. AS JUSTICE MAY REQUIRE

By resolution of the City Council that the public interest would be served, disposal of property may be achieved by engaging a real estate agent or broker to list and sell the property, including a condition on the sale that the Buyer's obtain development approvals in advance.



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B. EASEMENTS, LICENSES, AND LEASES – Disposition through Easements, Licenses, and Leases shall be as follows:

1. UTILITY EASEMENTS

The City may grant to any utility company a nonexclusive easement upon, under or across public property (other than street right-of-way) for such utility company's facilities. Such easement shall be subject to such payments, provisions, and limitations as the CITY may impose.

a. Conditions: Grant shall be made by resolution of the City Council provided that:

i. The easement will not substantially interfere with CITY use of the property;

ii. That the benefit to the public of increasing availability of utilities by granting the easement outweighs any detriment to the CITY of imposing the easement upon the public property;

iii. That granting the easement is otherwise consistent with the interests of the CITY.

b. Along with other appropriate provisions, the instrument granting the easement shall specify the facility to be installed by the easement holder within the easement and shall provide that:

i. The acceptance of the easement shall impose upon the grantee the obligation to indemnify, defend, pay and hold the CITY harmless against any loss, claims, injury or other liabilities of any description arising out of the easement or use or misuse of the property pursuant to the easement; and

ii. The CITY shall have the right to require the easement holder to relocate any and all facilities from time to time to avoid conflicts or potential conflicts with existing or proposed improvements to



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CITY land. In the case of an easement which is described in this subsection and which is limited in use to providing utilities to CITY property, the easement may be granted administratively by the City Manager without resolution or other action by the City Council if the required findings are made by the City Manager, and if the easement document is approved as to form by an attorney for the CITY.

- iii. The conveyance of interest in abandoned or discontinued rights-of-way shall be governed by New Hampshire RSA Chapter 231 and/or any other appropriate and applicable State statute.

2. TEMPORARY LICENSES

The City Manager shall have the authority to enter into temporary licenses or similar agreements for the use of CITY owned property, including but not limited to, land, buildings, office space, rooms and other interior and exterior space, but not CITY rights-of-way. Such agreements shall be in a form approved by the attorney for the CITY and shall have a term of one (1) year or less. Such agreements shall contain a unilateral termination clause in favor of the CITY that does not require the CITY to give more than thirty (30) days' notice of cancellation.

3. LEASES

Any lease of CITY owned real property shall be reviewed and approved by the City Manager followed by a recommendation to the CITY COUNCIL accompanied by a determination that such action is consistent with adopted CITY plans and policies.

Any lease of CITY owned airport real property shall be reviewed and recommended by the Airport Manager and reviewed and approved by the City Manager followed by a recommendation to the City Council accompanied by a determination that such action is consistent with



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adopted CITY plans and policies including the Airport Master Plan and compliance with FAA regulations/requirements.

Any lease of CITY owned real property shall be approved by the City Council. The City Council may take one of three actions:

- a. Reject the lease as proposed and recommended by the City Manager;
- b. Grant preliminary approval and request that it be brought back before the City Council after the necessary land-use permits have been obtained; or
- c. Approve the lease as proposed and recommended by the City Manager with authorization for the City Manager to execute the necessary documents when all required land-use permits have been duly obtained. Land-use permits shall include appropriate review and action by all applicable land use boards (i.e. the Conservation Commission, Zoning Board, Planning Board, or Heritage Commission).
- d. After the execution of the lease documents, zoning/building permits are applied for and issued to the CITY with the lessee as the co-applicant. The lessee is responsible for the construction of the buildings in accordance with the CITY's adopted Site Plan Review and Building Code Regulations. When construction is completed in accordance with the Site Plan Review approval, and the Building Code/Permit, a Certificate of Occupancy is issued.
- e. In accordance with New Hampshire RSA Chapter 72:23, I(b), Real Estate and Personal Property Tax Exemption: *All leases and other agreements, the terms of which provide for the use or occupation by others of real or personal property owned by the state or a city, town, school district, or village district, entered into after July 1, 1979, shall provide for the payment of properly assessed real and*



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personal property taxes by the party using or occupying said property no later than the due date. All such leases and agreements shall include a provision that “failure of the lessee to pay the duly assessed personal and real estate taxes when due shall be cause to terminate said lease or agreement by the lessor.” All such leases and agreements entered into on or after January 1, 1994, shall clearly state the lessee’s obligations regarding the payment of both current and potential real and personal property taxes, and shall also state whether the lessee has an obligation to pay real and personal property taxes on structures or improvements added by the lessee. If the lessee using or occupying the property fails to pay the duly assessed personal and real estate taxes on the due date, the tax collector of the taxing district involved shall notify the lessor that the same remains unpaid. Upon receipt of said notification from the tax collector, the lessor shall terminate said lease or agreement and pay over to the tax collector from amounts received from said lease such sums as are necessary to satisfy the tax due.

3. Sale or lease proceeds in connection with the disposal of interest of CITY owned real property shall inure without restriction to the benefit of the Fund from which original acquisition was financed or upon which operational control and responsibility resides.
4. Net proceeds from the disposal or conveyance of interest in Airport real property acquired through Federal or State grants shall inure exclusively to the benefit of the Airport Fund for dedication to Airport operations, activities and capital requirements.
5. In the absence of City Council direction to the contrary, proceeds from the sale of Airport land shall be so reserved and accounted for to ensure that the corpus remains intact and that only interest accruing on such proceeds shall be utilized to finance Airport operations.



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4.2. TAX DEEDED PROPERTIES

It shall be the intent of the CITY to return all parcels acquired through the tax deeding process to the tax rolls except where the public's interest may be better served through retention of specific parcels.

Unless a former owner gives notice of intent to repurchase a tax deeded property in accordance with RSA 80:89, disposition of those properties acquired through tax deeding will take place when recommended by the City Manager after approval from the Council in accordance with this policy.

SECTION 5.0: REFERENCES (Charter/Code/State Statues)

C419:23 General Powers (Council)
C419:30 Powers and Duties of Manager
RSA 47:5 City Property
RSA 80:80 Transfer of Tax Lien

SECTION 6.0: POLICY & PROCEDURE REVISION HISTORY

	Section	Revisions	Date
Original Adoption			2/2/2000
Amendment	All	Re-Write of Policy	8/1/2018
Amendment	4.1.2.A	Amended Section	10/3/2018
Amendment	4.1.2.A.8	Added Section	10/3/2018
Amendment	5.0	Amended Reference	10/3/2018

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, December 12, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Vice-Chair), Karen Zook (City Council Rep), Thomas Jasinski (Alternate), Kathie Romano - remote, Jeremy Rutter, Cori Hirai (Alternate)

MEMBERS ABSENT: Bruce Garland (Chair), Kim Chewning, Laurel Stavis, Gregorio Amaro

STAFF PRESENT: Nathen Reichert (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

1. Call to Order

Vice Chair Hall called the meeting to order at 6:30 PM.

Cori Hirai and Tom Jasinski were appointed to serve in place of two absent members.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before December 12, 2022:

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 dealership. **PB2023-01-SPR**

Eric & Susan Cole, 162 Mechanic Street (Tax Map 105, Lot 714), 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**

NBKS, LLC, 68 Maple Street (Tax Map 73, Lot 7), zoned R-3: Request for site a minor subdivision, applicant proposes to subdivide one (1) lot into two (2). **PB2023-03-MIN**

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 construct a 18,375 sq ft restaurant and charity gaming center in the location of the former auto dealership, together with associated site improvements. **PB2023-04-SPR**

Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for Site Plan Review to construct a +/-9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, together with associated site improvements. The building and

improvements will be located on lot 2 of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN). **PB2022-52-SPR**

Rock Ridge Lebanon, LLC, Old Pine Tree Cemetery Road, (Tax Map 74, Lot 3), zoned RL-2: Applicants requests an extension of an existing Planning Board Approval, to complete bonding and recording of the final plat. **PB2023-05-EXT.**

Mr. Corwin stated that Planning Staff reviewed the above applications and find that they have no potential for regional impact.

A MOTION by Jeremy Rutter that the applications above have no potential for regional impact. The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0)*

3. Public Hearing Items

- A. **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 - **Continued from November 21, 2022**

Mr. Hall recused himself, which left four members and no quorum. The application was postponed to December 19, 2022, at 6:30 PM.

- B. **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 - **Postponed from November 21, 2022**

Dan Nash of Advance Geomatics & Design appeared in support of the application.

Mr. Hall explained the background to the completeness issue, which is affected by the plat not being recorded and the roads involved not being terminated. The boundary line cannot be adjusted without there being a recorded plat for the property.

Ms. Romano inquired about the lack of termination of the roads and the lack of a plat.

Mr. Vincent stated that Mr. Nash and the applicant have completed several items required to discontinue the roads, but the DPW would need to recommend to the City Council that all the items have been met for the streets to be discontinued.

A MOTION by Jeremy Rutter that the Planning Board finds the application of 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 to be incomplete. The motion was seconded by Cori Hirai.

1 **Roll Call Vote:**

2 **Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano**

3 **Voting Against – None**

4 ***The MOTION was approved (6-0).**

- 5
6
7 **C. Grafton County Economic Development Council & North County Council, 16**
8 **Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site**
9 **Plan amendment to construct additional parking. PB2022-48-SPR - Postponed from**
10 **November 21, 2022**

11
12 Mr. Corwin stated that additional information was received, but Staff needs more time to review the
13 information and asks that the hearing be postponed to December 19, 2022, at 6:30 PM.

14
15 **A MOTION by Cori Hirai that the hearing of Grafton County Economic Development Council &**
16 **North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L, be**
17 **postponed to December 19, 2022, at 6:30 PM.**

18 **The motion was seconded by Jeremy Rutter.**

19 **Roll Call Vote:**

20 **Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano**

21 **Voting Against – None**

22 ***The MOTION was approved (6-0).**

- 23
24 **D. Execusuite, LLC and Chorro, LLC, 75 Bank Street (Tax Map 92, Lot 78) and 77 Bank**
25 **Street (Tax Map 92, Lot 79), zoned R-O: Request for a boundary line adjustment.**
26 **PB2022-55-BLA**

27
28 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
29 to accept jurisdiction and commence review.

30
31 **A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the Boundary Line Adjustment**
32 **application of Execusuite, LLC and Chorro, LLC (PB2022-55-BLA) IS complete enough to accept**
33 **jurisdiction and commence review.**

34 **The motion was seconded by Cori Hirai.**

35 **Roll Call Vote:**

36 **Voting in Favor - Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano**

37 **Voting Against – None**

38 ***The MOTION was approved (6-0).**

39
40 Jim Wasser of Studio Nexus appeared in support of the application.

41
42 Mr. Wasser explained that 75 and 77 Bank Street are involved in the project, but the existing building at
43 77 Bank Street is the main issue. The owner would like to convert the building to have 7 residential studio
44 units and an executive suite. Additional land from 75 Bank Street would be needed to complete the
45 project.

46
47 Mr. Corwin stated that Staff is recommending a number of conditions of approval in the Staff Memo, but
48 there are no other concerns.

1 Ms. Romano stated that based upon a city ordinance, four unrelated people could inhabit a unit. The
2 applicant may intend to limit the number of occupants, but additional inhabitants are allowed. Mr. Wasser
3 stated that the leases do limit the number of people since the units would only be 300-400 sq. ft. Large
4 families are not present at the other studio unit projects owned by the applicant.

5
6 Vice Chair Hall invited public comment, but there was none.

7
8 Ms. Hirai inquired about the additional parking and if EV charging infrastructure would be added. Mr.
9 Wasser stated that they are planning to do both.

10
11 Ms. Romano inquired about a building that was to have been removed previously and wasn't. Mr. Corwin
12 stated that it was addressed in the conditions.

13
14 Mr. Rutter inquired about the two parcels that are being shared with the building parcel. Mr. Wasser
15 stated that an easement will be formalized for use of the driveway. Mr. Corwin stated it is included in the
16 conditions.

17
18 Ms. Romano asked for clarification of ownership of the properties. Mr. Wasser reviewed the ownership.

19
20 Vice Chair Hall closed the Public Hearing.

21
22 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board APPROVE*** the application of
23 Execusuite, LLC and Chorro, LLC for a proposed Boundary Line Adjustment between lands located at 75
24 Bank Street (Tax Map 92, Lot 78) and 77 Bank Street (Tax Map 92, Lot 79), PB2022-55-BLA, as shown
25 on a plat titled "Plan Showing Boundary Line Adjustment Between Property of Execusuite, LLC and
26 Chorro, LLC", prepared by DiBernardo Associates, LLC, dated February 24, 2022, DWG. NO. 3433-1,
27 including any and all supplemental submissions and testimony provided during the public hearing, with
28 the following conditions to be satisfied prior to the recording of the plat:
29

- 30 1. The applicant shall provide a revised plat depicting the following changes to the satisfaction
31 of the Planning and Development Department:
- 32 a. If existing, add all parking spaces shown on the approved parking plan (PB2014-22-
33 SPA) for 75 Bank Street. If not in existence, a site plan amendment shall be required.
 - 34 b. Revise the modular building note to clarify that the modular building is out of
35 compliance with the approved parking plan (PB2014-22-SPA, approved on 8/11/14)
36 and will be removed.
 - 37 c. Add a note indicating that the purpose of the proposed easement over 77 Bank Street
38 in favor of 75 Bank Street is for vehicular access and for access to and use of the
39 dumpster.
 - 40 i. Add a note indicating that the easement deed will be recorded simultaneously
41 with the recording of the boundary line adjustment plat.
 - 42 d. Identify correct mailing address of each property owner. (8.2.A.2)
 - 43 e. Provide the date and description of the plat revisions. (8.2.A.1)
 - 44
- 45 2. The applicant shall provide to the Planning and Development Department a draft copy of the
46 deed of the land transfer for review to ensure the transfer will be completed properly for
47 Assessing and recording purposes.
- 48
49 3. A copy of the easement deed shall be submitted to the Planning & Development Department
50 for review.

- 1
2 4. The applicant shall provide to the Planning and Development Department a digital record
3 drawing (Cad .dwg Format using NH State Plane Coordinate system).
4

5 *The motion was seconded by Kathie Romano.*

6 *Roll Call Vote:*

7 *Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano*

8 *Voting Against – None*

9 **The MOTION was approved (6-0).*
10
11

12 *A MOTION by Jeremy Rutter that the Lebanon Planning Board authorize the Vice Chair to sign the*
13 *revised Boundary Line Adjustment plat for Execusuite, LLC and Chorro, LLC, PB2022-55-BLA.*

14 *The motion was seconded by Kathie Romano.*

15 *Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano*

16 *Voting Against – None*

17 **The MOTION was approved (6-0).*
18

- 19 E. Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O: Request for site
20 plan approval to convert the existing building to an 8-unit multi-family dwelling.
21 PB2022-47-SPR
22

23 Mr. Corwin stated that this application will be heard in January to allow more time for the completion of
24 the site plan.
25

26 *A MOTION by Cori Hirai that the application of Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79),*
27 *zoned R-O, is postponed to Monday, January 9, 2023, at 6:30 PM.*

28 *The motion was seconded by Jeremy Rutter.*

29 *Roll Call Vote:*

30 *Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano*

31 *Voting Against – None*

32 **The MOTION was approved (6-0).*
33

- 34 F. CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned
35 IND-L: Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive
36 through (Starbucks) together with associated site improvements. PB2022-45-SPR
37

38 Mr. Corwin stated that Staff recommends the application above is complete enough for the Planning
39 Board to accept jurisdiction and commence review.
40

41 *A MOTION by Cori Hirai that the Lebanon Planning Board finds the application of CP Centerra LLC,*
42 *PB2022-45-SPR, IS complete enough to accept jurisdiction and commence review.*

43 *The motion was seconded by Jeremy Rutter.*

44 *Roll Call Vote:*

45 *Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano*

46 *Voting Against – None*

47 **The MOTION was approved (6-0).*
48

49 Kerry McCormack of Crosspoint, Jeff Goodrich of Pathways Consulting, Axel Solberg of HFA, and
50 Shaun Kelly appeared in support of the application.
51

1 Mr. McCormack introduced the company, whose primary focus is on food markets, and the project. They
2 are proposing the addition of a Starbucks with a drive-thru on the Lebanon Co-Op property, and there
3 would be no changes to the current shopping center. Outside patio seating is planned.
4

5 Mr. Solberg stated that the property is already well screened by the current landscaping. The typical
6 Starbucks building design would not blend well with the setting, so the design was redone with a New
7 England theme to blend with the rest of the shopping center. The elevations from each side were shown.
8

9 Mr. McCormack discussed the waiver requests related to aspects of the site. Mr. Goodrich confirmed the
10 impact of the property as the need for waivers.
11

12 Mr. Corwin stated that Section 607.6.B of the Site Plan Regulations addresses the Conditional Use Permit
13 (CUP) and recommended that they explain the need for the CUP. Mr. Goodrich stated that the site plan
14 shows the 338 parking spaces, and he explained the way in which those spaces satisfy the requirements.
15 Mr. Jasinski commented on the CUP and the study done for the required parking. Mr. Goodrich noted that
16 they are using the alternative calculations. Mr. Corwin stated that the CUP provides flexibility when the
17 actual traffic count supports the CUP rationale.
18

19 Mr. Vincent stated that the stormwater is being handled adequately.
20

21 Ms. Romano inquired about traffic and the site distance when departing the site and the ability to turn left
22 onto Centerra Parkway. Mr. Kelly stated that there would be trimming of the trees at that point. The
23 reported crashes at that location have been very low over the prior three-year period. The trimming will
24 improve the site lines. They have made recommendations related to pedestrians and site lines. The
25 improvements are expected to enhance safety. Mr. Hall noted that this would be the only coffee shop
26 between I89 and DHMC. Mr. Kelly stated that some of the traffic will be going to Starbucks and then on
27 to DHMC from a new direction thereby reducing the lengthy wait for those turning left off Rte. 120 to
28 DHMC.
29

30 Ms. Hirai inquired about the pharmacy traffic conflicting with the Starbucks traffic and the possibility of
31 a traffic study. Mr. Vincent stated that the two sites would likely not peak at the same time.
32

33 Mr. Rutter inquired about the coloring of glass and other exterior features in the elevations such as the
34 lights on the outside of the building. Mr. McCormack explained which entrances and exits were for the
35 public and stated that the patio area will be sufficiently screened. Mr. Rutter also inquired about the snow
36 storage. Mr. McCormack stated that the snow would be pushed out into the parking area or hauled away
37 when it is a significant amount.
38

39 Mr. Jasinski inquired about certain landscaping. Mr. Kelly stated that it is ornamental grass.
40

41 Ms. Hirai inquired about the changes to the impervious surface. Mr. McCormack stated that there is little
42 change in the flow on the site.
43

44 Ms. Romano inquired about the shading of the sidewalk area and the access to utilities. Mr. McCormack
45 stated that there will be several different utilities in the screened area. Mr. Solberg stated that the
46 sidewalk area is on the north side and does not need additional shading.
47

48 Mr. Goodrich briefly explained the reasons for the various waivers.
49

50 Ms. Hirai inquired why they were not taking the opportunity to do a survey to confirm that they are
51 meeting the requirements. Mr. Corwin stated that the applicant has demonstrated that they are satisfying

1 the standards. This is the redevelopment of a portion of a site, and the regulations don't address that. If
2 something is not being addressed, the Board can request additional surveys. Mr. Goodrich stated that they
3 did all the calculations regarding shading and met the regulations.

4
5 Ms. Romano stated that it would be important for the applicant to state what is being proposed for the
6 landscaping. Mr. Corwin noted that the list of plantings is in the site plan. Mr. Vincent stated that there is
7 a slight increase in impervious surface, and the entire site underwent a review by the State DPW.

8
9 Alan Saucier stated that there is a very detailed plant list on Page 6 of the site plan with strong
10 consideration for native and appropriate plantings.

11
12 Sarah Riley stated that the plantings include both Norway Maples and Ash trees, which are prohibited
13 species. The shading of the patio areas may be inadequate in summer, and additional shading may be
14 needed.

15
16 Andrew Garthwaite of the Tree Advisory Board noted that they are narrowing the planted islands, and the
17 trees may die and need replacement. He added that it is not realistic to move the trees. Alan Saucier stated
18 that they are not moving the existing Norway Maple trees. They are being removed and new Red Maples
19 will be planted.

20
21 ***A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.5 – requiring a current survey***
22 ***certified by a land surveyor licensed in New Hampshire***

23 ***The motion was seconded by Tom Jasinski.***

24 ***Roll Call Vote:***

25 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

26 ***Voting Against – None***

27 ****The MOTION was approved (6-0).***

28
29 ***A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.12 – requiring a lighting plan.***
30 ***The motion was seconded by Tom Jasinski.***

31 ***Roll Call Vote:***

32 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

33 ***Voting Against – None***

34 ****The MOTION was approved (6-0).***

35
36 ***A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.15 – requiring a landscaping***
37 ***plan.***

38 ***The motion was seconded by Tom Jasinski.***

39 ***Roll Call Vote:***

40 ***Voting in Favor – Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

41 ***Voting Against – Ms. Hirai***

42 ****The MOTION was approved (5-1).***

43
44 ***A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.17 – requiring drainage***
45 ***facilities information within 200 ft. of the site.***

46 ***The motion was seconded by Tom Jasinski.***

47 ***Roll Call Vote:***

48 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski***

49 ***Voting Against – Ms. Romano***

50 ****The MOTION was approved (5-1).***

1 **A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.20 – requiring road, water,**
2 **sewer and drainage profiles.**

3 **The motion was seconded by Tom Jasinski.**

4 **Roll Call Vote:**

5 **Voting in Favor – Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski**

6 **Voting Against – Ms. Hirai, Ms. Romano**

7 ***The MOTION was approved (4-2).**

8
9
10 **A MOTION by Jeremy Rutter to approve the waiver from Section VI – design requirements.**

11 **The motion was seconded by Tom Jasinski.**

12 **Roll Call Vote:**

13 **Voting in Favor – Ms. Romano, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski**

14 **Voting Against – Ms. Hirai**

15 ***The MOTION was approved (5-1).**

16
17 Vice-Chair Hall raised the issue of the parking. Mr. Goodrich stated that there are 39 parking spaces that
18 have been land-banked and can be unearthed if needed. Mr. Corwin noted that the applicant would need
19 to come back to the Planning Board for site plan review if those 39 spaces were to be added to the
20 project, which would impact the impervious surface and stormwater management.

21
22 Vice-Chair Hall invited public comment. There was none.

23
24 Ms. Romano inquired if there would be indoor seating, and Mr. McCormack stated that there would be
25 both indoor and outside seating.

26
27 **A MOTION by Jeremy Rutter** that the Planning Board **APPROVE** the application of **CP Centerra LLC**
28 **regarding 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), PB2022-45-SPR**, for a Conditional
29 Use Permit per Section 607.6.B of the Zoning Ordinance to allow 302 parking spaces to be provided
30 where 358 are required to be provided per Section 607.6.A. Based on testimony given, application
31 materials presented, and supporting documents submitted, the Planning Board concludes the following
32 with respect to the criteria set forth in Section 607.6.B of the Zoning Ordinance:

- 33
34 1. The applicant has provided a detailed description of the proposed uses, hours of
35 operation, anticipated peak parking demand, and anticipated hours that such peak
36 parking demand will occur.
37
38 2. The applicant has demonstrated that the Table 607.6 Shared Parking Ratio Reduction
39 Factors do not adequately account for circumstances unique to the development.
40
41 3. The applicant has demonstrated that the peak parking demand for the proposed uses
42 will not coincide.
43

44 **The motion was seconded by Cori Hirai.**

45 **Roll Call Vote:**

46 **Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano**

47 **Voting Against – None**

48 ***The MOTION was approved (6-0).**

Ms. Hirai inquired about EV charging infrastructure being installed. Mr. McCormack stated that they have worked with ChargePoint before, but in this case the charging stations would be near the perimeter and not near Starbucks. It would be more centrally located elsewhere in the shopping center. Ms. Hirai expressed concern over the pharmacy drive-up. Mr. Corwin stated that the peak hour usage between the pharmacy and Starbucks doesn't coincide, but it could be addressed if issues arise. Mr. Kelly stated that the data collected includes the pharmacy use, and the peak usage is midday while Starbucks is early in the morning.

Ms. Romano inquired about the traffic on Morgan Road turning left to Centerra Drive and the need for additional traffic control. Mr. Corwin stated that the Board can require that the applicant study the traffic once the business is open. Otherwise, this would be evaluated like any other site in the city. Mr. McCormack stated that they can adjust the traffic pattern as needed.

Ms. Romano inquired if Centerra Parkway and Morgan Drive are city roads. Mr. Corwin stated that they are city roads. Ms. Romano inquired about actions that could be taken if traffic becomes a major issue. Mr. Corwin stated that the Board could require the applicant to do a specific traffic study.

Ms. Hirai inquired about plans for solar plans. Mr. McCormack stated that there are no plans at present.

Vice Chair.Hall closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of CP Centerra LLC regarding 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned IND-L, PB2022-45-SPR, for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through (Starbucks) together with associated site improvements as shown on a plan set titled "Centerra Marketplace 'Starbucks'" prepared by Pathways Consulting, LLC, dated October 10, 2022, last revised November 28, 2022 (17 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies – variously prepared by a professional civil engineer, professional traffic engineer, licensed land surveyor, an architect, and a landscape architect – that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall provide a temporary stormwater and erosion control management plan (in plan view) for review and approval by the City Engineer.
2. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
 - a) Remove references to "Orange Theory" tenant.
 - b) Identify the height of the existing buildings (5.1.E.4.e.8).

- c) Add the temporary stormwater and erosion control management plan required by condition of approval #1.
- d) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

3. 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.

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 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

6. 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 City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, roadway, sidewalks, crosswalks, bus stops/shelters, driveways, 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 and shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.

7. 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.

8. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

9. 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

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

11. 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.

12. 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

13. 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.
14. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
15. 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).

Vice Chair Hall reopened the Public Hearing for discussion of Condition #6.

Mr. McCormack noted that the discussion is related to condition #6 regarding third party inspection services and limited utilities. Mr. Reichert stated that they are very close by water connections and sidewalks already. Mr. Vincent stated that it's possible that the engineer of record could do the review, but the city would need assurance via reporting during the work, reporting of any issues during construction, and as-built plans at the end of construction with certification that it was built according to the plans and subject to review by the project engineer.

Ms. Hirai asked for clarification that the request is for no third-party engineer and allowing the engineer of record to certify. Mr. Hall suggested requiring ongoing reporting and certification at the end of the project. The Board discussed the need for a third-party engineer as opposed to using a City Engineer. Mr. Vincent stated that the applicant should follow the usual third-party procedure.

Ms. Romano stated that being fair and consistent in treatment of applicants is very important and waiving the requirement for a third-party engineer has not previously been done. Mr. Corwin commented that it would require well-crafted language if this were to come up again.

Vice Chair Hall recommended that the hearing be continued to the following week to allow consideration of Condition #6. Ms. Zook clarified that the third-party process was intended to reduce the work of the City Engineer, and that should be considered. Mr. Vincent stated that it was important for the applicant to follow the third-party engineer procedures so the workload would remain similar, but the onus would fall on the engineer of record. The certification process would be reviewed. Mr. Corwin stated that it would be important to take more time considering this condition.

Mr. McCormack stated that this has come up before, and they always have the engineer of record certify that all the site plan specifications have been met. Mr. Goodrich and his team would report to Mr. Vincent as needed.

1 ***A MOTION by Cori Hirai to continue the hearing to December 19, 2022, at 6:30 PM.***

2 ***The motion was seconded by Tom Jasinski***

3 ***Roll Call Vote:***

4 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

5 ***Voting Against – None***

6 ****The MOTION was approved (6-0).***

7
8
9 **G. One Mechanic Street, LLC and FSP LLC, 1 Mechanic Street (Tax Map 91,**
10 **Lot 264) and 0 Foundry Street (Tax Map 91, Lot 262), zoned LD: Request to amend**
11 **required site improvements for an approved 18-unit multi-family conversion (PB2020-29-**
12 **SPR). PB2022-54-SPA**

13
14 Mr. Corwin stated that Planning Staff recommends that the above application is complete enough for the
15 Planning Board to accept jurisdiction and commence review.

16
17 ***A MOTION by Jeremy Rutter that the application of One Mechanic Street, LLC and FSP LLC, 1***
18 ***Mechanic Street (Tax Map 91, Lot 264) and 0 Foundry Street (Tax Map 91, Lot 262), zoned LD, is***
19 ***complete enough for the Planning Board to accept jurisdiction and commence review.***

20 ***The motion was seconded by Tom Jasinski.***

21 ***Roll Call Vote:***

22 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

23 ***Voting Against – None***

24 ****The MOTION was approved (6-0).***

25
26 Jeremy Katz, manager of One Mechanic Street, LLC appeared in support of the application.

27
28 Mr. Katz noted that two years ago the site plan was approved, but they have had supply chain issues and
29 other obstacles and are now updating the site plan with current minor changes. The utilities are in the
30 northeast corner of the building that had landscaping planned, but it is narrower than originally thought.
31 They would like to put planters in that location. On the east side, there is an overhang roof, which would
32 prevent sun for plantings. They are asking to push the plantings out a few feet. The streetlight that was
33 planned has not been installed, but they would like to install a building-mounted light. The storage units
34 planned for the rear of the building would be replaced by additional parking spaces and they would phase
35 in the storage later. The proposed dumpster location is no longer feasible, and they have plans for future
36 solar.

37
38 Mr. Corwin noted that the waiver from Section 6.11.C is not needed. The level and scope of changes are
39 not very significant, but as a group they added up to additional waivers.

40
41 ***A MOTION by Jeremy Rutter to extend the meeting to 9:45 PM.***

42 ***The motion was seconded by Cori Hirai.***

43 ***Roll Call Vote:***

44 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

45 ***Voting Against – None***

46 ****The MOTION was approved (6-0).***

47
48 Vice Chair Hall stated that there is nothing significant and the waivers make sense. Mr. Rutter inquired
49 about the landscaping that is being deferred and the timeframe for implementation. Mr. Katz stated that
50 they can't work on landscaping between April and June. Mr. Rutter inquired about the location of the
51 landscaping mulch. Mr. Katz stated that the landscaping mulch would be going on the east side that abuts

1 Foundry Street. Mr. Rutter also inquired if the long-term lease was negotiated for parking. Mr. Katz
2 stated that it was negotiated.

3
4 Ms. Hirai inquired about EV charging outside their apartment. Mr. Katz stated that it is something he
5 would want to do in the future. Against the building it is incredibly tight, which may be even tighter once
6 the roundabout is constructed. Ms. Hirai suggested that outside 120V receptacles be installed for tenants
7 to use for EV charging. Mr. Katz stated that it would be possible, and there is enough capacity to provide
8 EV charging in the future.

9
10 Mr. Jasinski inquired if the new changes would be incorporated in the site plans. Mr. Corwin stated that
11 they have been included in the current site plan.

12
13 Ms. Romano inquired about the dumpster location and the transformer location. Mr. Katz indicated the
14 location of the transformer on the projected site plan and stated that the dumpster has moved several feet
15 for better access and would not have an enclosure.

16
17 Vice Chair Hall invited public comment. There was none.

18
19 ***A MOTION by Jeremy Rutter*** that the Lebanon Planning Board **APPROVE** waivers for the application
20 of One Mechanic Street, LLC and FSP LLC, PB2022-54-SPR, as follows:

- 21
22 • All waivers identified in the attached Notice of Decision dated November 23, 2020, for
23 PB2020-38-SPR.
24 • The Article V submission requirements.
25 • Section 6.7.C – *parking lot lighting requirements*
26 • Section 6.10.B.5 – *screening requirements for electrical transformer*

27
28 ***The motion was seconded by Kathie Romano.***

29 ***Roll Call Vote:***

30 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano***

31 ***Voting Against – None***

32 ****The MOTION was approved (6-0).***

33
34 Alice Dansby of Ward 2 inquired about the replacement of the previously planned landscaping. Mr. Katz
35 stated that the design of the planters has been submitted, and they are attractive.

36
37 Vice Chair Hall closed the Public Hearing.

38
39 ***A MOTION by Jeremy Rutter*** that the Lebanon Planning Board **APPROVE** the application of One
40 Mechanic Street, LLC regarding 1 Mechanic Street (Tax Map 91, Lot 264), zoned LD, PB2022-54-SPR,
41 for Site Plan Review to amend required site improvements for an approved 18-unit multi-family
42 conversion (PB2020-28-SPR) as shown on a plan set titled “1 Mechanic Street Apartments” prepared by
43 Studio Nexus Architects + Planners, LLC, dated November 17, 2022, Project No.: 1922 (10 Sheets),
44 including any and all submissions and testimony provided for and during the public hearing, with the
45 following conditions:

46
47 **Conditions to be Satisfied Prior to Application for a Building Permit**

- 48
49 1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2020-
50 28-SPR, dated November 23, 2020, and all conditions of approval thereof.

2. The applicant shall ensure that the proposed landscaping mulch is prevented from floating on-site and into adjacent street(s)/properties during rain events.
3. The applicant shall provide a final plan set to the Planning & Development Department that removes all bubbles and corrects the plan revision dates (which currently predate the date of the plan).
4. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Subdivision Regulations.

Mr. Katz stated that a building permit has been issued, so one item needs to be moved to a different section.

The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano

Voting Against – None

****The MOTION was approved (6-0).***

H. **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

Mark Rosenchein stated that he approved postponing the hearing to January 9, 2023, at 6:30 PM.

A MOTION by Cori Hirai to postpone the hearing of Altaria Lebanon Park, LLC, NH Route 120 & Cavendish Court (Tax Map 10, Lots 26-34), zoned IND-L, to January 9, 2022, at 6:30 PM.

The motion was seconded by Jeremy Rutter.

Voting in Favor – Ms. Hirai, Mr. Rutter, Mr. Hall, Ms. Zook, Mr. Jasinski, Ms. Romano

Voting Against – None

****The MOTION was approved (6-0).***

I. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). PB2022-51-CUPMIN

Mr. Corwin stated that this hearing is postponed to December 19, 2022, at 6:30 PM.

4. Other Business

A. Discussion of Proposed Zoning Amendments

It was agreed that this would be the first item on the December 19, 2022, agenda.

5. Approval of Minutes

1 A. November 21, 2022

2
3 ***A MOTION by Kathie Romano to approve the Planning Board Minutes of November 21, 2022, as***
4 ***presented.***

5 ***The motion was seconded by Jeremy Rutter.***

6 ***Roll Call Vote:***

7 ***Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook***

8 ***Voting Against – None***

9 ****The MOTION was approved (6-0).***

10
11
12 **6. Adjournment**

13
14 ***A MOTION by Kathie to adjourn the meeting.***

15 ***The motion was seconded by Jeremy Rutter.***

16 ***Roll Call Vote:***

17 ***Voting in Favor –Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook***

18 ***Voting Against – None***

19 ****The MOTION was approved (6-0).***

20
21 The meeting was adjourned at 9:45 PM.

22
23 Respectfully submitted,

24
25 Holly Howes

26 Recording Secretary

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, December 19, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Vice-Chair), Karen Zook (City Council Rep), Kathie Romano - remote, Jeremy Rutter, Laurel Stavis, Cori Hirai (Alternate), Thomas Jasinski (Alternate)

MEMBERS ABSENT: Bruce Garland (Chair), Kim Chewning, Gregorio Amaro

STAFF PRESENT: Nathen Reichert (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer)

1. Call to Order

Vice Chair Hall called the meeting to order at 6:30 PM.

Cori Hirai was appointed in place of Bruce Garland, and Tom Jasinski was appointed in place of Gregorio Amaro.

Vice Chair Hall noted that the discussion of the proposed zoning amendments and site plan review amendments would not be open for public comment. The order of hearings was reordered.

Ms. Romano was attending remotely due to being out of town.

2. Study Items

A. Discussion of Proposed Zoning Amendments

Vice Chair Hall opened with a motion as a starting point for the discussion.

A MOTION by Matthew Hall that the Planning Board reviewed and discussed the proposed Zoning Amendments at its November 14, 2022, meeting. Based on this discussion, the Board recommends the City Council not adopt Section 607.8 Electric Vehicles for the following reasons:

One. Recently, in reviewing numerous significant developments on the Board, the developers are already installing electric vehicle infrastructure and are increasingly doing so in response to the demand of the current electric vehicle market as it exists. Additionally, the Board has seen new electric vehicle charging stations appear at places, for example the Walmart Plaza, and the expansion of existing facilities for Tesla. There is no need to mandate its adoption for property owners, business owners, and homeowners, who are the best judges of whether and to what extent they require it.

Two. There is a real question as to whether all of Lebanon has the practical technical ability to adopt these proposed regulations based on what is currently provided by Liberty Utilities. This needs to be fully understood citywide before any consideration of implementing so wide-reaching and comprehensive zoning changes.

1 **Three.** The Board opposes categorically mandating the installation of EV-ready spaces in one- and two-
2 family homes. Lebanon's homeowners know their own circumstances, their own interests, and can make
3 their own decisions.
4

5 **Four.** If the City of Lebanon desires to facilitate the adoption of electric vehicles, the Board proposes that
6 more creative solutions that offer positive opportunities, not restrictive regulations. Here, it's not sticks.
7 Where are the municipal incentives for developers to install electric vehicle infrastructure? What would
8 entice a landowner to install these facilities? The Board recommends the City to pursue this route.

9 **The motion was seconded by Laurel Stavis.**
10

11 Ms. Hirai commented that it would have been good to get the questions from the previous meeting
12 answered before crafting a motion. Mr. Hall stated that he did get the answers to the questions before
13 making the motion. Mr. Corwin stated that they have had extensive conversations with Liberty Utilities,
14 but there has not been a definitive response to whether it is a short term or long-term problem. Ms. Hirai
15 suggested that putting in the requirement would push Liberty to meet demand faster than if they were left
16 to their own devices, adding that as a governing body, the Board can influence the speed by which certain
17 efforts can be moved along. Meeting the capacity means installing an additional 220V line for charging,
18 and retrofitting is very expensive. It is important for the Board to use its leadership power to make it
19 easier for lower income members of the community to achieve equity.
20

21 Mr. Jasinski noted that developers are often forced to accommodate regulations at increased expense, and
22 installation of EV charging capacity should be left up to the person paying for it. In the end, it will be up
23 to the City Council to decide the issue.
24

25 As a member of the City Council, Ms. Zook stated that she would abstain from voting on this
26 recommendation.
27

28 **Roll Call Vote:**

29 **Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter**

30 **Voting Against – Ms. Hirai**

31 **Abstaining – Ms. Zook**

32 ***The MOTION was approved (4-1-1).**
33

34 Vice Chair Hall made a second motion.
35

36 **A MOTION by Matthew Hall that the Planning Board recommends adoption of the Cottage Housing**
37 **proposed zoning amendments with an emphasis on the New England aesthetics.**

38 **The motion was seconded by Tom Jasinski.**
39

40 Ms. Hirai recommended a modification of the motion, as the porches are taxed in Lebanon and would be
41 an unnecessary burden on developers and taxpayers. It would be better to incentivize it. Mr. Hall stated
42 that he would like to see the New England vernacular emphasized in the construction of the cottages, but
43 it would be up to the City Council to consider the adoption of the amendment. The discussion of the
44 amendments continued to a decision to not make mention of the porches.
45

46 **Roll Call Vote:**

47 **Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook**

48 **Voting Against – None**

49 ***The MOTION was approved (7-0).**
50
51

1 **3. Public Hearing Items**

2
3 **D. CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned**
4 **IND-L: Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through**
5 **(Starbucks) together with associated site improvements. PB2022-45-SPR - Continued from December**
6 **12, 2022**

7
8 Mr. Corwin stated that the hearing was left open and continued to this meeting to allow time to look into
9 the issue of a third-party engineer's role in the project. The applicant agreed that it would be useful to
10 allow additional time to set a policy. Mr. Jasinski stated that he would strongly recommend following
11 procedure and keeping to the standard third-party engineer process.

12
13 ***A MOTION by Laurel Stavis to continue the hearing of CP Centerra LLC, 12 Centerra Parkway (Tax***
14 ***Map 10, Lot 11, Plot 100), zoned IND-L, to January 23, 2023, at 6:30 PM.***

15 ***The motion was seconded by Jeremy Rutter.***

16 ***Roll Call Vote:***

17 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

18 ***Voting Against – None***

19 ****The MOTION was approved (7-0).***

20
21 Ms. Salazar-Kish was not present, so that hearing was moved to later in the meeting.

22
23
24 **C. Grafton County Economic Development Council & North County Council, 16**
25 **Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan amendment**
26 **to construct additional parking. PB2022-48-SPR - Postponed from December 12, 2022**

27
28 Dan Nash of Advanced Geomatics & Design appeared in support of the application.

29
30 Mr. Corwin stated that there were still completeness concerns. A treatment swail was added to the plan
31 but not the landscaping and lighting plan. Ideally, Staff would like those in hand. There is also a
32 jurisdictional wetland that needs to be delineated on the plan and approved by the State DES. The written
33 waiver requests have not been received. Mr. Nash stated that a detention pond can be dredged without a
34 permit because it is considered part of the site maintenance facilities and not jurisdictional. Mr. Vincent
35 stated that the City is having a similar problem and suggested the applicant should have the same
36 conversation with DES.

37
38 ***A MOTION by Tom Jasinski to postpone this hearing to January 9, 2022, at 6:30 PM.***

39 ***The motion was seconded by Jeremy Rutter.***

40 ***Roll Call Vote:***

41 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

42 ***Voting Against – None***

43 ****The MOTION was approved (7-0).***

44
45
46 **B. Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North**
47 **Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-**
48 **3: Request for Site Plan Review to construct a 4,235 square foot addition to the existing**
49 **recreational ice rink together with associated site improvements. PB2022-44-SPR -**
50 **Continued from December 12, 2022**

1 Vice Chair Hall stated that he would need to recuse himself from this application and a Chair would need
2 to be appointed for this hearing.

3
4 ***A MOTION by Laurel Stavis to appoint Tom Jasinski as chair for this application.***

5 ***The motion was seconded by Jeremy Rutter.***

6 ***Roll Call Vote:***

7 ***Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook***

8 ***Voting Against – None***

9 ****The MOTION was approved (7-0).***

10
11 Vice Chair Hall recused himself from this application.

12
13 Nate Stearns as Attorney for Hanover, NH, and Project Engineer Jeff Goodrich of Pathways Consulting,
14 LLC, appeared in support of the application.

15
16 Mr. Corwin stated that the hearing was continued because the applicant hadn't submitted formal waiver
17 requests, which are now in official form and need to be discussed.

18
19 Ms. Romano stated that the issue was stormwater runoff into another property. Mr. Vincent stated that the
20 stormwater system is sufficient for controlling the peak flow so that there is no increase in runoff. Mr.
21 Goodrich described the drainage of the property in detail and confirmed that there would be no increase in
22 runoff, and no erosion has been observed of the neighbor's property. Mr. Stearns noted that a condition in
23 a Conditional Use Permit from the Zoning Board that was negotiated with the neighbor stated that the
24 project shall not increase runoff to properties to the west, which is the reason why the parking lot
25 modifications were made to redirect runoff to the east.

26
27 Mr. Jasinski invited public comment.

28
29 Dave Donley, 386 N Main St., stated that he has lived there for quite a while, and the previous promises
30 are now being changed. Mr. Jasinski explained the current condition related to the previous application
31 that did not go forward. Mr. Corwin stated that the previous agreement has nothing to do with the current
32 application.

33
34 The Board members discussed the stormwater runoff.

35
36 Mr. Jasinski asked the Board members if they had sufficient information to make decisions on the
37 waivers.

38
39 Ms. Hirai inquired if the Board could require screening. Mr. Corwin stated that a reasonable condition of
40 approval could be added related to screening. Ms. Stavis inquired where the concern for screening came
41 from. Mr. Stearns stated that several items related to screening were followed up even though the double
42 rink project did not go forward.

43
44 Ms. Romano stated that it would have helped to see the videos of the water running onto the neighbor's
45 property. Mr. Donley stated that he did not understand the changes being made to improve the situation
46 on his property and asked about the goal of the screening and the problem that would be solved. Mr.
47 Jasinski summarized the issues raised by Mr. Donley regarding screening and runoff. Ms. Stavis asked if
48 there were ongoing discussions between lawyers. Mr. Goodrich stated that the new traffic pattern is
49 intended to mitigate any lights toward the neighbor's property. Ms. Hirai noted the windows on the side
50 of the building facing Mr. Donley's property and suggested a line of shrubs to mitigate the lights. Mr.

Stearns stated that evergreens can be installed to screen the windows on the building. Mr. Corwin stated that a condition would be added.

Mr. Jasinski closed public comment.

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.5 – requiring a current survey certified by a land surveyor licensed in New Hampshire
The motion was seconded by Laurel Stavis.

Mr. Goodrich noted that a survey is registered with the Grafton County Registry of Deeds, which does not need to be updated.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.7 – requiring plans to show structures within 200 ft.

The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.13 – lighting plan requirements
The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 5.1.E.15 & Section 6.2.B & 6.2.E.1 – perimeter landscaping and parking lot shading requirements

The motion was seconded by Karen Zook.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 6.2.D.1 – landscaping around buildings requirements second

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

****The MOTION was approved (6-0).***

A MOTION by Jeremy Rutter to approve the waiver from Section 6.6 – stormwater management requirements

The motion was seconded by Laurel Stavis.

Roll Call Vote:**Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis****Voting Against – None*****The MOTION was approved (6-0).**

Mr. Corwin previewed the additional conditions of approval. The Board members discussed the additional conditions regarding light infiltration to the abutter's property. Mr. Stearns asked for a specific number of trees that would be required. Ms. Stavis suggested that specific numbers of trees, rather than the purpose, be the focus as the outcome may not completely block all light. Mr. Corwin suggested the necessary wording. Mr. Stearns stated that three trees would be adequate given the deciduous trees already between the properties. The Board members discussed the number of trees needed for screening.

Mr. Jasinski closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Hanover Improvement Society and Town of Hanover for Site Plan Review to construct +/-4,385 sq. ft. additional building area onto the existing recreational ice rink 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3 and R-3, 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, as shown on a 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), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. The applicant shall address the following comments of the City Engineer to the satisfaction of the City Engineer:
 - a) 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.
 - b) Confirm that the proposed relocated hydrant location is properly spaced from the building/proposed building addition.
 - c) The O&M Manual refers to a Dunkin Donuts facility. This is likely a typo that should be addressed.
2. 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.

3. 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.

4. 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

5. 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.

6. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

7. 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.

8. 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.

9. 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

10. The impact fee calculated pursuant to Condition of Approval #4 shall be paid.

11. 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

12. 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.

13. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

14. 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.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Zook, Mr. Jasinski, Ms. Romano, Ms. Stavis

Voting Against – None

**The MOTION was approved (6-0).*

Vice Chair Hall returned to the meeting.

- E. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). PB2022-51-CUPMIN - Postponed from December 12, 2022**

Mr. Corwin stated that Planning Staff finds the above application complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Laurel Stavis that the application of Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

Robert Wells, DEW Properties, and Adam Morse, Civil Engineer with Latitudes Land Surveying, appeared in support of the request.

Mr. Wells described the three-lot IPUD for Upper Valley Technology Park (UTVP) on Airpark Road, which is next to the runway. Lot #3 would remain regardless of the occupant. The other two lots have established businesses.

Mr. Corwin explained what is specifically being approved. Mr. Vincent stated that there are issues with the driveways and safety concerns. Mr. Corwin said that recommended conditions of approval would be included. The approval of the IPUD is all that is being addressed now.

Mr. Rutter inquired about the roads involved. Mr. Morse stated that there are Class IV roads which are not considered for frontage. Mr. Wells stated that the old dirt road is not considered frontage. Mr. Rutter

also inquired about a stone wall at the south end of the open space. Mr. Morse stated that it is not on the plat. Mr. Corwin stated that it is important that it is included on the plat.

Ms. Hirai inquired about the wetlands. Mr. Wells stated that they are not involved. The Conservation Commission would review the application if requested by the Planning Board.

Vice Chair Hall closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Upper Valley Technology Park, LLC, for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD), PB2022-51-CUPMIN, as shown on a plat titled "Subdivision Plat for Upper Valley Tech Park LLC Planned Unit Development," prepared by Latitudes Land Surveying, dated December 2, 2022, project no: 22015, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies – variously prepared by a professional civil engineer, professional traffic engineer, and a licensed land surveyor – that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations and the Planned Unit Development regulations of the Zoning Ordinance, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

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

1. The applicant shall revise the subdivision plat to the satisfaction of the Planning and Development Department and the City's legal counsel, as follows:
 - a. Contact the Assessing Department to confirm the tax map/lot numbers for the new lots and add to the plat.
 - b. Add metes and bounds to the proposed open space area.
 - c. Identify how the open space will be physically delineated in accordance with Section 501.1.F.7.b of the Zoning Ordinance.
 - d. Add open space calculations;
 - e. Add a note indicating how the open space will be owned, protected, and managed;
 - f. Add a note indicating that the development of each lot shall require Site Plan approval per the Lebanon Site Plan Review Regulations and that the driveway locations and design are subject to review and approval from the Lebanon Department of Public Works.
 - g. Provide date and description of any revisions made (9.5.A.1)
2. The applicant shall provide a digital record drawing of the revised subdivision plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).
3. All outstanding engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

4. The applicant shall prepare and record an open space covenant or deed restriction in accordance with Section 501.1.F.5, 6 & 7 of the Zoning Ordinance, and shall be in form and content acceptable to the Planning and Development Department and the City Attorney.

General Conditions

5. Future development on the new lots 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 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, future development shall be exempt from any 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.

6. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat. (Section 7.9.A.2)

The motion was seconded by Tom Jasinski.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

A MOTION by Jeremy Rutter that the Lebanon Planning Board authorizes the Vice Chair to sign the subdivision plat for Upper Valley Technology Park, LLC, PB2022-51-CUPMIN, as revised pursuant to the Board's conditions of approval.

The motion was seconded by Tom Jasinski.

Mr. Rutter inquired about the covenant shared with the Board. Mr. Corwin stated that it does not impact the decision.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

A. 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 - **Continued from November 21, 2022**

Jolin Salazar-Kish, owner, and Sue Reed, Architect, appeared in support of the application.

1 Ms. Salazar-Kish stated that they are close to completing the building permit application, but approval
2 will occur after the current approval date. The delay occurred because they needed to add entrances and
3 deal with a number of other delays.

4
5 Mr. Corwin stated that the Board may want to include their reasons for the decision.

6
7 Ms. Stavis noted that there are mitigating circumstances beyond the applicant's control that kept her from
8 meeting the two-year limit.

9
10 Mr. Hall stated that the Board would need a date by which the building permit should be obtained. Mr.
11 Corwin stated that they should allow enough time. Ms. Salazar-Kish stated that six months would allow
12 enough time.

13
14 Mr. Rutter noted that there were leases in place and wondered if that was a reason for the extension. Ms.
15 Salazar-Kish stated that they should all be resolved by the summer. Mr. Rutter suggested 9 - 12 months
16 would be appropriate.

17
18 Mr. Jasinski stated that two years is too long a time for this size application. Mr. Corwin stated that there
19 is no way to know when the building permit would be obtained. The project was submitted and approved
20 just before the Lebanon Downtown District was approved, so it is under the old regulations.

21
22 Ms. Romano inquired about whether the extension would only be for the building permit or the entire
23 project. Mr. Corwin stated that a two-year extension would mean that by December 19, 2024, active and
24 substantial completion must be made. An 18-month extension would be reasonable.

25
26 Vice Chair Hall invited public comment. Hearing none, Vice Chair Hall closed the Public Hearing.

27
28 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Jolin
29 Salazar-Kish for an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a
30 building permit pursuant to an approved site plan for a 26-unit multi-family residential development
31 (PB2019-39-SPR), originally approved by the Planning Board on January 11, 2021, PB2022-43-EXT,
32 including any and all submissions and testimony provided for and during the public hearing.

33
34 In support of its decision, the Board finds that:

- 35
36 1. The applicant **HAS** submitted a complete and timely request for an extension pursuant to Section
37 4.10.B of the Site Plan Review Regulations; and
38
39 2. Considering the totality of the circumstances, including the extent and complexity of the
40 conditions precedent, the extent of the progress made by the Applicant toward satisfying the
41 conditions-precedent and/or starting construction, and whether the need for more time is
42 attributable to unusual circumstances beyond the control of the Applicant, rather than to the
43 Applicant's neglect or failure to proceed with reasonable promptness, the applicant **HAS**
44 demonstrated that the extension is warranted.

45
46 This approval is subject to the following conditions:

- 47
48 1. The applicant shall be required to obtain a Building Permit from the Planning and Development
49 Department by June 19, 2024.
50

2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2019-39-SPR, dated January 11, 2021, and all conditions of approval thereof.

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

4. Discussion Items

- A. **Site Plan Review Amendments** – Review of proposed amendments to Section 6.2 (landscaping requirements) and minor modifications to Section 4.3 (conceptual review) and Section 5.1 (submission requirements)

- B. **Site Plan Review Amendments** - Review of proposed amendments to the minor site plan regulations set forth in Sections 3.1 and 3.2 of the Site Plan Review Regulations

A MOTION by Cori Hirai for a Public Hearing of the proposed Site Plan Review Amendments on January 23, 2023, at 6:30 PM.

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Hall, Ms. Stavis, Ms. Romano, Mr. Rutter, Ms. Hirai, Ms. Zook

Voting Against – None

**The MOTION was approved (7-0).*

Mr. Hall opened a discussion of the landscaping regulations and the number of waivers that have been granted toward generalizing the regulations for flexibility and individualizing the review process. Mr. Corwin stated that this is important and can enhance a site, but perhaps the current regulations are rather prescriptive and causing many waivers. Mr. Hall stated that it would be helpful to have a public hearing in February to obtain comments. The members of the Board should be in touch with Staff if there are clarifications needed.

Ms. Romano suggested giving the Board time to review the suggested amendments. Mr. Corwin stated that the Board should agree on the proposed amendments before a public hearing is scheduled. Ms. Romano commented on the need for guidelines for applicants and losing regulations may not be the best action. Mr. Jasinski stated that updating and making the regulations more streamlined and appropriate is a good idea. Mr. Hall stated that the proposal is a starting point for the discussion. Ms. Stavis stated that it is important to treat all applicants alike. It is also important that the Board stop granting so many waivers or change the regulations to avoid the large number of waivers being requested at the current level.

Ms. Hirai stated that it is important for the Board to have this conversation. Ms. Stavis stated that parking lot shading is also an important issue.

Mr. Rutter commented that there must be a background to all the regulations, and it is important to define the goals and simplify them.

Mr. Corwin stated that the Board members could share their feedback with Staff. The discussion will be continued at the February work session.

5. Committee Reports

A. Planning Board Subcommittees:

- Planning Board Capital Improvement Program
- Planning Board Development Regulations Update

B. City Council Subcommittees:

- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee

C. Other Subcommittees:

- City Council Representative
- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee
- Upper Valley Lake Sunapee Regional Planning Commission
- UV SubCommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee
- West Lebanon Revitalization Advisory Committee
- Planning & Development Department – Task Status

6. Other Business

Mr. Jasinski brought up the issue of abstaining from voting. He has reviewed information on abstaining and believes it should be a member's option. Mr. Corwin stated that if a Board member was absent from a meeting and wishes to abstain from approving the minutes, he has no issue with that. If a Board member has been present at all the meetings regarding an application, abstaining from voting on the application is not appropriate. It is the job of the Board member to vote once all the information is presented. Minutes are a different matter, and abstaining should be allowed.

Mr. Jasinski stated that there has been public comment on the number of waivers granted by the Board.

Ms. Stavis commented that it would be important to schedule a review of the State laws regarding planning and zoning, as she is on the Municipal Planning and Zoning Committee.

Mr. Corwin noted that the Master Plan sections on Housing and Economic Development are up for review this year. It is important that the Planning Board be involved in that process.

7. Approval of Minutes

A. October 24, 2022

A MOTION by Cori Hirai to approve the Planning Board Minutes of October 24, 2022, as presented. The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook, Ms. Stavis

Voting Against – None

**The MOTION was approved (7-0).*

8. Adjournment

A MOTION by Laurel Stavis to adjourn the meeting.

The motion was seconded by Cori Hirai.

Roll Call Vote:

Voting in Favor –Ms. Hirai, Mr. Rutter, Ms. Romano, Mr. Hall, Mr. Jasinski, Ms. Zook, Ms. Stavis

Voting Against – None

**The MOTION was approved (7-0).*

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Holly Howes

Recording Secretary