



**LEBANON PLANNING BOARD
FEBRUARY 13, 2023 - 6:30 PM
COMMUNITY ROOM @ KILTON LIBRARY - 80 MAIN
ST., WEST LEBANON 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 postponed from January 9, 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 postponed from January 9, 2023 - Applicant has requested the application be postponed to the March 20, 2023 meeting.**
 - 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 postponed from January 9, 2023.**
 - 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 - Application postponed from January 9, 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 - Continued from January 9, 2023.**
 - F. **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 - Application postponed from January 9, 2023. Applicant requests to be continued to the March 20, 2023 meeting.**
 - G. **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 (110 Airpark Road) of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN). Applicant also requests a Conditional Use Permit per Section 303.4 of the Zoning Ordinance to allow a proposed outdoor storage area to occupy an area greater than 20 percent of the footprint area of the proposed principal building. **PB2022-52-SPR (Milton Rents) - Continued from January 23, 2023.**

- H. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Request for Site Plan Review to construct a +/-6,000 sq. ft. building for a proposed food distribution and warehouse facility, together with associated site improvements. The development, which will be located on Lot 1 (134 Airpark Road) of a 3-lot industrial planned unit development approved on December 19, 2022, also requires an amendment to the Conditional Use Permit and Minor Subdivision approval for the Upper Valley Technology Park LLC Planned Unit Development (PB2022-51-CUPMIN). PB2022-07-SPR - **Completeness Review Only, Public Hearing to Commence on March 20, 2023.**
- I. **The Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot), zoned R-1:** Pursuant to Section 4.9 of the Site Plan Review Regulations, Applicant requests approval to occupy the multi-family building under construction at 343 Mount Support Road in phases. Site Plan approval for the development was originally granted on October 13, 2020 (PB2020-11-SPR). PB2023-08-SPR
- J. **Lebanon School District SAU #88, 195 Hanover St Ext (Tax Map 64, Lot 33), zoned R-3:** Request for Site Plan Review to construct additions to the Lebanon High School and Elementary School building, together with associated site improvements. This application will be reviewed as a governmental use per NH RSA 674:54. PB2022-09-SPR

4. Other Business

5. Approval of Minutes

- A. December 19, 2022
- B. January 9, 2023

6. Adjournment

The order of agenda items is subject to change.

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