



**LEBANON PLANNING BOARD
FEBRUARY 13, 2023 - 6:30 PM
COMMUNITY ROOM @ KILTON LIBRARY - 80 MAIN
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REMOTE VIA VIRTUAL PLATFORM
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1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O:** Request for site plan approval to convert the existing building to an 8-unit multi-family dwelling. **PB2022-47-SPR - Application 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 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

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2022-47-SPR – *postponed from 1/9/23*

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2022-47-SPR

Application Type:

Site Plan Review to convert office building with 1 dwelling unit to a mixed use office building and multi-family dwelling with 8 units

Property Location & Tax Map

77 Bank Street (Tax Map 92, Lot 79)

Applicant/Property Owner:

Chorro, LLC

Zoning District:

Residential Office (R-O)

Future Land Use Map: Mixed Use

Property Sizes (existing):

77 Bank Street (Tax Map 92, Lot 79): +/-0.64 acres *per proposed boundary line adjustment plat* (PB2022-55-BLA)

Overlay Districts:

None

Staff Attachments:

- Zoning Board of Adjustment Notice of Decision dated November 22, 2022 (ZB2022-29-SE)
- Comments from members of the Lebanon Tree Advisory Board, compiled on December 7, 2022

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated November 14, 2022 (revised February 3, 2023) from James Wasser of Studio Nexus (project description; 4 pages)
- ▶ Application for Waivers, dated February 3, 2023 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated November 2, 2022 (10 pages)
- ▶ Letter dated February 3, 2023 from Kevin Worden, PE, of Engineering Ventures, PC (stormwater management discussion; 1 page)
- ▶ E-mail correspondence dated December 7, 2022 (staff comments with responses from applicant; 3 pages)
- ▶ Plan set titled, "77 Bank St. Apartments", prepared by Studio Nexus, dated December 5, 2022, last revised February 6, 2023, Proj. No. 2114 (10 sheets)

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

- ▶ Operation & Maintenance Guide for Belgard Permeable Interlocking Concrete Pavement Systems, by Belgard Commercial (10 pages)

COMPLETENESS REVIEW

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

- a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been

submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.

- b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]

The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations. Following the applicant's submission of revised plans and materials in response to staff's comments, staff recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

Figure 1. Bird's Eye View of Subject Property.



APPLICATION OVERVIEW

The property is improved with a mixed-use building containing office space and one dwelling unit. The applicant proposes to convert the building to an eight (8) unit multi-family dwelling. On November 22, 2022, the Zoning Board of Adjustment granted a Special Exception for the conversion (ZB2022-29-SE). A copy of the Zoning Board's Notice of Decision is attached for reference. The Planning Board subsequently approved a boundary line adjustment with 75 Bank Street (PB2022-55-BLA) so that the subject property will have sufficient land area to meet minimum lot area requirements of the Zoning Ordinance relative to the proposed dwelling unit density. Staff recommends that an approval of the applicant's site plan application is conditioned on recording the boundary line.

A complete description of the project can be found in the attached letter from Jim Wasser of Studio Nexus.

STAFF COMMENTS**PLANNING****I. SITE PLAN REVIEW REGULATIONS:**

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

Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations. Please see attached Application for Waivers for a discussion of each.

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

- A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

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

SECTION 5 –SUBMISSION REQUIREMENTS

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

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): As depicted on the site plan, the applicant is proposing some landscaping improvements and a variety of new vegetation, which will bring the property closer to compliance with the current Site Plan landscaping requirements. However, partial waivers are still required from the Section 6.2.B perimeter landscaping requirements and the Section 6.2.D landscaping around buildings requirements.

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

6.6 (Stormwater Management): As noted in the attached letter from Engineering Ventures, a portion of the site will be improved with permeable pavement.

The applicant is requesting a waiver from the stormwater management plan submission requirements set forth in Section 6.6.C of the Site Plan Review Regulations and from the redevelopment criteria and standards set forth in Section 6.6.G.2. The applicant has otherwise satisfactorily addressed the City Engineer's comments, and staff is not opposed to the requested waivers.

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

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

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

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

The applicant has satisfactorily addressed the comments of the City Engineer.

FIRE DEPARTMENT

No comment at this time.

POLICE DEPARTMENT

No comment at this time.

TREE ADVISORY BOARD

See attached comments from members of the Lebanon Tree Advisory Board, compiled on

December 7, 2022 by Paul Coats (Recreation, Arts, and Parks Director and staff to the TAB), in response to the original plan set.

STAFF RECOMMENDATIONS

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

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.
3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
4. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
5. 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.
6. The property owner is responsible for the maintenance of the permeable pavers in accord with the Operation & Maintenance Guide for Belgard Permeable Interlocking Concrete Pavement Systems submitted with the application, and such responsibility shall run with the land.

Conditions to be Satisfied Prior to Application for a Building Permit

7. The applicant shall satisfy the Planning Board's conditions of approval #1-#4 for the boundary line plat between the subject property and 75 Bank Street (PB2022-55-BLA) as set forth in the Notice of Action dated December 12, 2022, and shall record the boundary line plat as revised per the Notice of Action and in accordance with Planning & Development Department procedures.
8. 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.

9. 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.
10. 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

11. 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.
12. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
13. 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

14. The impact fee calculated pursuant to Condition of Approval #4 shall be paid.
15. 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.

Attachments

cc: Chorro, LLC (tim@ledgworks.com)
Jim Wasser, Studio Nexus (jimw@studionexusarch.com)
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF DECISION LEBANON ZONING BOARD OF ADJUSTMENT ZB2022-29-SE

*The Lebanon Zoning Board of Adjustment, at a regular meeting held on **November 22, 2022**, approved the following motion made by Dan Nash, seconded by Jeremy Katz, by a vote of **5-0**:*

***“On November 22, 2022, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared Tim Sidore and Jim Wasser on behalf of Chorro, LLC, regarding 77 Bank Street (Tax Map 92, Lot 79), zoned R-O. Applicant requests a Special Exception per Sections 311.2 and 601 of the Zoning Ordinance to convert the existing building to an 8-unit multi-family dwelling. ZB2022-29-SE*”**

I. FINDINGS OF FACT

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

1. The property is improved with a mixed-use building containing office space and one dwelling unit. The applicant proposes to convert the building to an eight (8) unit multi-family dwelling.
2. A conversion of a building to a multi-family dwelling is allowed by Special Exception in the R-O District provided that the conversion complies with the requirements set forth in §601 (“Special Design Standards”).
3. Section 601.4 requires compliance with the applicable density requirements. Per §311.3, in order to accommodate the proposed 8 dwelling units, the lot would need to be at least 28,000 sq. ft. in size, whereas the lot is only 21,200 sq. ft. in size.
4. To provide the minimum required lot area for 8 dwelling units, the applicant has submitted an application to the Planning Board for a boundary line adjustment with 75 Bank Street (PB2022-55-BLA).
5. “Multi-family conversion per Section 601” is a use permitted by Special Exception in the R-O District per §311.2 of the Zoning Ordinance, provided that the conversion complies with the requirements set forth in §601 (“SPECIAL DESIGN STANDARDS”).
6. To grant the requested Special Exception, the Board must also determine that the proposal meets the general Special Exception criteria, set forth in §801.3.
7. No one from the public spoke for or against the proposal.

II. CONCLUSIONS OF LAW

NOTICE OF DECISION

77 Bank Street (Tax Map 92, Lot 79)

ZB2022-29-SE

November 22, 2022

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As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Special Exception criteria set forth in §801.3 of the Zoning Ordinance:

1. The Special Exception is specifically authorized by §311.2 and §601 of the Zoning Ordinance. (§801.3.A)
2. The following special conditions/requirements of §601 **are** met (§801.3.B):
 - a. Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. (§601.1)
 - b. Adequate off-street parking shall be provided on the lot, unless off-premise parking is approved pursuant to §607.4. Such parking shall not occupy the front yard and shall be screened from abutting properties. (§601.2)
 - c. Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area. (§601.3)
 - d. The conversion or new construction of multi-family complies with the zoning district requirement for "Additional Area Per Dwelling Unit After Two." (§601.4)
3. There **are no** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy. (§801.3.C)
4. The character of the area **will not** be adversely affected. (§801.3.D)
5. **No** hazard or nuisance will be created. (§801.3.E)
6. The capacity of existing or planned community facilities and services (including streets and highways) **will not** be adversely impacted. (§801.3.F)
7. The granting of the Special Exception **will not** result in undue municipal expense. (§801.3.G)
8. The proposed Special Exception **will** be developed in a manner compatible with the spirit and intent of the ordinance. (§801.3.H)
9. The general welfare of the City **will** be protected. (§801.3.I)

III. **DECISION**

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **22nd day of November 2022**, hereby **GRANTS** the requested Special Exception as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

NOTICE OF DECISION

77 Bank Street (Tax Map 92, Lot 79)

ZB2022-29-SE

November 22, 2022

Page 3 of 3

1. The applicant shall obtain site plan approval per the Lebanon Site Plan Review Regulations, a building permit, and a certificate of occupancy, and shall pay impact fees pursuant to §213 of the Zoning Ordinance.
2. Prior to application for a building permit, the boundary line plat between the subject property and 75 Bank Street (PB2022-55-BLA), shall be approved by the Planning Board and recorded in the Grafton County Registry of Deeds, as shown on page 2 of 8 on the plan submitted.
3. The Project will be completed substantially in conformity to the plans provided to the Zoning Board of Adjustment.”

Notice of Decision prepared by: Crystal Taplin, Administrative Assistant, December 7, 2022

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

77 Bank St

Kelsey Haigh: 1.) It looks like they are proposing (2) *Fraxinus pennsylvanica* (Green Ash). Due to Emerald Ash Borer presence in Grafton County, these should be replaced with an alternative (ideally not maple ;).

2.) With regard to the waiver, it is a tight site without much room. They are planning on keeping some trees that are close to construction activities, so I would add that any existing trees that are being "counted" on the new plan will need to be replaced if they die.

Kathleen Corrigan:

A pretty scruffy site in the back and side, so good they seem to be cleaning up a lot, removing brush and weedy trees.

I believe the landscaping waivers they're requesting are okay

Re the trees they're planting:

- 5 junipers – OK
- one linden – OK
- 2 Patmore Ashes

Why plant ashes? From what I've read, Patmore Ash are not resistant to Emerald Ash Borer

- Two Japanese Zelkova—OK

It's recommended as drought tolerant by the UNH extension

<https://extension.unh.edu/search?absolute=1&q=zelkova>

They also say: **Young Zelkova trees are often crooked and need corrective pruning** to develop into a desirable tree. I've read in a couple places that they need to be pruned while developing.

Can this be suggested or required?

In the detail notes on deciduous tree planting:

- Remove references to "Dartmouth Arborist"?

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: Chorro, LLC and Execusuite, LLC (Tim Sidore, contact) TEL.#: 603-322-3260

MAILING ADDRESS: 77 Bank Street, Lebanon, NH 03766

E-MAIL ADDRESS: tim@ledgeworks.ocm

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Studio Nexus Architects (Jim Wasser, contact) TEL.#: 802-275-5110

MAILING ADDRESS: P.O. Box 275, White River Junction, VT 05001

E-MAIL ADDRESS: jimw@studionexusarch.com

PROJECT LOCATION:

TAX MAP #: 92 LOT#: 78 & 79 PLOT #: ZONE: RO - Class I

STREET ADDRESS OF PROJECT: 77 Bank Street, Lebanon

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

SCOPE OF PROJECT:

The building is an existing 3-story structure with a partial basement and attached 2-story barn. Work consists of minor renovations to the existing 1st floor business use space.

converting the second floor office space into three studio apartments and upgrading the access stair to the existing third story 1-bedroom apartment. The barn, which is currently unfinished on the first floor and had offices on the second, will be converted to studio apartments, two each per floor. There will be 8 apartments total.

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: Office

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 December 12, 2022, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: ☒ Tim SidoreDATE: 8 Nov 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: ☒ Tim SidoreDATE: 8 Nov 2022

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



November 14, 2022, Revised: 2.3.2023

Planning Commission,
City of Lebanon
51 North Park Street
Lebanon, New Hampshire 03766

RE: 77 Bank Street Renovations

Dear Commissioners:

We respectfully submit the enclosed application and plans for Site Plan Review for the proposed seven new apartments for the property at 77 Bank Street. These apartments will bring needed housing options to downtown Lebanon in line with the Lebanon Downtown Vision Study.

Studio Nexus Architects of White River Junction have been engaged to assist with site planning and interior design. The project is conceived by the owner of the property, Michael Davidson, of Chorro, LLC. Mr. Davidson has redeveloped the former Lebanon Junior High School and Roy's Gulf; the conversion of 77 Bank Street will be completed with the same sense of preservation and attention to detail.

The 77 Bank Street conversion project promotes Lebanon's purpose of mixed use, high-density redevelopment in the downtown area. This conversion and renovation will allow for an existing business to thrive, while adding much-needed downtown housing units. We propose small, but high quality studio units to meet what our experience shows is the current market demand: units for singles or couples, a familial demographic that is increasing rapidly in the Upper Valley.

- The smaller studio units meets a critical need for the Upper Valley: apartments for singles and couples within walkable distance to a downtown.
- There is no increase in the building footprint; the number of occupants would not be appreciably greater than if the units were larger and fewer. The existing uses—office and apartments—remain the same, but the ratio between the two changes to meet the realities of the market.
- The purpose of the ordinance is to control density and maintain the residential character of the neighborhood; having more units, but with a similar number of total occupants within the existing building envelope achieves that intent.
- We are providing adequate parking meeting the requirements of the zoning code.
- The purpose of the R-O District is "to preserve the residential character of older established neighborhoods". We are making no substantial changes to the building's exterior and preserving its historic character.

Lot Line Adjustment

To stay within unity density requirements for an RO Class I building, we applied for and were granted by the Planning Board on 12/12/22 a lot line adjustment to transfer 8,229 SF of land from

75 Bank Street (the former Lebanon Jr. High), owned Execusuite, LLC, to 77 Bank Street, owned by Chorro, LLC, to permit the construction of 8 apartment units in the existing buildings of 77 Bank Street.

Special Exception

Multi-family dwelling conversion of 5 dwelling units or more requires a special exception, which was granted by the ZBA at their November 22 hearing.

Building Redevelopment

The 77 Bank Street Building is an existing 3-story wood-frame structure with a partial basement and an attached 2-story barn. Work on the 3-story structure will consist of minor renovations to the existing 1st floor business use space, converting the second floor office space into three studio apartments and upgrading the access stair to the existing third story 1-bedroom apartment. The barn, which is currently unfinished on the first floor and had offices on the second, will be converted to studio apartments, two each per floor.

Except for a small entry porch to one of the units, we are proposing no additions or changes to the existing 1890's building footprint and exterior; almost all work on the building will occur within the interior. The additional units will have little to no visual impact on the neighbors or the neighborhood.

Car and Bike Parking, Loading, and EV Charging

There are approximately 10 existing parking spaces on site, historically there were more, however some of those spaces are overgrown due to disuse. Primarily, we are repairing and cleaning up the existing lot, with those changes to the site limited for the most part to back half of the site. We are proposing 18 spaces, one (space #1) dedicated to car sharing, 3 short-term bike parking spaces and 4 long-term bike parking spaces. This meets the requirements of the proposed use:

Use	Parking Required	Existing SF or # of Units	Spaces Req'd	Proposed SF or # of Units	Spaces Req'd	Short-term Bike Park'g Required	Long-term Bike Park'g Required
Storage	1/1,000 SF	930 SF	0.93	--	0		
Office	1/250 SF	3,374 SF	13.5	1,403 SF	5.61	1.8	
1 Bedrooms	1.5/ unit	1	1.5	1	1.5	0.15	2.10
Studios	1/ unit	0	0	7	7	1.05	0.30
Total			16		14	3	3
Parking Provided			~10		18	3	4
120% Max. Allowable					17		
150% Allowable w/ Carshare					21		

No dedicated loading area is being provided, however parking spaces are spread around the site providing convenient access for the tenants to their units. Covered, secure long-term bike parking is being provided within a storage area accessible from the exterior and the short-term bike parking is provided on the building's west side. One pole mounted, type 2 EV charging station is being added at parking space #2

Accessibility

Execusuite and Chorro LLC are committed to providing accessibility where possible to their properties. All 43 units at 75 Bank Street are (type A and B) accessible units and the requisite handicapped parking is provided. However, no accessible parking is being provided at 77 Bank Street. Per the International Building Code (IBC) 1106.2.1, accessible parking spaces shall be provided in Group R-2, occupancies *that are required to have Accessible, Type A or Type B dwelling units or sleeping units*. Per the 2015 International Existing Building Code (IEBC), Chapter 10 Change of Occupancy, Section 1012.8, no Type "B" units are required to be provided in Buildings undergoing a less than a "Level 3" upgrade. Our building is undergoing a Level 2 upgrade (less than 50% of the total building area). And Type "A" (fully accessible) units are not required in buildings with 20 or fewer units (IBC 1107.6.2.2.1). In any case, given the contours of the land, which slope approximately 6-1/2' from the front of the building to the back, the existing raised entries, and the site's tight confines, it is technically infeasible to provide an accessible route from a parking space to any unit entry door.

The office portion of the building is served by an existing ramp that currently ends in the grass. We are extending that ramp with a concrete path, creating an accessible route to the front walk and the Bank Street sidewalk. However, given the steep drop of 5+ feet from the nearest parking space to the primary office entry door, it is again technically infeasible to create an accessible route from the office entries to any parking space.

Landscaping, Trash and Recycling

The site features mature vegetation, with trees, shrubs and landscape beds, most of which are remaining (especially facing Bank Street) with the exception of the clearing of invasive and weed trees and bushes. New vegetation is being added to provide shading of the parking lots and perimeter landscaping where it is feasible to do so on this relatively tight site.

Trash and recycling will be handled in an existing dumpster conveniently located on the 77 Bank property, but shared by both 75 and 77 Bank tenants. Currently unscreened, this dumpster will be screened as part of this project.

Groundwater Protection

Groundwater protection will be undertaken by the following means:

- Soil disturbance in the rehabilitation of the building will be kept to a minimum. The only changes to the building envelope is the addition of a front entry porch with footings being dug for two posts.
- Site disturbances include minimal re-grading of the rear parking lot and the addition of some sidewalks and landscaping. Standard erosion control methods will be practiced during construction with a silt fence on the downslope required during construction.
- The extensive existing landscape is being maintained to the greatest extent possible with additional added to further control erosion and provide filtration.
- All floor drains, work sinks, or discharge lines will be connected to the municipal sanitary sewer in accordance with NHDES and local regulations.
- No significant quantities of hazardous materials will be stored on-site. Small quantities of paints and cleaning supplies will be placed in secure, closed containers out of reach of unauthorized use.
- Chorro's lease with its tenants will include a prohibition against on-site vehicle maintenance (such as oil changes) and car-washing.

Stormwater Protection

- Existing impervious area is 12,892 or 45.8% of the site
- Through the use of pervious paving for the reconditioned and additional parking spaces, the amount of impervious area is being reduced slightly to 12,649 SF or 44.9% of the site; a memo from Kevin Worden at Engineering Ventures noting this reduction and addressing the design has been included with our application
- An Operations and Maintenance manual provided by Engineering Ventures addressing the permeable pavers has been provided with our application.

Recreational Facilities

No outdoor recreational facilities are being provided on the property, however the site is adjacent to the Rail Trail and to the former Junior High School, now the home of a 43-unit multi-family and mixed use development, with recreational facilities (along with additional parking), including playing fields, that will be available to tenants of 77 Bank.

Project Timetable

Construction work will begin immediately after permit approval with the goal to complete the work by late summer of 2023, including the installation of a fire sprinkler system.

In summary, we are confident our proposal provides much needed housing for the city and the region in an environmentally sensitive way, promoting a more walkable and active downtown, while not negatively impacting the neighborhood and remaining true to the spirit of the Zoning Code and Lebanon's vision for its city. Thank you for your consideration of our application.

Very truly yours,

A handwritten signature in blue ink, reading "Jim R. Wasser". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Wasser, Principal
Studio Nexus Architects + Planners, LLC



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: _____ Chorro, LLC

Project Name: _____ 77 Bank Street Renovations

Project Address: _____ 77 Bank Street, Lebanon

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section ^{5.1.E(7)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

There no changes to the building footprint other than the addition of an entry porch to unit 101 (not visible from the highway) and no changes to the building height or envelope. Measuring the heights of buildings within 200' is unnecessary, would not add useful information and would add unnecessary project cost. In any case the project height is considerably below the 45' maximum height requirement.

2. Section ^{6.2.B.(6)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Continuous opaque perimeter landscape along the first 65' of the east property line in not feasible given the location of the existing driveway and the need to allow access for the neighbor's basement. Ample mature landscaping adjacent to our building on the east side of the property does exist and is being preserved. New landscaping meeting the requirements is being added where possible, screening the neighbors deck from the drive. Also of note is that there is only an opaque perimeter landscape requirement for business to single family. Between multi-family and single family there is no requirement. We are proposing to significantly increase the ratio of multi-family to business.

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

Perimeter landscaping 15' in width along both side property lines is not feasible given the side yards consist of existing driveways that provide ingress and egress to the property. The western drive is shared with the 75 Bank Street property (the former Junior High) and cannot be changed. Ample mature landscaping adjacent to the building on three sides and at the rear (north) side and back of the east side of the property exists and is being preserved. New landscaping meeting the perimeter landscape requirements is being added where possible.

4. Section 6.6.G.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

We cannot meet either of the redevelopment criteria, given the relatively large building footprint and large percentage of driveway (most of which exists) and needs to remain impervious. However, with the introduction of pervious pavers where they are best suited, the total amount of impervious area is decreasing 243 SF (this is a minimum and assumes existing areas of grass/stone are currently pervious). With minimal changes to the grading and the extensive additional landscaping, this plan also meets the redevelopment requirement of not increasing the run-off rates for 2- 25- 50- and 100-year 24 hour storms.

5. Section 5.1.E(17), 6.6.C.1 & 2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Changes to the building and site consist of a new entry porch to unit 101, small extensions of 2 walkways and limited expansion, reconfiguration, repair and cleanup of existing parking areas, which have fallen into disuse. With the introduction of pervious pavers, (a non-structural solution favored in the NH Stormwater Mgmt. Manual) the amount of impervious area is decreasing 243 SF (this is a minimum and assumes existing areas of grass/stone are currently pervious). A waiver to providing a fully engineered drainage analysis and erosion control plan is justified, given the limited terrain changes, extensive mature vegetation on site, most of which remains, and the new vegetation and pervious pavers being added. In addition, a memo from Kevin Worden of Engineering Ventures confirming our approach has been provided.

6. Section 5.1.E(23) of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

This is a small, steeply sloping site with limited opportunities to provide recreational facilities. However, the adjacent property at 75 Bank St. (the former Junior High) is also owned by Mike Davidson and offers extensive recreational facilities that are open to the public. In addition, the rail trail is adjacent to our property

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

On the north and east sides of the property we are providing parking at the same location where it exists currently to maximize the amount of parking. We are restricted from adding a 10' buffer on the east side because of the existing drive and on the north side because of the steep drop-off at the rear of the parking lot. To mitigate this we have provided perimeter landscaping beyond what is required along the east and added three large trees at the north side of the building.

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: February 3, 2023

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 77 Bank Street Renovations	
APPLICANT: Chorro, LLC	DATE: 11/14/2022; Revised 2/3/2023
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

[illegible]

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

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

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

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

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

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

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

Completed By: James Wasser, Studio Nexus Architects + Planners, llc

(Last Revised 4/19/2021)

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 77 Bank Street Renovations	
APPLICANT: Chorro, LLC	DATE: 2/3/2023

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

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

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

[Stormwater checklist begins on following page]

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

[illegible]

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

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

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

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

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

Completed By: James Wasser, Studio Nexus Architects + Planners, llc

(Last Revised 04/19/2021)

Planning office Use Only:

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

February 3, 2023

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

**Re: 77 Bank Street Apartments
77 Bank Street
Lebanon, NH
Subject parcel 92-79
RO Zone
Site Plan Review – Stormwater Management**

Dear Lebanon DPW, Planning Staff and Board,

On behalf of Chorro LLC, we have worked closely with Studio Nexus Architects and Planners to develop a stormwater management plan for 77 Bank Street. Based on the existing site conditions and topography, the proposed stormwater management plan consists of a reduction in impervious area and addition of permeable paver parking areas. The proposed permeable paver parking areas attenuate and infiltrate rainwater equal to or greater than the existing conditions since many urban lawn areas have been compacted over time. The proximity of the permeable paver parking areas to the existing trees will also allow for additional evapotranspiration of rainwater.

By reducing the total impervious area of the site and installing permeable paver parking, the proposed improvements will not increase stormwater pollutants and/or peak flow from the proposed project. Rainwater discharge from the site will be essentially the same as existing conditions and therefore will not have any detrimental off-site impacts. If you have any questions or comments or require any additional information prior to the hearing, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC



Kevin Worden, PE (NH#12700)
Project Manager

From: [Tim Corwin](#)
To: [Jim Wasser](#); "[Tim Sidore](#)"
Cc: [Brian Vincent](#)
Subject: RE: [EXTERNAL] 2022-12-05_PB2022-47-SPR_77 Bank Street
Date: Wednesday, December 07, 2022 7:16:08 PM
Attachments: [image001.png](#)
Importance: High

Jim/Tim –

Having reviewed the revised plans submitted on 12/5, staff isn't ready to make a recommendation that the application is complete. Pasted below are the City Engineer's comments, in addition to the comments from my 11/29 e-mail that I believe still need to be addressed. (With respect to our comments about ADA parking spaces, it was my understanding that the office portion of the building would need to provide the requisite number of ADA parking space, but I will confirm with the Building Inspector).

Ideally, all staff comments would be addressed prior to the Board accepting jurisdiction and opening the hearing, but the comments highlighted in yellow are the minimum that will need to be satisfied in order for staff to make a recommendation that the application is complete. If at least the items in yellow can be fully addressed by **noon next Tuesday, December 13th**, we should be able to add this to the **December 19th** agenda. Please let me know as soon as possible tomorrow morning whether or not this is an acceptable path forward.

We're also happy to meet with you in person or on-line to review any of our outstanding comments. Just let me know. -Tim

CITY ENGINEER COMMENTS

1. The proposed plans do not appear to meet the requirements of the Site Plan Review Regulations Section 5.1.E.6. It is beneficial to the Applicant, as well as the City, to ensure that the proposed project maintains positive drainage off the site, and grading is not overly flat, or overly steep. Please address.

The topographic survey has been included in the set. See Drawing G3

2. The proposed plans do not appear to meet the requirements of the Site Plan Review Regulations Section 6.6.B and 6.6.E. It is recommended that the Applicant obtain the services of a NH Professional Engineer to review the proposed project, prepare any required stormwater management systems/designs, and incorporate those into the plans. If a waiver is to be sought for the noted items above, as well as the already-requested stormwater management-related waivers, a NH-Registered Professional Engineer shall prepare a written letter or memo, noting that the proposed improvements will not increase stormwater pollutants and/or peak flow from the proposed project. This letter should also articulate in detail why said improvements will not have any detrimental off-site impacts.

Kevin Warden from Engineering Ventures as been retained as our consulting engineer and has provided the requested memo, consulted on the design of the stormwater plan and provided the pervious pavers O&M Manual.

3. There does not appear to be any ADA spaces on the lot. However, there is an existing accessible ramp for the office space portion of the site. Please address.

This has been fully addressed in the Studio Nexus narrative, with the appropriate code passages cited. It appears that there are no ADA accessible residential units. Is this the design intent? Does this meet the

applicable regulatory requirements? It appears that Unit 101 could be made to be accessible with some site plan adjustments. Please advise.

This has been fully addressed in the Studio Nexus narrative, with the appropriate code passages cited. *An accessible unit is not required.*

4. It is recommended that the driveway extending to 75 Bank Street be limited to egress only.

The drive is limited to egress only.

5. Please specify the thickness of the base courses as noted in Details 1 and 2.

The thickness is noted.

6. Please provide a Stormwater Operations and Maintenance plan as required in the Site Plan Review Regulations Section or 6.6.H.2, particularly with respect to the proposed permeable paver parking space.

An Operations and Maintenance manual provided by Engineering Ventures addressing the permeable pavers has been provided with our application.

PLANNING COMMENTS - please note that parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations.

General

1. The plans do not currently address the following submission and design requirements:

- a. 5.1.E.6 - Existing grades and topographic information, with spot elevations, shall be shown and shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire. (Site Plan Note #1 on Sheets 3 and 4 indicates that topography is based on the City's GIS).
- b. 5.1.E.12 - The size of all existing public and private utilities.
- c. 6.2.D - the landscaping around buildings requirement (less than 10 ft. has been provided along the rear sides of the building where new parking spaces are proposed).

Please update the plans accordingly or provide a waiver request (or requests).

The topographic survey prepared by DiBernardo has been included with the drawing set, public and private utilities information has been included and a waiver for the landscaping around buildings has been provided.

Sheet 1 (Cover Sheet)

2. Mailing address of the property owner does not match City assessing records. Please address (5.1.E.2)

77 Bank Street is the correct address. The City's records are not updated since this happened relatively recently.

3. Add correct reference to 2022 Zoning Board approval (ZBA case number, approval date, and Special Exception granted)

Corrected.

4. Zoning Table:

- a. Add footnote to the proposed rear setback and proposed building coverage referencing the proposed boundary line adjustment with 75 Bank Street and the boundary line plat application (PB2022-55-BLA)
- b. The existing and proposed rear setback is identified as being 20. The building appears much farther from the existing and proposed rear lot lines than 20 ft. Please update.

The footnote has been added. The setback listed is what is required by code.

Sheet 2 (BLA Plat)

5. Provide compass bearings and distance for front lot line (5.1.E.5)

These are (and always have been) on both the Plat and Topographic surveys.

6. Mailing addresses of the property owners do not match City assessing records. Please address (5.1.E.2)

77 Bank Street is the correct address. The City's records are not updated since this happened relatively recently.

Sheet 3 (Existing Architectural Site Plan)

7. Sheet 3's existing features are inconsistent with what's shown on the BLA plat. For example, compare the irregular shape of the rear parking area as depicted on the BLA plat with the shape of this area as depicted on Sheet 3. Moreover, Sheet 3 appears to mix existing conditions with proposed conditions. Just for example, per the BLA, parking spaces 1-4 do not exist, nor does the proposed canopy and stairs at the entrance to Unit 101. The graphic legend also includes symbology for future conditions (e.g., "new mulch bed", "new grass/landscape" and "proposed building renovation"). In actuality, Sheet 3 is more of a demo plan than an existing conditions plan. Please consider renaming this sheet to "Demolition Plan", or "Existing Conditions and Demolition Plan" and remove proposed *features* (e.g. parking striping, parking numbering, the proposed front porch entry, etc.) but retain the limits of disturbance markings.

The site plan has been corrected to match the survey; the existing conditions plan has been cleaned up, retitled and the "symbology" corrected.

8. Clarify all buildings/structures/features/vegetation to be removed and identify pavement to be removed, retained, or altered. (5.1.E.8) The changes made are not clear. Just for example, clouding has been added around the rear parking lot without indicating what the cloud represents.

No buildings or structures are being removed and the limit and square footage of the site area to be disturbed has been delineated.

9. The plat shows two existing propane tanks. Is this accurate? There 3 and the information is updated.

Sheet 4 (Site Plan)

10. The site plan identifies the property boundary as the "estimated property line". The site plan should be prepared utilizing the boundary line survey prepared for the BLA plat. Please update the site plan accordingly. (Site Plan Note #1 indicates that boundary lines are based on the City's GIS).

That note was a vestige of a far earlier site plan and has been removed. The correct boundary line from the BLA plat is on the plan.

11. Identify handicap parking spaces and location of handicap signage.

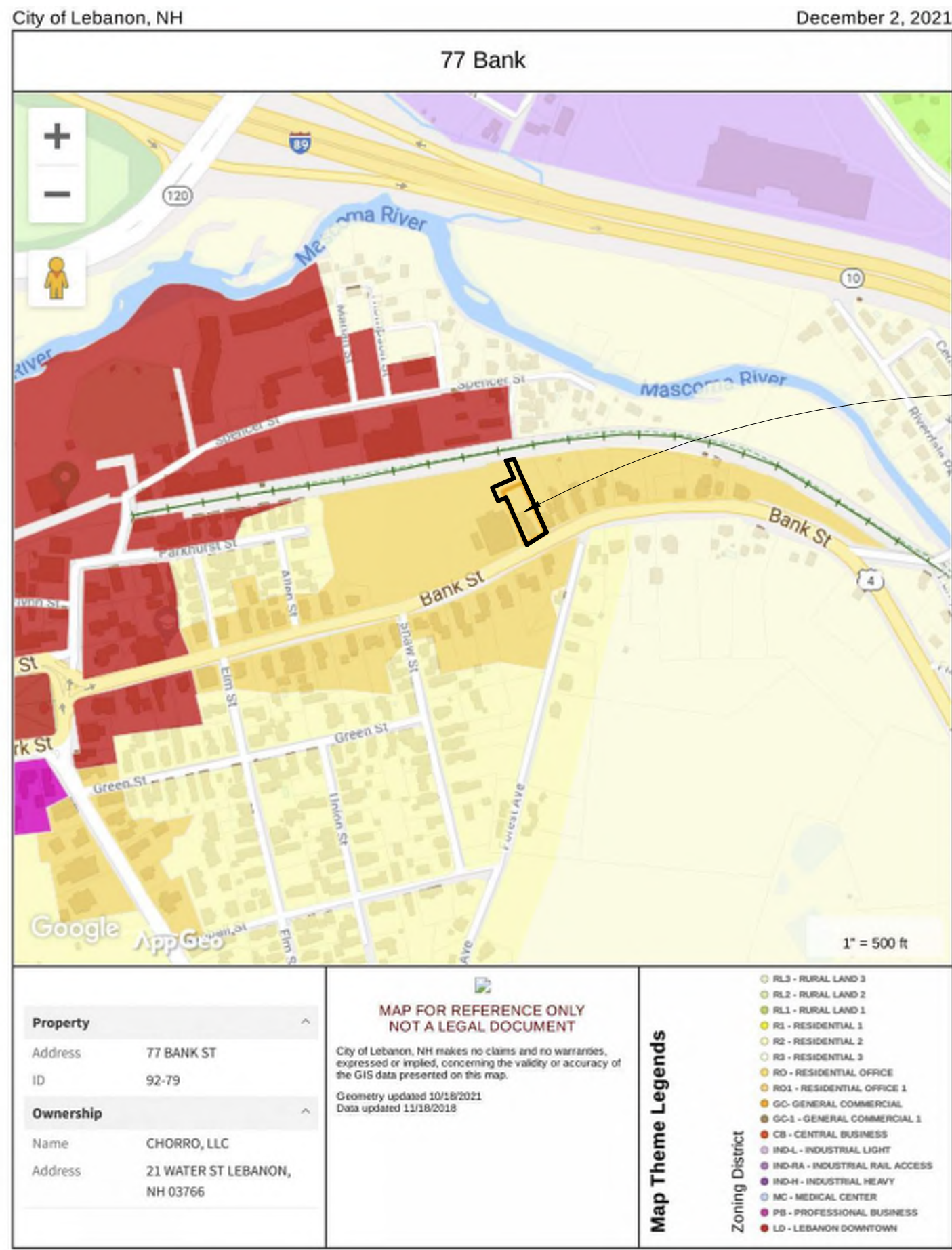
See narrative.

12. Add curbing or wheel stops along rear parking area (6.2.L – "Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops").

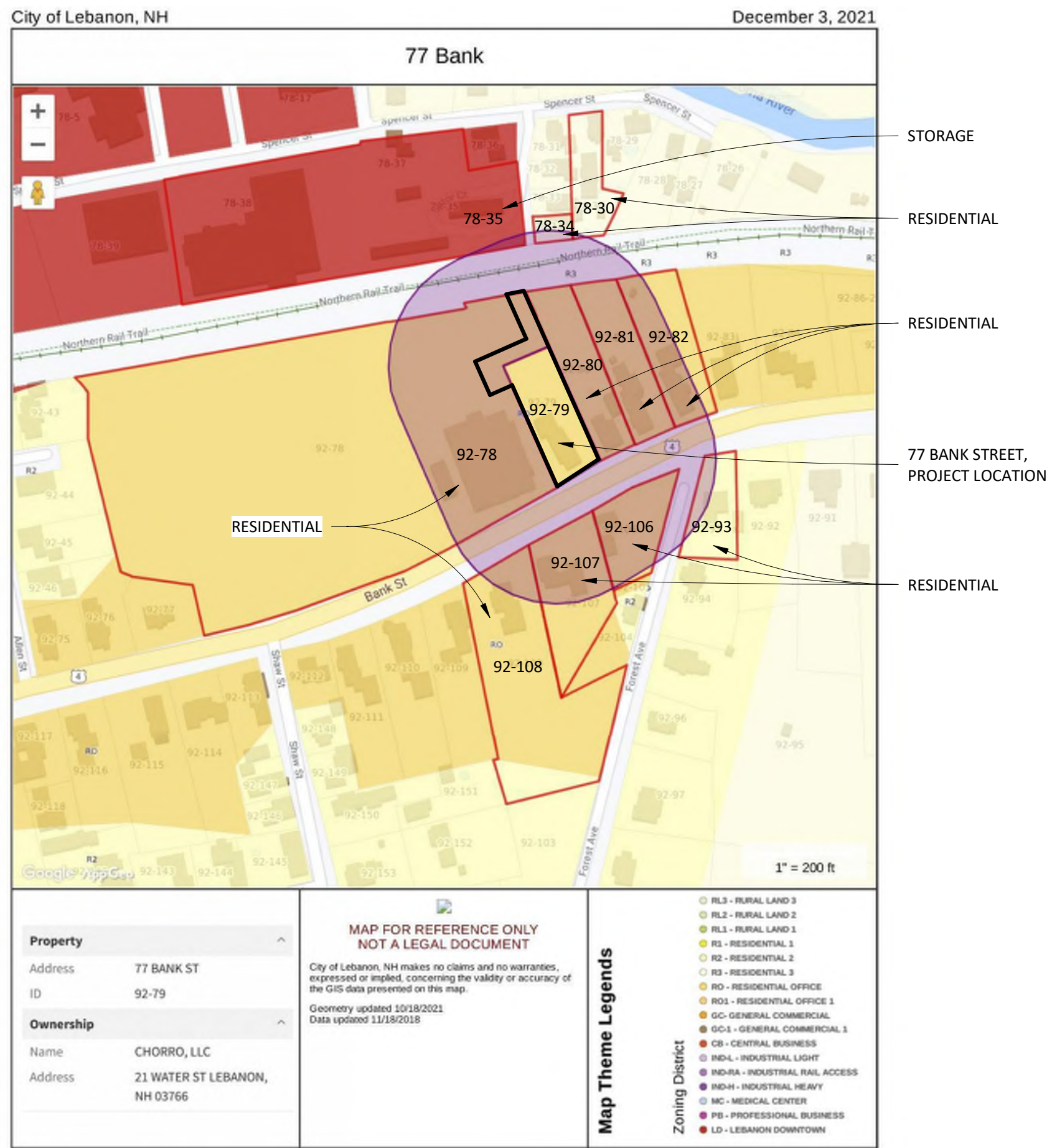
Added.

13. Depict any proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc. (5.1.E.22)
 - a. Regarding the proposed easement in favor of 75 Bank Street, add a note or notes to the plat as follows:
 - Identify nature/purpose of easement(s), i.e. shared vehicular access and access to and use of dumpster
 - Indicate that an easement deed will be filed simultaneously with the recording of the plat

These notes have been added to the surveys.



1" = 500' VICINITY REFERENCE MAP



1" = 200' ABUTTER REFERENCE MAP

77 BANK ST. APARTMENTS

77 BANK ST. LEBANON NH, GRAFTON COUNTY

OWNER:

CHORRO LLC
77 BANK STREET
LEBANON, NH 03766

CONTACT: **TIM SIDORE**
EMAIL: tim@ledgeworks.com
PHONE: 603.727.9024
CELL: 603.322.3260

ARCHITECT:

STUDIO NEXUS
ARCHITECTS + PLANNERS, LLC
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001

CONTACT: **JIM WASSER**
EMAIL: jimw@studionexusarch.com
PHONE: 802.275.5110 EXT. 101

CIVIL ENGINEER:

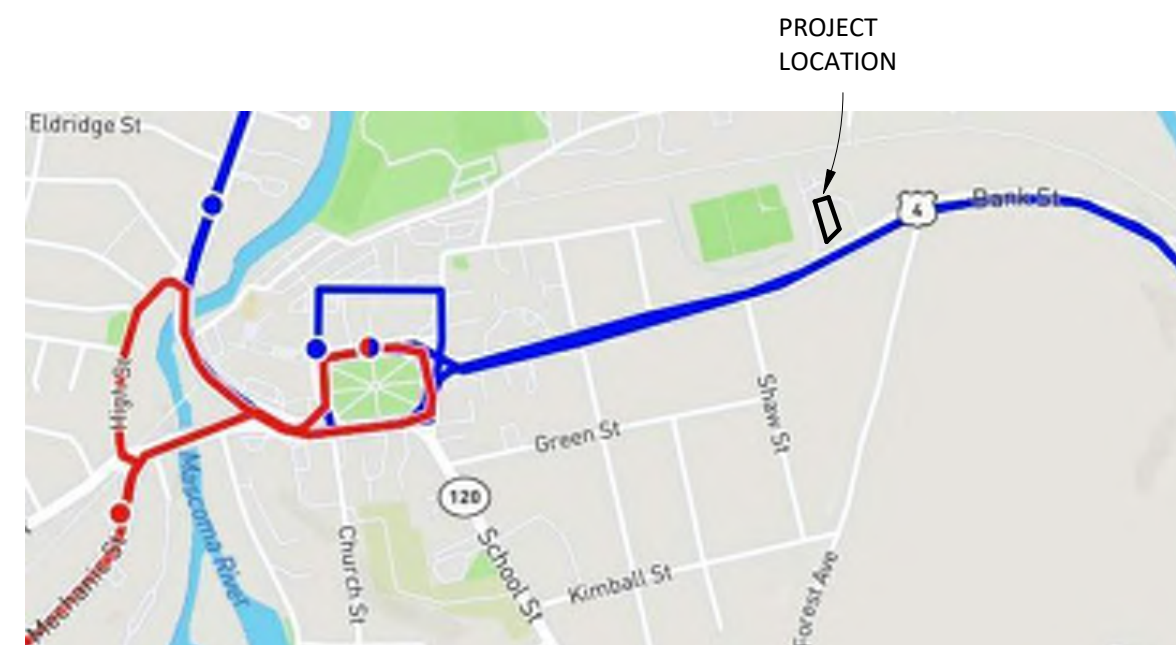
ENGINEERING VENTURES
208 FLYNN AVE,
BURLINGTON, VT 05401

CONTACT: **KEVIN WORDEN, PE**
EMAIL: kevinw@engineeringventures.com
PHONE: 802.343.5445

PARKING TABLE

Use	Parking Required	Existing SF or # of Units	Spaces Req'd	Proposed SF or # of Units	Spaces Req'd	Short-term Bike Park'g Required	Long-term Bike Park'g Required
Storage	1/1,000 SF	930 SF	0.93	--	0		
Office	1/250 SF	3,374 SF	13.5	1,403 SF	5.61	1.8	
1 Bedrooms	1.5/ unit	1	1.5	1	1.5	0.15	2.10
Studios	1/ unit	0	0	7	7	1.05	0.30
Total			-16		14	3	3
Parking Provided			-10		18	3	4
120% Max. Allowable					17		
150% Allowable w/ Carshare					21		

No dedicated loading area is being provided, however parking spaces are spread around the site providing convenient access for the tenants to their units. Covered, secure long-term bike parking is being provided within a storage area accessible from the exterior and the short-term bike parking is provided on the building's west side.



TRANSIT ROUTE MAP-ADVANCED TRANSIT RED & BLUE LINES
(NOT TO SCALE)

TABLE OF CONTENTS 1

1 OF 10	G-0	VICINITY & ABUTER PLANS, PHOTOMETRIC, AND ZONING TABLE
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4 OF 10	G-3	EXISTING DEMOLITION AND ARCHITECTURAL SITE PLAN
5 OF 10	G-4	ARCHITECTURAL SITE PLAN
6 OF 10	G-5	FLOOR PLANS
7 OF 10	G-6	ELEVATIONS
8 OF 10	G-7	SITE AND LANDSCAPE DETAILS
9 OF 10	G-8	SITE PHOTOS
10 OF 10	G-9	SITE LIGHTING

2022 ZONING BOARD APPROVAL (2022-12-05_PB2022-29-SE_SPECIAL EXCEPTION GRANTED

77 BANK ST. - ZONING TABLE

ITEM	Required/Allowable	77 Main Street	
		Existing	Proposed
Street Address		77 Bank St.	Same
1 Zoning District/Designation		RO	Same
2 Tax Map & lot number		92-79	Same
3 Area of Lot (Acres) : See Footnote 1	10,000 sf minimum	28,160	28,160
4 Building Gross Floor Area (SF)		5,635	Same
5 Parking Spaces	14/21	10	18
6 Short/Long term Bicycle Storage Spaces		0	up to 6
7 Number of Loading Spaces		None	None
8 Building Height (Ft)	45' (maximum)	35'	35'
9 Number of Stories		3 not including basement	Same
Basement		1,393	Same
First		2,467	Same
Second		2,424	Same
Third		744	Same
10 Use	Office, Multi-Family Dwelling	Office, One Family Dwelling	Office, Multi-Family Dwelling
11 Setbacks (Ft)* : See Footnote 1			
Front	20	8'-2" +/-	8'-2" +/-
Side	15	15	15
Rear	20	20	20
12 Building Footprint Area (SF) : See Footnote 1	None	2,931	2,956
Total Building Coverage on Lot (%)	25%	10.4%	10.6%
13 Overlay District : See Footnote 1		None	None
Impervious surfaces (%)		45.8%	44.9%
Impervious surfaces (sf)		12,892	12,649
Foot Note 1: Reference the proposed boudary line adjustment with 75 Bank St and the boundary line plat application. (PB2022-55-BLA)			



STUDIO NEXUS

ARCHITECTS + PLANNERS

PO Box 275, White River Junction, VT 05001
802 275 5110 | studionexusarch.com

Chorro LLC

77 Bank Street Apartments

Issued For:
SITE PLAN REVIEW



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Issue Date: November 09, 2022

Revisions		
No.	Description	Date
1	Site Plan Review	12/05/22
2	Site Plan Review	01/05/23
3	Site Plan Review	02/06/23

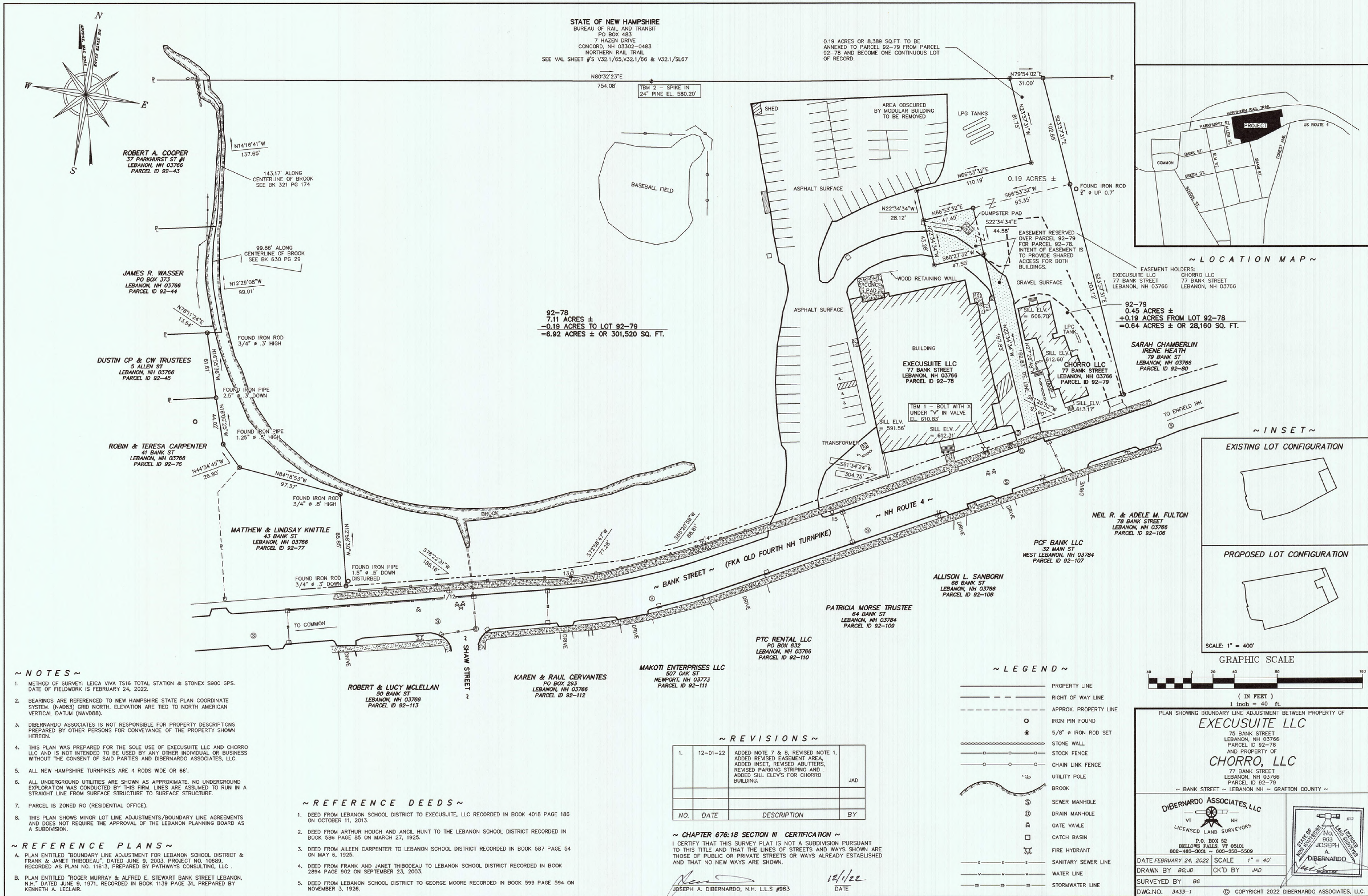
VICINITY & ABUTER PLANS, PHOTOMETRIC, AND ZONING TABLE

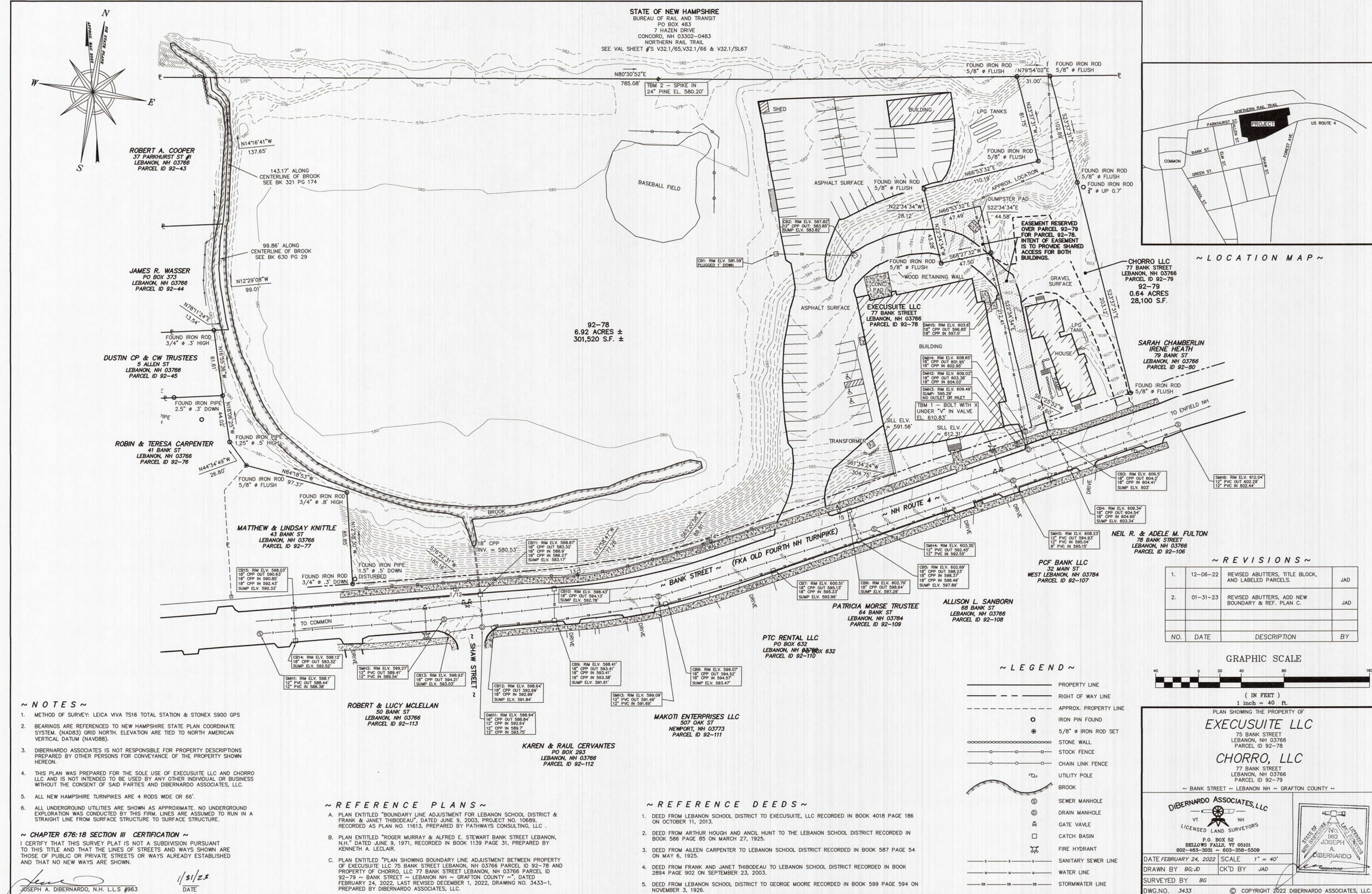
Project No.: 2114

G-0

1 OF 10

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~ NOTES ~

- METHOD OF SURVEY: LEICA VIVA TS16 TOTAL STATION & STONEX S900 GPS
- BEARINGS ARE REFERENCED TO NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM (NAD83) GRID NORTH. ELEVATION ARE TIED TO NORTH AMERICAN VERTICAL DATUM (NAVD88).
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE SOLE USE OF EXECUSUITE LLC AND CHORRO LLC AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
- ALL NEW HAMPSHIRE TURNPIKES ARE 4 RDS WIDE OR 66'.
- ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. NO UNDERGROUND EXPLORATION WAS CONDUCTED BY THIS FIRM. LINES ARE ASSUMED TO RUN IN A STRAIGHT LINE FROM SURFACE STRUCTURE TO SURFACE STRUCTURE.

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

1/31/23
DATE

JOSEPH A. DIBERNARDO, N.H. L.L.S. #963

~ REFERENCE PLANS ~

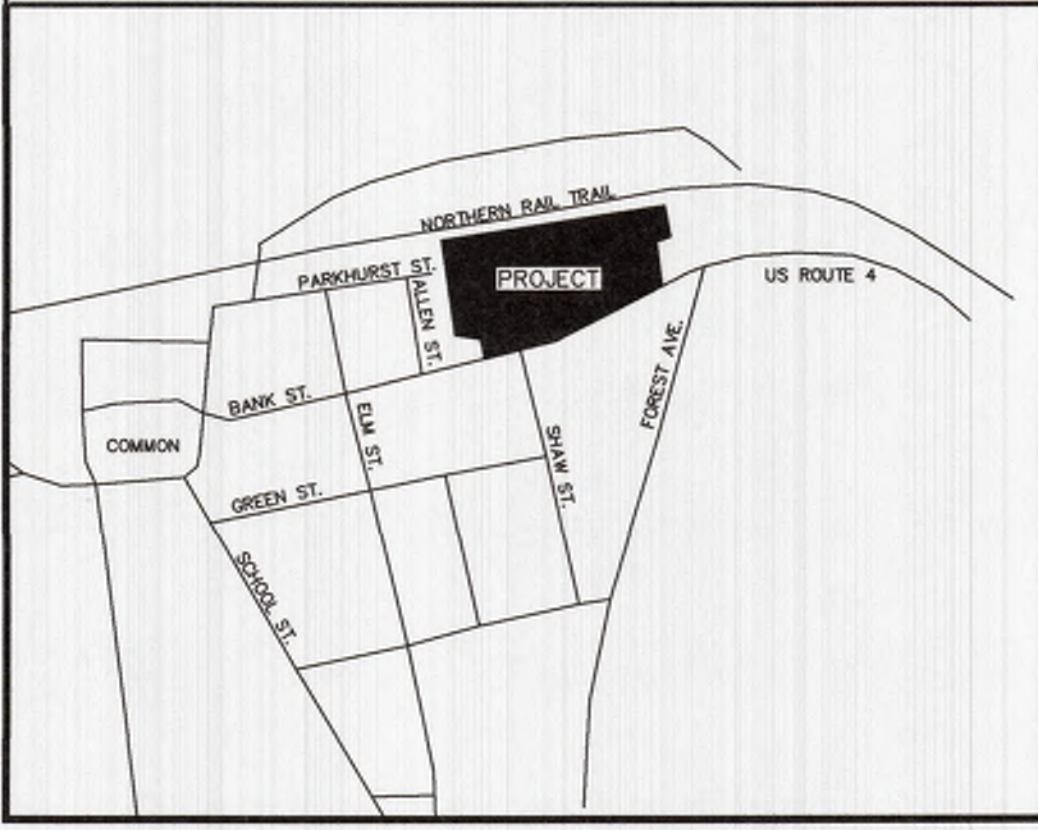
- PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT FOR LEBANON SCHOOL DISTRICT & FRANK & JANET THIBODEAU", DATED JUNE 9, 2003, PROJECT NO. 10689, RECORDED AS PLAN NO. 11613, PREPARED BY PATHWAYS CONSULTING, LLC.
- PLAN ENTITLED "ROGER MURRAY & ALFRED E. STEWART BANK STREET LEBANON, N.H.", DATED JUNE 9, 1971, RECORDED IN BOOK 1139 PAGE 31, PREPARED BY KENNETH A. LECLAIR.
- PLAN ENTITLED "PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OF EXECUSUITE LLC 75 BANK STREET LEBANON, NH 03766 PARCEL ID 92-78 AND PROPERTY OF CHORRO, LLC 77 BANK STREET LEBANON, NH 03766 PARCEL ID 92-79 ~ BANK STREET ~ LEBANON NH ~ GRAFTON COUNTY ~", DATED FEBRUARY 24, 2022, LAST REVISED DECEMBER 1, 2022, DRAWING NO. 3433-1, PREPARED BY DIBERNARDO ASSOCIATES, LLC.

~ REFERENCE DEEDS ~

- DEED FROM LEBANON SCHOOL DISTRICT TO EXECUSUITE, LLC RECORDED IN BOOK 4018 PAGE 186 ON OCTOBER 11, 2013.
- DEED FROM ARTHUR HOUGH AND ANCIL HUNT TO THE LEBANON SCHOOL DISTRICT RECORDED IN BOOK 586 PAGE 85 ON MARCH 27, 1925.
- DEED FROM AILEEN CARPENTER TO LEBANON SCHOOL DISTRICT RECORDED IN BOOK 587 PAGE 54 ON MAY 6, 1925.
- DEED FROM FRANK AND JANET THIBODEAU TO LEBANON SCHOOL DISTRICT RECORDED IN BOOK 2894 PAGE 902 ON SEPTEMBER 23, 2003.
- DEED FROM LEBANON SCHOOL DISTRICT TO GEORGE MOORE RECORDED IN BOOK 599 PAGE 594 ON NOVEMBER 3, 1926.

~ LEGEND ~

- PROPERTY LINE
- RIGHT OF WAY LINE
- APPROX. PROPERTY LINE
- IRON PIN FOUND
- 5/8" IRON ROD SET
- STONE WALL
- STOCK FENCE
- CHAIN LINK FENCE
- UTILITY POLE
- BROOK
- SEWER MANHOLE
- DRAIN MANHOLE
- GATE VALVE
- CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER LINE
- WATER LINE
- STORMWATER LINE



~ REVISIONS ~

1.	12-06-22	REVISED ABUTTERS, TITLE BLOCK, AND LABELED PARCELS.	JAD
2.	01-31-23	REVISED ABUTTERS, ADD NEW BOUNDARY & REF. PLAN C.	JAD
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

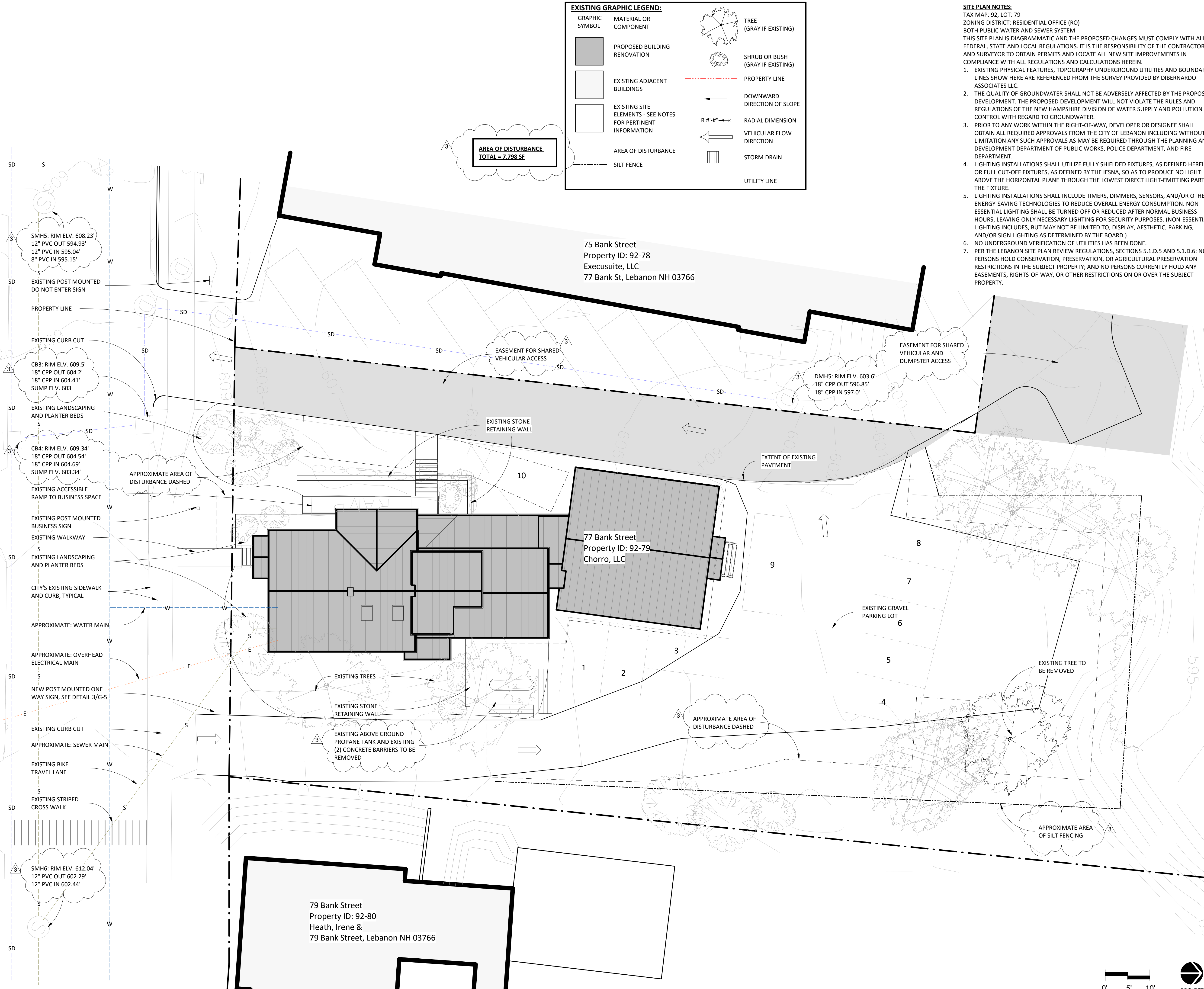
1 inch = 40 ft.

PLAN SHOWING THE PROPERTY OF
EXECUSUITE LLC
75 BANK STREET
LEBANON, NH 03766
PARCEL ID 92-78
CHORRO, LLC
77 BANK STREET
LEBANON, NH 03766
PARCEL ID 92-79
~ BANK STREET ~ LEBANON NH ~ GRAFTON COUNTY ~

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
P.O. BOX 52
BELLINGHAM, VT 05601
802-463-3031 ~ 603-358-5509

DATE FEBRUARY 24, 2022 SCALE 1" = 40'
DRAWN BY BG:JD CK'D BY JAD
SURVEYED BY BG
DWG. NO. 3433 © COPYRIGHT 2022 DIBERNARDO ASSOCIATES, LLC.

Bank Street



EXISTING GRAPHIC LEGEND:

GRAPHIC SYMBOL	MATERIAL OR COMPONENT		
[Solid Gray Box]	PROPOSED BUILDING RENOVATION	[Tree Symbol]	TREE (GRAY IF EXISTING)
[Light Gray Box]	EXISTING ADJACENT BUILDINGS	[Shrub Symbol]	SHRUB OR BUSH (GRAY IF EXISTING)
[White Box]	EXISTING SITE ELEMENTS - SEE NOTES FOR PERTINENT INFORMATION	[Dashed Line]	PROPERTY LINE
[Dashed Line]	AREA OF DISTURBANCE	[Arrow]	DOWNWARD DIRECTION OF SLOPE
[Dotted Line]	SILT FENCE	[Radial Dimension Line]	R #'-#"
		[Arrow]	VEHICULAR FLOW DIRECTION
		[Hatched Box]	STORM DRAIN
		[Blue Dashed Line]	UTILITY LINE

- SITE PLAN NOTES:**
TAX MAP: 92, LOT: 79
ZONING DISTRICT: RESIDENTIAL OFFICE (RO)
BOTH PUBLIC WATER AND SEWER SYSTEM
THIS SITE PLAN IS DIAGRAMMATIC AND THE PROPOSED CHANGES MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SURVEYOR TO OBTAIN PERMITS AND LOCATE ALL NEW SITE IMPROVEMENTS IN COMPLIANCE WITH ALL REGULATIONS AND CALCULATIONS HEREIN.
- EXISTING PHYSICAL FEATURES, TOPOGRAPHY UNDERGROUND UTILITIES AND BOUNDARY LINES SHOW HERE ARE REFERENCED FROM THE SURVEY PROVIDED BY DIBERNARDO ASSOCIATES LLC.
 - THE QUALITY OF GROUNDWATER SHALL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL NOT VIOLATE THE RULES AND REGULATIONS OF THE NEW HAMPSHIRE DIVISION OF WATER SUPPLY AND POLLUTION CONTROL WITH REGARD TO GROUNDWATER.
 - PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, DEVELOPER OR DESIGNEE SHALL OBTAIN ALL REQUIRED APPROVALS FROM THE CITY OF LEBANON INCLUDING WITHOUT LIMITATION ANY SUCH APPROVALS AS MAY BE REQUIRED THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, AND FIRE DEPARTMENT.
 - LIGHTING INSTALLATIONS SHALL UTILIZE FULLY SHIELDED FIXTURES, AS DEFINED HEREIN, OR FULL CUT-OFF FIXTURES, AS DEFINED BY THE IESNA, SO AS TO PRODUCE NO LIGHT ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST DIRECT LIGHT-EMITTING PART OF THE FIXTURE.
 - LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, SENSORS, AND/OR OTHER ENERGY-SAVING TECHNOLOGIES TO REDUCE OVERALL ENERGY CONSUMPTION. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF OR REDUCED AFTER NORMAL BUSINESS HOURS, LEAVING ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES. (NON-ESSENTIAL LIGHTING INCLUDES, BUT MAY NOT BE LIMITED TO, DISPLAY, AESTHETIC, PARKING, AND/OR SIGN LIGHTING AS DETERMINED BY THE BOARD.)
 - NO UNDERGROUND VERIFICATION OF UTILITIES HAS BEEN DONE.
 - PER THE LEBANON SITE PLAN REVIEW REGULATIONS, SECTIONS 5.1.D.5 AND 5.1.D.6: NO PERSONS HOLD CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS IN THE SUBJECT PROPERTY, AND NO PERSONS CURRENTLY HOLD ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS ON OR OVER THE SUBJECT PROPERTY.



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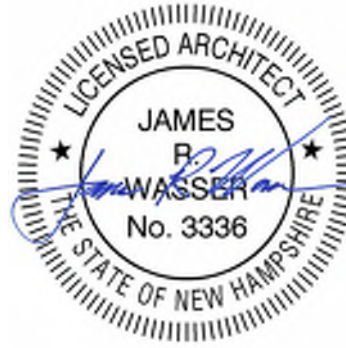
ARCHITECTS + PLANNERS

PO Box 275, White River Junction, VT 05001
802 275 5110 | studionexusarch.com

Chorro LLC

77 Bank Street
Apartments

Issued For:
SITE PLAN REVIEW



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Issue Date: November 09, 2022

Revisions		
No.	Description	Date
3	Site Plan Review	02/06/23

EXISTING
DEMOLITION AND
ARCHITECTURAL
SITE PLAN

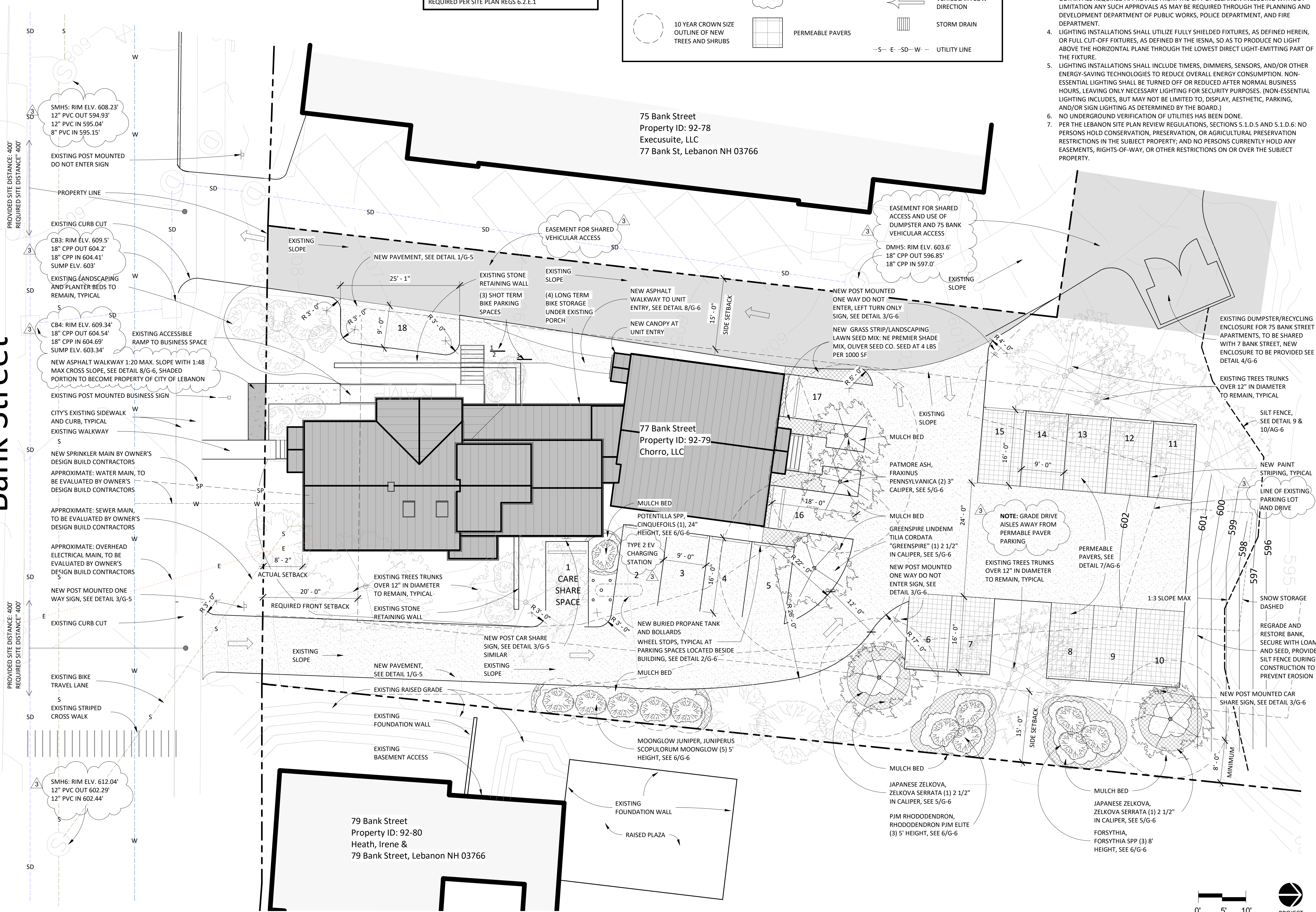
Project No.: 2114

G-3
4 OF 10

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Bank Street



- SITE PLAN NOTES:**
- TAX MAP: 92, LOT: 79
 - ZONING DISTRICT: RESIDENTIAL OFFICE (RO)
 - BOTH PUBLIC WATER AND SEWER SYSTEM
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 - LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, SENSORS, AND/OR OTHER ENERGY-SAVING TECHNOLOGIES TO REDUCE OVERALL ENERGY CONSUMPTION. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF OR REDUCED AFTER NORMAL BUSINESS HOURS, LEAVING ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES. (NON-ESSENTIAL LIGHTING INCLUDES, BUT MAY NOT BE LIMITED TO, DISPLAY, AESTHETIC, PARKING, AND/OR SIGN LIGHTING AS DETERMINED BY THE BOARD.)
 - NO UNDERGROUND VERIFICATION OF UTILITIES HAS BEEN DONE.
 - PER THE LEBANON SITE PLAN REVIEW REGULATIONS, SECTIONS 5.1.D.5 AND 5.1.D.6: NO PERSONS HOLD CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS IN THE SUBJECT PROPERTY; AND NO PERSONS CURRENTLY HOLD ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS ON OR OVER THE SUBJECT PROPERTY.



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Chorro LLC

77 Bank Street
Apartments

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SITE PLAN REVIEW



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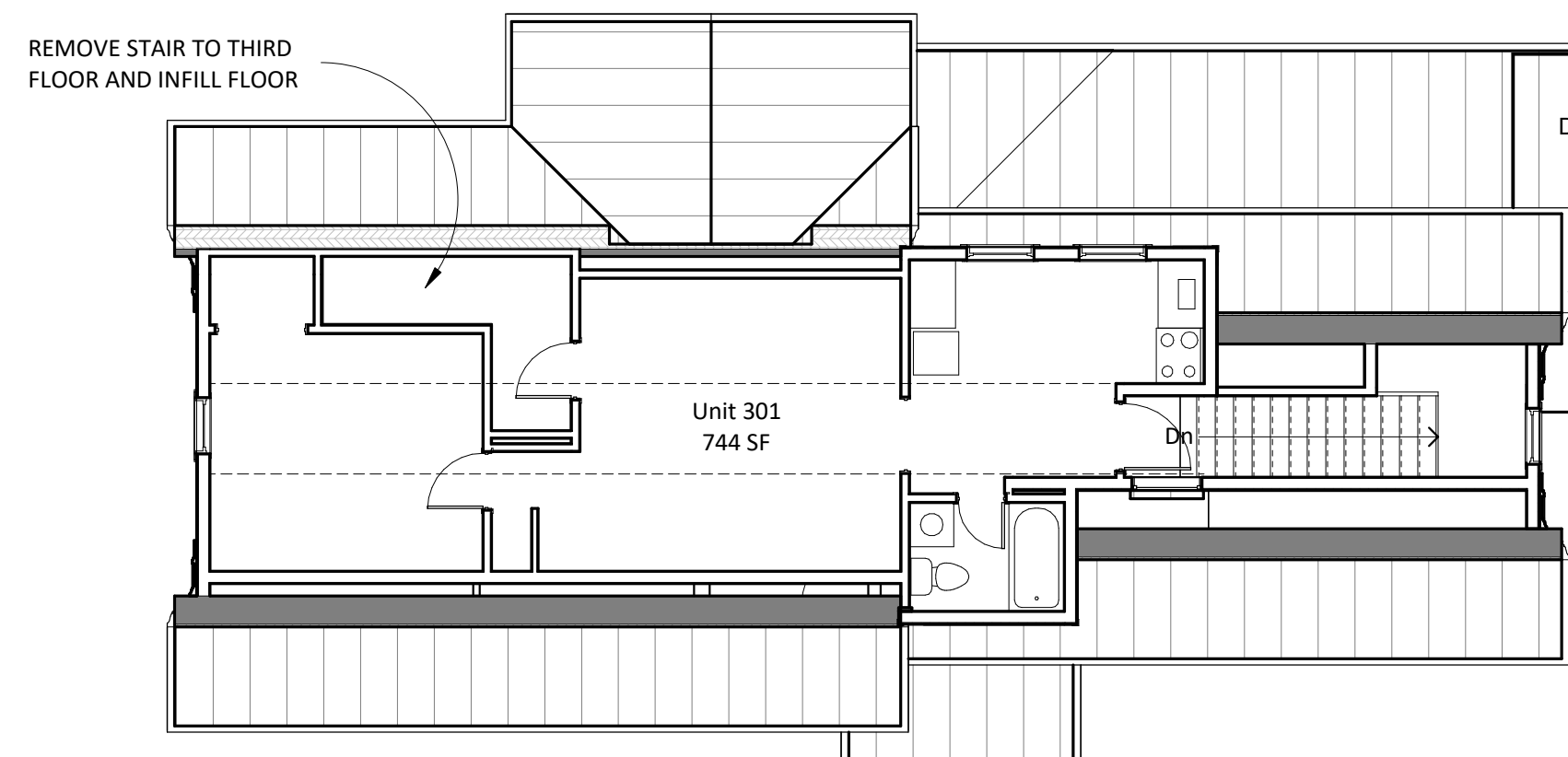
Revisions		
No.	Description	Date
1	Site Plan Review	12/05/22
3	Site Plan Review	02/06/23

ARCHITECTURAL
SITE PLAN

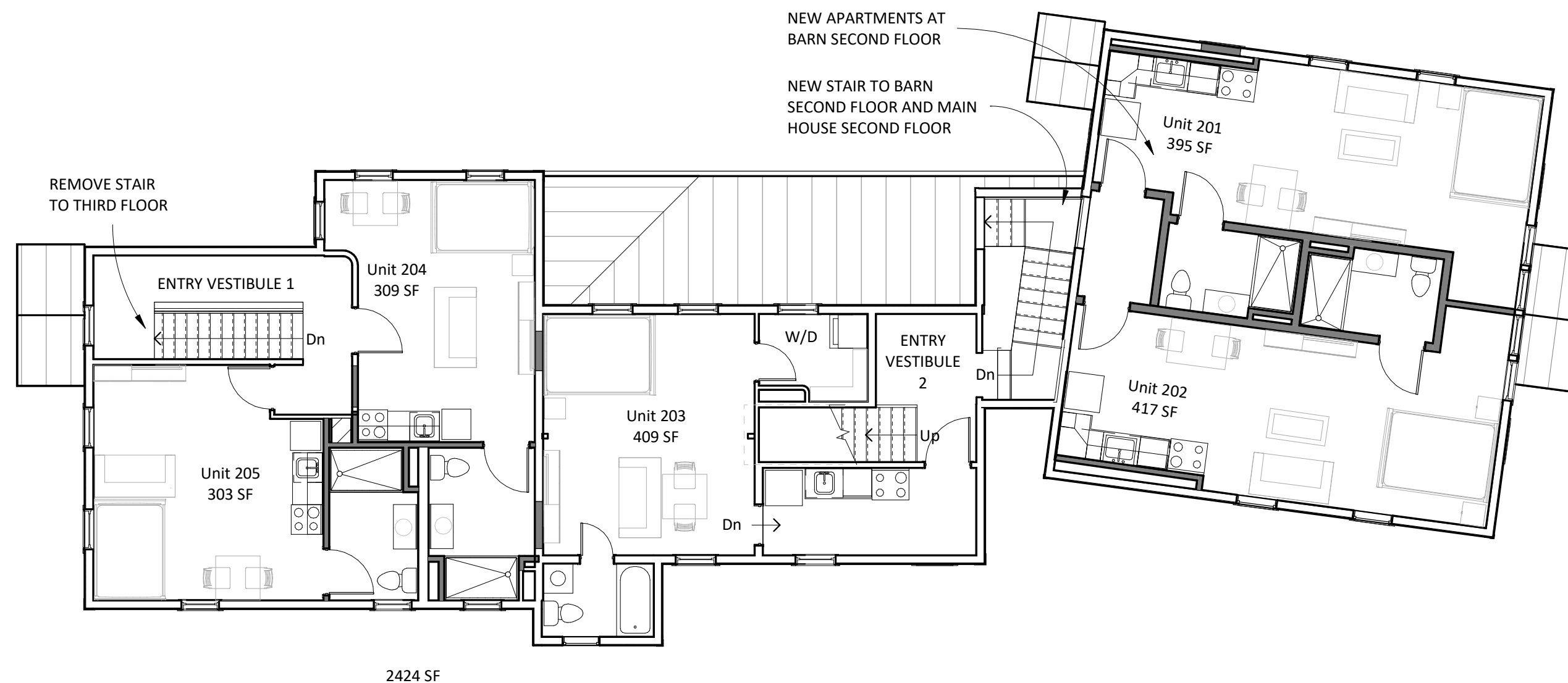
Project No.: 2114

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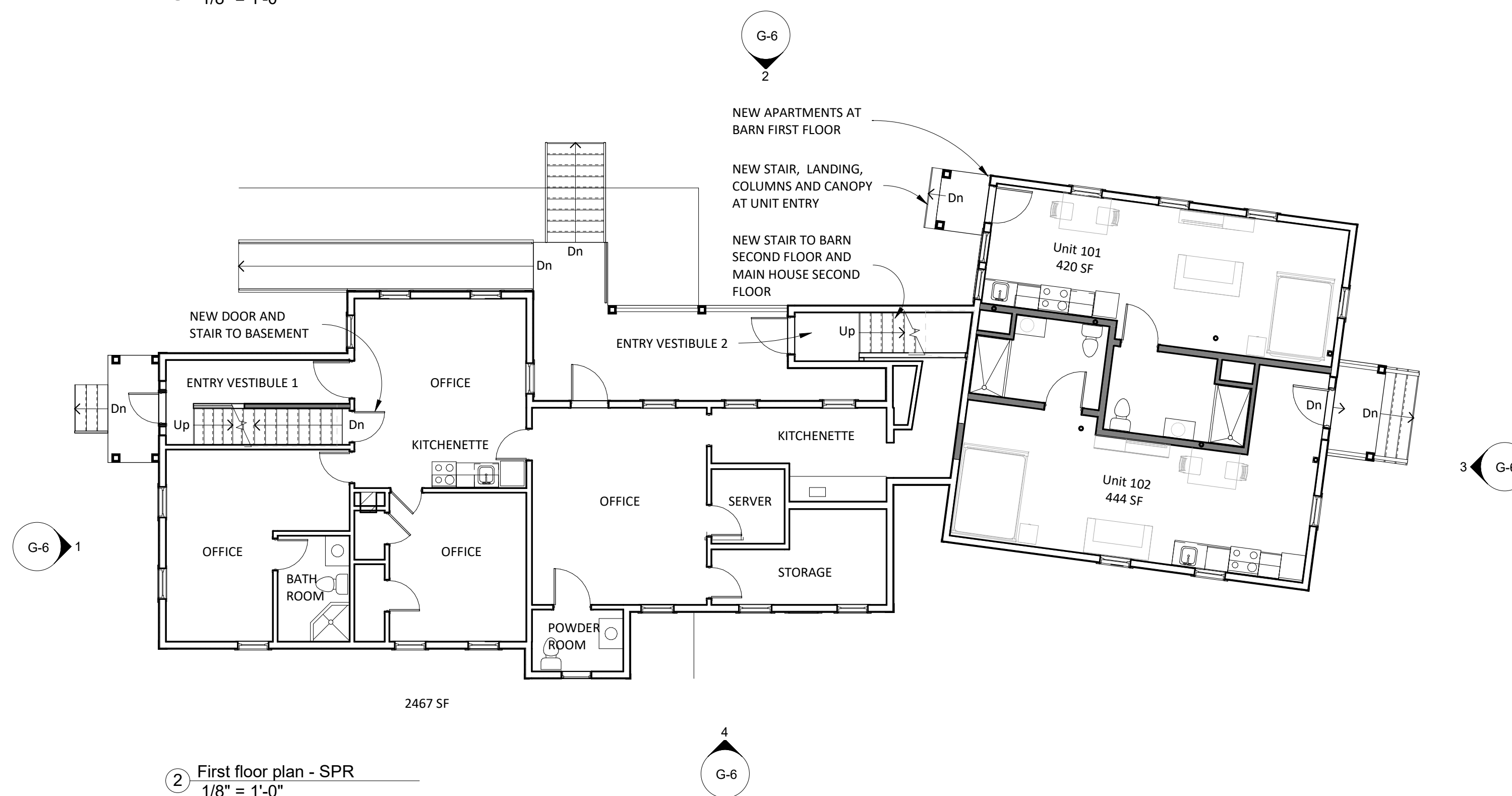
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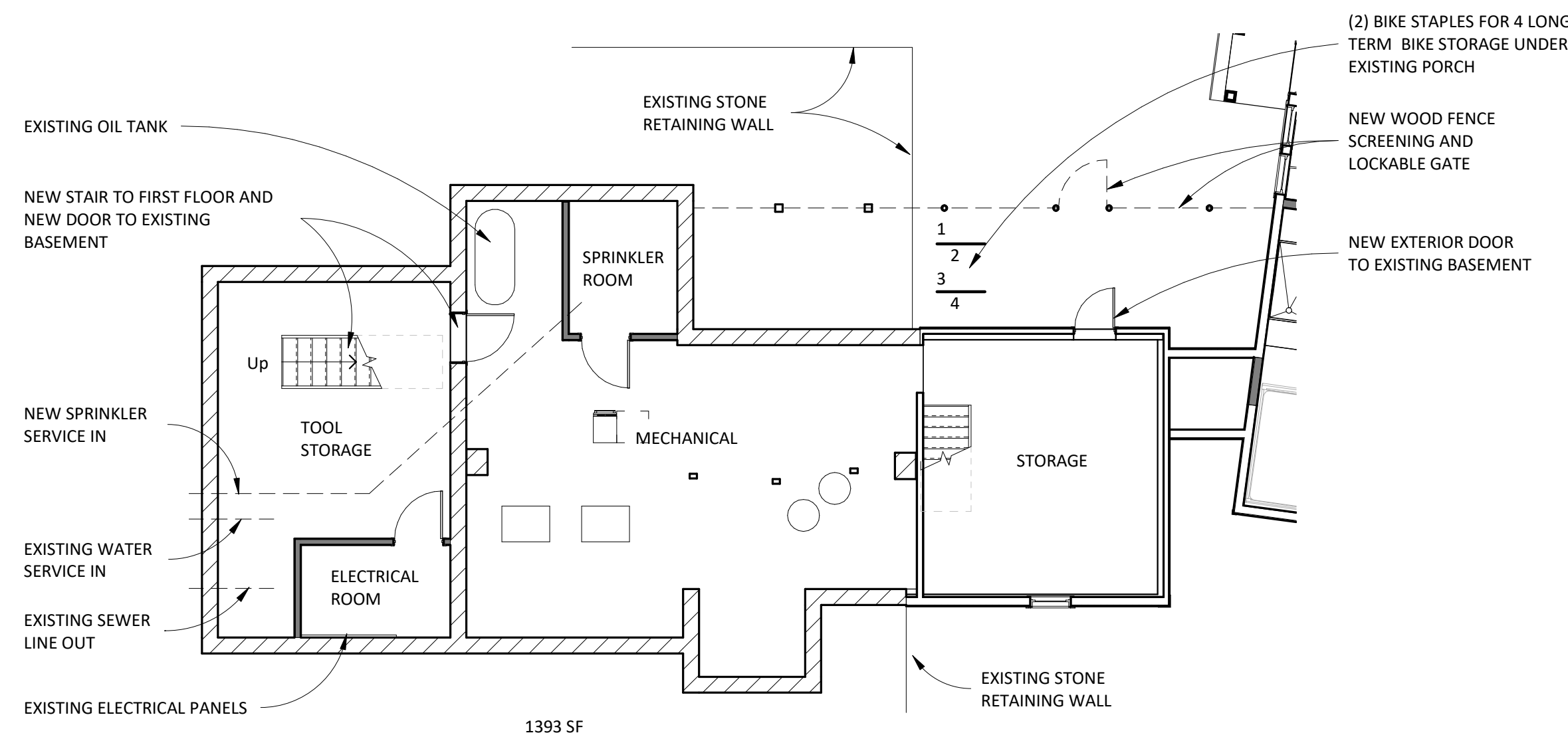
④ Third floor plan - SPR
1/8" = 1'-0"



③ Second floor plan - SPR
1/8" = 1'-0"



② First floor plan - SPR
1/8" = 1'-0"



① Basement plan - SPR
1/8" = 1'-0"



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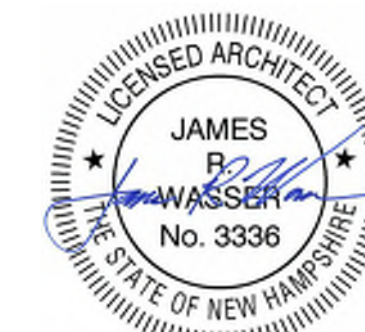
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FLOOR PLANS

Project No.: 2114



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2/3/2023 9:47:50 AM



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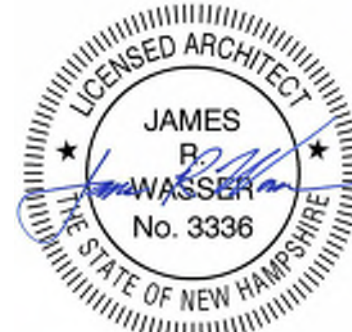
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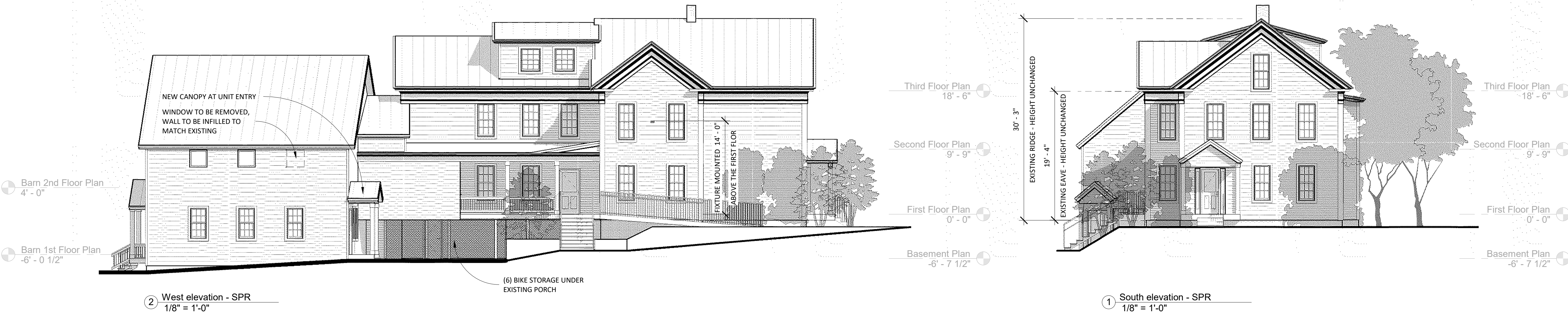
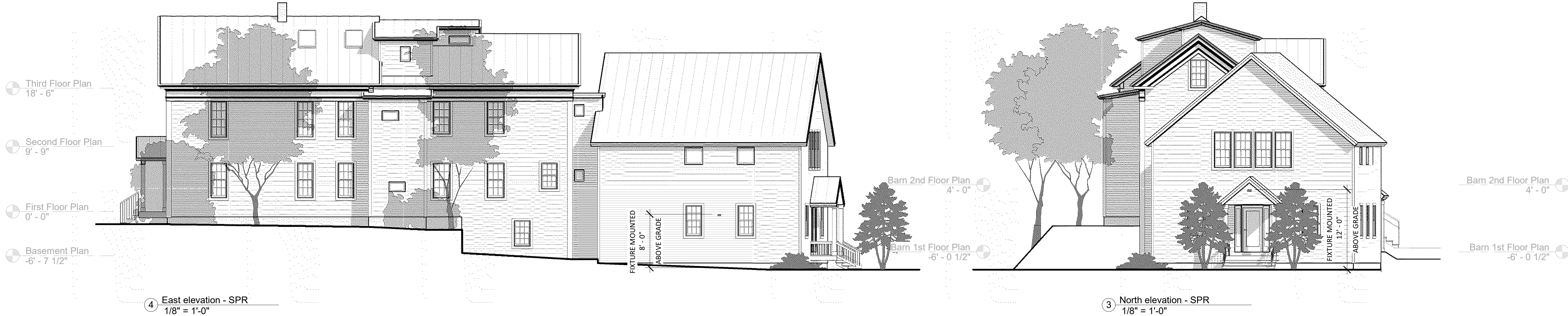
Revisions		
No.	Description	Date
1	Site Plan Review	12/05/22

ELEVATIONS

Project No.: 2114

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Issue Date:

November 09, 2022

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No.	Description	Date
1	Site Plan Review	12/05/22
3	Site Plan Review	02/06/23

SITE AND LANDSCAPE DETAILS

Project No.: 2114

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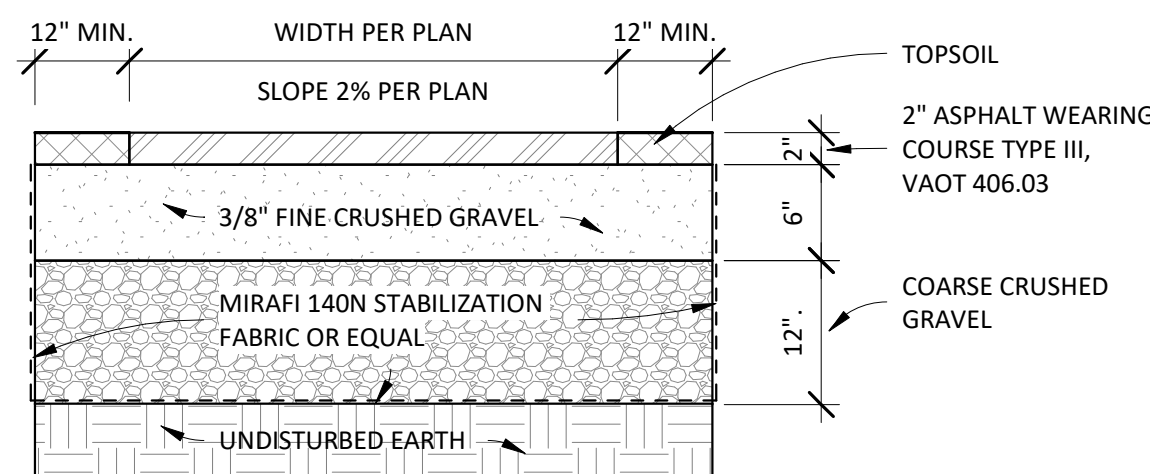
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11. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

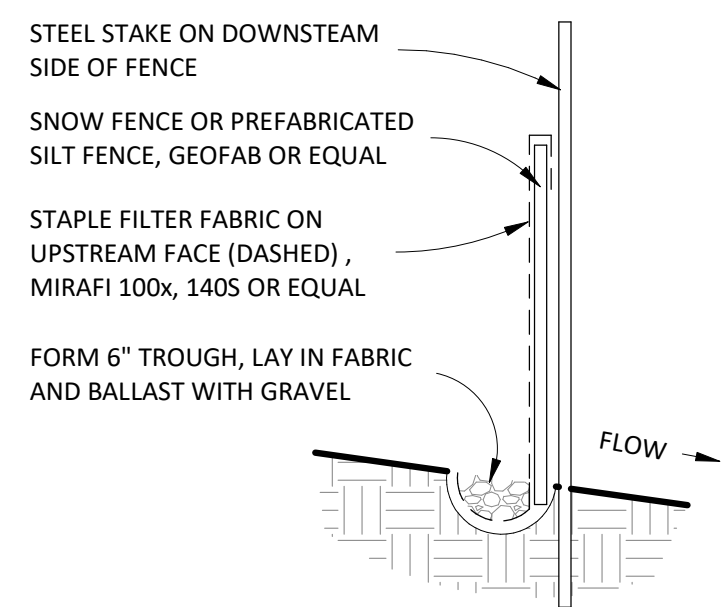
A. SAND BLANKET/BEDDING:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	1/2 INCHES	70 - 100
B. 3/4" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	3/4 INCH	100
	3/8 INCH	85 - 100
	NO. 4	10 - 30
C. 3/4" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 INCH	100
	3/4 INCHES	90 - 100
	3/8 INCHES	20 - 55
D. COARSE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	NO. 4	0 - 10
	NO. 8	0 - 5
	NO. 16	0 - 5
E. FINE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	NO. 4	20 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
F. GRANULAR BACKFILL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	3 INCHES	100
	NO. 4	45 - 75
	NO. 100	0 - 12
G. DRAINAGE AGGREGATE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 1/2 INCH	100
	1 INCH	95 - 100
	3/4 INCH	25 - 60
H. RIVERSTONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCH	100
	1 1/2 INCH	0 - 5

I. TYPE I STONE: THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 TO 12-INCHES, AND AT LEAST 50% OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 4-INCHES.

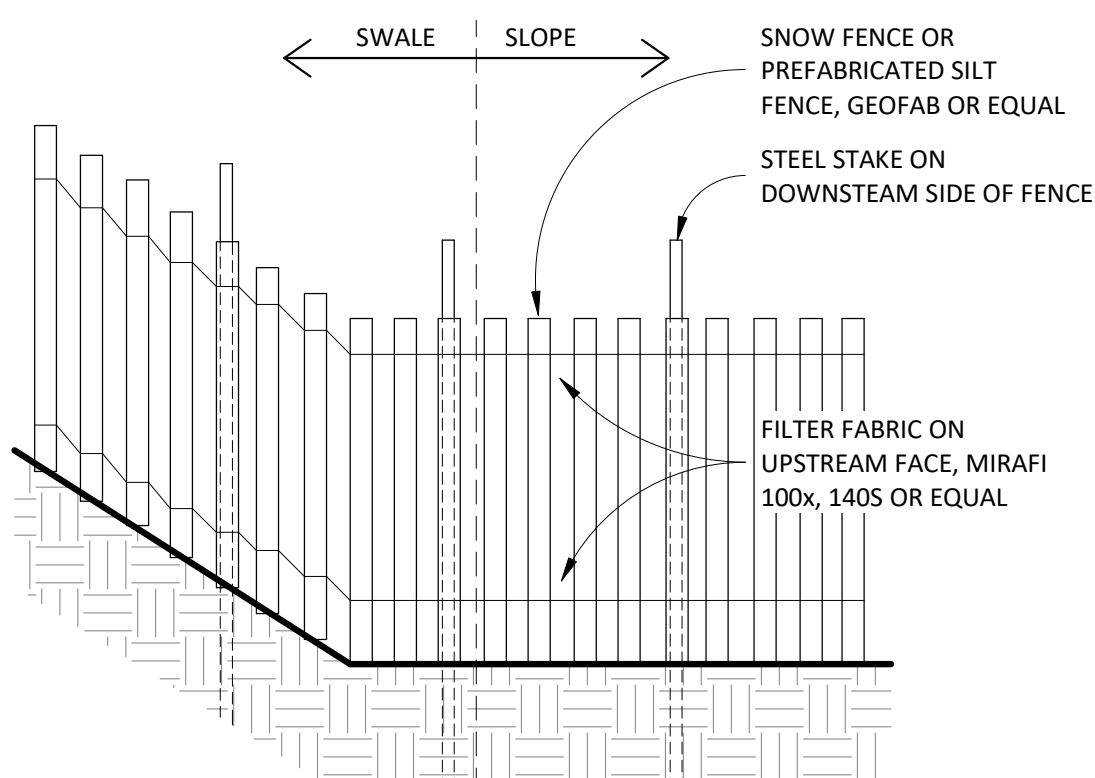
J. TYPE II STONE: THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 TO 36-INCHES, AND AT LEAST 50% OF THE VOLUME OF STONE IN PLACE SHALL HAVE A MINIMUM DIMENSION OF 12-INCHES.



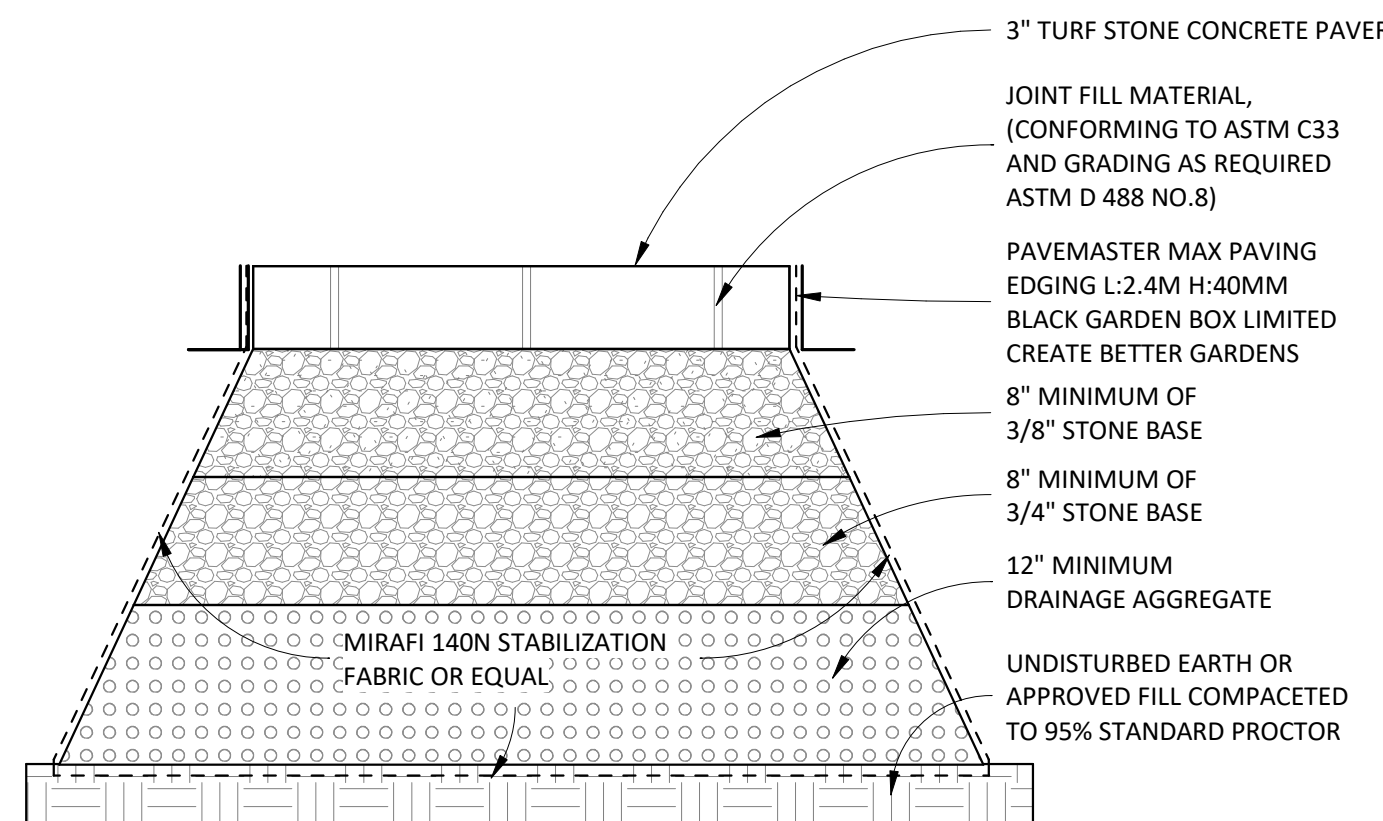
8 ASPHALT SIDEWALK DETAIL 1" = 1'-0"



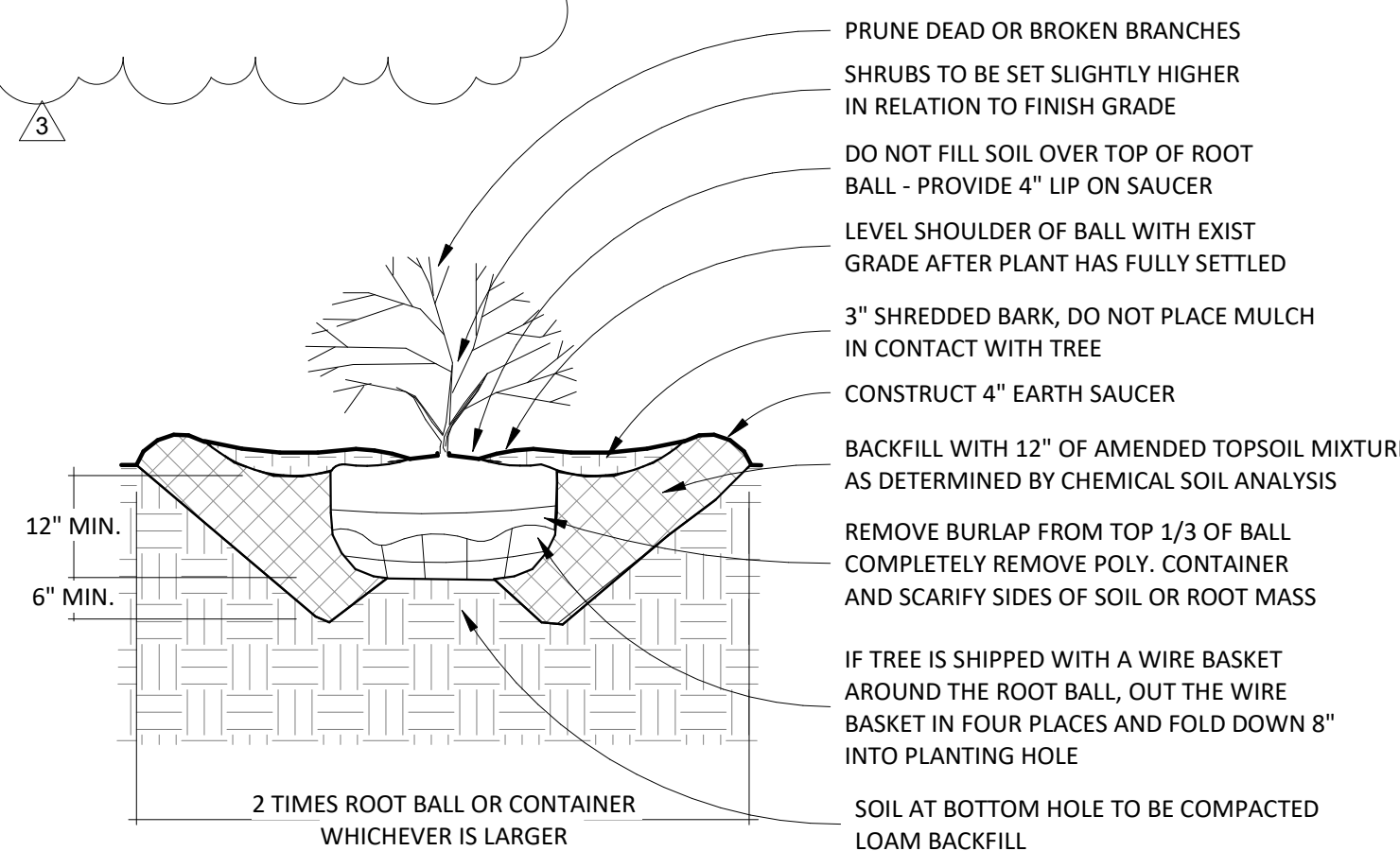
9 SILT FENCE SECTION 1/2" = 1'-0"



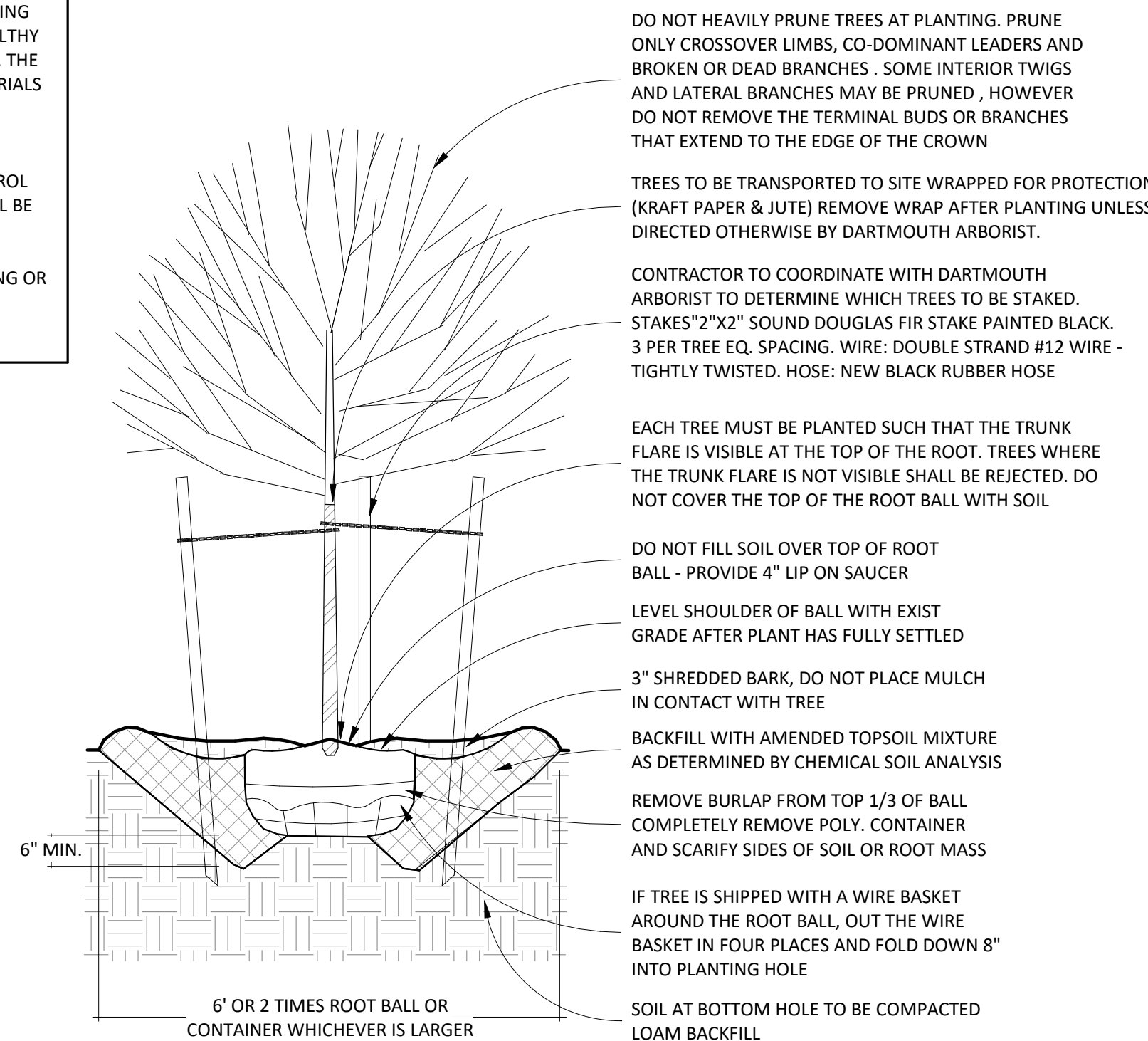
10 SILT FENCE ELEVATION 1/2" = 1'-0"



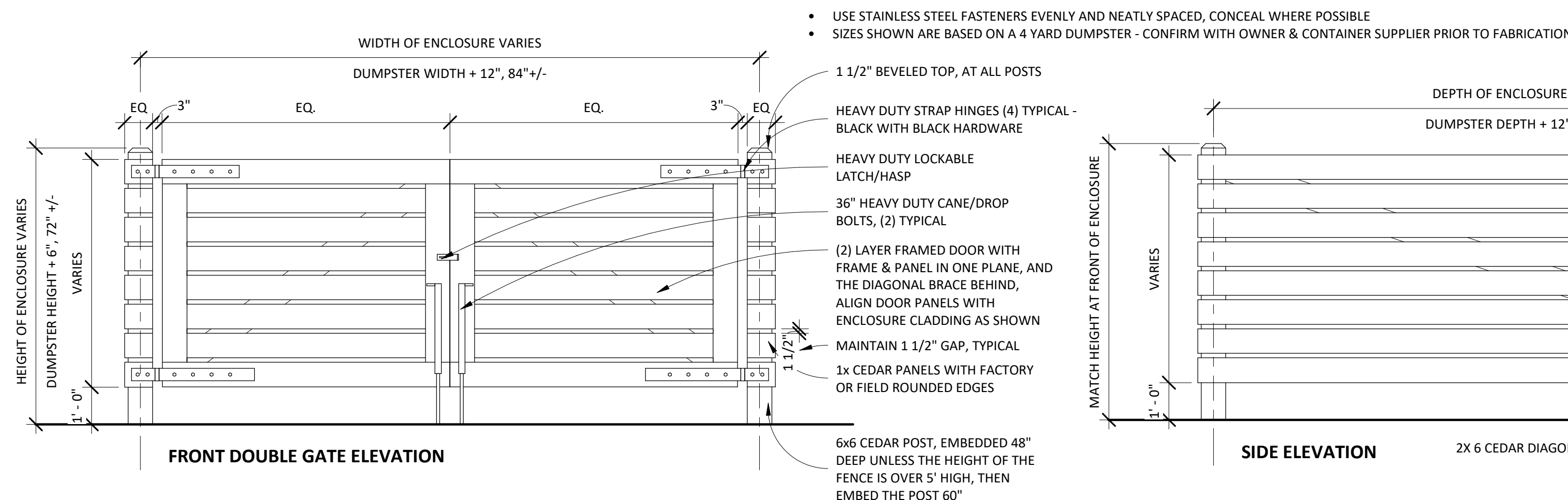
7 PERMEABLE PAVER DETAIL 1" = 1'-0"



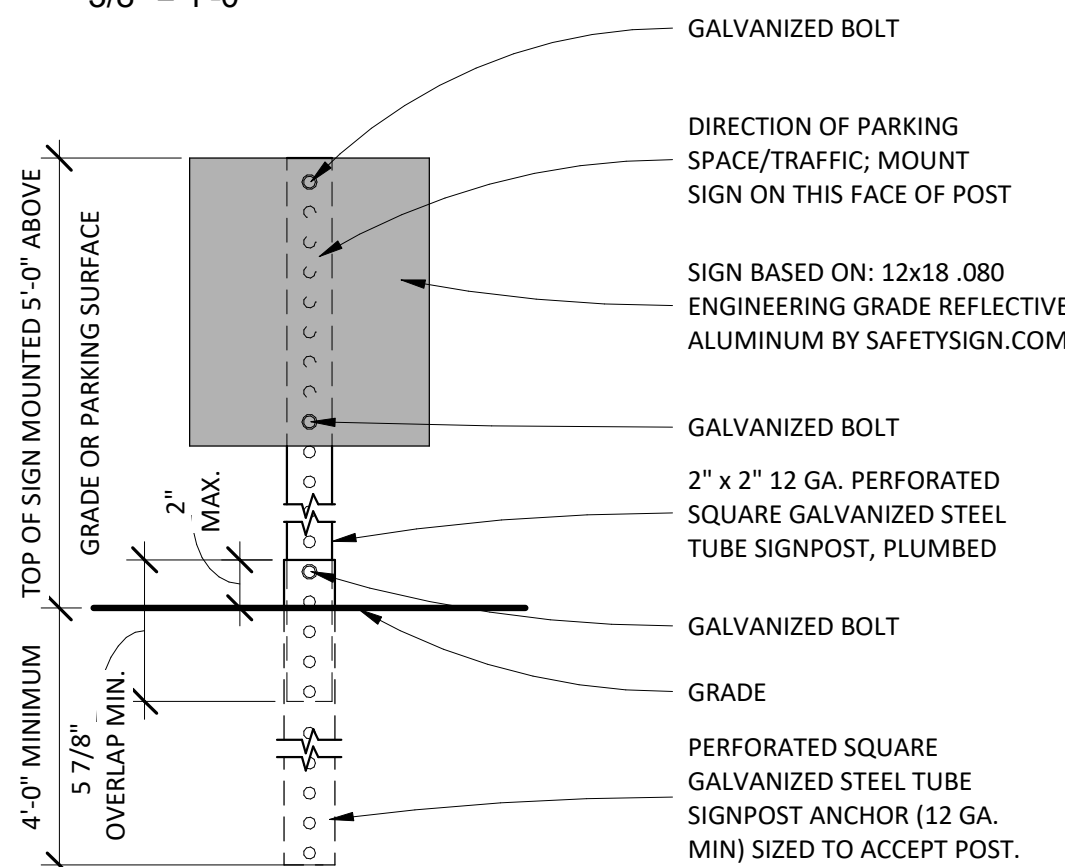
6 DECIDUOUS SHRUB PLANTING DETAIL 1/2" = 1'-0"



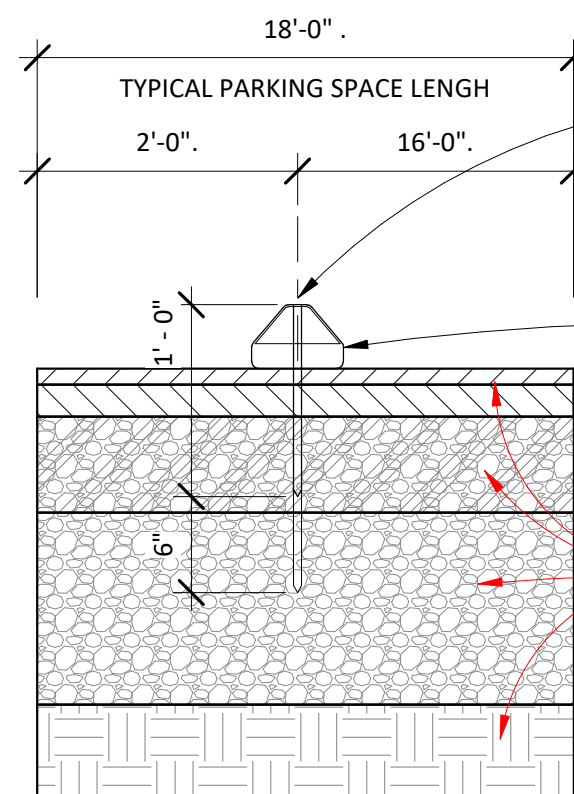
5 DECIDUOUS TREE PLANTING DETAIL 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE 3/8" = 1'-0"



3 POST-MOUNTED SIGN DETAIL 1 1/2" = 1'-0"

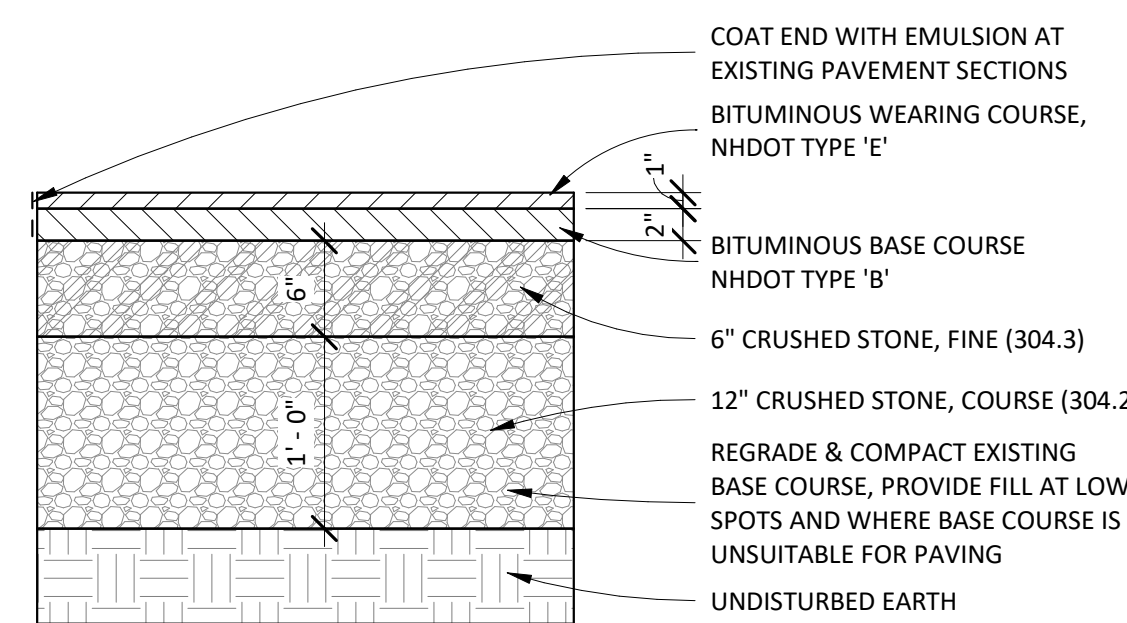


2 WHEELSTOP DETAIL 1" = 1'-0"

LOCATE WHEELSTOP 2' AWAY FROM END OF PARKING SPACE. FRONT END NOSE OF CAR CAN OVERHAND 2' BEYOND WHEELSTOP

6' LONG COMMERCIAL GRADE PLASTIC PARKING BLOCK, GRAY. FASTEN TO SUB BASE WITH (3) STEEL SPIKES 12" LONG IN ASPHALT BASE. OR, 18" LONG IN GRAVEL OR DIRT BASE

SEE DETAIL 1/G-6 FOR PAVEMENT ASSEMBLY NOTATION



NOTES:
1. REMOVE EXISTING BASE AND SUB BASE MATERIAL THAT DOES NOT MEET THE SPECIFICATION IN THE DETAIL. COMPACT ALL FILL MATERIAL TO 95% PROCTOR
2. FOR AREAS TO BE PATCHED, CAREFULLY SAW CUT THE EXISTING PAVEMENT AND NEATLY REMOVE

1 PAVEMENT DETAIL 1" = 1'-0"



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Revisions		
No.	Description	Date
1	Site Plan Review	12/05/22

SITE PHOTOS

Project No.: 2114

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CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2023-01-SPR – *postponed from 1/9/23*

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2023-01-SPR

Application Type:

Site Plan Review for expanded vehicular storage area for existing vehicular sales use

Property Location & Tax Map

175 Heater Road (Tax Map 64, Lot 30)

Applicant/Property Owner:

Cicotte Properties, LLC

Zoning District:

Light Industrial

Future Land Use Map:

Mixed Use

Property Size:

+/-4.71 acres (*per applicant's site plan*)

Overlay Districts:

- Wetlands Conservation District

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated November 14, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (project narrative; 2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated November 14, 2022 (10 pages)
- ▶ Application for Waivers, dated November 14, 2022, revised January 23, 2023 (2 pages)
- ▶ Memo dated November 14, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (drainage report, 1 page – attachments not included)
- ▶ Memo dated January 23, 2023, from Dan Nash, PE, of Advanced Geomatics & Design (response to staff comments; 4 pages plus copy of 6-page staff e-mail, provided by the applicant)
- ▶ Letter dated March 16, 2022, to Dan Nash from Randall Rhoads, PE, of M & W Soils Engineering, Inc. (soils report for 9 Pershing Street; 2 pages plus attachment)
- ▶ Letter dated November 21, 2021, to Johanna Cicotte from Peter Spear of Natural Resource Consulting Services (wetland delineation, 3 pages plus attachment)
- ▶ Plan set titled, "Volvo/Volkswagen of Lebanon – Site Plan Amendment," prepared by Advanced Geomatics & Design, dated November 14, 2022, revised January 23, 2023, PN: 20-011 (14 Sheets)

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

- ▶ Memo dated November 14, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (drainage report; 24 pages total including proposed Operations and Maintenance Plan)
- ▶ Memo dated December 6, 2021, from Dan Nash, PE, of Advanced Geomatics & Design to Christina Hall, PE, Floodplain Administrator (application for floodplain permit; 5 pages total)

COMPLETENESS REVIEW

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

Figure 1. Bird's Eye View of subject property (looking north) (note: outated lot lines are depicted).



BACKGROUND

The subject property is improved with a non-conforming vehicular sales use. In October, 2021, City staff discovered that a substantial amount of new impervious surface had been added to the property in violation of the Zoning Ordinance and Site Plan Review Regulations. The location of the new pavement is located approximately in the location of the yellow star in Figure 1 above.

Following the issuance of a Notice of Violation, the applicant applied to the Zoning Board of Adjustment and obtained a Variance on March 21, 2022, to allow additional parking at the subject property (ZB2021-24-SE).

At this time, the applicant is requesting Site Plan Review of the parking lot expansion. A description of the project can be found in the attached letter dated November 14, 2022, from Dan Nash, PE, of Advanced Geomatics & Design. See also attached letter dated January 23, 2023, from Mr. Nash.

STAFF COMMENTS**PLANNING**

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

Waiver Requests

Pursuant to Section 7.1 (“Waiver of Regulations”), the applicant has requested partial waivers from certain provisions of Article V (“Submission Requirements”) and Article VI (“Design and Construction Requirements”) of the Site Plan Review Regulations, as set forth in the attached Application for Waivers and as listed below (in the order they appear on the Application for Waivers):

- **Article V Submission Requirements** – *application submission requirements*. The applicant is proposing to redevelop only a portion of the property. However, the Site Plan Review Regulations apply to the entire lot and not just the portion of the property that the applicant proposes to redevelop. Therefore, the applicant is requesting a general waiver from the Article V submission requirements as they may apply outside of the specific area of the lot proposed to be redeveloped.
- **Section 6.5.D.5 (incorrectly identified as 6.2.D.5 on the applicant’s Application for Waivers)** – *requiring sidewalks along the property’s frontage*. Per the attached letter from Dan Nash dated January 23, 2023, the applicant agrees to construct a sidewalk along the property’s Heater Road frontage, but requests a waiver from having to construct a sidewalk along the property’s Little Heater Road frontage.
- **Section 6.2.E.3** – *requiring landscape islands between double rows of parking*.

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

- A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; or
- B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

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

SECTION 5 –SUBMISSION REQUIREMENTS

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

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.4 (Fees and Assessments in Effect at time of Connection): Not applicable as no new buildings or building area is proposed.

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): As noted above, the applicant agrees to construct a sidewalk along the property's Heater Road frontage as required by Section 6.5.D.5, but requests a waiver from having to construct a sidewalk along the property's Little Heater Road frontage. However, the plan set does not include a sidewalk along either frontage and will need to be amended accordingly (to depict and provide a sidewalk design along Heater Road and Little Heater Road, or just Heater Road if the waiver request is granted).

Staff would prefer that the sidewalk is shown on the site plan approved by the Planning Board since the addition of the sidewalk will at least require Minor Site Plan approval based on the amount of additional impervious. It may also result in other site changes, the extent of which may or may not be more than insignificant. Finally, given the terminus of the existing sidewalk along Route 120 and the configuration of the subject property's lot lines, it appears that a substantial portion of sidewalk will need to be constructed within the Heater Road and Route 120 right-of-way. The Board should at least have a general idea of where the sidewalk will be located, and to that end, staff has recommended to the applicant that they prepare a rough sketch of the sidewalk to submit as an exhibit at the public hearing.

In the event that the Planning Board is comfortable making it a conditional of approval, a draft condition of approval relating to the sidewalk is included among staff's proposed conditions of approval below (see condition #7 and #8.a).

6.6 (Stormwater Management): Please see City Engineer comments below. Test pit data has been submitted for 9 Pershing Street (located across the street from the subject property), but the Site Plan Review Regulations required the submission of test pit and soils information from the subject property itself, not from another property within the vicinity of the subject property.

6.8 (Off-Site Improvements): The applicant does not propose any off-site improvements *per se*, but as noted above, it appears that a substantial portion of sidewalk that the applicant has agreed to construct along the property's Heater Road frontage will need to be located within the Route 120 and Heater Road right-of-way.

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

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

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

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

1. The revised plans and response to comments note that the test pit data used is from 9 Perching Street and are thereby not on-site test pits. In accordance with NHDES Best Management Practices referenced in the Site Plan Review Regulations Section 6.6.E.9, test pits should be conducted on-site in the location of the proposed stormwater practice. This is to ensure that a gravel wetland is the proper BMP and to assess the infiltration rates used in the drainage calculations included with the Drainage Report. Results of the test pit evaluation should be provided as well as updated plan(s) noting the location of said test pits. Please address. Back up data should be provided as to how the infiltration rate was determined.
2. Note 1 of the Detailed Grading Plan notes culvert pipe invert elevations. These elevations appear to be incorrect. Please address.

Staff recommends that on-site test pit data is provided during the Planning Board's review of the site plan as required by Section 6.6.E.9. However, if the Board agrees to waive the requirements of Section 6.6.E.9 or allow them to be complied with as a condition of approval, *the applicant will need to submit a written waiver request from Section 6.6.E.9.*

FIRE DEPARTMENT

No comment at this time.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

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

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
3. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not

achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

4. 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.
5. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
6. 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).
7. The applicant shall be responsible for designing and constructing a sidewalk along Heater Road (see condition of approval #8.a below), in accordance with all applicable City and State regulations, specifications, and requirements, and shall be responsible for obtaining all required permits.

Conditions to be Satisfied Prior to Any Construction Activities

8. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a) Add a sidewalk along the property's Heater Road frontage in accordance with Section 6.5.D.5 and update and revise all plan sheets accordingly. Provide updated site drainage calculations that account for the addition of the sidewalk. Staff will verify whether additional Planning Board is required in accordance with Section 9.2 ("Minor Alterations to an Approved Site Plan").
 - b) Add the Wetland Delineation Plan dated February 27, 2022 to the plan set and update the Table of Contents and plan sheet pagination accordingly.
 - c) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

9. The applicant shall apply for and obtain a Building Permit (if required by the Building Code) and a Zoning Permit per Section 901.1 of the Zoning Ordinance.
10. The applicant shall obtain a Driveway Permit and, for any site work in the public right-of-way, an Excavation Permit from the Department of Public Works prior to any work in the right-of-way.
11. The applicant shall obtain or update (if appropriate) any required State approvals including but not limited to an after-the-fact Alteration of Terrain permit as identified in a letter dated December 8, 2021, from the NH Department of Environmental Services to Edwards Properties LLC, regarding "Outstanding Items(s) Request for Enforcement File".
12. 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 Zoning Permit

13. 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 temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way, in accordance with 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 an Infrastructure Inspection Agreement.

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

14. Third-party engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System) shall be reviewed and approved by the City Engineer.
15. All improvements depicted on the plan set (as modified pursuant to Condition of Approval #8) shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

Attachments

cc: Cicotte Properties, LLC
Dan Nash, PE, Advanced Geomatics & Design
File

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: Cicotte Properties, LLC TEL.#: Tel#: 603-448-6363
 MAILING PO Box 600, Lebanon, NH 03766
 E-MAIL ADDRESS: jcicotte1@aol.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Dan Nash TEL.#: 802-356-4928
 MAILING ADDRESS: 105 Bank St, Lebanon, NH 03766
 E-MAIL ADDRESS: AdvancedGeomatics@comcast.net

PROJECT LOCATION:

TAX MAP #: 64 LOT#: 30 PLOT #: ZONE: IND-L
 STREET ADDRESS OF PROJECT: 175 Heater Road
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☒ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT:

Expand paved area to increase vehicle storage area for auto dealership.

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: Auto Dealership

SIGNATURE BLOCK:

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

PROPERTY OWNER: _____ DATE: _____

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

PROPERTY OWNER: _____ DATE: 14 Nov22

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



14 November 2022

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

Re: Site Plan Amendment, Lot 64-30
175 Heater Road

Dear Mr. Corwin:

Cicotte Properties has an existing auto dealership, Volvo/Volkswagen of Lebanon, on Heater Road. The owner paved additional parking/vehicle storage area in September of 2021. The applicant proposes this application for additional parking to meet their needs.

There are no proposed changes to the building or footprint.

The project parcel is 4.71Ac.

The proposed parking calculations are shown on the cover sheet. Parking includes spaces for retail use, automotive service, and display/storage. The project includes additional paving to the south of the existing paved area. Stormwater treatment and runoff control will be provided by a gravel wetland to the south of the paved area.

The site currently drains to a swail to the south. A culvert is proposed to carry Little Heater runoff under the parking area to the drainage feature to the west.

Curbing is proposed to be added to the new paved area to direct the runoff to the gravel wetland. On the Little Heater Road side of the paved area, we propose to remove pavement to establish a 15' landscape strip. This strip will be curbed. The drive will include a raised strip to direct runoff to the gravel wetland.

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

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

VVW
City of Lebanon
14Nov2022

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Support Statement
-Application
-Abutters
-Checklist
-Waivers
-Drain Report (separate)
-OMP (separate)

CC: Cicotte Properties

M:\2020_projects\20-011\planning_board\application_14nov22\col_vvw_14nov2022.docx

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Volvo/Volkswagen Parking Addition	
APPLICANT: Cicotte Properties, LLC	DATE: 14 Nov22
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS

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

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

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

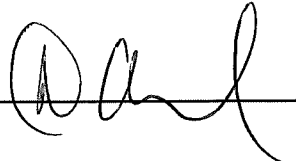
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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

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

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

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

Completed By: 

(Last Revised 4/19/2021)

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Volvo/Volkswagen Parking Addition	
APPLICANT: Cicotte Properties, LLC	DATE: 14 Nov22

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

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

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

[Stormwater checklist begins on following page]

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

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

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

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

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

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

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

Completed By: Daniel A. Nash, PE

(Last Revised 04/19/2021)

Planning office Use Only:

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



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Cicotte Properties, LLC

Project Name: Parking lot addition

Project Address: 175 Heater Road, 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 paving to the north end of the site. The existing section is not being modified.

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

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

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

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

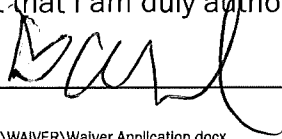
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

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

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

SIGNATURE

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

Signature of Applicant:  Date: 14Nov22



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Cicotte Properties, LLC

Project Name: Parking lot addition

Project Address: 175 Heater Road, 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).]

1. Section V. 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 paving to the north end of the site. The existing section is not being modified. We request a waiver to provide existing data for this portion of the property.

2. Section 6.2.D.5. of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The site has three frontages. The proposed development is on a portion of the site on Little Heater Road. This street currently has no sidewalks and serves a largely vacant land area. A new walk along the developed portion of the site would connect to nothing. We agree with staff that a partial waiver is reasonable and that a substitute sidewalk be constructed along the southerly side of Heater Road, from the northerly property drive to the intersection of Little Heater Road.

6.2.E.3.

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

One of the rows is existing. The parking rows proposed are very short. The new parking is also for storage and maintenance; not generally used by the public. Islands have been placed at the end of rows. Approximately half the site is green space. This proposal meets the spirit and intent by providing greenspace elsewhere.

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

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

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

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

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

SIGNATURE

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

Signature of Applicant: _____ Date: 14Nov22



Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

14 November 2022

Re: Drainage Report
Volvo-Volkswagen Parking Addition
Little Heater Road

Dear Mr. Vincent:

Attached are our drainage calculations for the parking addition to the VVW(Volvo-Volkswagen) site on Little Heater Road. These calculations support the drainage scheme employed for this site.

The proposed drainage scheme employs a gravel wetland. Test pit excavations were performed on 15Mar22, across the street at the Pershing St car wash site. The water table was observed to be too high for employment of a chambered recharge system. The gravel wetland scheme allows the water table to assist in keeping the wetlands system hydrated.

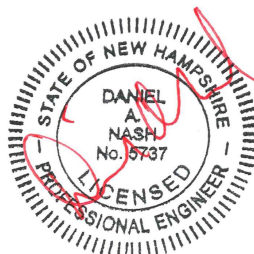
The site has one discharge point. The Discharge point, DP#1 is at the end of the drainage ditch at the south side of the parking addition. These calculations address the new paved area. The existing parking area sheet drains across a long grass band to the drainage feature that parallels Route 120. The existing road drainage and existing parking south of the building that flows to the Little Heater Road ditch, has been routed directly to the drain feature to the west, bypassing the gravel wetland.

This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project provides a modest overall decrease. The new pavement apron drainage will be routed to a gravel wetland system; the gravel wetland captures runoff, directs it to the gravel storage layer, allows some infiltration to the water table, and stores excess runoff that cannot be taken by the gravel layer. This system keeps runoff levels below pre-development levels.

Please let us know if you need any additional materials or information to support this report.

Sincerely,

Daniel A. Nash, PE
Principal
CC: J.Cicotte





TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: RESPONSE TO REVIEW COMMENTS DATED 11JAN23
LOT 64-30

CC: CICOTTE PROPERTIES

DATE: 23 JANUARY 2023

We offer the following responses to comments contained in your 11Jan23 review email:
(Original Staff review email attached for reference)

City Engineer

-Drainage report.

1. Gravel wetlands pond to saturate wetlands soils and then overflow to the subsoil/watertable. The soils have a slight infiltration rate, as determined by the soils study. In reality, there is a combination of water table recharge and infiltration. The use of infiltration, I believe, represents a fair modelling of the gravel wetland behavior.

2. The soils report was performed for the property across the street. The close proximity of that site makes it reasonable to use that study and report.

-Plans.

1. The wetlands are indicated on the site plan. The wetlands were delineated as part of the AoT effort for the Edwards Street property. The report and delineation plan are attached.

2. Outlet protection is being provided by Flared End Sections.

3. Notations have been added to the detailed site plan.

4. Hatching has been added to the site plan to indicate pavement to be removed. Pavement removal and restoration to landscaping was necessary to meet the 15' perimeter landscape requirement.

5. Note 8 is correct. There is a small area of pavement to be removed. The "8" just happens to also be close to the culvert.

6. Pavement will be cut and replaced per the typical section on Sheet D-1.

7. A note has been added to the site plan that snow shall not be plowed/placed into the gravel wetland. The Owner will have to police this practice.

Planning and Development

-General

1. The wetlands have been delineated by a CWS. See attached report and delineation plan.

2. Documentation is in the wetland report.

3. A Flood Plain Permit has been obtained for this work. See attached permit.
4. Development Area is indicated on Sheets C-1&2.
5. Updated waiver requests are attached.
6. Flood protection. The entire parking area is above the flood plain. Minimum elevation is approximately 582; 100-year flood elevation is 580.28. A flood permit has been obtained and is attached.
7. Groundwater Protection. The project plans indicate protection measures to be constructed. The drainage report complies with the requirements of 6.5.E. The OMP (Operations and Maintenance Plan) specify practices to ensure the constructed measure continue to function.
8. Abutters. The abutters on the survey plan are accurate as of the date of the survey. The abutters list provided with the application is accurate and up-to-date.
9. Construction Timetable. The improvements are expected to be complete by the end of Summer 2023.
10. Lighting. A lighting plan is attached. the "W" on the checklist indicates Waiver requested.
11. ROW grading. The grading in the ROW has been eliminated.

-Plan Set, General

1. Sidewalk. A waiver request for a sidewalk along the property frontage has been requested. A short section of sidewalk on Heater Road is agreed to by the applicant, as suggested by staff as a reasonable substitute. We request this be made a condition of approval. Design plans and any necessary permits should be part of that condition.
2. Lighting. A lighting plan has been included for security and safety, as recommended by the PD in the staff meeting.
3. submission requirements.
- Grading. Spot shots are included on the detailed grading plan. Spot shots are not needed for island construction, as work will be done on existing pavement for reference.
- Contours reference the FIRM datum.
- 5.1.E.9. This information is shown on Sheet OA-1
- 5.1.E.10. Direction of travel is shown on Sheet C-1
- 5.1.E.10. Sight distance is shown on Sheet OA-1.
- 5.1.E.12. This information is shown on Sheet OA-1
- 5.1.E.15. Wetlands are delineated on the delineation sheet and shown on the site plan.
- 5.1.E.16. This information is on the landscape plan, for the development area.
- 5.1.E.17. This information is shown on Sheet C-1.
- 5.1.E.20. There is only one AT stop within 0.25mile; it is on Hanover St, at the DHMC office building drive and is shown on Sheet OA-1.
- 6.2.B. This is correct. The rest of the site is outside the development area.
- 6.2.E.1. Shading is on the landscape plan.
- 6.2.E.2. Landscape beds are proposed for the existing paved area, and the area south of the service bays.
- 6.2.E.3. Landscape islands are shown on Sheets C-1&2.
- 6.2.L. Curbing is provided along the edges of the new pavement, except at the edge of the gravel wetland, where curb stops are provided (to facilitate runoff to gravel wetlands).
- 6.2.D.5. Sidewalks along frontage. Partial waiver requested. SW proposed between Little Heater Road and Heater Road driveway, along south side of Heater Road.
4. Lot # corrected.

5. Existing conditions are shown on Sheet OA-1.

-Sheet 1 (Cover)

1. ZBA reference added.
2. Index changed to TOC.
- floor area of building is on cover.
- the building is a single story, so only one floor area is necessary.
- use added to zoning table
- Heater and Little Heater are front yards, Rt 120 is a rear yard, and the side line is to the south.
- HC spaces added to table.
- Note Re: BLA removed.
- Spaces for bays shown, but not included in count.
- bicycle spaces added to table.
- Typos corrected. Not sure what name errors are.

-Sheet 2 (Legend)

1. Note added.

-Sheet 4 (BLA/Plat)

1. This is a legitimate boundary document for the parcel. Recording data added to the plat.
2. Pavement added without SPR noted on Sheet OA-1.
3. Pavement to be removed indicated on Site plan.

-Sheet 5 (Landscape Plan)

1. Base plan corrected to include gravel wetland.
2. no.
- 3.
4. Schedule updated.
5. Perimeter landscaping.
- Calculations for new pavement only.
- table corrected
- numbers fixed
- Understory plantings identified.

-Sheet 6 (Site Plan)(now Sheet 8)

1. Required parking =82 spaces, therefore 4 HC spaces required. Spaces shown on Site plan sheet, C-1.
- 2.CMP=Corrugated Metal Pipe. Key added to sheet.
3. Review memo appeared to include an image that did not come through on the email. Additional notes have been added to Sheets C-1&2.

-Sheet 7 (Detailed Site Plan) (now Sheet 8)

1. I have a problem with this one. The plans are required to be construction plans. These plans meet industry standards for construction. With 4 planners, 3 public works directors and 2 city engineers, staff should be able to understand the plans and help any board member that has difficulty understanding them.

Site Plan Amendment
Lot 64-30
23Jan2023

2. Operative word is “should”. With the addition of the bumpers, we felt it best to leave the spaces at 18’.

-Sheet 10 (Site Details) (now Sheet 12)

1. Extra details removed.

Attachments:

-Staff review email dated 11Jan23.

-Soils report dated

-wetlands report, NRCS

-delineation plan, Sheet W-1

-Flood Plain Permit

-Updated Waiver requests

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Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Wednesday, January 11, 2023 3:22 PM
To: Johanna Cicotte; Dan Nash
Cc: Brian Vincent; Crystal Taplin
Subject: 175 Heater Rd_PB2023-01-SPR_Staff Comments

Dear Applicants -

Following up from the January 5th Staff Review meeting, below are staff's comments on the proposed parking lot expansion at 175 Heater Rd (Tax Map 64, Lot 30). These are in addition to any other comments made by staff at the Staff Review meeting.

Please address and send digital copies of all revised plans and materials by the end of the day on Monday, January 23rd, as follows:

- * Everything can be submitted electronically via e-mail to planning@lebanonnh.gov<<mailto:planning@lebanonnh.gov>>.

- * Please submit two electronic copies of each document in your application, as follows:

- * One saved as a PDF; and
- * One saved as a PDF-A.

- * Additionally, we'll need eleven (11) 11x17 size hard copies of the revised plan set and one (1) full-size hard copy.

- * When resubmitting in response to staff's comments, please submit all materials that you would like included as part of your application and presented to the Planning Board.

- * Note that it has become too confusing for staff to wade through original submissions and revised submissions to determine what is and isn't part of the applicant's submission. Having applicants resubmit the entire application package will save time, cause less confusion, and prevent errors in compiling the agenda packet materials for review by the Planning Board.

- * So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: "year-month-day_PB2023-01-SPR_(description of document)". So, for example, if you resubmit on 1/23, the PDF of your revised plan set would be titled, "2023-01-232_PB2023-01-SPR_revised plan set".

- * For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.

- * We would also appreciate a written reply to each of the comments below.

Thank you. If you have any questions, please don't hesitate to ask. -Tim

STAFF COMMENTS (PB2023-01-SPR) - please note that parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations.

A. City Engineer / DPW (the comments below are the same as sent to you on 1/6)

Drainage Report

1. The stormwater report notes infiltration practices for the proposed gravel wetland. Generally, infiltration practices are not used with high water table situations/gravel wetland BMP's. Please advise.

1. The stormwater report notes test pits conducted in March 2022. Please include test pit logs within the Drainage Report.

Plans

1. It appears that the proposed parking lot expansion is in close proximity to a brook and presumably associated wetland areas. Please provide a wetland delineation prepared by a NH-Certified Wetland Scientist, and show wetlands/edge of wetlands within the plan-set.

1. Please show proposed outlet protection features on the site plan in connection with the gravel wetland discharge pipe.

1. Please note all proposed drainage pipe types, sizes, invert elevations, slopes and lengths.

1. The site plan notes permanent removal of existing pavement. Please clearly show and note the areas where pavement is to be removed.

1. Note 8 indicates landscaping to be removed, however, Note 8 call-out location on the plans is pointing to a culvert pipe/ditch. Please clarify.

1. The proposed 18 inch culvert extends beneath the now paved parking area. Please expand the site plans/details of how the impacted paved areas and base materials will be replaced (saw cut lines, notes regarding stockpiling/soil segregation, compaction requirements, etc.)

1. The site plan shows a proposed snow storage area west of the parking lot expansion beyond a proposed curb. What is to prevent plow truck operators from plowing snow to the area of the proposed gravel wetland at the southwest edge of the parking lot expansion where there is no proposed curb? Best Management Practices includes avoiding placing snow within or immediately upgradient of stormwater practices. Please refer to Section 6.6.E.18 of the Site Plan Review Regulations. Please clarify and address.

B. Planning & Development Department

General

1. The wetlands on the property need to be delineated on the plan set and stamped by a certified wetlands scientist (5.1.E.8)
2. Submit documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation. (5.1.E.8)
3. A floodplain permit must be obtained from the Floodplain Administrator before the Planning Board can accept the application as complete. (4.4)
 - * If a floodplain permit has already been issued, please provide a copy with the site plan application and add a note to the plan set referencing the permit (permit number, date approved, etc).
4. The Site Plan Review Regulations apply to the entire property, not just the portion of the site where the new paving is proposed. To address this, staff recommends that the applicant:
 - * delineate a “development area” on the plan set and
 - * request a general waiver from having to satisfy the Article V submission requirements and the Article VI design requirements outside of the “development area” (except that the requirements of Section 5.1.4.E.1 through 4 cannot be waived and, therefore, those requirements must be satisfied with respect to the entire property, not just the development site).
5. Provide an updated Application for Waivers to incorporate any additional required or requested waivers.
 - * Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.
6. Identify how the project complies with Section 6.5.F.3 and 4 (flood protection requirements).
7. Identify how the project complies with Section 6.5.E (groundwater protection).
8. The abutter information provided on the boundary line plat submitted with the plan set is 12 months old. Therefore, please confirm that the abutter names and addresses are accurate and up to date (owners names and mailing addresses are shall be based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application. (5.1.E.2)
9. Provide an estimated timetable for construction and completion of required improvements. (5.1.G.1)
10. The Technical Checklist indicates that the submission requirements of Section 5.1.E.13 (lighting) have been satisfied, but a “w” is written next to each (at the same time, the “waivers sought” box is not checked). Please explain the meaning of the “w”.
11. Confirm with the Department of Public Works that the proposed grading in the Little Heater Road right-of-way is permissible (with an Excavation Permit).

Plan Set Comments

General

1. A 5 ft.-wide sidewalk is required along the property’s Heater Road and Little Heater Road frontage (6.5.D.5.b).
 - * Please add sidewalk along the Heater Road frontage to the plan set and provide construction detail (if different from the sidewalk detail provided on Sheet 11).
 - * Staff would not object to a request for a waiver from installing a sidewalk along the Little Heater Road frontage.
2. Please confirm that no lighting is proposed for the proposed parking lot expansion and that no other security measures are proposed (e.g. fencing, gates, etc).
3. The plans do not address or only partially address the following submission and design requirements:
 - * 5.1.E.6 – requiring spot elevations.
 - * 5.1.E.6 - Requiring all contours to reference FEMA Flood Insurance Rate Map (FIRM) datum.

- * 5.1.E.9 - Requiring the plans to indicate the Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.
 - * 5.1.E.10 - Show required sight distances at curb cuts and dimensions for the inside radii of all curves.
 - * 5.1.E.10 - Show direction of travel.
 - * 5.1.E.12 - The size of all existing public and private utilities.
 - * 5.1.E.15 – The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance, i.e. the Wetlands Conservation District.
 - * 5.1.E.15 - For properties located within the Floodplain District, the 100-year flood elevation shall be identified.
 - * 5.1.E.16 – landscaping plan requirements:
 - * All calculations for square footage of perimeter landscaping shall be shown.
 - * All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size.
 - * Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements.
 - * All calculations for square footage of perimeter landscaping shall be shown.
 - * 5.1.E.17 - Requiring plans to depict all existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200 feet of the site.
 - * 5.1.E.20 – Requiring plans to show all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.
 - * 6.2.B – perimeter landscaping requirements (required perimeter landscaping only provided along Little Heater Road and the boundary with 30 Little Heater Road).
 - * 6.2.E.1 – parking lot shading requirements
 - * 6.2.E.2 – “The end of each row of parking shall have a landscape bed to protect any vehicle parked next to a travel lane. End beds shall be at least 8 feet in width, except for corner radii, shall be long enough to protect tree roots and vehicles parked in the adjacent parking spaces, and shall be planted with deciduous trees for shade.”
 - * 6.2.E.3 – “Any parking area containing three or more rows of parking [...] shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed.”
 - * 6.2.L – “Landscaped areas within and adjacent to all parking and vehicular areas shall be protected by curbing, wheel stops, or fencing” (no curbing, wheel stops, or fencing proposed between parking spaces at the south end of the site adjacent to the proposed landscaping area within the gravel wetlands)
 - * 6.2.D.5 – requiring 5 ft. sidewalks along the property’s frontage
4. On Sheet 3, remove note incorrectly identifying 30 Little Heater Road as “Lot 78-31”.
5. It is unclear on the plan set what are existing conditions and what are proposed conditions (including existing vs proposed grading). To provide clarity and to demonstrate compliance with Section 5.1.E.5-8, an additional plan sheet is needed to identify existing conditions and the project area/limits of disturbance. Such a plan sheet could be combined with Sheet 3 (“Overall Plan”) to retain the same number of sheets in the plan set.

Sheet 1 (Cover Sheet)

1. Add reference to 2022 Zoning Board approval (ZBA case number, approval date, and nature of Variance granted)
2. Change the title of “Index of Sheets” to “Table of Contents” (Section 5.1.E), and update as follows:
 - * Identify gross floor area of the building (5.1.E(4)(e)(4))
 - * Identify the number of stories and gross square footage of each story of the building (5.1.E.4.e.9)
 - * Identify use proposed and existing use.
 - * Per Section 201.3 of the Zoning Ordinance, the lot line along Little Heater Road is the rear, and the lot line shared with 30 Little Heater Road is the side. Please correct.
 - * Identify number of handicap accessible parking spaces required and provided.
 - * Note regarding the boundary line plat is unnecessary since it’s already been recorded.

* Please double check required parking. It appears the spots identified as being needed for the service bays are unnecessary – at 1 parking space per 200 sq ft., and assuming the building is one-story, 82 parking spaces is the minimum number required (not 82 plus another 12 for the service bays).

* Identify specific number of proposed short-& long-term bicycle storage spaces (5.1.E.4.e.6)

1. The notes include typographical errors and incorrectly named overlay districts.

Sheet 2 (legend)

1. If using a general legend instead of including a legend on each plan sheet, please remove symbols that do not appear anywhere in the plan set (there appear to be a large number of these) or else include a note indicating that not all items appear within the plan set.

Sheet 4 (BLA Plat/Boundary Survey)

1. Since the BLA plat has already been recorded, including of the plat to serve as the boundary survey is confusing since it depicts conditions that no longer exist (e.g. the lot lines to be eliminated). At a minimum, a note should be added to explain that the plat has already been recorded, providing the date of recording and the GRCD recording number.

2. If it is no longer possible to show the conditions of the property as they existed prior to the unpermitted improvements, identify instead the pavement that was installed without site plan approval, and identify the pavement that will be removed.

3. Clarify all buildings/structures/features/vegetation to be removed and identify pavement to be removed, retained, or altered. (5.1.E.8)

Sheet 5 (Landscape Plan)

1. Plan does not match site plan used on other sheets – please correct (for example, the plan appears to show existing grading instead of proposed grading in the gravel wetland area and no curbing is shown along the western end of the parking lot expansion).

2. Will trees and plantings interfere with the gravel wetland?

3. Indicate spot where trees where be planted. Currently, it is not possible to verify compliance with Section 6.2.B.4 (“trees shall be planted no closer than 8 feet to any property line”).

4. Update the plant schedule to show conformance with 6.2.B.5 (“At the time of planting, all shrubs, whether deciduous or evergreen, shall be 24 to 30 inches in height and/or 18 to 24 inches in spread”)

5. Regarding the perimeter landscaping:

* Show the calculations as required by Section 5.1.E.15 and demonstrate compliance with Section 6.2.B.2: “The perimeter landscaped area shall be planted with intermittent vegetation from the ground level to at least 30 feet in height at maturity, and shall be planted at a minimum with one (1) shade tree plus a mix of shrubs and understory trees totaling at least 5 plants for each 600 square feet[.]”

* Assuming the calculations provided are correct, the table indicates that what’s proposed is less than what’s required. Please clarify.

* Numbers provided in perimeter landscaping table do not match numbers in plant legend. Please clarify.

* Please identify the understory trees to be provided as required by 6.2.B.2.

Sheet 6 (Site Plan)

1. Confirm the number of required handicap parking spaces for the site and identify location of spaces.

2. What is “CMP” an abbreviation for? (as in “15 in. CMP”)

3. Please add notes and/or expand the legend as needed to more clearly identify all lines and markings, including but not limited to those highlighted/marked below:

[Diagram, engineering drawing Description automatically generated]

1. The site plan difficult to read. For the benefit of the Planning Board members, please consider other ways to make the site plan sheet more understandable to a layperson including but not limited to any one or more of the following:

- * Use a larger scale
- * Provide a legend
- * Provide additional labeling
- * Use shading or color to better distinguish between the paving, unpaved surfaces, etc, etc.

2. Shorten the length of the parking spaces along the southern end of the parking lot expansion to 16 ft. per Section 6.5.C.3 which provides that where “parking spaces are perpendicular to a landscape bed, they should measure 16 feet in length on the pavement, with an additional 2 feet of unobstructed overhang into the landscape bed, in order to reduce paved impervious surface area.”

Sheet 10 (Site Details)

1. Please remove all site details that do not appear on the site plan, including the vertical granite, curb ramp, painted crosswalk, and sidewalk details. Or, if they are proposed, please clearly identify where on the site plan (Sheet 8).

Tim Corwin, AICP
Deputy Planning and Development Director City of Lebanon
51 No. Park Street
Lebanon, NH 03766
(PH.) 603.448.1457, ext.6127
(FAX) 603.442.6141
TIM.CORWIN@LEBANONNH.GOV<mailto:TIM.CORWIN@LEBANONNH.GOV>
WWW.LEBANONNH.GOV<http://www.lebanonnh.gov/>

[cid:image001.png@01D925BA.30050380]

City Hall Hours:
Monday-Thursday, 7am – 5pm (No Friday Hours)

NOTICE: This e-mail AND ANY REPLY TO THIS E-MAIL may be considered a “governmental record” PER NH RSA 91-A:1-a. The City of Lebanon is required to make governmental records available to the public upon request, in accordance with NH RSA 91-A:4. The City is also required to retain governmental records for minimum periods of time as set forth IN NH RSA 33-A:3-a.

March 16, 2022

Dan Nash
Advanced Geomatics & Design
105 Bank Street, PO Box 512
Lebanon, NH 03766

re: Infiltration test pits and field test results
9 Pershing Street, Lebanon

Dear Dan,

On March 15, 2021, I witnessed the excavation of two test pits on the above referenced site. The two test pits were labeled as TP-1 and TP-2, located off the edge of the existing paved parking lot. Attached please find a map which shows these two test pit locations on your current Site Plan. DR Key supplied an excavator and operator to dig the test pits. You were on site during the test pit excavation, and provided guidance on the subsequent infiltration testing.

Test Pit field logs for the two test pit locations are as follows;

Test Pit TP-1

West end of parking lot, north of Little Heater Road entrance

0-3"	Brown loam
3"-12"	Crushed gravel
12"-2'	Clean bank run gravel
2'-3'7"	Clean gravelly sand, moist to damp
3'7"-5'	Brown native gravel, clean, wet. Water at 4'4"

Test Pit TP-2

North side of parking lot, west side of building

0"-11"	Crushed gravel
11"-2'1"	Bank run gravel
2'1"-3'5"	Clean gravelly sand, moist to damp
3'5"-5'	Brown native gravel, clean, wet. Water at 4'4" after 5 minutes.

Soil types and depths were similar at both locations, with fill materials above native gravel. Groundwater is the limiting factor for drainage. After seeing the results of the test pits, you asked for an infiltration test at TP-2. The bottom of the test would be at 3 feet below grade, approximately 16" above the water table. We set over a few feet from the test pit, and excavated into the parking lot where a gravel wetland may be located. The excavator was used to dig to about 2.5 feet, and then I dug down with a hand shovel. I set a 6" open bottom PVC pipe flush with the bottom of the pit, and tapped it with the excavator bucket to "seat" it into the undisturbed soil. The test pit was then backfilled around the pipe to secure it in place. I added water to soak the soil around the test point, which had been observed to be damp already.

After allowing this test point to soak for about a half hour (with only a minor loss of water), I added water to 12 inches above the base and logged a one-hour infiltration test. Infiltration was steady over the course of the test. Based on my measurements, an infiltration rate of **5 inches/hour** was calculated. I would recommend that you actually design for an infiltration rate of around 8 inches/hour to account for longer term saturation.

I will be happy to answer any questions you have following your review of this report.

Sincerely,



Randall Rhoades, PE
Principal/Geotechnical Engineer



enc: Test pit location map

#	REVISIONS	DATE
1	UPDATE	01/24/2022

SITE PLAN
FOR
EDWARDS PROPERTIES, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET • PO BOX 512
LEBANON, NH 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatix@gmail.com

DESIGNED BY	AWM
DRAWN BY	AWM
CHECKED BY	AWM
DATE	01/24/2022
PERSHING ST CAR WASH	
SITE PLAN	
C-1	

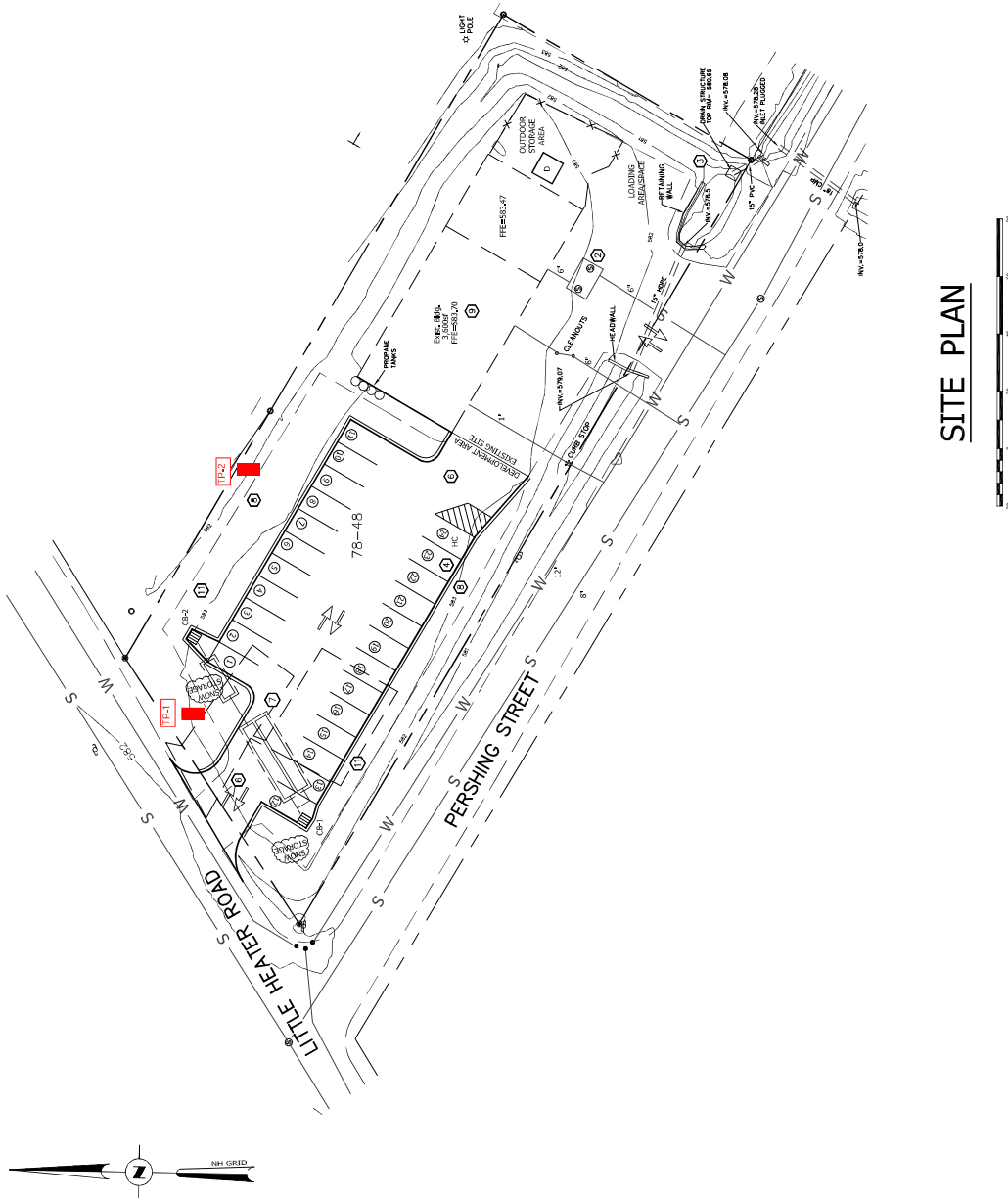
2022
ADVANCED GEOMATICS & DESIGN
DWG: 2022-14-LEBANON

SHEET 8 OF 14

Test Pit Locations, 3-15-22

NOTES:

- ENTIRE SITE IS MAPPED AS FLOOD PLAIN.
BASE FLOOD ELEVATION=80.28' (BASED ON HYDROTHERM STUDY).
SITE CONTOURS AND SPOT SHOTS BASED ON NAVD83. FLOOD
STUDY IS BASED ON NGVD29, WHICH IS 0.35' HIGHER.
- GRIT/OIL SEPARATOR.
- EXISTING SITE DETENTION/TREATMENT FACILITY.
- VEHICLE PARKING SPACES 9X16 TYPICAL.
- AREA OF PAVEMENT PLACED IN SEP'21=11,305sf +/- PAVEMENT TO BE
REMOVED=3,880sf +/- NET NEW PAVEMENT=7,425sf +/-.
- 20' AISLE
- DETENTION/RECHARGE SYSTEM..
- LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
- 5 BAY BUILDING.
- NOT USED.
- CURBING SHALL BE SLOPED GRANITE.



SITE PLAN



Natural Resource Consulting Services

November 11, 2021

**Ms. Johanna Cicotte, Owner
Edwards Properties LLC
P.O. Box 600
Lebanon, NH 03766**

RE: Wetland Investigation – Lebanon

Dear Ms. Cicotte:

This letter reports on a detailed wetland investigation that my firm, Natural Resource Consulting Services (NRCS), performed at the above-referenced site located east of Little Heater Road, north of Edwards Street and west of Foch Avenue in Lebanon, NH. The site consists of numerous small lots which formerly were residences and which now are cleared and grassed. You requested that we field-delineate and report upon jurisdictional wetlands the subject area. We performed this work in the summer and fall of 2021, visiting the site three times, first on April 22, 2021, a second time on August 10, 2021 and finally on November 10, 2021.

PREVIOUS WETLAND WORK

Cindy Balcius of Stoney Ridge Environmental delineated portions of the subject area [April 16, 2020]. She showed a narrow 6-10 foot wide man-made ditch leaving the center of the property. My observations of jurisdictional wetlands were congruent with Ms. Balcius' mapped conclusions.

WETLAND DELINEATION

I performed a formal wetland delineation on the final site visit. I used New Hampshire standards as defined in the U.S. Army Corps of Engineers Wetland Delineation Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1987) and the 2012 Regional Soils Supplement, Northcentral and Northeast Region, Version 2.0 to evaluate the presence or absence of on-site jurisdictional wetlands. NH statute defines wetlands as "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

Three parameters are diagnostic for wetlands: The presence of hydric (wetland) soils, a preponderance of hydrophytic vegetation (plants adapted for

growth in saturated conditions), and wetland hydrology. To be considered a wetland all three criteria must be met on undisturbed sites.

The standard reference to determine whether or not a plant is a wetland species is the Army Corps of Engineers Website. The website classifies all plants into five indicator categories based upon their frequency of occurrence in various habitat types from Obligate Wet through Obligate Upland.

I walked the site three times and evaluated whether or not there were jurisdictional wetlands. I determined vegetative composition, soils, and hydrology of the subject area. I diligently examined the area for vernal pools and found none. The area does not, in my opinion, contain any vernal pools. There are two jurisdictional wetlands. The first wet area that I observed was a narrow 6-10 foot wide man-made ditch/swale entering the property from the north and proceeding south, thence southwesterly toward a culvert leading under Edwards Street. Thereafter the swale continues to the Interstate-89 fence line. There is a non-jurisdictional ditch along the northern side of Pershing Street generally draining from east to west. There were no other observable culverts carrying water to or from the subject area. Hence the only source of water to the Lot was from the northerly ditch emanating from the truck stop and from ground water. This ditch/swale was flagged with white ribbon and labelled B, C and D.

There is a second NHDES jurisdictional wetland/stream [labelled A] which drains north to south along the western side of the site. The perennial stream is not named and was relocated by the NH Dept. of Transportation when the Adjacent Route 120 was upgraded decades ago. The stream is crossed by a single large on-site culvert. Only the eastern side of the wetland/stream was delineated as there are no proposed perturbations to the western side.

There was natural vegetation along the wetland/stream [A] and portions of the ditch/swale [C, D] during the delineation. There were no other on-site jurisdictional wetlands

I am a Certified Wildlife Biologist with a Professional Development Certificate from The Wildlife Society] and I am Certified in Habitat Evaluation Procedures by the U. S. Fish and Wildlife Service [USFWS], I hold a Master's Degree in Wildlife Ecology from Utah State University [1974]. I am also a NH Certified Wetland Scientist [#103] and a co-founder of the New Hampshire Association of Natural Resource Scientists. I began my business in 1979 and have continuously operated it in the ensuing 42 years.

The evaluation of these wetlands is my opinion and has not been verified by others. I don't believe the on-site man-made ditch along Pershing Street is State or Federal jurisdictional wetland. The ditch is man-made and appears

Home Office: 167 South Street, Concord, NH 03301
Phone/Fax: 603-228-4600

Field Office: 67 West Shore Road, Grand Isle, VT 05458
Phone/Fax: 802-878-4800

to have been excavated into upland soils for the purpose of moving water from the east toward the west across upland. There is no evidence that the ditch's purpose was to drain wetlands. I believe State and Federal regulations exclude such areas from jurisdiction. The excess water moving across the center of the area in the ditch/swale [B, C and D] appears to be derived from man-created stormwater from the truck stop to the north of the site and is not natural in origin.

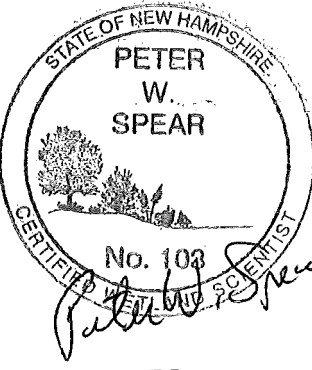
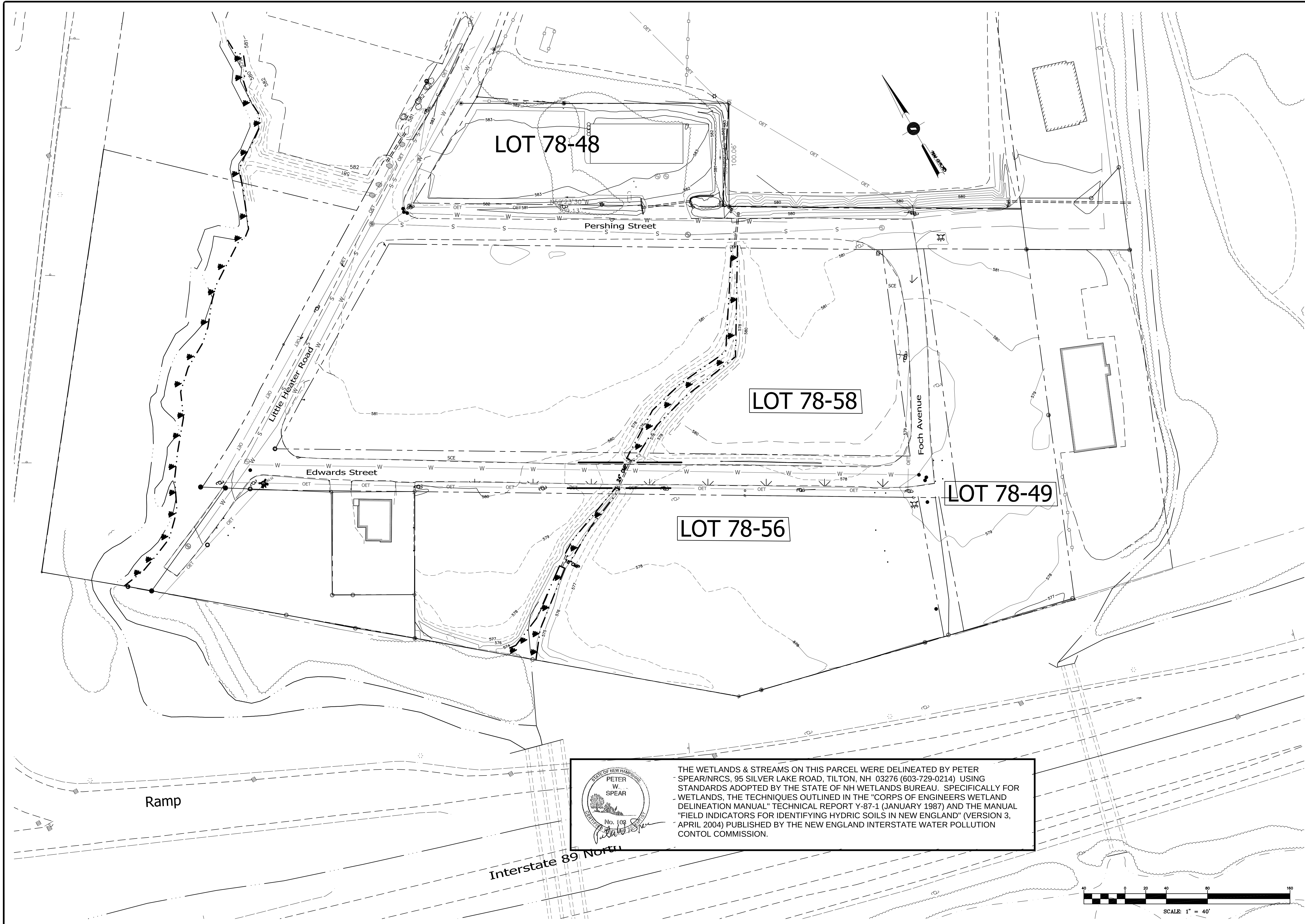
According to the Grafton County Soil Survey [USDA, 1986], most of the area appears to me to consist of Soil Type 299, Udorthents. These soils are generally Well Drained and culturally-derived.

I have enjoyed working with you on this aspect of the project. Dan Nash will arrange to locate the wetland flags on a plan. Please contact me to discuss my findings. Thanking you in advance for your confidence in NRCS, I remain,

Very truly yours,

**Peter W. Spear
Certified Wildlife Biologist (TWS)
Professional Development Certificate (TWS)
Certified in Habitat Evaluation Procedures (USFWS)
NH Certified Wetland Scientist (#103)
Professional Wetland Scientist (SWS)**

cc: Mr. Dan Nash, P.E.



THE WETLANDS & STREAMS ON THIS PARCEL WERE DELINEATED BY PETER SPEAR/NRCS, 95 SILVER LAKE ROAD, TILTON, NH 03276 (603-729-0214) USING STANDARDS ADOPTED BY THE STATE OF NH WETLANDS BUREAU. SPECIFICALLY FOR WETLANDS, THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL" TECHNICAL REPORT Y-87-1 (JANUARY 1987) AND THE MANUAL "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" (VERSION 3, APRIL 2004) PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

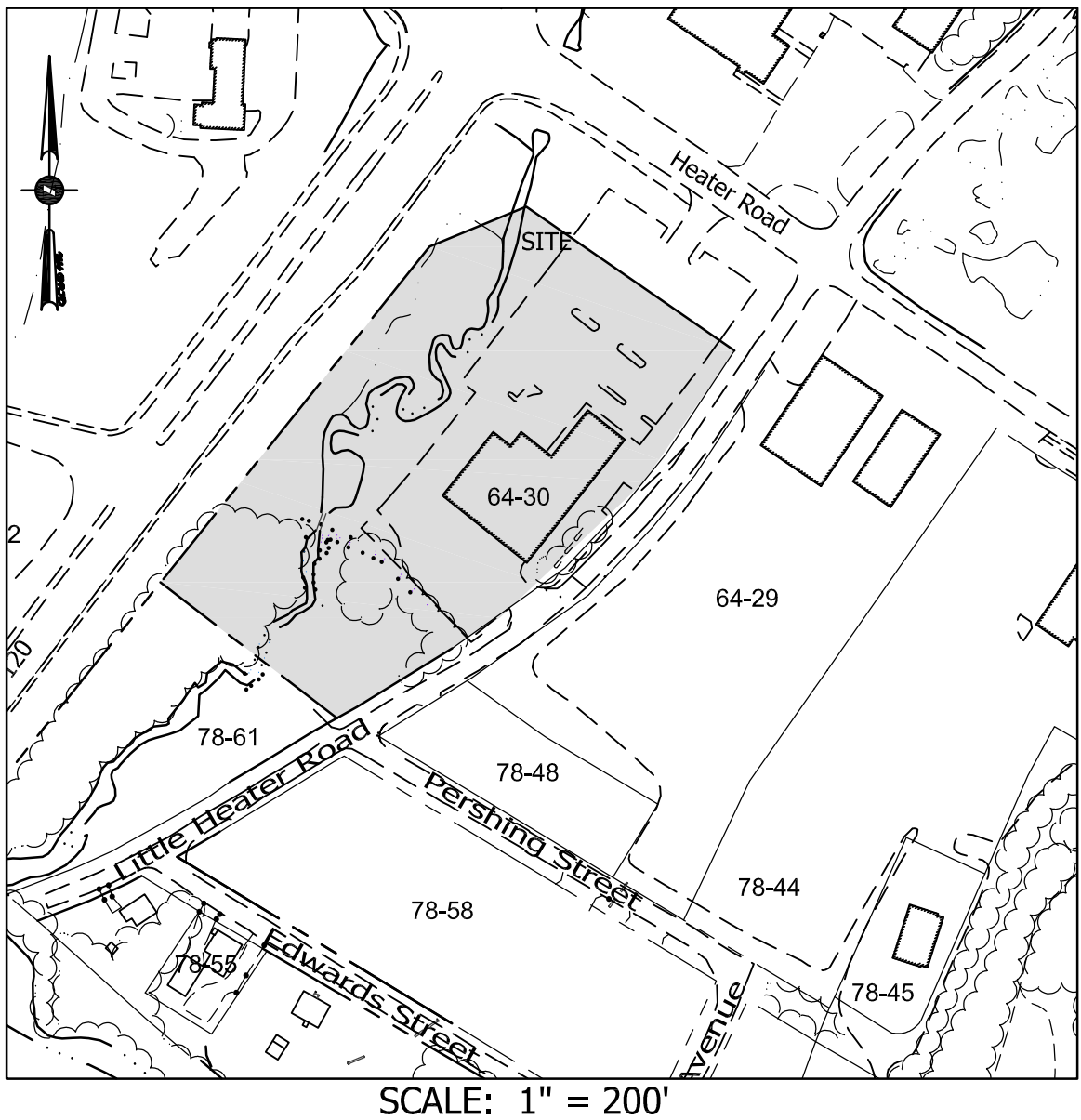
ADVANCED GEOMATICS & DESIGN		WETLAND DELINEATION PLAN	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		FOR EDWARDS PROPERTIES IN LEBANON, NEW HAMPSHIRE	
SURVEYED:		#	
DESIGNED: DAN		REVISIONS	
DRAWN: DAN		DATE	
CHECKED: DAN			
DATE: 02/27/22			
EDWARDS PROPERTIES			
DELINEATION PLAN			
W-1			
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 20010-BA_OA2			

VOLVO/VOLKSWAGEN OF LEBANON

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT

OWNER/APPLICANT
CICOTTE PROPERTIES, LLC
PO BOX 600
LEBANON, NH 03766



ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	4.71± Acres	4.71 +/- Acres	2 Acres
FRONTAGE: (HEATER ROAD)	227'	227'	200'
FRONT YARD: (LITTLE HEATER RD)	28'	28'	40'
FRONT YARD: (HEATER ROAD)	230'	230'	40'
SIDE YARD: (TO SOUTH)	253'	253'	20'
REAR YARD: (ROUTE 120)	185'	185'	20'
BUILDING FOOTPRINT (s.f.):	16,395sf	16,395sf	
% BLDG. COVERAGE	8.0%	8.0%	50%
IMPERVIOUS AREA (sf)	91,180sf	106,839sf	
% IMPERVIOUS COV.	44.4%	52.1%	NONE
HEIGHT	30±'	30±'	65' max.
USE: AUTO DEALERSHIP (RETAIL)			
PARKING (REG./HC.)	187	216/4	226
-DEALERSHIP (RETAIL)	82	78/4	1/200SF
-VEHICLE SERVICE	(12)	(12)	4/BAY *
-VEHICLE DISPLAY	93	138	N/A

* SPACES INCLUDED IN RETAIL COUNT.

NOTES:

- THIS PARCEL IS SHOWN AS LOT 64-30 THE LEBANON TAX MAPS.
- THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED IND-L.
- A VARIANCE FOR THE ALLOWANCE OF EXPANDED PARKING WAS GRANTED BY THE ZBA ON 21MAR22(ZB2021-24-SE).
- FLOOD PLAIN PERMIT FOR ADDITIONAL PARKING APPROVED 3/23/2023.

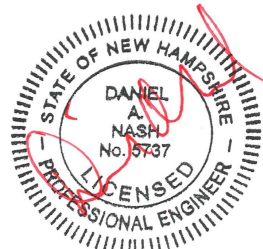
CONSULTANTS

CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatics@comcast.net

LAND SURVEYOR
CHRIS PATON, LLS
PATON LAND SURVEYS, LLC
150 SOUTHRIDGE STREET
HARTLAND, VT 05156

LANDSCAPE DESIGN
MARA ROBINSON
MARA LANDSCAPE DESIGN
19 MYRTLE AVENUE
NEWBURYPORT, MA 01950

SHEET NUMBER	TABLE OF CONTENTS	
2	LEGEND	G-1
3	OVERALL PLAN	OA-1
4	BOUNDARY SURVEY/EXISTING CONDITIONS	-
5	LANDSCAPE PLAN	L-1
6,7	LIGHTING PLAN	L-2&3
8	SITE PLAN	C-1
9	DETAILED GRADING PLAN	C-2
10	GRAVEL WETLAND SYSTEM	C-3
11	EROSION CONTROL PLAN	C-4
12	SITE DETAILS	D-1
13	DRAINAGE DETAILS	D-4
14	EROSION CONTROL DETAILS	D-5



01/23/2023
~~11/14/2022~~
SITE PLAN AMENDMENT
PN: 20-011

EXISTING LEGEND

Symbol	Object	Code
	Boundary Corner	X 66.9
	Iron Pipe (Found)	-----
	Rebar (Found)	-----
	Stone Monument (Found)	-----
	Survey Traverse Point	- - - 760 - - -
	Survey Control Disk	-----
	Shrub	-----
	Hardwood Tree	-----
	Softwood Tree	-----
	Cleanout	-----
	Utility Pole	o ----- OET -----
	Light Pole	----- OHE -----
	Bollard Light	----- OHT -----
	Light	----- UETC -----
	Utility Pole Anchor	-----
	U.g. Electric Junction Box	-----  -----
	U.g. Electric Transformer	-----
	U.g. Telephone Box	-----
	U.g. Cable Tv Box	-----
	Curb Stop	----- o o o o o o o -----
	Gate Valve	----- □ □ □ □ -----
	Fire Hydrant	----- D -----
	Drilled Well	----- UD -----
	Monitor Well	----- W -----
	Catch Basin	----- S -----
	Drain Manhole	----- FM -----
	Sewer Manhole	----- UGE ----- ----- E -----
	Riser	----- UGT -----
	Telephone Manhole	-----
	Electric Manhole	-----
	Communication Manhole	----- UGP -----
	Propane Tank	-----
	Sign	-----

EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1'1/2' Contour	
Existing 5'10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

PROPOSED LEGEND

Symbol	Feature Name	Feature Description
	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	UGT
	TELEPHONE MANHOLE	UGT
	COMMUNICATION MANHOLE	UETC
	PROPANE TANK	(RET.)
	U.G. TELEPHONE BOX	(RET.)
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	
	SIGN	TW = ??
	PARKING SPACE NUMBER	GT
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

PROPOSED LEGEND(CONT.)

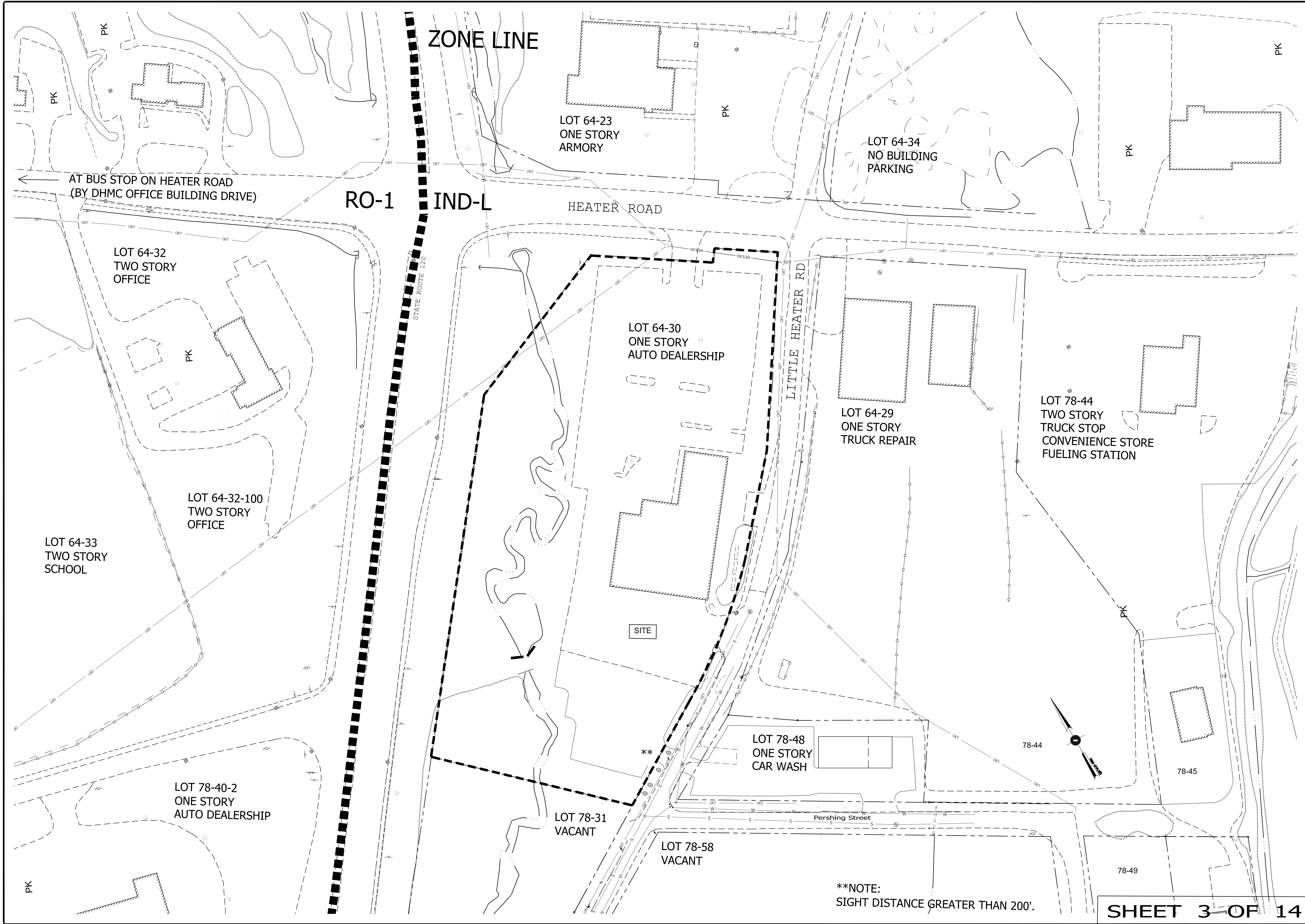
	DUMPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatrics@comcast.net		PARKING EXPANSION FOR CICOTTE PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE		01/23/2023 DATE	
SURVEYED: DESIGNED: DRAWN: DAN CHECKED: DAN DATE: 11/14/2022		CICOTTE PROPERTIES LEGEND G-1		1 UPDATE # REVISIONS	
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 20011\LEGEND					

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.
3. THIS SHEET IS INTENDED TO BE A GENERAL SHEET FOR ALL PROJECTS. ITEMS IN THIS LEGEND MAY NOT APPEAR ON ALL SHEETS IN THIS PLAN SET.

SHEET 2 OF 14



OVERALL PLAN	
FOR CICOTTE PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net	
SURVEYED: DAN DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 11/14/2022	
CICOTTE PROPERTIES	
OVERALL PLAN	
OA-1	
© 2022 ADVANCED GEOMATICS & DESIGN DWG: 20010-BA_VWV	
1	STAFF COMMENTS
#	REVISIONS
	DATE

PLAN 16375
RECORDED AT GCRD
23FEB2022

FOR REGISTRY USE

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

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

ROUTE 120

MAP 78 LOT 61

44,179± SQ. FT. OR 1.01± ACRES BEFORE ADJUSTMENT
74,290± SQ. FT. OR 1.71± ACRES AFTER ADJUSTMENT

LOT LINE TO BE ELIMINATED-

$$\begin{array}{r} \text{N36}^{\circ}39'18'' \\ \hline 447.73 \end{array}$$
$$\begin{array}{r} \text{N36}^{\circ}39'18'' \\ \hline 447.73 \end{array}$$

TO BE ELIMINATED

EDWARDS STREET

OTHER ABUTTERS

IKI OLD GATE LLC
P.O. BOX 734
LEBANON, NH 03766
MAP 64 LOT 32-100

DARTMOUTH TRANSPORTATION CO., INC.
7 LANGDON ST.
CONCORD, NH 03301
MAP 64 LOT 34

UPPER VALLEY COMM. CREDIT
P.O. BOX 1240
PORTSMOUTH, NH 03802
MAP 64 LOT 32

LIBERTY UTILITIES
407 MIRACLE MILE
LEBANON, NH 03766

CORLEY/FLETCHER TTEES
P.O. BOX 738
LEBANON, NH 03766
MAP 78 LOT 55

LEBANON SCHOOL DISTRICT
20 SEMINARY HILL ROAD
WEST LEBANON, NH 03784
MAP 64 LOT 33

EDWARDS PROPERTIES LLC
P.O. BOX 600
LEBANON, NH 03766
MAP 78 LOT 58

EDWARDS PROPERTIES LLC
P.O. BOX 600
LEBANON, NH 03766
MAP 78 LOT 47

LITTLE HEATER ROAD

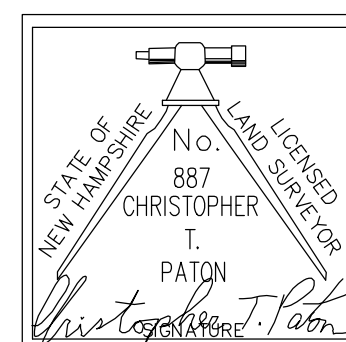
GLOBAL MONTELLO GROUP CORP.
800 SOUTH ST., STE 500
WALTHAM, MA 02453
MAP 64 LOT 29

NOTES

1. OWNER OF RECORD OF MAP 64 LOT 30: CICCOTTE PROPERTIES, LLC,
P.O. BOX 600, LEBANON, NH 03766.
DEED REFERENCE: VOL. 2657 PAGE 368.
OWNER OF RECORD OF MAP 78 LOT 61: JOHANNA MARIE CICCOTTE,
P.O. BOX 1010, LEBANON, NH 03766.
DEED REFERENCE: VOL. 3256 PAGE 650.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NEW HAMPSHIRE GRID SYSTEM.
VERTICAL DATUM IS BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88).
3. THE SUBJECT PARCELS ARE IN THE INDL ZONING DISTRICT.
4. THE SURVEY WAS COMPLETED NOVEMBER 19, 2021.

SURVEYOR'S
CERTIFICATION

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



REFERENCE PLAN

1. " ZEE-BAR INC. OF VT., ROUTE 120. HEATER ROAD & LITTLE HEATER ROAD, LEBANON, NH"; DATED 11/5/1984; PREPARED BY K.A. LECLAIR ASSOC.; AND RECORDED AS PLAN 2520 G.C.R.D.

LEGEND

- CONCRETE BOUND FOUND
- IRON PIPE OR PIN FOUND
- REBAR TO BE SET
- BOUNDARY CORNER – UNMARKED
- UTILITY POLE
- OVERHEAD ELECTRIC
- ⊙ SEWER MANHOLE
- ⛶ HYDRANT
- WATER GATE VALVE
- EDGE OF BROOK
- EDGE OF WETLAND

BOUNDARY SURVEY
SHEET 4 OF 14

REVISION: DEC. 22, 2021

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR
CICOTTE PROPERTIES, LLC &
JOHANNA MARIE CICOTTE
LITTLE HEATER ROAD, HEATER ROAD & ROUTE 120
GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE

PREPARED BY

PATON LAND SURVEYING, LLC

150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156

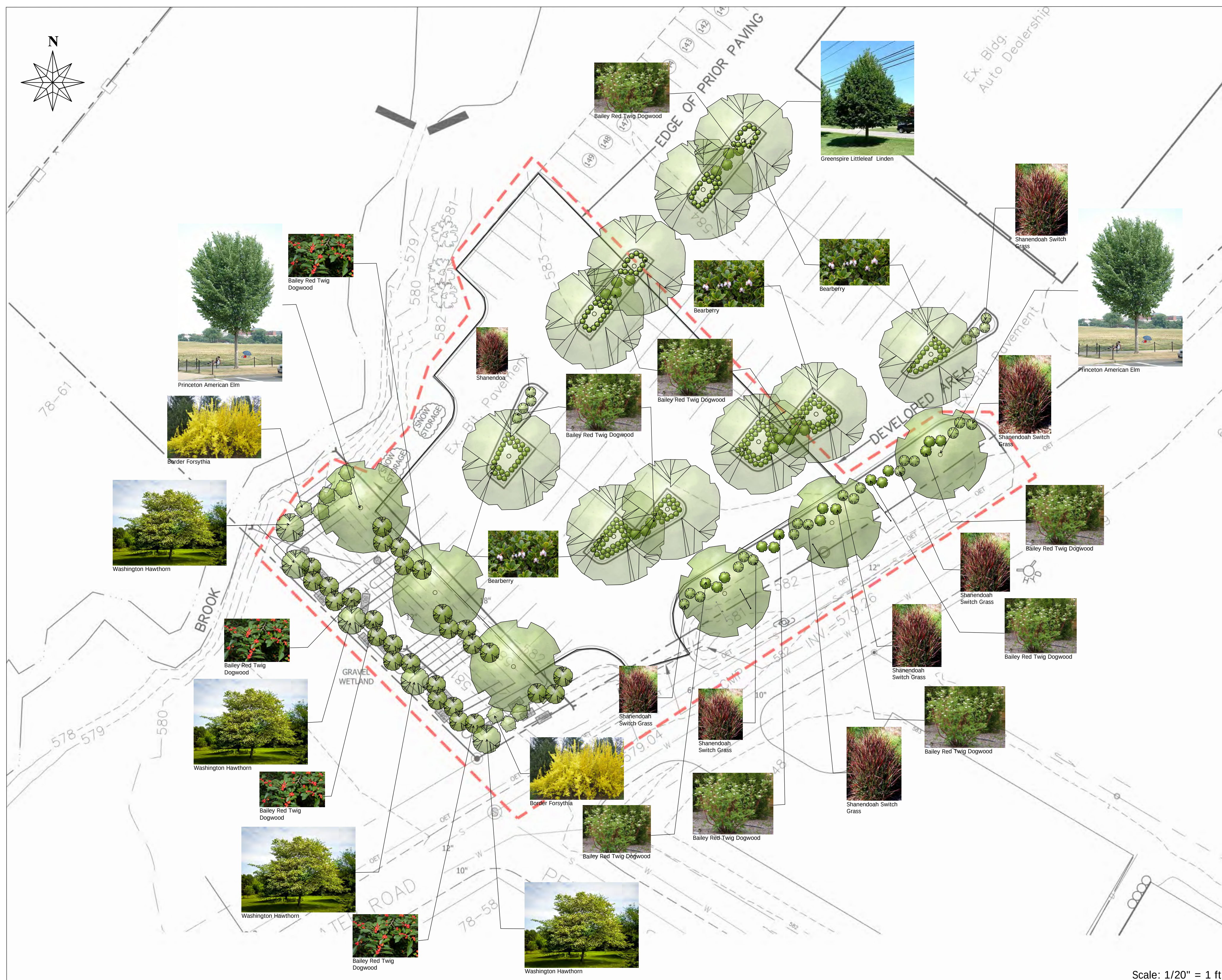
DATED: NOV. 23, 2021

SCALE: 1"=40'

SURVEYED BY CTP, TR

PROJ. NO. 2021-282-60

Page 89 of 256



Plant Legend				
Qty	Botanical Name	Common Name	Container	Custom
Groundcovers\ Ornamental Grass				
26	Panicum virgatum 'Shanendoah'	Shanendoah Switch Grass	3 Gal.	
Shrubs\ Deciduous				
28	Ilex verticillata	Winterberry Holly	3-4' B&B	
31	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	2-3' B&B	
8	Forsythia x intermedia	Border Forsythia	Full Size	
Shrubs\ Evergreen				
222	Arctostaphylos uva-ursi	Bearberry	1 Gal.	
Trees\ Deciduous				
10	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5-3" Cal.	
6	Ulmus Americana 'Princeton'	Princeton Elm	2.5-3" Cal.	
5	Crataegus Phaenopyrum	Washington Hawthorn	2.5-3" Cal.	

15' Landscape Requirement *	
Trees Required=	11
Trees Provided=	11
Shrubs Required=	55
Shrubs Provided=	99

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

Shade Requirement	
Total s.f. of new parking area=	12,918
30% of Parking area to be shaded	43% Shaded
Trees Provided=	11 Total trees (6 Perimeter, 5 Internal)

Landscape Notes:

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

Landscape Plan
Prepared for:
Volvo Volkswagon
Lebanon, NH

Mara landscape design, LLC

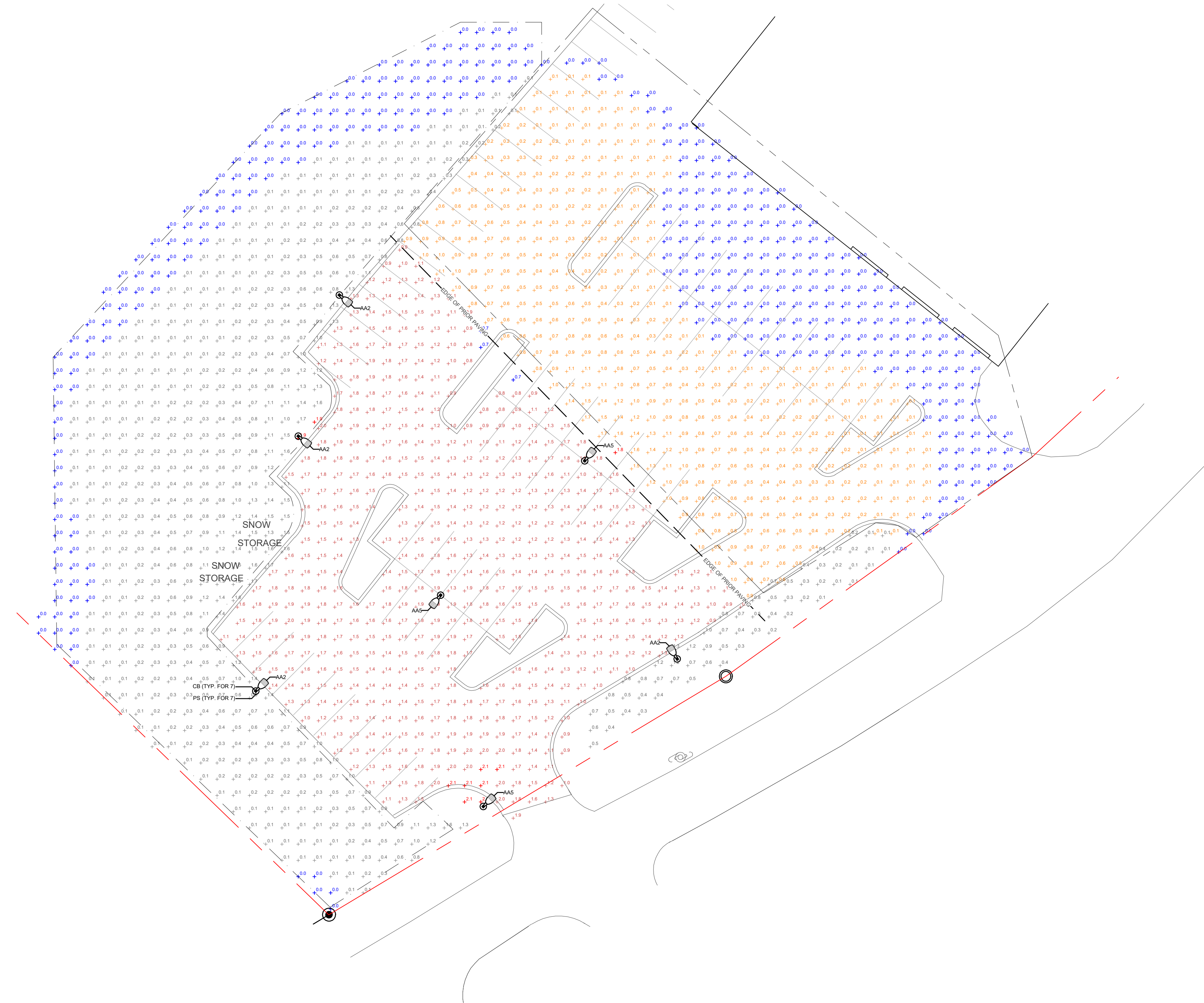
16 Myrtle Ave. Newburyport, MA 01950
105 Bank St. Lebanon, NH 03766

email: maralandscape@gmail.com Ph. 978.868.0331

Revisions: 1 Update Per Staff Comments

Date:
April 4, 2022

L-1



1 PROPOSED SITE LIGHTING & CALCULATED LIGHTING LEVELS PLAN
SCALE: 1" = 20'-0"

PROPOSED LIGHTING FIXTURE SCHEDULE							
LABEL	QTY	DESCRIPTION	MANUFACTURER PRODUCT LINE	LUMENS	WATTS	B-U-G RATING	PROPOSED CAT#
AA2	4	LED AREA LIGHT WITH TYPE 2 DISTRIBUTION, P2 PERFORMANCE PACKAGE, 3000K CCT, 80 CRI OR APPROVED EQUAL	LITHONIA LIGHTING DSX SIZE 0	5,322	45W	B2 - U0 - G2	DSX0 LED P2 30K 80CRI T2M
AA5	3	LED AREA LIGHT WITH TYPE 5LG (LOW GLARE) DISTRIBUTION, P2 PERFORMANCE PACKAGE, 3000K CCT, 80 CRI OR APPROVED EQUAL	LITHONIA LIGHTING DSX SIZE 0	5,638	45W	B2 - U0 - G1	DSX0 LED P2 30K 80CRI T5LG

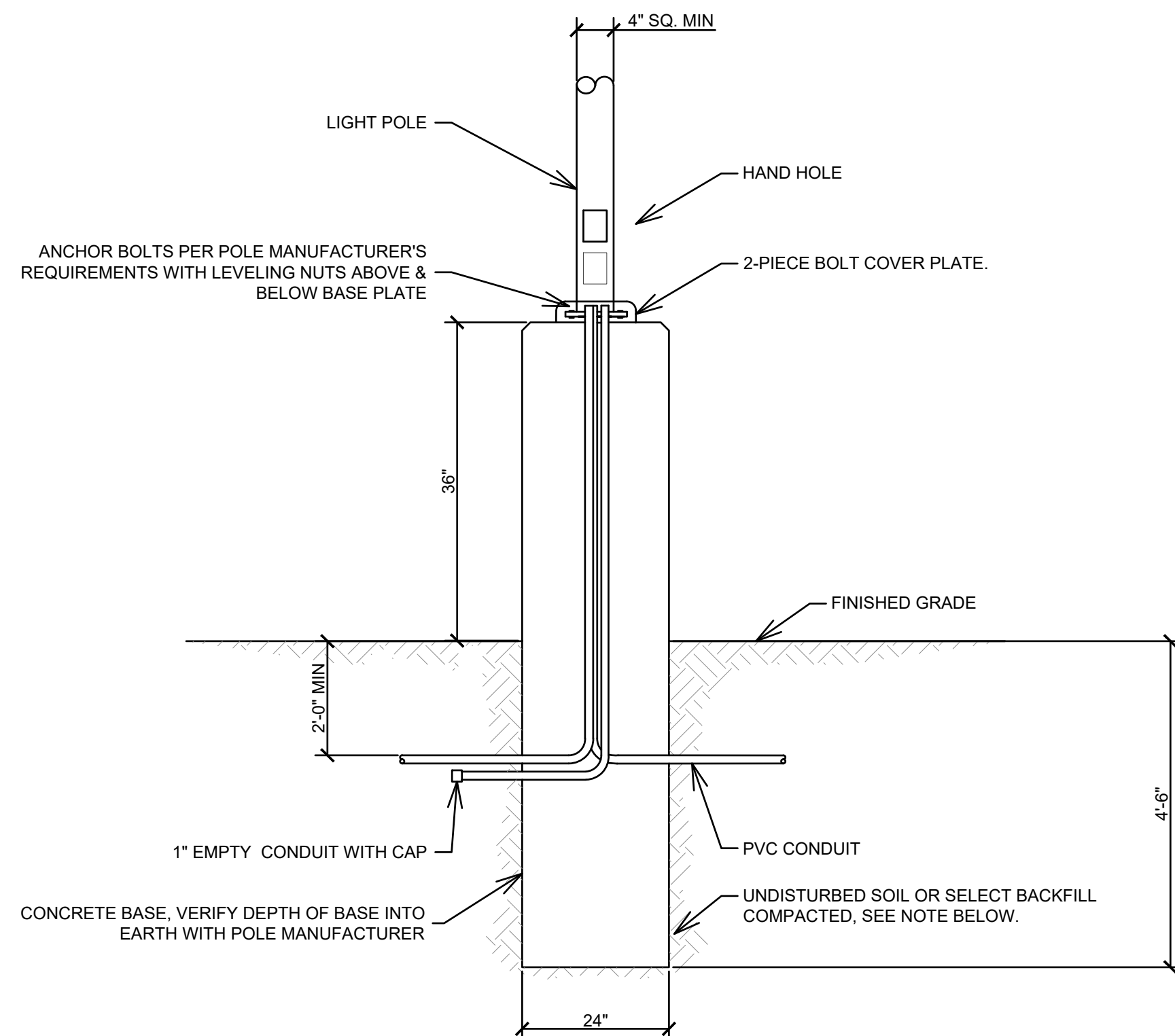
NOTES

- THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE CITY OF LEBANON MODEL LIGHTING ORDINANCE. THE ZONE TYPE IS RETAIL, AUTO SALES, NON-SHOW LINE, MEANING THAT CARS WILL BE STORED HERE AND REQUIRE ADEQUATE SECURITY LIGHTING.
- CALCULATION POINTS REPRESENT THE TOTAL MEASURED ILLUMINANCE EXPRESSED IN THE UNIT OF FOOTCANDLES (FC), CALCULATED AT 0'-0" ABOVE FINISHED GROUND (AFG) FROM ALL CONTRIBUTING LUMINAIRES. THERE ARE QTY (7) NEW FIXTURE LOCATIONS SHOWN.
- CALCULATED FIXTURE MOUNTING HEIGHT = 20'-0" AFG, CONSISTING OF A 17'-0" H x 4" SQ. POLE MOUNTED ON A 24" DIAMETER CONCRETE BASE WITH 36" EXPOSED AFG, TYP. FOR ALL. SEE CONCRETE BASE DETAIL THIS SHEET. ANCHOR MOUNTING DETAIL FOR CONCRETE BASES IS FOUND ON FIXTURE SPECIFICATION SHEETS.
- ALL FIXTURES ARE FULL CUTOFF TYPE, I.E. - NO LIGHT EMITTED ABOVE THE 90° HORIZONTAL PLANE.
- APPROVED EQUAL FIXTURES ARE ACCEPTABLE.

EXTERIOR CALCULATED FOOTCANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN	*MAX/MIN	*AVG/MIN
NEW PARKING LOT	+	1.5 FC	2.1 FC	0.7 FC	3.0:1	2.1:1
EX PARKING LOT	+	0.3 FC	1.8 FC	0.0 FC	N/A	N/A
PERIMETER	+	0.3 FC	1.9 FC	0.0 FC	N/A	N/A

*UNIFORMITY RATIOS ARE N/A WHEN SHOWING 0.0 FC



2 TYPE CB - NEW POLE 24" DIAMETER CONCRETE BASE DETAILS
SCALE: N.T.S.

PROPOSED LTG PLAN & CALCULATIONS FOR CICOTTE PROPERTIES, LLC IN LEBANON, NH

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

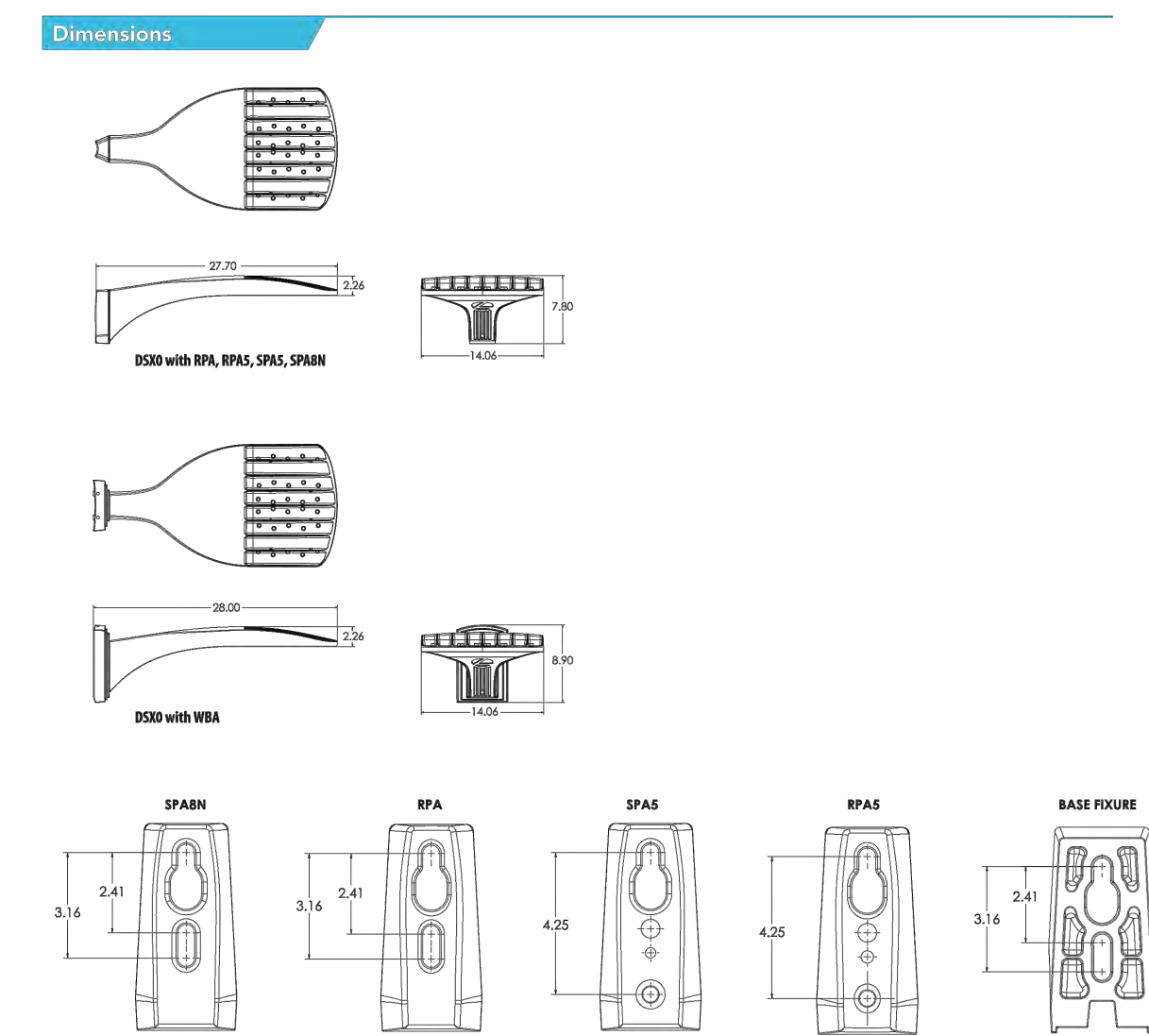
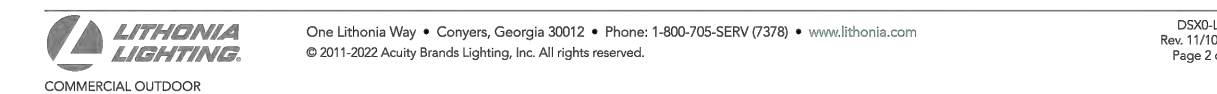
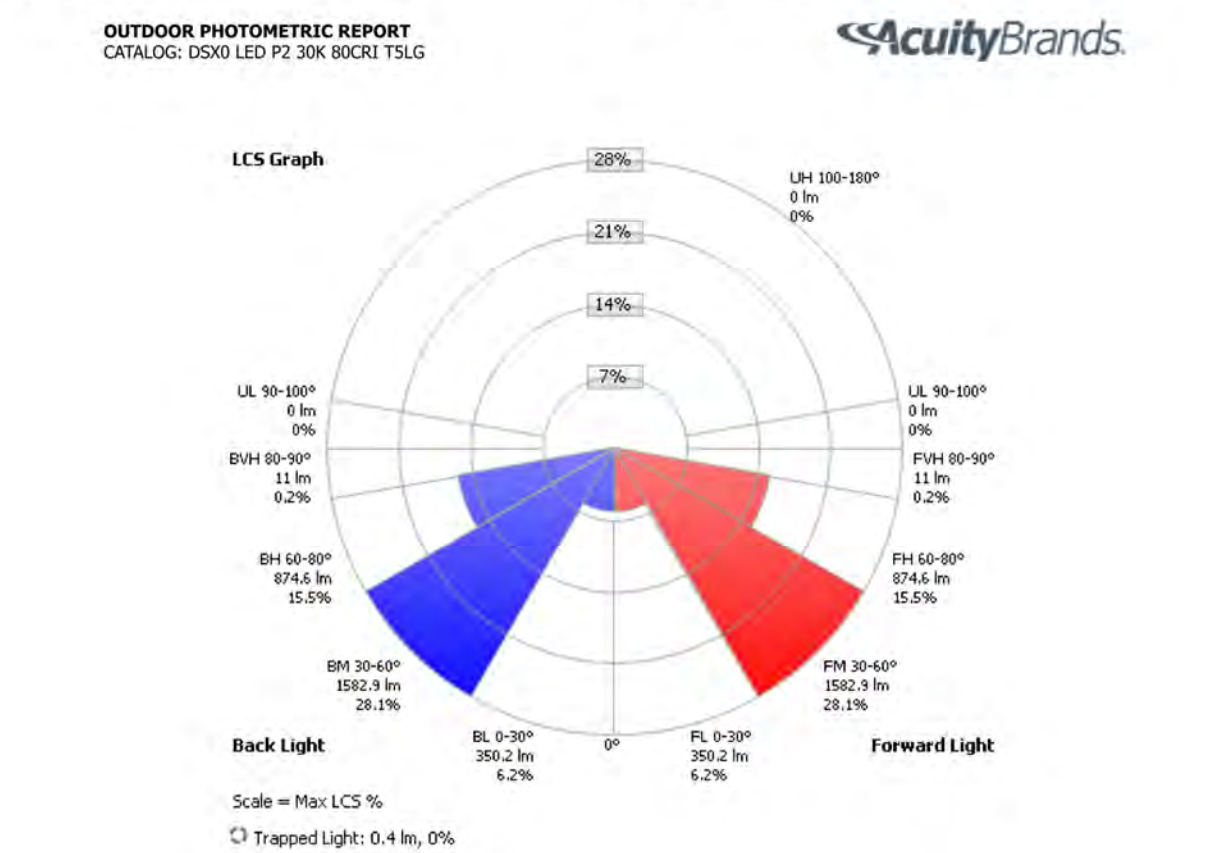
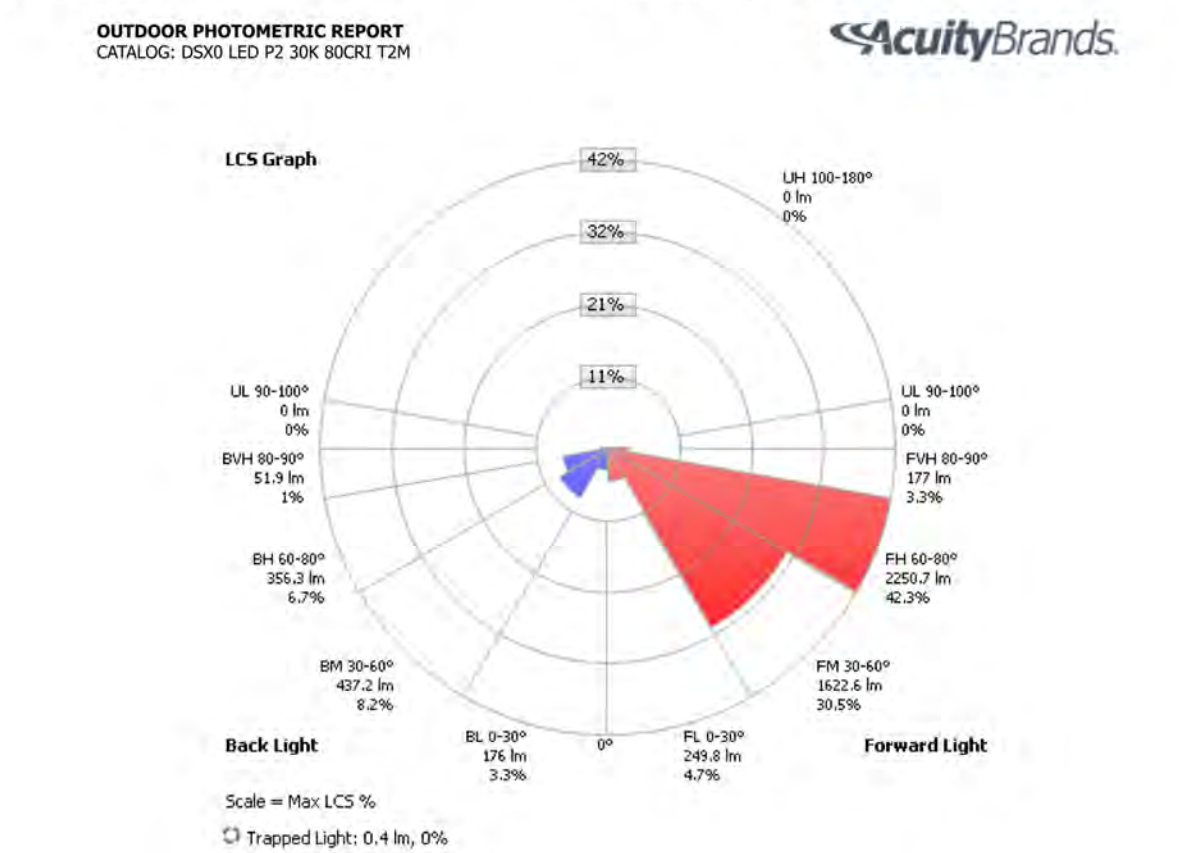
SURVEYED:
DESIGNED: T. BOUCHER
DRAWN: T. BOUCHER
CHECKED: T. BOUCHER
DATE: 01/22/2023

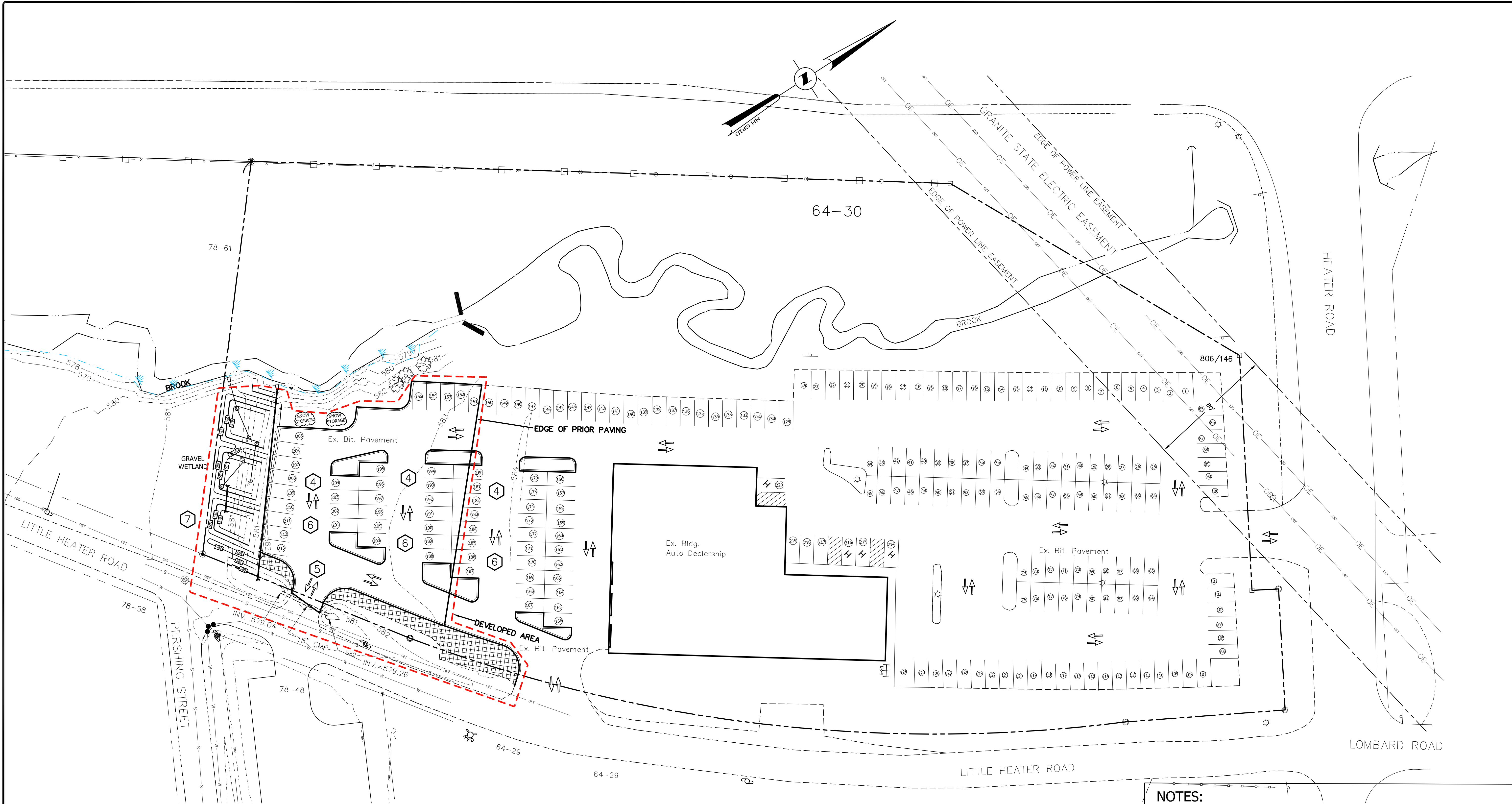
CICOTTE
PROPERTIES

PROPOSED LTG
PLAN

L-2

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ADVANCED GEOMATICS & DESIGN
DWG:

Page 92 of 256



KEY:
→ -TRAFFIC ARROW
BR -BIKE RACK

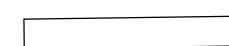
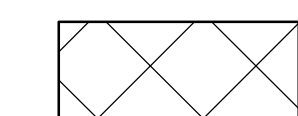
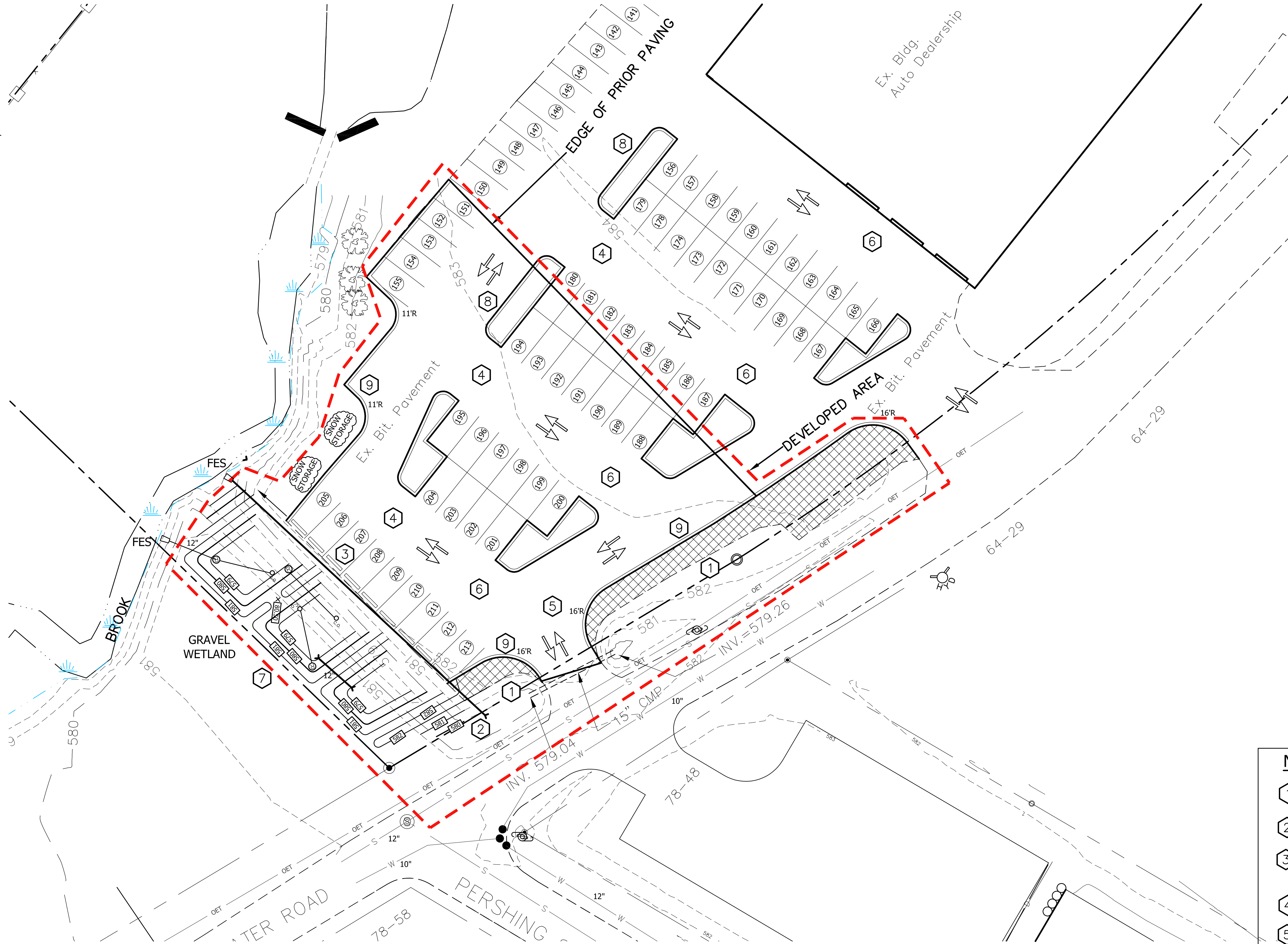
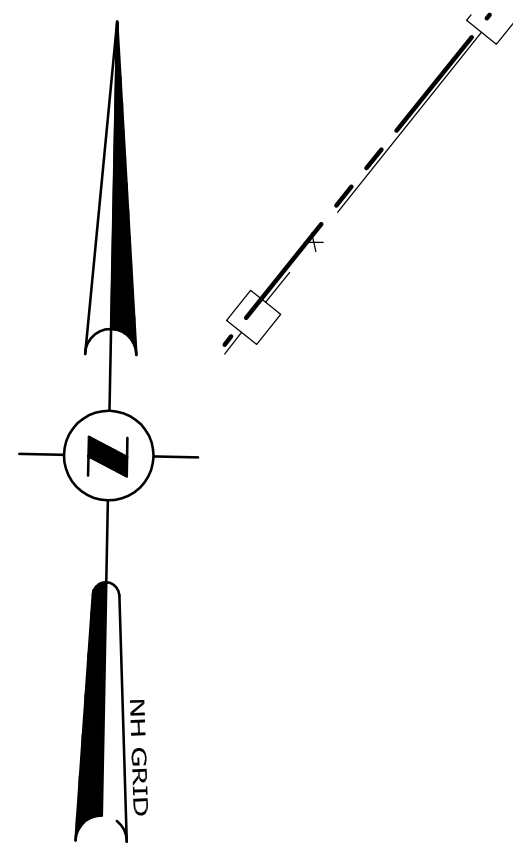
SITE PLAN

30 0 15 30 60 120
SCALE: 1" = 30'

NOTES:

- ENTIRE SITE IS MAPPED AS FLOOD PLAIN.
BASE FLOOD ELEVATION=580.28 (BASED ON HYPER THERM STUDY)
- NOT USED..
- NOT USED.
- VEHICLE PARKING SPACES 9X18 TYPICAL.
- AREA OF PAVEMENT PLACED IN SEP'21=15,659sf+/- . PAVEMENT TO BE REMOVED=1,920sf+/- . NET NEW PAVEMENT=13,739sf+/- .
- 24' AISLE
- GRAVEL WETLAND.

ADVANCED GEOMATICS & DESIGN		SITE PLAN		FOR		VOLVO-VOLKSWAGEN OF LEBANON		IN		LEBANON, NH		REVISIONS		DATE	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		1		STAFF COMMENTS		01/23/2023									
SURVEYED: PATON		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN		DATE: 11/14/2022		CICOTTE PROPERTIES		SITE PLAN		C-1	
© 2022		ADVANCED GEOMATICS & DESIGN		DWG: M:\20011-PL_VVV.DWG		SHEET 8 OF 14									



KEY:

-PAVEMENT TO BE REMOVED

-FLARED END SECTION

CURB STOP

-CORRUGATED METAL PIPE

DETAILED GRADING PLAN

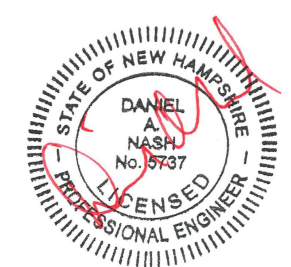


NOTES:

- 1 LAND SCAPE AREA. PAVEMENT TO BE REMOVED.
- 2 PROPOSED 18" CULVERT. INV IN=578.60; INV OUT=568.00
- 3 SPACES 205-213 SHALL HAVE CURB STOPS. OWNER SHALL DIRECT PLOWING OPERATIONS AWAY FROM EDGE/INTO GRAVEL WETLAND.
- 4 VEHICLE PARKING SPACES 9X18 TYPICAL.
- 5 AREA OF PAVEMENT PLACED IN SEP'21=11,236sf+/- . PAVEMENT TO BE REMOVED=2,753sf+/- . NET NEW PAVEMENT=8,483sf+/- .
- 6 20' AISLE
- 7 GRAVEL WETLAND.
- 8 LANDSCAPE ISLAND WITH SLOPED GRANITE CURB (TY'P P). ALL ISLAND CURB RADII 4'R.
- 9 CURBING SHALL BE SLOPED GRANITE.

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 11/14/2022

CICOTTE
PROPERTIES

DETAILED
GRADING PLAN

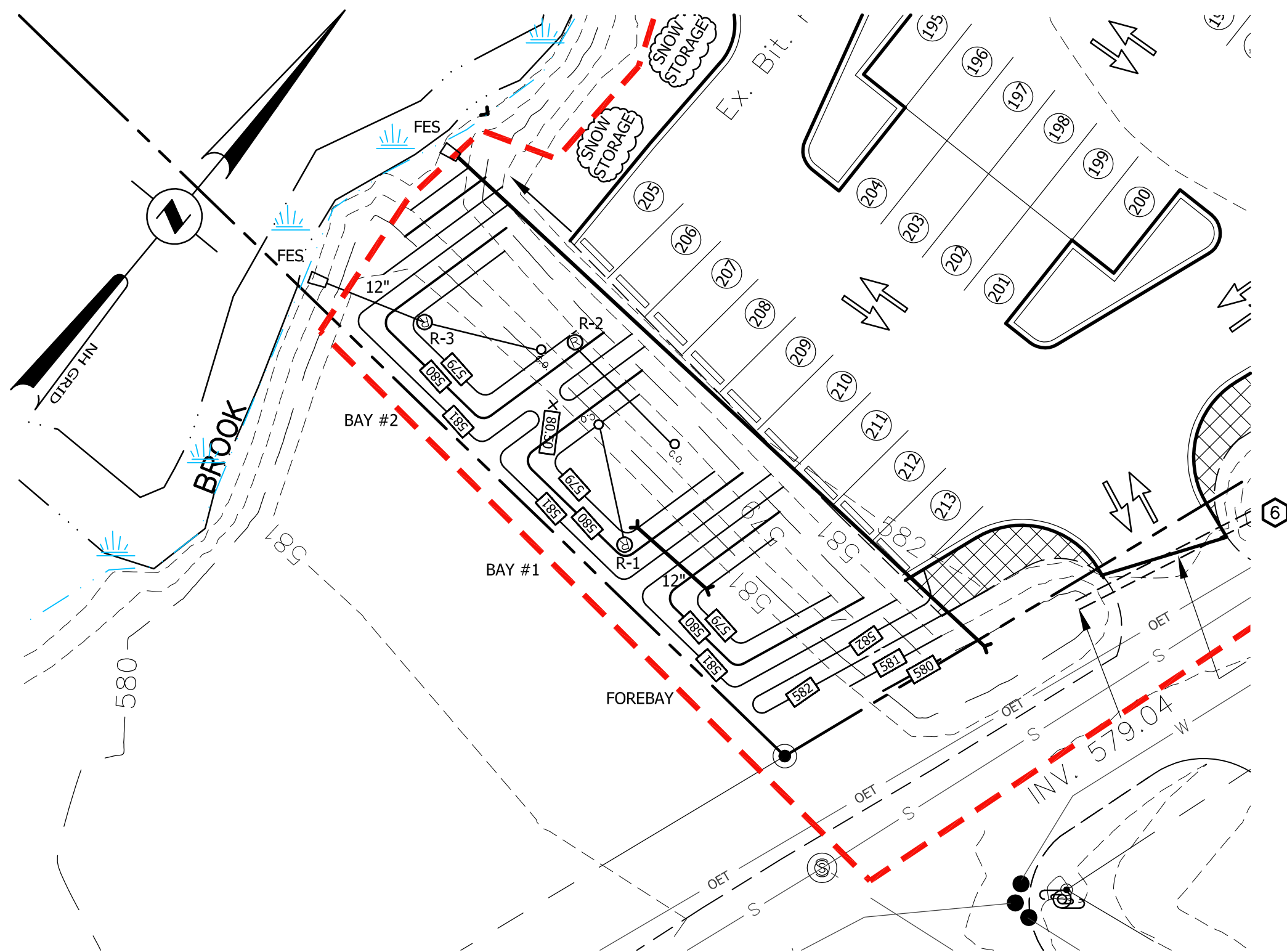
C-2

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ADVANCED GEOMATICS & DESIGN
DWG: M:\20011-PL_VVW.DWG

SHEET 9 OF 14

#	REVISIONS	DATE
1	STAFF COMMENTS	01/23/2023

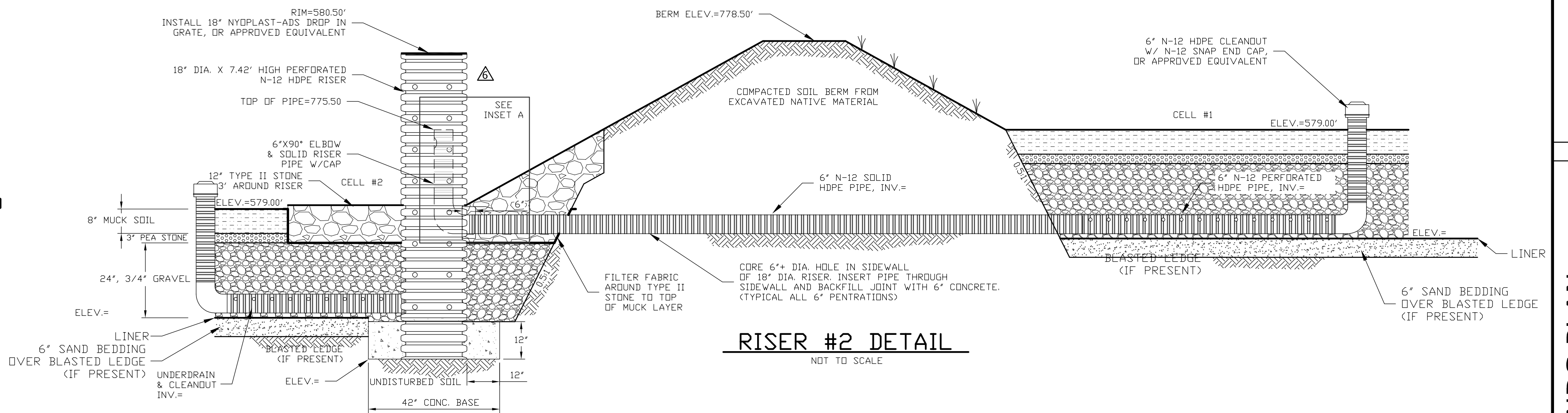
DETAILED GRADING PLAN
FOR
CICOTTE PROPERTIES, LLC
IN
LEBANON, NH



GRAVEL WETLAND PLAN

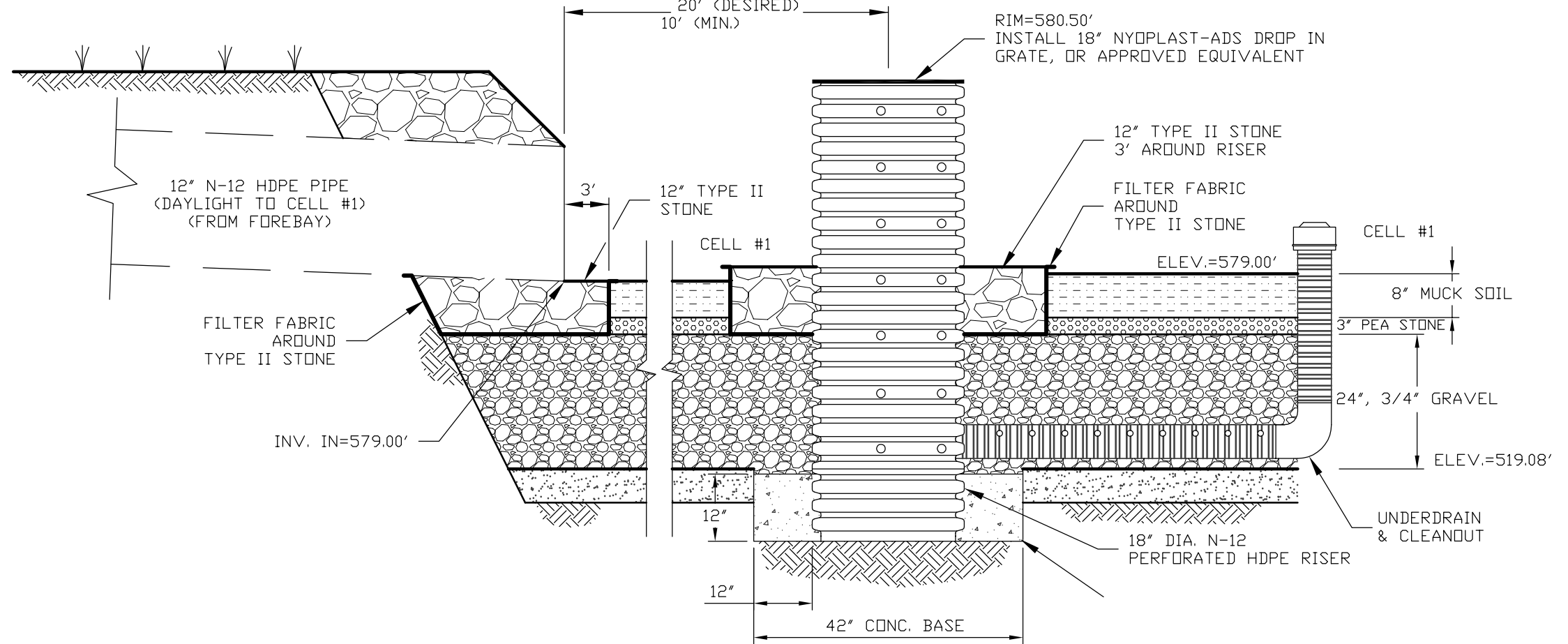
NOTE:

- GRAVEL WETLAND TYPICAL AREA.
BAY #1 = 334 s.f.
BAY #2 = 363 s.f.
FOREBAY INV. IN = N/A
FOREBAY FLOOR = 578.50
12" CULVERT (FOREBAY TO BAY #1)
FOREBAY INV. OUT = 579.20
BAY #1 INV. IN = 579.00



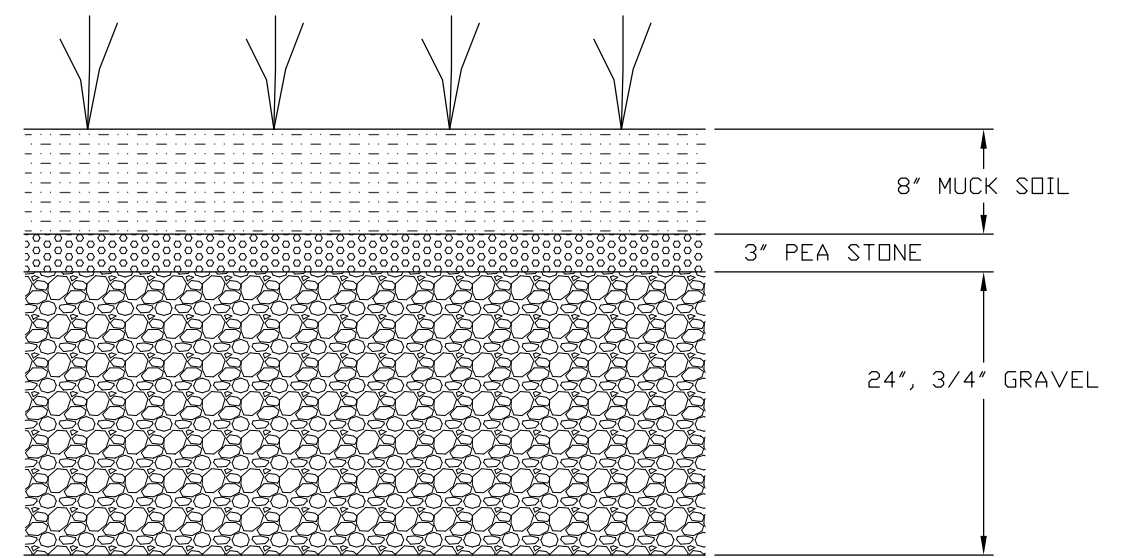
RISER #2 DETAIL

NOT TO SCALE



RISER #1 DETAIL

NOT TO SCALE



TYPICAL GRAVEL WETLAND DETAIL

NOT TO SCALE

NOTES:

- SEE SHEET D-4 FOR DRAIN DETAILS.
- SEED MIX SHALL BE OBTAINED FROM THE FOLLOWING VENDOR, OR SUBSTITUTE SUBJECT TO ENGINEER APPROVAL:

VERMONT WETLAND PLANT SUPPLY, LLC
P.O. BOX 153
ORWELL, VT 05760
TELEPHONE: 802-948-2553
FAX: 802-948-2522
CELL: 802-989-4629
EMAIL: dredondo@vermontwetlandplants.com

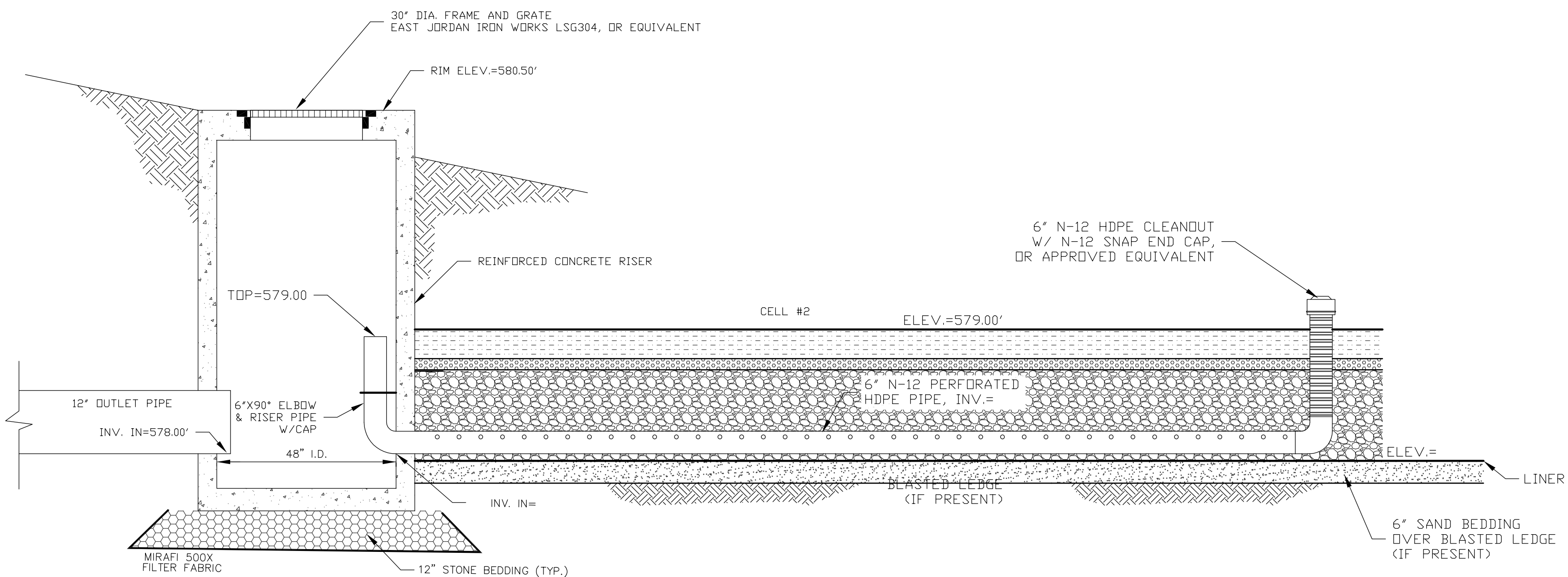
SEED MIX:
BROADCAST "DETENTION BASIN/WET MEADOW SEED MIX" IN WETLAND AREAS COVERING BASE UP TO BERM HEIGHT AT A RATE OF 35 LBS PER ACRE, 1 LB PER 1,200 s.f. BROADCAST TURF GRASS ALONG SLOPES OUTSIDE OF WETLANDS.

SPECIES COMPOSITION:
PANICUM VIRGATUM, ELYMUS VIRGINICUS, FESTUCA RUBRA, CAREX VULPINOIDEA, CAREX SCOPARIA, SCIRPUS CYPERINUS, SCIRPUS ATROVIRENS, BIDENS CERNUA, EUPATORIUM PERFORIATUM, EUPATORIUM ADPRESSUM, MACULATUS, JUNCUS EFFUSUS, ONOCLEA SENSIBILIS, VERBENA HASTATA, SYMPHYOTRICHUM NOVA-ANGLIAEAE

3. CELLS 1 AND 2 SHALL BE PREPARED WITH 6" SAND BEDDING OVER LEDGE, IF PRESENT, AND A GEOTEXTILE BETWEEN SAND AND GRAVEL LAYERS.

4. NOT USED.

5. STORMWATER FLOWS SHALL NOT BE DIRECTED TO GRAVEL WETLAND AREAS UNTIL CONTRIBUTING AREAS ARE FULLY STABILIZED.



RISER #3 DETAIL

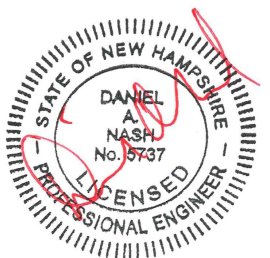
NOT TO SCALE

NOTE: ATTACH RISER TO INSIDE WALL W/STAINLESS STEEL BANDS.

GRAVEL WETLANDS PLAN
FOR
VOLVO-VOLKSWAGEN OF LEBANON
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



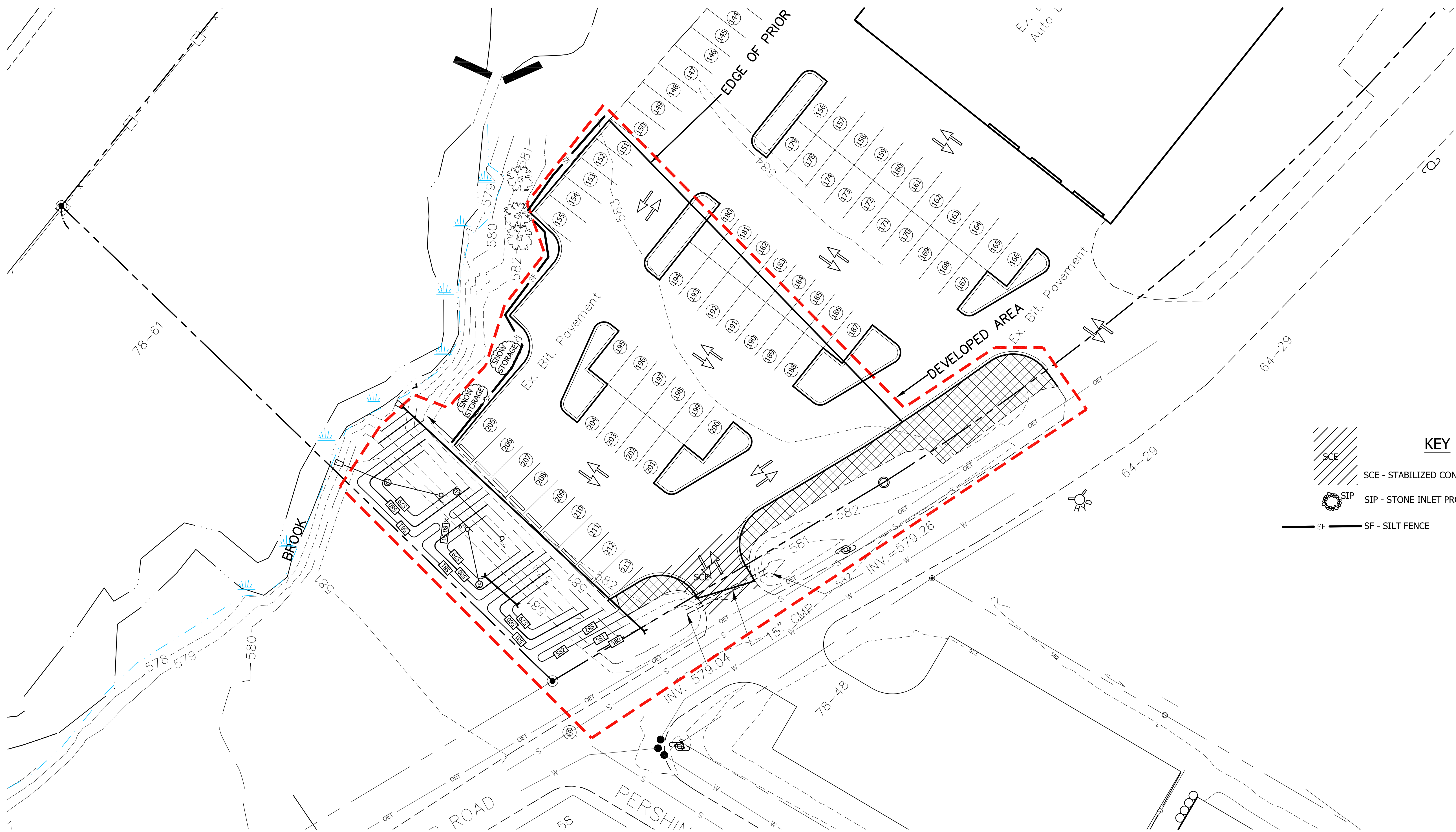
SURVEYED: PATON
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 11/14/2022

VOLVO
VW

GRAVEL
WETLANDS

C-3

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: M:\20011-PL_VWV.DWG



ERSONION CONTROL PLAN



KEY

SCE - STABILIZED CONSTRUCTION ENTRANCE

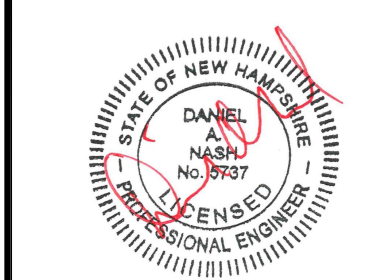
SIP - STONE INLET PROTECTION

SF - SILT FENCE

ADVANCED GEOMATICS & DESIGN

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

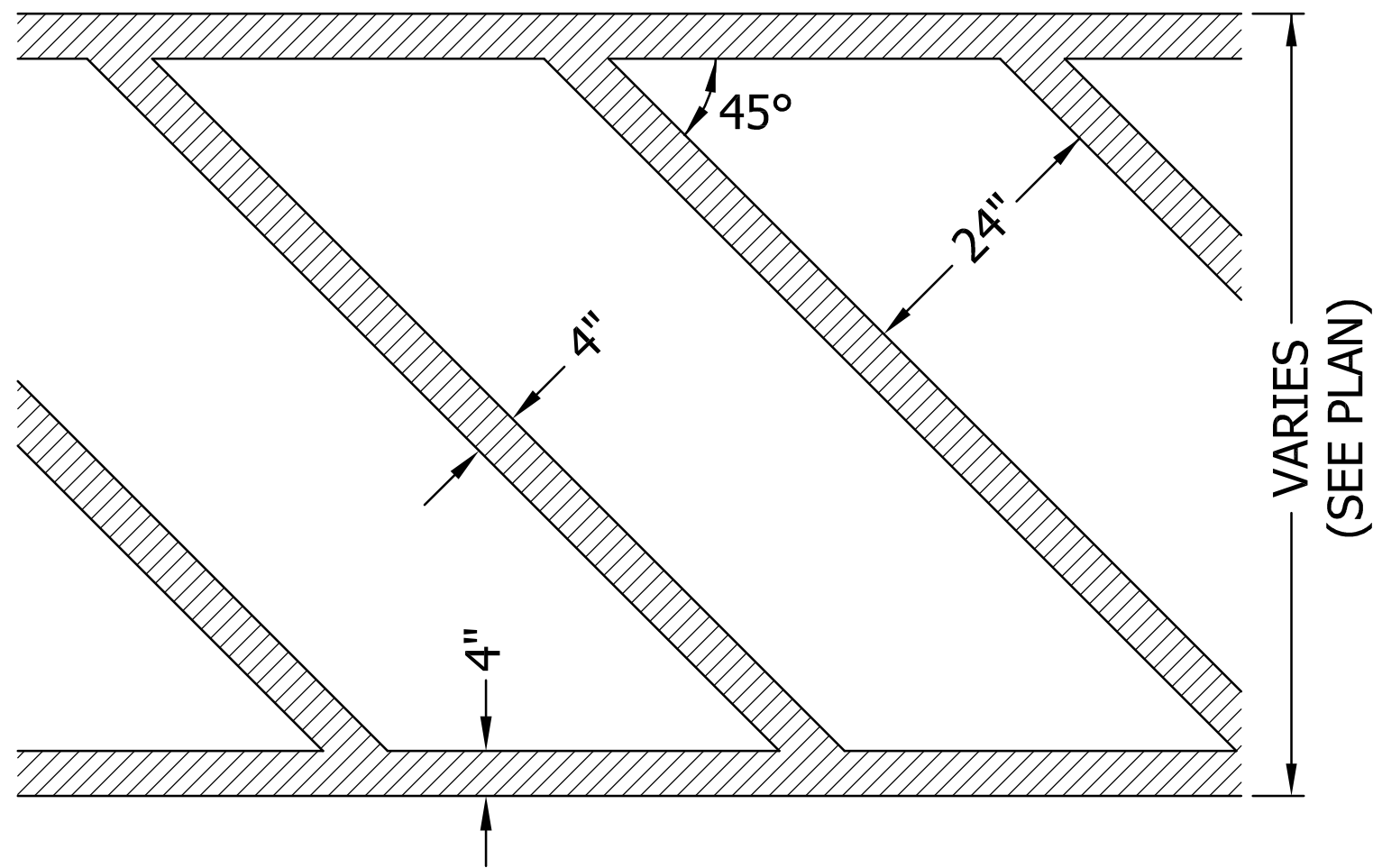
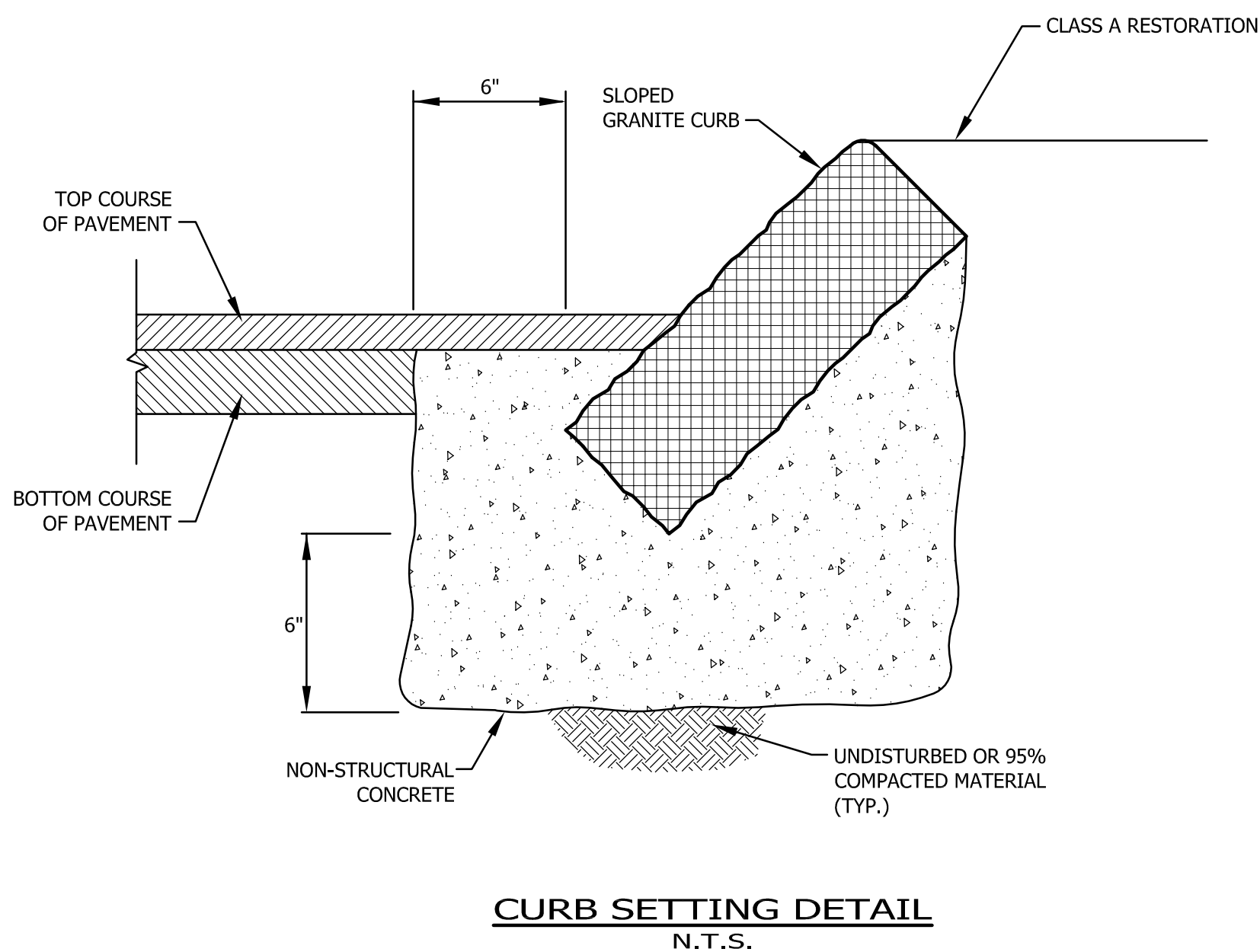
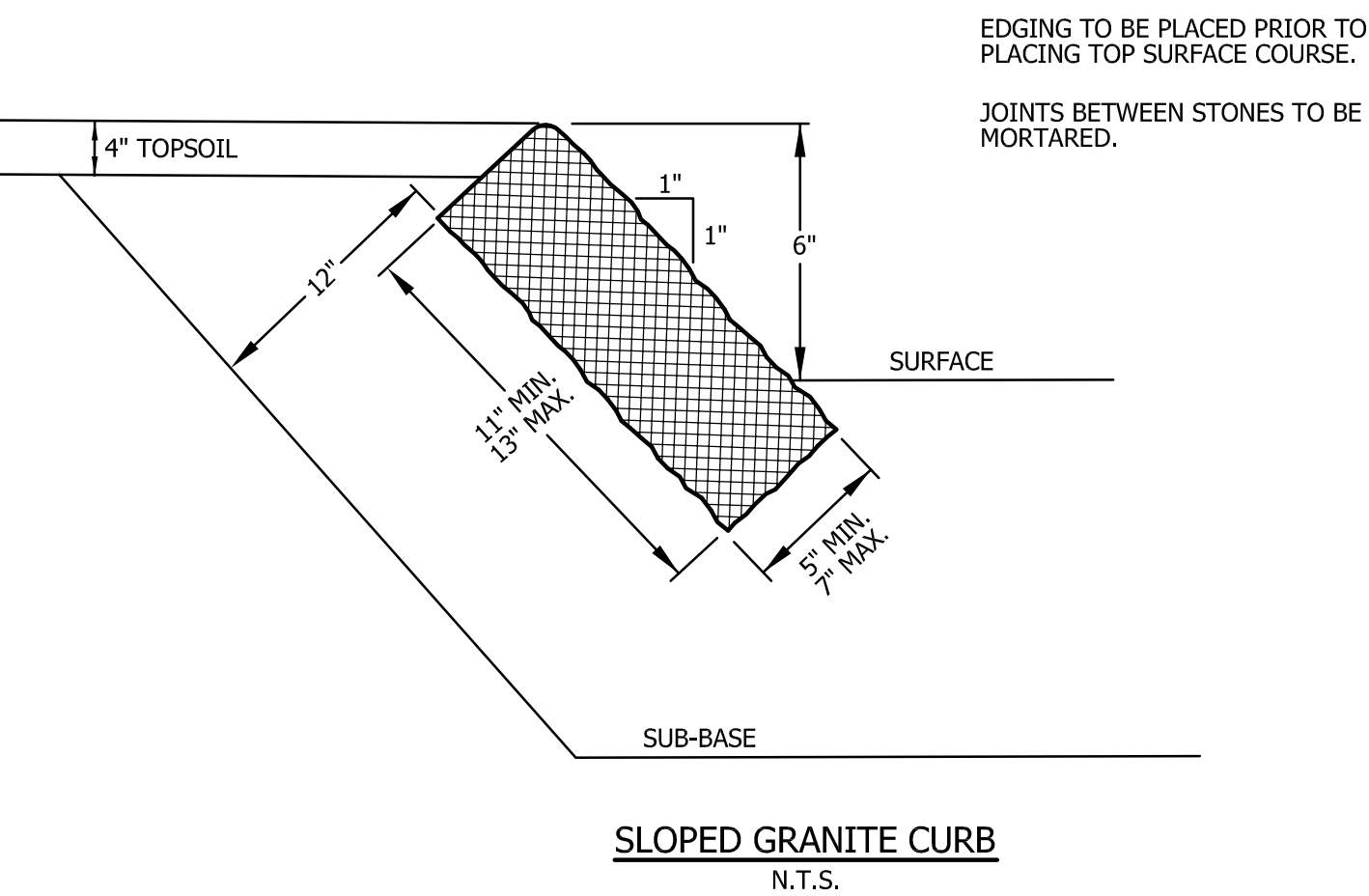
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED:	PATON
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	11/14/2022

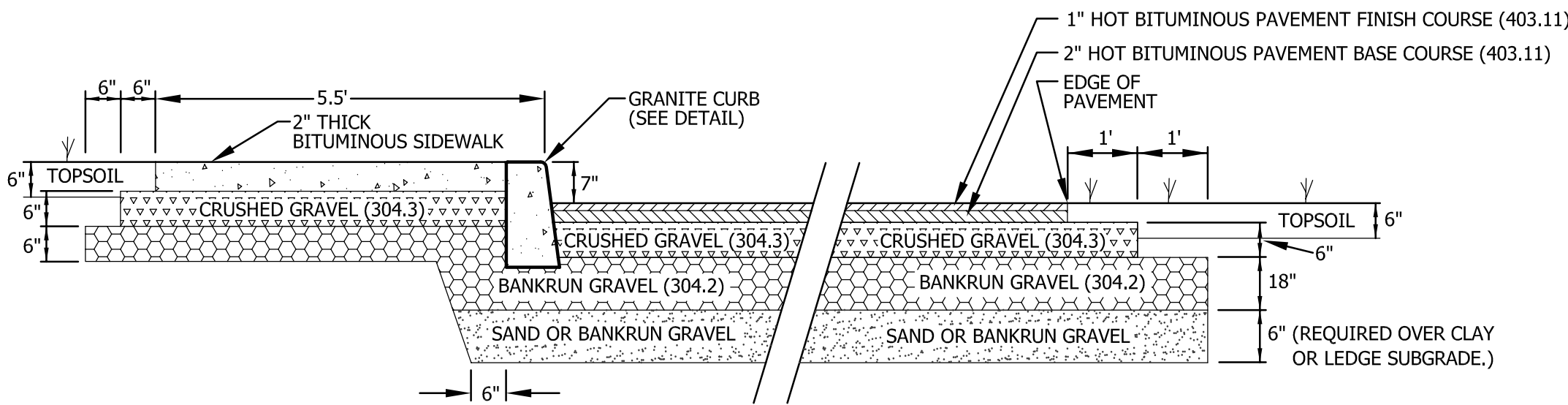
VOLVO
VOLKSWAGEN
EROSION
CONTROL PLAN

C-4



GENERAL NOTES:

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



NOTES:

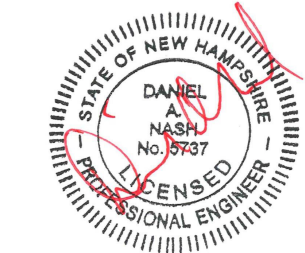
- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

SITE DETAILS

FOR
CICOTTE PROPERTIES, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 LITTLE HEATER - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatrics@comcast.net



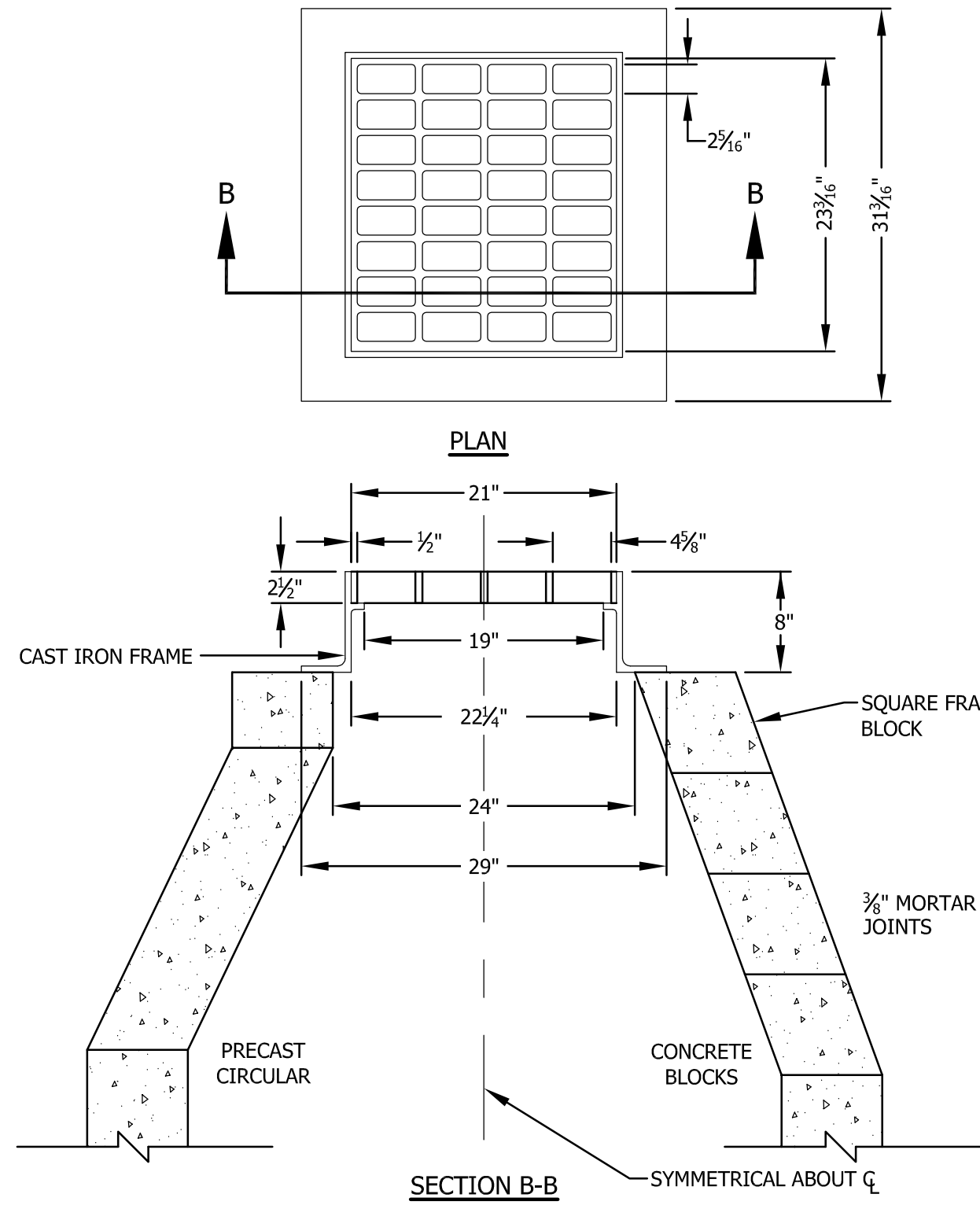
SURVEYED: PATON
DESIGNED: DAN
DRAWN: J
CHECKED: DAN
DATE: 11/14/2022

CICOTTE PROPERTIES

SITE DETAILS

D-1

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ADVANCED GEOMATICS & DESIGN
DWG: 2001120011-DET



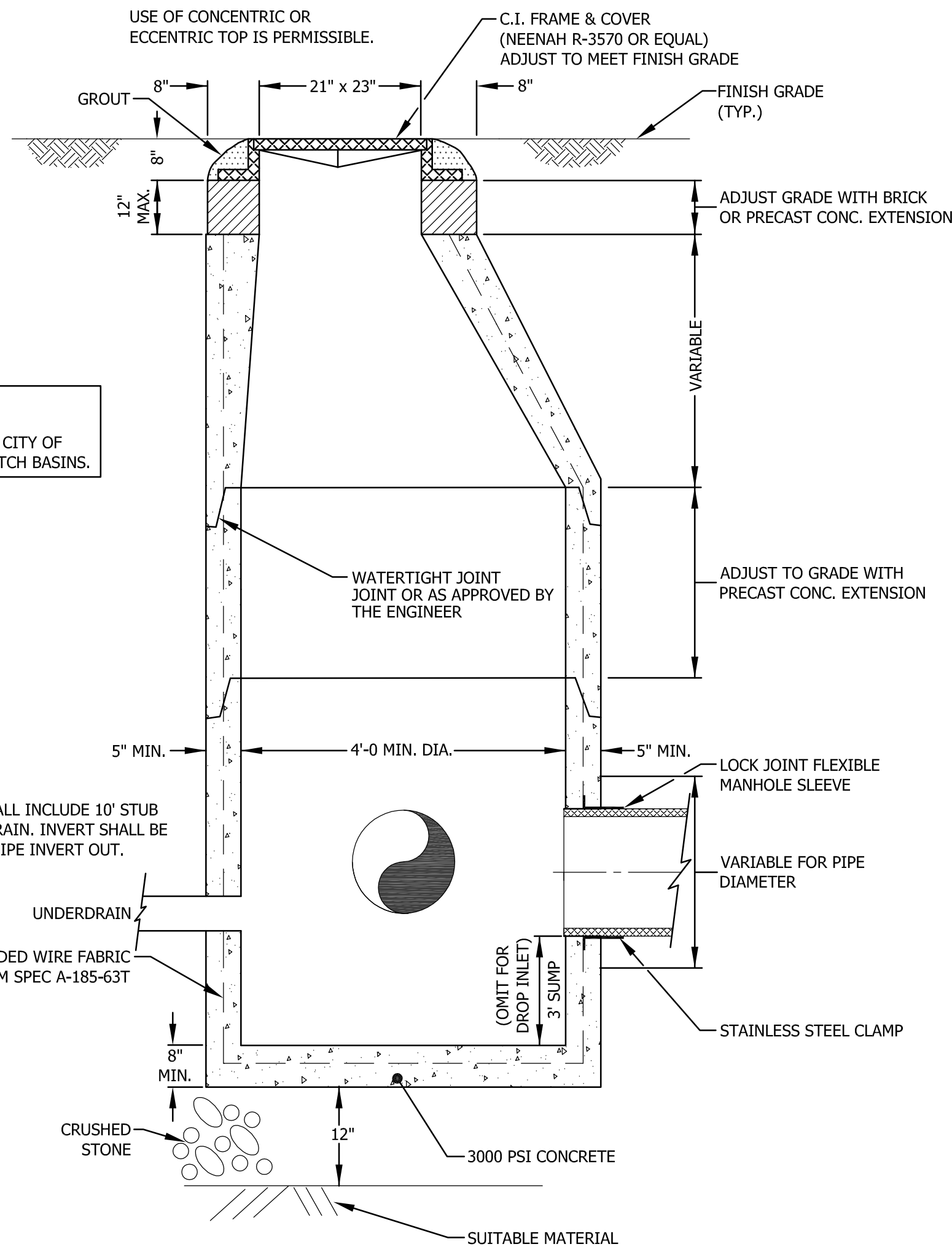
INLET GRATE
N.T.S.

NOTE:

FRAME AND GRATE SHALL BE NEENAH R3570 OR EQUAL APPROVED BY ENGINEER.

NOTE:

USE OF CONCENTRIC OR ECCENTRIC TOP IS PERMISSIBLE.



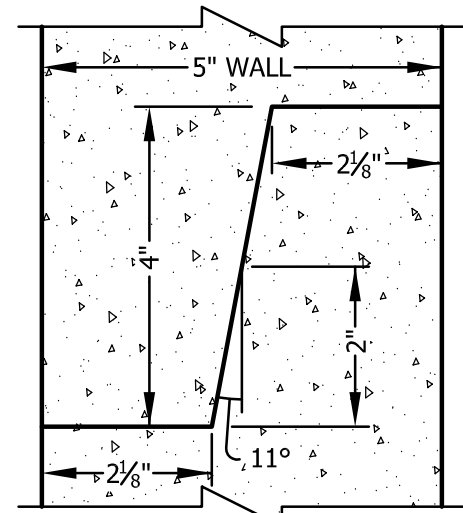
PRECAST REINFORCED CATCH BASIN AND DROP INLET
N.T.S.

NOTE:

NO STEPS IN CITY OF LEBANON CATCH BASINS.

NOTE:

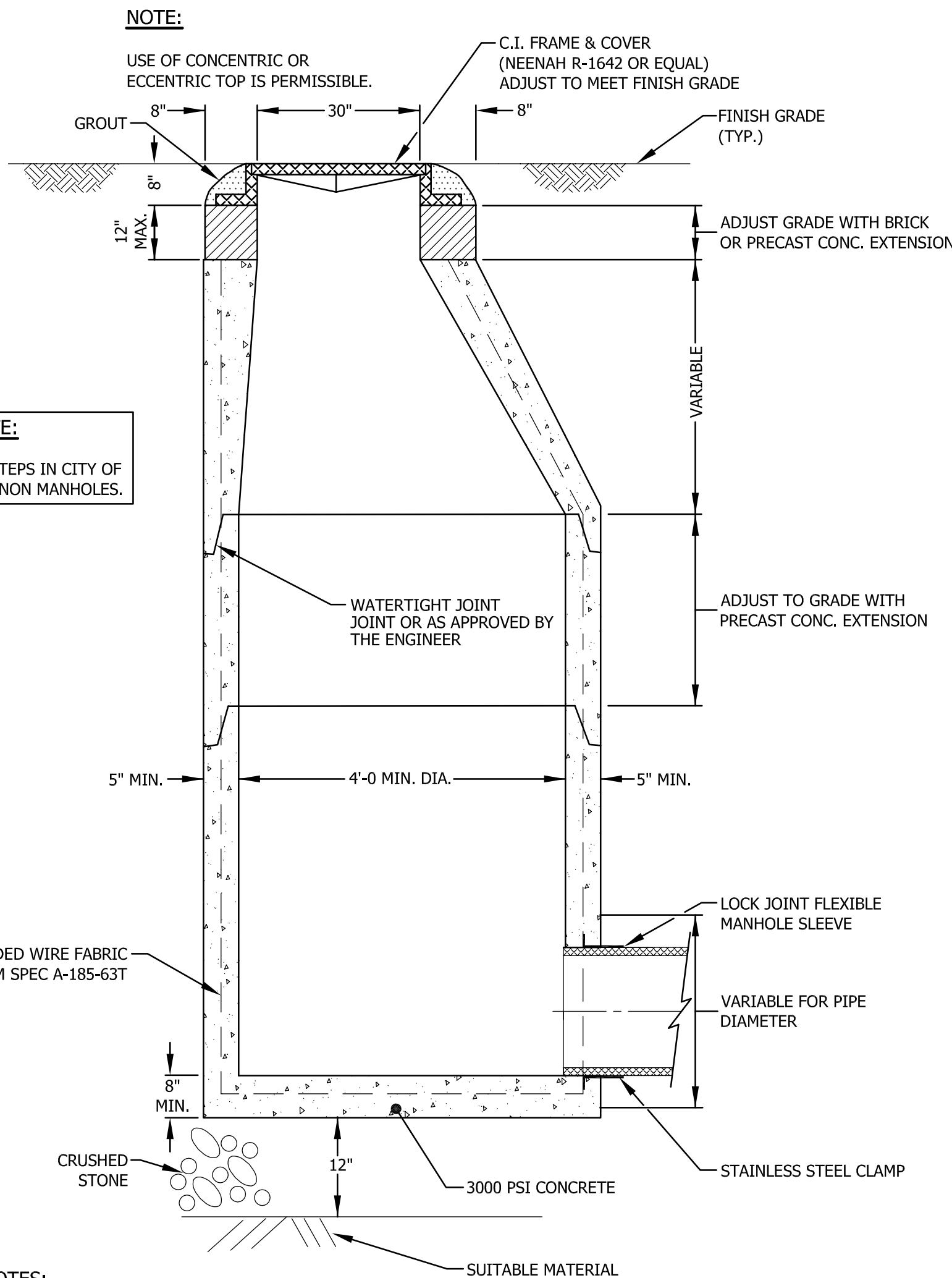
ALL CB'S SHALL INCLUDE 10' STUB OF UNDERDRAIN. INVERT SHALL BE 0.2' ABOVE PIPE INVERT OUT.



DETAIL OF TONGUE & GROOVE JOINT

NOTE:

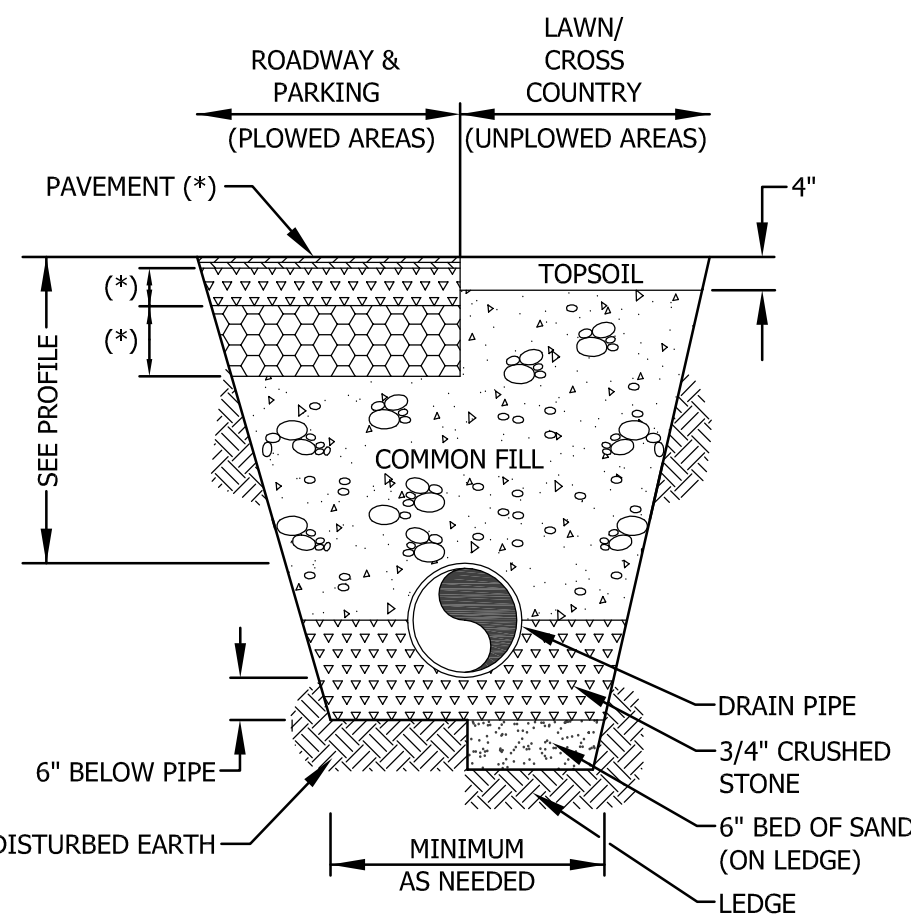
NO STEPS IN CITY OF LEBANON MANHOLES.



NOTES:

- 1) A 3 INCH (MINIMUM) LETTER "S" FOR SEWER OR "D" FOR STORM DRAINAGE SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- 2) FRAME AND COVER SEATS TO BE MACHINED.

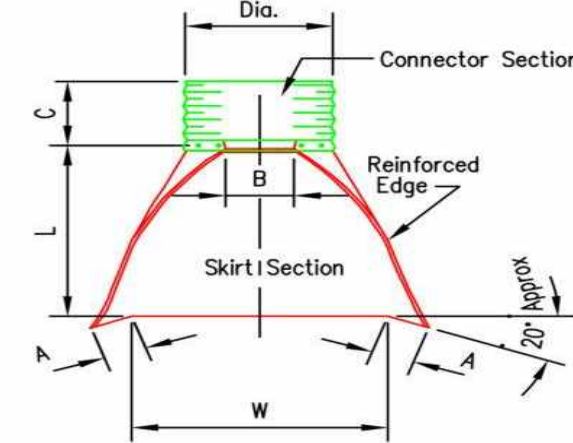
TYPICAL DRAIN MANHOLE SECTION
N.T.S.



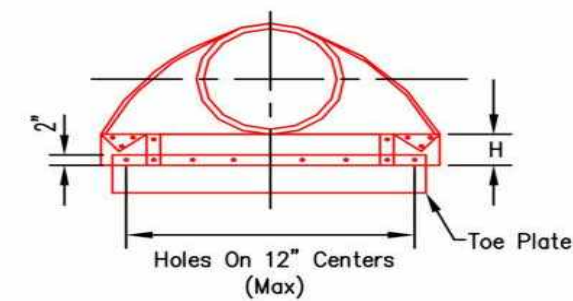
(*) SEE ROADWAY TYPICAL CROSS SECTION

- COMMON FILL - SHALL CONTAIN NO STONES, ROCKS, CONCRETE, OR OTHER RUBBLE LARGER THAN 10 INCHES IN DIAMETER. FILL TO BE PLACED IN 12" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- BR GRAVEL - SHALL BE 12" BANK RUN GRAVEL PLACED IN 6" LIFTS, COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED GRAVEL - SHALL BE 6" CRUSHED GRAVEL SURFACE COURSE COMPACTED TO 95% STANDARD PROCTOR.
- CRUSHED STONE - SHALL BE DURABLE, WASHED CRUSHED STONE AND SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO USE. (SMOOTH WASHED STONE IS NOT ACCEPTABLE)
- SAND - SHALL BE OF CLEAN MINERAL AGGREGATE AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO USE. SAND TO BE PLACED IN 6" LIFTS & COMPACTED TO 95% STANDARD PROCTOR.
- NOTE: CONSTRUCTION MATERIALS SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS.

DRAIN PIPE TRENCH DETAIL
N.T.S.

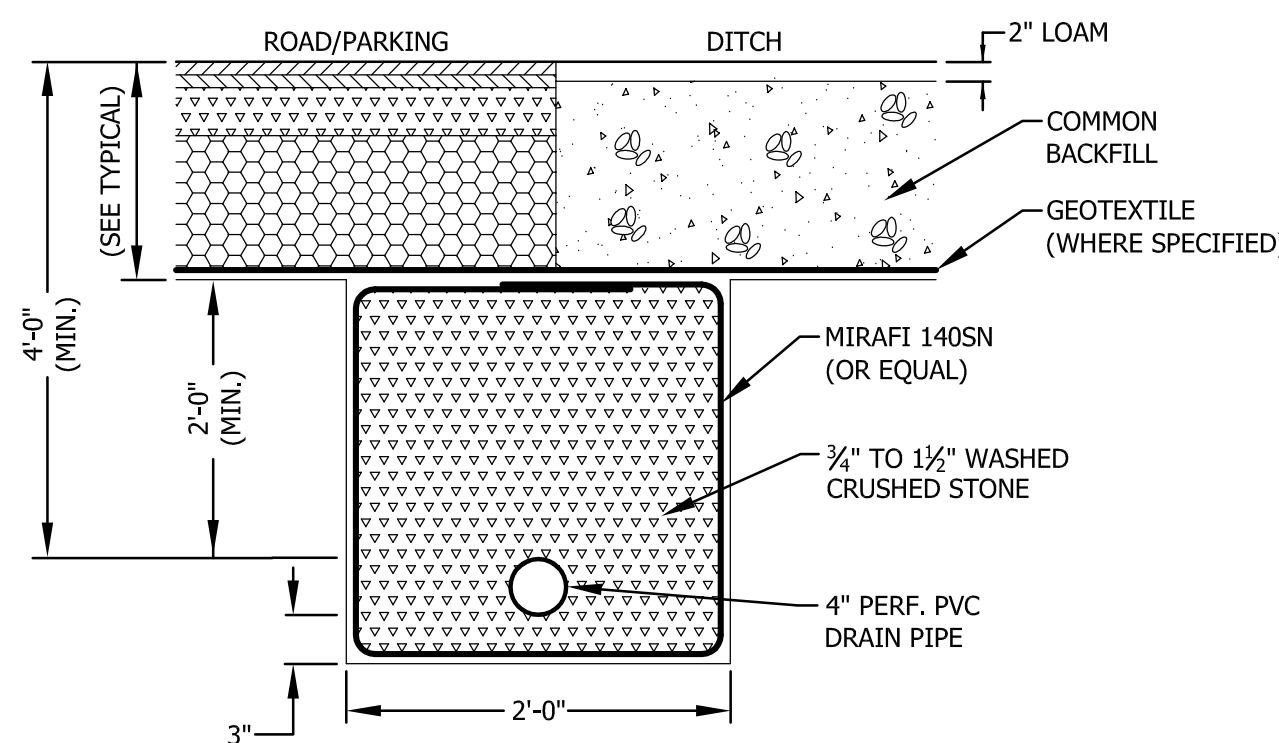


Plan



Elevation

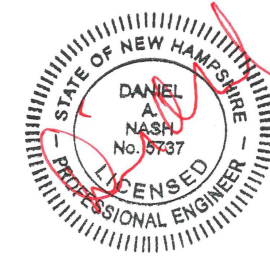
FLARED END SECTION DETAIL



UNDERDRAIN DETAIL
N.T.S.

NOTES:

- 1) MINIMUM 10' STUB REQUIRED AT ALL DRAIN CB/MH.
- 2) REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE.



SURVEYED: PATON

DESIGNED: DAN

DRAWN: DAN

CHECKED: DAN

DATE: 11/14/2022

CICOTTE PROPERTIES

DRAINAGE DETAILS

D-4

EROSION CONTROL PLAN

ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

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

SITE PREPARATION

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

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

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

- 1) TEMPORARY EROSION CONTROL

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

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

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

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

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

- 2) TEMPORARY SEEDING AND MULCHING

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

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

- 3) ROADWAY

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

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

- 5) SEEDING AND MULCHING

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

- 6) EROSION CONTROL DURING BUILDING CONSTRUCTION

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

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

- 7) COMMENCEMENT AND COMPLETION

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

- 8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS. CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

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

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

WINTER CONSTRUCTION NOTES:

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

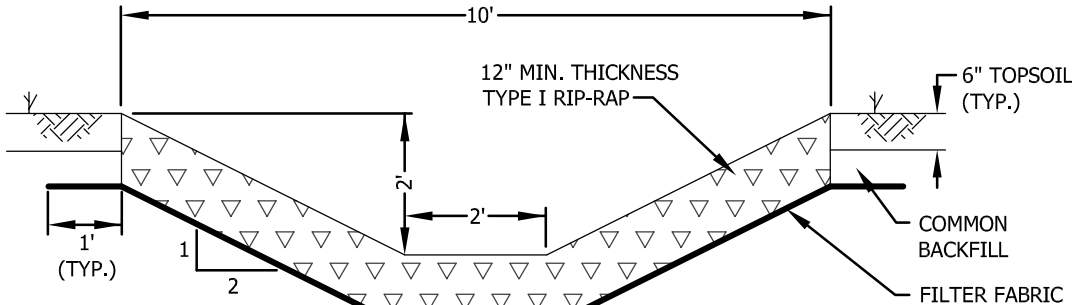
EROSION CONTROL CHART

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

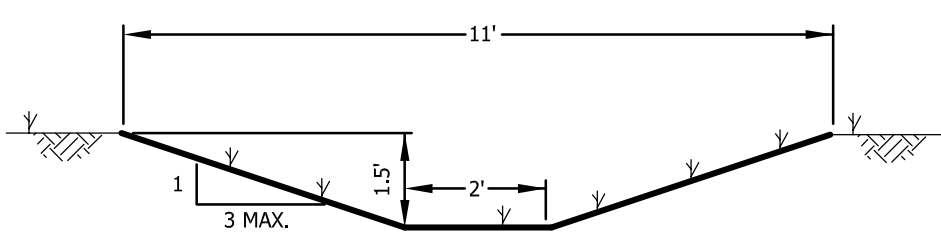
MAINTENANCE INDEX

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

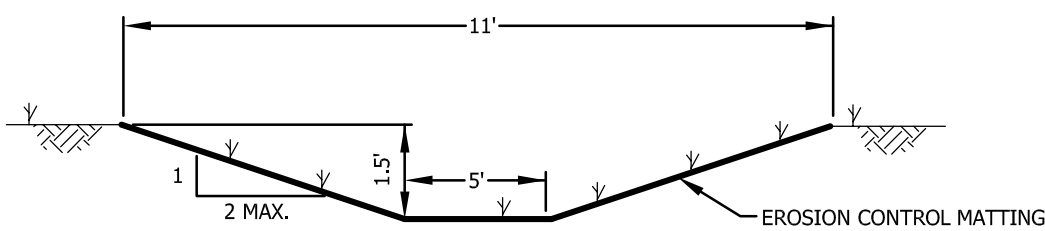
- A) TO BE INSPECTED DAILY.
- B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



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



GRASS LINED DITCH



GRASS LINED DITCH

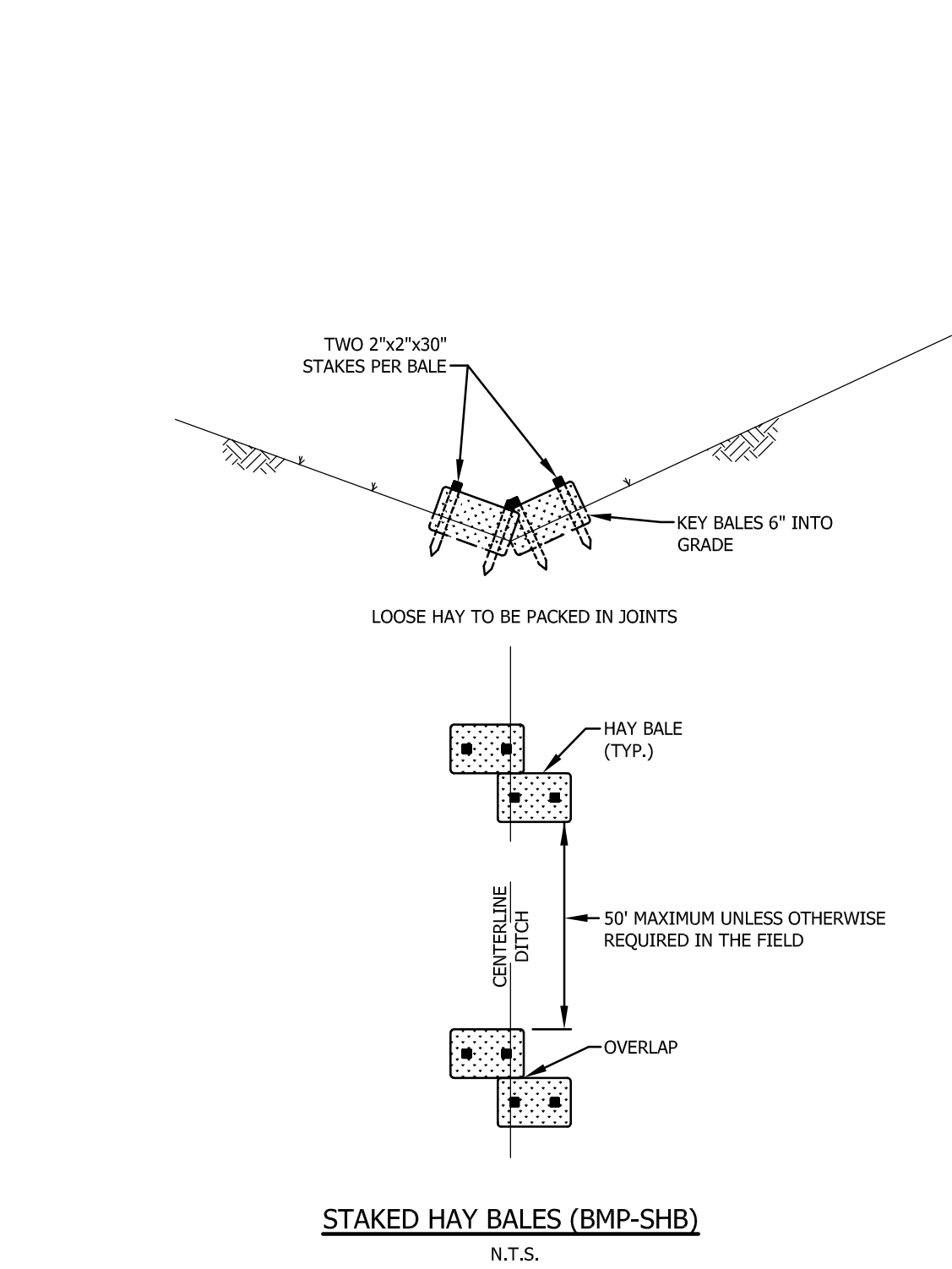
STONE FOR RIP-RAP

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

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

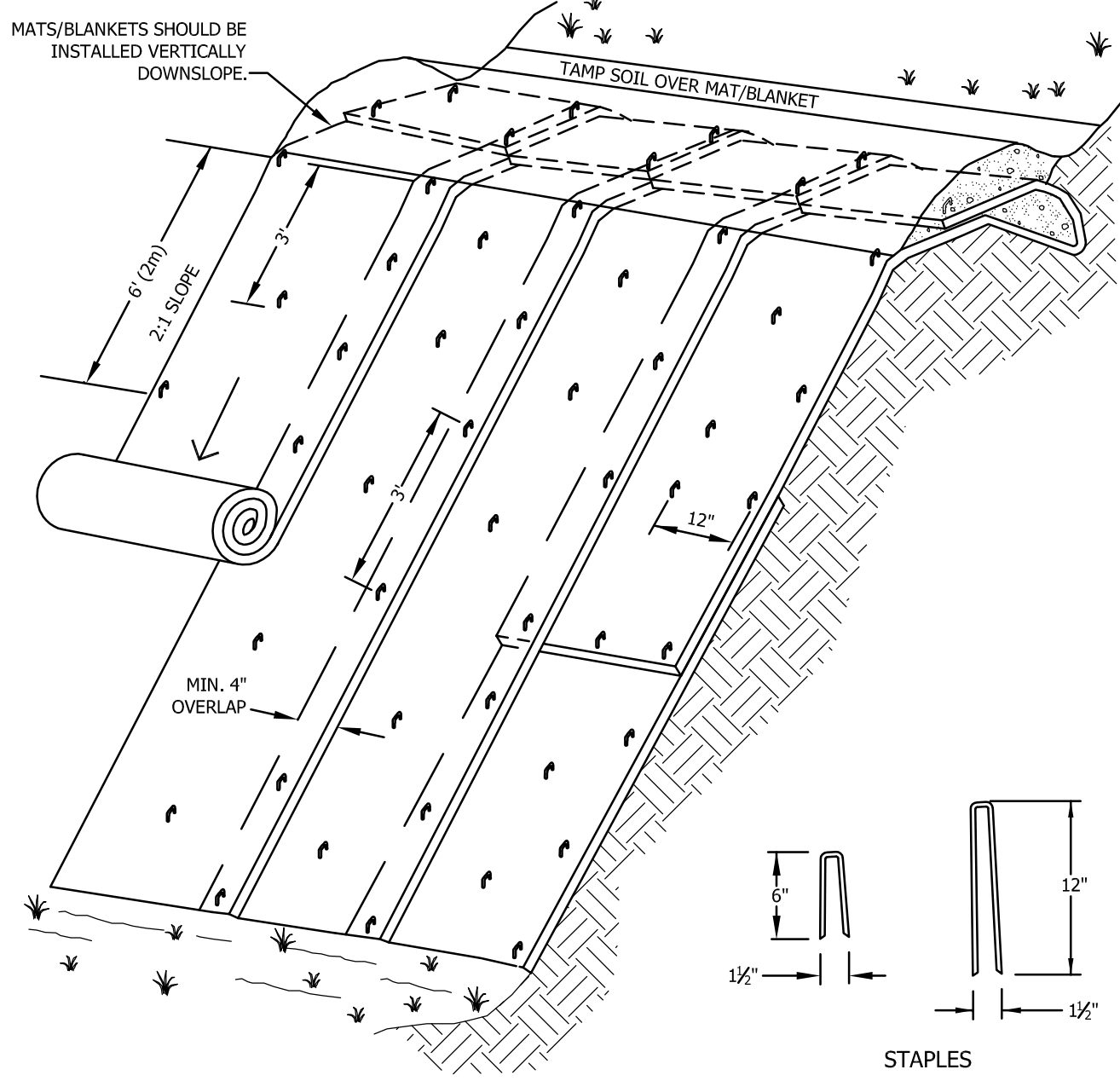
TYPICAL DRAINAGE DITCH SECTIONS

N.T.S.



STAKED HAY BALES (BMP-SHB)

N.T.S.

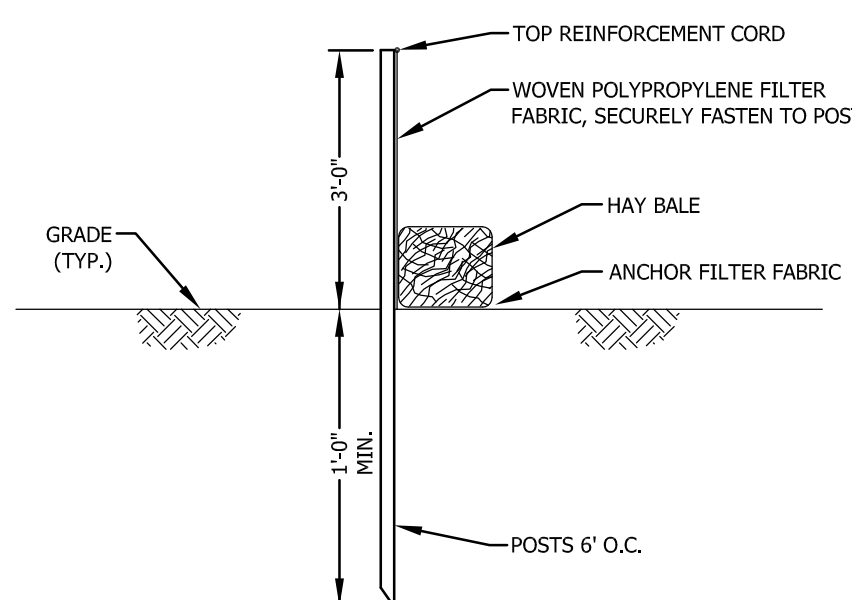


NOTES:

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

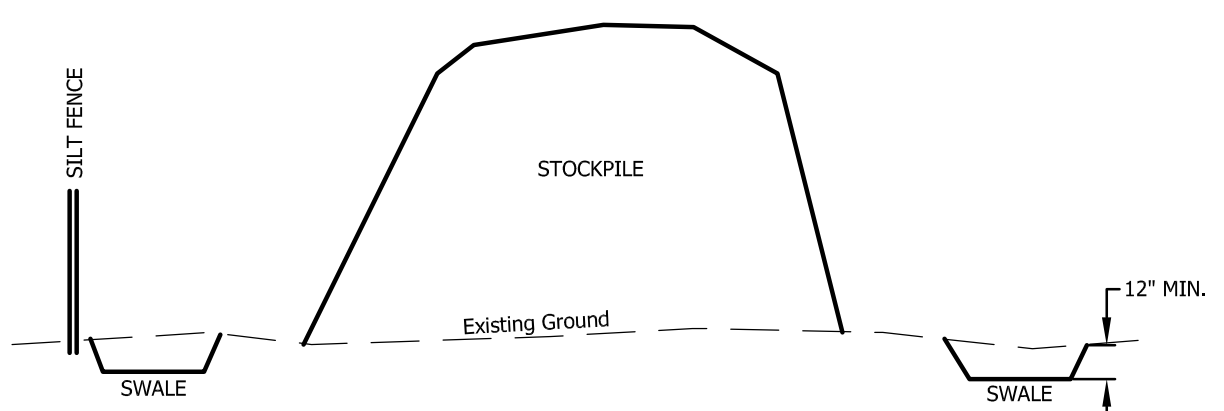
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

N.T.S.

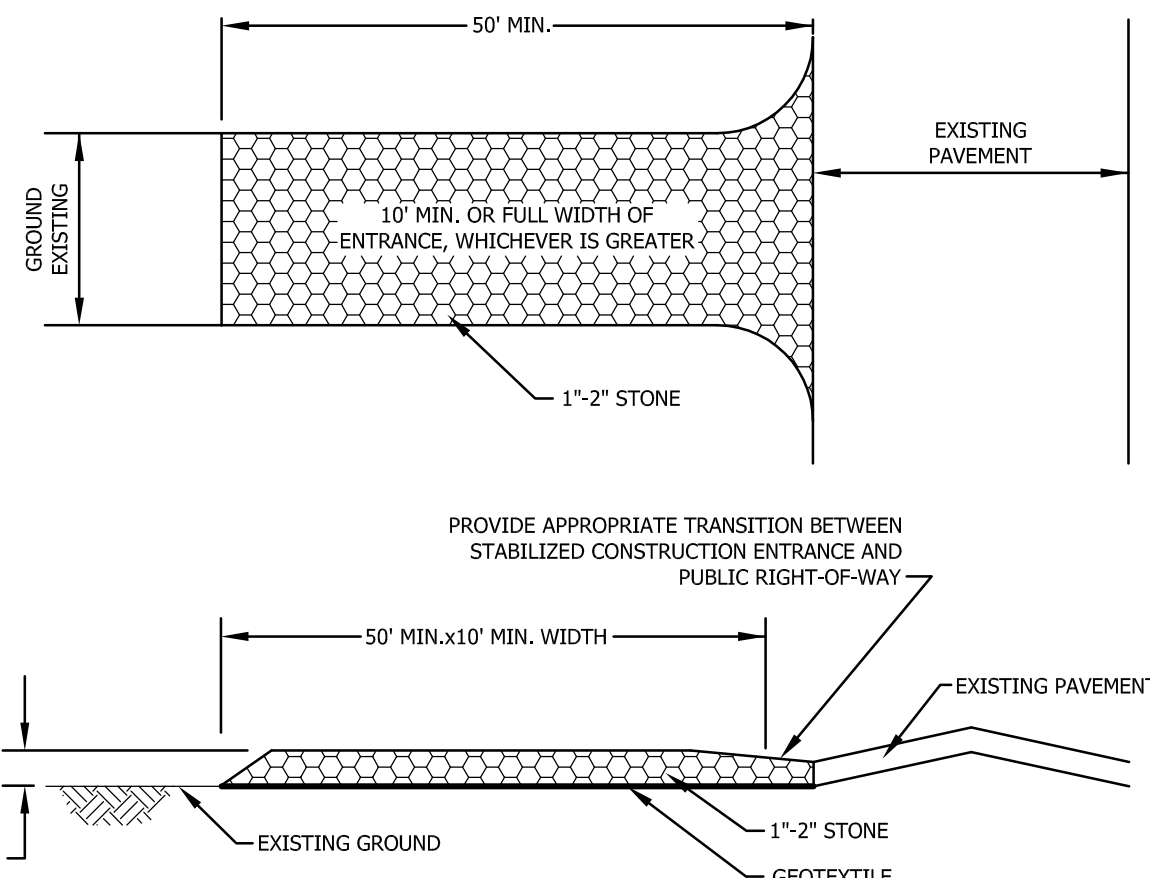


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

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

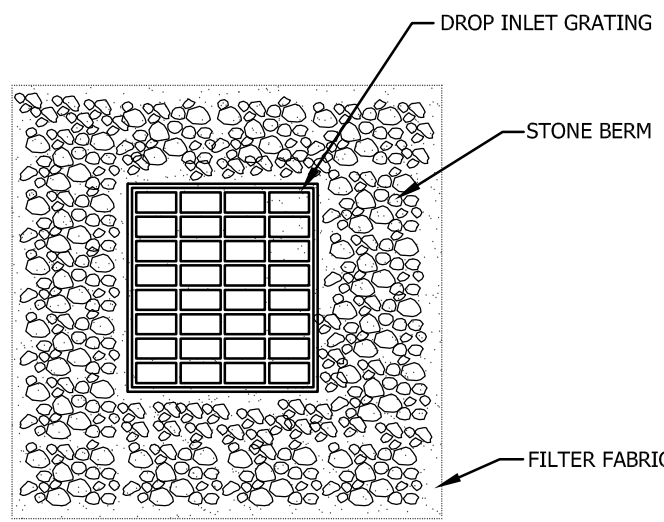


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

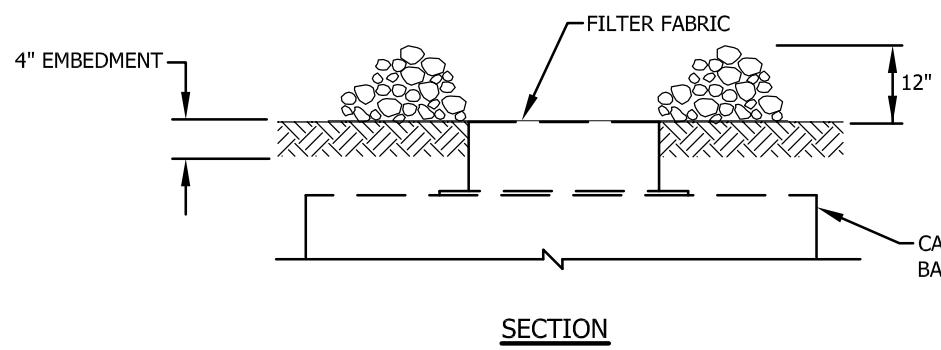
NOTES:

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



PLAN VIEW

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

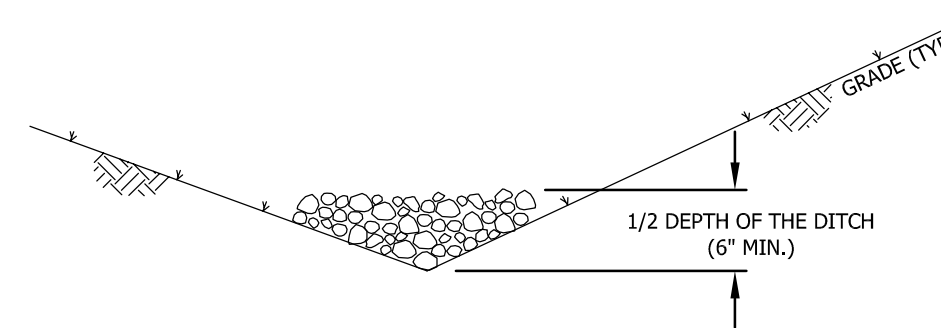


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP - SCDD)

N.T.S.

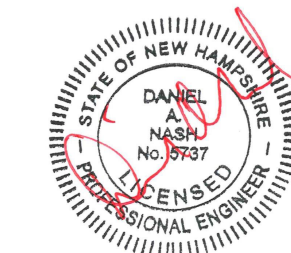
EROSION CONTROL DETAILS
FOR
CICOTTE PROPERTIES, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 LITTLE HEATER - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatrics@comcast.net



SURVEYED: PATON

DESIGNED: DAN

DRAWN: DAN

CHECKED: DAN

DATE: 11/14/22

CICOTTE PROPERTIES

EROSION CONTROL
DETAILS

D-5

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ADVANCED GEOMATICS & DESIGN

DWG: 2001120011-DET

SHEET 14 OF 14



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2022-04-SPR – *postponed from 1/9/23*

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2023-04-SPR

Application Type:

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

Property Location & Tax Map:

369 Miracle Mile (Tax Map 103, Lot 11)

Applicant/Property Owner:

NH Group, LLC/
369 Miracle Mile LLC

Zoning District: General
Commercial (GC)

Property Size:

+/-10.74 (per City Assessor's records)

Overlay Districts:

None

Future Land Use Map:

General Commercial

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Memo dated January 23, 2023, from Adam Morse, PE, of Engineering Ventures, PC (project description; 3 pages)
- ▶ Application for Waivers dated January 23, 2023 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Memo dated January 23, 2023, from Adam Morse, PE, of Engineering Ventures, PC (response to staff comments; 10 pages)
- ▶ Landscape renderings prepared by Mara Landscape Design, LLC (4 pages)
- ▶ Plan set titled, "369 Miracle Mile Restaurant/Charity Gaming Center," prepared by Engineering Ventures, PC, dated January 23, 2023, EV Project #22506 (14 sheets)
- ▶ Architectural plans and renderings prepared by SOSH Architects, dated January 23, 2023, #22015.05.001 (5 sheets)

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

- ▶ Plan sheet titled "Post Development Drainage Plan," prepared by Engineering Ventures, PC, dated January 23, 2023, EV Project #22506
- ▶ Restaurant and Charity Gaming Center - Stormwater Appurtenance Inspection and Maintenance Manual (7 pages)
- ▶ Lighting specifications by LSI Industries Inc (31 pages)

COMPLETENESS REVIEW

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

Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations provides as follows:

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

The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

STAFF COMMENTS

On Friday, February 10, 2023, the applicant submitted a traffic study for the proposed development. The traffic study was prepared at the recommendation of the City. *Staff recommends that the Planning Board continue the public hearing to a future date to allow staff time to review.*

Note that staff may recommend the traffic study is peer reviewed pursuant to Section 4.7.E.2 of the Site Plan Review Regulations and per NH RSA 676:4-b, I, which provide in relevant part as follows:

Section 4.7.E.2 of the Site Plan Review Regulations: The Board shall have the right to require that the Applicant pay necessary and reasonable fees [...] sufficient to cover the City's expenses for the costs of special investigative studies review of documents, extraordinary or unusual legal expenses, and other matters that may be required by particular applications. Before imposing such additional fees upon an Applicant, the Board shall determine what special investigative studies, review of documents, legal expenses, or other matters are required for the application. The Board, by motion, shall determine the necessity of the additional review and shall provide the applicant with an estimated cost for such additional review. The Board shall require the Applicant to pay the amount of estimated fees to the City in advance. [...]

NH RSA 676:4-b, I: A planning board reviewing a subdivision plat, site plan, or other land use application may require the applicant to reimburse the board for expenses reasonably incurred by obtaining third party review and consultation during the review process, provided that the review and consultation does not substantially replicate a review and consultation obtained by the zoning board of adjustment. The applicant may request the planning board choose a different third party consultant and the request may include the name of a preferred consultant. [...]

Also, in preparation of this memo, staff reviewed the January 23, 2023 Engineering Ventures letter and discovered that the applicant is requesting a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to allow parking to be provided in excess of 120% of the minimum requirement set forth in Section 607.2. *Consequently, the legal notice will need to be updated accordingly, readvertised*

STAFF MEMORANDUM

PB2023-04-SPR
369 Miracle Mile (103-11)
February 13, 2023 PB Mtg
Agenda Item 3.D
Page **3** of **3**

in the Valley News, and sent to abutters. Additionally, the applicant will need to provide an Application For Conditional Use Permit Support Statement in support of their conditional use request.

Attachments

cc: Stefan Huba, NH Group LLC (stefanhuba@p2e.com)
Jonathan Gengras, 369 Miracle Mile LLC (jonathan@gengras.net)
Adam Morse, PE, Engineering Ventures PC (adamm@engineeringventures.com)
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: JONATHAN GENGRAS, 369 MIRACLE MILE LLC TEL.#: 860-727-6208

MAILING ADDRESS: 585 Connecticut Boulevard, East Hartford, CT 06108

E-MAIL ADDRESS: Jonathan@gengras.net

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Stefan Huba (NH Group, LLC) TEL.#: 603-359-1823

MAILING ADDRESS: 887B Central Ave., Dover, NH

E-MAIL ADDRESS: StefanHuba@p2e.com

PROJECT LOCATION:

TAX MAP #: 103 LOT#: 12 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 369 Miracle Mile

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

SCOPE OF PROJECT:

Conversion of an existing auto dealership into a new 18,735 sf restaurant and charity gaming center. Site improvements involve adjusting the parking lot layout to accommodate approx. 150 vehicles and to also allow for supply deliveries from the WB-67 tractor trailer to a new loading dock at the back of the building, new grease interceptor, several new catch basins and piping, new curbing, asphalt resurfacing, redi-rock wall, sidewalks, ADA access tip downs, striping, landscaping and lighting upgrades.

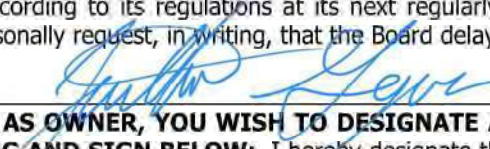
TYPE OF OCCUPANCY:

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: Restaurant and Charity Gaming Center

SIGNATURE BLOCK:

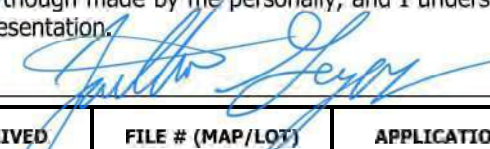
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on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

PROPERTY

OWNER:  DATE: 12/06/2022

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

PROPERTY

OWNER:  DATE: 12/06/2022

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

January 23, 2022

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

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

Dear Lebanon Planning Board,

On behalf of New Hampshire Group, LLC, we are pleased to submit the enclosed materials and request Site Plan Review at the next available hearing. The Applicant proposes to demolish approximately 8,000 sq. ft. of the exiting Gerrish Honda building and renovate the remaining main building structure to create an 18,735 sq. ft. restaurant and charity gaming center. The current charity gaming center located at 45 Hanover St. in Lebanon is planned to be relocated to the new facility at 369 Miracle Mile following completion.

Existing Conditions

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

Proposed Improvements

The renovated building will contain a 17,335 sf first floor and a 1,360-sf mezzanine. Specific uses within the proposed building include a 41-seat restaurant/bar and a gaming area consisting of approximately 111 electronic gaming devices and 15 gaming tables. The project involves reconfiguring the site parking lot to accommodate 94 vehicles. Additional improvements involve new curbing, catch basins and drain lines, sewer system upgrades consisting of a grease interceptor for the proposed restaurant use, site lighting and landscaping improvements. 5 ADA compliant parking spaces are proposed with this project

which includes three van accessible spaces. Three electric vehicle charging stations are also included. A loading area for WB-67 tractor trailer truck deliveries has also been included with the site upgrades.

Conditional Use Statement

As indicated above, 94 off street parking spaces are provided at the subject lot. The applicant requests an additional 55 off lot parking spaces to be used for the new facility at the adjacent lot to the east, Lot 103-9. Therefore, the applicant requests a Conditional Use Permit (CUP) pursuant to sections 607.3.B.2 and 607.5.a of the zoning ordinance.

Below we have listed section 607.3.B.2 of the zoning ordinance with our response in blue text to each criterion.

For spaces other than those described in subsection B.1), the Planning Board may approve parking in excess of the 120% maximum set forth in subsection A by conditional use permit provided that the following criteria are met:

a. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses; There are no on street parking spaces along Miracle Mile, adjacent commercial lot owners would not allow use of their parking facilities without a parking lease agreement.

b. The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity; and,

It is anticipated that a certain portion of the clientele would be either on foot or by bicycle, bicycle parking will be provided on the site to meet the minimum requirements, the applicant is amenable to providing a contribution to the City sidewalk fund which will provide funds for sidewalk upgrades along Miracle Mile. In addition, there is a bus stop to the west along miracle mile at the adjacent Listen Thrift lot. It is anticipated some patrons may use public transit.

c. The site plan indicates where additional parking can be redeveloped to a more intensive transit supportive use in the future.

There is ample space on the lot to meet the requirement if it makes sense at a future time.

d. In no case shall the Planning Board approve parking for any use or development that exceeds 150% of the minimum requirement as set forth in Section 607.2.

The request is for no more than 150% of the minimum required spaces.

Below we have listed section 607.5.a of the zoning ordinance with our response in blue text to each criterion.

A. In the IND-L, IND-H, IND-RA, GC, GC-1, CB, LD, RO, RO-1, PB, and MC Districts, the Planning Board may approve private off-lot parking as a conditional use permit. Instead of the findings required by Section 302.4, the Board shall determine that:

1. The minimum number of required off-street parking spaces as calculated pursuant to Section 607.1, and per Section 607.4 for developments in the CB, LD, and PB Districts, cannot feasibly be accommodated on-site.

Due to access concerns, utility easements and the proximity to the main entrance, other available areas on site are not suitable for use by patrons.

2. The off-lot use to be served is an allowed use in the zoning district in which the off-lot parking area will be located.

Off-lot parking is allowed in the GC Zone by CUP.

3. The off-lot parking area is in an appropriate location for the use served by the parking and will not be detrimental to abutting properties. Page 127 of 204

The off-lot parking area is on lot 103-9 directly east of the subject site and a paved connection already exists to the subject lot, it's a safe and convenient location for patrons to park. The current owner of the leased parking is amenable to allowing its use by the subject parcel.

4. Such parking arrangements are either permanently deeded and recorded or conveyed by an irrevocable 99-year lease or some other legal instrument, acceptable to an attorney representing the City, that will ensure that such parking arrangement will remain as long as the need exists.

The necessary lease agreements will be deeded and recorded as required.

5. The off-lot parking will not constitute a hazard to traffic or pedestrians.

It is the safest off-lot location in close proximity to the site.

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

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

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



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Stefan Huba

Project Name: 369 Miracle Mile Charity Gaming Center

Project Address: 369 Miracle Mile Lebanon, New Hampshire 03766

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

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

The 15 ft. landscape buffer cannot be met because the space is needed for truck turning and loading, normal building function and emergency access.

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

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

3. Section 6.2E of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
A partial waiver is requested for the area directly east of the building. This area needs to remain clear of landscaping for tractor trailer access to the rear loading dock.
4. Section 6.5.E.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because The partial waiver is sought for the gravel parking extension located on the far west end of the lot. This is an existing condition within a utility easement. Maintenance activities by the power company and NH DOT require the area to remain gravel. No improvements are proposed in this area and it will be posted as no access.
5. Section 6.6G of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
There is an existing vortech treatment system that will treat 1.6 acres of impervious area on the subject site, which equates to 70% of site impervious.
6. Section 6.6.C.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Overall impervious is being reduced with this project by +/-1,200 sf and therefore there are no stormwater detention facilities proposed. Overall site runoff should be unchanged or slightly less post development.
7. 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 _____
There is no proposed work within the utility easement area and within 100 yards of the indicated wet area.
8. Section 6.7.B.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because The lamp along the east boundary area of concern has been moved back by several feet. There are still two instances where footcandles = 0.6 slightly over the boundary line. Since this is a commercial parking lot, the light overage is so minimal and lies within the future parking lease it should not be a concern to adjacent lot owner.

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: 1/23/2023

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 369 Miracle Mile Charity Gaming Center	
APPLICANT: Stefan Huba	DATE: 12/05/2022
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

[illegible]

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

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

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

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

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

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

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

Completed By: _____

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME:	
APPLICANT:	DATE:

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

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

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

[Stormwater checklist begins on following page]

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

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

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

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

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

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

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

Completed By: Delia Cormier

(Last Revised 9/20/2021)

Planning office Use Only:

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

January 23, 2023

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

**Re: Restaurant and Charity Gaming Center
369 Miracle Mile
Subject parcel 103-12
GC Zone
Site Plan Staff Review Response to Comments**

Dear Tim,

On behalf of the Applicant and design team, please find responses to the City Engineer's comments received on 1/9/2023 and Planning Staff comments received on January 16, 2023. Responses are indicated in blue text below the original staff comment.

A. City Engineer / DPW Comments

Sheet C1.3 Erosion Prevention and Sediment Control Plan

1. Please show on the plan where the proposed Sediment Trap(s) are to be placed.
There are no sediment traps proposed, the traps are removed from the EPSC legend.
2. Please review the Construction Sequencing notes for accuracy and revise accordingly. *The construction sequence has been updated accordingly.*

Sheet C2.0 Grading, Drainage and Utility Plan

1. The existing driveway location has had a reported history of being problematic with respect to its location relative to the abutting gas station driveway, as well as sight distance issues and grade issues. Please review and consider any potential alternative driveway location (s)/street access point(s) and potential improvements at the existing location if relocation is proven not to be feasible.
Based on our observations and existing site constraints, the current drive access location should be retained for the following reasons. The subject drive access is currently aligned with the drive access at 364 Miracle Mile directly across the roadway, moving the driveway west would create an offset access condition which creates difficulties for crossing vehicles. It would also require increasing the driveway access grades which are already close to the 10% maximum recommended slope which would create access concerns for customers as well as emergency personnel in inclement weather. There are no site distance concerns with the current drive access. Additional information will be included in the forthcoming traffic analysis.
2. Please ensure and show on the plan that the proposed grease trap is to collect kitchen wastewater only, and how the exterior sewer pipes would be configured to achieve this objective. Please show any new or proposed piping and associated invert, slope, size and type information. Please note the grease interceptor as "proposed" on the plan.

- A note stating this requirement has been added to the plans, see note S1 on sheet C2.1
3. Please provide invert elevations, sump elevations, pipe slopes and pipe lengths for proposed closed drainage system including catch basins, manholes and connecting pipe network.
The information has been added to the plans
 4. Please show proposed contours in accordance with Section 5.1.E.6 of the Site Plan Review Regulations. The proposed spot grades may remain if helpful to the plan reviewers. The information has been added to the plans
 5. Please clarify the intended surface treatment between the abutting parking lot to the east of the site. If shared parking is proposed, please indicate that on the plans, and note which spaces on the abutting property are to be shared. If lot sharing is not proposed, please provide a form of property delineation such as curb, curb and fence, curb and landscaping, etc.
Lot sharing is now proposed. The parking lot will be accessed across the east boundary line. The tractor trailer will also utilize this area for turning around and maneuvering in reverse to the loading dock.
 6. It appears that there are proposed site improvements that are very close to or immediately adjacent to abutting lots. Please clarify how the proposed site improvements will be achieved if no temporary easements are established. If temporary easements are to be sought, please note that on the plans.
The parking lot light pole on the boundary of lot 103-9 and the subject parcel has been moved west so that it is entirely on the subject parcel.
 7. Please amend the plan-set to demonstrate that the west parking area extending south of Lot 103-12 and Lot 103-13 has sufficient aisle widths and sufficient maneuverability space (typically a plan that include AutoTurn graphics for applicable vehicles). Please provide a similar plan for access to the loading area. This area will be restricted to maintenance, NHDOT and Liberty Utilities service vehicles only. No parking will be allowed, and the necessary signage will be provided at the access.
 8. Please clarify the intended surface of the portion of the proposed parking noted in item 7 above. If the intent is that the surface will be gravel, it is unlikely that the parking efficiency will be as depicted on the plan, without striping. Please address.
The space will remain a gravel easement for use by maintenance, NHDOT and Liberty Utilities service vehicles only.
 9. Please show location, size, and associated details and specification of the existing Vortex stormwater treatment device. Please indicate the area (square footage) contributing to this stormwater management feature, and what percent of that contributing area is impervious. Please see detail 5 from sheet C3.1. This detail was taken from the February 2007 plan set by Advanced Geomatics and to the best of our knowledge represents the unit that was installed. Based on our analysis approximately 8 acres of drainage area is collected in the system that discharges to the Vortex Unit. Of this approximately 63% is impervious. This includes portions of I-89 and lot 103-9 as indicated on sheet D1.
 10. Please expand the site plan review application to include a stormwater maintenance plan.
The stormwater maintenance plan has been provided.
 11. Please expand the plan to show the location of the existing/proposed loading area. The loading area has been shown on the plans and WB-67 truck maneuvering back to the existing dock is shown on C2.2.
 12. Please clarify the intent of the new paved areas. Will these areas include full depth reconstruction as noted in the Pavement Detail? Where grades are raised, or where areas where

not previously paved, the required depth of graded aggregate base will be provided to bring up the parking lot to the new required subgrade elevation for paving. Other areas will be repaved as required where existing graded aggregate depths meet the specified requirements of the pavement cross section detail on C3.0. Based on record drawings provided, adequate graded aggregate base appears to have been designed with the original development.

13. Please show the location and size of any proposed dumpster pad, as well as associated screening, fencing, bollards, and construction details. The existing dumpster pad location will be reused for this project. It is now indicated on the plans.

Potential Traffic Implications

1. Miracle Mile is currently a somewhat complex section of road that includes legacy curb cuts and has a long history of development and re-development. As such, traffic circulation along, and in/out of this roadway segment has been, at times problematic. It is recommended that a traffic study be performed for this proposed project given the conditions of the site vicinity, as well as the expanded use of this property in conjunction with the proposed project. Please consider studying the proposed driveway for this project, as well as Poverty Lane intersection, Interstate 189 intersections/ramps and driveways at Listen and at the Miracle Mile Plaza. Additional locations may also be reviewed if advised by your traffic engineer. Reviewing weekday PM peaks (perhaps on a Friday), as well as Saturdays may make sense given the conditions of this corridor and the nature of the proposed business operations. Past study's/counts may be useful, but may be irrelevant if older than 3 years.
Vanasse and Associates is currently working on a traffic analysis, this information will be provided to planning and DPW once complete.

Sewer Use

1. It is recommended that the Applicant apply for a sewer allocation/sewer use permit soon to ensure that there is capacity in the municipal sewer system for the proposed use.
Noted, an application for allocation is being prepared and will be submitted to the DPW for review

B. Planning & Development Department

General

1. Staff recommends that a traffic study is prepared, as noted by the City Engineer. Note that if the building has been vacant for more than 3 years, prior trip generation is not factored into the calculation of new trips associated with the proposed use, in which case a traffic study would be automatically required by Section 5.1.G.2. Whether technically a submission requirement or not, staff's recommendation to the Planning Board will be that a traffic study is undertaken per the parameters set forth in the City Engineer's comments above.
 - a. Please be advised that staff may recommend to the Planning Board that the traffic study is peer reviewed per Section 4.7.E.2, the cost of which will be the responsibility of the applicant.
noted
2. The Technical Checklist indicates that waivers are requested from the entirety of Section 6.6 (stormwater), however, the Application for Waivers only includes a waiver request from Section 6.6.G. Please address. The technical checklist and waiver forms have been updated accordingly.

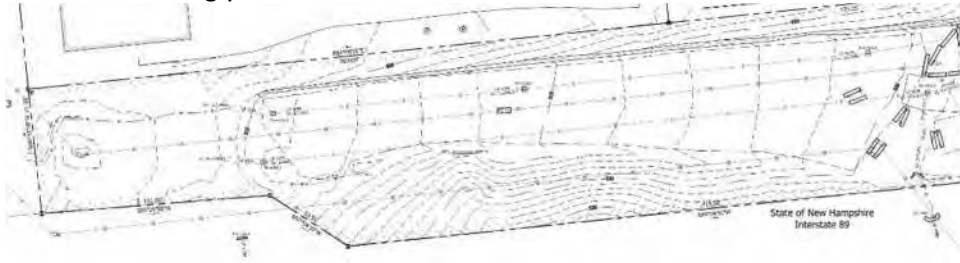
3. The cover letter indicates that there is a “wet area at the far end of the site”. Please identify this area in an appropriate place within the plan set, and confirm whether this area is a wetland. Wetlands on the property need to be delineated on the plan set and stamped by a certified wetlands scientist (5.1.E.8) Review Site Plan Review Regulations and Zoning Ordinance for any other requirements that may apply regarding the presence and/or impact to wetlands.
Applicant requests a waiver from this section, there is no proposed work within the easement area and anywhere near the indicated wet area and there are no other wetlands present on the site. See revised erosion control plan for additional details.
4. Regarding the waiver request from Section 6.5.E.2.c., wouldn't a waiver from Section 6.5.E.2 generally (and not subsection 'c') be more accurate? *the waiver request has been amended*
5. Provide an updated Application for Waivers to incorporate any additional required or requested waivers.
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible. +*
An updated waiver request has been prepared.
6. Identify how the project complies with Section 6.5.E (groundwater protection).
The project complies with Section 6.5.G, the groundwater will not be adversely affected by the project. No hazardous substances or contaminants will be introduced into the groundwater.
7. Provide an estimated timetable for construction and completion of required improvements.
(5.1.G.1) Construction to commence in summer 2023 for completion in spring of 2024.
8. Confirm with the Department of Public Works that the proposed landscaping within the Miracle Mile right-of-way is permissible (with an Excavation Permit). *The request has been forwarded to DPW for review and a response is pending.*
9. Regarding the requested waivers from Sections 6.2.B, D and E, please address Section 7.2.A which provides that, “Waivers from landscaping requirements shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the development shall be scaled down so that landscaping requirements can be met.”
The waivers are requested for areas that are needed for normal building function, building maintenance and access, loading dock areas and truck maneuvering; no waiver is requested to provide parking in lieu of landscaping.

Plan Set Comments

General

10. The existing and proposed conditions of the western portion of the property, depicted in the image below (the “Western Leg”) requires significant clarification. A waiver has been requested from Section 6.5.E.2, but the Zoning Ordinance requires that individual off-street parking spaces are marked (see Appendix A, definition of “off street parking”.) Consequently, it does not appear that the planning Board can grant of waiver from the requirement that “parking areas shall be improved with finished materials.” Overall it is substantially unclear what is proposed for this area and how the improvements comply with applicable site plan requirements (including but

not limited to landscaping and lighting). Please update the existing conditions and site plans accordingly.



The area is no longer being proposed for parking, it will remain as utility easement space and only used for maintenance activities by the Lot owner for stormwater maintenance and owners of the existing easements for maintaining their facilities.

11. Provide sheet numbers (i.e. Sheet 1 through Sheet 12) in the lower right hand corner of all plan sheets with a prominent font size. *Sheet numbers are provided.*
12. Parking spaces must maintain a minimum setback of 5 ft. from all lot lines per Section 201.7 of the Zoning Ordinance. Please relocate or remove the three parking spaces at the east end of the property that are proposed to directly abut the adjacent property (Lot 103-9). *The three parking spaces have been removed and this area has been converted to landscaping. See revised plans for additional information.*
13. The lighting plan appears in the plan set as Sheet 10 but is identified in the Table of Contents as Sheet 12. Please address.
Sheet numbers have been updated accordingly, see revised cover sheet and lighting plan
14. It appears the property is adjacent to a dedicated transit route and, therefore, the project must demonstrate compliance with Section 6.5.D.9 (transit requirements). Please address.
Considering the project is likely subject to a contribution to the City for sidewalk improvements along the lot frontage can any transit related requirements be included in the contribution?
15. Identify how trash will handled.
 - a. If utilizing a dumpster, add to plan set and provide screening as required by 6.2.B.8.
Please note there is an existing dumpster enclosure on the site, this enclosure location is to be reused, additional landscape screening has been added, please see revision sheet C2.0, note C20 and the landscape plan for additional details.
16. A 5 ft.-wide sidewalk is required along the property's frontage (6.5.D.5.b). In lieu of constructing a sidewalk and in connection with a waiver request from Section 6.5.D.5.b, staff would recommend that the Planning Board condition an approval of the site plan application on contributing funds in an amount equal to the construction cost of the sidewalk to be pooled with other funds to pay for the construction of pedestrian facilities along Miracle Mile.
NH Group, LLC would be amenable to this condition.
17. The plans do not address or only partially address the following submission and design requirements:
 - a. 5.1.E.7 – requiring the plans to show the shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site.
The information has been added to the plans, see revised sheet C2.0
 - b. 5.1.E.10 - Show required sight distances at curb cuts and dimensions for the inside radii of all curves.
The information has been added to the plans, see revised sheet C2.0

- c. 5.1.E.10 - Show direction of travel.
The information has been added to the plans, see revised sheet C2.0
- d. 5.1.E.10 - Loading spaces and facilities used in connection with any structures on the site shall be shown.
The information has been added to the plans, see revised sheet C2.0, in addition the WB-67 truck turning movement plan has been added to the plan set, see new sheet C2.2
- e. 5.1.E.12 - The size of all existing public and private utilities (sewer size does not appear to be shown)
The information has been added to the plans, see revised sheet C2.0
- f. 5.1.E.13 – Requiring the lighting plan to show fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing or building-mounted light fixtures
The information has been added to the plans, please see the revised photometric plan
- g. 5.1.E.16 – landscaping plan requirements:
 - The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations.
 - All calculations for square footage of perimeter landscaping shall be shown.
The information has been added to the landscaping plans
- h. 5.1.E.19 – “Plans for snow removal and storage.”
Snow storage area has been added to the plans, see note C19 on sheet C2.0
- i. 6.2.D.5 – requiring 5 ft. sidewalks along the property’s frontage
As mentioned, NH Group is amenable to the condition requiring a contribution to the City in lieu of actually constructing a sidewalk
- j. 6.5.F.2 – “Provisions shall be made for snow storage or removal during winter months.”
Snow storage area has been added to the plans, see note C19 on sheet C2.0
- k. 6.5.I.3 – bicycle storage and parking requirements for non-residential development
The bicycle storage requirement has been met, there are 16 bike parking spaces shown on the plans
- l. 6.7.B.2 - the light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level
The applicable waiver is requested.

Sheet 1 (Cover Sheet)

- 18. Regarding the “Table of Contents” (Section 5.1.E):
 - a. Identify gross floor area of the existing and proposed buildings (only the footprint is identified) (5.1.E(4)(e)(4))
The information has been added to the zoning table
 - b. In table form, provide all information required by 5.1.E.4.e.5:
 - the number of required (minimum) parking spaces and calculations
 - the permitted (maximum) number of parking spaces and calculations
 - future proposed
 - existing parking capacity
The information has been added to the zoning table.

Identify number of handicap accessible parking spaces required and provided. **The information has been added to the zoning table.**

- c. Identify specific number of proposed short-& long-term bicycle storage spaces (5.1.E.4.e.6)
The information has been added to the zoning table.
- d. Number of existing and proposed loading spaces (5.1.E.4.e.7)
The information has been added to the zoning table.
- e. Identify the number of stories and gross square footage of each story of the existing and proposed buildings (5.1.E.4.e.9)
 - The chart indicates that the proposed building has 1 story. Is this correct?
The building is one story with a mezzanine, this information has been added to the zoning table.
- f. Indicate whether or not the parcel is subject to any City Overlay Districts pursuant to Article IV of the Zoning Ordinance (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Comprehensive Shoreland Protection jurisdiction. (5.1.E.4.e.13)
There are no known districts, the applicant requests a waiver from the requirement to have the potential wetlands delineated since it is several hundred feet from the proposed work.
- g. Please double check required parking.
 - Identify the number of restaurant seats and provide the calculation for that use.
41 restaurant seats are proposed.
 - Identify how the parking for the “charitable gaming” component is being calculated. Please identify the parking category in Table 607.1 of the Zoning Ordinance that is being utilized to calculate the minimum required parking for the charitable gaming use (which is considered an “indoor amusement” from a permitted use standpoint).
259 gaming related seats are proposed. Gaming seats were equated to the restaurant seat category in Table 607.1. Parking requirements for gaming seats have been calculated the same as for a restaurant. 0.33 spaces per seat.

Sheet 2 (legend)

- 19. If using a general legend instead of including a legend on each plan sheet, please remove symbols and abbreviations that do not appear anywhere in the plan set (there appear to be a large number of these) or else include a note indicating that not all items appear within the plan set. **The legend sheet has been updated accordingly.**

Sheet 3 (Existing Conditions)

- 20. Show the width and location of the easement owned by Liberty Utilities that is identified in the Engineering Ventures cover letter, and provide the easement owner’s address. (5.1.E.2, 5.1.E.5 and 5.1.E.22). **the information has been added to the plans**
- 21. Provide an address for the State of NH (identified as the owner of the easement over the western portion of the property) (5.1.E.2).

the information has been added to the plans.

22. Show Miracle Mile Plaza (Dunkin Donuts/movie theater) and Listen curb cuts (5.1.E.9)

the information has been added to the plans

23. Identify existing ground conditions within the Western Leg (e.g. locations of vegetation, cleared areas, condition of cleared areas (hardpack? Gravel? Etc), etc, etc):

the information has been added to the plans.

24. Please identify this line:



It is the edge of the easements held by Liberty Utilities and the State of NH, it is indicated on the plans
Sheet 4 (Demolition Plan)

25. Are the jersey barriers shown below intended to remain? yes

26. Clarify all buildings/structures/features/vegetation to be removed and identify pavement to be removed, retained, or altered. (5.1.E.8)

The building is to remain except for the portion being demoed as indicated by note X3 on the demo plan. The extents of pavement removal has been clarified on the plan.

Sheet 5 (Site, Grading, Drainage, and Utility Plan)

27. The site plan very difficult to read. Please provide a separate grading, drainage and utility plan.

The plans have been separated as requested

28. For the benefit of the Planning Board members, please consider any other ways to make the site plan sheet more understandable to a layperson including but not limited to any one or more of the following:

- Adding notes and/or expand the legend as needed to more clearly identify all lines and markings, including but not limited to those highlighted/marked below:
- Use a larger scale, if possible and as appropriate
- Provide a legend
- Provide additional labeling
- Use shading or color to better distinguish between the paving, unpaved surfaces, etc, etc.

The plans have been updated accordingly.

Sheet 10 (Landscape Plan) (actually appears as Sheet 11 in the PDF and printed version of the plan set)

29. Clearly show the front lot line. The information has been added to the plans.

30. Update the plant schedule to show conformance with 6.2.B.5 ("At the time of planting, all shrubs, whether deciduous or evergreen, shall be 24 to 30 inches in height and/or 18 to 24 inches in spread") The information has been added to the plans.

31. Confirm that proposed landscaping around the electrical transformer in the front is acceptable to Liberty Utilities. This will be coordinated with liberty utilities.

32. In relocating the 3 parking spaces along the shared lot line with Tax Map 103-9 to comply with Section 201.7 of the ZO, consider adding in landscaping to bring the property more into compliance with the Section 6.2.B perimeter landscaping requirements.

The information has been added to the plans.

33. Demarcate the 50,941 sf identified as the “total” parking lot so that staff can verify compliance with the parking shading requirements set forth in Section 6.2.E of the Site Plan Review Regulations.

- a. Does this area include the Western Leg? If not, please replace “total” from label with another word to describe the 50,941 sf area.

The plans have been revised accordingly

34. Identify the proposed landscaping for the area along the boundary with Tax Map 103, Lot 10 and adjust plant schedule accordingly:



The plans have been revised accordingly

Sheet 12 (Photometric Plan) (actually appears as Sheet 10 in the PDF and printed version of the plan set)

35. Light pole proposed on the lot line shared with Tax Map 103-9 should be relocated so that it's setback from the lot line. This may also eliminate the need for a waiver from Section 6.7.B.2.

The light pole has been moved back from the lot line as requested

36. All parking areas must be illuminated (6.7.C.1). As required by 6.7.C.1, please provide additional lighting to ensure that all parking areas are lit, and update the maximum and minimum fc measurements and other calculations accordingly (the minimum horizontal illuminance for parking areas must be greater 0).

The applicant requests a waiver from this section, the illuminance is only very slightly above 0 and just over the boundary into a commercial area used for vehicle circulation and.

37. It is very difficult to decipher the proposed lighting for the northeast corner of the building. Please address.



The confusing lines have been removed from the plan to make the photometrics more legible.









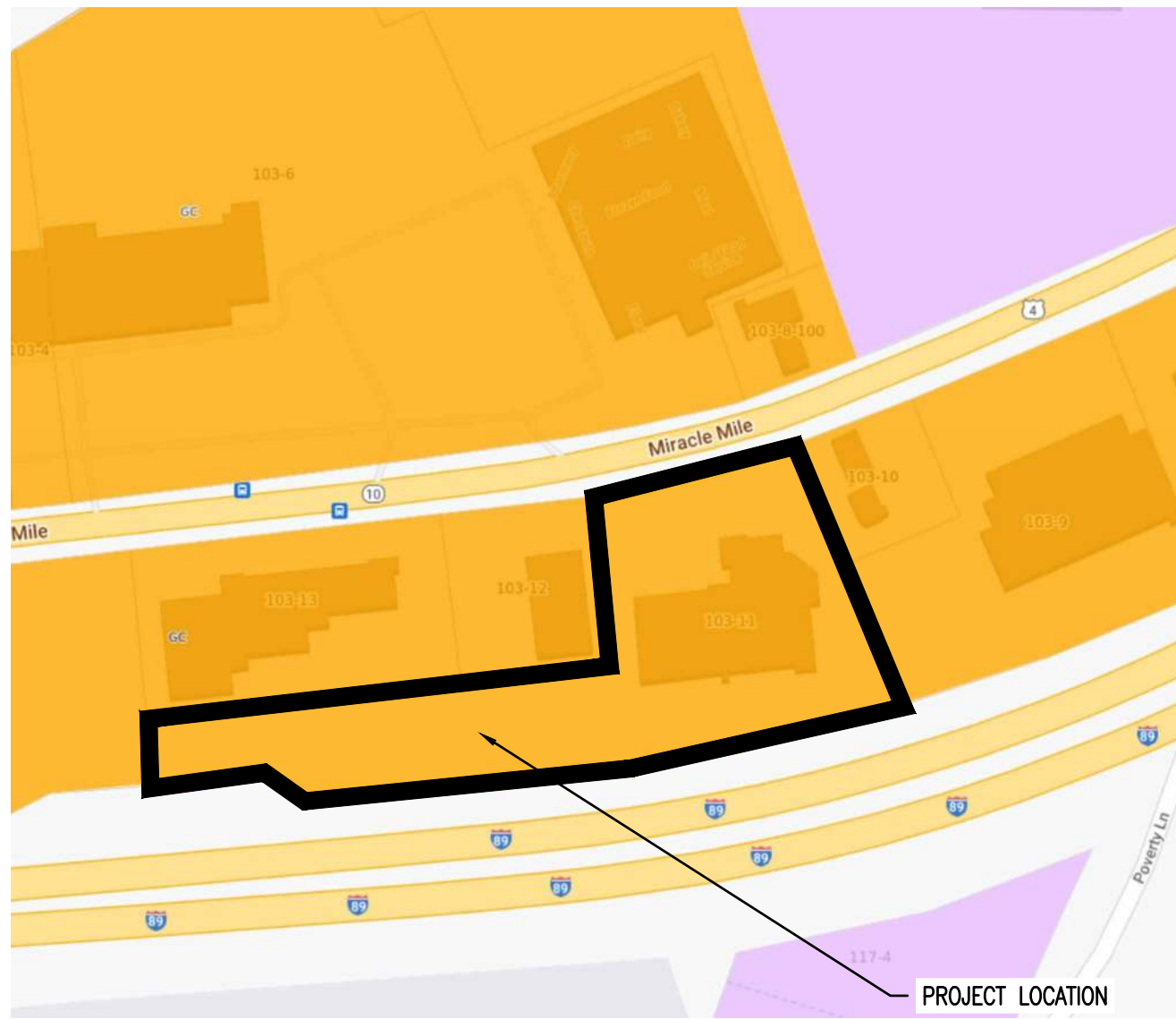
369 MIRACLE MILE

RESTAURANT/CHARITY GAMING CENTER

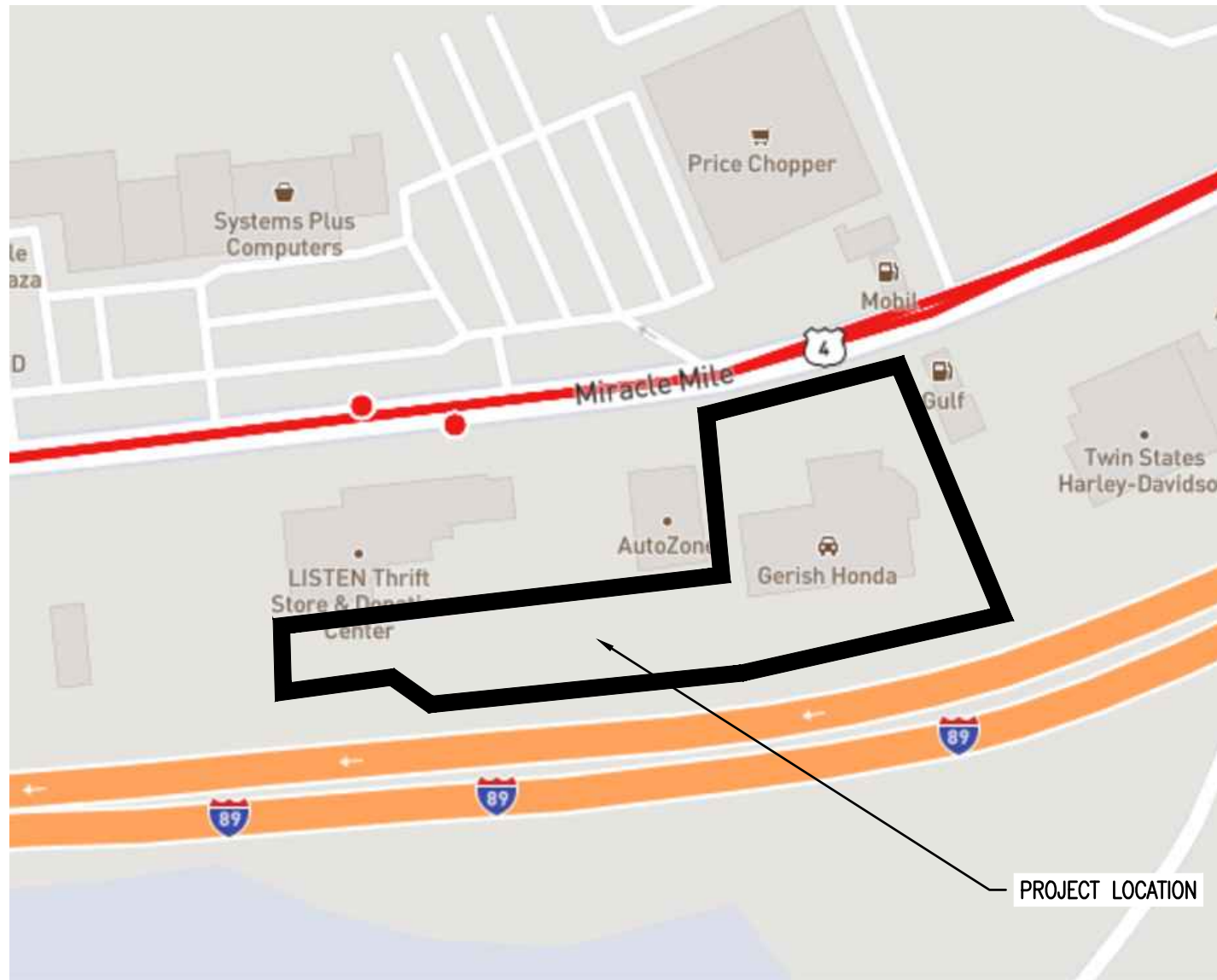
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



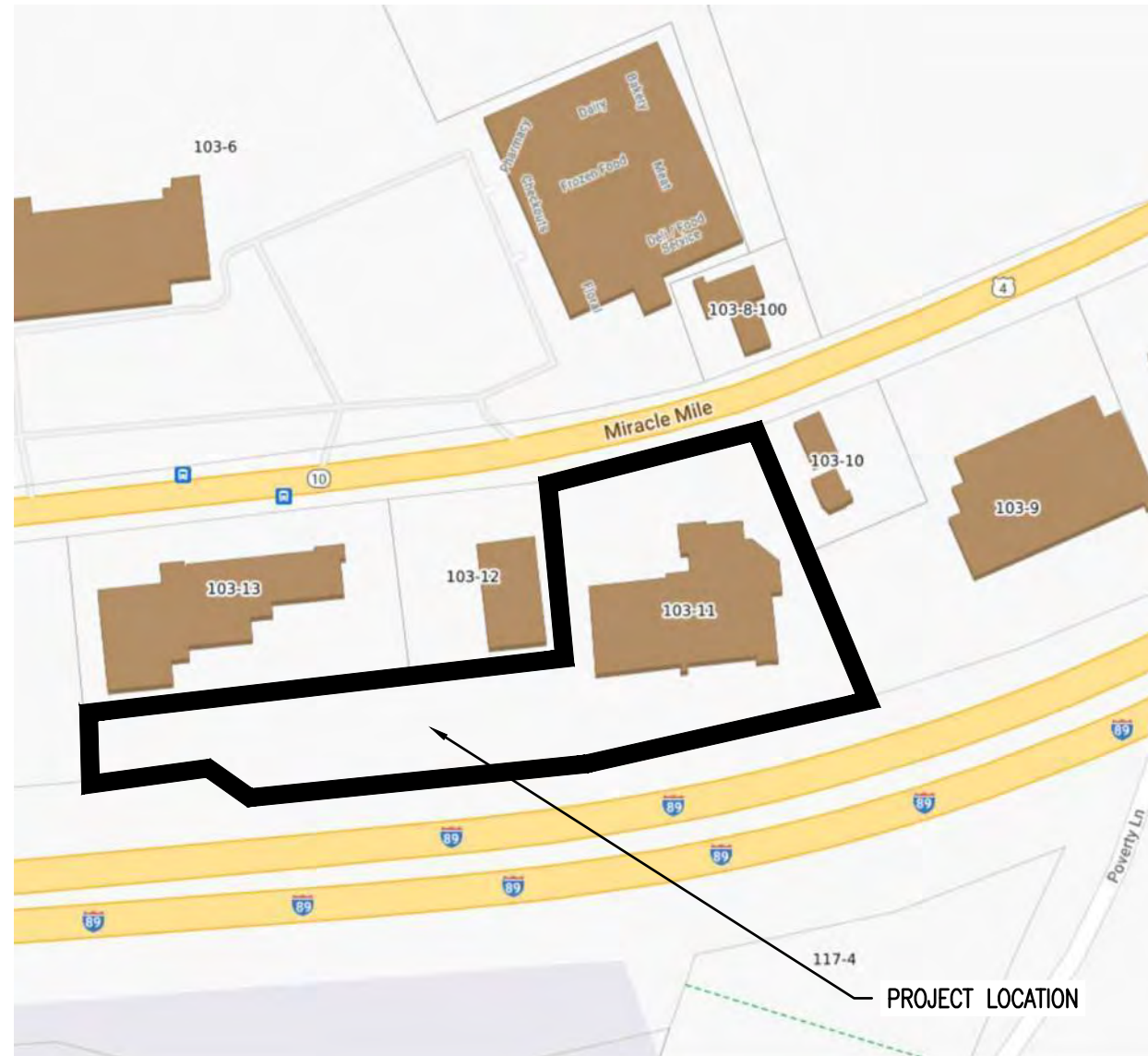
ORTHO MAP
1" = 500'



ZONING MAP
1" = 200'



BUS ROUTES
1"=200'



TAX MAP
1" = 200'

ZONING CHART

1/23/2023
369 Miracle Mile
Stefan Huba - NH Group, LLC
Lebanon Zoning Regulations

	Existing	Required	Proposed
Zoning District	GC		GC
Tax Lot #	103-12		103-12
Area of Lot	3.38 Acres	50,000 sf	3.38 Acres
Building (Footprint)	25,227 sq. ft.	44,170 sq. ft. (maximum)	17,335 sq. ft.
Gross Floor Area (first floor + Mezzanine)	22,690 sq. ft.		18,735 sq. ft.
Mezzanine Floor Area	1,755 sq. ft.		1,360 sq. ft.
Parking	165	99 (minimum)	147
ADA Parking Spaces	1	5	5
Bicycle Parking Spaces	0	15	16
Loading Spaces	1	-	1
Use	Auto Dealership		Restaurant / Charity Gaming
Overlay Districts	none		none
# of stories	single story with mezzanine		single story with mezzanine
Impervious Area	102,032 sf		100,864 sf
Impervious Area (% of lot)	69.3%		68.5%
Frontage	240'	150'	240'
Setbacks			
Front	81'	40'	131'
Rear	68'	20'	61'
Side	30'	20'	30'
Building Height	27'		33'

Parking Calcs:
259 gaming seats x 0.33 = 85 spaces
41 restaurant seats x 0.33 = 14 spaces
Total = 99 (minimum)

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C1.2	DEMOLITION PLAN	ENGINEERING VENTURES	(4 OF 14)
C1.3	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(5 OF 14)
C2.0	SITE GRADING DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES	(6 OF 14)
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C3.1	SITE DETAILS	ENGINEERING VENTURES	(9 OF 14)
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L-1	LANDSCAPE PLAN	MARA LANDSCAPE DESIGN	(12 OF 14)
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PH1	PHOTOMETRIC PLAN	EXPOSURE, INC.	(14 OF 14)

CONSULTANTS

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LEBANON, NH 03766
(603) 727-4222

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

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

SUBJECT PROPERTY

LOT 103-11
369 MIRACLE MILE
LEBANON, NH 03766

OWNER/APPLICANT

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

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

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-530-9614
www.engineeringventures.com

Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

COVER SHEET

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

EV Project #

Drawn By:

Checked By:

Scale:

Date:

22506

AM

AM

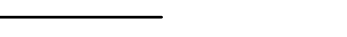
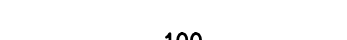
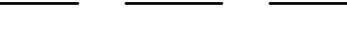
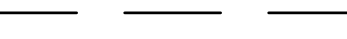
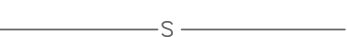
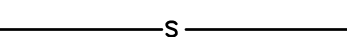
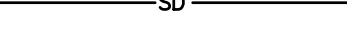
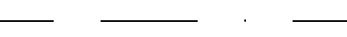
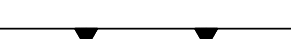
AS NOTED

1/23/2023

C0.0

1 of 14

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
	C/O		C/O
	MANHOLE		
	CATCH BASIN		
	STORM MANHOLE		
	BOLLARD		
	HEADWALL		
	FLARED END SECTION		
	STONE APRON		
	GATE VALVE		
	HYDRANT		
	WATER SHUT OFF		
	UTILITY POWER POLE		
	SIGN		
	SPOT ELEVATION		+100.5
	HANDICAP SYMBOL		
	POND		
	TREELINE		
	CONTOUR		
	SWALE		150
	STONE WALL		
	SUBJECT PROPERTY LINE		
	OFF SITE PROPERTY LINE		
	SOIL BOUNDARY		
	EDGE OF PAVEMENT		
	EDGE OF GRAVEL		
	SANITARY SEWER LINE		S
	STORM LINE		SD
	WATER LINE		W
	OVERHEAD ELECTRIC		OHE
	UNDERGROUND ELECTRIC		UGE
	UNDERGROUND COMM.		UGC
	GAS LINE		GAS
	SETBACK		
	WETLANDS DELINEATED		
	WETLANDS APPROX.		
	FENCE (BARBED WIRE)		X
	FENCE (CHAIN LINK)		O
	FENCE (WOODEN)		□
	UNDER DRAIN		UD
	ROOF DRAIN		RD
	FOUNDATION DRAIN		FD
	OFFSITE WETLANDS		
	CONCRETE		
	ASPHALT PAVEMENT		
	BUILDING		
	RETAINING WALL		
	GRAVEL SURFACE		

NOTE: NOT ALL OF THE SYMBOLS, LINE TYPES AND SURFACE HATCHING INDICATED IN THE LEGEND APPEAR ON THE PLANS.

GENERAL NOTES

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

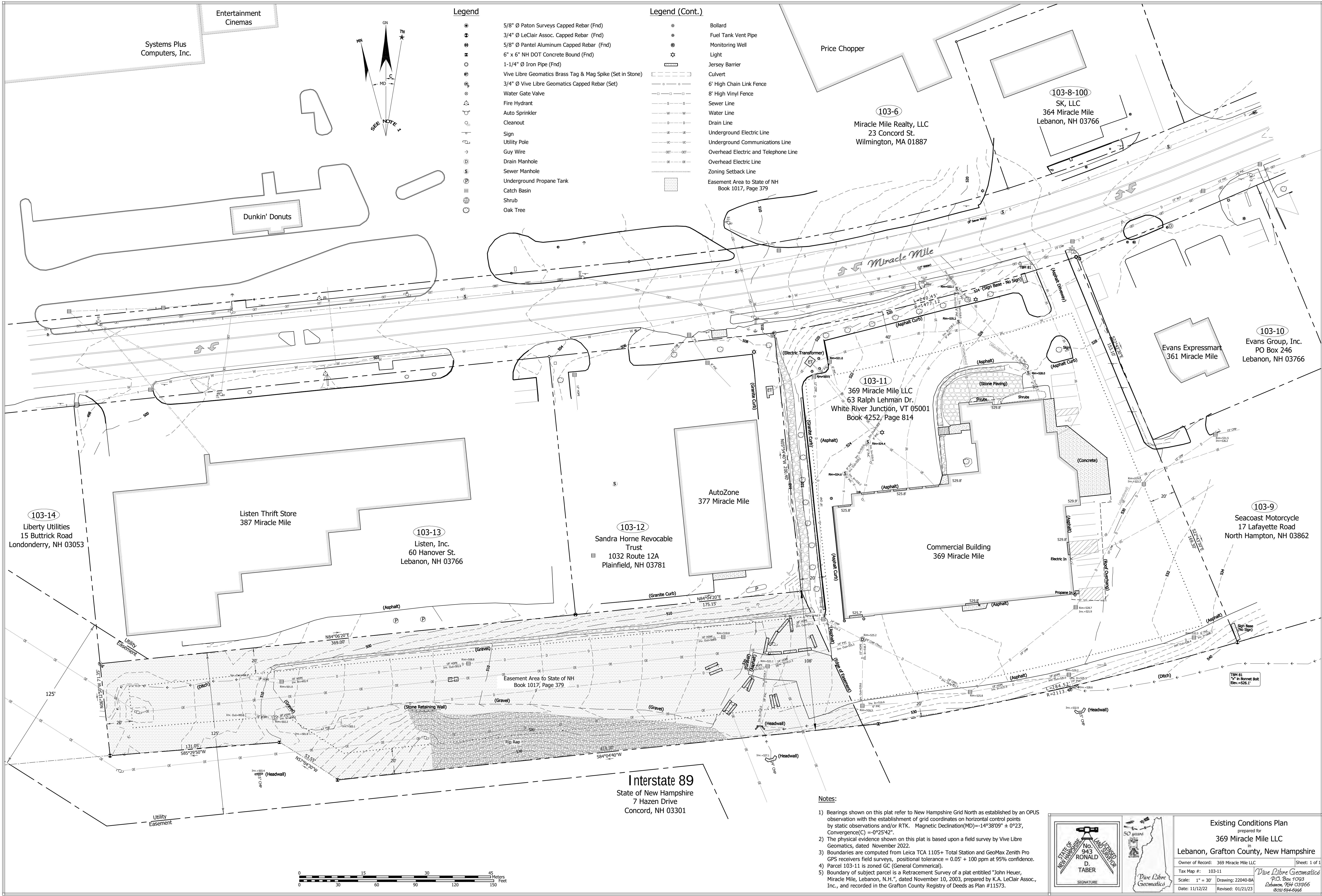
LANDSCAPE NOTES

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

EPA 2022 CONSTRUCTION GENERAL PERMIT

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

Stamp	
Date	
Description	
No.	
 ENGINEERING VENTURES PC 208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
Sheet Title: LEGEND AND NOTES	Project Title: 369 Miracle Mile Restaurant/Charity Gaming Center Lebanon, Grafton County, New Hampshire
EV Project #	22506
Drawn By:	AM
Checked By:	AM
Scale:	AS NOTED
Date:	1/23/2023
C0.1 2 of 14	



Legend

- 5/8" Ø Paton Surveys Capped Rebar (Fnd)
- 3/4" Ø LeClair Assoc. Capped Rebar (Fnd)
- 5/8" Ø Pantel Aluminum Capped Rebar (Fnd)
- 6" x 6" NH DOT Concrete Bound (Fnd)
- 1-1/4" Ø Iron Pipe (Fnd)
- Vive Libre Geomatics Brass Tag & Mag Spike (Set in Stone)
- 3/4" Ø Vive Libre Geomatics Capped Rebar (Set)
- Water Gate Valve
- Fire Hydrant
- Auto Sprinkler
- Cleanout
- Sign
- Utility Pole
- Guy Wire
- Drain Manhole
- Sewer Manhole
- Underground Propane Tank
- Catch Basin
- Shrub
- Oak Tree

Legend (Cont.)

- Bollard
- Fuel Tank Vent Pipe
- Monitoring Well
- Light
- Jersey Barrier
- Culvert
- 6' High Chain Link Fence
- 8' High Vinyl Fence
- Sewer Line
- Water Line
- Drain Line
- Underground Electric Line
- Underground Communications Line
- Overhead Electric and Telephone Line
- Overhead Electric Line
- Zoning Setback Line
- Easement Area to State of NH Book 1017, Page 379

Price Chopper

103-6

Miracle Mile Realty, LLC
23 Concord St.
Wilmington, MA 01887

103-8-100

SK, LLC
364 Miracle Mile
Lebanon, NH 03766

103-10

Evans Group, Inc.
PO Box 246
Lebanon, NH 03766

103-11

369 Miracle Mile LLC
63 Ralph Lehman Dr.
White River Junction, VT 05001
Book 4252, Page 814

103-12

Sandra Horne Revocable
Trust
1032 Route 12A
Plainfield, NH 03781

103-13

Listen, Inc.
60 Hanover St.
Lebanon, NH 03766

Listen Thrift Store
387 Miracle Mile

103-14

Liberty Utilities
15 Buttrick Road
Londonderry, NH 03053

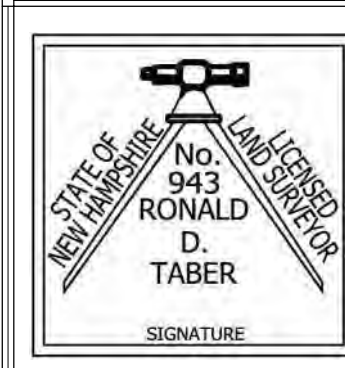
103-9

Seacoast Motorcycle
17 Lafayette Road
North Hampton, NH 03862

Interstate 89
State of New Hampshire
7 Hazen Drive
Concord, NH 03301

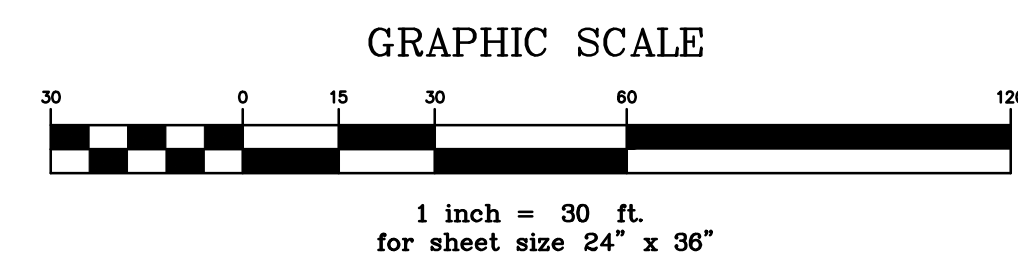
Notes:

- Bearings shown on this plat refer to New Hampshire Grid North as established by an OPUS observation with the establishment of grid coordinates on horizontal control points by static observations and/or RTK. Magnetic Declination(MD)=-14°38'09" ± 0°23', Convergence(C)=-0°25'42".
- The physical evidence shown on this plat is based upon a field survey by Vive Libre Geomatics, dated November 2022.
- Boundaries are computed from Leica TCA 1105+ Total Station and GeoMax Zenith Pro GPS receivers field surveys, positional tolerance = 0.05' + 100 ppm at 95% confidence.
- Parcel 103-11 is zoned GC (General Commercial).
- Boundary of subject parcel is a Retracement Survey of a plat entitled "John Heuer, Miracle Mile, Lebanon, N.H.", dated November 10, 2003, prepared by K.A. LeClair Assoc., Inc., and recorded in the Grafton County Registry of Deeds as Plan #11573.



Existing Conditions Plan
prepared for
369 Miracle Mile LLC
in
Lebanon, Grafton County, New Hampshire
Owner of Record: 369 Miracle Mile LLC
Tax Map #: 103-11
Scale: 1" = 30'
Date: 11/12/22
Sheet: 1 of 1
D. TABER
P.O. Box 1093
Lebanon, NH 03766
0302 644 6998

X1	REMOVE LANDSCAPING
X2	REMOVE CONCRETE WALK AND STEPS
X3	DEMO BUILDING PER ARCHITECTURAL PLANS
X4	SAWCUT AND REMOVE ALL ASPHALT PAVEMENT ON THE SUBJECT PARCEL BEYOND THE LINE
X5	REMOVE CURB
X6	REMOVE WALL
X7	REMOVE SIGN
X8	REMOVE CONCRETE

[illegible]

CONSTRUCTION SEQUENCE

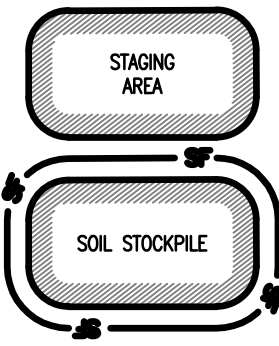
1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
8. DEMO REQUIRED PORTIONS OF THE BUILDING, BUILDING RENNOVATIONS TO OCCUR PARALLEL WITH SITE WORK.
9. INSTALL GREASE TRAP
10. INSTALL STORMWATER PIPING AND STRUCTURES
11. INSTALL LIGHT POLES AND ELECTRICAL CONDUITS
12. BACKFILL AND SUBGRADE PREP FOR NEW PAVING AND SIDEWALK AREA
13. PAVE BASE COURSE
14. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
15. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
16. PAVE WEARING COURSE.
17. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPs.
18. ANTICIPATED FINAL COMPLETION DATE WINTER 2024.

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.



TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

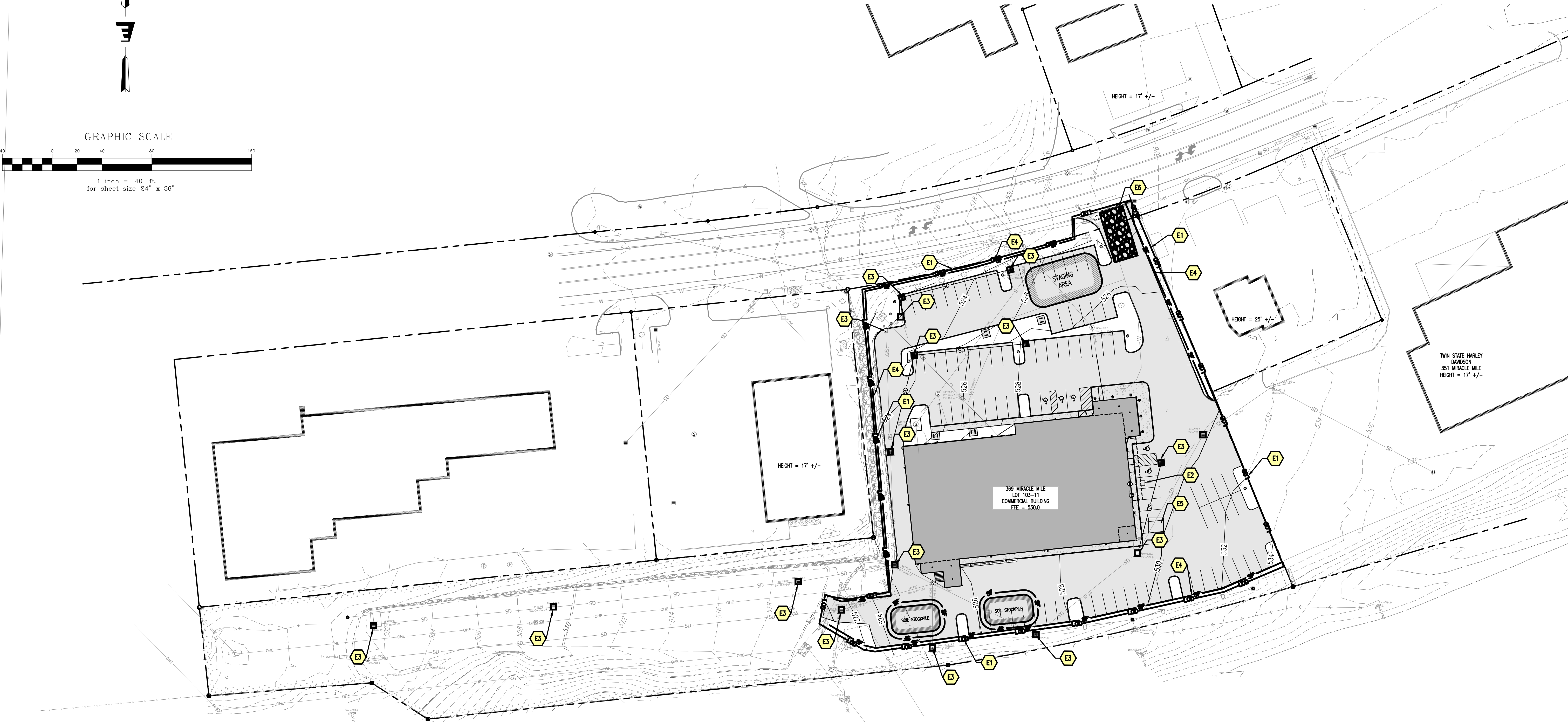
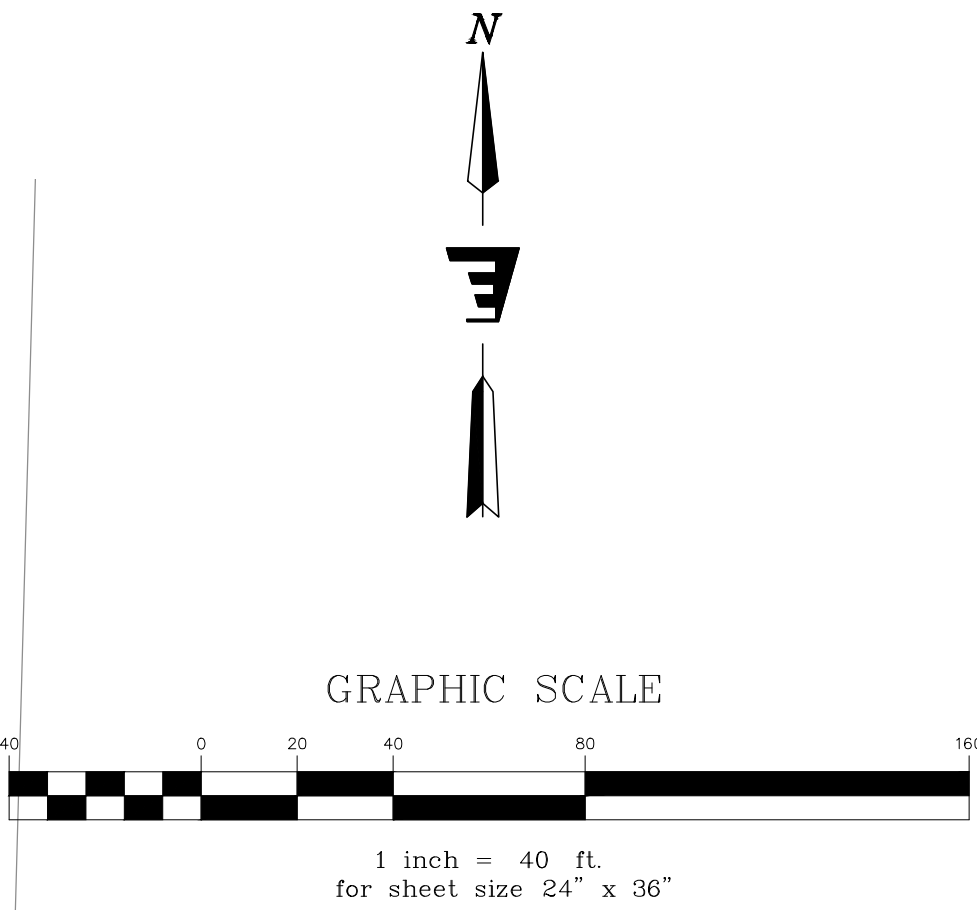
TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ONTO ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIFIC TREES AND SPECIAL AREAS OF CONCERN.

STORMWATER POLUTION PREVENTION NOTES

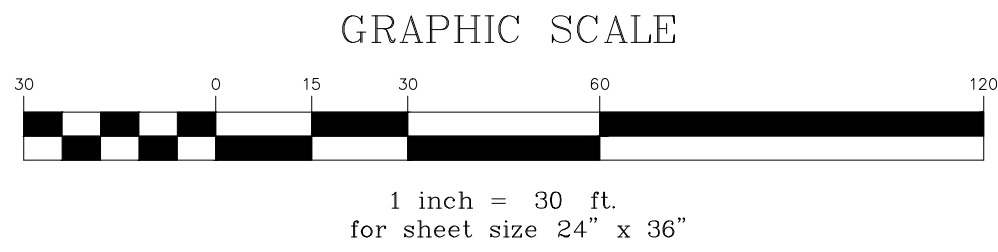
- E1 LIMIT OF DISTURBANCE
- E2 PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3 INLET PROTECTION (TYP.)
- E4 SILT FENCE
- E5 CONCRETE WASHOUT
- E6 STABILIZED CONSTRUCTION ENTRANCE



Stamp	
Date	
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Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
Sheet Title: EROSION PREVENTION AND SEDIMENT CONTROL PLAN	Project Title: 369 Miracle Mile Restaurant/Charity Gaming Center Lebanon, Grafton County, New Hampshire
EV Project # 22506	Drawn By: DC
Checked By: AM	Scale: 1" = 40'
Date: 1/23/2023	
C1.3 5 of 14	

SITE NOTES

- C1 WOOD GUIDE RAIL
- C2 REPAIR AND ADJUST HEIGHT/LENGTH OF MASONRY WALL AS REQUIRED TO ACHIEVE GRADES
- C5 GRANITE CURBING (TYP.)
- C6 5' WIDE CONCRETE SIDEWALK OR AS NOTED (TYP.)
- C7 ASPHALT PARKING AND DRIVE ACCESS
- C8 ADA PARKING SPACES
- C12 STAIRS
- C13 BIKE PARKING
- C14 LIGHT FIXTURE (TYP.)
- C15 RAISE CURBING AS REQUIRED TO MATCH NEW GRADES
- C16 REDI-ROCK WALL WITH PEDESTRIAN RAILING
- C17 PARKING LOT LEASE AGREEMENT FOR 55 VEHICLES AND TRUCK TURNING FOR THE BENEFIT OF LOT 103-11 (LESSEE) FROM LOT 103-9 (LESSOR).
- C18 NO ACCESS SIGNAGE, EMERGENCY AND UTILITY/MAINTENANCE PERSONNEL ONLY
- C19 SNOW STORAGE
- C20 EXISTING DUMPSTER ENCLOSURE
- C21 DIRECTION OF TRAVEL (TYP.)
- C22 VISION TRIANGLE (TYP.)
- C23 LOADING DOCK
- C24 TRUCK TURNAROUND AND LOADING AREA
- C25 WALL MOUNTED VEHICLE CHARGERS (TYP.)



Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC	
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Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
Site Layout Plan	369 Miracle Mile Restaurant/Charity Gaming Center Lebanon, Grafton County, New Hampshire
Sheet Title:	EV Project # 22506
Project Title:	Drawn By: AM
	Checked By: KW
	Scale: 1" = 30'
	Date: 1/23/2023
C2.0	
6 of 14	

DRAINAGE SCHEDULE

- D1

4' I.D. CATCH BASIN
RIM: 523.89
INV. IN: 519.00 (12" HDPE)
INV. OUT: 519.00 (12" HDPE)
SUMP: 517.00
- D2

4' I.D. CATCH BASIN
RIM: 528.15
INV. OUT: 523.00 (12" HDPE)
SUMP: 521.00
- D3

4' I.D. CATCH BASIN
RIM: 522.06
INV. IN: 516.30 (12" HDPE)
INV. OUT: 516.30 (12" HDPE)
SUMP: 514.30
- D4

4' I.D. CATCH BASIN
RIM: 525.04
INV. OUT: 517.00 (12" HDPE)
SUMP: 515.00
- D5

4' I.D. CATCH BASIN
RIM: 524.75
INV. IN: 513.80 (18" CMP)
INV. IN: 518.40 (12" HDPE)
INV. OUT: 513.80 (18" CMP)
SUMP: 511.80
- D6

4' I.D. CATCH BASIN
RIM: 529.02
INV. OUT: 524.00 (12" HDPE)
SUMP: 522.00
- EX1

4' I.D. CATCH BASIN
RIM: 521.22
INV. IN: 516.10 (12" HDPE)
INV. OUT: 516.10 (18" HDPE)
SUMP: 514.10
- EX2

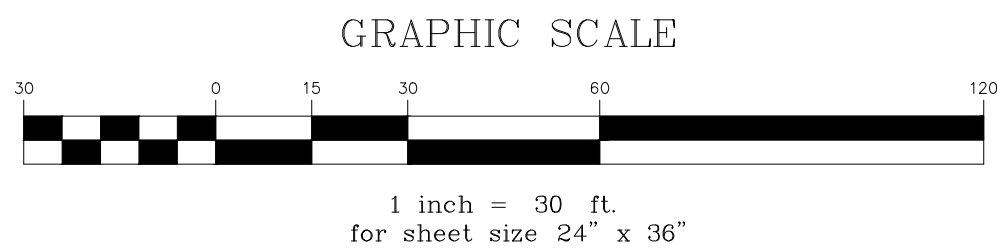
4' I.D. CATCH BASIN
RIM: 520.59
INV. IN: 516.00 (18" HDPE)
INV. OUT: 516.00 (18" CMP)
SUMP: 514.00

SEWER NOTES

- S1

PROPOSED GREASE INTERCEPTOR
1,500 GALLON CAPACITY (FOR KITCHEN WASTE ONLY)
8" INV. IN 519.3
8" INV. OUT = 519.2
- S2

EXTEND 6" PVC SANITARY SEWER TO BUILDING
INV. = 525.5 AT CONNECTION



Stamp	
Date	
Description	
No.	

ENGINEERING
VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-530-9614
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Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

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

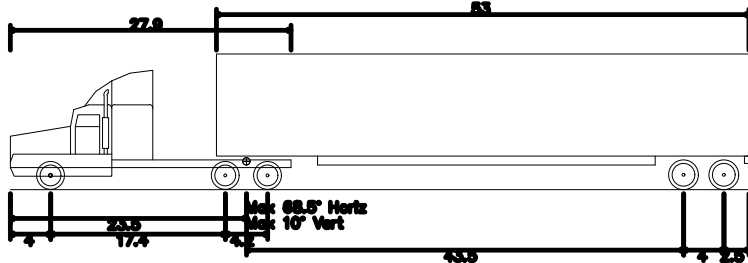
EV Project #	22506
Drawn By:	AM
Checked By:	KW
Scale:	1" = 30'
Date:	1/23/2022

C2.1

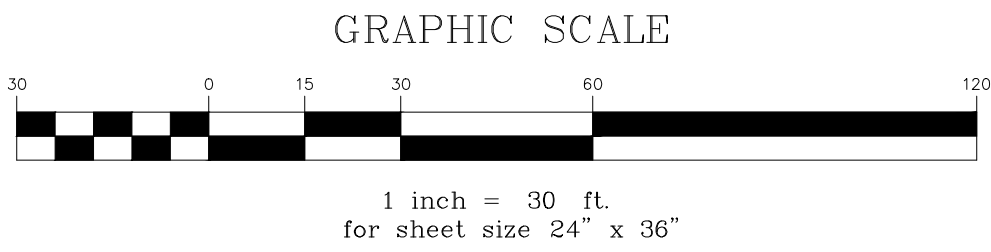
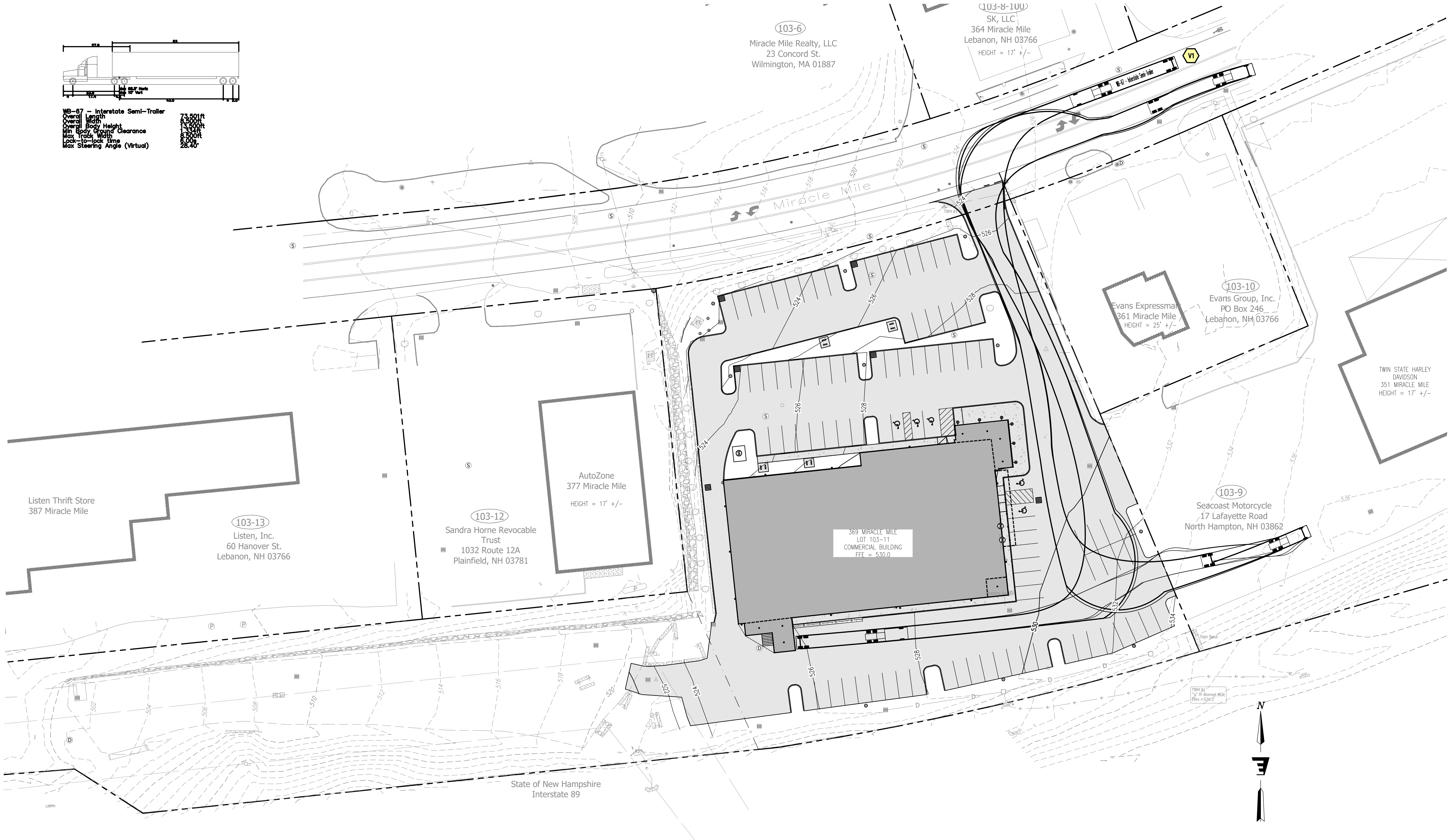
7 of 14

VEHICLE TURNING NOTES

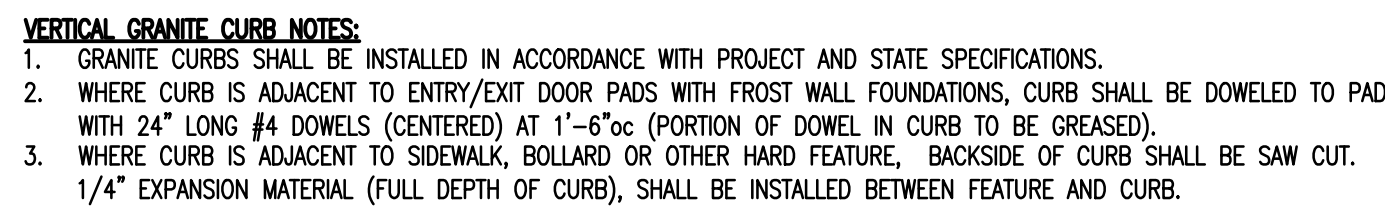
V1 WB-67 TRACTOR TRAILER TRUCK



WB-67 - Interstate Semi-Trailer
 Overall Length 73.50 ft
 Overall Width 10.00 ft
 Overall Body Height 13.50 ft
 Min Body Ground Clearance 1.50 ft
 Max Truck Width 8.00 ft
 Lock-to-lock time 8.00 sec
 Max Steering Angle (Virtual) 28.40



Stamp	
Date	Description
No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
WB-67 Truck Turning Plan EV Project # 22506 Drawn By: AM Checked By: KW Scale: 1" = 30' Date: 1/23/2023	369 Miracle Mile Restaurant/Charity Gaming Center Lebanon, Grafton County, New Hampshire
C2.2 8 of 14	



WATERTIGHT CONNECTOR (PRESS SEAL SYSTEM OR KOR-N-SEAL)

FLOW

ADAPTER O.D.

PREFABRICATED MANHOLE ADAPTER W/SMOOTH EXTERIOR

BELL END

WATERTIGHT CONNECTOR (PRESS SEAL SYSTEM OR KOR-N-SEAL)

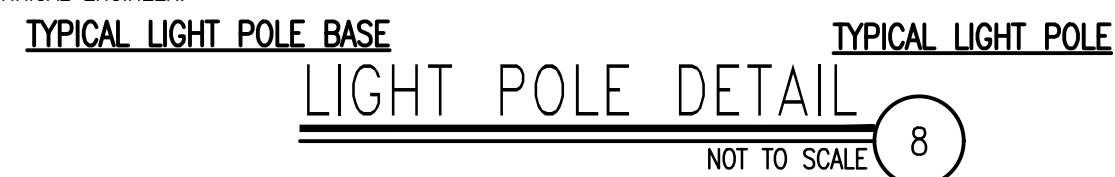
FLOW

ADAPTER O.D.

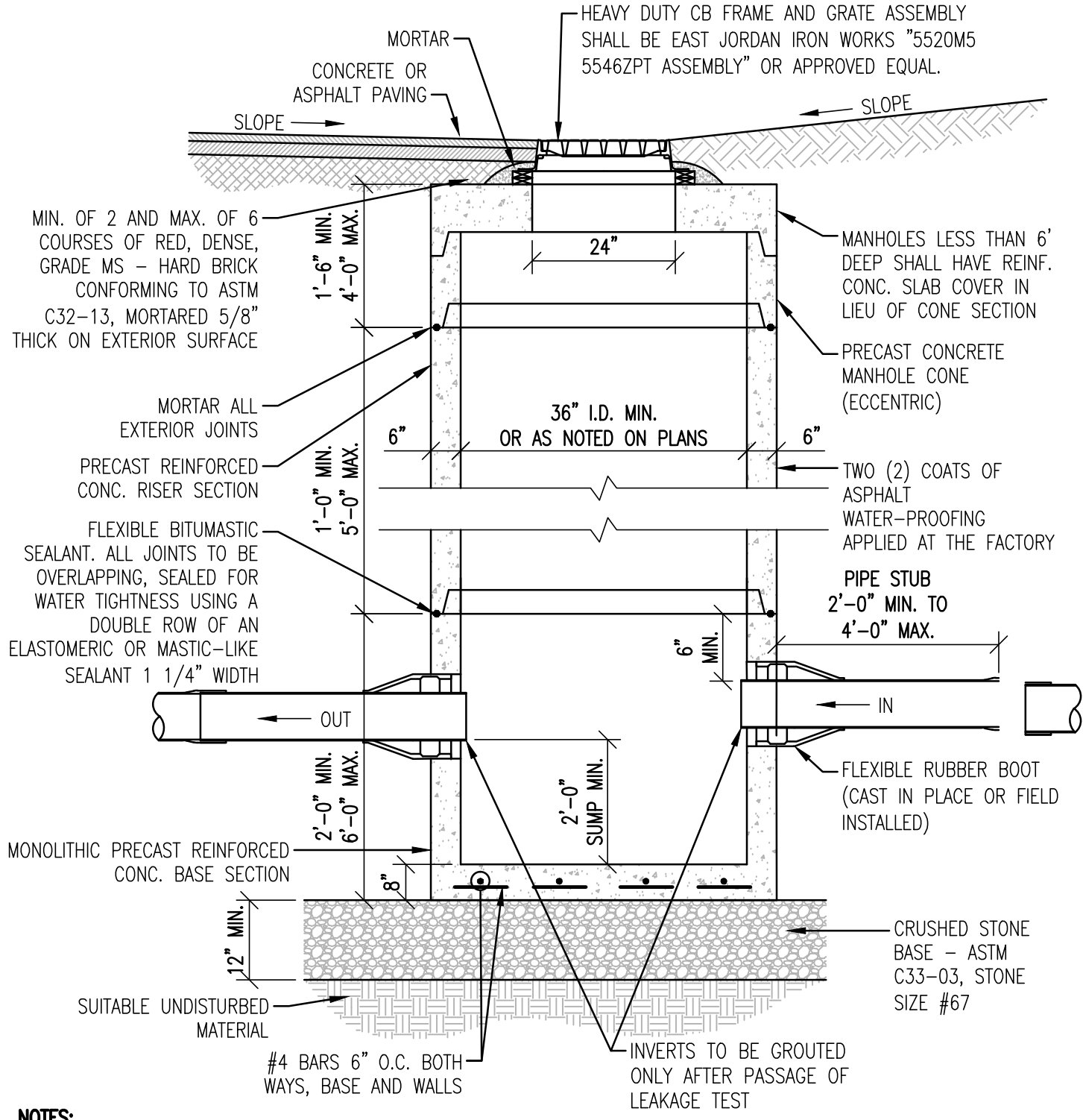
PREFABRICATED MANHOLE ADAPTER W/SMOOTH EXTERIOR

PLAIN END

GENERAL NOTES:
1. PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

[illegible]

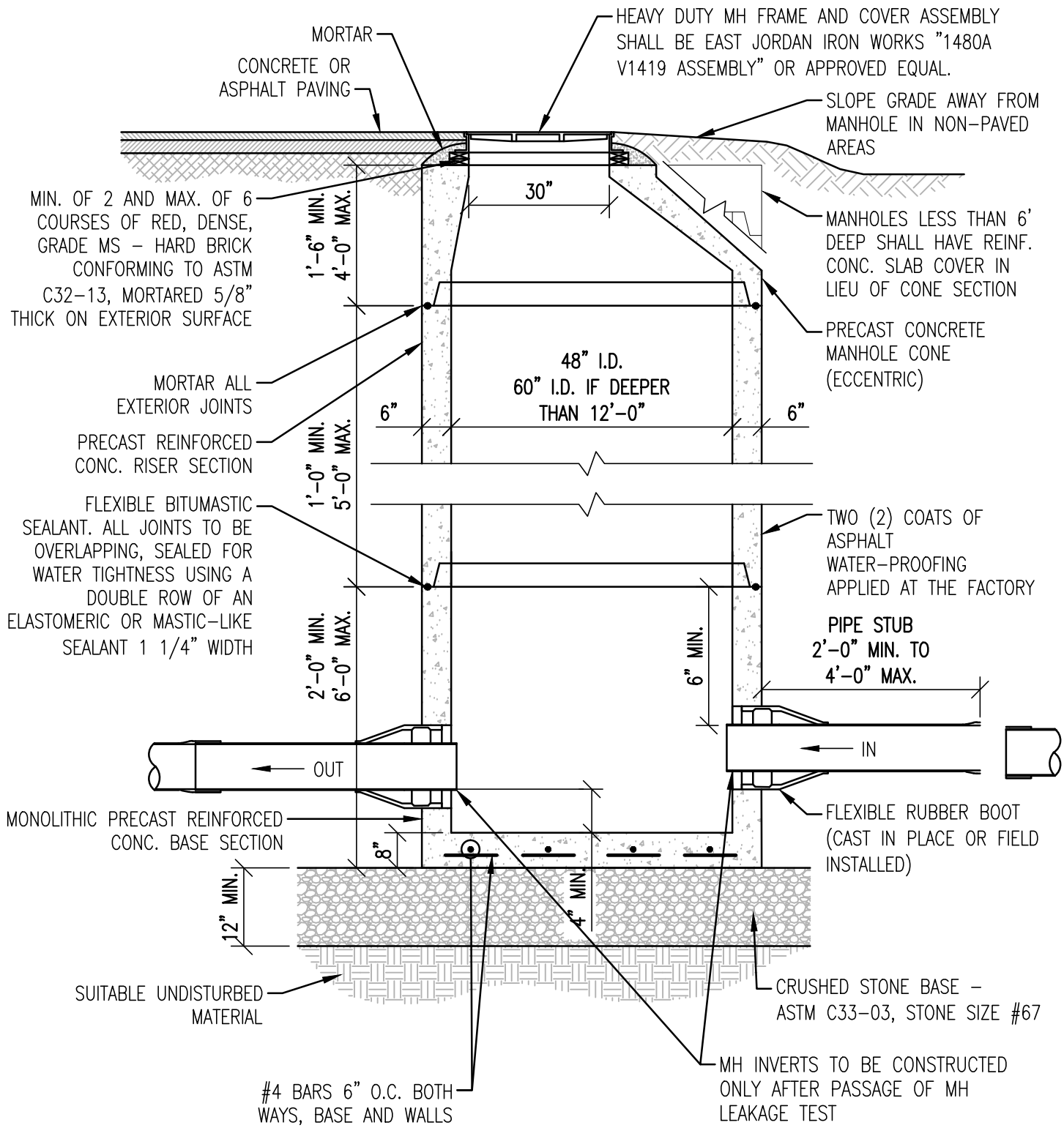
3 PROJECTS 2022/22/2008 399 MIRACLE MILE DWS SHEET FILES 22/22/2008 C3.0 SITE DETAILS.DWG PLOTTED: 1/20/2023 9:08 AM



- NOTES:**
- IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
 - CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H2O LOADING.

CATCH BASIN DETAIL 1

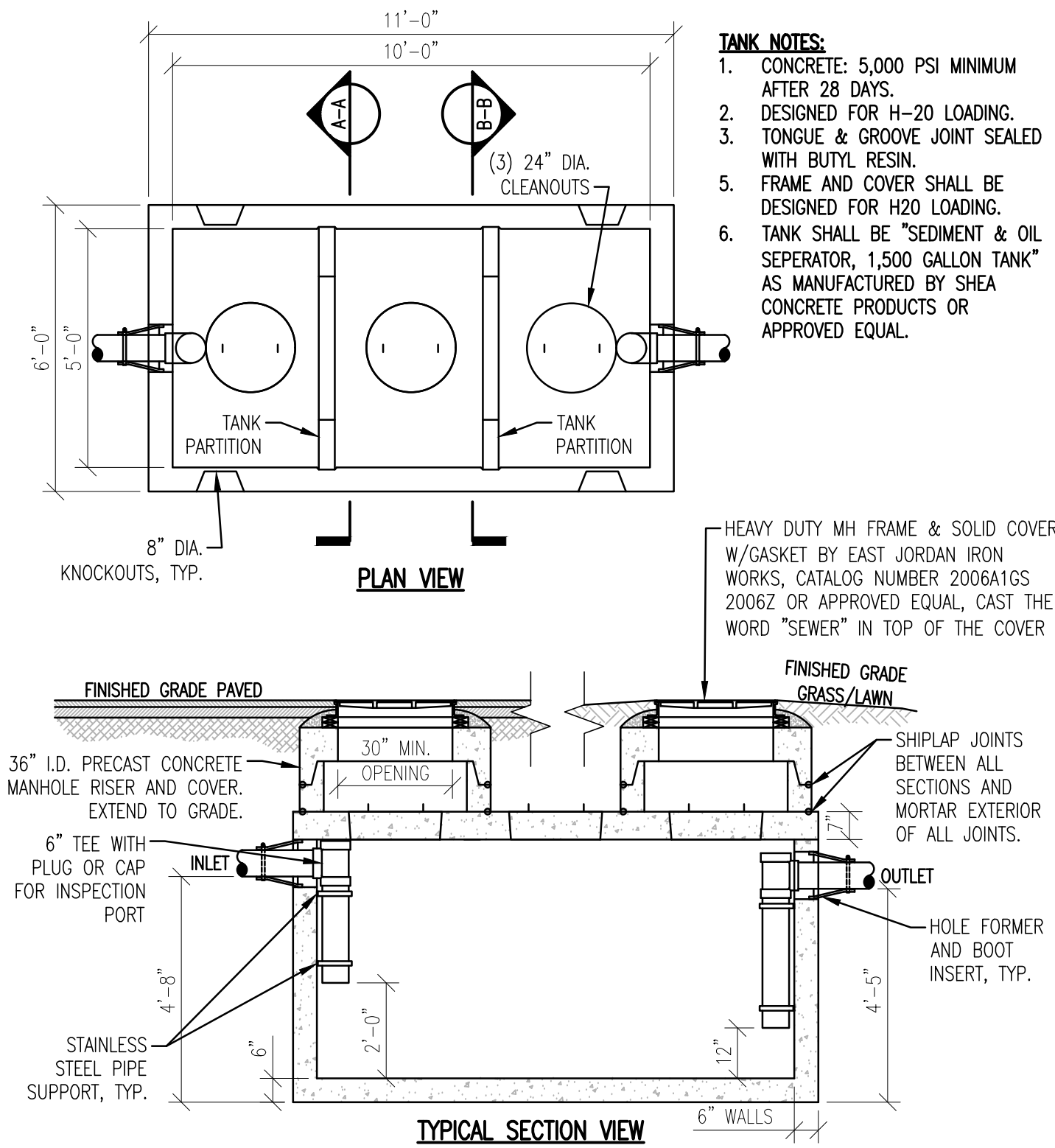
NOT TO SCALE



- NOTES:**
- PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
 - IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
 - INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
 - MANHOLE AND COVER SHALL BE DESIGNED FOR H2O LOADING.

DRAINAGE MANHOLE DETAIL 2

NOT TO SCALE

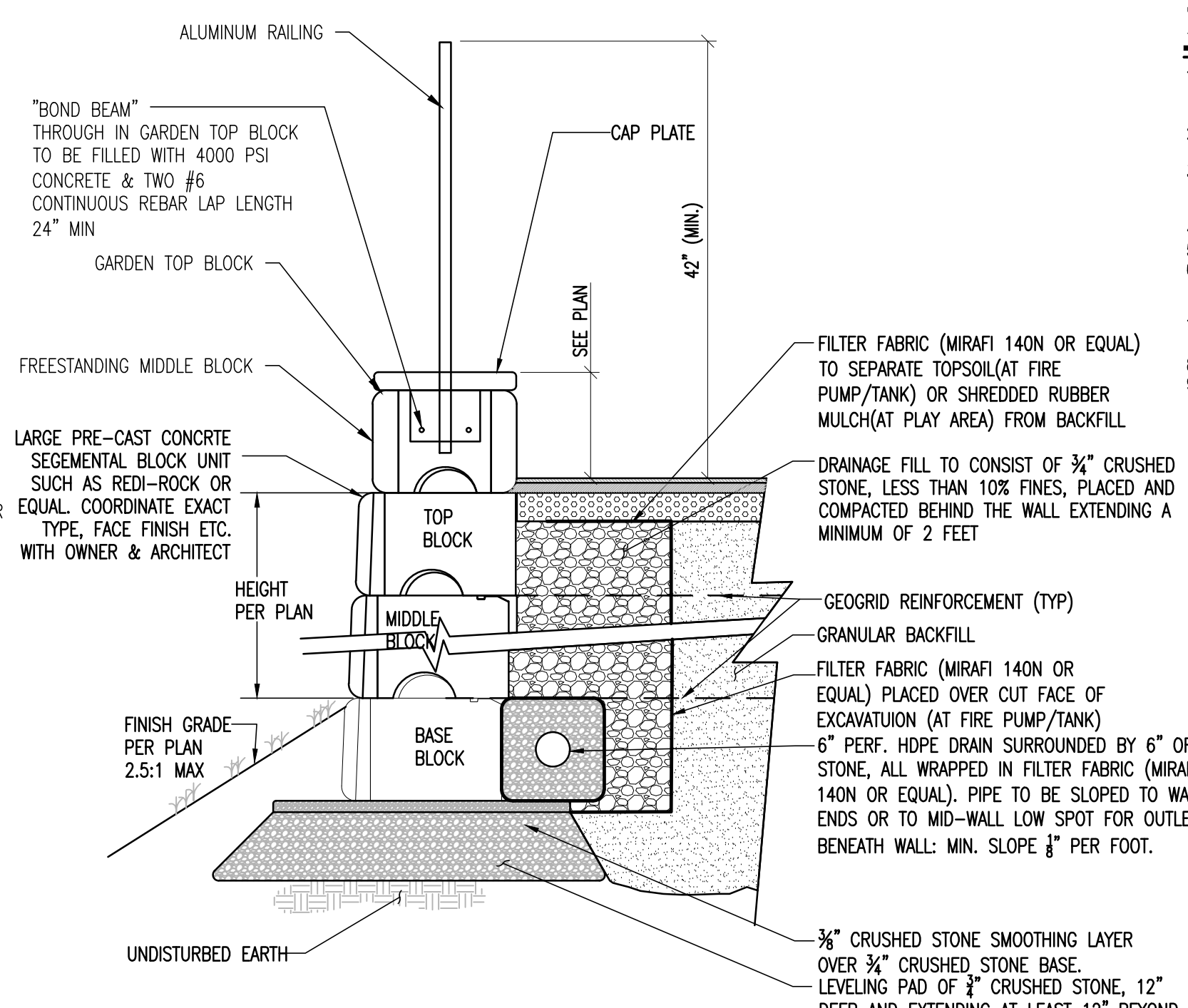


- GENERAL NOTES:**
- ITEMS OF WORK SHALL INCLUDE ALL NECESSARY MATERIALS AND THEIR INSTALLATION AS REQUIRED TO OPERATE THE GRIT/OIL SEPARATOR.
 - THE PRECAST STRUCTURE SHALL BE "SEDIMENT & OIL SEPARATOR, 1,500 GALLON TANK" AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL. THE PRE-CAST CONCRETE STRUCTURE AND RISERS SHALL BE CAPABLE OF WITHSTANDING H-20 LOADING AS CONFIGURED. THE EXTERIOR OF THE PRE-CAST CONCRETE STRUCTURE SHALL RECEIVE TWO COATS OF ASPHALT SEAL COATING AT THE FACTORY.
 - JOINTS BETWEEN THE CONCRETE SECTIONS SHALL BE SEALED BY BUTYL MASTIC (AASHTO M-198).
 - PIPE PENETRATIONS SHALL BE SEALED BY FLEXIBLE WATERTIGHT BOOTS WITH STAINLESS STEEL BANDS.
 - THE OIL-GRIT SEPARATOR AND RISERS SHALL BE FILLED WITH WATER AND SUBJECTED TO A 24 HOUR HYDROSTATIC LEAKAGE TEST. NO LEAKAGE WILL BE ALLOWED DURING THE TEST PERIOD.
 - AN ALTERNATE VACUUM LEAKAGE TEST PRIOR TO BACKFILLING IS ALSO ACCEPTABLE. THE VACUUM TEST WILL REQUIRE THE INSTALLED VAULT AND RISERS TO HOLD A VACUUM PRESSURE OF NEGATIVE 5 INCHES MERCURY FOR 10 MINUTES WITH NO LOSS/GAIN.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A WATERTIGHT STRUCTURE.
 - VENT OIL-GRIT SEPARATOR IN CONFORMANCE WITH VERMONT AND INTERNATIONAL PLUMBING CODES.
 - SHOP DRAWINGS OF THE OIL-GRIT SEPARATOR AND COMPONENTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

1,500 GALLON GREASE INTERCEPTOR 3

NOT TO SCALE

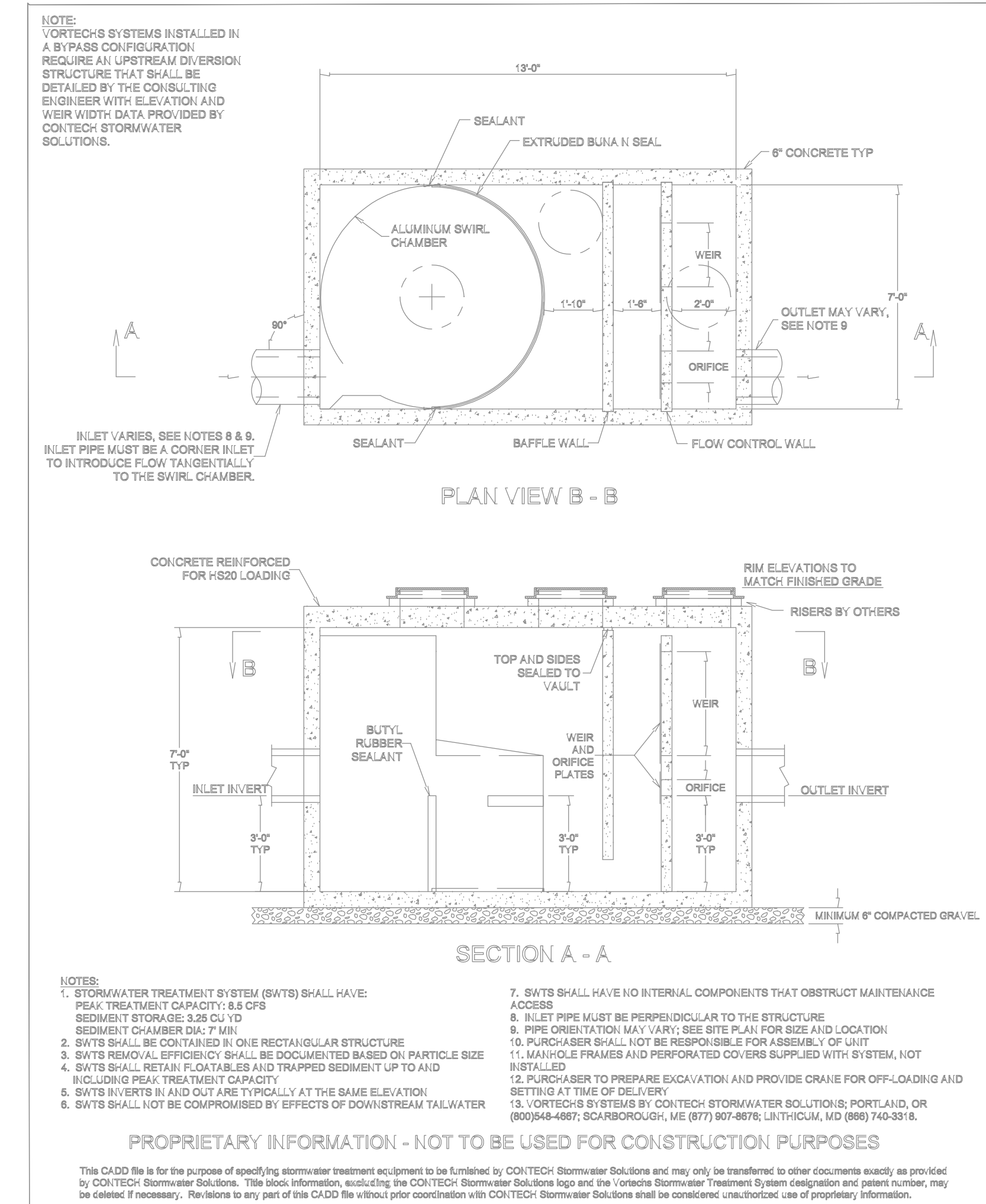
- TANK NOTES:**
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - DESIGNED FOR H-20 LOADING.
 - TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
 - FRAME AND COVER SHALL BE DESIGNED FOR H2O LOADING.
 - TANK SHALL BE "SEDIMENT & OIL SEPARATOR, 1,500 GALLON TANK" AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.



- NOTES:**
- RETAINING WALL WILL EXTEND ABOVE GRADE MINIMUM 27" AS VEHICULAR BARRIER (SEE PLAN FOR ELEVATIONS). CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL.
 - SEE LANDSCAPE PLANS FOR PEDESTRIAN RAILING ATTACHMENT.
 - CAP & TOP BLOCK TO BE FIELD CORED TO ACCEPT FENCE POST. CORE TO EXTEND 6" MIN INTO TOP BLOCK. ANNULUS SHALL BE FILLED WITH NON-SHRINK GROUT (TYPE BY FENCE SUPPLIER). KEEP CORE HOLE EDGE AT LEAST 6" FROM OUTSIDE EDGE OF BLOCK. DO NOT CUT REBAR.

SEGMENTAL BLOCK WALL 4

NOT TO SCALE



- NOTES:**
- STORMWATER TREATMENT SYSTEM (SWTS) SHALL HAVE:
 - PEAK TREATMENT CAPACITY: 6.5 CFS
 - SEDIMENT STORAGE: 3.25 CU YD
 - SEDIMENT CHAMBER DIA: 7' MIN.
 - SWTS SHALL BE CONTAINED IN ONE RECTANGULAR STRUCTURE
 - SWTS REMOVAL EFFICIENCY SHALL BE DOCUMENTED BASED ON PARTICLE SIZE
 - SWTS SHALL RETAIN FLOATABLES AND TRAPPED SEDIMENT UP TO AND INCLUDING PEAK TREATMENT CAPACITY
 - SWTS INVERTS IN AND OUT ARE TYPICALLY AT THE SAME ELEVATION
 - SWTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER
 - SWTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE ACCESS
 - INLET PIPE MUST BE PERPENDICULAR TO THE STRUCTURE
 - PIPE ORIENTATION MAY VARY; SEE SITE PLAN FOR SIZE AND LOCATION
 - PURCHASER SHALL NOT BE RESPONSIBLE FOR ADEQUACY OF UNIT
 - MANHOLE FRAMES AND PERFORATED COVERS SUPPLIED WITH SYSTEM, NOT INSTALLED
 - PURCHASER TO PREPARE EXCAVATION AND PROVIDE GRADE FOR OFF-LOADING AND SETTING AT TIME OF DELIVERY
 - VORTECHS SYSTEMS BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800)648-4887; SCARBOROUGH, ME (877) 907-8876; LINTHICUM, MD (866) 740-3318

PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

CONTECH
STORMWATER SOLUTIONS

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTECHS® MODEL 5000

U.S. PATENT NO. 6,789,418

DATE: 10/4/08 SCALE: NONE FILE NAME: STD5K DRAWN: JBS CHECKED: HJD

EXISTING WATER QUALITY UNIT 5

NOT TO SCALE

SITE/EARTHWORK SPECIFICATIONS

- PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES, UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF NHDOT SPECIFICATIONS.
 - CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
 - COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
 - COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
 - PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VIRGIS.
 - PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
 - ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
 - THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
 - ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:
- | | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
|--|-------------------|--|
| A. SAND BLANKET/BEDDING: NHDOT 209-2.1.1 | 2 INCHES | 100 |
| | 1-1/2 INCHES | 90 - 100 |
| | 1/2 INCH | 70 - 100 |
| | NO. 4 | 60 - 100 |
| | NO. 100 | 0 - 20 |
| | NO. 200 | 0 - 8 |
| B. 3/4" CRUSHED STONE: ASTM C33-03, STONE SIZE #67 | 1 INCH | 100 |
| | 3/4 INCHES | 90 - 100 |
| | 3/8 INCH | 20 - 65 |
| | NO. 4 | 0 - 10 |
| | NO. 8 | 0 - 5 |
| C. 1-1/2" CRUSHED STONE: NHDOT 304.4 | 2 INCH | 100 |
| | 1-1/2 INCH | 95 - 100 |
| | 3/4 INCH | 35 - 70 |
| | 3/8 INCH | 10 - 30 |
| | NO. 4 | 0 - 5 |
| D. COARSE CRUSHED GRAVEL: NHDOT 304.2 | 4 INCHES | 95 - 100 |
| | NO. 4 | 25 - 50 |
| | NO. 100 | 0 - 12 |
| | NO. 200 | 0 - 6 |
| E. FINE CRUSHED GRAVEL: NHDOT 304.33 | 2 INCHES | 100 |
| | 1-1/2 INCHES | 90 - 100 |
| | NO. 4 | 30 - 60 |
| | NO. 100 | 0 - 12 |
| | NO. 200 | 0 - 6 |
| F. GRANULAR BACKFILL: NHDOT 209-2.1.2 | 3 INCHES | 100 |
| | NO. 4 | 45 - 75 |
| | NO. 100 | 0 - 12 |
| | NO. 200 | 0 - 6 |
| G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES. | | |
| H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES. | | |
| I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS: | | |
| 1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.8. | | |
| 2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%. | | |
| 3. GRADATION: | SIEVE DESIGNATION | PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES |
| | 2 INCHES | 100 |
| | 1 INCH | 85 - 100 |
| | 1/4 INCH | 65 - 100 |
| | NO. 200 | 20 - 80 |

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.

Stamp

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Description

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Stefan Huba
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887B Central Ave.
Dover, NH 03820

SITE DETAILS

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

Sheet Title:

Project Title:

EV Project # 22506

Drawn By: DC

Checked By: AM

Scale: -

Date: 1/23/2023

C3.1

10 of 14

EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBED AREA SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
2. THE DISTURBED AREA SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(AASHTO M 144) OR SODIUM CHLORIDE (AASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY. A REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE WRITTEN WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - A) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
 - B) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
 - C) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; ANDRETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (S), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS BEEN ESTABLISHED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
14. THE APPLICANT SHALL NOTIFY IN WRITING DES WETLANDS BUREAU AND THE LEBANON CONSERVATION COMMISSION OF THEIR INTENTION TO COMMENCE CONSTRUCTION NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
15. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
16. DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - A) LOCATED IN UPLANDS;
 - B) LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - C) SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
17. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
19. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
20. PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
9. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

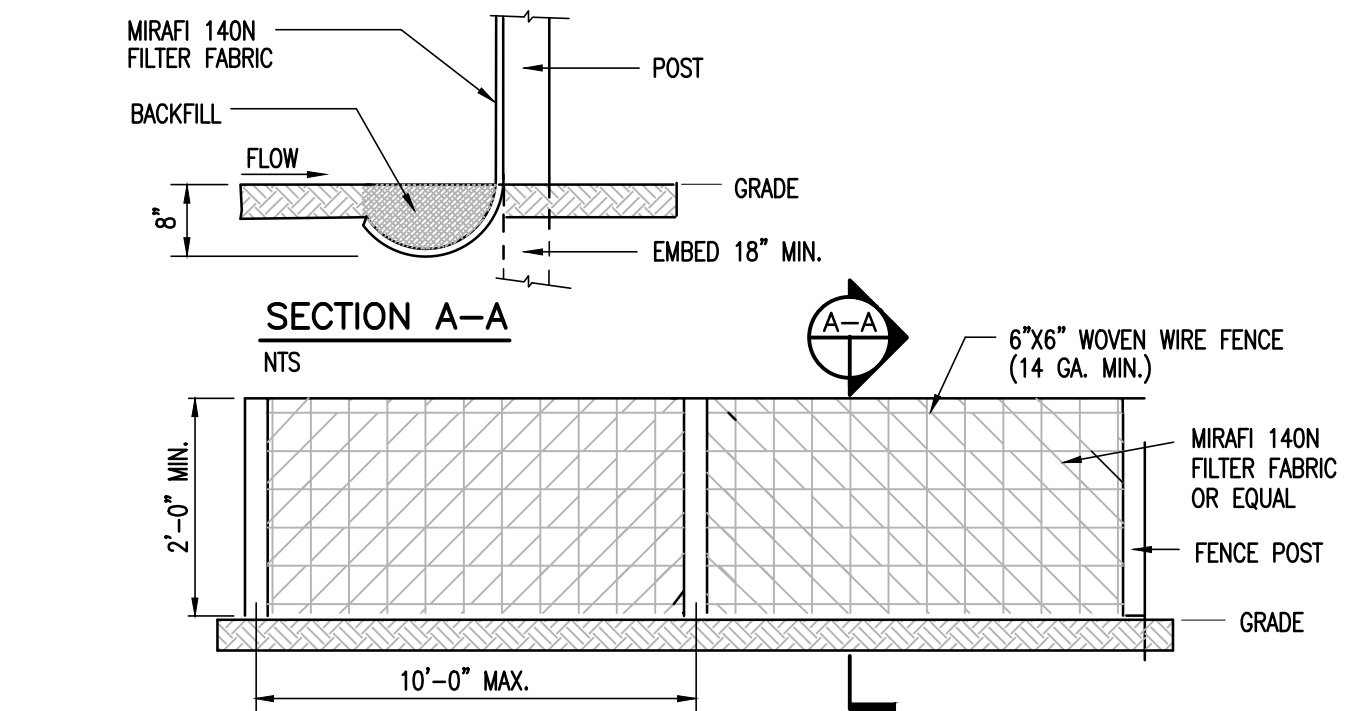
1. RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
2. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH DETAIL 3, THIS SHEET.
3. SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
5. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
6. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
7. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STANDARD WINTER NOTES:

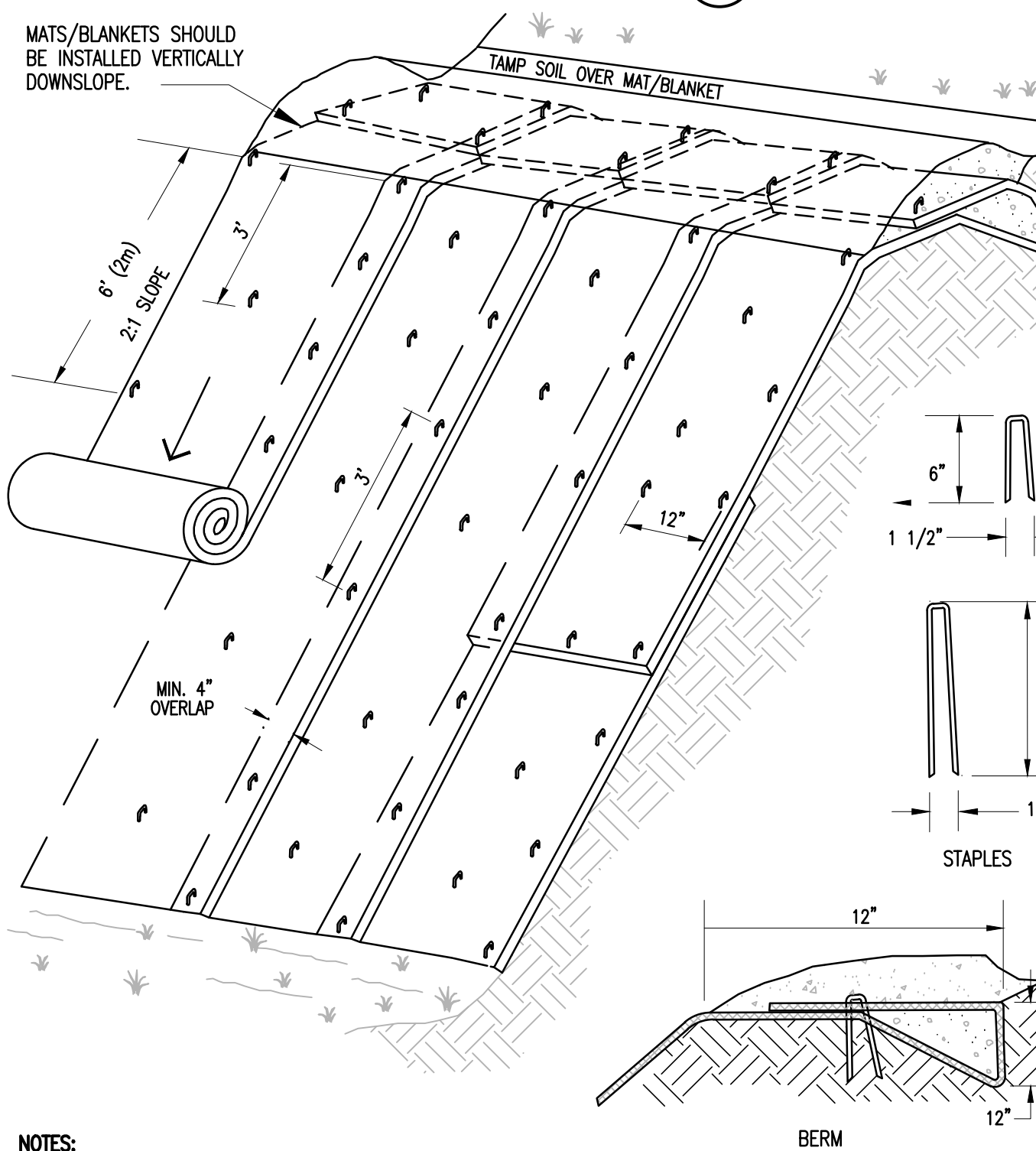
1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE,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



- NOTES:
1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 2. CONSTRUCTION IN PLACE SILT FENCE:
 - A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



EROSION CONTROL BLANKET

NOT TO SCALE

SEEDING SPECIFICATION:

URBAN MIX GRASS SEED: FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING; TEMPORARY AND PERMANENT APPLICATIONS			
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED	
66.0	40.0	CREEPING RED FESCUE	
33.0	20.0	KENTUCKY BLUEGRASS	
100	60.0 # LIVE SEED/ACRE		
CONSERVATION MIX GRASS SEED-- FOR USE IN ALL OTHER AREAS			
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED	
50	15.0	SMOOTH BROMEGRASS	
17	5.0	RYEGRASS	
33	10.0	BIRDFOOT TREFOIL	
100	30.0 # LIVE SEED/ACRE		

FERTILIZER- 10 LBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING

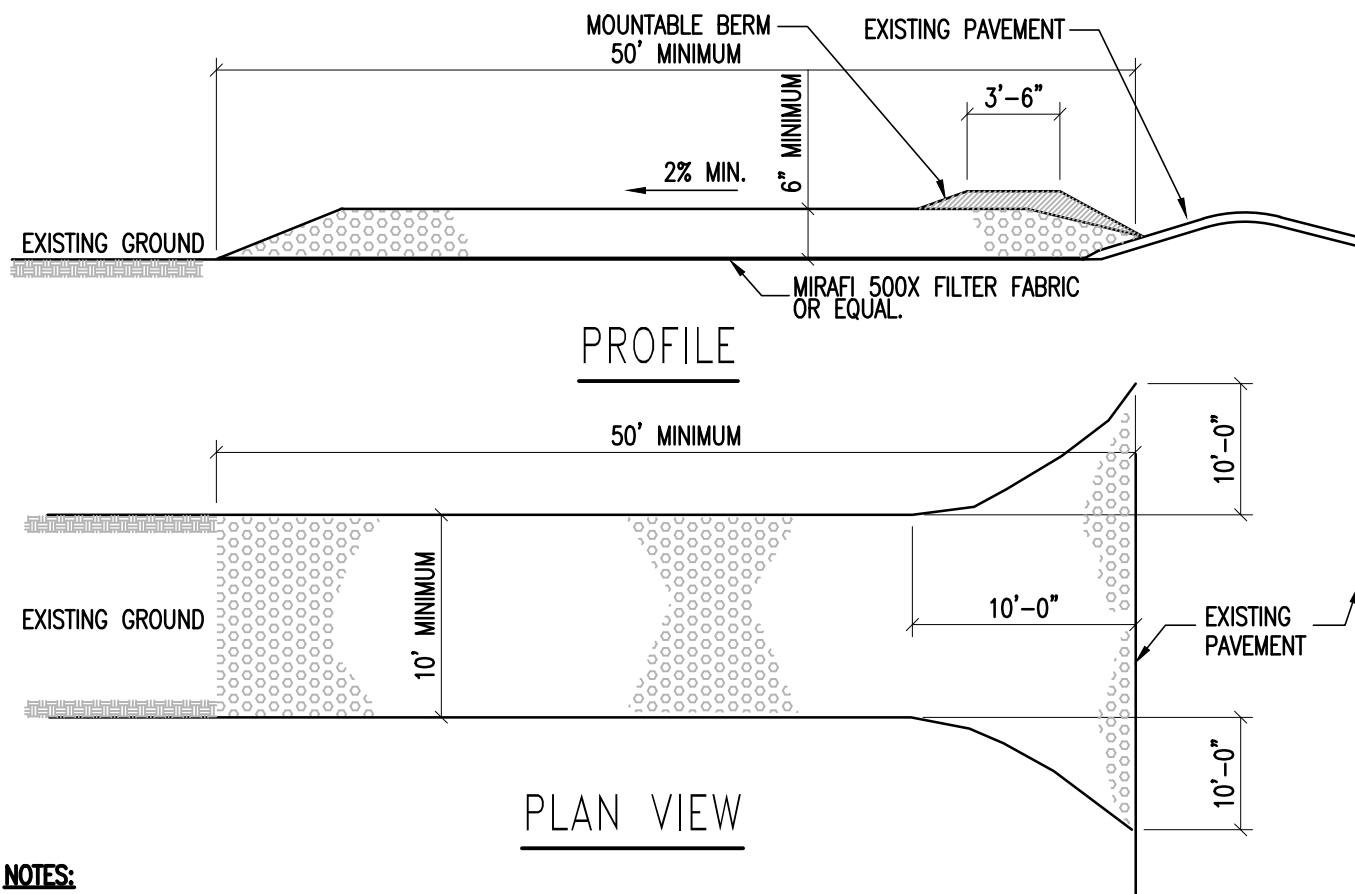
LIME- 90 LBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
4" MINIMUM APPROVED TOPSOIL

STRAW MULCH- 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

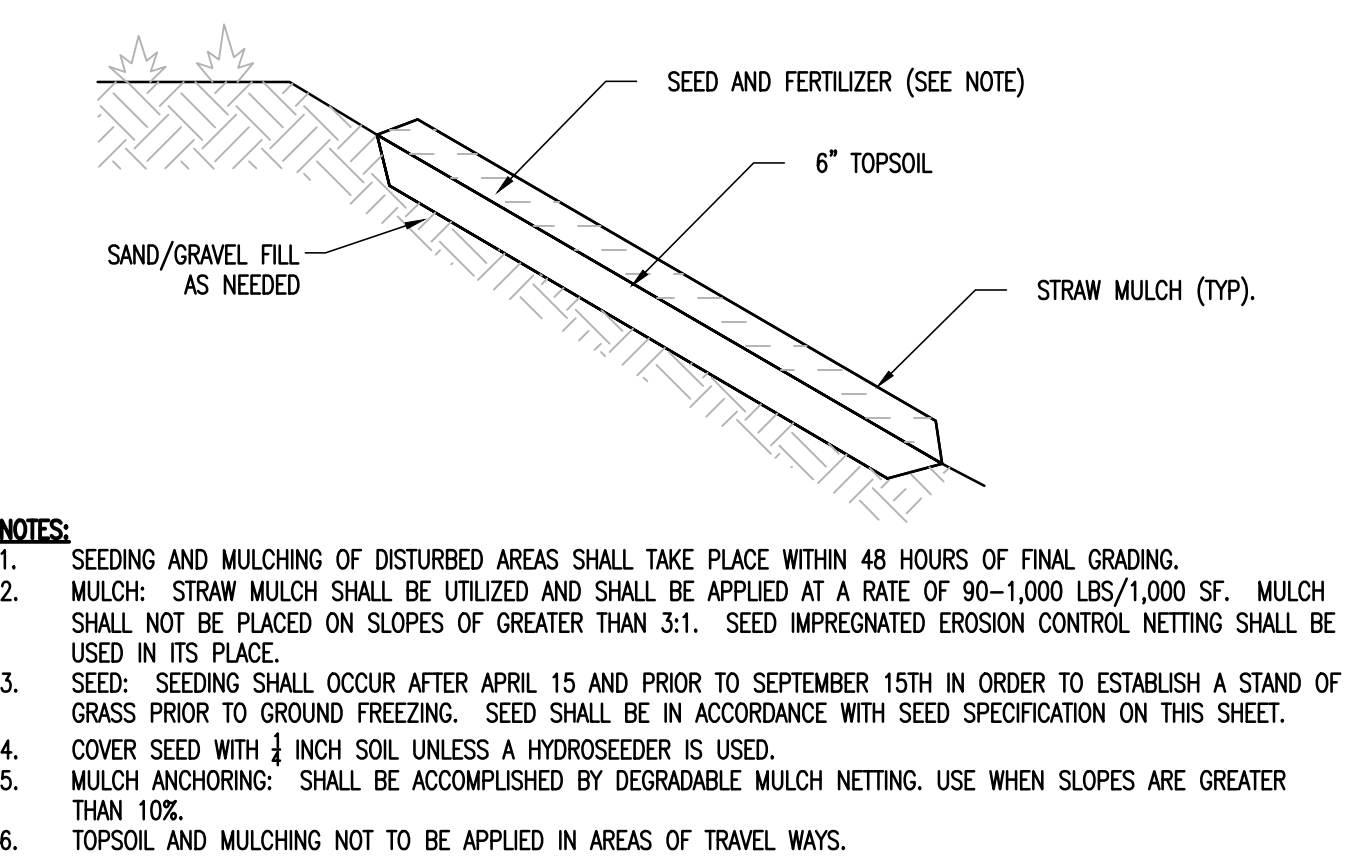
NOT TO SCALE



- NOTES:
1. STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

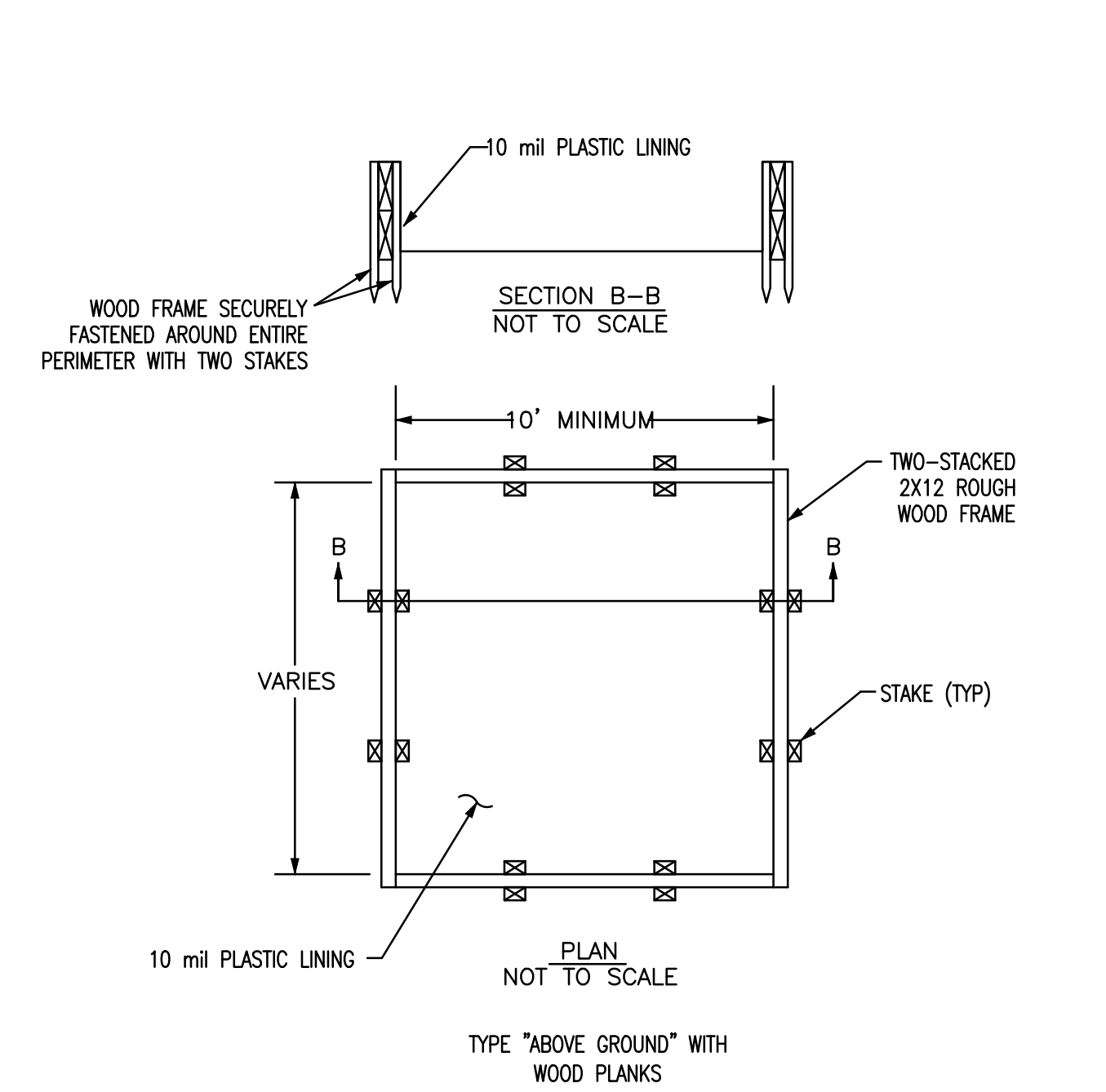
NOT TO SCALE



- NOTES:
1. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 2. MULCH: STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 3. SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
 4. COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 5. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 6. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

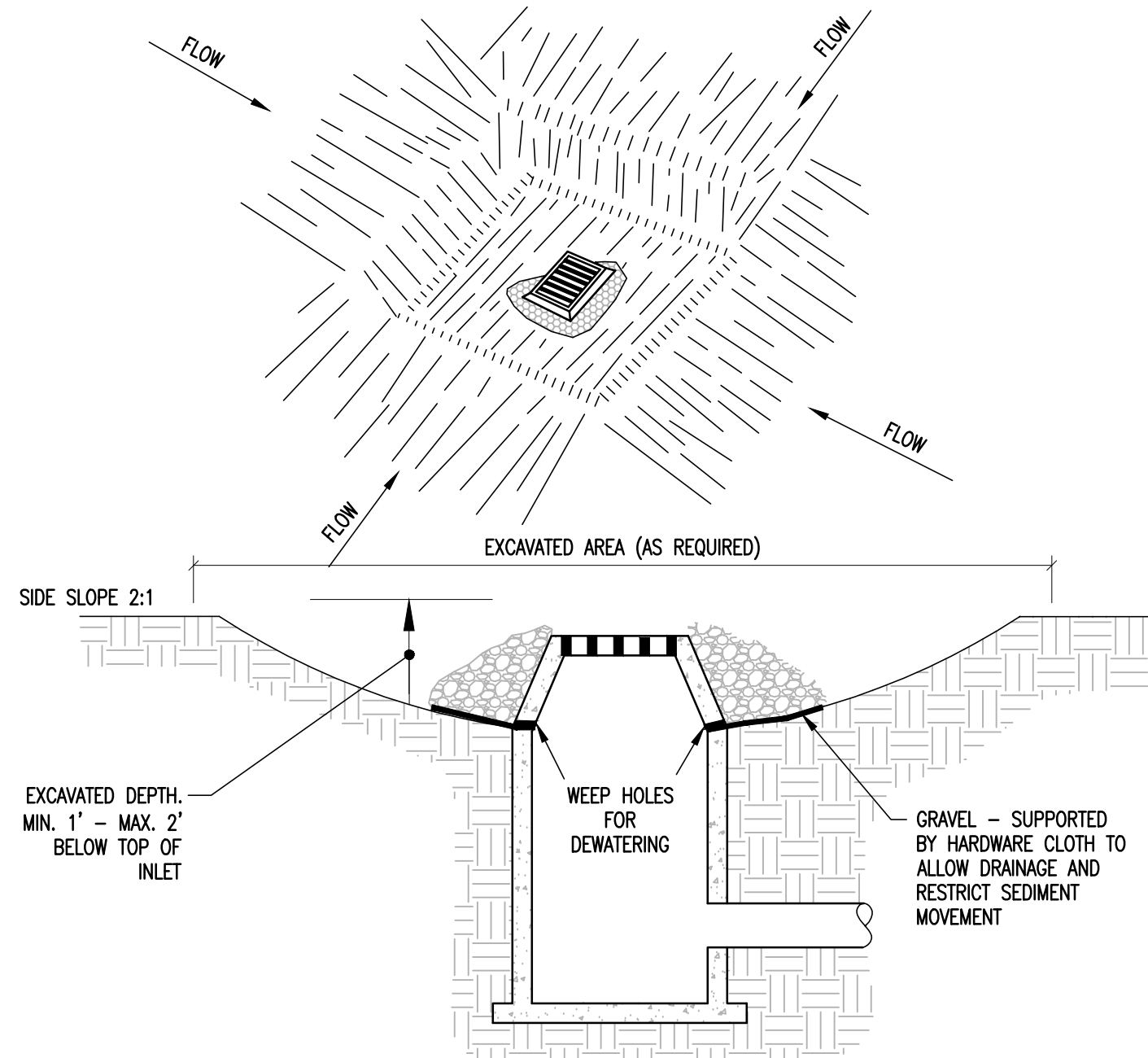
SEEDED AND MULCHED AREAS DETAIL

NOT TO SCALE



CONCRETE WASHOUT DETAIL

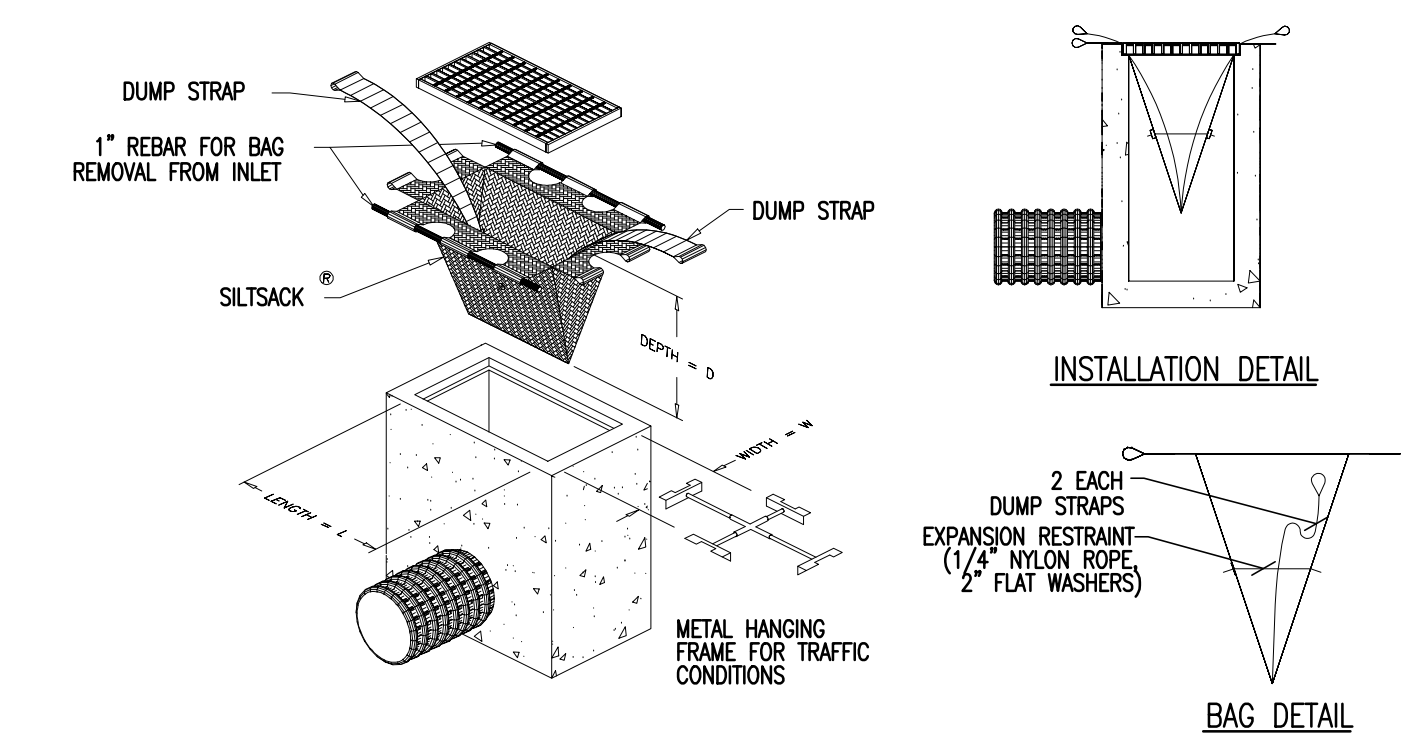
NOT TO SCALE



- NOTES:
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION DETAIL

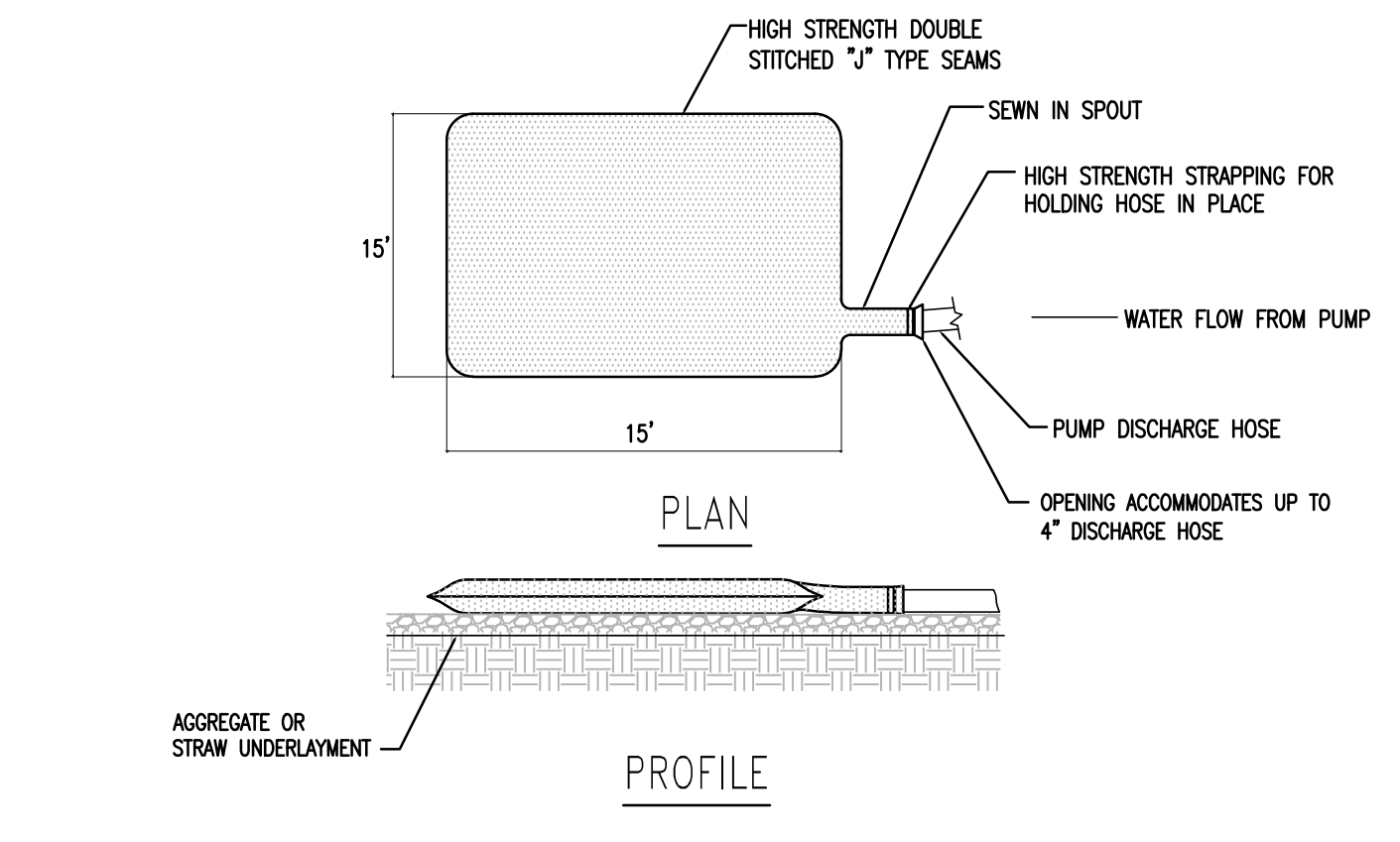
NOT TO SCALE



- NOTES:
1. INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
 2. UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
 3. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION - EXISTING STRUCTURE

NOT TO SCALE



- NOTES:
1. DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING PUMPS.
 2. THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY "DIRT BAG" SERIES S5 OR APPROVED EQUAL. LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
 3. THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
 4. HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

NOT TO SCALE

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
885 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-3033
414 Union Street, Schenectady, NY 12305 • 518-530-9614
www.engineeringventures.com

Stefan Huba

New Hampshire Group, LLC

887B Central Ave.

Dover, NH 03820

EPSC DETAILS

369 Miracle Mile

Restaurant/Charity Gaming Center

Lebanon, Grafton County, New Hampshire

Sheet Title:

EV Project #

Drawn By:

Checked By:

Scale:

Date:

22506

DC

AM

-

1/23/2023

C3.2

11 of 14



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

*Per City of Lebanon Reg. 6.2.B5: At the time of planting all shrubs whether deciduous or evergreen shall be minimum 24-30" in height or 18-24" in spread. Plantings may be greater as indicated on the plant schedule.

Shade Calculations:		
Total Proposed Paved Parking	30% of Lot to be shaded	Trees to be Provided:
Total Proposed Paved Parking Lot s.f.=49,236	36% of Lot Proposed to be shaded	34 Trees Provided (16 Existing Perimeter, 1 Existing Internal, 17 Proposed Internal)
		47 total Trees Provided 97 total Shrubs Provided 456 total perennials/ferns 33 total Grasses 189 total Annuals 511 total bulbs

Revisions:
1 Per Staff Comments
1/20/2023

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 105 Bank St. Lebanon, NH

978.868.0331
maralandscape@gmail.com

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

Scale:

1/16"=1'

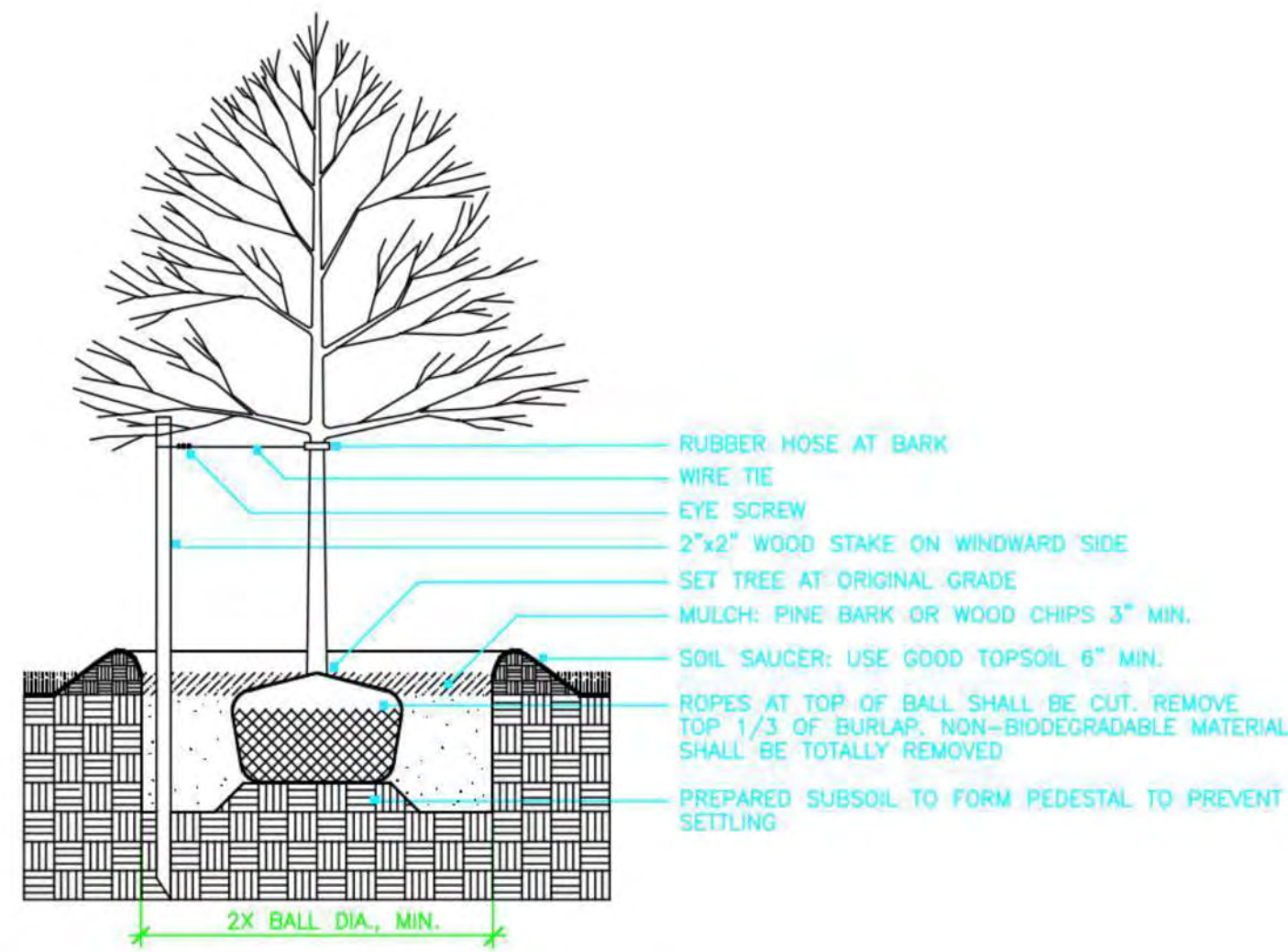
Date:

December 12, 2022

Sheet:

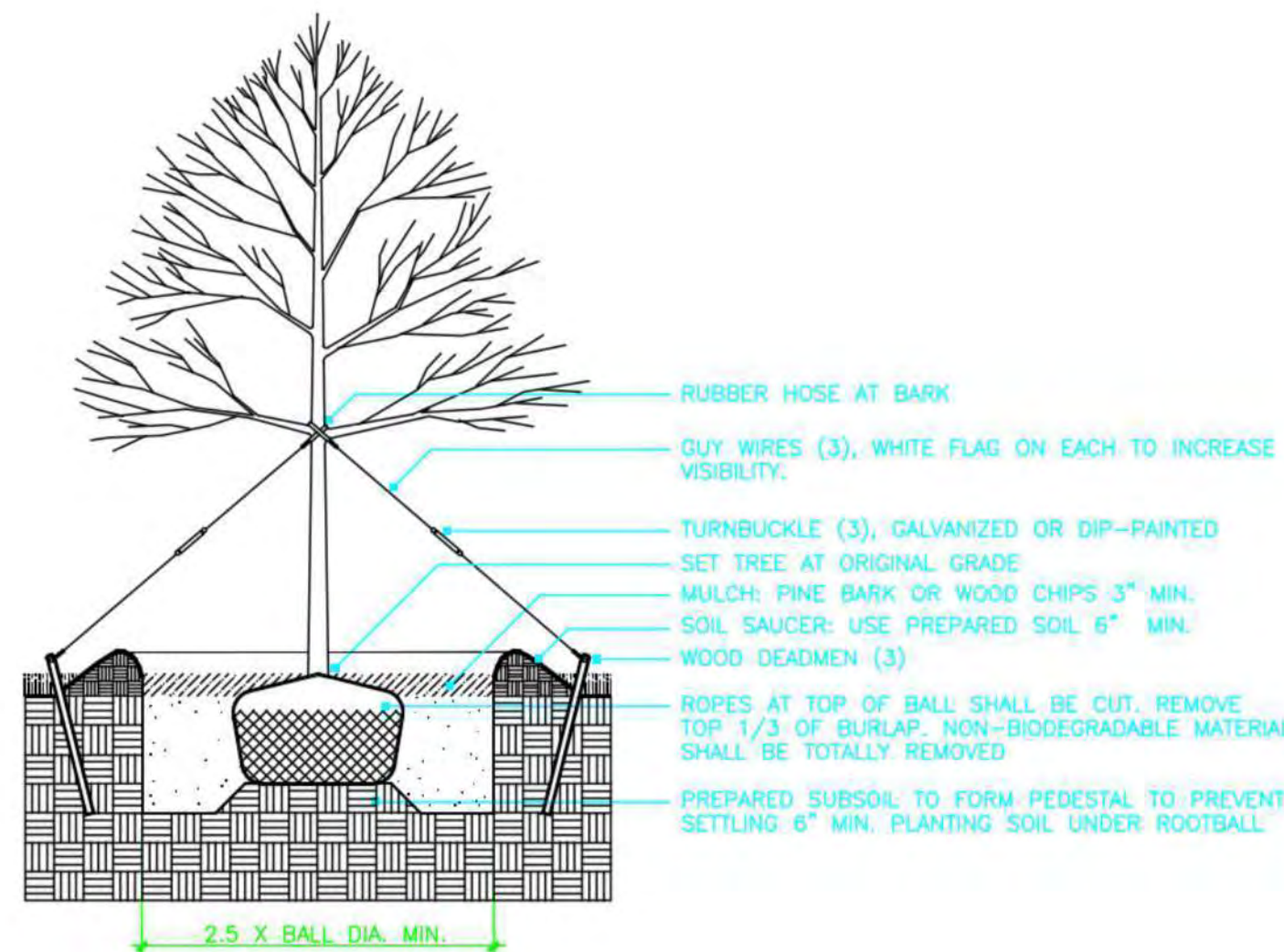
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Page 144 of 256



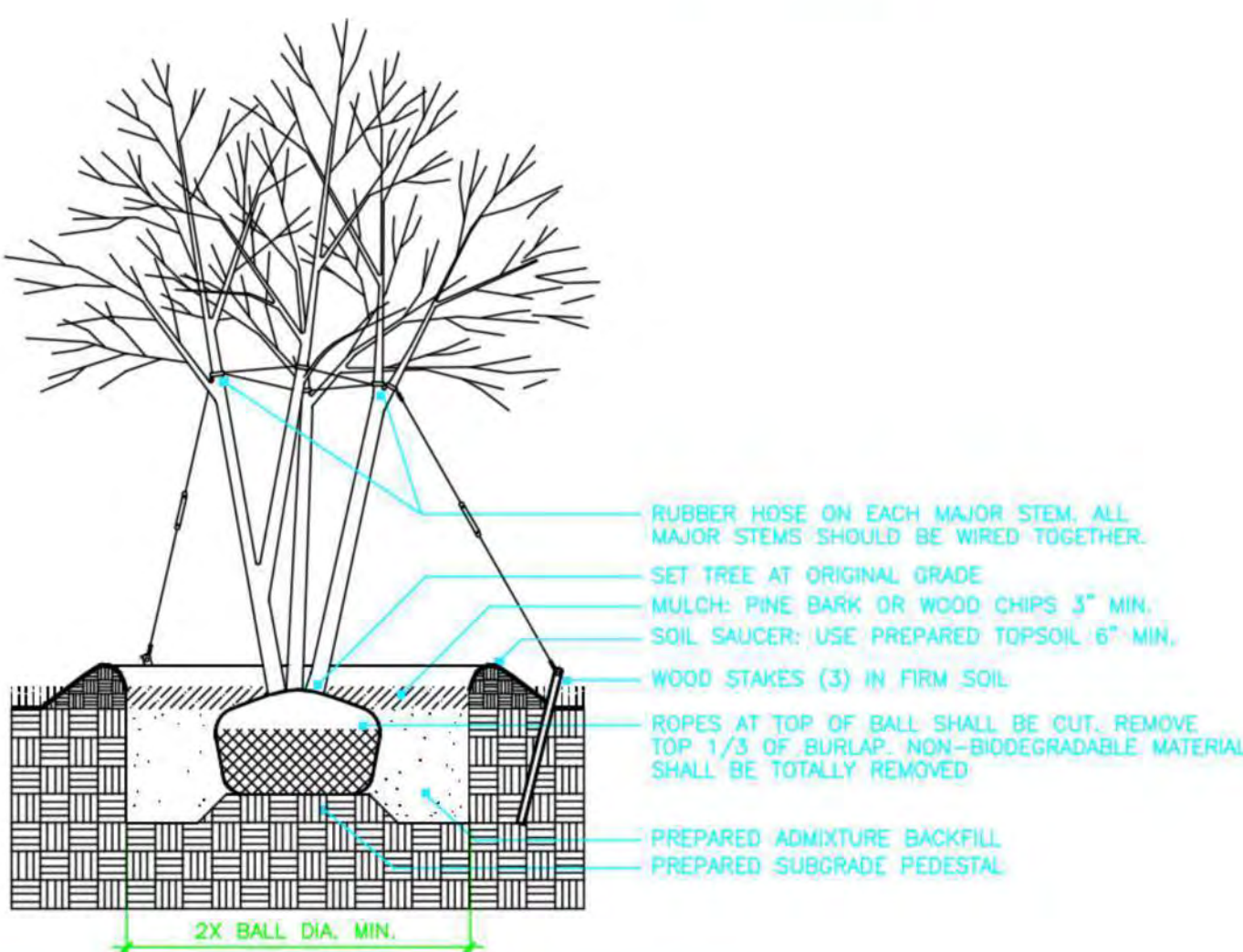
DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE

NOT TO SCALE



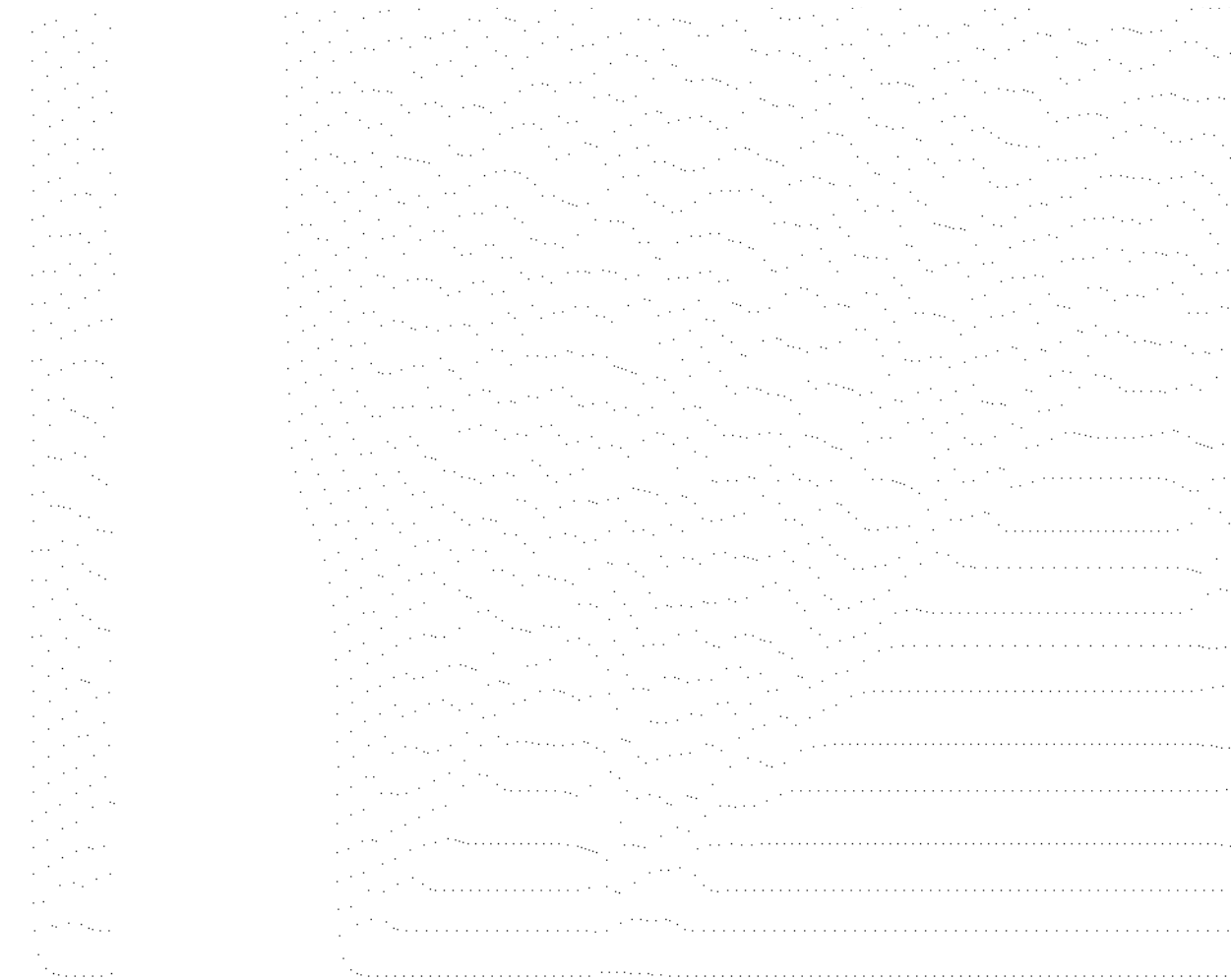
DECIDUOUS TREE PLANTING

NOT TO SCALE



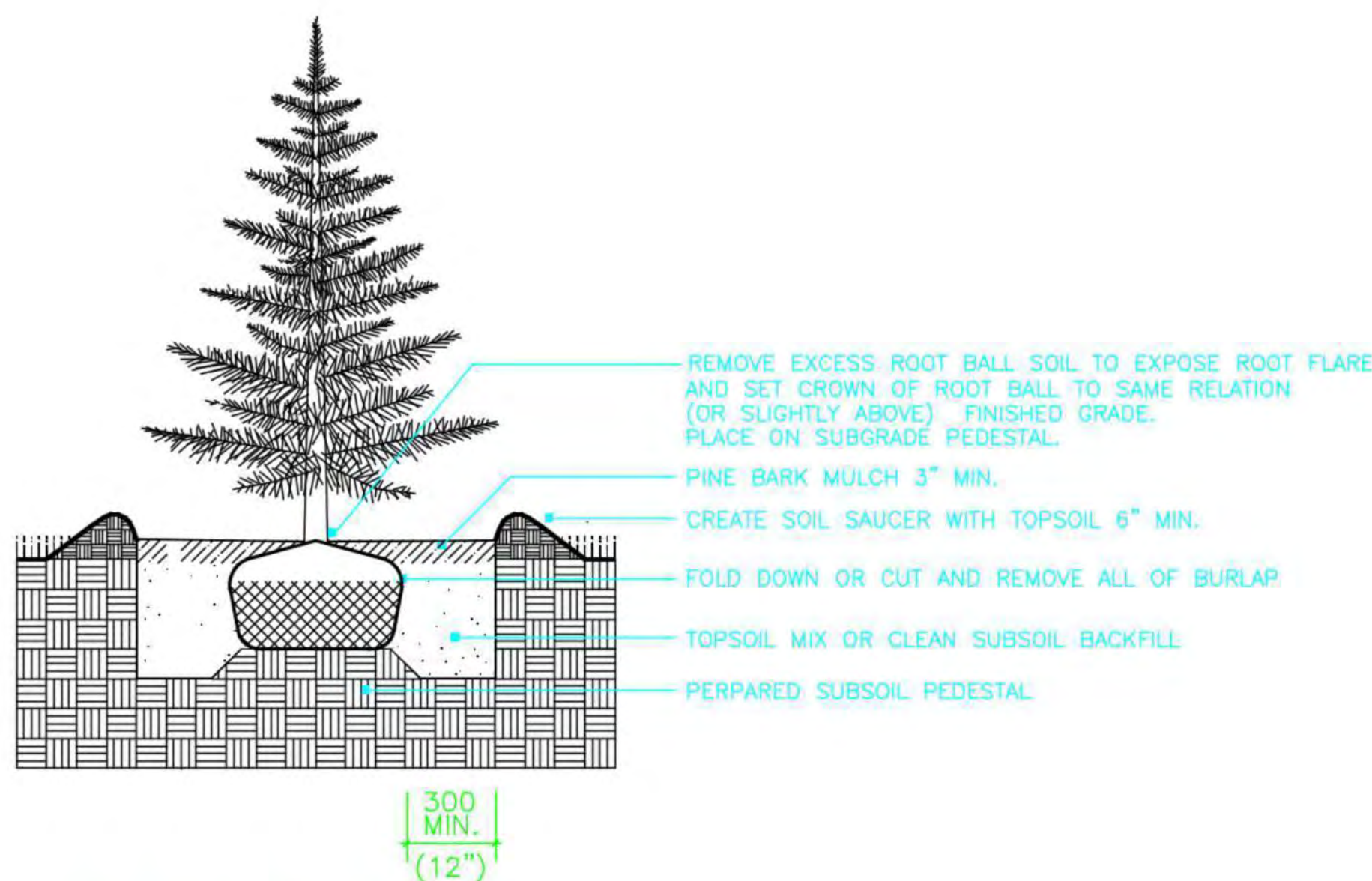
MULTI-STEM TREE PLANTING (WINDY SITES)

NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING

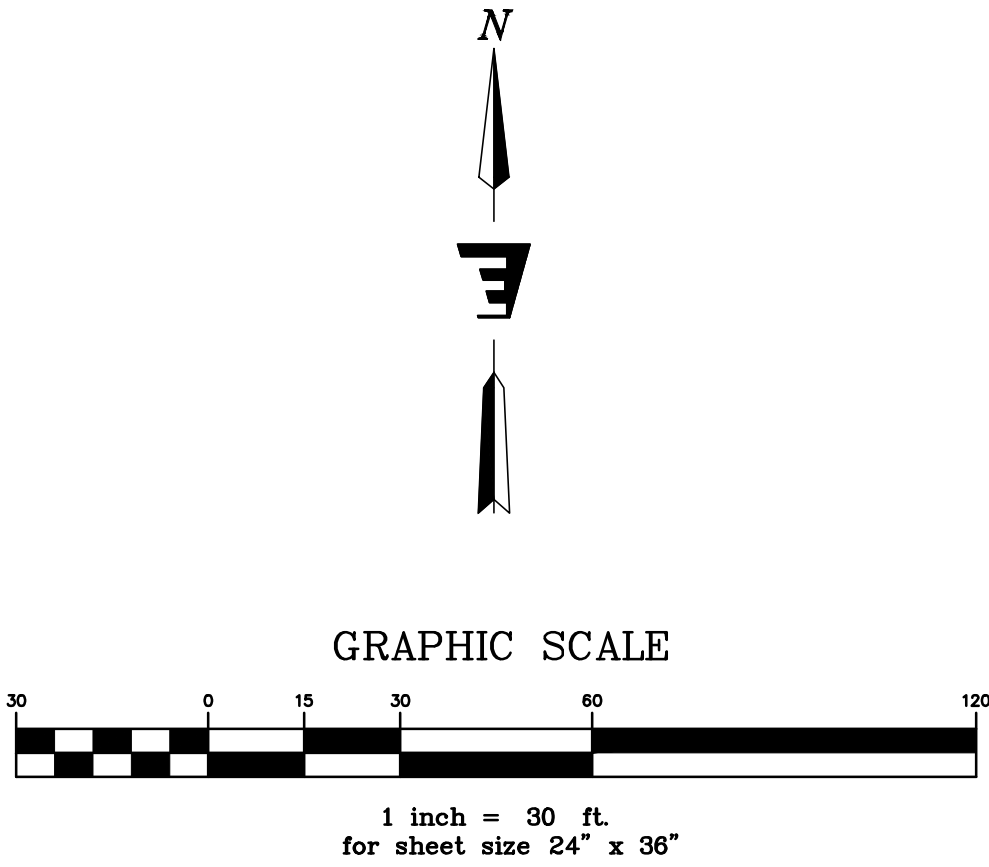
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EVERGREEN TREE PLANTING

GENERAL LANDSCAPE NOTES:

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



MAIN PARKING LOT
 Illuminance (Fc)
 Average = 2.13
 Maximum = 4.8
 Minimum = 0.6
 Avg/Min Ratio = 3.55
 Max/Min Ratio = 8.00

MAIN ENTRANCE - UNDER CANOPY
 Illuminance (Fc)
 Average = 6.88
 Maximum = 11.9
 Minimum = 2.9
 Avg/Min Ratio = 2.37
 Max/Min Ratio = 4.10

SIDE AND BACK OF BUILDING
 Illuminance (Fc)
 Average = 2.57
 Maximum = 15.0
 Minimum = 0.8
 Avg/Min Ratio = 3.21
 Max/Min Ratio = 18.75

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	Luminaire Watts	CCT	LAMP TYPE
☉	13	C	Single	LAD8-LED-14L-UNV-DIM-30-WF-R8RL-SF-HAZ / MTD 10.5' AFG IN CANOPY	LSI INDUSTRIES, INC.	13.9	3000K	LED
☉	1	S3	Single	ENM4-SA4-3-LED-10L-30-UNV-DIM-CXX / 4RP-B3-S10G-20-S-CXX-GA (20' AFG)	LSI INDUSTRIES, INC.	77.8	3000K	LED
☉	2	S3H	Single	ENM4-SA4-3-LED-10L-30-UNV-DIM--IL-CXX / 4RP-B3-S10G-20-S-CXX-GA (20' AFG)	LSI INDUSTRIES, INC.	78	3000K	LED
☉	2	S4	Single	ENM4-SA4-FT-LED-10L-30-UNV-DIM-CXX / 4RP-B3-S10G-20-S-CXX-GA (20' AFG)	LSI INDUSTRIES, INC.	77.8	3000K	LED
☉	5	S4H	Single	ENM4-SA4-FT-LED-10L-30-UNV-DIM-IL-CXX / 4RP-B3-S10G-20-S-CXX-GA (20' AFG)	LSI INDUSTRIES, INC.	78	3000K	LED
☐	9	W2	Single	XWS-LED-06L-FTW-UNV-DIM-30-80CRI-CXX / WALL MTD 18' AFG	LSI INDUSTRIES, INC.	52	3000K	LED
☉	6	W4	Single	RD300-17L-UNV-30-FGG6-CXX-LDS96WL - GBA3GWT / WALL MTD 20' AFG	LSI INDUSTRIES, INC.	12.8	3000K	LED
☐	3	W5	Single	EOF1MV3KBZAC/ WALL MTD 18' AFG	NICOR, Inc.	15.8	3000K	LED

Photometrics by Exposure, Inc.

Stamp	
Date	
Description	
No.	

ENGINEERING VENTURES PC
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-530-9614
www.engineeringventures.com

Stefan Huba
 New Hampshire Group, LLC
 887B Central Ave.
 Dover, NH 03820

Site Photometric Plan

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

EV Project # 22506

Drawn By: AM

Checked By: KW

Scale: 1" = 30'

Date: 1/23/2023

PH1

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PLANNING BOARD SUBMISSION

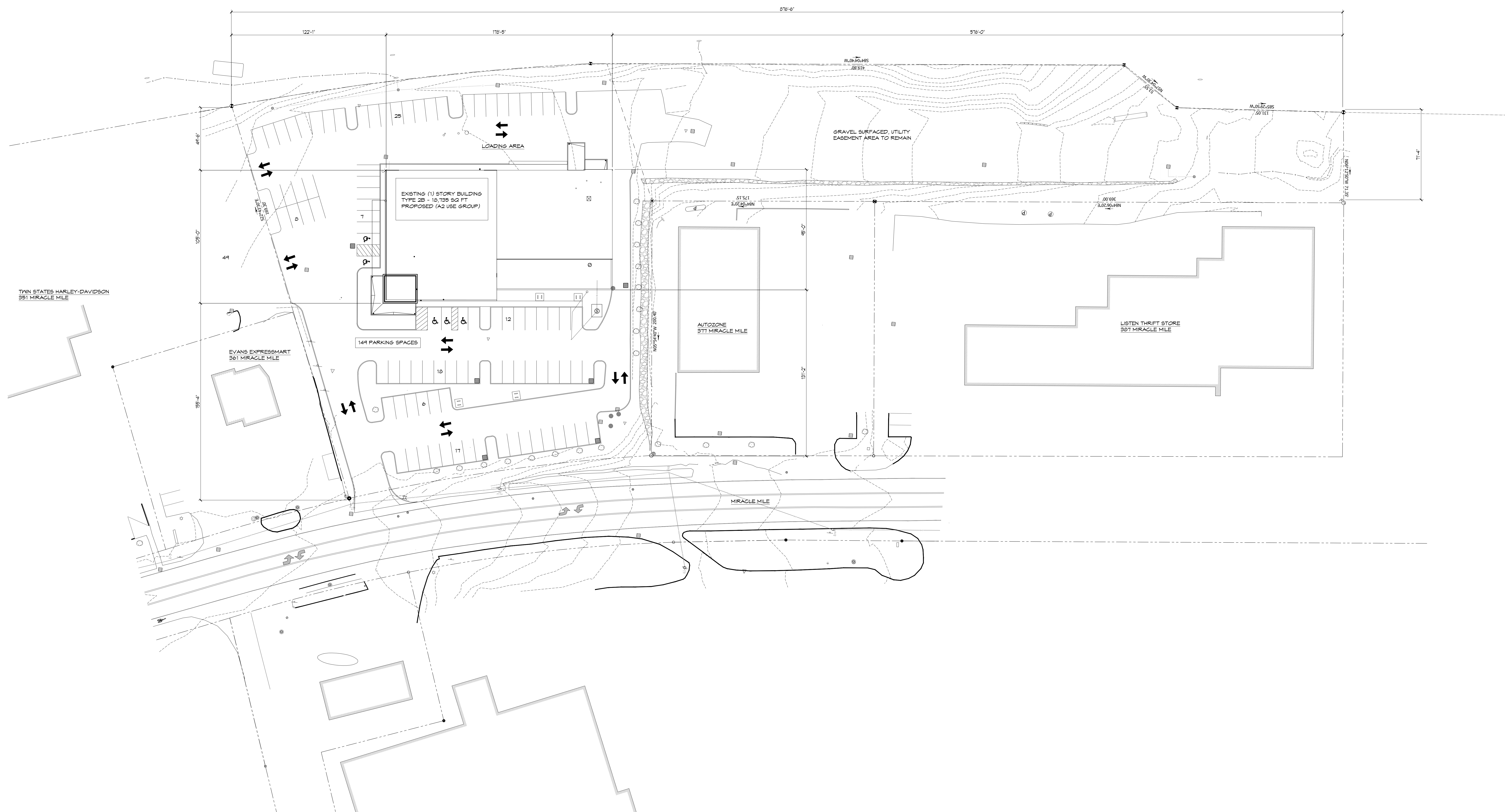
369 MIRACLE MILE
LEBANON,
GRAFTON COUNTY
NEW HAMPSHIRE
03784

AUTHOR	VDG	DRAWING NUMBER
REVIEWED BY	BS	
22015.05.001		
		A0

369 MIRACLE MILE
LEBANON,
GRAFTON COUNTY
NEW HAMPSHIRE
03784

[illegible]

DRAWING TITLE		DRAWING NUMBER
OVERALL SITE PLAN		
AUTHOR	VDO	A1
REVIEWED BY	BS	
22015.05.001		



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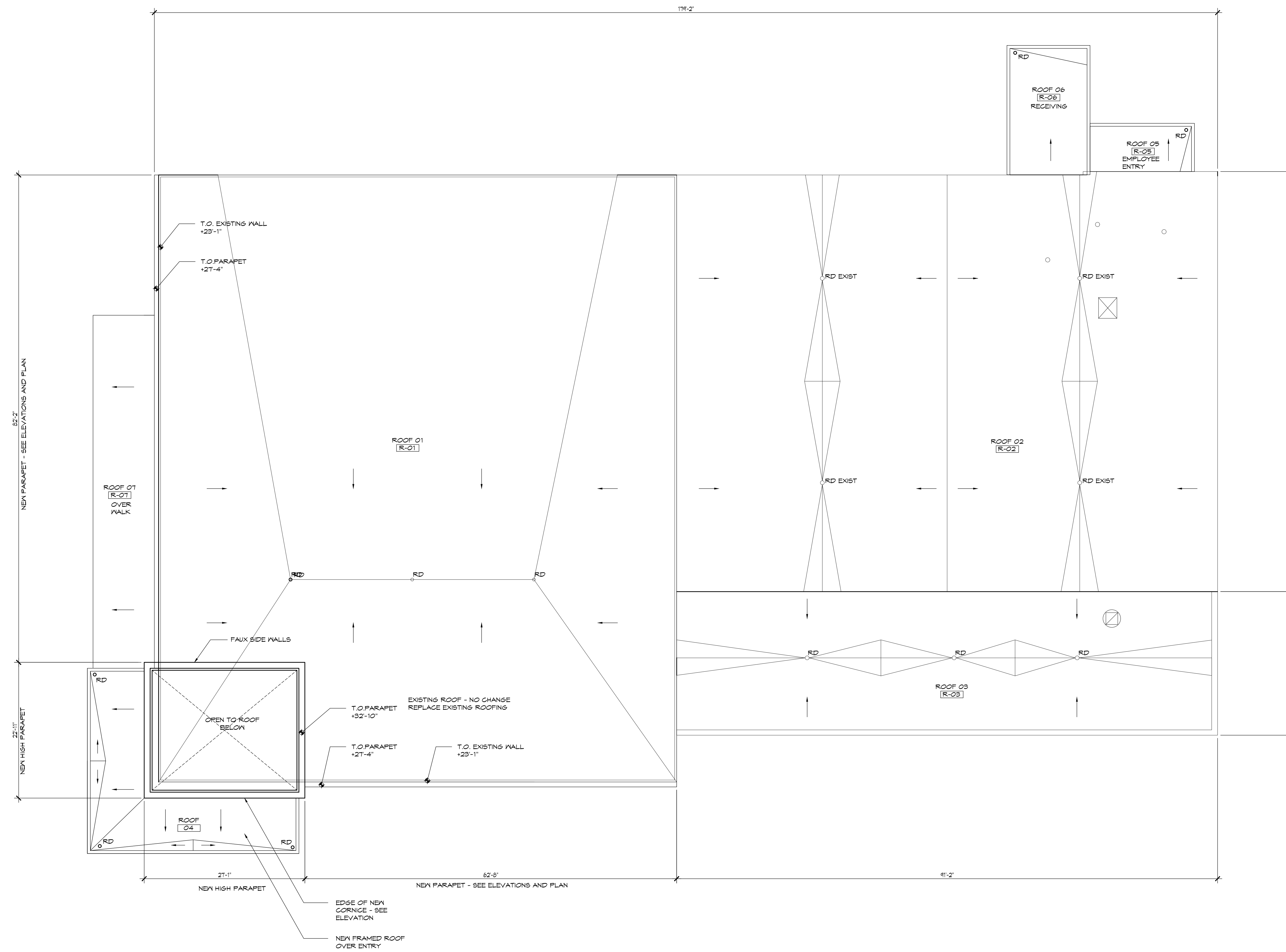
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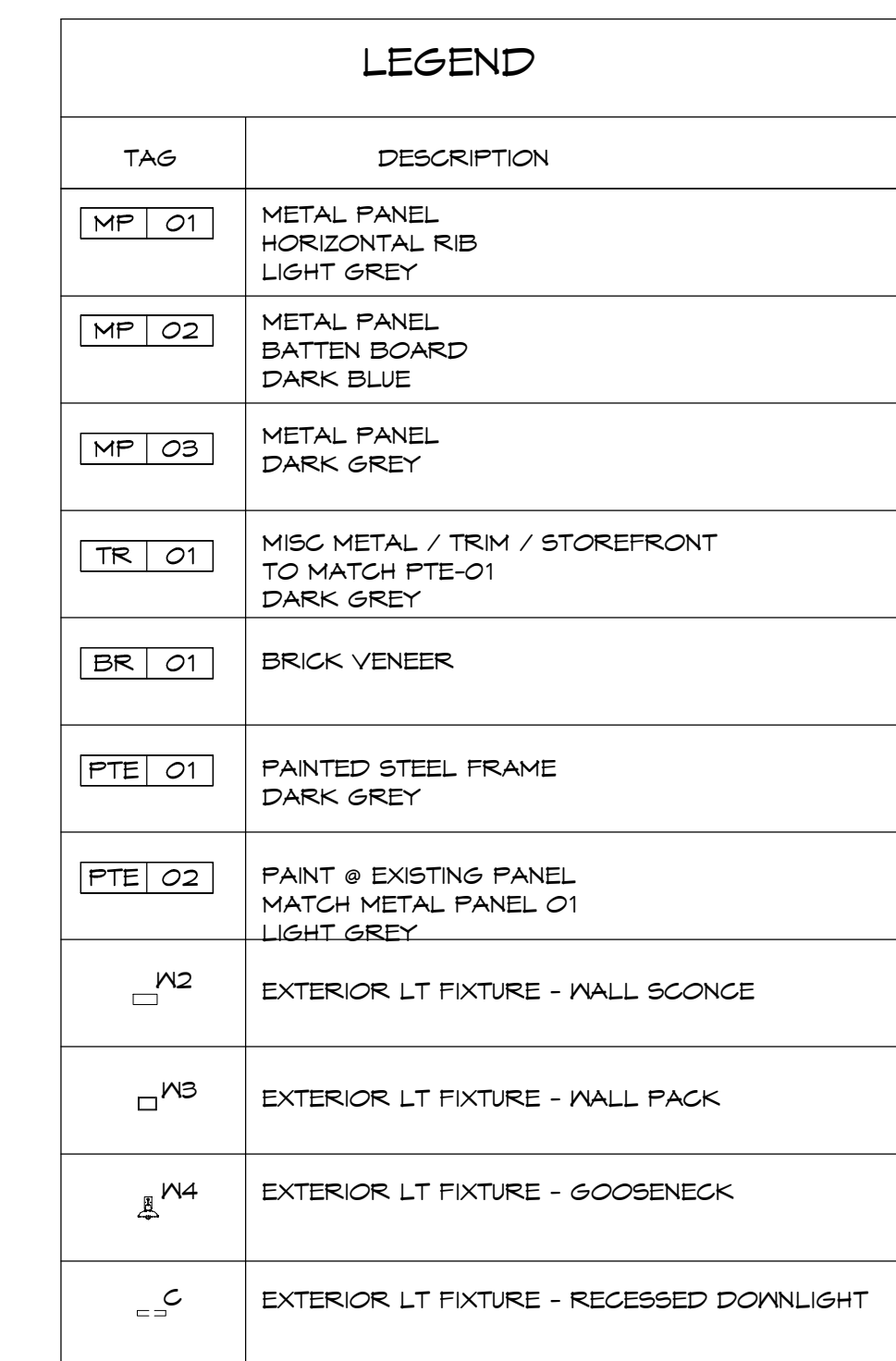


369 MIRACLE MILE
LEBANON,
GRAFTON COUNTY
NEW HAMPSHIRE
03784

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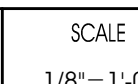
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PROPOSED ROOF PLAN		
AUTHOR	VDO	DRAWING NUMBER
REVIEWED BY	BS	
22015.05.001		





SCALE
1/8" = 1'-0"

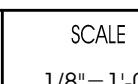
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SUBMISSIONS		
	I O - 23-0023	I PLANNING BOARD ISSUE
REV	I DATE	I DESCRIPTION

DRAWING TITLE		
PROPOSED EXTERIOR ELEVATIONS		
AUTHOR	VOG	DRAWING NUMBER
REVIEWED BY	BS	
22015.05.001		A4



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2023-05-EXT

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID#: PB2023-05-EXT

Application Type:

Request to remove the 'hold' on Phase 3 of Rock Ridge and for an extension of time for completion of Phase 3 infrastructure improvements

Property Location:

Old Pine Tree Cemetery Road,
West Lebanon

Property Owner/Applicant:

Rock Ridge Lebanon, LLC

Property Size:

+/-326 Ac.

Zoning District(s):

Residential Three (R-3)
Rural Lands Two (RL-2)
Rural Lands Three (RL-3)

Staff Exhibits:

- Rock Ridge Community Site Plan
(originally included with the agenda packet for PB2020-33-EXT)
- Notice of Partial Suspension of Final Subdivision Approval

HEARING NOTICE

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

APPLICATION MATERIALS

- ▶ Application form
- ▶ Support Statement for Amendment of Subdivision Approval – Rock Ridge Lebanon, LLC (1 page)
- ▶ Support Statement for Amendment of Subdivision Approval – Rock Ridge Lebanon, LLC – Request for Extension of Time to Complete Phase 3 Infrastructure Improvements (1 page)
- ▶ Draft “Notice of Removal of Hold on Partial Suspension of Final Subdivision Approval for Phase 3, City of Lebanon Planning Board,” prepared by Barry Schuster, Esq. on behalf of Rock Ridge Lebanon, LLC, received February 8, 2023

COMPLETENESS REVIEW

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

PROJECT BACKGROUND

On July 7, 2005, the Planning Board granted final Major Subdivision and Conditional Use Permit approval for Sleeper Village, a Planned Unit Residential Development consisting of 140 units on 120 lots, located off of Old Pine Tree Cemetery Road. The Board subsequently granted a number of amendments for the development to change the overall project name to Rock Ridge; to rename several streets; to modify lot lines for certain parcels; and to implement a phasing schedule for the build-out of the project.

On January 26, 2009, the Board approved a partial suspension of the final subdivision approval to prohibit the sale or transfer of individual lots or units in Phases 2 and 3 of the development. The decision allowed the applicant to discontinue the performance security required for Phases 2 and 3, while continuing to build-out Phase 1. A copy of the Notice of Partial Suspension is attached for reference.

On January 11, 2010, the Board granted a further extension of time for the completion of Phase 2 until February 11, 2013 and Phase 3 until February 11, 2016, while reasserting that the suspension of those phases remained in effect until and unless the applicant re-posted adequate security for infrastructure improvements and satisfied other conditions of approval as stated in the recorded Notice of Partial Suspension.

On March 11, 2013, the Board granted another extension of time for completion of Phase 2 until February 11, 2015. The Board's extension was contingent upon the completion of Phase 1 infrastructure by September 1, 2013 and upon the posting of financial security for Phase 2 infrastructure by not later than April 1, 2014.

On April 14, 2014, the Board approved a Site Plan Amendment to the Conditional Use Permit to modify Condition #3 of the Notice of Partial Suspension of Final Subdivision Approval dated January 26, 2009 for Phase 2 only, to allow the applicant to restore adequate performance security for installation of all site improvements for Phase 2 of Rock Ridge.

In September 2015, the applicant posted performance security for Phase 2 and the hold on that phase was removed allowing work to commence. At this time, the Phase 2 infrastructure improvements are largely complete and the applicant is constructing houses in that area of the development.

With respect to Phase 3, the Board has approved several requests made by the applicant to extend the time required to complete the required site improvements (PB2016-01-EXT, PB2017-43-EXT, and PB2019-34-EXT). Most recently, the Board approved an extension with a condition requiring all Phase 3 site improvements to be completed by December 1, 2022 (PB2020-33-EXT).

APPLICATION OVERVIEW

At this time, the applicant is requesting that the Planning Board remove the 'hold' on Phase 3 of Rock Ridge to allow them to proceed with that phase of the development. The applicant's attorney has provided a draft "Notice of Removal of Hold" document to be recorded in the Grafton County Registry of Deeds to formally reinstate Phase 3. The City's attorney will review the draft document prior to recording.

The applicant is also requesting an extension of time to complete the Phase 3 infrastructure improvements, although no specific date has been proposed. Note that the applicant has requested an extension to December 14, 2023 (or to December 31, 2023 – there is a conflict between the applicant's two support statements) "for the completion of bonding and recording of the plat (release of hold) for Phase 3 required site improvements." A condition of approval addressing the timeframe within which to provide security and to record the notice of removal would be helpful and has been added to the proposed conditions of approval (see proposed conditions #3 and #4), but identifying a date by which the Phase 3 improvements will be complete is also needed.

SUBDIVISION REGULATIONS

Section 7.12.B of the Subdivision Regulations provides that the Planning Board's approval of a final subdivision plan shall be considered void, unless all conditions precedent have been met, and the plan has been recorded in the Registry of Deeds, within 2 years from the date of the Notice of Action. Section 7.12.C allows the Planning Board to grant an extension of up to 2 additional years beyond the original expiration date.

Section 7.12.D provides that the Board shall grant no more than one extension for any subdivision, unless it determines "based on legal advice, that such extension is required in order to prevent a violation of constitutional rights." However, in reviewing the applicant's 2019 extension request (PB2019-32-EXT, approved by the Board on January 13, 2020), the City's legal counsel concluded that the Board should

consider the request under Section 7.12 *as those provisions are modified by the Notice of Partial Suspension* approved in 2009. Because the Notice of Partial Suspension appears to contemplate multiple extensions at times in the future when conditions may have changed, legal counsel concluded that Phase 3 of the Rock Ridge project is not governed by the limitation on the number of extensions contained in Section 7.12.D. Consequently, the Board should consider the other factors listed in Section 7.12.D, in the context of the facts as they exist today. Such factors are set forth in Section 7.12.D as follows:

In determining whether to grant [...] an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness.

STAFF COMMENTS

Staff has asked the City's legal counsel to examine whether Phase 3 is vested and recommends that the Planning Board wait for legal counsel's determination prior to making a decision on the subject application. If Phase 3 is not vested, the applicant will need to demonstrate compliance with current applicable requirements of the Zoning Ordinance and Subdivision Regulations.

At the same time, Keach & Associates (the Board's third-party Reviewing Engineer) is reviewing the Phase 3 plan set for compliance with the current Subdivision Regulations and, as required by prior Planning Board extension approvals, with respect to the questions and comments from the NHDES in a letter to the City of Lebanon dated September 12, 2017 and a memorandum from Assistant City Engineer to Peter Bull dated September 22, 2017.

Staff hopes to receive both the afore-mentioned legal and engineering reviews in time for the February 13th public hearing.

STAFF RECOMMENDATIONS

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

1. The applicant shall be required to complete Phase 3 site improvements by _____ pursuant to all applicable conditions of all of the Planning Board's Notices of Action for the Rock Ridge (f/k/a Sleeper Village) development, including but not limited to, the original Subdivision and Conditional Use approval dated July 7, 2005 and the Notice of Partial Suspension of Final Subdivision Approval dated January 26, 2009.
2. Prior to the start of construction activities for Phase 3, the applicant shall address all questions and comments from the NHDES in a letter to the City of Lebanon dated September 12, 2017 and a memorandum from Assistant City Engineer to Peter Bull dated September 22, 2017 to the satisfaction of the Department of Public Works.
3. The performance security for all required Phase 3 infrastructure improvements shall be in place prior to commencement of any site work in that phase, and in any case by no later than December 31, 2023. The applicant shall execute a new Performance Bond/Security Agreement to accompany the performance security.

4. A "Removal of Hold" document for Phase 3, approved by the City's attorney, shall be executed by the Planning Board Chair and recorded in the Registry of Deeds prior to the commencement of any site work and prior to the sale or transfer of any lots or units within Phase 3, and in any case by no later than December 31, 2023.
5. The applicant shall execute a new Water and Sewer Extension and Inspection Agreement in accordance with in accordance with Chapters 136 and 182 of the City Code and Section 14 of the Subdivision Regulations for Phase 3 of the development.
6. Prior to the start of any construction activities in Phase 3 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 construction and installation of roadways, sidewalks, water and sewer utilities, storm drainage systems, and erosion control, in accordance with Chapter 181 of the City Code and Section 14 of the Subdivision Regulations. The applicant shall provide funding for inspection services in a form acceptable to the City. As-built drawings provided by the applicant (using the NH State Plane Coordinate system), including tie sheets and Northing and Easting coordinates and elevations of underground utilities, and third-party engineer inspection reports shall be reviewed and approved by the City Engineer, prior to acceptance of any utility improvements by the City, and all such Inspection reports shall be made available to the applicant, upon request.

Attachments

cc: Rock Ridge Lebanon LLC
Barry Schuster, Esq. (via e-mail)
File

Rock Ridge Community Site Plan

Click the image below to enlarge the map



CITY OF LEBANON PLANNING BOARD

NOTICE OF PARTIAL SUSPENSION OF FINAL SUBDIVISION APPROVAL

IN ACCORD WITH THE TERMS OF THE ATTACHED NOTICE OF ACTION, FINAL SUBDIVISION APPROVAL FOR PHASES 2 AND 3 OF THE PLAN RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS AS PLAN # 12379 (SHEETS 1 THROUGH 9), AND REFERRED TO AS 'SLEEPER VILLAGE' OR 'ROCK RIDGE SUBDIVISION' IS HEREBY SUSPENDED. THE SALE OR TRANSFER OF INDIVIDUAL UNITS OR LOTS WITHIN PHASE 2 OR PHASE 3 OF SAID SUBDIVISION (AS FURTHER DESCRIBED IN SAID NOTICE OF ACTION) IS PROHIBITED UNTIL SUCH TIME AS A DOCUMENT WITHDRAWING SAID PROHIBITION AND ENDORSED BY THE LEBANON PLANNING BOARD IS RECORDED IN THE REGISTRY OF DEEDS. THIS SUSPENSION AND PROHIBITION DOES NOT APPLY TO PHASE 1 OF SAID SUBDIVISION.

Notice is hereby given that on JANUARY 12, 2009, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision and Site Plan Review Regulations. Ken Morley moved that the Lebanon Planning Board finds the application of SLEEPER VILLAGE, LLC (WITTEK DEVELOPMENT, LLC) for Site Plan Review approval, #PB2008-27, is complete enough to accept jurisdiction and commence review. The motion was seconded by Larry LeClair. The VOTE on the MOTION was unanimous in favor.

Notice is hereby given that on January 26, 2009, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision and Site Plan Review Regulations:

WHEREAS, the Lebanon Planning Board approved the application of Alex and Bonnie Iskandar for a site plan and final review of a major subdivision as described and set forth in the NOTICE OF ACTION dated July 7, 2005 and as shown on plans signed by the Planning Board on July 6, 2006 and recorded in said Registry as Plan # 12379, Sheets 1 through 9 and rerecorded as Plan #12963, Sheets 1-9, on September 24, 2007.

AND WHEREAS, by Notice of Action dated March 10, 2008, the Lebanon Planning Board approved an amendment to said Approval to implement a construction phasing schedule as shown on the plan entitled "Construction Phasing for Sleeper Village," dated 3/28/05, by Bruno Associates Inc. P.C., as requested by Sleeper Village, LLC as property owner and Wittek Development, LLC as the applicant and as successors to Alex and Bonnie Iskandar;

AND WHEREAS, Sleeper Village, LLC as property owner and Wittek Development, LLC, as applicant, have requested a further amendment to said approval;

NOW THEREFORE, upon the action of the Planning Board at a duly called meeting, the Planning Board has acted as follows:

Stephanie Jackson moved that the Lebanon Planning Board **APPROVES** the request of **Sleeper Village, LLC (Wittek Development, LLC)** for an Amendment to a Conditional Use Permit to delay the requirement for a performance bond for Phase 2 and Phase 3 of the Rock Ridge development until such time as the applicant notifies the City that it will undertake development of those phases, subject to the following conditions:

1. Approval by the Board of this requested delay in the security requirement does not revoke the Board's existing approval of the subdivision, but puts the final approval of Phase 2 and Phase 3 on hold and adds new conditions as set forth below, which must be satisfied prior to the sale or transfer of any lots or units in Phase 2 or Phase 3.

2. Prior to any reduction in the security currently held by the City, the applicant shall prepare and provide to the City for recording at the applicant's cost, after review and approval by the City's attorney, a legal document in the Grafton County Registry of Deeds, including a copy of the approved phasing plan of the development, which expressly and unambiguously prohibits the sale or transfer of any lots or units in Phase 2 or Phase 3 of the Rock Ridge subdivision.

(See below in paragraph 8 for the identification of Lots in Phase 1, Phase 2 and Phase 3. The lots in Phase 2 and Phase 3 are subject to the prohibition against transfer until hereafter permitted by the Lebanon Planning Board.)

3. This hold shall remain in place until the Planning Board approves the recording of a separate legal document removing the prohibition. The removal of such prohibition by the Board shall only occur upon the restoration of the performance security by the development and upon the updating of such agreements and conditions of approval as may be deemed necessary by the City. The restoration of the performance security shall be based on a cost estimate of all remaining improvements for the development at the time that the security is restored. The applicant shall provide a cost estimate to the City Engineer for review and approval of adequacy prior to restoration.

4. Regardless of whether or not the performance security had been restored, the developer is still required to complete the construction and installation of infrastructure improvements by February 11, 2011 for Phase 2 and by February 11, 2014 for Phase 3. A request by the applicant to the City to restore the security for Phase 2, or a request to alter the deadlines for Phase 2, shall in no event be submitted to the Board later than February 11, 2010. In the event that the developer fails to complete the required improvements by the above date and fails to obtain Planning Board approval for a further extension of the time allowed to complete those improvements, the Board may commence with revocation proceedings for Phases 2 and 3 of the subdivision.

5. Any future request by the developer for an extension of time required to complete the required improvements in Phase 2 and/or Phase 3 shall be judged by the Board based on the

facts present at the time of such request.

6. Adequate security shall be retained for all remaining improvements in Phase 1 in an amount satisfactory to the City.

7. The applicant shall stabilize the disturbed portions of Phases 2 and 3 to the satisfaction of the City and shall maintain the stability of the land in Phase 1.

The MOTION was seconded by Tim McNamara. The VOTE on the MOTION was 5 in favor and 4 opposed.

8. Description of Phases:

Phase 1

- All lots identified by lot number on Plan # 12379, Sheet 4;
- Only those units within lot 74-3-310 in Building F, units 74-3-311 through 74-3-314; units within lot 74-3-320 in Building E, units 74-3-321 through 74-3-324 and units within lot 74-3-330 in Building D units 74-3-331 through 74-3-334, all of which are shown on Sheet 6;
- All lots identified by number on Sheet 8;

Phase 2

- All lots by lot number on Plan # 12379, Sheet 5;
- All lots identified by number on Sheet 6 *except* for units within lot 74-3-310 which includes Building D units 74-3-311 through 74-3-314; lot 74-3-320 which includes Building E units 74-3-321 through 74-3-324 and lot 74-3-330 which includes Building F units 74-3-331 through 74-3-334.

Phase 3

- All lots shown Plan # 12379, Sheets 2, 3, and 7.

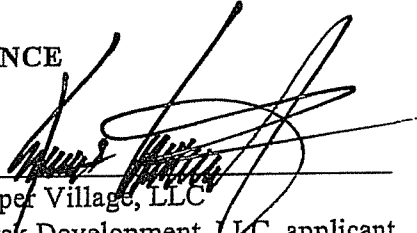
9. As required by the above approval from the Lebanon Planning Board, Sleeper Village, LLC as property owner and Wittek Development, LLC as the applicant acknowledge and agree that no individual lots in Phase 2 and Phase 3 as identified above may be sold or conveyed without first having received from the City of Lebanon approval as set forth above. This restriction is binding upon the applicant and its successors and assigns.

Dated: 10/14/09

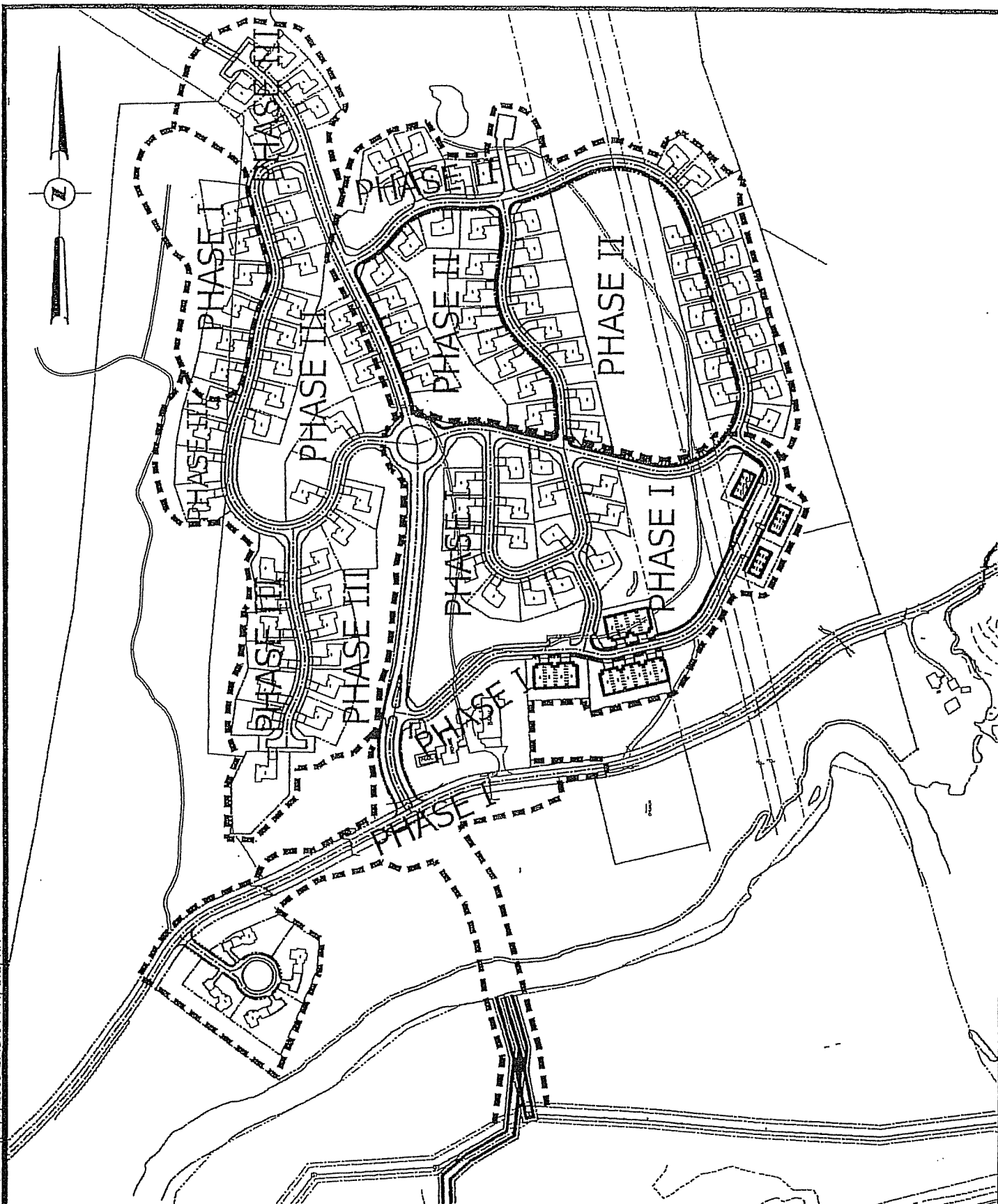
Signed: 
Chair - Lebanon Planning Board

Dated: 10/13/09

ACCEPTANCE

Signed: 
Sleeper Village, LLC
Wittek Development, LLC, applicant

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DESIGN: DAN

DRAWN: KH

SCALE: N.T.S.

DATE: 3/28/05

CONSTRUCTION PHASING
FOR
SLEEPER VILLAGE

BRUNO ASSOCIATES INC. P.C.
ENGINEERS, PLANNERS, SURVEYORS
WOODSTOCK, VERMONT

CITY OF LEBANON APPLICATION FOR

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

☒ OTHER _____ extension of time _____

PROPERTY OWNER (APPLICANT):

NAME: Rock Ridge Lebanon, LLC TEL.#: 860-218-2428

MAILING ADDRESS: % Adam Westhaver, 10 Northwood Drive, Bloomfield, CT 06002

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Daniel A. Nash, PE TEL.#: 603-448-6295

MAILING ADDRESS: PO Box 512, Lebanon, NH 03766

E-MAIL ADDRESS: advancedgeomatrics@comcast.net

PROJECT LOCATION:

TAX MAP #: 74 LOT#: 3 PLOT #: 360 ZONE: RL-2

STREET ADDRESS OF PROJECT: Old Pine Tree Cemetery Road

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

SCOPE OF PROJECT:

Extension of time to complete bonding and recording of final plat.

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

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

PROPERTY OWNER: _____ DATE: _____

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

PROPERTY OWNER: _____ DATE: _____

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

Support Statement for
Amendment of Subdivision Approval
Rock Ridge Lebanon, LLC

Rock Ridge Lebanon, LLC requests that the Subdivision Approval for the completion of bonding and recording of the plat (release of hold) for Phase 3 be amended to extend to 14 Dec 2023, the time for completion of bonding and plat recording.

On 14Dec2022, the planning board approved an extension of time to complete improvements for Phase 3. The board's action permitted Rock Ridge to discontinue its performance security for phase 3 in return for which Rock Ridge agreed that it was prohibited from selling or transferring any individual lots of units in Phase 3 of the development. The developer has completed Phase 2 and has constructed homes on nearly all of the lots. The past two years have been particularly difficult with COVID and cost issues. Prices of about 20 items of house construction have increased 40% during the 2021 construction year. Site development costs have increased comparably, as well.

Regarding progress toward completion, we offer the following:

- some sitework on Phase 3 has been done, as was permitted in the project's AoT (Alteration of Terrain) permit. The work done was to remove rock and create a workplace for crushing operations to make select materials for construction, namely crushed stone.

- performance security. Rock Ridge is ready to provide performance security for Phase 3 improvements. An Engineer's Opinion of Construction Costs (estimated cost of constructing improvements) has been provided to the city and is under review.

- “Removal of hold” is dependent on security and arrangement for third party inspection.

- Item 4. The items in the NHDES letter were addressed to the city and NHDES. The items in the city Engineer's memorandum have been addressed with the preparation and submittal of the 10sep18 plan set.

- applicant has asked the city to prepare a Water and Sewer Extension Agreement for Execution by Rock Ridge Lebanon.

- Third party inspection. We have asked the city to prepare this document for execution.

We anticipate these items can be completed in six months, but ask the extra time to avoid another visit to the board, if there is a delay in executing these documents.

**Support Statement for
Amendment of Subdivision Approval
Rock Ridge Lebanon, LLC**

**Request for Extension of Time
to Complete Phase 3 Infrastructure Improvements**

Rock Ridge Lebanon, LLC requests that it be granted an extension of time until December 31, 2023, to complete bonding and the release of the "Partial Suspension for Phase 3" so that it can proceed with the infrastructure improvements for Phase 3 of the Rock Ridge Development.

The Planning Board has previously approved an extension of time for the completion of the Phase 3 infrastructure improvements. Since that latest approval on December 14, 2020, Rock Ridge has continued to sell lots as quickly as it can construct home and has sold nearly all of the lots in Phase 1 and Phase 2. Rock Ridge has as well undertaken a significant amount of site work in Phase 3 and submitted a request to the City for the approval of its completion bond in October 2022. Rock Ridge is waiting for the City's approval of that bond amount.

As for Phase 2 of the development, Rock Ridge sold most of the houses and has completed all infrastructure and other than for the final topping of asphalt on the roadway. In the last two years, Rock Ridge finally reached an agreement with National Grid which had previously prevented any development on lots on the east side of the power line right of way that runs through Phase 2. With the completion of an "Assent Agreement," Rock Ridge has been able to proceed in that area of Phase 2 of the development..

In addition to site preparation and development in Phase 3 for roads and construction, Rock Ridge has also used that area as a source of site materials for construction in Phase 2.

Rock Ridge has diligently proceeded with construction in Phase 2 and has done so also in Phase 3, and now request the additional time so that it can complete the approval by the City of its proposed bonding and the release of the "Partial Suspension" so that it can complete the development of Phase 3.

**NOTICE OF REMOVAL OF HOLD
ON PARTIAL SUSPENSION OF
FINAL SUBDIVISION APPROVAL FOR PHASE 3
- CITY OF LEBANON PLANNING BOARD -**

This Notice concerns property in Lebanon, Grafton County, New Hampshire and is issued by the **City of Lebanon**, (“City”) a municipal corporation with offices at North Park Street, Lebanon, NH, by and through its Planning Board with regard to **Rock Ridge Lebanon, LLC**, (“Rock Ridge”) a New Hampshire limited liability company with offices at 10 Northwood Drive, Bloomfield, Connecticut 06002.

WHEREAS, the City issued a “Notice of Partial Suspension of Final Subdivision Approval” dated by the City on October 14, 2009, which Notice was recorded on October 15, 2009, at Book 3653, Page 671 of the Grafton County Registry of Deeds;

AND WHEREAS, said Notice concerned the final subdivision approval for Phases 2 and 3 of the development shown on a plan recorded in the Grafton County Registry of Deeds as Plan # 12379 (sheets 1 through 9), and referred to as “Sleeper Village” now know as the “Rock Ridge Subdivision” and which Notice suspended the sale or transfer of individual units or lots within Phase 2 and Phase 3 of said subdivision until such time as a document withdrawing said prohibition and endorsed by the Lebanon Planning Board is recorded in the registry of deeds.

AND WHEREAS, Condition 3 of said Notice states that:

3. This hold shall remain in place until the Planning Board approves the recording of a separate legal document removing the prohibition. The removal of such prohibition by the Board shall only occur upon the restoration of the performance security by the development and upon the updating of such agreements and conditions of approval as may be deemed necessary by the City. The restoration of the performance security shall be based on a cost estimate of all remaining improvements for the development at the time that the security is restored. The applicant shall provide a cost estimate to the City Engineer for review and approval of adequacy prior to restoration.

AND WHEREAS, Rock Ridge proposes to restore the performance security pursuant to a Performance Security Agreement between the City and Rock Ridge dated _____, which shall be subject to the review and approval of the City Engineer and planning department;

AND WHEREAS, Rock Ridge has requested that the hold be released as to Phase 3 of the Rock Ridge development so that Rock Ridge may proceed with the completion of Phase 3 site improvements as required by the Notices of Action voted upon and approved by the Planning Board.

NOW THEREFORE, the City of Lebanon, by and through the Planning Board, hereby issues the following Notice:

1. Rock Ridge has satisfactorily restored the performance security with regard to Phase 3 as determined by the City Engineer and Planning office.

2. The hold referred to in Condition 3 as restated above shall be released as to that section of the Rock Ridge development designated as Phase 3.

3. Rock Ridge remains required to complete the construction and installation of infrastructure improvements as required by the Notice of Partial Suspension as modified, as by the Notice of Action approved by the Planning Board on April 14, 2014 and on March 9, 2015.

Dated: _____

Signed: _____
Chair - Lebanon Planning Board

ACCEPTANCE

Dated: _____

Signed: _____
Rock Ridge Lebanon, LLC



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 9, 2023 Meeting

Staff Memorandum – PB2022-52-SPR – *con't from 1/23/23*

APPLICATION INFORMATION

Agenda Item: 3.G

Application ID: PB2022-52-SPR

Application Type:

Site Plan Review to construct a +/- 9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, and a Conditional Use Permit per Section to allow an outdoor storage area

Property Location & Tax Map

Currently part of 0 Plainfield Road (Tax Map 131, Lot 3)

Applicant/Property Owner:

Upper Valley Technology Park, LLC

Zoning District:

Light Industrial (IND-L)

Future Land Use Map: Industrial

Property Size:

+/-6.3 acres (*per approved subdivision plat, PB2022-51-CUPMIN*)

Overlay Districts:

- Wetlands Conservation District

Staff Attachments:

- Memo dated January 27, 2023 from Duane Egner, Lebanon Fire Department (1 page)

LEGAL NOTICE

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

STAFF COMMENTS

- **Staff has confirmed that, pursuant to Zoning Ordinance amendments adopted by the City Council on January 18, 2023, no Conditional Use Permits are required for this application. The retail component is part and parcel of the new “equipment and machinery sales, rental and service” use category, and outdoor store, and per revised Section 303.4 of the Zoning Ordinance, outdoor storage for the “equipment and machinery sales, rental and service” use category does not require a Conditional Use Permit.
 - Section 303.4 does, however, provide that outdoor storage areas “shall be appropriately screened from view from abutting parcels.”
- The Fire Department has provided comment in the attached memo dated January 27, 2023. Staff has included the first comment as part of proposed condition of approval #8.
- The draft conditions of approval have been updated and expanded. Among these are proposed conditions of approval 1-4 which staff recommends the Planning Board include as standard conditions of approval for all site plan and subdivision applications.
- Staff may have an additional proposed condition of approval relating to connectivity to the surrounding trail network. (5.1.E.20 & 6.5.D.6.e)

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the

application with the conditions noted below:

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.
3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
4. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
5. 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.
6. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
7. 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).

Conditions to be Satisfied Prior to Application for a Building Permit

8. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department, the City Engineer, and the Fire Department:
 - a) A fire hydrant shall be installed in the area of the northern driveway.
 - b) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).
9. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.
10. The applicant shall satisfy the Planning Board's conditions of approval #1-#4 for the Upper Valley Technology Park Planned Unit Development (PB2022-51-CUPMIN) as set forth in the Notice of Action dated December 19, 2022, and shall record the subdivision plat as revised per the Notice of Action and in accordance with Planning & Development Department procedures.

11. 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.
12. 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.
13. 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

14. 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.
15. 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.
16. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
17. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals, including but not limited to:
 - a. NHDES wetlands permit, if necessary
18. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

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

19. The impact fee calculated pursuant to Condition of Approval #14 shall be paid.
20. Third-party 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.

21. 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.

Attachments

cc: Upper Valley Technology Park, LLC
Milton Cat (co-applicant)
Adam Morse, PE, Engineering Ventures PC
File



LEBANON FIRE DEPARTMENT

12 South Park Street
Lebanon, NH 03766

Phone: 603-448-8810
FAX: 603-448-8811
James Wheatley,
Fire Chief

January 27, 2023

To: Tim Corwin, Senior Planner and Zoning Administrator
Lebanon Planning Board Members

From: Duane Egner, Fire Inspector

Re: Milton Rents Project Planning Board Application Review

Tim,

The Lebanon Fire Department has reviewed the following Lebanon Planning Board applications to determine compliance with the various applicable fire codes adopted by the State of New Hampshire and City of Lebanon. Below are the results of the review.

- The Lebanon Fire Department recommends that a fire hydrant be installed in the area of the northern driveway.
- Depending upon how the building is constructed, there is a possibility that an automatic fire sprinkler system may be required. I have received an email from the architect that states that the code analysis that was completed does not require an automatic fire sprinkler system. If the overall height of the building exceeds 30 feet from finished grade, the Lebanon Fire Prevention Ordinance Section 72-41.1 would also require an automatic fire sprinkler system be installed.

Please let me know if there are any questions.

Sincerely,

Duane E. Egner



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2023-07-SPR

APPLICATION INFORMATION

Agenda Item: 3.H

Application ID: PB2023-07-SPR

Application Type:

Site Plan Review to construct a +/- 6,000 sq. ft. building for a food distribution and warehouse facility, together with associated site improvements

Property Location & Tax Map

Currently part of 0 Plainfield Road (Tax Map 131, Lot 3)

Applicant/Property Owner:

Upper Valley Technology Park, LLC

Zoning District:

Light Industrial (IND-L)

Future Land Use Map: Industrial

Property Size:

+/-3.9 acres (per approved subdivision plat, PB2022-51-CUPMIN)

Overlay Districts:

- Wetlands Conservation District

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated January 9, 2023, from Adam Morse, PE, of Engineering Ventures, PC (project narrative, 2 pages)
- ▶ Application for Waivers, dated January 4, 2023 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Plan sheet titled, "Site Landscape Plan," dated January 9, 2023, prepared by Park Architecture, PA Project# 2231
- ▶ Excerpt from plan set titled, "Frito-Lay Product Exchange Center, Airpark Rd.," prepared by Engineering Ventures, PC, dated January 9, 2023, EV Project #22060.04 (cover sheet and site layout plan)

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

- ▶ Building elevation and floor plan for "Product Exchange Center," dated March 14, 2022 (2 sheets)
- ▶ Drainage Analysis report titled, "Frito-Lay Product Exchange Center (PEC), Airpark Rd.," dated January 9, 2023, prepared by Engineering Ventures, PC, EV Project #22060.04 (54 pages)
- ▶ Lighting specifications by LSI Industries Inc., (20 pages)
- ▶ Plan set titled, "Frito-Lay Product Exchange Center, Airpark Rd.," prepared by Engineering Ventures, PC, dated January 9, 2023, EV Project #22060.04 (17 sheets)

COMPLETENESS REVIEW

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

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

The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review. If the Board deems the application complete, the public hearing should be opened and continued to the next regular meeting of the Planning Board scheduled for **March 20, 2023**.

**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: Upper Valley Technology Park, LLC TEL.#: 802-764-2330

MAILING ADDRESS: 277 Blair Rd. Suite 130, Williston, VT 05495

E-MAIL ADDRESS: dwells@dewconstruction.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: SDC NH, LLC TEL.#:

MAILING ADDRESS: 3601 Spring Hill Business Park, Ste. 200, Mobile, Alabama 36608

E-MAIL ADDRESS: gregsaad@saad.com

PROJECT LOCATION:

TAX MAP #: 131 LOT#: 3 PLOT #: 100 ZONE: IND-L

STREET ADDRESS OF PROJECT: Airpark Rd.

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

SCOPE OF PROJECT:

New 6,000 sf Frito-Lay product exchange center and required site improvements including loading area, drive access, drainage ponds, drainage infrastructure, public and private utility connections, landscaping and lighting.

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: food distribution warehouse

SIGNATURE BLOCK:

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

PROPERTY OWNER: David Wells DATE: 1/4/2023

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

PROPERTY OWNER: _____ DATE: _____

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

January 9, 2023

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

**Re: Frito-Lay Product Exchange Center (PEC)
Airpark Rd.
Subject parcel 131-3-100
IND-L Zone
Site Plan Review Request**

Dear Lebanon Planning Board,

On behalf of Upper Valley Technology Park, LLC and Saad Development Corporation, we are pleased to submit the enclosed materials and request Site Plan Review at the next available hearing for the new Frito-Lay PEC off Airpark Rd. on lot 131-3-100 in the Upper Valley Technology Park Minor Subdivision Industrial Planned Unit Development (PB2022-51CUPMIN). The Owner and Applicant propose to construct a new 6,000-sf food distribution and warehouse facility and related site improvements as detailed below.

The subject property encompasses 3.9 acres including a 0.5-acre open space area subject to restrictive covenants. The existing site is vacant wooded land. There is a wetland complex on the west half of the lot with a wetland drainage running from west to east near the northern boundary of the site and a smaller segment running from west to east near the south corner. The lot slopes towards the northeast with slopes of approximately 5%. The lot has 100 ft. of frontage along Airpark Rd. right of way with an additional 465 ft. of frontage along city parcel 159-4, which is currently vacant and was historically a Class IV Road.

The proposed building consists of a loading dock on the west side for tractor trailer deliveries and delivery van pickups, the loading area has been designed for WB-67 interstate tractor trailer maneuverability and side offloading. There will also be a 30 ft. wide concrete apron outside of the five roll up door bays in the loading area. The floor elevation is 4 ft. above finished grade which facilitates truck loading and product pickup. The loading area will be partially covered by an awning. Two separate parking areas will be provided for a total site capacity of 14 vehicles. It is expected that the facility will have approximately 14 employees. Parking spaces at the rear consist of 14 van parking spaces with block heaters, the van parking area is surrounded by a security fence with a 20 ft. wide swing gate. Employees will park their personal car in the assigned van space. They will then proceed by van to their delivery route and pick up product at the loading area prior to exiting the site. Two parking spaces are provided at the northeast building corner including one ADA accessible van space and access isle. These two parking spaces are intended for onsite staff. ADA access will be achieved with an accessible ramp with railing up to the finished floor elevation. Steps will also be provided. Public and private utility services will run along the drive access and tie into the existing utilities in Airpark Rd. Underground power will be run to a new transformer on the south side of the access drive from overhead power lines along the east side of Airpark Rd. A dumpster enclosure is proposed adjacent to the van parking enclosure.

Landscape improvements have been designed for the site to meet section 6.2 of the site plan regulations with the exceptions of the requested waivers. Lighting improvements have been designed in accordance with section 6.7 of the Site Plan Regulations.

Stormwater treatment will be achieved through construction of a gravel wetland north of the drive access. Drainage will be collected in a series of catch basins which drain to a sediment forebay which discharges to the gravel wetlands. A portion of site run-on from the south will be collected in a detention pond along the south boundary. The remainder of site run on from the south will be directed around the site by a grass swale. A culvert is proposed under the drive access in Airpark Rd. with catch basins located on either side of the drive access for drainage collection. This will convey stormwater in the roadside ditch flowing from the south along Airpark Rd. The gravel wetlands discharge stormwater to the northern most structure at the drive access. The site is subject to NHDES Alteration of Terrain Permitting and a 2022 EPA Construction General Permit.

Wetland disturbance area with this project is expected to be approximately 900 sf of permanent impacts and 400 sf of temporary impacts, which qualifies the project for a minimal impact wetland dredge/fill permit.

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

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Greg Saad, James Saad, Don Wells, Kevin Worden, Robert Wells



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Upper Valley Technology Park LLC

Project Name: Frito-Lay Product Exchange Center

Project Address: Lot 131-3-100 Airpark Rd. West Lebanon, NH 03784

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section ^{6.5.C.2} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

There are no sidewalks to connect to and the main mode of transportation for employees is vehicular traffic, an entrance facing the roadway was considered to be unnecessary.

2. Section ^{6.2.B.8} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

The dumpster does not have screening but is located in an enclosure and located at the back of the building, out of view from the road.

3. Section ^{6.5.C.1} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
There is no building facade it is an industrial facility

4. Section ^{6.5.D.5} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
There is no sidewalk along any portion of Airpark Rd. including the new extension which was constructed by the City in 2021.

5. Section ^{6.2D} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
landscaping cannot be provided in loading areas and pedestrian access locations. Landscaping is included around two sides of the building.

6. Section ^{6.B.1} 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 surrounded by forest to the north, south, east and west.

7. Section ^{6.2.B.10} of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
There will be a robust area of existing landscape to remain in the wide ROW area in front of the building. The number of new perimeter trees required along the Eastern side of the property and fronting along Airpark Rd. is met

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: 1/4/2023

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Upper Valley Technology Park- Frito Lay	
APPLICANT:	DATE: 12/29/2022
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

[illegible]

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

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

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

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

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

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

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

Completed By: _____

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME:	
APPLICANT:	DATE:

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

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

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

[Stormwater checklist begins on following page]

[illegible]

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

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

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

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

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

Completed By: _____

(Last Revised 9/20/2021)

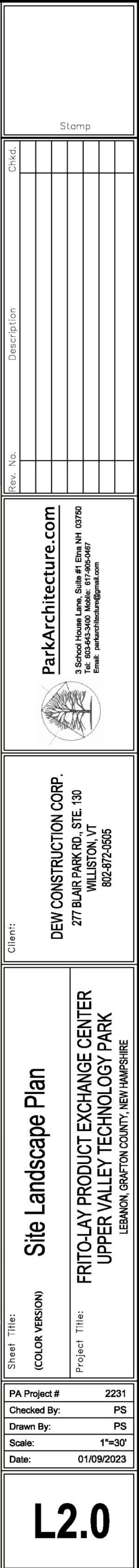
Planning office Use Only:

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

30' 0' 30' 60'

SCALE: 1" = 30FT

NORTH

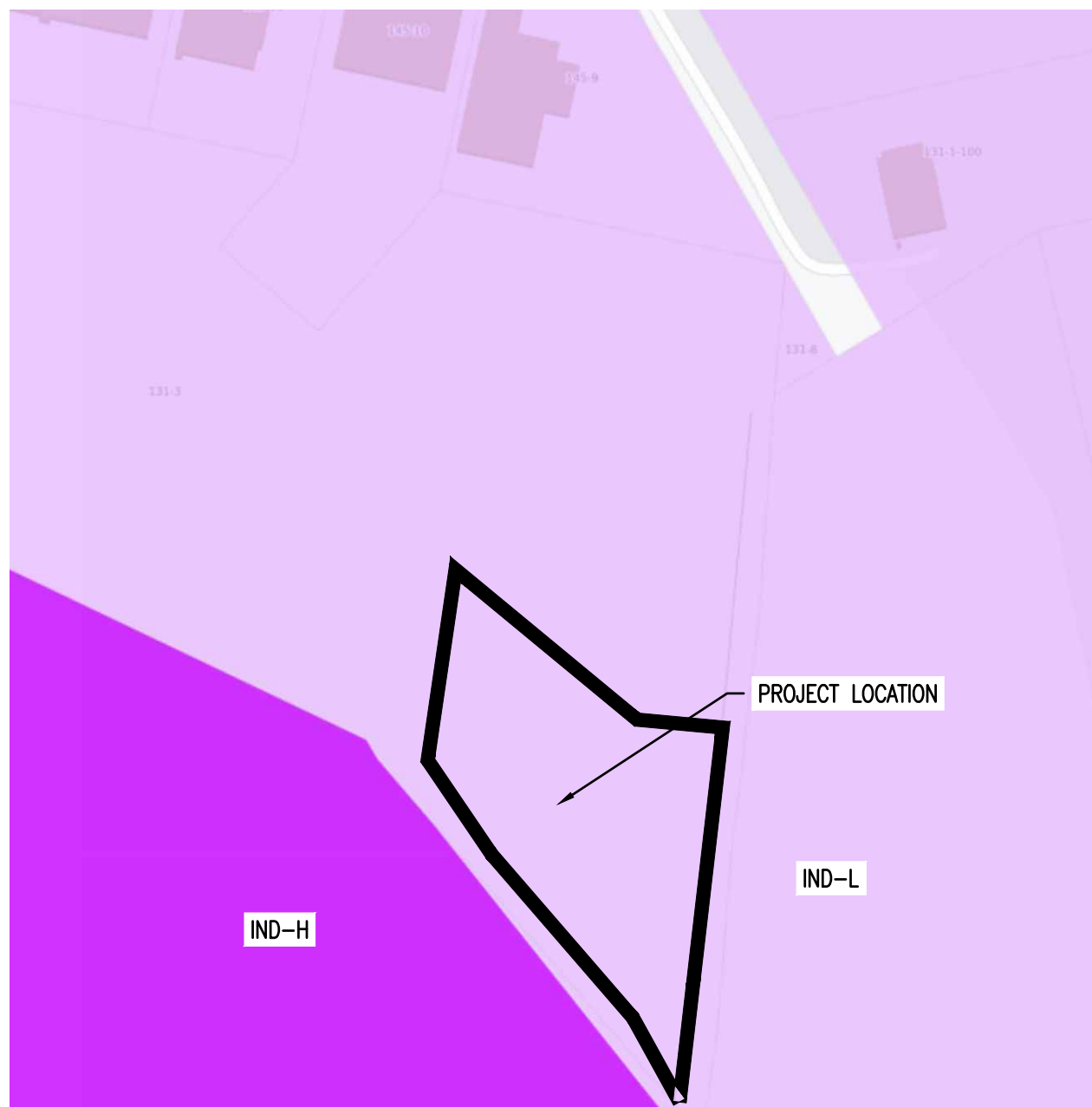


FRITO-LAY PROCUCT EXCHANGE CENTER, AIRPARK RD.

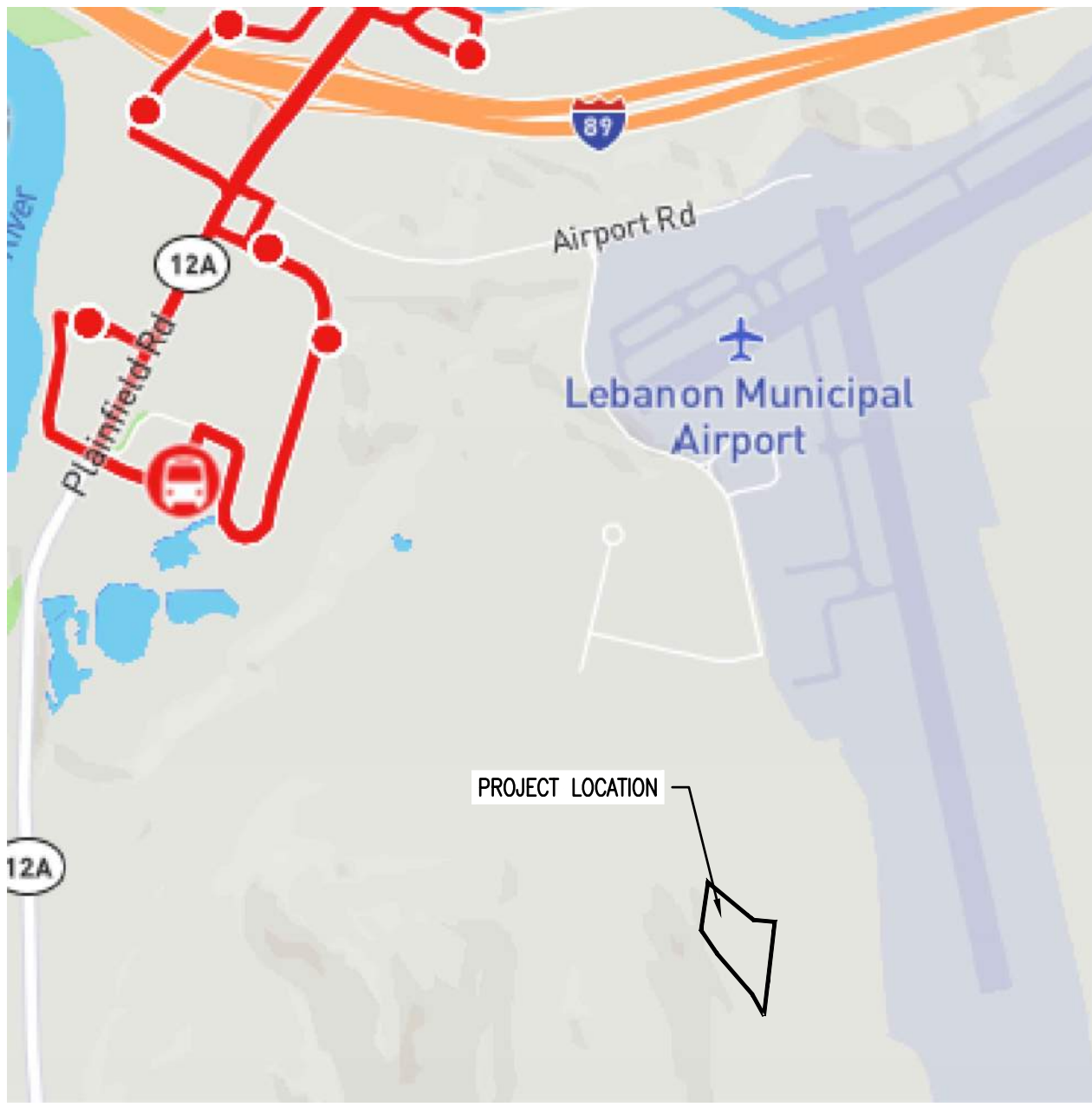
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



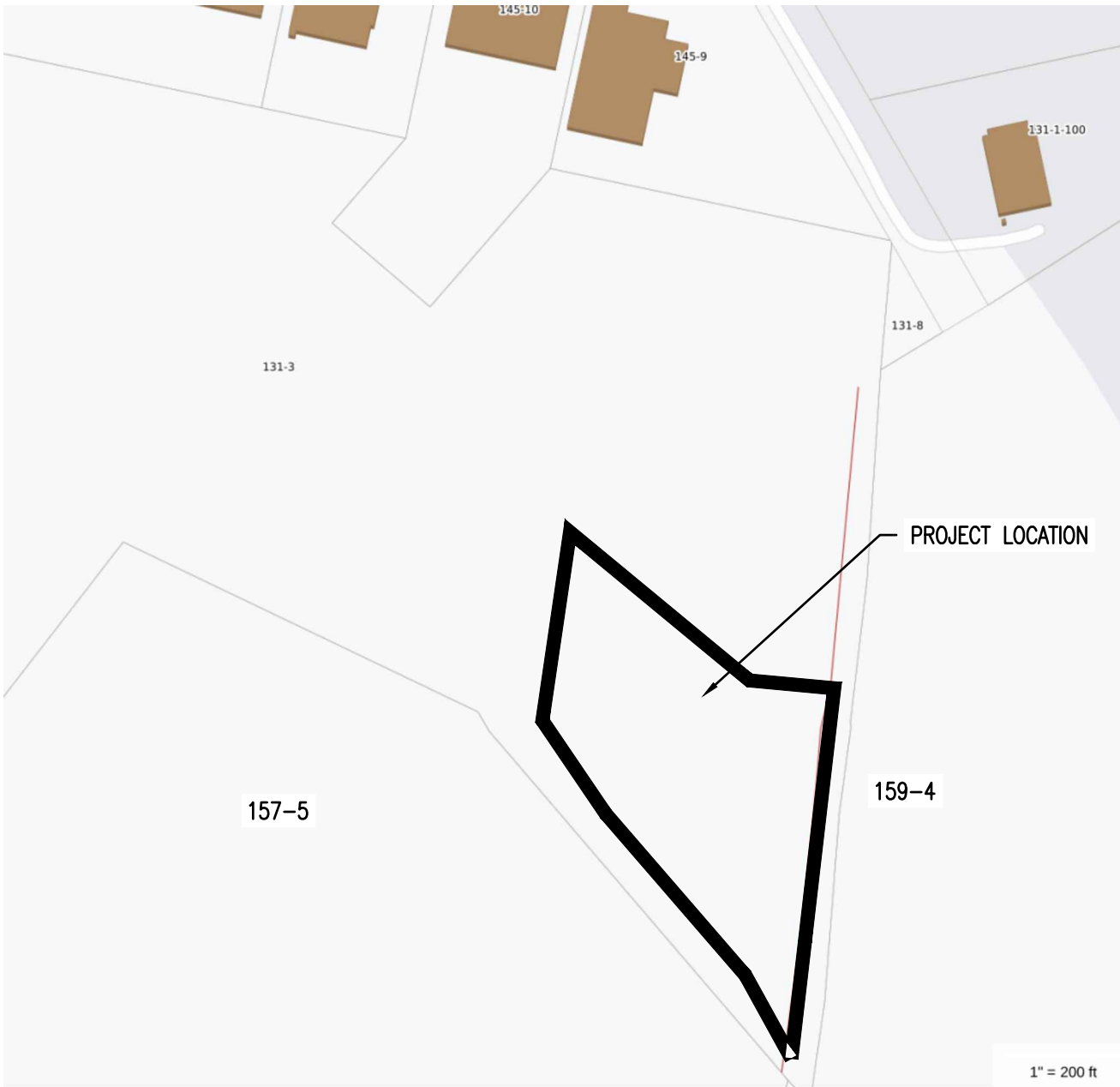
ORTHO MAP
1" = 2,000'



ZONING MAP
1" = 250'



BUS ROUTES
1"=1,000'



TAX MAP
1" = 250'

ZONING CHART

1/9/2023
Frito-Lay Product Exchange Center, Airpark Rd.
Saad Development Corp. / Upper Valley Technology Park, LLC
Lebanon Zoning Regulations

	Existing	Required	Proposed
Zoning District	IND-L		IND-L
Tax Lot #	131-3		131-3-100
Area of Lot	36.83 Acres (PB2022-51-CUPMIN)	2 Acres	3.9 Acres
Building (Footprint)	n/a	50% of lot (max.)	6,000 sq. ft. (3.5%)
Floor Area	n/a		6,000 sq. ft.
Parking Spaces	n/a	14 (min.) / 17 (max.)	14
Use	Vacant land		Product Exchange Center / warehouse
Bicycle Storage	n/a	2	2
Loading Spaces	n/a		1
# of stories			1
Impervious Area	n/a		43,560 sq. ft.
Impervious Area (% of lot)	n/a		26%
Overlay Districts	Wetlands Conservation District		Wetlands Conservation District
Setbacks			
Front	n/a	40'	40'
Rear	n/a	20'	329'
Side	n/a	20' / 50' (south boundary)	144'
Building Height	n/a	65'	35'

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SHEET	TITLE	CONSULTANT	PAGE NO.
C0.0	COVER SHEET	ENGINEERING VENTURES	(1 OF 16)
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES	(2 OF 16)
C0.2	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES	(3 OF 16)
C1.0	EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN	ENGINEERING VENTURES	(4 OF 16)
C2.0	SITE LAYOUT PLAN	ENGINEERING VENTURES	(5 OF 16)
C2.1	SITE GRADING, DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES	(6 OF 16)
C2.2	WB-67 TRACTOR TRAILER TRUCK TURNING PLAN	ENGINEERING VENTURES	(7 OF 16)
C3.0	SITE DETAILS	ENGINEERING VENTURES	(8 OF 16)
C3.1	SITE DETAILS(2)	ENGINEERING VENTURES	(9 OF 16)
C3.2	WATER DETAILS	ENGINEERING VENTURES	(10 OF 16)
C3.3	SANITARY SEWER DETAILS	ENGINEERING VENTURES	(11 OF 16)
C3.4	STORMWATER DETAILS	ENGINEERING VENTURES	(12 OF 16)
C3.5	EPSC DETAILS	ENGINEERING VENTURES	(13 OF 16)
L1.0	SITE LANDSCAPE PLAN	PARK ARCHITECTURE	(14 OF 16)
L3.0	LANDSCAPE DETAILS	PARK ARCHITECTURE	(15 OF 16)
L-1	PHOTOMETRIC PLAN	EXPOSURE 2 LIGHTING	(16 OF 16)

CONSULTANTS

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

LAND SURVEYOR
LATITUDES LAND SURVEYING
1 MILL ST.
BURLINGTON, VT 05401
(802) 825-6545

LANDSCAPE ARCHITECT
PARK ARCHITECTURE
3 SCHOOL HOUSE LN., STE #1
ETNA, NEW HAMPSHIRE 03750
(603) 643-3400

ARCHITECT
MICHAEL PETROVICK ARCHITECTS, PLLC
310 MARLBORO ST. STE. 106
KEENE, NH 03431
(603) 636-7056

WETLANDS
STONE RIDGE ENVIRONMENTAL, LLC
233 PROSPECT MT. RD.
ALTON, NH 03809
602-776-5825

SUBJECT PROPERTY

LOT 131-3-100
AIRPARK ROAD
WEST LEBANON, NH 03784

OWNER APPLICANT

OWNER
UPPER VALLEY TECH PARK, LLC
277 BLAIR PARK RD., STE 130
WILLISTON, VT 05495
802-872-0505

APPLICANT
SAAD DEVELOPMENT CORPORATION
GREGORY SAAD
3601 SPRING HILL BUSINESS PARK, STE 200
MOBILE, ALABAMA 36608
gregsaad@saad.com

PARKING CALCULATIONS:

USE	REQUIRED	CALCULATION
INDUSTRIAL	14	14 EMPLOYEES = 14 SPACES

NOTE: THIS DEVELOPMENT IS PART OF THE UPPER VALLEY TECH PARK PUD AND IS SUBJECT TO THE PUD APPROVAL (PB2022-51-CUPMIN)

Stamp

Date

Description

No.

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225

85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333

414 Union Street, Schenectady, NY 12305 • 518-530-9614

www.engineeringventures.com

DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE 130

WILLISTON, VT

802-872-0505

Cover Sheet

FRITO-LAY PRODUCT EXCHANGE CENTER

UPPER VALLEY TECHNOLOGY PARK

WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

22060.04

Drawn By:

AM

Checked By:

AM

Scale:

AS NOTED

Date:

1/9/2022

C0.0

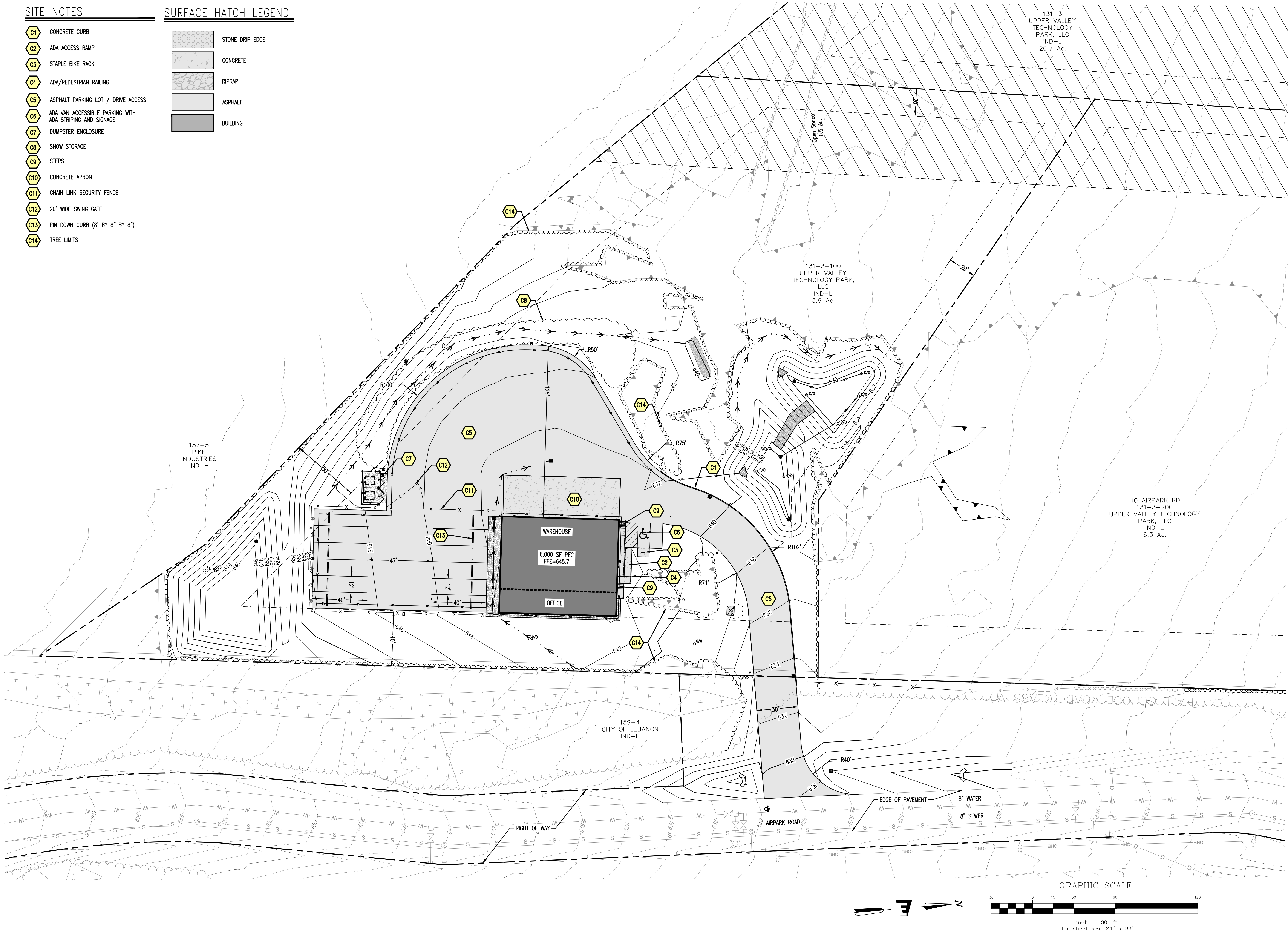
1 of 17

SITE NOTES

- C1 CONCRETE CURB
- C2 ADA ACCESS RAMP
- C3 STAPLE BIKE RACK
- C4 ADA/PEDESTRIAN RAILING
- C5 ASPHALT PARKING LOT / DRIVE ACCESS
- C6 ADA VAN ACCESSIBLE PARKING WITH ADA STRIPING AND SIGNAGE
- C7 DUMPSTER ENCLOSURE
- C8 SNOW STORAGE
- C9 STEPS
- C10 CONCRETE APRON
- C11 CHAIN LINK SECURITY FENCE
- C12 20' WIDE SWING GATE
- C13 PIN DOWN CURB (8" BY 8" BY 8")
- C14 TREE LIMITS

SURFACE HATCH LEGEND

- STONE DRIP EDGE
- CONCRETE
- RIPRAP
- ASPHALT
- BUILDING



Stamp	
Date	
No.	
Description	

ENGINEERING VENTURES PC
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
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DEW CONSTRUCTION CORP.
 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
 802-872-0505

Project Title: FRITO-LAY PRODUCT EXCHANGE CENTER
 UPPER VALLEY TECHNOLOGY PARK
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #: 22060.04
 Drawn By: AM
 Checked By: KW
 Scale: 1" = 30'
 Date: 1/9/2023

C2.0
 5 of 17



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2023-08-SPR

APPLICATION INFORMATION

Agenda Item: 3.I

Application ID: PB2023-08-SPR

Application Type:

Request to allow occupancy of the approved 250-unit multi-family development to proceed in phases

Property Location & Tax Map

343 Mount Support Road (Tax Map 24, Lot 1)

Applicant/Property Owner:

The Marek Lebanon, LLC

Zoning District: Residential One (R-1)

Future Land Use Map:

Residential – High and Rural

Property Size:

+/-17.7 acres

Overlay Districts:

Wetlands Conservation District

LEGAL NOTICE

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

APPLICATION AND OTHER MATERIALS

- ▶ Application form
- ▶ Letter dated January 9, 2023 from Dave Fenstermacher, PE, of VHB (project narrative; 3 pages)
- ▶ Application for Waivers dated January 4, 2023 (2 pages)
- ▶ Plan set titled, "The Marek at Lebanon, NH - Phasing Plans," prepared by VHB, dated January 3, 2023, Project Number 52616 (3 sheets)

COMPLETENESS REVIEW

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

APPLICATION OVERVIEW

On October 13, 2020, the Planning Board approved the application of Saxon Partners and Alfred P. & Lorelee S. West for Site Plan approval to construct a multi-family complex consisting of 250 dwelling units, together with parking, utilities, landscaping, access, and other related site improvements at 343 Mount Support Road (Tax Map 24, Lot 1) (PB2020-11-SPR), as shown on a plan set titled "The Marek at Lebanon, NH, 343 Mount Support Road, Lebanon, Grafton County, New Hampshire" prepared by VHB, dated March 9, 2020, VHB Project: 52616.00. A building permit was applied for and has been issued, and the development is currently under construction.

Pursuant to Section 4.9 of the Site Plan Review Regulations, the applicant has submitted the current application requesting approval from the Planning Board to occupy the building in phases. The applicant's proposed phasing schedule and plan are attached.

The purpose of phasing is to allow a development to be constructed over a longer period of time than what is otherwise permitted under the requirements of the Site Plan Review Regulations. These include the various timing requirements (i.e. 2 years from the date of approval to obtain a building permit (Sec. 4.10.A), 2 years from the date of approval to achieve active and substantial development (Sec. 8.4.A.2), and 5 years from the date of approval to achieve substantial completion (Sec.8.4.B.2).

STAFF COMMENTS

Waiver Request

Although effectively the applicant's request is to amend the approved plan from 2020, the current request technically constitutes a new application that is subject to all submission requirements. Consequently, the applicant has requested waivers from the Article submission requirements, which staff supports.

Phasing Request

Pursuant to Section 4.9 of the Site Plan Review Regulations, an applicant may request to construct an approved development in phases. Staff has recommended to the applicant that additional detail is given with respect to the criteria set forth in Section 4.9.C, which provides that a phasing request must include the following information for each phase:

1. A specification of all improvements, on-site or off-site, to be installed as part of that phase;
2. A deadline for the posting of any required security for that phase;
3. A deadline for the completion of such improvements subsequent to the posting of such security, and;
4. A date by which a Building Permit must be obtained to prevent the approval for that phase from being considered void pursuant to Section 4.10 of these Regulations.

Section 4.9.C further provides that, "The phasing schedule may also specify threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered "vested" pursuant to RSA 674:39, or the New Hampshire common law of vested rights."

Per Section 4.9.D, "In determining whether to grant an applicant's request for phased development, or to approve a proposed phasing schedule, the Board shall consider the totality of the circumstances, including but not limited to the following factors:

1. The extent to which review of the development in its totality is logical and reasonable due to the degree to which the proposed phases are well-integrated, both as to their use and development scheme, and as to common infrastructure and other improvements, by contrast with a series of superficially-related projects, which could just as effectively be reviewed individually.
2. The extent to which phasing will benefit the City by mitigating and making more predictable the impacts of the complete development upon community facilities, services, utilities and other City goals as set forth in the Master Plan.
3. The degree to which the integration of the phases, as described above, would make private investment in such improvements unlikely without the predictability of a phased approval.

4. The extent to which the proposed phasing schedule represents a realistic timeline for active and substantial development progressing at a steady pace, in light of the type and complexity of the project as a whole, rather than an attempt to maintain “vesting” during significant periods of non-development.
5. The total length of time proposed, and the degree of unpredictability or Board uncertainty involved, with respect to whether a later phase or phases will continue to meet current regulations at the time of construction, and in light of potential changed conditions which might occur in the meantime within the neighborhood or the City as a whole.

STAFF RECOMMENDATIONS

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

1. Within 60 days of this approval, the applicant shall, to the satisfaction of the Planning and Development Department, revise the Plan set titled, “The Marek at Lebanon, NH - Phasing Plans,” prepared by VHB, dated January 3, 2023, Project Number 52616 (3 sheets) (“Phasing Plan”) to:
 - a. Clarify that a Certificate of Occupancy for Phase 3 shall be issued only upon completion of all required site improvements for the development.
 - b. Identify _____ as the date by which security for the Phase 2 improvements will be posted, and _____ as the date by which security for the Phase 3 improvements will be posted.
2. The applicant shall comply with all applicable conditions of the Planning Board’s Notice of Action dated October 13, 2020, PB2020-11-SPR, except that the development shall be constructed in phases pursuant to and in accordance with the Phasing Plan.
3. With respect to the **Phase 2** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 8.4.A.2 of the Site Plan Review Regulations, by _____; and (b) achieve Substantial Completion, as defined in Section 8.4.B.2, by _____.
4. With respect to the **Phase 3** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 8.4.A.2 of the Site Plan Review Regulations, by _____; and (b) achieve Substantial Completion, as defined in Section 8.4.B.2, by _____.
5. Prior to the issuance of a temporary certificate of occupancy for Phase 1, the applicant shall enter into a Performance Security Agreement pursuant to Section 8.3.C & D of the Site Plan Review Regulations and shall provide security necessary for the completion of all Phase 2 required improvements and utilities. The Agreement shall specify that security for Phase 3 shall be posted by no later than _____.

Attachments

cc: The Marek Lebanon, LLC
Dave Fenstermacher, PE, VHB
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 Site Plan Amendment

PROPERTY OWNER (APPLICANT):

NAME: The Marek Lebanon, LLC c/o Saxon Partners TEL.#: (781) 875 - 3300

MAILING ADDRESS: 25 Recreation Park Drive, Suite 204, Hingham, MA 02043

E-MAIL ADDRESS: dsmith@saxon-partners.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 24 LOT#: 1 PLOT #: ZONE: R-1

STREET ADDRESS OF PROJECT: 343 Mt. Support Road

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

SCOPE OF PROJECT:

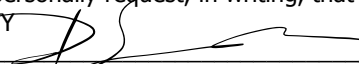
Requesting to amend the existing Site Plan approval to allow for occupancy of the building in multiple phases.

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 February 13, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:  Donald S. Smith, Manager, The Marek Lebanon, LLC DATE: January 6, 2023

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

PROPERTY OWNER: _____ DATE: _____

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

January 9, 2023

Ref: 52616.00

Mr. Nathan Reichert
Planning & Development Director
51 N Park Street
City Hall, 1st Floor
Lebanon, NH 03766

Re: The Marek at Lebanon
343 Mt. Support Road
Narrative for Site Plan Review

Mr. Reichert,

In support of the Site Plan Amendment Application, the following provides a summary for the proposed multi-family project.

Summary

The Applicant, Saxon Partners, is proposing a phased schedule related to the occupancy of the previously approved project. The site design will remain consistent with the site plans included in the approval and the Applicant is just seeking a Site Plan Amendment in order to incorporate the Phasing Plans.

Site Plan Amendment

As depicted on the attached Phasing Plans, the applicant is proposing the following phasing schedule.

<i>Phase</i>	<i>Summary of Improvements</i>	<i>Estimated Occupancy</i>
Phase 1	Building B (business only, no residential), Main Entrance, 12 Parking Spaces	August 2023
Phase 2	Building A, Amenities, Parking Field and Dumpster Area	October 2023
Phase 3	Building C, Northern Parking Field	January 2024



Phase 1 occupancy would not include any residential space – it only includes the amenity building (Building b) with the leasing and management offices. Occupying this space early would allow the leasing and management teams to prepare for residential occupancy in the future phases.

Phase 2 occupancy would include the apartments in Building A together with the associated parking areas, outdoor amenity areas, and trash facilities.

Phase 3 occupancy would include the apartments in Building C together with the associated parking areas.

The proposed phasing plan is designed to keep the construction activities separate from the occupied areas and allow for an orderly lease up of the project.

Transportation

Per the approved Site Plans, access to the Site will be provided via a main entrance at the center of the development. The secondary access provided to the north of the entrance will continue to be available for emergency access during all phases. Parking, pedestrian access, and bike amenities remain as approved and will be phased accordingly.

Site Improvements

The Site Plan Amendment does not result in any impacts to the any of the following items reviewed and approved as part of the initial Site Plan Permit:

- Wetlands
- Stormwater Management
- Utilities

Waivers

The intent of the Site Plan Amendment application is to submit only the new Phasing Plans. As there is no specific checklist associated with a Site Plan Amendment, the applicant is requesting waivers associated with the supporting documents not relevant to the review.

Please do not hesitate to contact me if you would like any additional information regarding this application.



Page 3

Sincerely,

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

Dave Fenstermacher, PE
Project Manager



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: SPNH Mouth Support - Saxon Partners

Project Name: The Marek at Lebanon: Proposed Multi-Family Housing Project

Project Address: 343 Mt. Support Road, Lebanon, NH 03756

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).]

Article 5

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

Waiver from submission requirements per Article 5 as those relate to a full site plan review. As this is Amendment to an approved plan, the applicant is only submitting materials applicable to the proposed phasing.

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

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

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

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

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

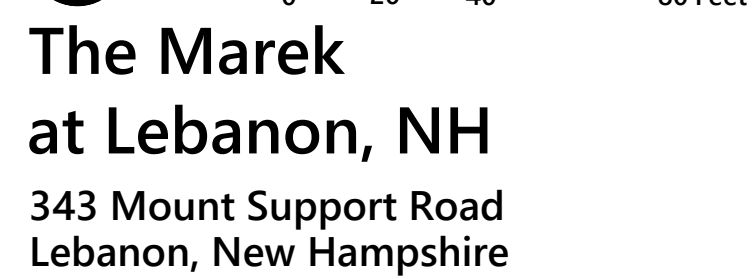
7. Section ____ of the (*circle one*) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because _____

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

SIGNATURE

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

Signature of Applicant:  Date: 1/4/2023



No.	Revision	Date	Appr'd

Designed by	Checked by
SJF	DHF

Issued for _____ Date _____

Permitting

January 3, 2023

BUILDING TO BE OCCUPIED

EMERGENCY ACCESS

Phase	Summary Of Improvements	Estimated Occupancy
Phase 1	Building B (business use only, no residential), Main Entrance, 12 parking spaces of the Southern Parking field, Building A Emergency access, Secondary emergency access	August 2023
Phase 2	Building A, amenities, dumpster area	October 2023
Phase 3	Building C, northern parking area	January 2024

PP-1

[illegible]

BUILDING TO BE OCCUPIED

EMERGENCY ACCESS

OCCUPIED BUILDING

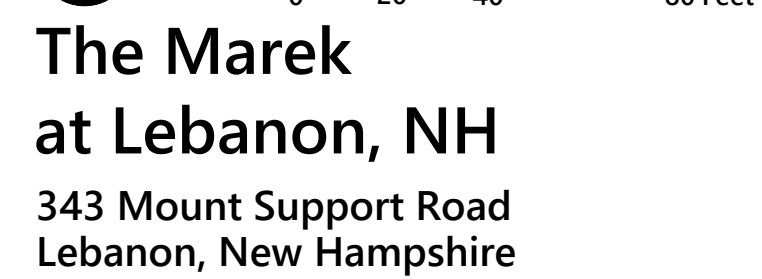
Phase	Summary Of Improvements	Estimated Occupancy
Phase 1	Building B (business use only, no residential), Main Entrance, 12 parking spaces of the Southern Parking field, Building A Emergency access, Secondary emergency access	August 2023
Phase 2	Building A, amenities, dumpster area	October 2023
Phase 3	Building C, northern parking area	January 2024

Diagram illustrating the layout of a drawing template. The template includes a title block at the top left with fields for 'Drawing Title' and 'Drawing Number'. The main area is labeled 'Phasing Plans'.

PP-2

Sheet 2 of 3

Project Number
52616.00

[illegible]

 BUILDING TO BE OCCUPIED

 OCCUPIED BUILDING

Phase	Summary Of Improvements	Estimated Occupancy
Phase 1	Building B (business use only, no residential), Main Entrance, 24 parking spaces of the Southern Parking field, Building A Emergency access, Secondary emergency access	August 2023
Phase 2	Building A, amenities, dumpster area	October 2023
Phase 3	Building C, northern parking area	January 2024

Drawing Title

Phasing Plans

PP-3

Sheet 3 of 3

Project Number
52616.00



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 13, 2023 Meeting

Staff Memorandum – PB2023-09-SPR

APPLICATION INFORMATION

Agenda Item: 3.J

Application ID#:
PB2023-09-SPR

Application Type:
Site Plan Review (advisory)

Property Location:
195 Hanover St Ext (Tax Map 64,
Lot 33)

Property Owner/Applicant:
Lebanon School District SAU #88

Existing Use:
Public high school and
elementary school

Proposed Improvements:
Building expansion and related
site improvements

Overlay Districts:
none

LEGAL NOTICE

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. PB2022-09-SPR

NOTE: This application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54).

PLANS AND OTHER SUBMISSIONS

- ▶ Application form
- ▶ Letter to from Jeffrey Goorich, PE, of Pathways Consulting, LLC, dated January 9, 2023 (3 pages) (project description)
- ▶ Application for Waivers dated January 6, 2023 (*note – no waivers are required for a governmental land use*)
- ▶ Site Plan Review Regulations Technical Checklist (10 pages)
- ▶ Untitled plan set prepared by Marinace Architects and Pathways Consulting, LLC, dated January 6, 2023 (12 sheets total)

COMPLETENESS REVIEW

This application is being reviewed in accordance with New Hampshire RSA 674:54, Governmental Land Uses. As such, there is no completeness review for this project. In addition, any comments on the proposal by the Planning Board and City staff are considered non-binding on the applicant.

APPLICATION OVERVIEW

195 Hanover Street Extension is owned by the Lebanon School District and is improved with the Lebanon high school and elementary school. The School District proposes to construct three (3) building additions, the removal of an existing building, the relocation of storage sheds, and modifications to site elements including pedestrian and vehicle access, grading, and limited utility modifications, as described in further detail in the attached letter from Jeffrey Goodrich of Pathways Consulting, LLC, dated January 9, 2023.

The size of the proposed building additions and site improvements exceeds the thresholds required for site plan review. However, because the property is owned by the School District and is improved with a public school, the

project qualifies as a Governmental Land Use pursuant RSA 674:54 and, therefore, is not subject to the Site Plan Review Regulations. Nevertheless, the Planning Board is permitted to conduct a public hearing on the project, as set forth in NH RSA 674:54, II:

The [...] city [...] shall give written notification to the [...] planning board [...] of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

Although site plan review is advisory only, note that the building will still need to obtain a building permit and construction must comply with the City Code including but not limited to the Building Code.

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: Lebanon School District/SAU #88 (Tim Ball, Business Administrator) TEL.#: 603-448-1634

MAILING ADDRESS: 20 Seminary Hill, West Lebanon, New Hampshire 03784

E-MAIL ADDRESS: tball@sau88.net

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Pathways Consulting, LLC (Jeff Goodrich, Agent) TEL.#: 603-448-2200

MAILING ADDRESS: 240 Mechanic Street, Suite 100, Lebanon, New Hampshire 03766

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

PROJECT LOCATION:

TAX MAP #: 64 LOT#: 33 PLOT #: ZONE: R-3

STREET ADDRESS OF PROJECT: 195 Hanover Street Extension, Lebanon, New Hampshire 03766

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

SCOPE OF PROJECT:

Facility modifications to accommodate classroom, cafeteria, and band room additions with utility and site improvements.

TYPE OF OCCUPANCY:

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

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 February 13, 2023, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Timothy Ball DATE: 1/6/23

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: Timothy Ball DATE: 1/6/23

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

PATHWAYS CONSULTING, LLC

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

January 9, 2023

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

RE: SUBMISSION OF MATERIALS FOR SITE PLAN REVIEW FOR LEBANON
SCHOOL DISTRICT AND SAU #88, 20 SEMINARY HILL ROAD, WEST
LEBANON, NEW HAMPSHIRE (Project No. 10140)

Dear Tim:

Please accept this cover letter to summarize submission materials on behalf of the Lebanon School District and SAU #88 for Site Plan Review (SPR) by the Planning Board. The project generally consists of three building additions, the removal of an existing building, the relocation of storage sheds, and modifications to site elements including pedestrian and vehicle access, grading, and limited utility modifications. The three additions, which are detailed in the architectural plans, include band room modifications in the north, classroom modifications in the south, and cafeteria modifications in the east. The attached site plans demonstrate how existing site modifications will accommodate the proposed building additions that result in a total of approximately 170 square feet (sf) of increased impervious area. Application materials are presented for SPR in accordance with Section 3.1 of the City of Lebanon (City) SPR Regulations (Regulations). Application materials include:

1. This cover letter.
2. An Application for SPR.
3. A general waiver request. Because all of the proposed project elements are within existing areas of development, the applicant would like to waive the Regulations for this project even though the site plan information presented conforms to the Regulations in the areas of impact. The applicant does not propose to modify any parking, bicycle storage, pedestrian and vehicle access, lighting, landscape, utilities, and other existing conditions beyond what is shown on the site plans.
4. A fee schedule.
5. An abutters list that conforms with the Tax Map Abutter Inset Map on plan sheet C0.0.
6. Technical and Stormwater Checklists.

Technical Checklist Clarifications

- 5.1.E(4), e.6.: Requires the number of existing and proposed short- and long-term bicycle storage spaces. The applicant is not proposing to alter existing bicycle storage spaces and a count of existing facilities has not been provided since it would not be material to this project.
- 5.1.E(4), e.7.: Requires the number of existing and proposed loading spaces. The applicant is not proposing to alter loading spaces and a count of existing facilities has not been provided since it would not be material to this project.
- 5.1.E(4), e.12.: Requires maximum allowable coverage. The property is located within the Residential Three District (R-3), which allows 25% building coverage

for a Class 1 lot. Building coverage for the primary school facilities is proposed to be 180,258 sf, which results in 11.0% lot coverage for the lot area shown. We did not evaluate maintenance buildings and sheds on the property since the lot coverage is substantially below what is allowed in the R-3 District.

Stormwater Checklist

Since the proposed project is within existing development areas and impervious area is proposed to change by only 170 sf, drainage calculations are not provided. The applicant's operation and maintenance approach to existing facilities will not change so an O&M Plan is not provided. Overall, limited drainage facility modifications are proposed to make use of the existing stormwater collection system on-site. We have conducted topographic surveying for the site and will provide benchmarks for construction.

7. Site plans including two full-size sets and eleven 11" x 17" sets.
8. We will provide digital copies of all application materials by email including a PDF of the plans and an archival PDF of the plans.

In addition to the limited building improvements, the applicant is proposing a new main entrance at the north end of the school building. The proposed pedestrian access and landscape changes are intended to emphasize the new entrance and accommodate ADA requirements. The limits of proposed improvements are generally indicated by shading for building additions, which will require nominal site improvements proximate to each. The following information is provided as required to supplement application materials and checklist requirements in accordance with Section 5.1 of the Regulations.

1. **Names and Addresses of Contributing Persons and Firms:** All names of parties contributing to the assembly of the Site Plan, supporting data, or submission materials have been included on the Site Plan and the certified notification list.
2. **Conservation Easements on Abutting Parcels:** There are no known conservation or agricultural easements on the property and abutting properties.
3. **Timetable for Construction and Completion of Project:** The applicant plans to begin construction after receipt of all necessary approvals from the City to initiate construction in the spring of 2023 with completion in 2023.
4. **Request for Waivers:** As previously noted, the applicant is seeking a general waiver from the Regulations in accordance with Section 7.1 of the Regulations. Although the plans submitted generally conform to the Regulations, the limited modifications within the existing school campus do not warrant the additional effort that would be required to satisfy each element of the Regulations with no benefit to the applicant or the City

RE: SUBMISSION OF MATERIALS FOR SITE PLAN REVIEW FOR LEBANON SCHOOL DISTRICT AND
SAU #88, 20 SEMINARY HILL ROAD, WEST LEBANON, NEW HAMPSHIRE (Project No. 10140)

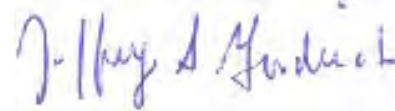
January 9, 2023

Page 3

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

Sincerely,

PATHWAYS CONSULTING, LLC



Jeffrey S. Goodrich, P.E.
President

JSG:meb

Enclosures

cc: By email with enclosures:

Timothy Ball, Business Administrator, Lebanon School District – SAU #88
Paul Marinace, AIA



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Lebanon School District and SAU #88

Project Name: Lebanon High School Additions and Renovations

Project Address: 195 Hanover Street Extension, Lebanon, New Hampshire

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).]

Site Plan Review Regulations

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 proposed project elements are within existing areas of development so the School District would like to waive the SPR Regulations for this project including lighting, landscape, drainage analysis, and profiles for utility and access modifications.

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

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

SIGNATURE

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

Signature of Applicant: Timothy Ball Date: 1/6/23

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lebanon High School Additions and Renovations	
APPLICANT: Lebanon School District and SAU #88	DATE: 1/9/2023
GENERAL SUBMISSION REQUIREMENTS:	

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

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

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

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

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

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

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

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

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

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

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

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

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

[Checklist begins on following page]

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

[illegible]

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

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

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

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

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

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

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

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

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

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lebanon High School Additions and Renovation	
APPLICANT: Lebanon School District and SAU #88	DATE: 1/9/2023

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

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

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

[Stormwater checklist begins on following page]

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

[illegible]

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

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

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

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

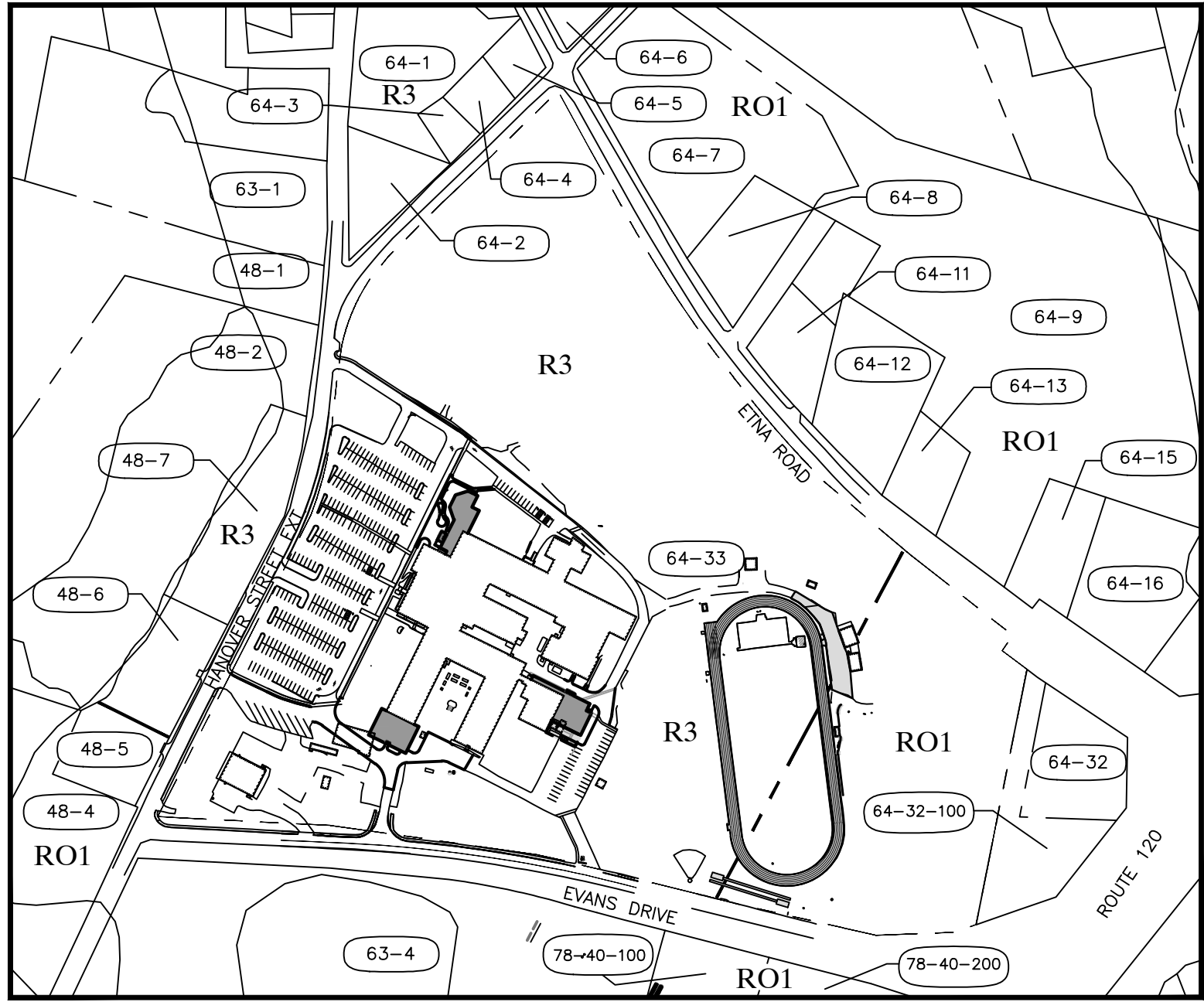
NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE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

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

(Last Revised 9/20/2021)

Planning office Use Only:

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

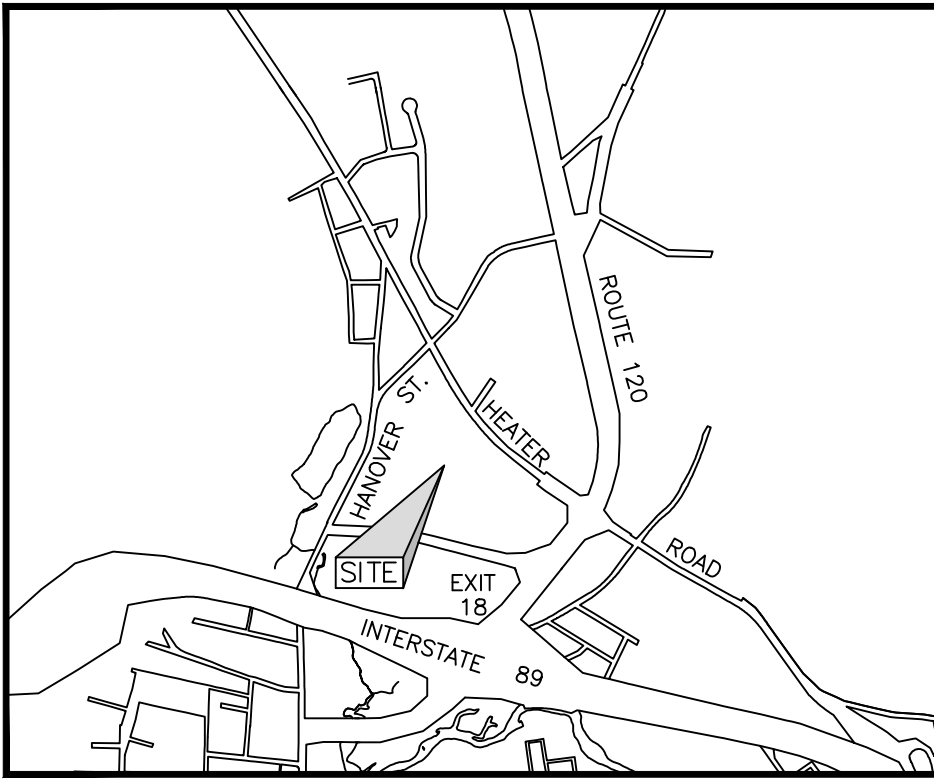
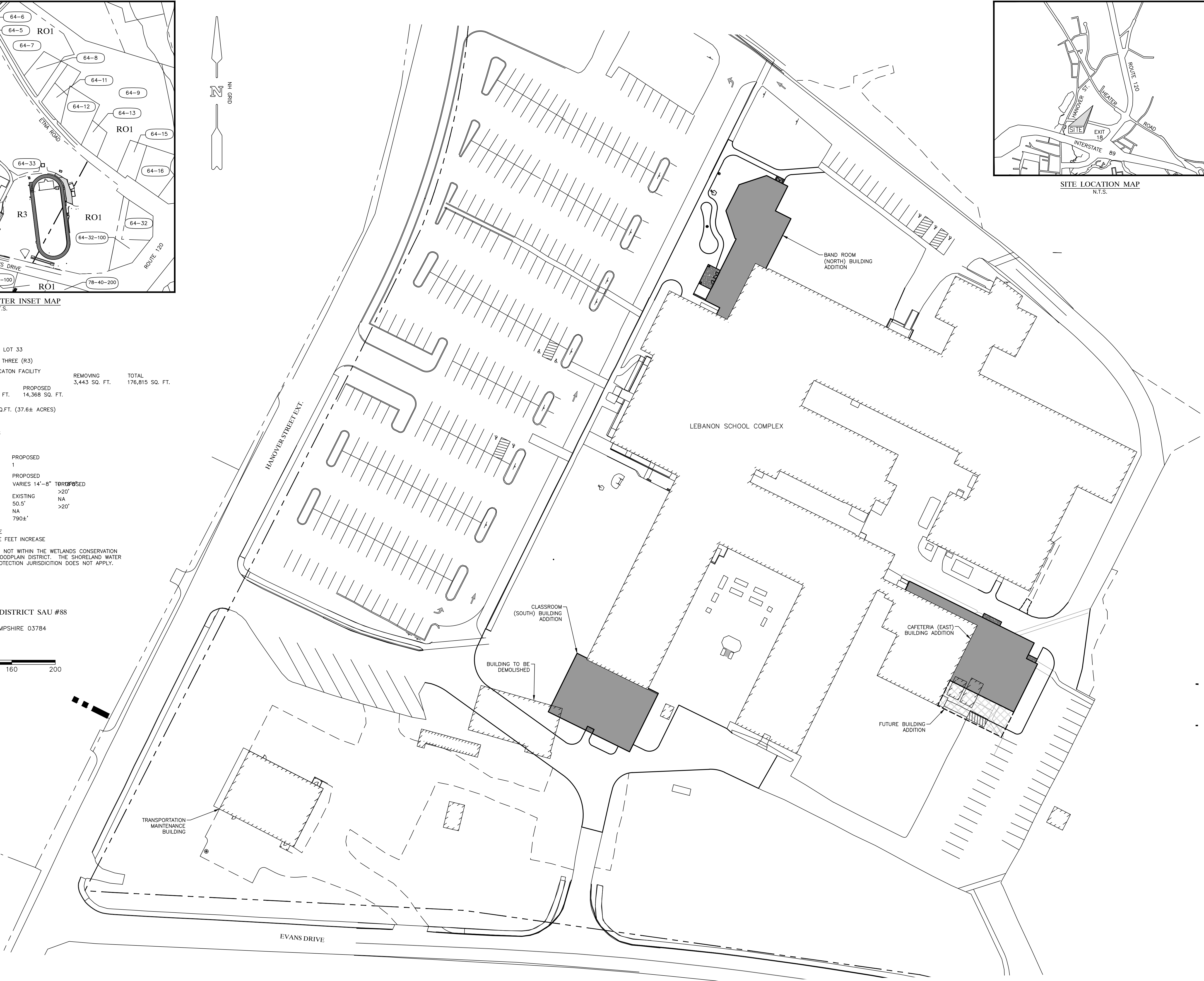
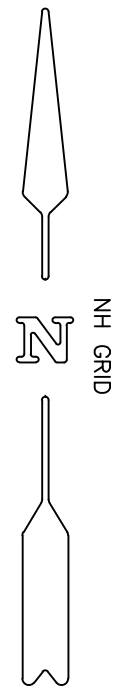


TAX MAP ABUTTER INSET MAP
N.T.S.

SITE INFORMATION

TAX MAP & LOT NUMBER:	TAX MAP 64 LOT 33		
ZONING DISTRICT:	RESIDENTIAL THREE (R3)		
EXISTING USE:	PUBLIC EDUCATON FACILITY		REMOVING 3,443 SQ. FT.
			TOTAL 176,815 SQ. FT.
GROSS AREA OF BUILDINGS:	EXISTING 165,890 SQ. FT.	PROPOSED 14,368 SQ. FT.	
AREA OF LOT:	1,637,860 SQ.FT. (37.6± ACRES)		
PARKING SPACES:	EXISTING 370 SPACES		
LOADING SPACES:	AS SHOWN		
NUMBER OF STORIES:	EXISTING 1 & 2	PROPOSED 1	
BUILDING HEIGHT:	ALLOWED 35'	PROPOSED VARIES 14'-8" TO PROPOSED	
BUILDING SETBACKS:	REQUIRED	EXISTING	NA
FRONT	20'	50.5'	>20'
SIDE	15'	NA	>20'
REAR	20'	790±'	
IMPERVIOUS AREA:	NET CHANGE 170 SQUARE FEET INCREASE		
WETLANDS CONSERVATION DISTRICT/FLOODPLAIN DISTRICT, SHORELAND WATER QUALITY PROTECTION JURISDICTION:	THE SITE IS NOT WITHIN THE WETLANDS CONSERVATION DISTRICT/FLOODPLAIN DISTRICT. THE SHORELAND WATER QUALITY PROTECTION JURISDICTION DOES NOT APPLY.		

RECORD OWNER & APPLICANT: LEBANON SCHOOL DISTRICT SAU #88
MAP 64, LOT 33 20 SEMINARY HILL
WEST LEBANON, NEW HAMPSHIRE 03784



SITE LOCATION MAP
N.T.S.

MARINACE ARCHITECTS
box 429, new hampton, new hampshire 03256
www.marinacearchitects.com

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766

date: 01-06-23

scale: Noted

project #: 2201

Context Plan

Leb HS & Hanover St School - Addns & Renov.
Lebanon, NH

C0.0

SHEET 1 of 12

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDA.
2. THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY, GENERAL CONTRACTOR, AND ENGINEER PRIOR TO PROCEEDING WITH WORK.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND SPECIFICATION, THE ENGINEER OR OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
4. ALL EXISTING WATER MAIN AND DRAINAGE COMPONENTS LOCATED WITHIN THE PROJECT LIMITS THAT ARE TO BE REPLACED BY NEW INFRASTRUCTURE SHALL BE REPAIR OR REPLACE UNLESS OTHERWISE SPECIFIED. ANY EXISTING STORM DRAIN LINES, CULVERTS, OR WATER LINE DAMAGED DURING CONSTRUCTION, AND NOT TO BE REPLACED SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE FLOWS THROUGHOUT THE DURATION OF CONSTRUCTION.
5. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY, OR RESULTING FROM, THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION, OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY.
6. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTIFICATION TO LIBERTY UTILITIES, COMCAST, OR CONSOLIDATED COMMUNICATIONS. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES. THE CONTRACTOR SHALL COORDINATE RELOCATION OF TELEPHONE POLES WITH LIBERTY UTILITIES, CONSOLIDATED COMMUNICATIONS, COMCAST AND OTHER UTILITIES AS NEEDED. NO ADDITIONAL PAYMENT WILL BE PROVIDED TO THE CONTRACTOR DUE TO DELAYS CAUSED BY THE UTILITY COMPANIES.
7. THE CONTRACTOR SHALL INSTALL AND MAINTAIN PERMANENT AND TEMPORARY TRAFFIC CONTROL DEVICES AS NECESSARY AND IN MANNER CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) FOR ALL WORK IN THE MUNICIPAL RIGHT OF WAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY PRIOR TO START OF CONSTRUCTION. THE LEBANON POLICE DEPARTMENT (448-1212) AND FIRE DEPARTMENT (448-8810) ARE TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR. THE CONTRACTOR SHALL PROVIDE NECESSARY CERTIFIED FLAGGERS NEEDED TO SAFELY CONTROL THE FLOW OF TRAFFIC AND COMPLY WITH CITY EXPECTATIONS. AN EXCAVATION PERMIT AND ANY REQUIRED BONDING MUST BE SUBMITTED TO THE CITY OF LEBANON WITH THE TRAFFIC CONTROL PLAN.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHTS-OF-WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN OBTAINED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF SUCH RIGHTS-OF-WAY AND EASEMENT ARE AVAILABLE FOR REVIEW FROM THE CITY OF LEBANON.
10. OPEN TRENCHES IN THE ROADWAY MUST BE BACKFILLED AT THE END OF EACH WORKDAY, UNLESS PERMISSION TO LEAVE THEM OPEN IS GIVEN IN WRITING BY THE CITY.
11. COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT. ANY SETTLEMENT OCCURRING WITHIN TWO YEARS OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLEMENT OF ALL EXISTING PROPERTY MONUMENTATION THAT IS DISTURBED BY THEIR OPERATIONS AT NO EXPENSE TO THE OWNER. THE WORK IS TO BE DONE BY A LAND SURVEYOR LICENSED IN THE STATE OF NEW HAMPSHIRE. PROPERTY BOUNDS FOUND ARE SHOWN ON LAYOUT PLANS AND MAY NOT BE INCLUSIVE OF ALL BOUNDS THAT EXIST IN THE PROJECT AREA. IF ANY ADDITIONAL BOUNDS ARE FOUND, THE CONTRACTOR SHALL DOCUMENT THE LOCATION AND NOTIFY THE ENGINEER.
13. THE CONTRACTOR IS TO TAKE SPECIAL CARE NOT TO DAMAGE TREES, SHRUBS, OR OTHER PLANTINGS WITHIN THE CONSTRUCTION AREA UNLESS THEY ARE NOTED TO BE REMOVED. DAMAGED TREES, SHRUBS, OR OTHER PLANTINGS THAT ARE DAMAGED WILL BE REPLACED AT THE COST OF THE CONTRACTOR. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND ALL TREES ADJACENT TO THE WORK NOT NOTED FOR REMOVAL AS INCIDENTAL TO THE WORK.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING PROPER NOTICE TO RESIDENCE IF IN ADVANCE OF AN EXPECTED SHUTDOWN OF WATER SERVICE, IMPACT TO TRAFFIC, AND BLOCKING OF DRIVEWAYS. WRITTEN NOTICES SHALL BE PLACED ON DOORS AT A MINIMUM OF 48 HOURS PRIOR TO EXPECTED WORK NOTIFYING THEM OF ANTICIPATED IMPACT. DAILY COORDINATION WITH RESIDENTS IS VERY IMPORTANT AND IS INCIDENTAL TO THE WORK. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR UNLESS OTHERWISE APPROVED BY THE CITY AND OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS PREPARED BY PATHWAYS CONSULTING, LLC. DO NOT EXTEND TO OR INCLUDE SYSTEMS RELYING ON THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR CITY'S REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), LOCAL REGULATIONS, AND/OR THE BOARD OF LABOR.
16. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE PROJECT AREA AND ALL EXISTING CONDITIONS SURROUNDING IT THEREON.
17. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
18. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH EXISTING CONTROL POINTS TO ESTABLISH THE CONSTRUCTION BASELINE. THE POINTS TO BE PROVIDED ARE INCLUDED WITH THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND RE-ESTABLISHING THESE POINTS FOR THE DURATION OF THE PROJECT. CONTROL POINT AND BENCH MARK ACCURACY WAS CONFIRMED AT THE TIME OF THE SURVEY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THESE POINTS PRIOR TO USING THEM FOR CONSTRUCTION OR RECORDING RECORD INFORMATION. IF THE CONTRACTOR FINDS ANY POINT PROVIDED TO BE INACCURATE, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IN WRITING. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LAYOUT OF THE WORK AT THE PROJECT SITE.
19. ANY SURFACE OR SUBSURFACE FEATURES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL COSTS ASSOCIATED WITH THE RESTORATION SHALL BE AT THE CONTRACTORS SOLE EXPENSE.
20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK COMPLETED BY THE CONTRACTOR.
21. ALL WORK AND NOTES OUTLINED ON THE CIVIL DRAWINGS AND CIVIL SPECIFICATIONS INCLUDE ONLY WORK OUTSIDE THE BUILDING FOOTPRINT. CONTRACTOR SHALL REFERENCE MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WORK WITHIN THE BUILDING FOOTPRINT.
22. NEW WORK IS IDENTIFIED BY

EXISTING UTILITY NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH THE UTILITY OWNER. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AND APPURTENANCES.
2. THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITY SERVICE (PRIVATE OR PUBLIC) WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
3. SUBSURFACE FEATURES SUCH AS ELECTRIC AND TELEPHONE LINES, WATER LINES, SEWER LINES, STORM DRAIN AND CULVERTS, ETC., ENCOUNTERED IN THE CONSTRUCTION OF THE PROJECT SHALL BE PROTECTED, SUPPORTED, OR REMOVED AND REPLACED BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND/OR HIGHWAY DEPARTMENTS WHEN THE WORK INVOLVES THEIR RESPECTIVE FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG-SAFE" (888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.

UTILITY CONTACTS AS FOLLOWS:

ELECTRIC: LIBERTY UTILITIES
RICK HUNTLEY, 407 MIRACLE MILE #2, LEBANON, NH 03766, 603-306-8215

TELEPHONE: CONSOLIDATED COMMUNICATIONS
JOHN POMEROY, 119 GATES STREET, WRU, VT 05001, 802-295-8187 AND 802-735-7029

CABLE TELEVISION: COMCAST
DAN DEZAFFRA, 166 HANOVER STREET, LEBANON, NH 03766, 603-678-8271

WATER/SEWER: CITY OF LEBANON
JAY CAIRELLI, ASSISTANT PUBLIC WORKS DIRECTOR
603-448-3112

FIRE DEPARTMENT: LEBANON FIRE DEPARTMENT
JEFFREY LIBBY, 802-448-8810

DRAINAGE: CITY OF LEBANON
EVERETT HAMMOND, 603-448-3112

GENERAL EARTHWORK NOTES:

1. GENERAL EARTHWORK:
- A. ALL MATERIAL SPECIFIED, BUT NECESSARY REVIEW FOR COMPLETION OF THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- B. COMMON EXCAVATION SHALL CONSIST OF ALL EXCAVATION OTHER THAN ROCK AND BOULDER EXCAVATION THAT IS NOT SPECIFICALLY CLASSIFIED.
- C. EXCAVATION TO SUBGRADE SHALL BE DONE SO THAT THE SUBGRADE MATERIAL DOES NOT BECOME SATURATED WITH WATER OR CONTAMINATED WITH ORGANIC MATTER TO A DEGREE THAT SUBGRADE IS UNSTABLE.
- D. SUBGRADE SOILS MADE UNSTABLE BY ERROR OR NEGLIGENCE OF THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY SELECT BACKFILL AT THE CONTRACTOR'S EXPENSE.
- E. UNSATURABLE MATERIAL SHALL CONSIST OF DEPOSITS OF SATURATED OR UNSATURATED MIXTURES OF SOILS AND ORGANIC MATERIAL NOT SUITABLE FOR FOUNDATION MATERIAL. UNSATURABLE MATERIALS ENCOUNTERED DURING ROADWAY EXCAVATION SHALL BE REMOVED AND REPLACED BY COMMON OR SELECT BACKFILL, AS DIRECTED BY THE ENGINEER.
- F. SUBGRADE SURFACES SHALL BE DRY AND FIRM BEFORE PLACING GRANULAR SURFACE MATERIALS. SUBGRADE MATERIAL DISTURBED DURING EXCAVATION SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- G. ALL FILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- H. BASE COURSE MATERIAL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND THOROUGHLY COMPACTED AS REQUIRED PRIOR TO SUCCESSIVE LIFTS. CARE SHALL BE TAKEN TO PREVENT SEPARATION OF GRANULAR MATERIALS DURING PLACEMENT. SEGREGATED MATERIALS SHALL BE REMOVED AND REPLACED USING METHODS CALCULATED TO REDUCE THE SEPARATION OF AGGREGATES.
- I. ROADWAY GRADING SHALL BE COMPLETED WITH A COMMERCIAL GRADER. THE OPERATOR SHALL HAVE SUFFICIENT EXPERIENCE TO COMPLETE THE WORK. ALL GRADING WORK SHALL BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO PROVIDING PAYMENT. ALL AREAS GRADED IN ACCORDANCE WITH THE PLANS SHALL BE COMPACTED WITH A VIBRATORY ROLLER AFTER GRADING IS COMPLETE TO PREVENT WASHBOARDING AND EROSION OF THE ROADWAY.
- J. GRAVEL (NHDOT ITEM 304.2): THE MAXIMUM SIZE OF STONE PARTICLES SHALL NOT EXCEED THREE-FOURTHS OF THE COMPACTED THICKNESS OF THE LAYER BEING PLACED BUT IN NO CASE LARGER THAN 6 INCHES. GRAVEL IS CHARACTERIZED AS HARD, DURABLE STONE WITH COARSE TO FINE SAND. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:
- | SIEVE SIZE | % PASSING BY WEIGHT |
|------------|--|
| 6" | 100% |
| NO. 4 | 25-70% |
| * NO 200 | 0-12% (*BASED ON THE FRACTION PASSING NO. 4) |
- K. CRUSHED GRAVEL (NHDOT ITEM 304.3): AT LEAST 50 PERCENT OF THE MATERIAL RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:
- | SIEVE SIZE | % PASSING BY WEIGHT |
|------------|--|
| 3" | 100% |
| 2" | 95-100% |
| 1" | 55-85% |
| NO. 4 | 27-52% |
| * NO 200 | 0-12% (*BASED ON THE FRACTION PASSING NO. 4) |
- L. SAND (NHDOT ITEM 304.1): THE MAXIMUM SIZE OF ANY STONE OR FRAGMENT SHALL NOT EXCEED THREE-FOURTHS OF THE COMPACTED DEPTH OF THE LAYER BEING PLACED BUT IN NO CASE LARGER THAN 6 INCHES. SAND SHALL CONSIST OF CLEAN, SHARP MINERAL PARTICLES FREE OF ORGANIC MATTER. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:
- | SIEVE SIZE | % PASSING BY WEIGHT |
|------------|--|
| 6" | 100% |
| NO. 4 | 70-100% |
| * NO 200 | 0-12% (*BASED ON THE FRACTION PASSING NO. 4) |
- M. COARSE CRUSHED STONE (NHDOT ITEM 304.5) AND FINE CRUSHED STONE (NHDOT 304.4): SHALL BE CLEAN ANGULAR ROCK FRAGMENTS OBTAINED BY BREAKING AND CRUSHING ROCK MATERIAL. SIEVE ANALYSIS BY WEIGHT AS FOLLOWS:
- | NHDOT 304.4 | SIEVE SIZE | % PASSING BY WEIGHT | NHDOT ITEM 304.5 | SIEVE SIZE | % PASSING BY WEIGHT |
|-------------|------------|---------------------|------------------|------------|---------------------|
| | 2" | 100% | | 3 1/2" | 100% |
| | 1-1/2" | 85-100% | | 3" | 85-100% |
| | 1 1/4" | 45-75% | | 1 1/2" | 60-90% |
| | NO. 4 | 10-45% | | 3/4" | 40-70% |
| | NO 200 | 0-5% | | NO. 4 | 15-40% |
| | | | | NO. 200 | 0-5% |
2. PAVING
- A. ALL PAVING SHALL CONFORM TO THE REQUIREMENTS OF THE NHDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AS WELL AS APPLICABLE TOWN STANDARDS.
- B. A PRE-PAVING MEETING MUST BE SCHEDULED PRIOR TO ALL PAVING OPERATIONS ON THE PROJECT. CONTRACTOR TO REQUEST MEETING TO REVIEW THE WORK WITH THE OWNER, ENGINEER, AND PAVING CONTRACTOR ONE WEEK PRIOR TO PAVING OPERATIONS.
- C. BASE PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 45 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. WEARING COURSE PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 55 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO COMPLETION OF THE ROLLING PROCESS. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT. TRAFFIC SHALL NOT BE ALLOWED ONTO NEWLY PAVED SURFACES UNTIL COMPACTION IS COMPLETED AND PAVEMENT SURFACE TEMPERATURE IS LESS THAN 150 DEGREES FAHRENHEIT. PAVING WILL NOT BE ALLOWED WHEN IT IS RAINING OR FOLLOWING RAIN THAT LEAVES THE SUBGRADE SOFT, WET, OR WITH STANDING WATER. WEARING COURSE PAVEMENT WILL NOT BE ALLOWED AFTER OCTOBER 1 OR BEFORE MAY 1. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE TO THE ENGINEER AND THE OWNER PRIOR TO PAVING OPERATIONS WITH CLARIFICATION OF WEATHER FORECAST. ASPHALT, AIR, AND SURFACE TEMPERATURES ARE TO BE MONITORED BY THE CONTRACTOR, ENGINEER AND/OR A THIRD-PARTY TESTING AGENCY DURING INSTALLATION. THE PAVING CONTRACTOR SHALL HAVE THEIR OWN DESIGNATED REPRESENTATIVE PRESENT AT ALL TIMES VERIFYING AND MANAGING QUALITY CONTROL OF THE WORK. FAILURE TO DO SO MAY RESULT IN DELAY OR REJECTION OF WORK.
- D. SWEEPING FOR BASE PAVEMENT AND CLEANING FOR PLACEMENT OF WEARING COURSE IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. COMPACTION
- A. MATERIAL DENSITY REQUIREMENTS SHALL BE FIELD DETERMINED IN ACCORDANCE WITH AASHTO T191 (SAND CONE) OR ASTM D2922/MASHTO T236-239 (NUCLEAR METHOD). MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D1557 MODIFIED PROCTOR. COMPACTION OF BACKFILL MATERIAL BELOW PAVEMENT AND STRUCTURES SHALL BE 95% OF THE MAXIMUM DENSITY.
- B. FREQUENCY OF TESTING SHALL BE DETERMINED BY THE ENGINEER BASED UPON THE CONTRACTOR'S NOTIFICATION OF COMPLETED AREAS.
- C. MATERIAL DENSITY TESTS WHICH INDICATE DEFICIENT MATERIAL OR INSUFFICIENT COMPACTION FOLLOWING A FIRST FAILURE SHALL BE PAID FOR BY THE CONTRACTOR. DENSITY TESTS RESULTING FROM A MATERIALS CHANGE BY THE CONTRACTOR OR REPEATED FAILURES SHALL BE PAID FOR BY THE CONTRACTOR.
- D. MATERIAL WHICH DOES NOT MEET THE MINIMUM DENSITY REQUIREMENTS SHALL BE REWORKED IN ACCORDANCE WITH THE NHDOT SPEC. OR REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE, WITH ACCEPTABLE MATERIAL.
- E. THE TAKING OF SAMPLES AND THE PERFORMING OF FIELD COMPACTION DENSITY TESTS SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY.
- F. CONTRACTOR SHALL PROVIDE AT LEAST ONE QUALIFIED PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING THE SOIL COMPACTION OPERATIONS AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE VARIOUS TYPES OF COMPACTION EQUIPMENT, PROPER COMPACTION TECHNIQUES AND METHODS, AND SOILS BEHAVIOR, AND WHO SHALL DIRECT THE COMPACTION OPERATIONS.
- G. COMPACTION SHALL NOT TAKE PLACE IN FREEZING WEATHER OR WHEN MATERIALS TO BE COMPACTED ARE FROZEN, TOO WET OR MOIST, OR TOO DRY.
- H. MOISTEN OR DRY EACH LAYER OF MATERIAL TO ACHIEVE OPTIMUM MOISTURE CONTENT. UNLESS OTHERWISE SPECIFIED OR DIRECTED BY ENGINEER, COMPACT EACH LAYER OF MATERIAL TO THE SPECIFIED REQUIREMENTS.
- I. ROADS - ONE TEST FOR EACH LAYER OF COMPACTED FILL AND BASE MATERIAL AT INTERVALS OF APPROXIMATELY 100 FEET ALONG THE ROADWAY.
- J. PARKING LOTS - ONE TEST FOR EACH LAYER OF COMPACTED FILL AND BASE MATERIAL EVERY 1000 SQUARE FEET WITHIN PARKING AREAS.
- K. TRENCHES - ONE TEST FOR TWO FEET OF BACKFILL AT INTERVALS OF APPROXIMATELY 100' ALONG THE TRENCH BELOW ROADWAYS AND SIDEWALKS.

PROJECT RECORDS:

1. THE CONTRACTOR MUST PROVIDE PROPER INSTRUMENTATION TO RECORD ACCURATE COORDINATES AS WELL AS ELEVATIONS TO WITHIN 0.01' FOR ALL NEW INFRASTRUCTURE. THIS SHALL INCLUDE DRAINAGE AND SEWER PIPE INVERTS AT STRUCTURES AND RIM ELEVATIONS, FITTINGS, CLEANOUTS, AND CHANGES IN DIRECTION AND ELEVATION, WATER VALVES, FITTINGS, HYDRANTS, SERVICE TAPS, CONNECTIONS TO EXISTING SERVICES, AND ALL CHANGES IN DIRECTION, ELECTRICAL CONDUIT, STRUCTURES AND COMPONENTS, PROPANE TANK AND LP LINES, DRAINAGE AND SEWER PIPE TO BE RECORDED AT THE INVERT. WATER PIPE AND FITTINGS TO BE RECORDED AT TOP OF PIPE. THIS INFORMATION MUST BE SUBMITTED IN AUTOCAD (DWG) FORMAT TO THE ENGINEER PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT. IF FINAL WEARING COURSE IS NOT YET COMPLETED, RIM ELEVATIONS CAN BE PROVIDED FOLLOWING FINAL PAVING. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE ACCURACY OF THIS INFORMATION THROUGHOUT CONSTRUCTION. IF THE CONTRACTOR IS NOT CAPABLE OF COMPLETING THE RECORD WORK LISTED ABOVE, THEY MUST CONTRACT THIS WORK TO AN APPROPRIATE PARTY THAT HAS THE CAPABILITY AS SUBSIDIARY TO THIS WORK.
2. THE CONTRACTOR SHALL PROVIDE FOUR (4) COPIES OF EACH MANUFACTURER'S DETAILED INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF ALL MAJOR EQUIPMENT, MACHINERY, INSTRUMENTATION AND MONITORING DEVICES, CONTROLS AND INCIDENTALS PROVIDED UNDER THE CONTRACT. PREPARE ALL SUCH MANUALS IN ACCORDANCE WITH THE PROJECT CLOSEOUT REQUIREMENTS OF THE CONTRACT. SUCH MANUALS MUST BE PROVIDED PRIOR TO STARTUP AND ACTIVATION OF THE SYSTEMS.

PERMITS

1. THE CONTRACTOR MUST PREPARE A STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA CONSTRUCTION GENERAL PERMIT. EROSION CONTROLS (TEMPORARY/PERMANENT), INSPECTIONS, AND REPORTING, MUST COMPLY WITH THE CONDITIONS OF THE PERMIT. COPIES OF REPORTS SHALL BE PROVIDED TO THE ENGINEER.
2. THE CONTRACTOR MUST PREPARE AN EXCAVATION PERMIT WITH THE CITY OF LEBANON FOR ALL WORK WITHIN THE RIGHT OF WAY. A TRAFFIC CONTROL PLAN AND BOND ARE REQUIRED TO BE SUBMITTED WITH THE PERMIT.
3. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT PERMITS AND ALL CONDITIONS LISTED THEREIN.

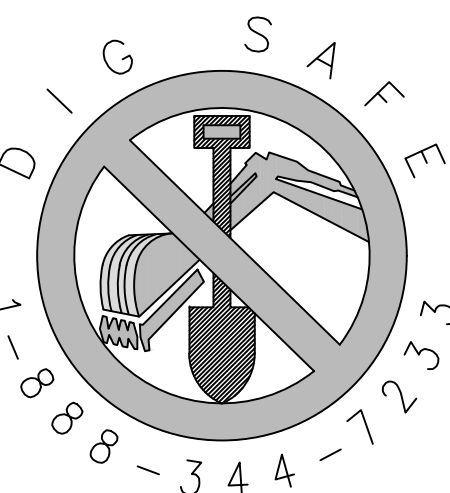
EROSION CONTROL SPECIFICATIONS

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH "NEW HAMPSHIRE STORMWATER MANAGEMENT", VOLUMES 1, 2, & 3, LATEST EDITION. THE CONTRACTOR SHALL HAVE REFERENCE TO THESE PUBLICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT OF A STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA CONSTRUCTION GENERAL PERMIT (CGP). A COPY OF THE SWPPP AND NOTICE OF INTENT (NOI) MUST BE PROVIDED TO THE ENGINEER 14 DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HIRING A SWPPP INSPECTOR IN ACCORDANCE WITH THE CGP. SWPPP INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CGP. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SWPPP RECORDS ON-SITE IN ACCORDANCE WITH THE CGP. SWPPP INSPECTORS MUST BE CERTIFIED BY ENVIROCERT INTERNATIONAL WITH A CESSW OR CPESC CERTIFICATION, OR BE AN ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. PATHWAYS CANNOT BE THE SWPPP DEVELOPER OR INSPECTOR ON THIS PROJECT ON BEHALF OF THE CONTRACTOR.
3. IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY. THE CONTRACTOR SHALL GIVE PRIORITY TO THE TIMELY INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
4. THE EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE PRACTICES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. THE CONTRACTOR SHALL FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING, AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A DISTURBED AREA. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- E. NON-VEGETATIVE COVER, SUCH AS HYDROMULCH AND EROSION CONTROL BLANKETS, RIPRAP, STONE FILL, AND GEOTEXTILES HAVE BEEN PROPERLY INSTALLED.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE REMOVED BY THE END OF THE SAME WORK DAY IT IS NOTED, AND IF NOTED ON A NON-WORK DAY, NOT LATER THAN THE END OF THE NEXT WORK DAY.
8. EARTH STOCKPILES SHALL BE SEEDDED AND MULCHED AND HAVE A SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE, AT A MINIMUM. STOCKPILES SHALL BE COVERED WITH IMPERVIOUS TARPES AND/OR STABILIZED WITH TEMPORARY SEED AND MULCH TO PROTECT MATERIALS IN THE EVENT THAT THEY WILL REMAIN FOR LONGER THAN 1 MONTH.
9. THE CONTRACTOR SHALL CLEAN ACCUMULATED SEDIMENT AS NECESSARY FROM EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE UNTIL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE PERMANENTLY SEEDDED.
10. CUT AND FILL SLOPES CALL FOR INTENSIVE EROSION CONTROL MEASURES. INSTALL MULCH NETTING OR OTHER SLOPE STABILIZATION MEASURES AS SHOWN ON CONTRACT PLANS FOR ALL SLOPES 3:1 (1 RISE ON 3 RUN) AND STEEPER.
11. ALL DISTURBED AREAS NOT CURRENTLY BEING WORKED SHALL BE TEMPORARILY STABILIZED WITH MULCH AND/OR MULCH NETTING.
12. WHEN WORK IS SUSPENDED WITHIN THE GROWING SEASON, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH WITHIN 14 DAYS. OUTSIDE THE GROWING SEASON, ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH MULCH; MULCH AND TACK ON SLOPES STEEPER THAN 3:1; OR EROSION MATTING ON SLOPES STEEPER THAN 2:1.
13. TEMPORARY STABILIZATION OF DISTURBED AREAS:

- SEED BED PREPARATION: TILL THREE INCHES DEEP MIXING IN FERTILIZER. APPLY 2 TONS/ACRE (100#/1,000 SQ. FT.)
- FERTILIZER: UNIFORMLY APPLY NOT LESS THAN 300#/ACRE (7#/1,000 SQ. FT.) OF 10-20-20 OR EQUIVALENT.
- SEEDING: SELECT APPROPRIATE SEEDING MIXTURE FROM TABLE 1 BELOW. SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS.
- MULCHING: MULCH ALL DISTURBED AREAS WITH 1 1/2 TO 2 TONS OF MULCH PER ACRE (70-90#/1,000 SQ. FT.). ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON SLOPES SUBJECT TO WASH OR WIND BLOWN CONDITIONS. MULCH OR OTHER BIODEGRADABLE NETTING, STAKING AND STABILING MAY BE REQUIRED.

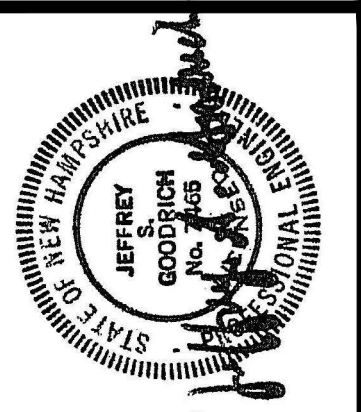
TABLE 1 PLANT SELECTION AND SEEDING RATES			
SPECIES	PER ACRE	PER 1,000 SQ.FT.	REMARKS
WINTER RYE	2 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO DEPTH OF ONE INCH.
OATS	2 1/2 BU OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. LATER THAN MAY 15 FOR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

14. PERMANENT STABILIZATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CIVIL DRAWINGS AND SPECIFICATIONS.
16. MAINTENANCE. REGULAR MAINTENANCE SHALL OCCUR DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME AS PERMANENT STABILIZATION IS ESTABLISHED. MINOR MAINTENANCE ACTIVITIES RECOMMENDED ON REGULAR INSPECTION REPORTS SHALL BE ADDRESSED BY THE END OF THE NEXT WORK DAY. ADDITIONAL MAINTENANCE MAY INCLUDE:
- A. DISTURBED AREAS WILL BE FERTILIZED AND RE-SEEDDED, WHERE NECESSARY.
- B. CATCH BASINS WILL BE CHECKED AND CLEANED AS NECESSARY.
- C. THE SILT FENCES AND/OR EROSION CONTROL SOCK WILL BE CHECKED ON A REGULAR BASIS AND REPAIRED AS NECESSARY TO CORRECT ANY DAMAGE, DETEIORATION, AND SHORT CIRCUITING. SEDIMENT WILL BE REMOVED WHEN IT REACHES ON-THIRD OF THE HEIGHT OF SILT FENCE AND ONE-HALF THE HEIGHT OF OTHER BMP'S SUCH AS EROSION CONTROL SOCKS.
17. SITE VISITS: THE SWPPP MONITOR SHALL BE CONTACTED ON A REGULAR BASIS TO OBSERVE THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES, AND IN THE EVENT OF ANY EROSION, SEDIMENTATION OR TURBIDITY ISSUES THAT ARISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROVED SWPPP AND EROSION CONTROL PLANS ARE KEPT UPDATED REGULARLY.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS DAILY AND PRIOR TO ANY ANTICIPATED RAIN EVENTS. THE SWPPP MONITOR SHALL INSPECT ALL EROSION CONTROLS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.25" OR GREATER RAINFALL THAT OCCURS WITHIN A 24 HOUR PERIOD.
19. ALL AREAS SHALL BE STABILIZED WITHIN 45 CALENDAR DAYS OF INITIAL DISTURBANCE. ALL AREAS NOT CURRENTLY BEING WORKED, SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS.
20. WINTER CONSTRUCTION NOTES:
- A. TEMPORARY SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15.
- B. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH NETTING SHALL OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- C. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
21. ALL DISTURBED PAVEMENT SURFACES SHALL BE AT A MINIMUM BASE PAVED PRIOR TO NOVEMBER 1.
22. SEQUENCING/SITE MANAGEMENT:
- A. INSTALL NECESSARY EROSION CONTROLS DOWN-GRADEMENT OF EARTH DISTURBANCES PRIOR TO EARTHWORK ACTIVITIES. INSTALL CONSTRUCTION TRACK OUT CONTROLS AND ACCESS WAYS AS NEEDED FROM STAGING AREAS. OBTAIN ADDITIONAL PERMITS AS NEEDED FOR ANY STAGING AREA REQUIRING A LOCAL STATE OR FEDERAL PERMIT PRIOR TO THE START OF CONSTRUCTION.
- B. NO STOCKPILING WILL BE ALLOWED IN THE CITY RIGHT-OF-WAY UNLESS APPROVED BY THE CITY ENGINEER.
- C. REMOVE AND DISPOSE OF ALL CONSTRUCTION RELATED TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- D. INSTALL AND MAINTAIN DEWATERING CONTROLS WHILE DEWATERING IS IN PROGRESS. ALL DEWATERING DISCHARGES SHALL FLOW THROUGH A MINIMUM OF 300 FOOT UNDISTURBED VEGETATED SURFACE PRIOR TO DISCHARGE FROM THE SITE. THE USE OF STABILIZED TEMPORARY SUMPS, SETTLING BASINS AND FILTER BAGS IS REQUIRED. DEWATERING CONTROLS SHALL NOT BE INSTALLED OUTSIDE OF THE LIMIT OF WORK.
- E. STABILIZE ALL DISTURBANCE AREAS (PERMANENT AND TEMPORARY) WITHIN TIMEFRAME REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
- F. PROTECT ALL NEW EXISTING DRAINAGE PIPES AND STRUCTURES FROM SEDIMENT AND TURBIDITY TRANSPORT OFF-SITE.
- G. ALL DRAINAGE AREAS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- H. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS AFTER VEGETATIVE STABILIZATION IS ACCEPTED BY THE ENGINEER.



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. PATHWAYS CONSULTING, LLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



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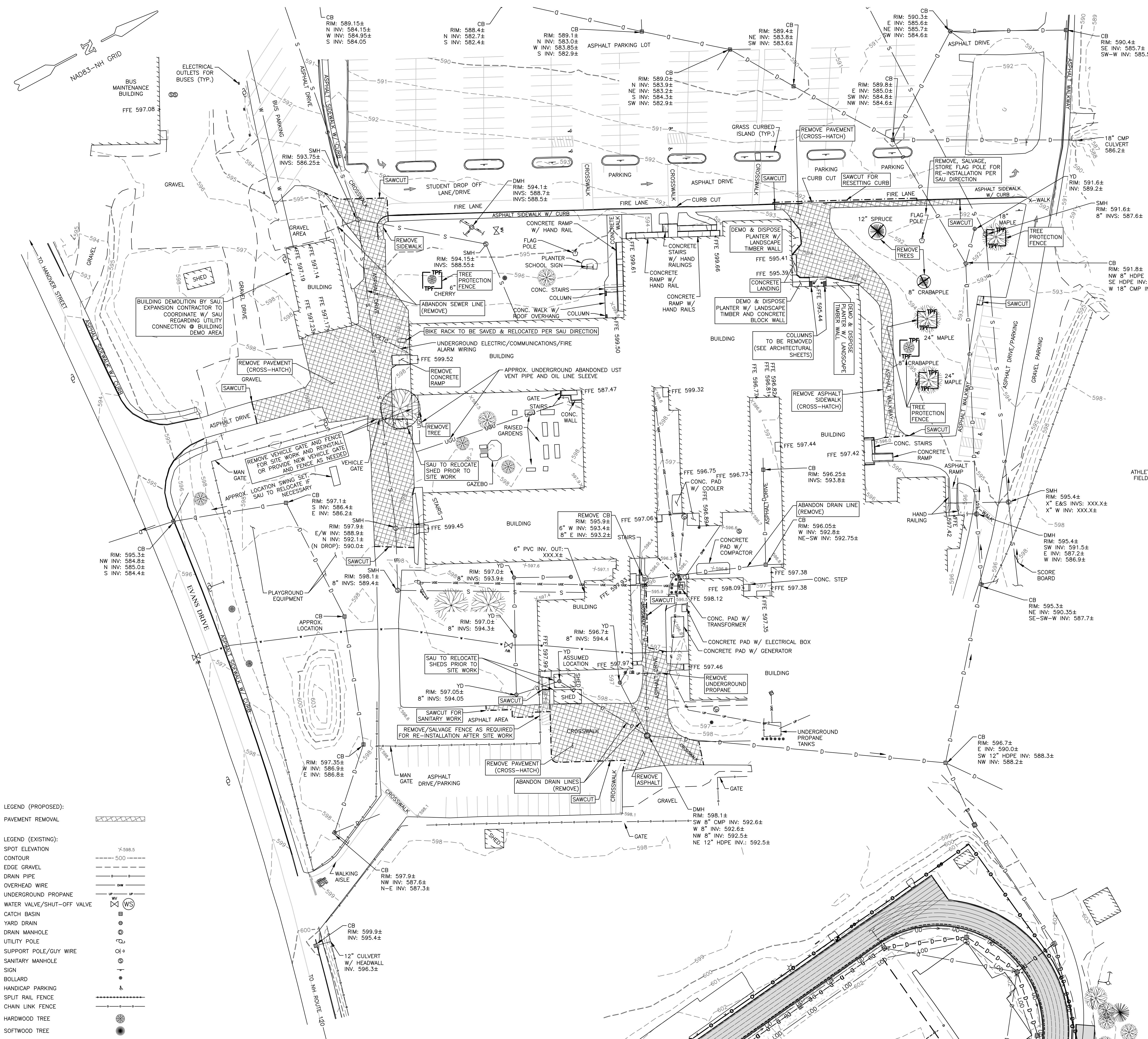
PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766

date: 01-06-23
scale: NTS
project #: 2201

CIVIL GENERAL NOTES
Leb HS & Hanover St School - Addns & Renov.
Lebanon, NH

C1.0



LEGEND (PROPOSED):

PAVEMENT REMOVAL

LEGEND (EXISTING):

SPOT ELEVATION

CONTOUR

EDGE GRAVEL

DRAIN PIPE

OVERHEAD WIRE

UNDERGROUND PROPANE

WATER VALVE/SHUT-OFF VALVE

CATCH BASIN

YARD DRAIN

DRAIN MANHOLE

UTILITY POLE

SUPPORT POLE/GUY WIRE

SANITARY MANHOLE

SIGN

BOLLARD

HANDICAP PARKING

SPLIT RAIL FENCE

CHAIN LINK FENCE

HARDWOOD TREE

SOFTWOOD TREE

- GENERAL SURVEY NOTES:
1. HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
 2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) FROM GPS OBSERVATION.
 3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
 4. PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN JULY 2022 AND SEPTEMBER/OCTOBER 2022.



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PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766

date: 01-06-23

scale: Noted

project #: 2201

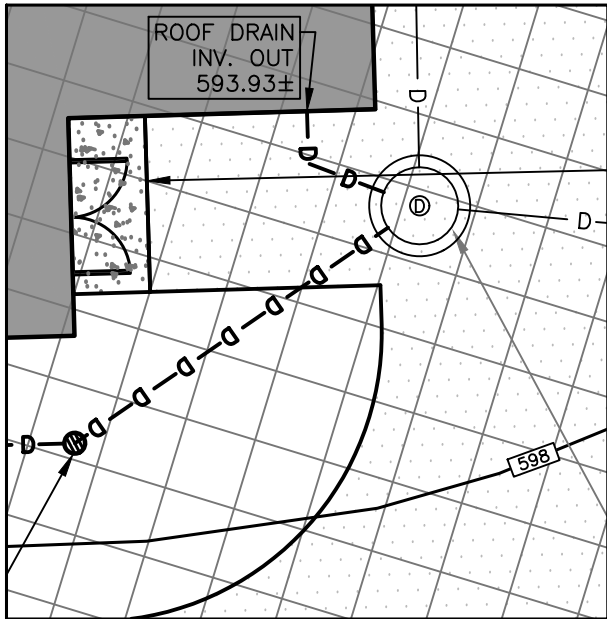
Existing Conditions and Demolition Plan

Leb HS & Hanover St School - Addns & Renov.

Lebanon, NH

C1.1

SHEET 3 of 12

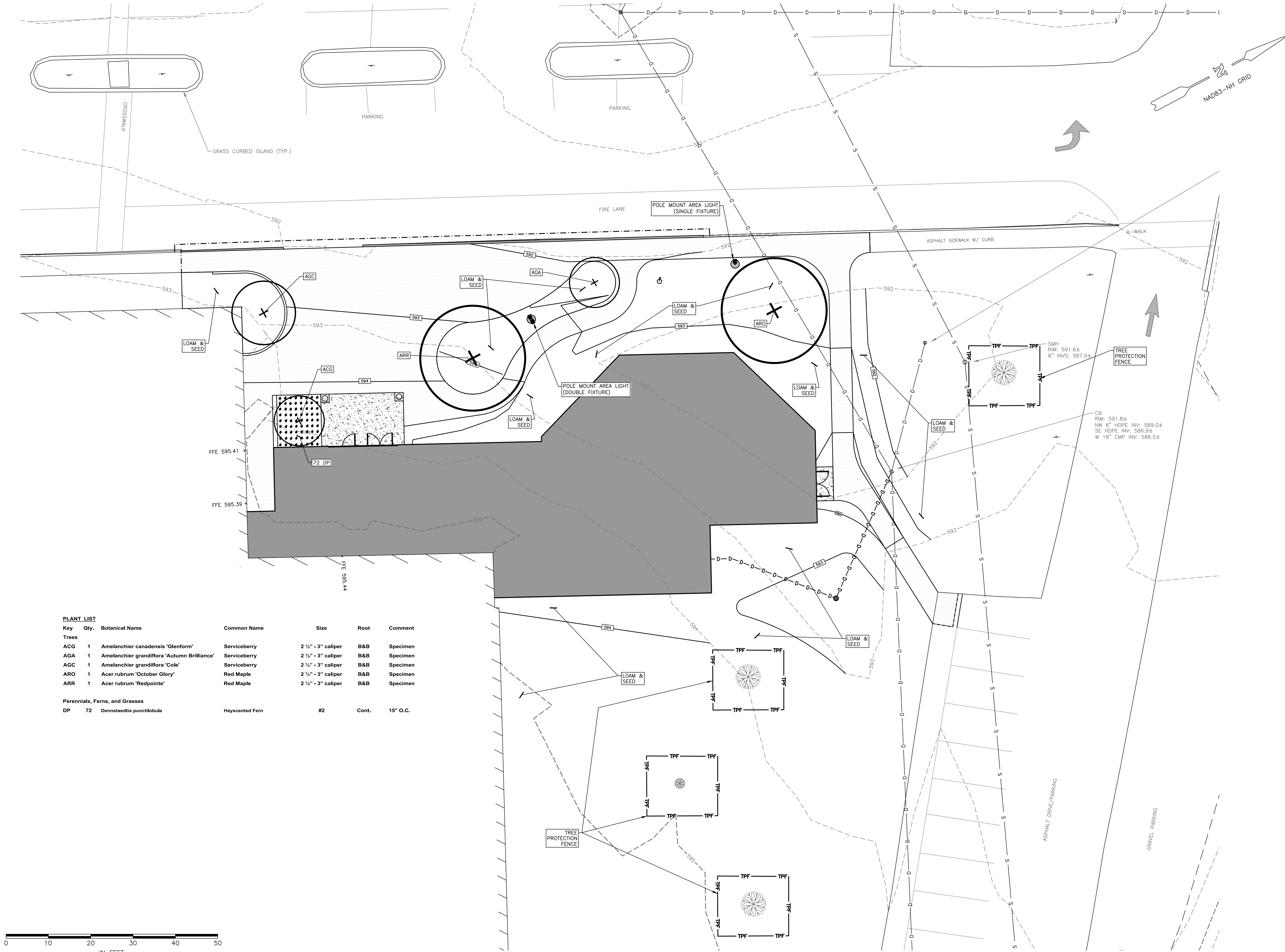


ROOF DRAIN BLOW-UP



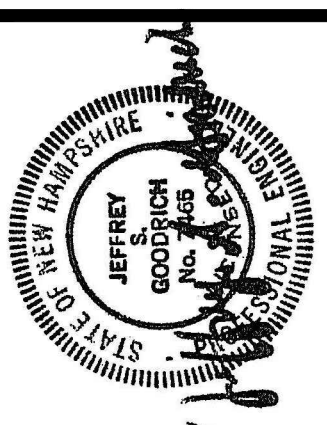
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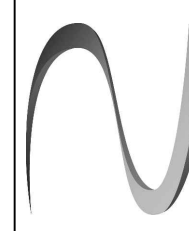


PLANT LIST

Key	Qty.	Botanical Name	Common Name	Size	Root	Comment
Trees						
ACG	1	Amelanchier canadensis 'Glenform'	Serviceberry	2 1/2" - 3" caliper	B&B	Specimen
AGA	1	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	2 1/2" - 3" caliper	B&B	Specimen
AGC	1	Amelanchier grandiflora 'Coe'	Serviceberry	2 1/2" - 3" caliper	B&B	Specimen
ARO	1	Acer rubrum 'October Glory'	Red Maple	2 1/2" - 3" caliper	B&B	Specimen
ARR	1	Acer rubrum 'Redpointe'	Red Maple	2 1/2" - 3" caliper	B&B	Specimen
Perennials, Ferns, and Grasses						
DP	72	Dennstaedtia punctilobula	Hayscented Fern	#2	Cont.	15" O.C.



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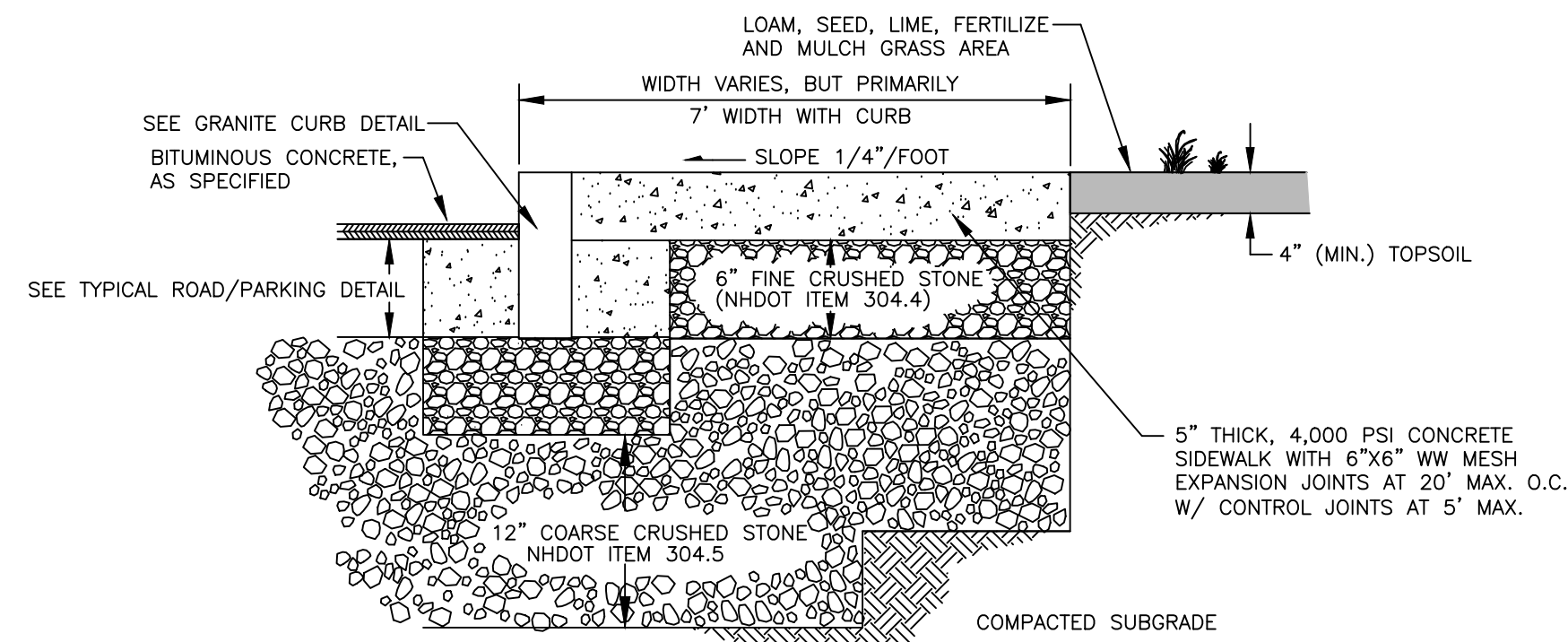
project #: 2201

Landscape & Lighting Plan -
Band Room (North) Addition

Leb HS & Hanover St School - Addns & Renov.
Lebanon, NH

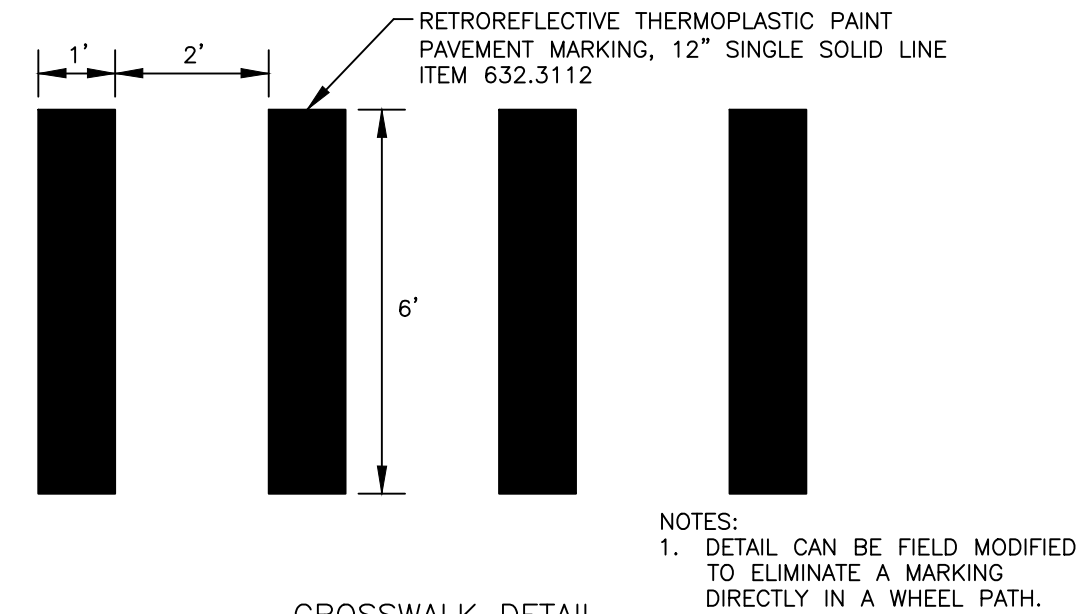
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SHEET 5 of 12

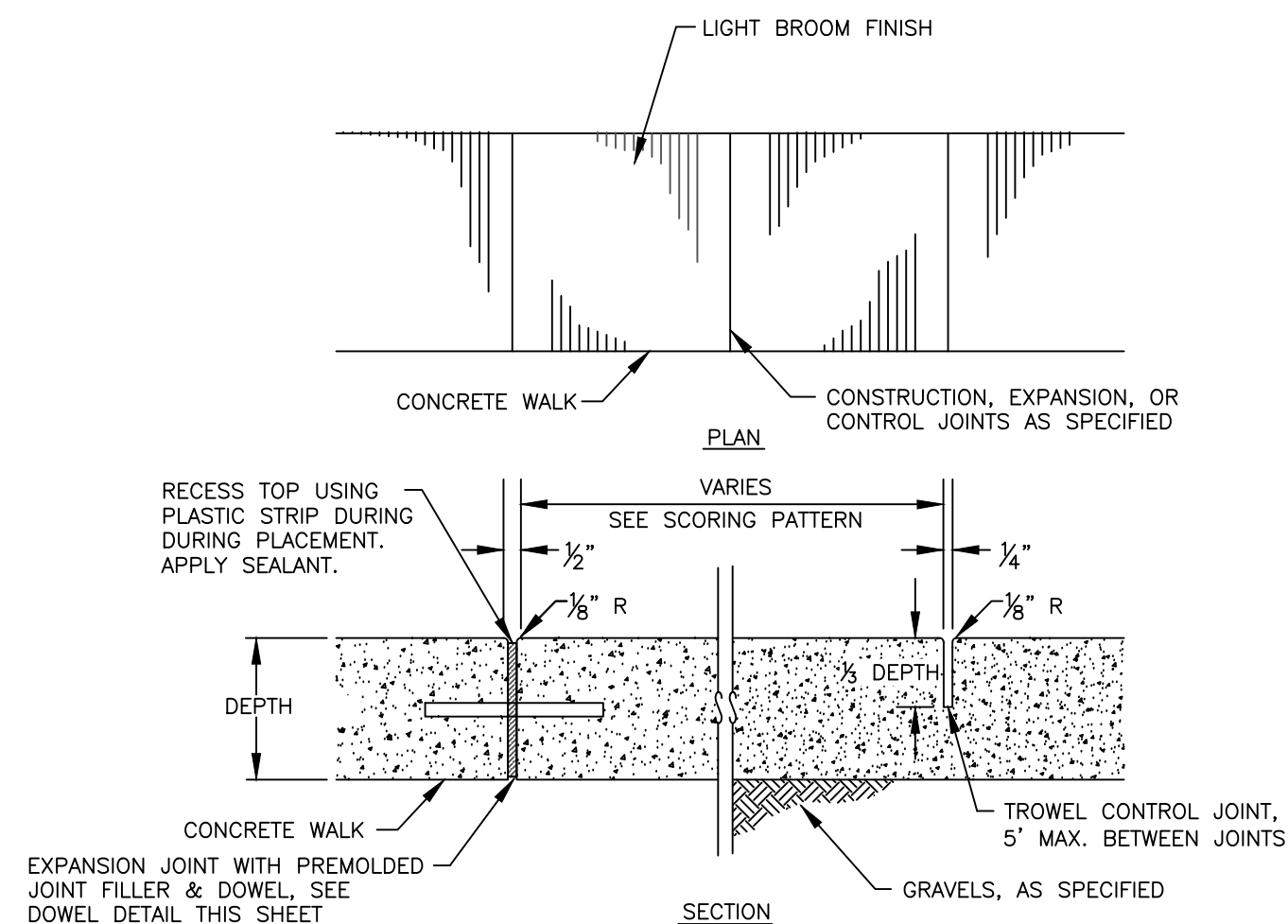


PAVEMENT SAWCUT & TRENCH PAVEMENT

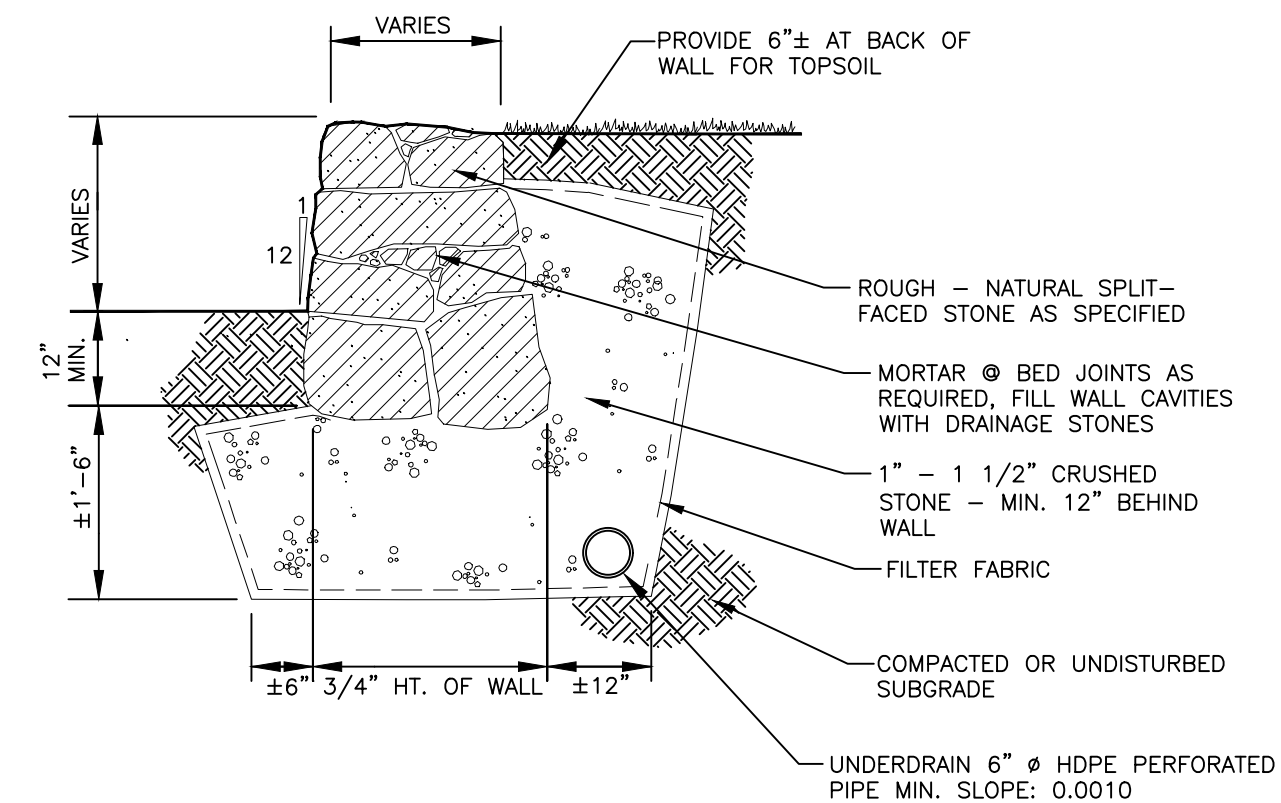
CONCRETE SIDEWALK
N.T.S.



CROSSWALK DETAIL
N.T.S.



CONCRETE JOINT
N.T.S.

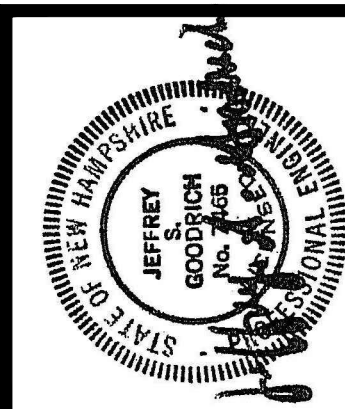


HANDICAP ACCESS RAMP DETAIL

N.T.S.

CONCRETE DOWEL
N.T.S.

STONE RETAINING WALL (TYP.)
N.T.S.



MARINACE ARCHITECTS

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PATHWAYS CONSULTING, LLC

2240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766

date: 01-06-23

scale: Noted

project #: 2201

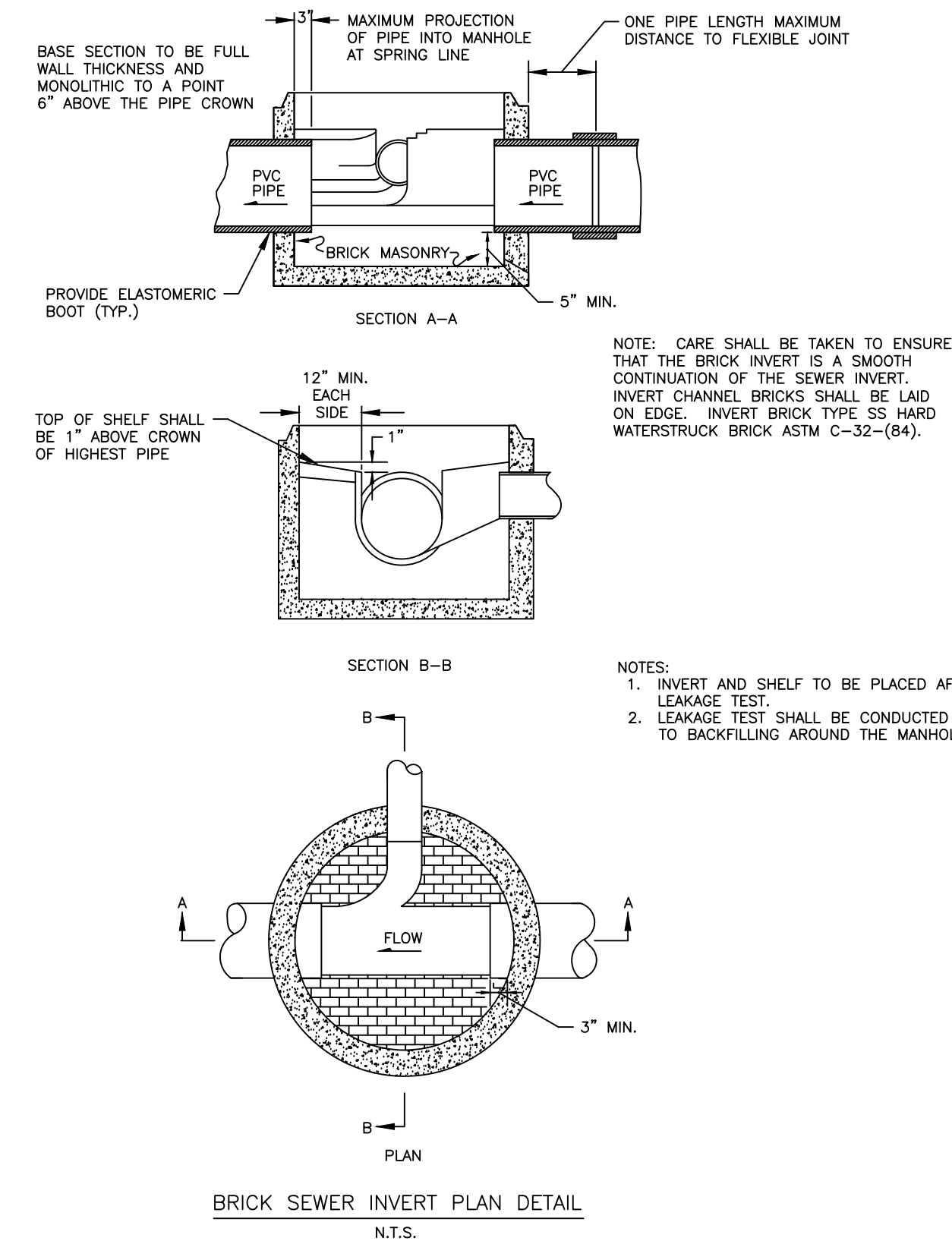
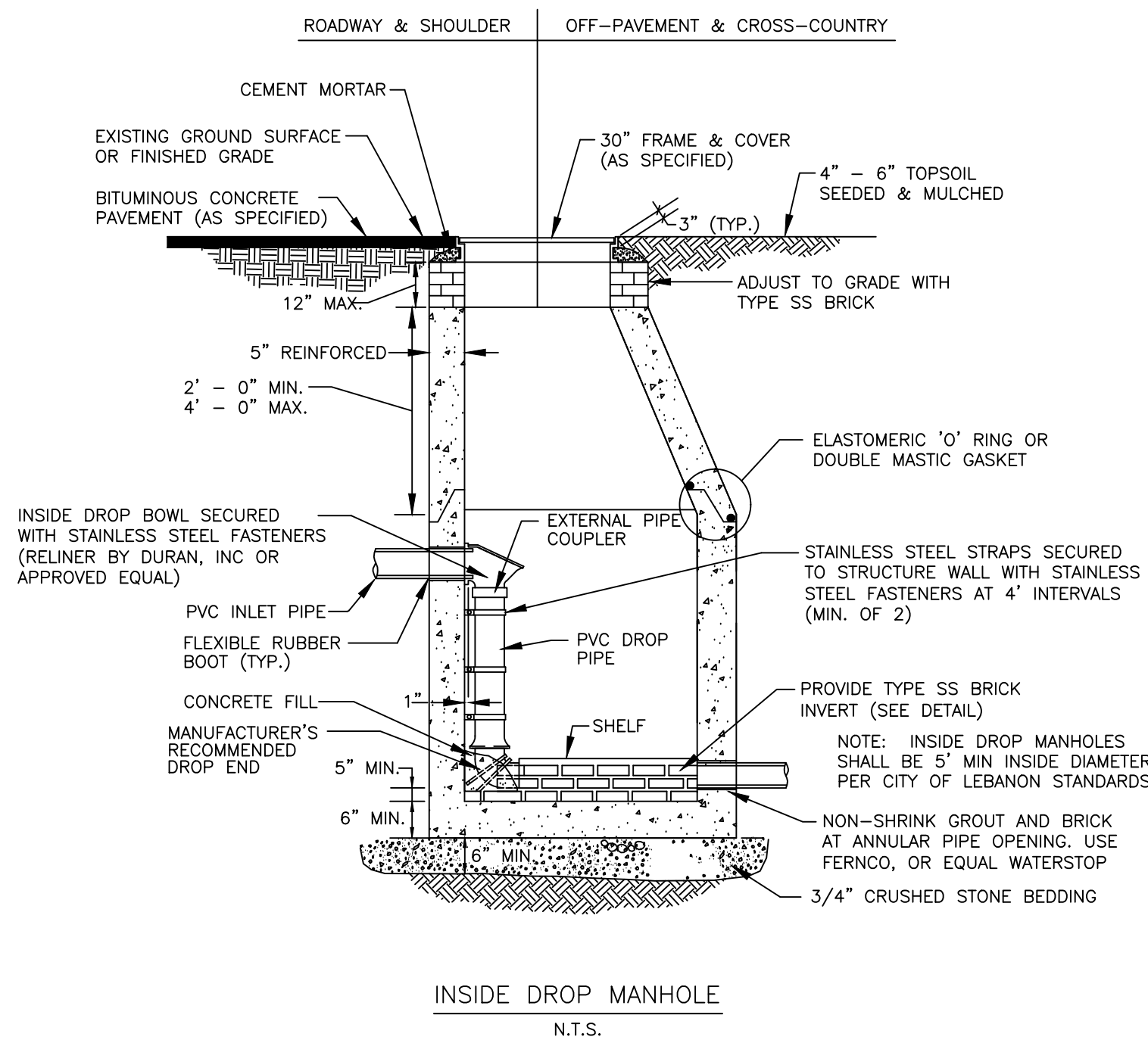
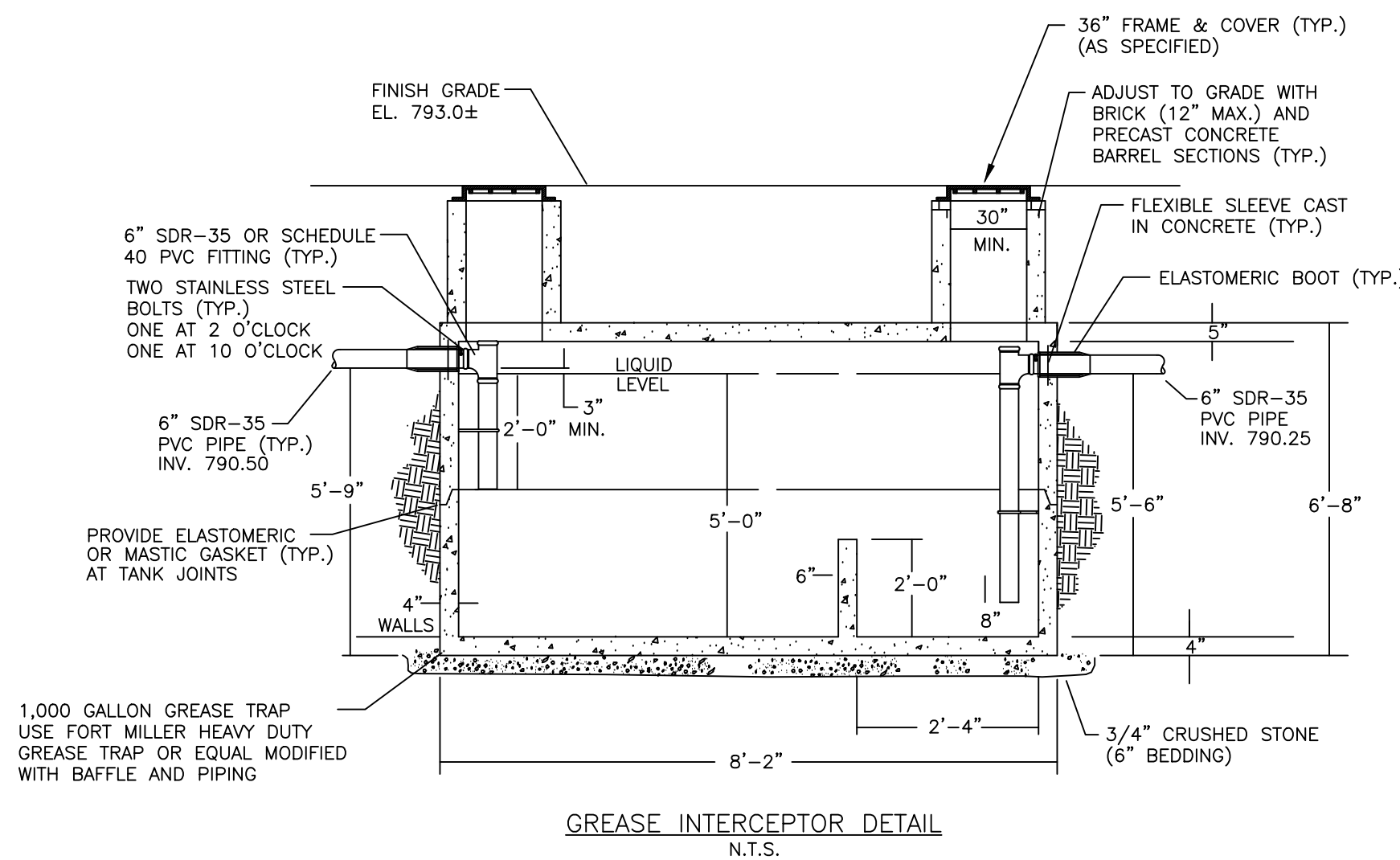
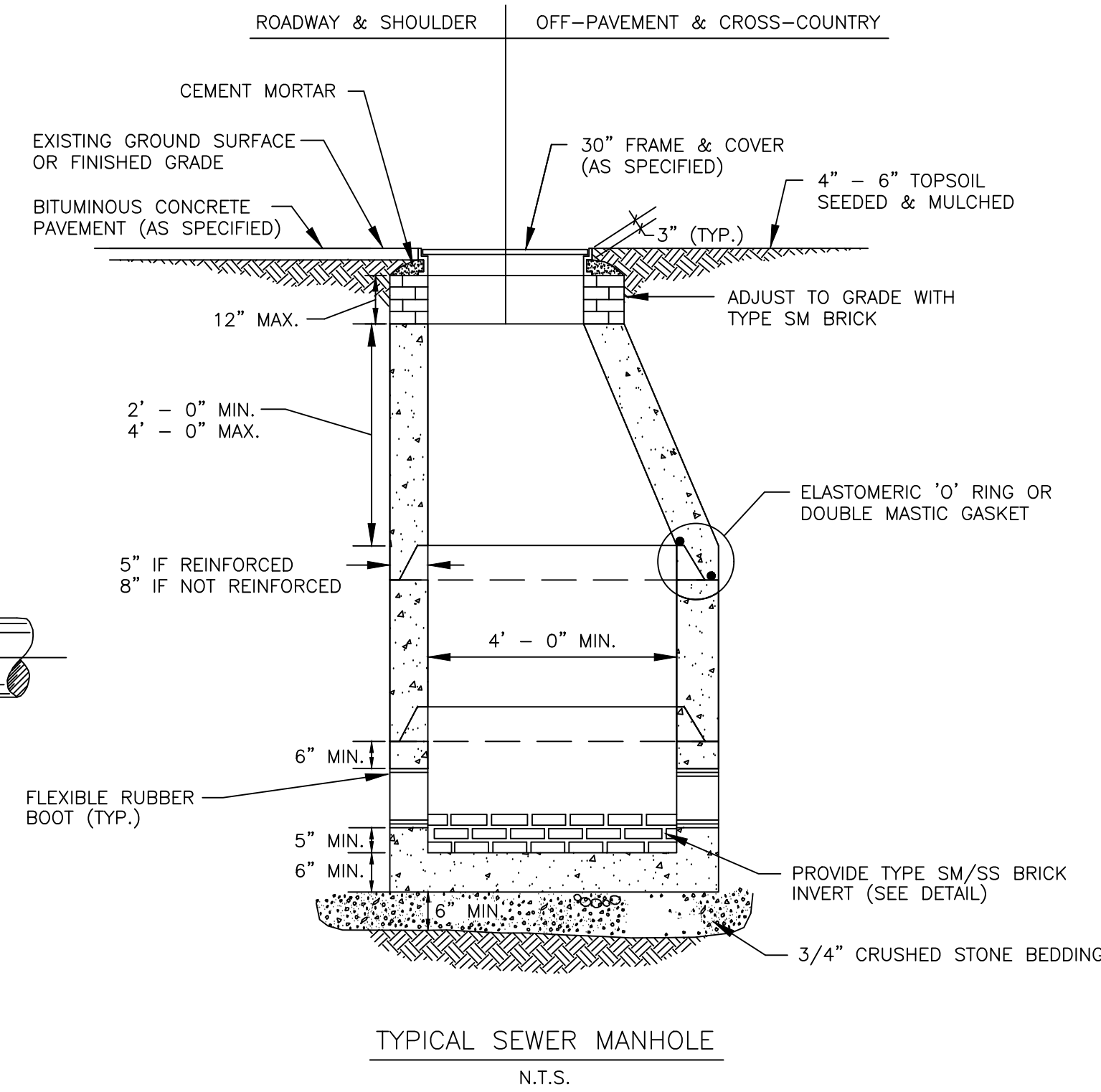
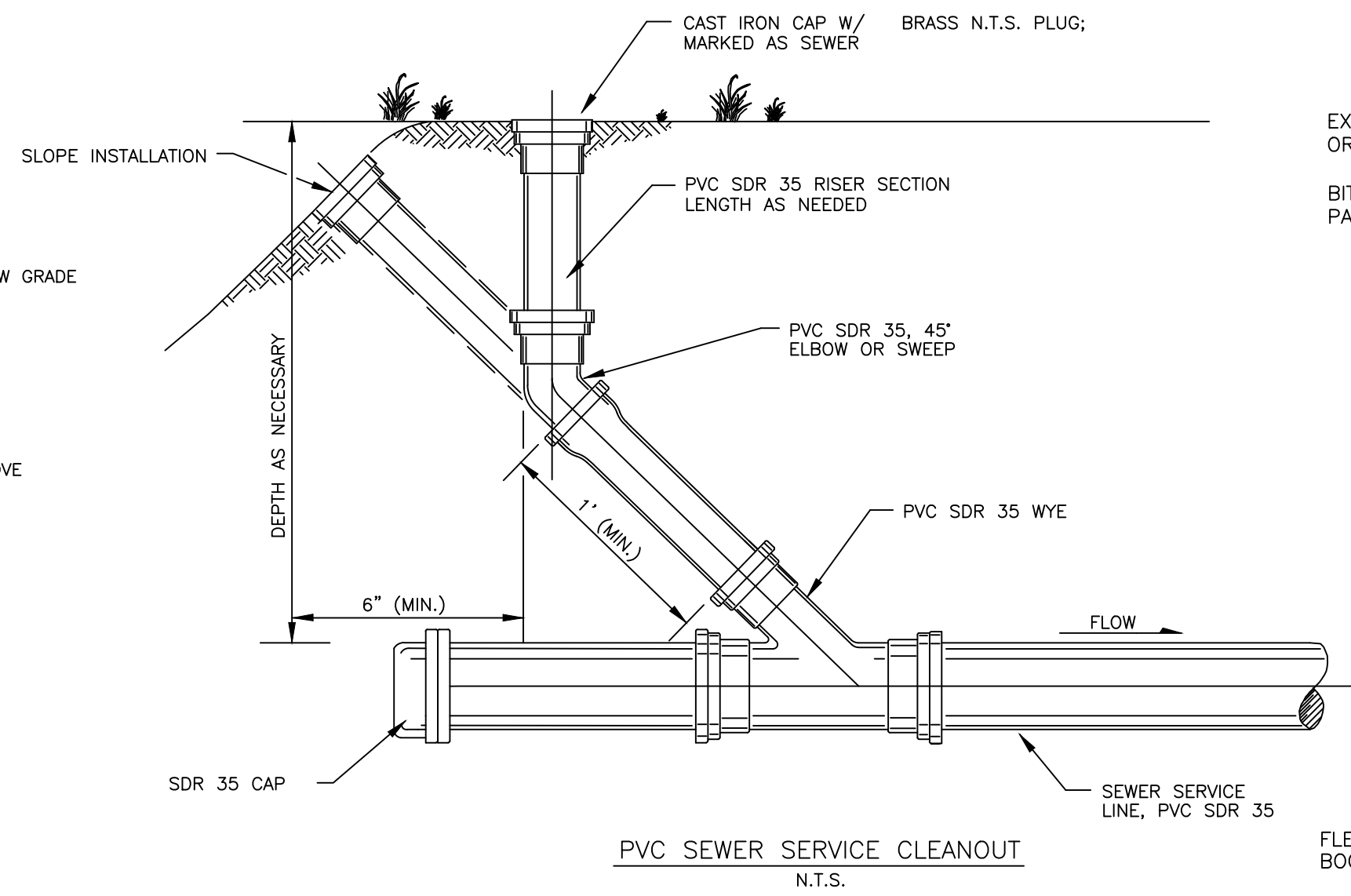
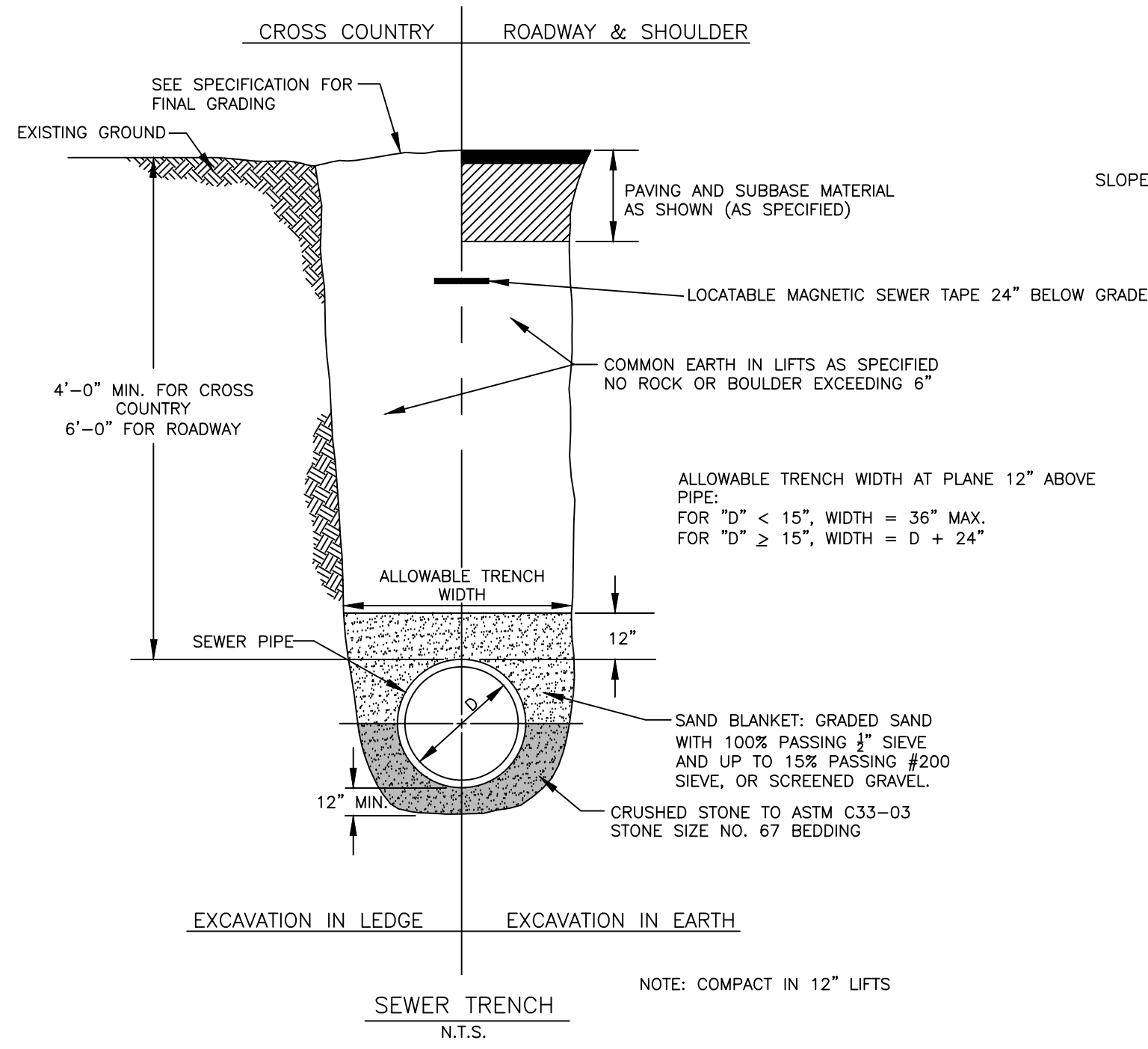
Site Details

Leb HS & Hanover St School - Addns & Renov.

Lebanon, NH

C2.0

SHEET 6 of 12



MARINACE ARCHITECTS
box 429, new hampton, new hampshire 03256
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PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100 LEBANON, NEW HAMPSHIRE 03766

date: 01-06-23

scale: Noted

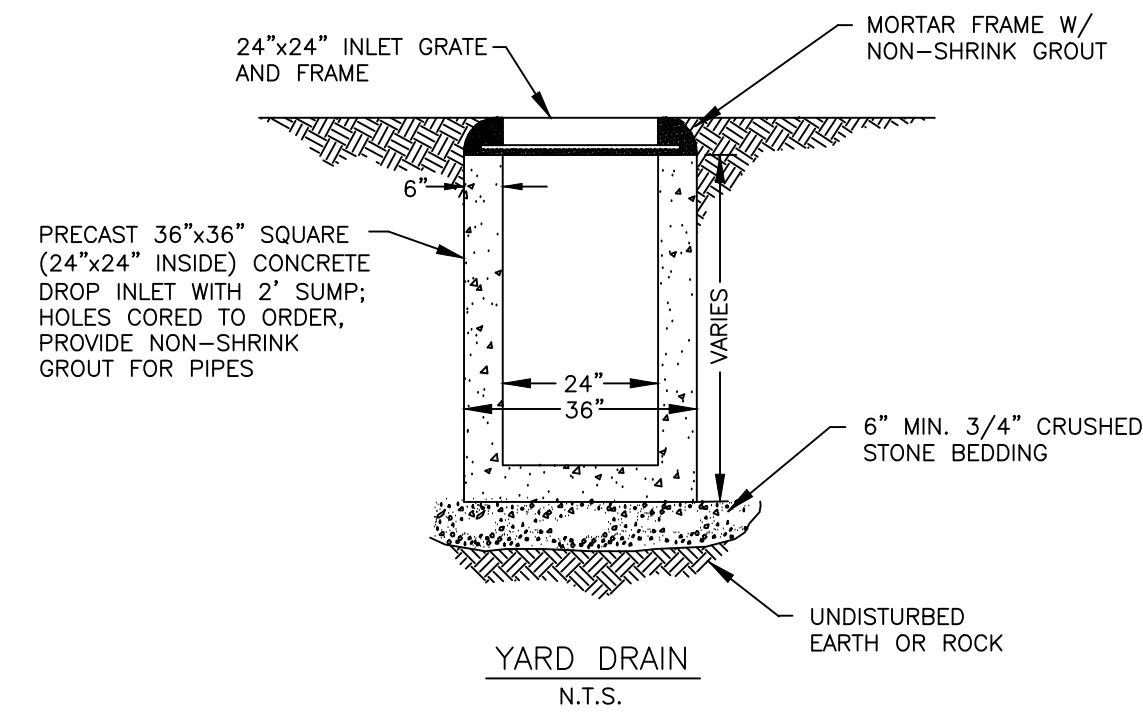
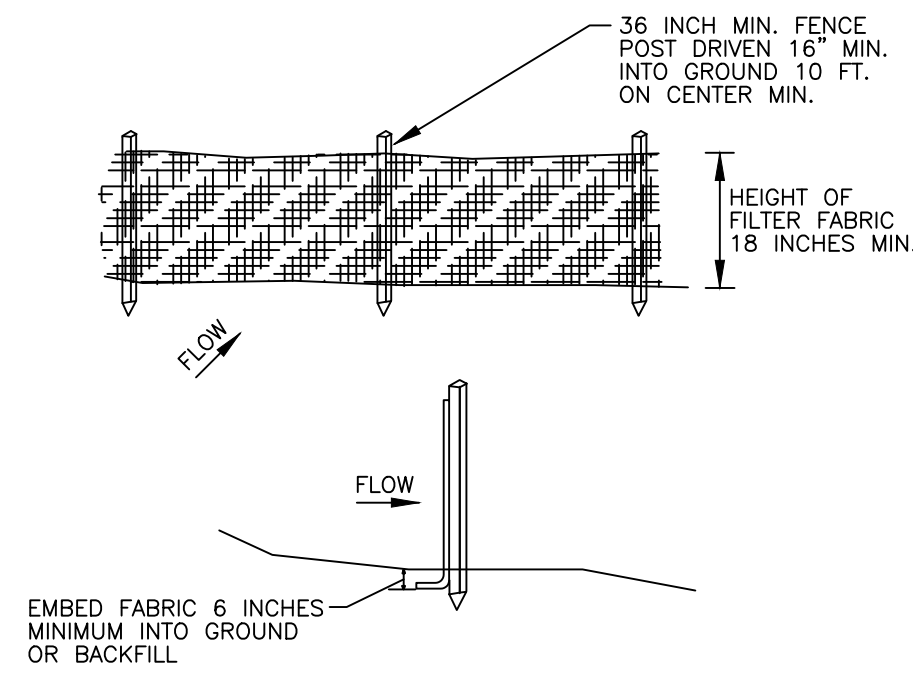
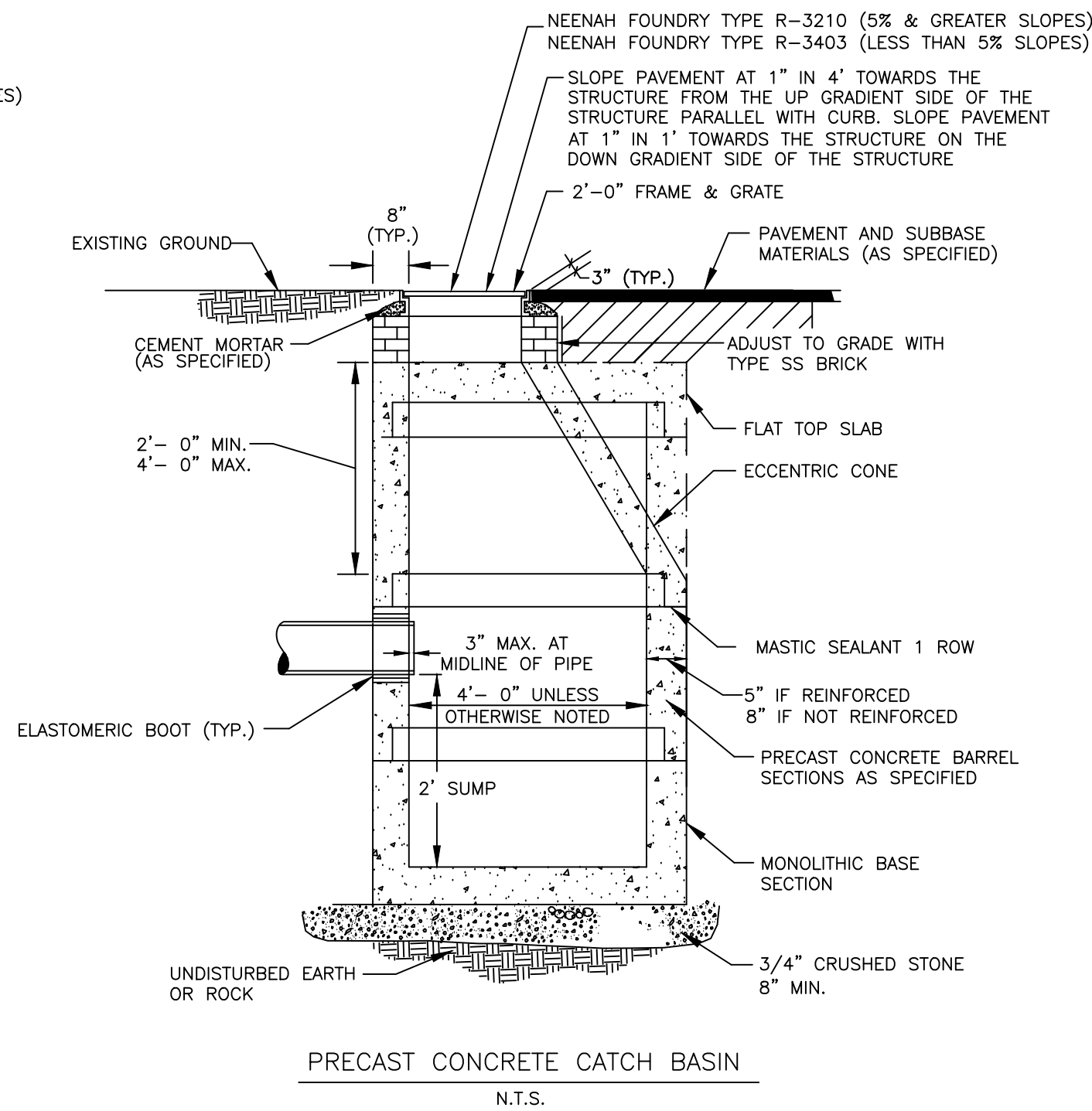
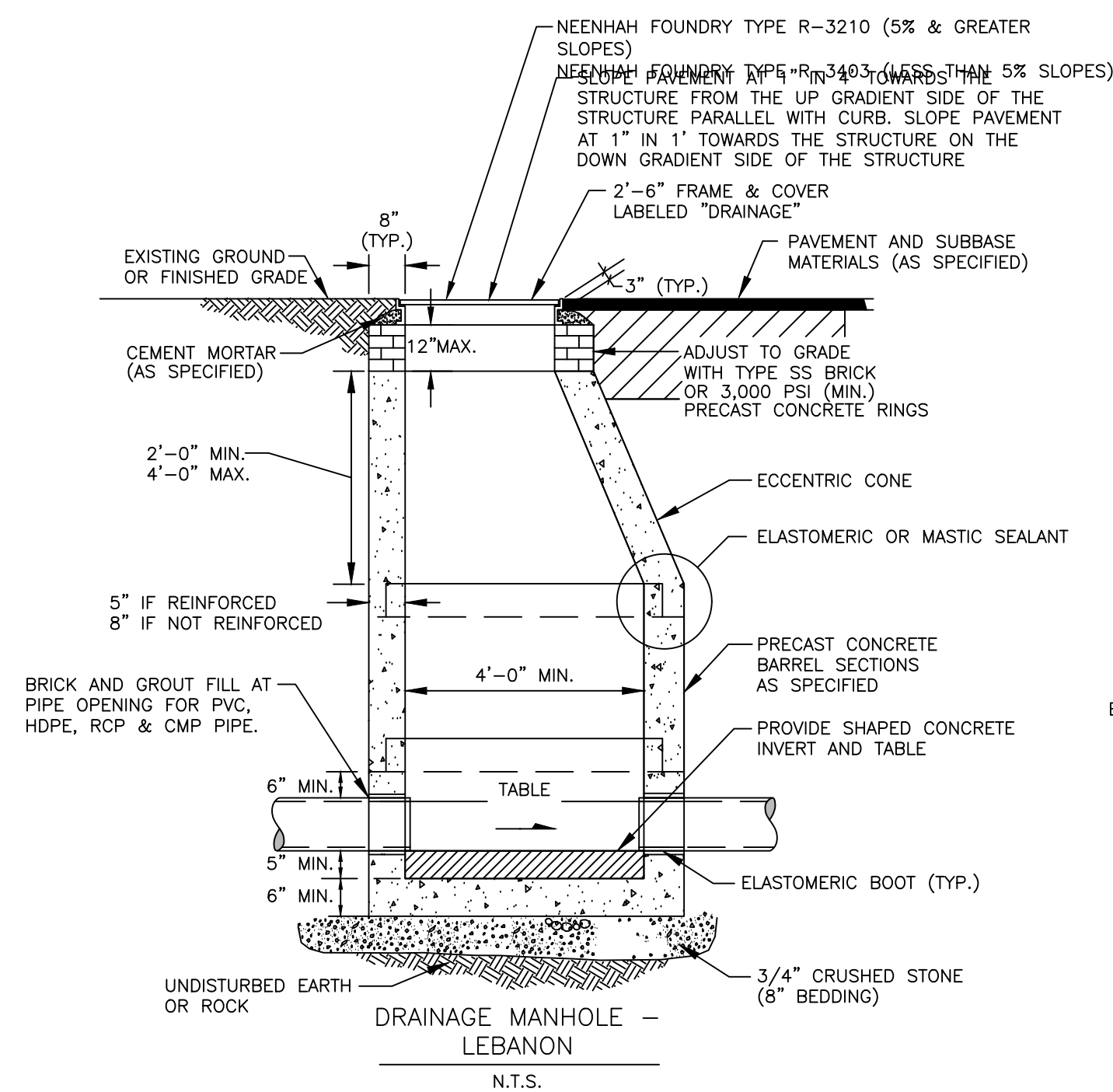
project #: 2201

Sanitary Details

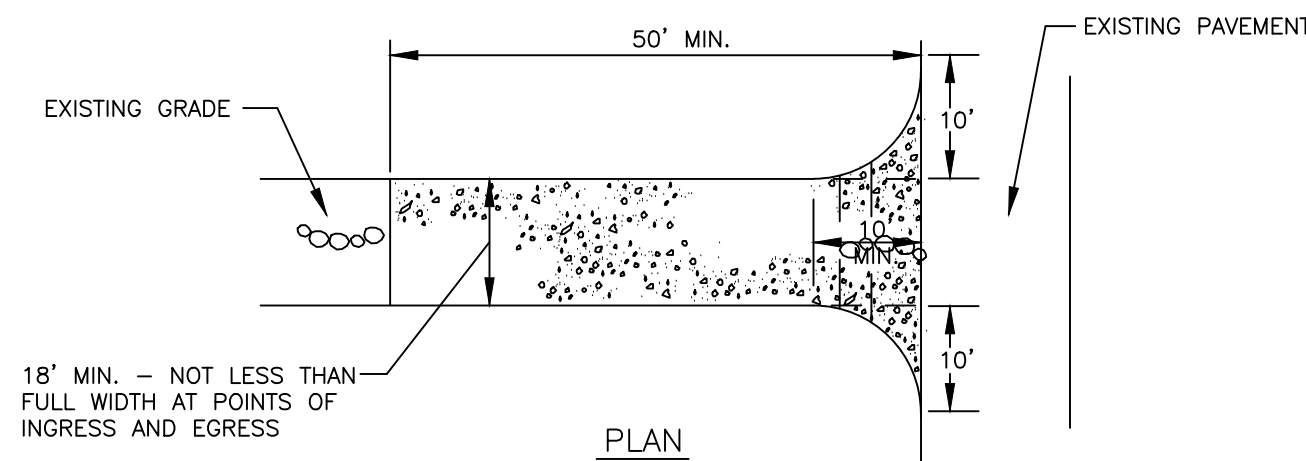
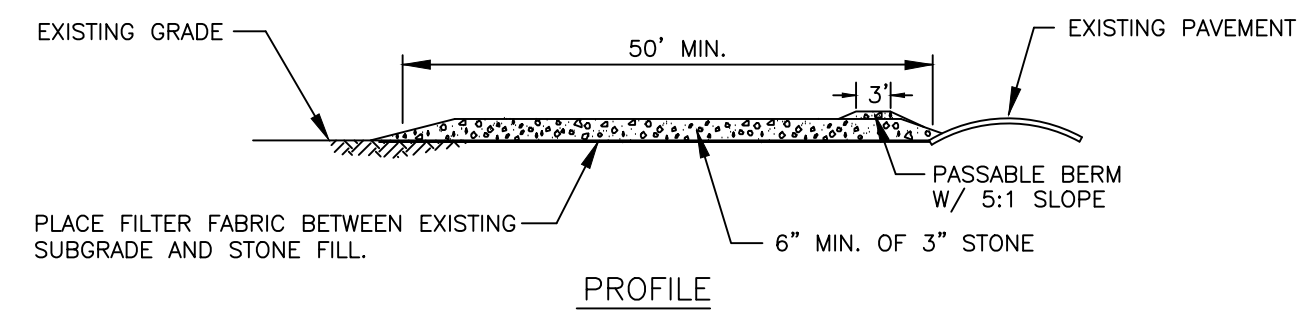
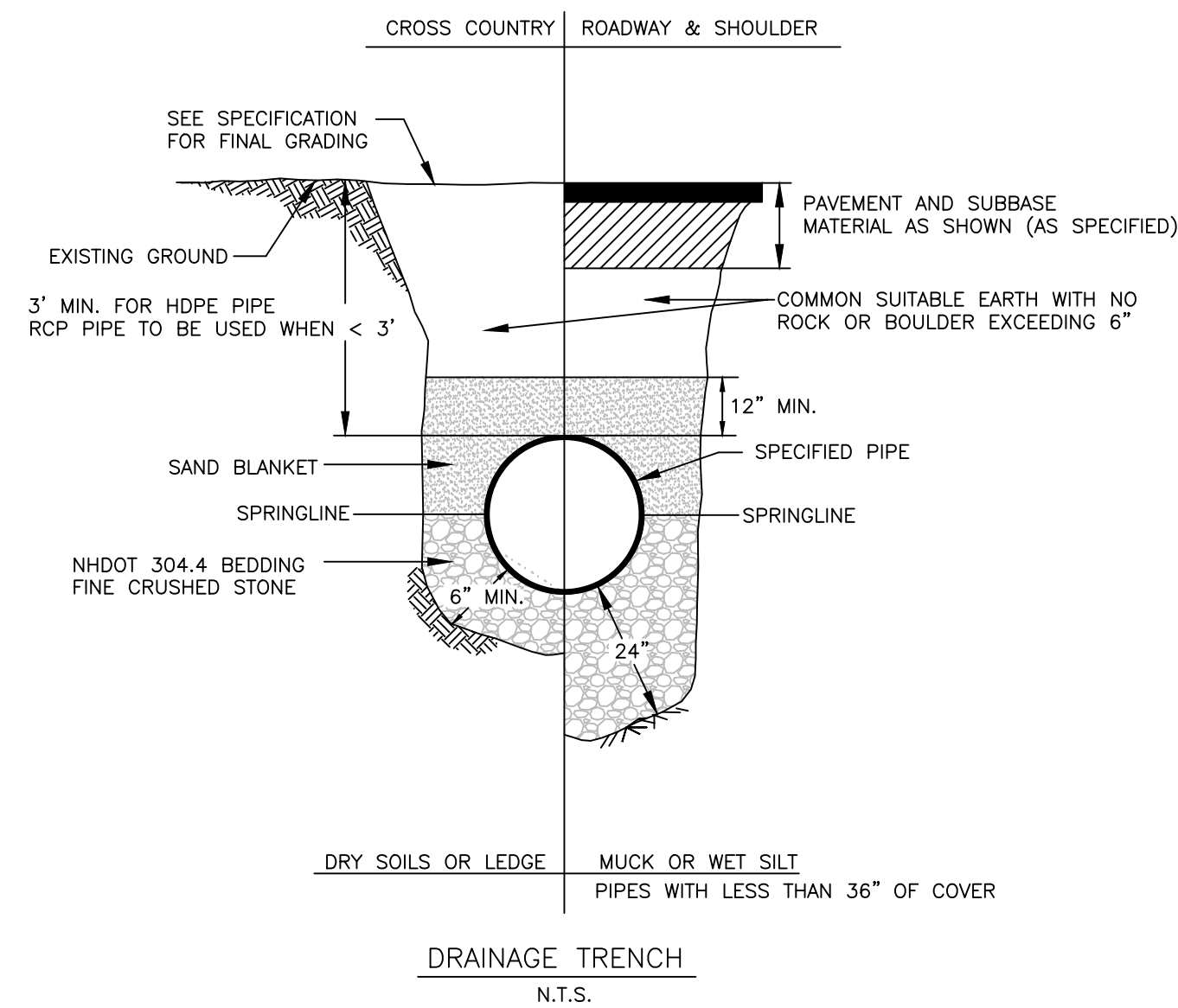
Leb HS & Hanover St School - Addns & Renov.
Lebanon, NH

C2.1

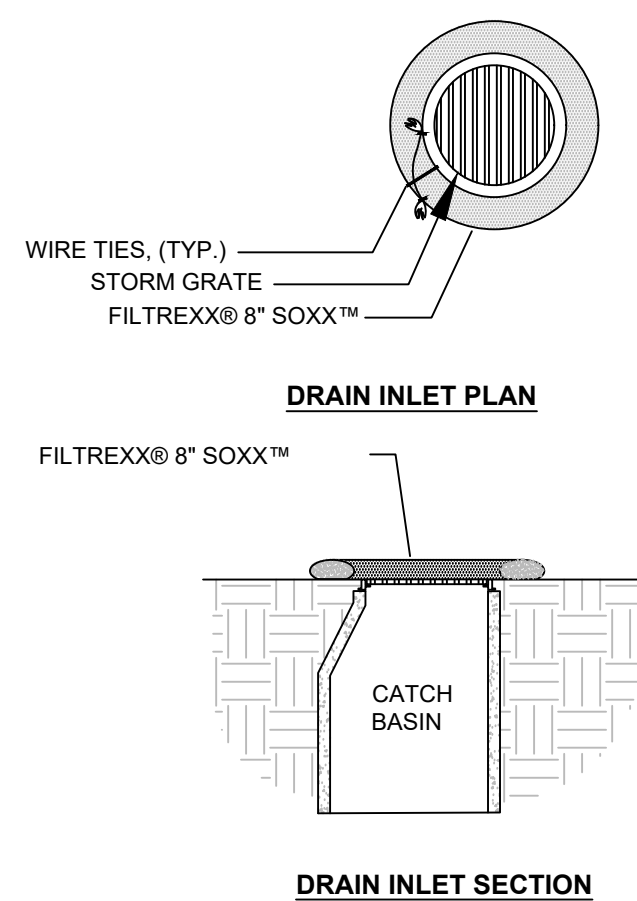
SHEET 7 of 12



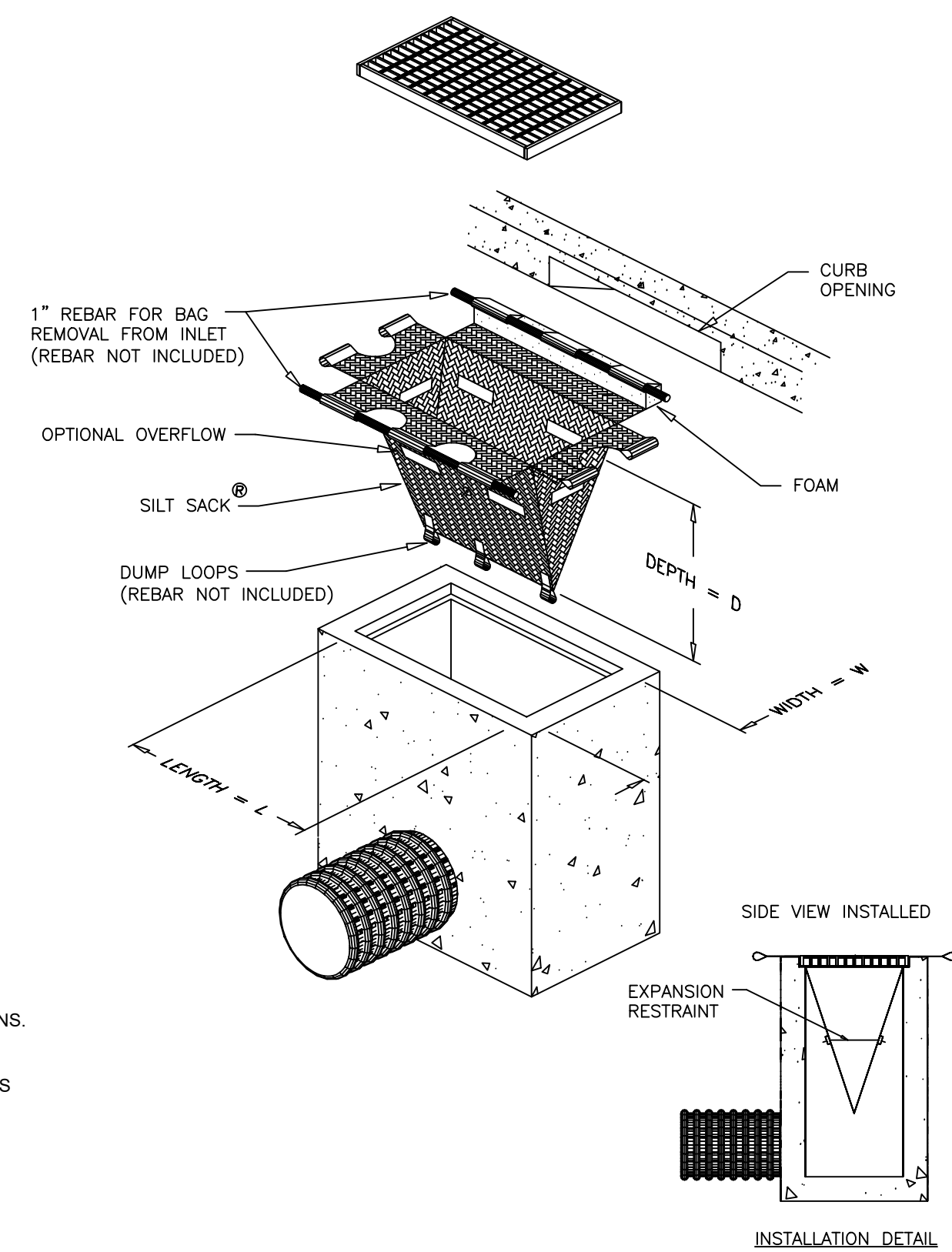
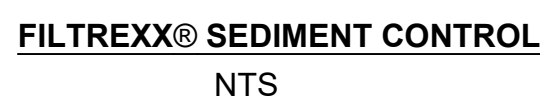
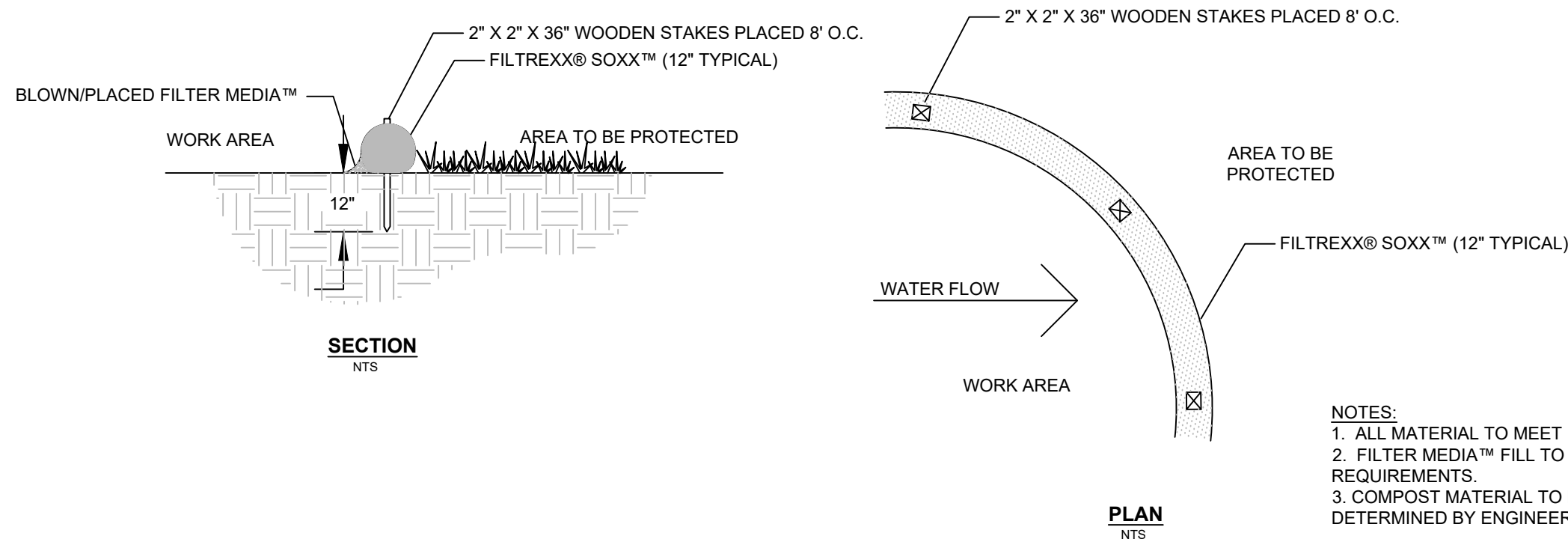
- ## CONSTRUCTION SPECIFICATIONS
1. SILT FENCE MAY BE EITHER PREMANUFACTURED OR PREPARED ON SITE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN AND WHEREVER CONSTRUCTION ACTIVITIES MAY RESULT IN A TEMPORARY RUNOFF TO A STREAM OR WETLAND WHICH MAY CARRY SILT OR SEDIMENT.
 3. THE TRENCH SHALL BE TIED IN PLACE BY PLACEMENT IN A DEEP TRENCH AND BACKFILLING WITH MATERIAL.
 4. WHEN A TRENCH CANNOT BE CONSTRUCTED, THE FABRIC MAY BE FOLDED AT THE BASE IN A MANNER SUCH THAT A MINIMUM OF 10 FEET OF FABRIC REMAINS ABOVE THE GROUND SURFACE DIRECTION OF FLOW. THE FOLDED FABRIC SHALL BE COVERED TO A DEPTH OF 6 INCHES WITH SUITABLE MATERIAL, EXTENDING A MINIMUM OF 4 FEET BEYOND.
 5. SUPPORTING STAKES SHALL BE PLACED NO MORE THAN 10 FEET APART.
 6. MAINTENANCE SHALL BE PERFORMED AS NEEDED. FENCING SHALL BE REPLACED WHEN TORN, WHEN TRENCHING IS DISTURBED, WHEN THE FENCE DISPLAYS PLUGGING AS EVIDENCED BY SILT-LADEN AQUIFERS, WHEN THE FENCE IS EXCESSIVELY RETARDED BY THE FENCE, OR WHENEVER "BULGES" APPEAR.



- NOTES:
- 1.) MAINTAIN ENTRANCE TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC R.O.W..
REDUCE TRACKING OF SILTS ONTO PUBLIC R.O.W. BY CLEANING OR TOP DRESSING
STONE FILL.
 - 2.) PROVIDE SEPARATE WHEEL CLEANING AREA WITH SUITABLE SEDIMENTATION BASIN, AS NEEDED.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4633	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPROX OPENING SIZE	ASTM D-4751	40 USIEVE
FLOW RATE	ASTM D-4491	40 G/L/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®

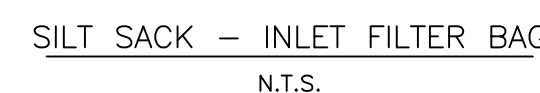
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

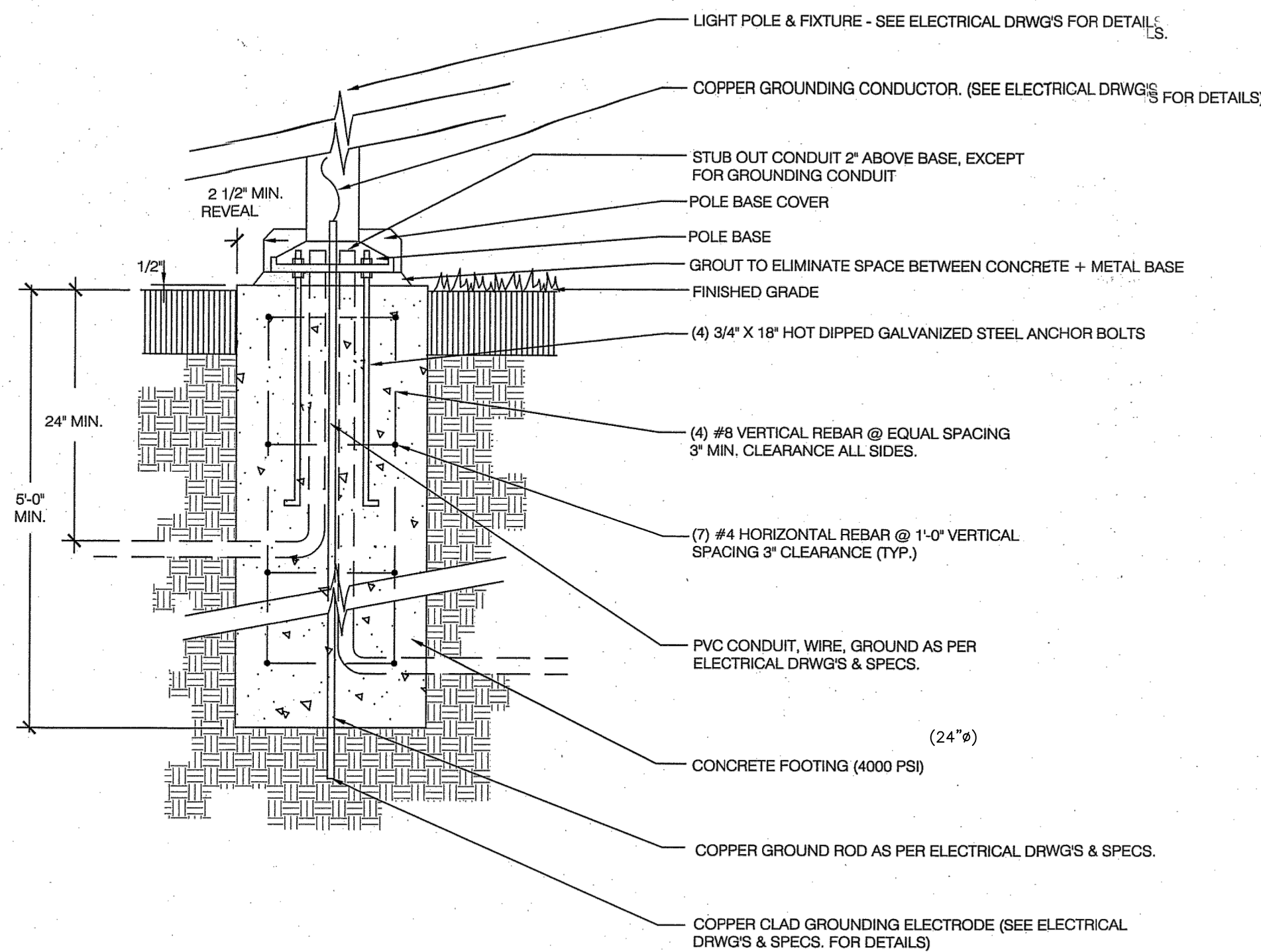
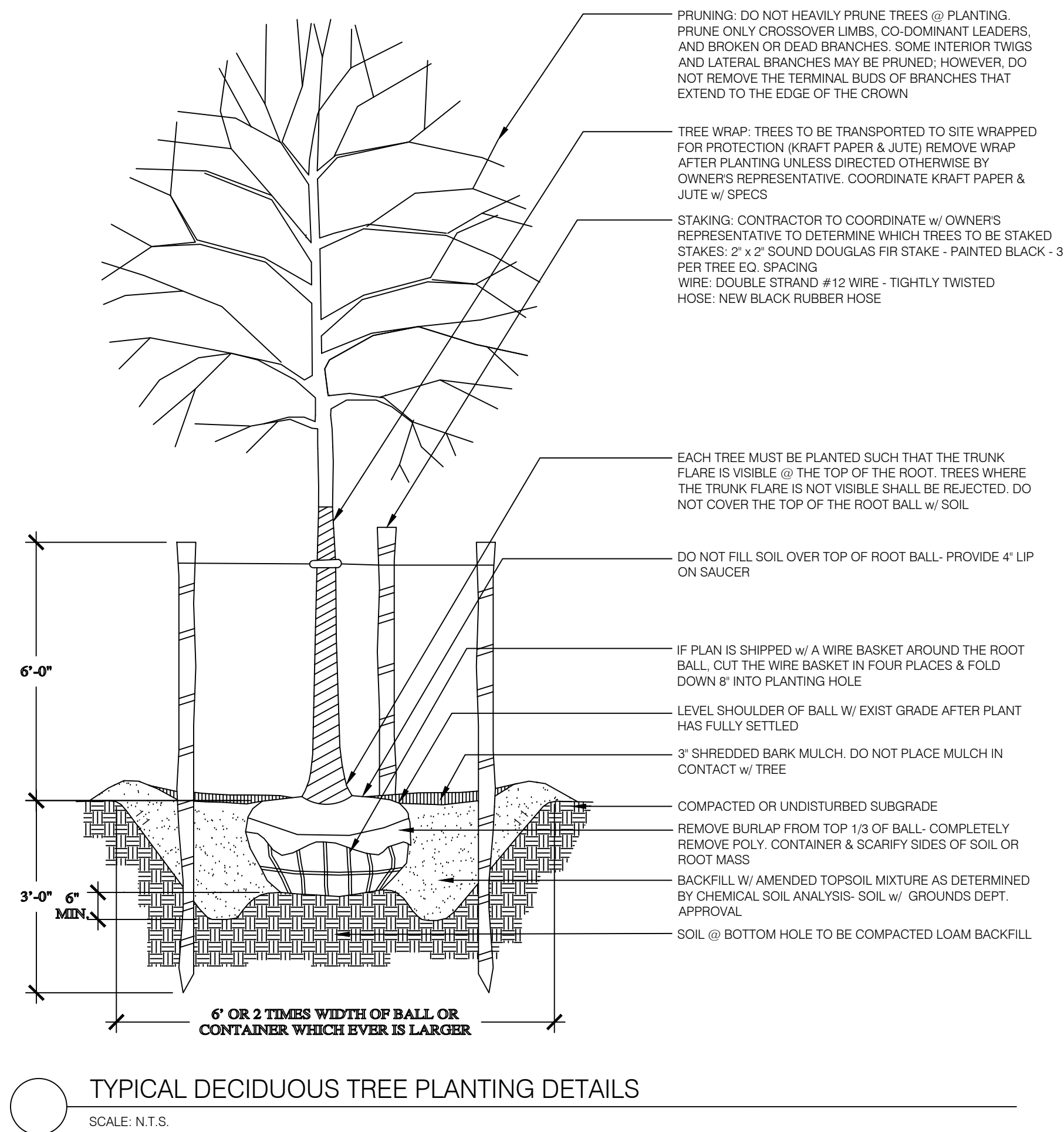
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4633	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPROX OPENING SIZE	ASTM D-4751	20 US SECT
FLOW RATE	ASTM D-4491	200 GALS/MIN/50 F
PERMEABILITY	ASTM D-4491	1.5 SEC - 1

OIL-ABSORBENT SILTSACK®

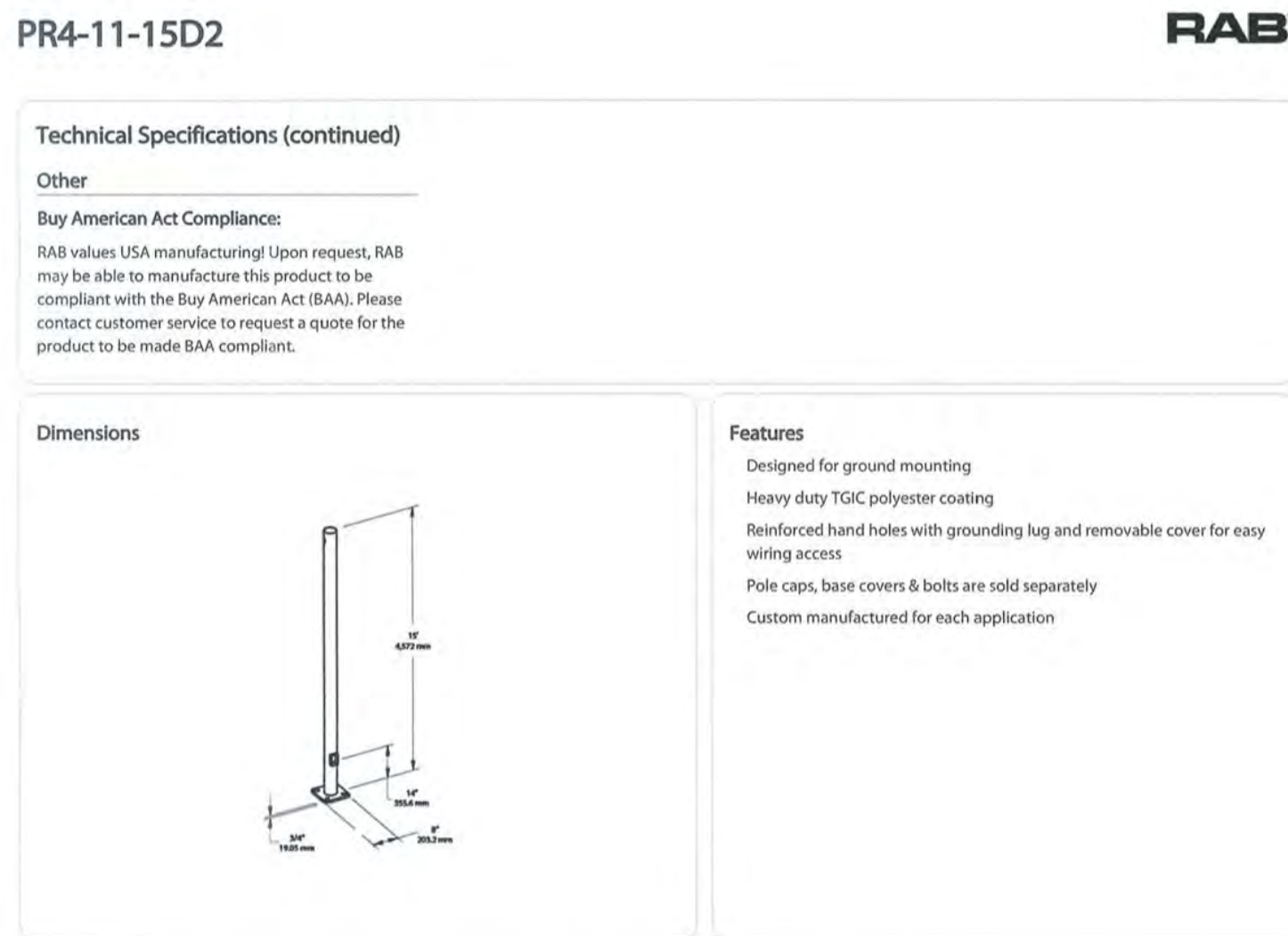
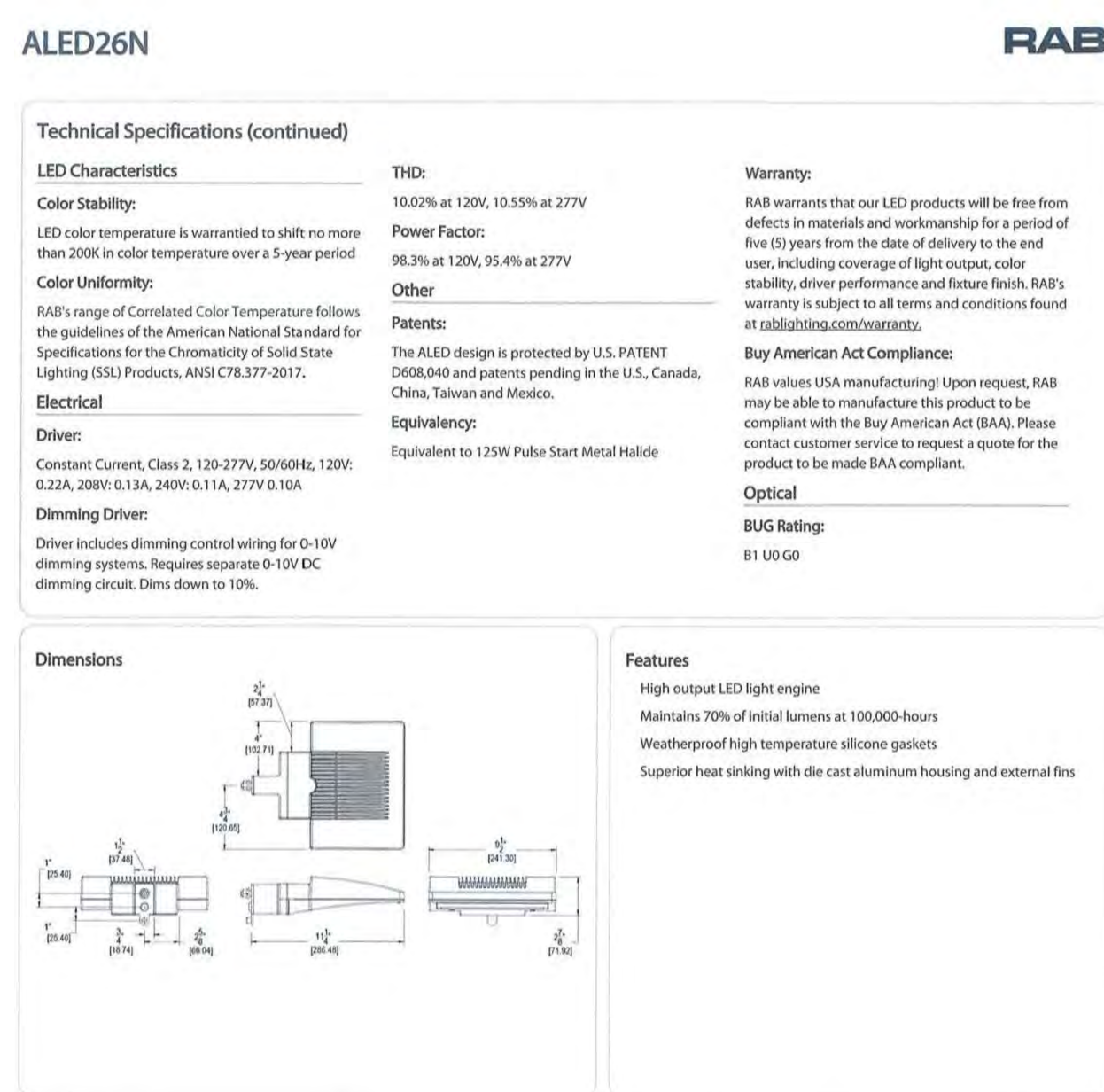
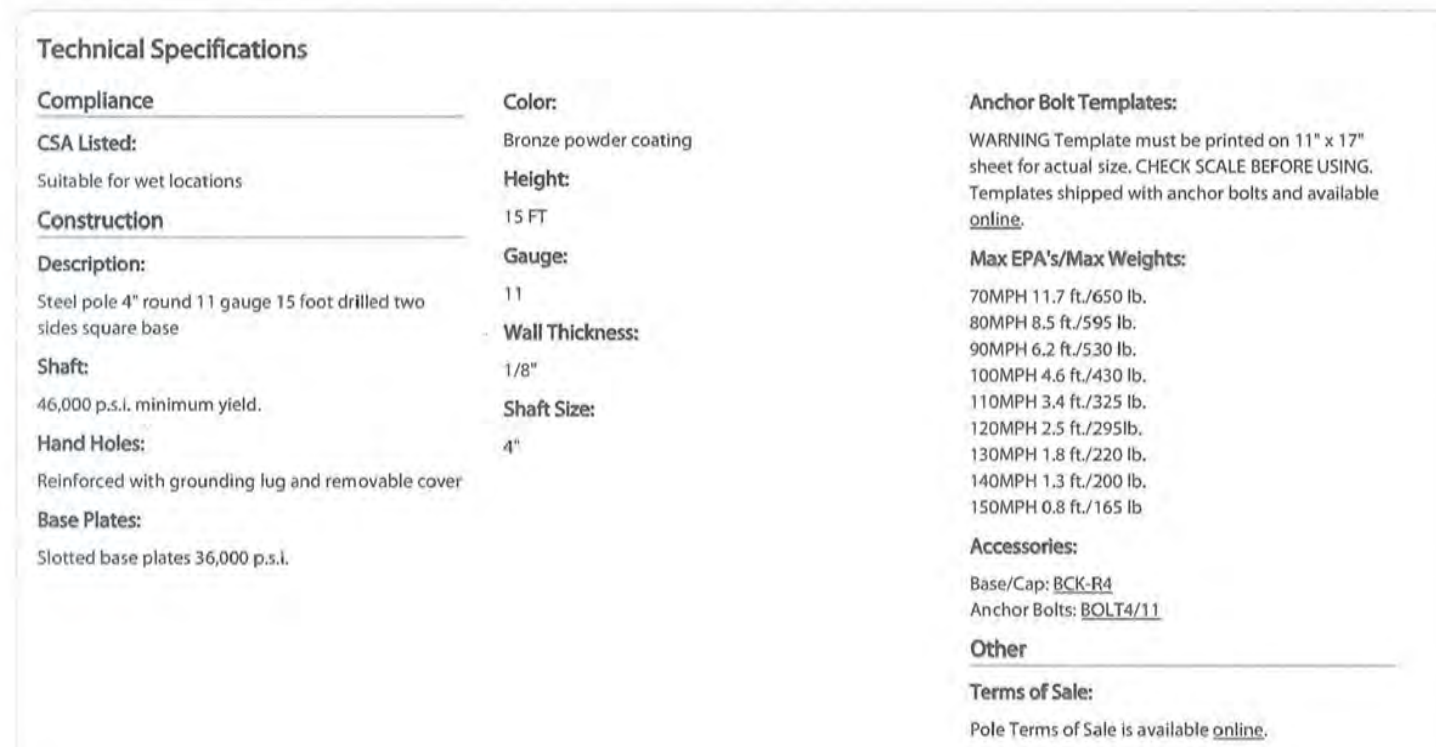
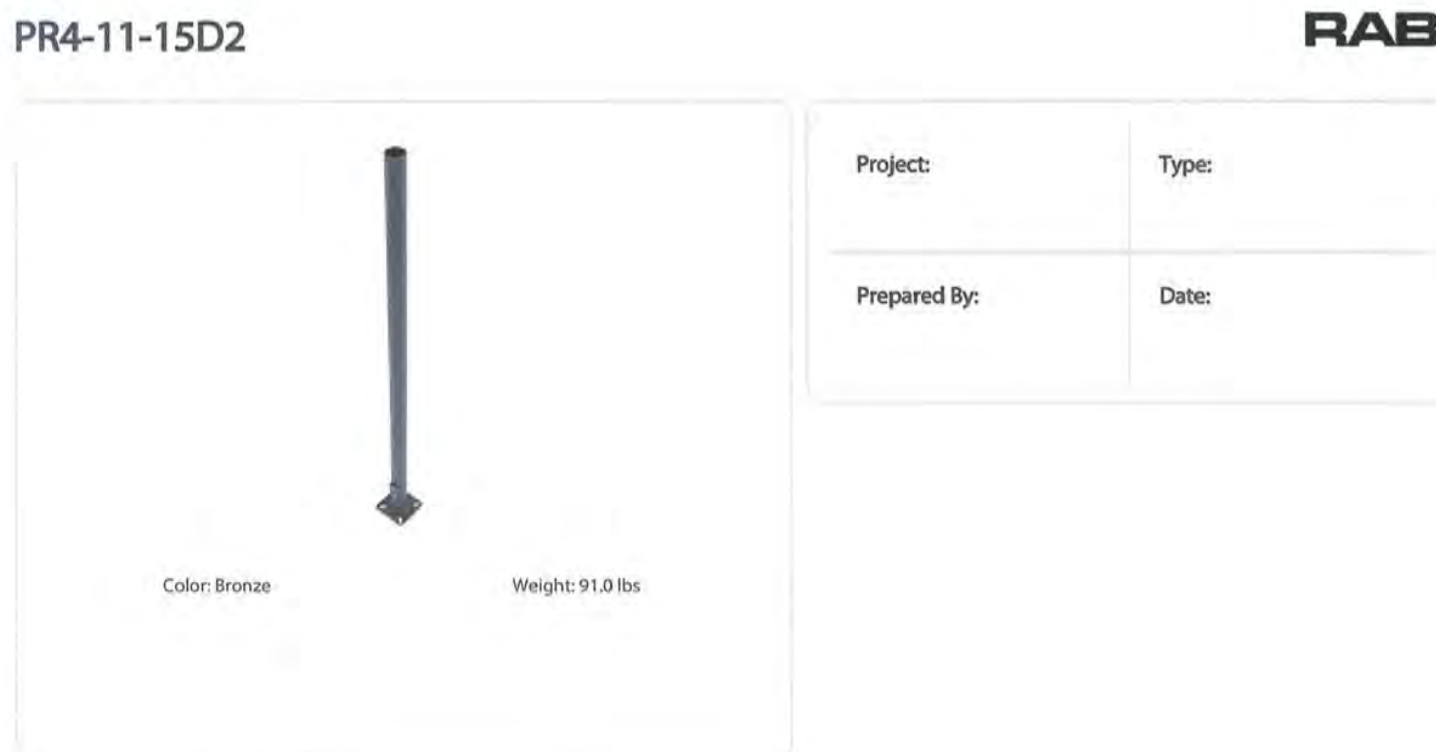
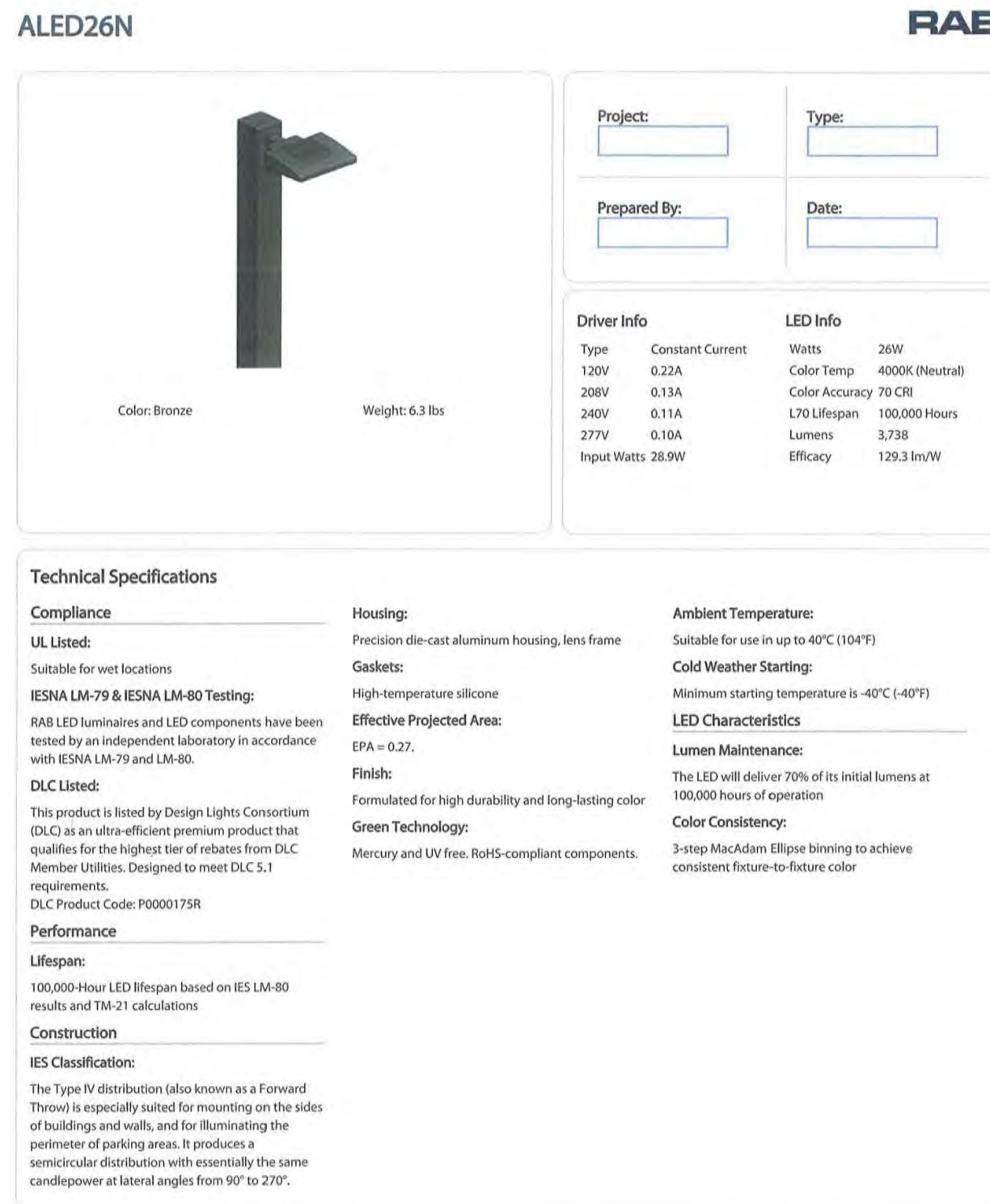
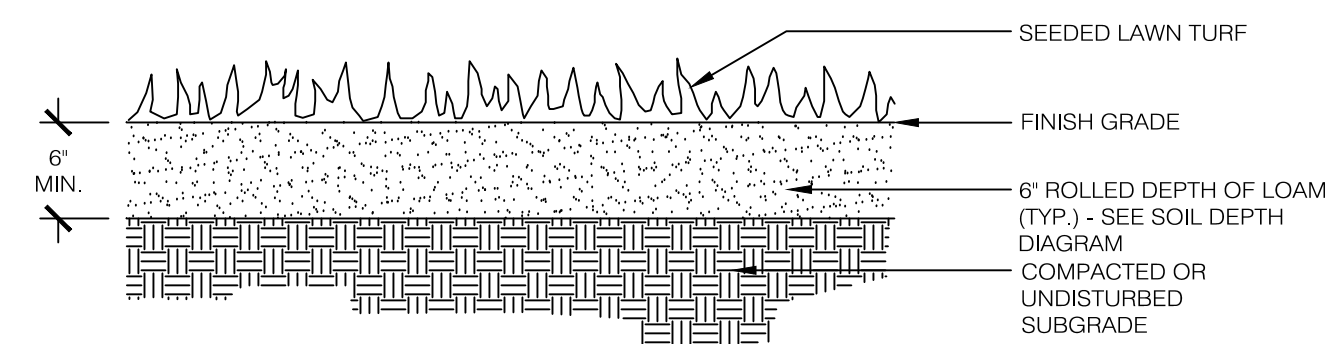
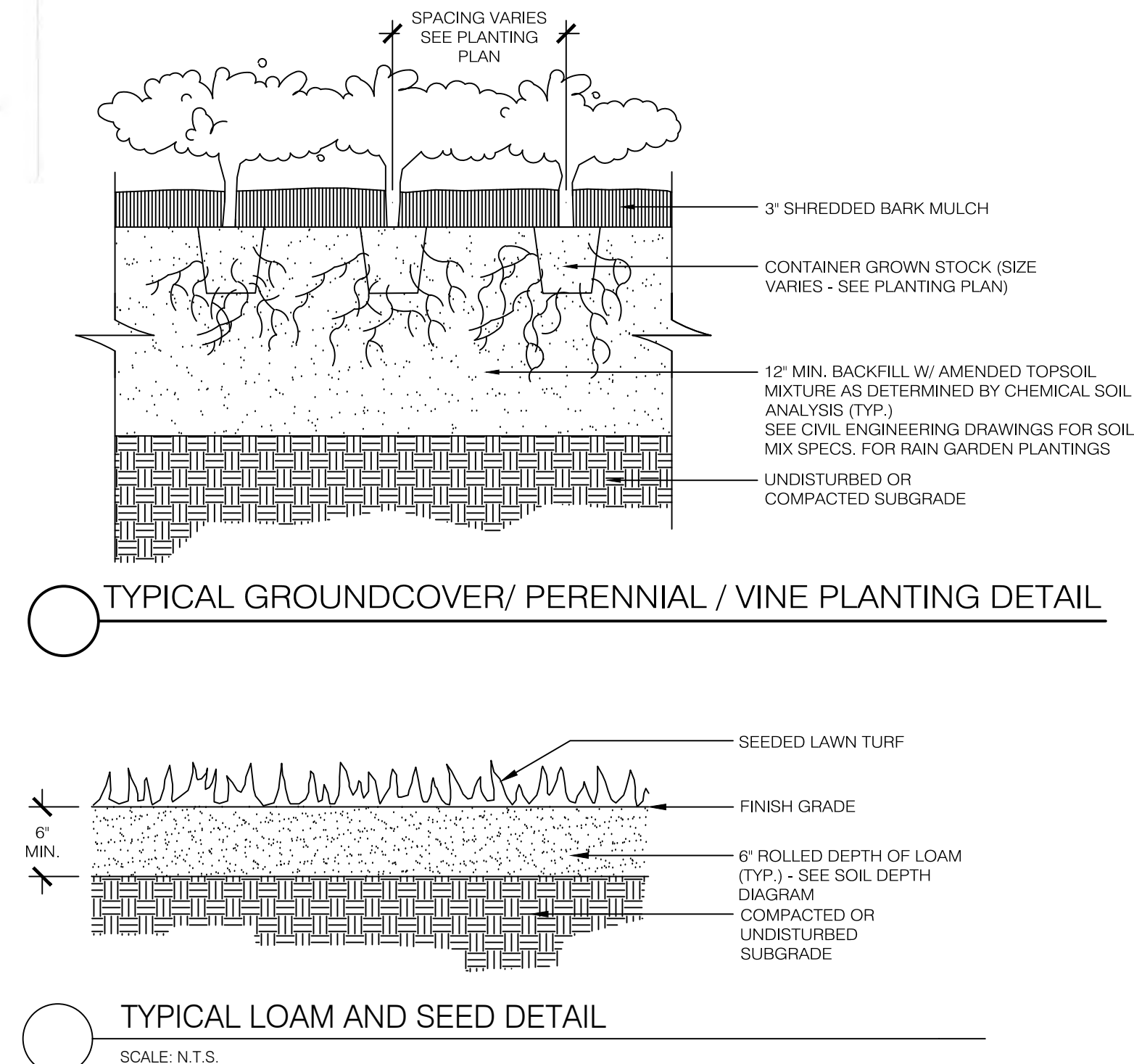
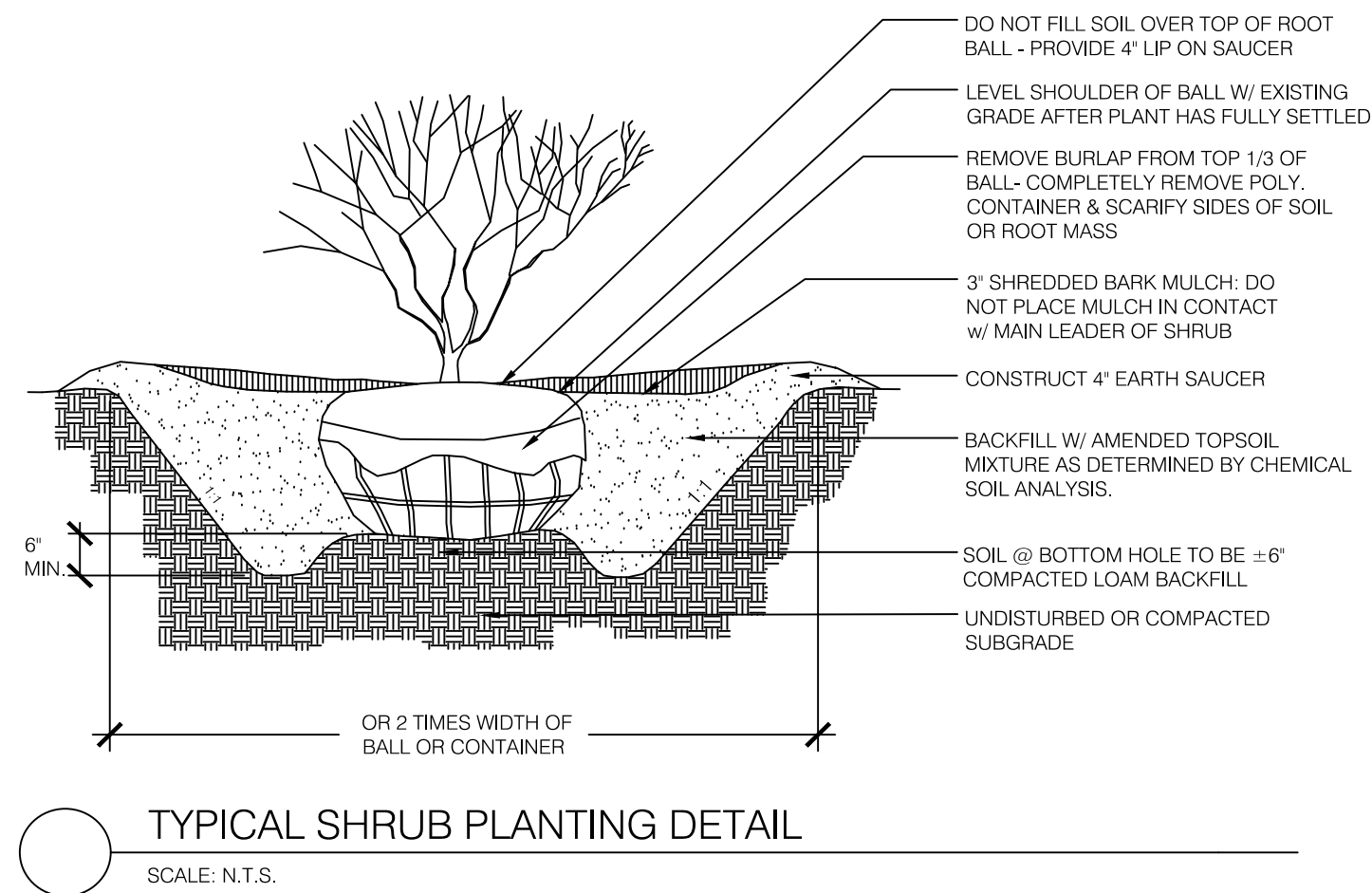
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBENT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBENT SILTSACK  WITH A WOVEN PILLOW INSERT.





- NOTES:**
1. PROVIDE BOLT CIRCLE TEMPLATE AS REQ'D TO COORDINATE BOLT LOCATIONS W/ MANUFACTURER'S REQUIREMENTS.
 2. DIAMETER OF CONCRETE FOOTING AS PER LIGHT MANUFACTURER'S REQUIREMENTS. PROVIDE MIN. SURFACE REVEAL AS SHOWN
 3. PROVIDE CONDUIT, GROUNDING AND ELECTRICAL SERVICES PER ELECTRICAL DRAWINGS & SPECS.



date: 01-06-23

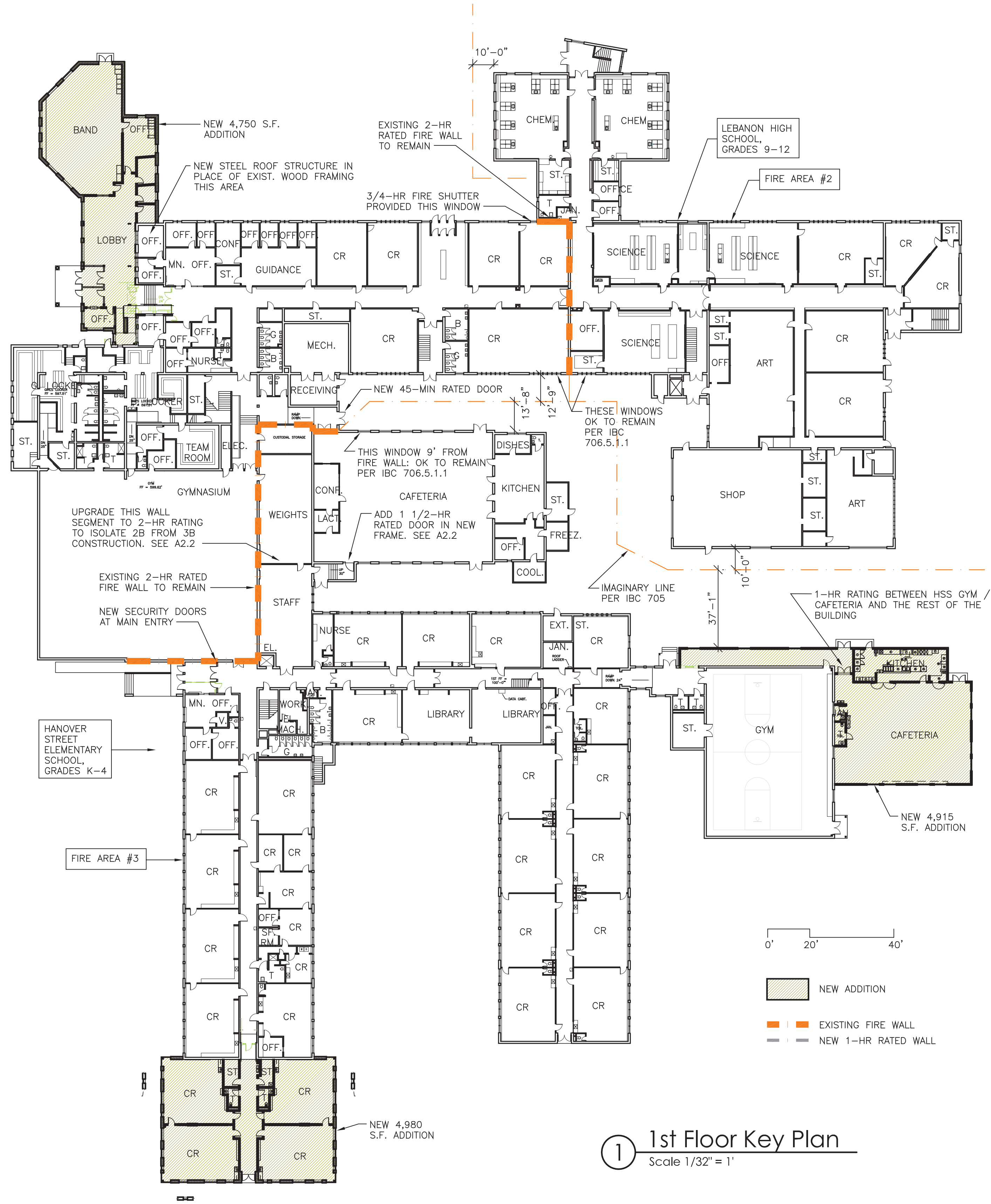
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project #: 2201

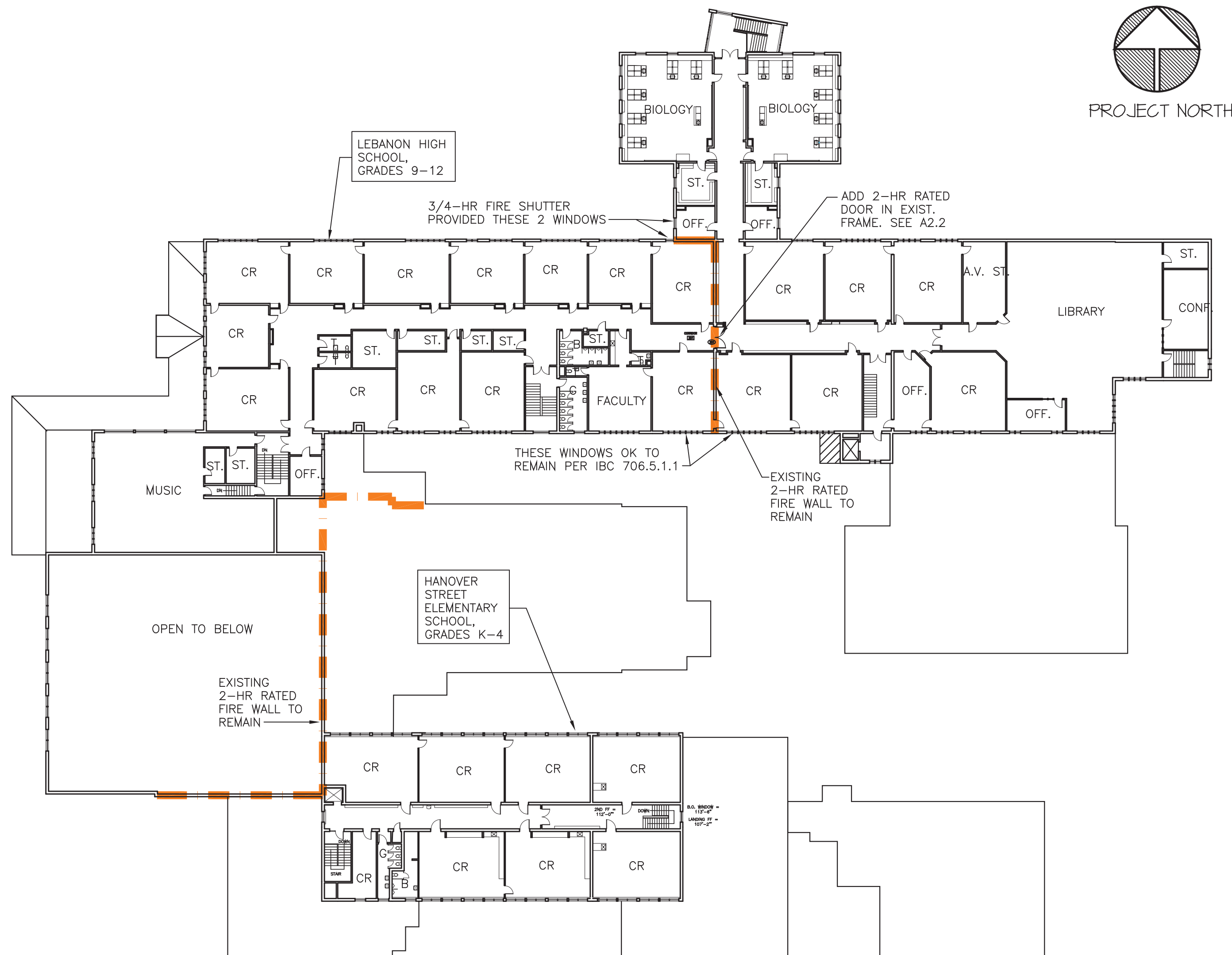
Landscape & Lighting Details

C2.3

SHEET 9 of 12



1 1st Floor Key Plan
Scale 1/32" = 1'



2 2nd Floor Key Plan
Scale 1/32" = 1'

BUILDING CODE INFORMATION

APPLICABLE CODES (w/ NH AMENDMENTS)

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 NFPA 101 LIFE SAFETY CODE
2018 INTERNATIONAL ENERGY CONS. CODE
2021 INTERNATIONAL FIRE CODE

AMERICANS WITH DISABILITIES ACT
ALL CODES INCLUDE NH AMENDMENTS

PASSIVE FIRE SAFETY SYSTEMS

CORRIDOR WALL SMOKE PARTITIONS
EXISTING FIRE WALLS TO REMAIN
FIRE EXTINGUISHERS
OPEN SPACE AROUND BUILDING & HYDRANTS

ACTIVE FIRE SAFETY SYSTEMS

FULL SPRINKLER SYSTEM
ADDRESSABLE FIRE ALARM SYSTEM
FULL INTERCOM COMMUNICATIONS SYSTEM
SMOKE DETECTION SYSTEM
EXIT & EMERGENCY LIGHTING

GENERAL BUILDING INFORMATION

K-4, 9-12 SCHOOL FOR 950 STUDENTS

1 AND 2 STORY BUILDING, 12'-28" HIGH

CONSTRUCTION TYPE 2B (LHS) & 3B (HSS)

USE GROUP A3, E

NEW CONSTRUCTION:
LHS ADDITION & HSS CLASSROOM WING:
MASONRY BEARING WALLS WITH STEEL BAR
JOISTS AND STEEL ROOF DECK WITH CLASS
"A" MEMBRANE ROOF.

HSS CAFETERIA ADDITION: STEEL FRAME
WITH STEEL JOIST ROOF, STEEL STUD INFILL
WALLS. GYP BOARD INTERIOR WALLS AND
FIBER CEMENT / BRICK VENEER EXTERIOR
WALLS.

AREA CALCULATIONS (PER IBC CHAPTER 5)

AREA #1 (LHS WEST END)

USE GROUP E USE GROUP A3: (GYM)
ACTUAL AREA: 27,000 S.F. ACTUAL AREA: 9,280 S.F.
OPEN PERIMETER: 77% CONSTRUCTION TYPE: 2B, FULLY SPRINKLED

ALLOWABLE AREA E:

58,000 S.F. TABULAR 38,000 S.F. TABULAR
7,583 S.F. FRONTAGE INCREASE 4,968 S.F. FRONTAGE INCREASE
65,583 S.F. TOTAL ALLOWABLE AREA 40,968 S.F. TOTAL ALLOWABLE AREA

ALLOWABLE AREA A3:

38,000 S.F. TABULAR
4,968 S.F. FRONTAGE INCREASE
40,968 S.F. TOTAL ALLOWABLE AREA

SUM OF AREAS (IBC 508.4):

27,000 / 65,583 + 9,280 / 40,968 = .41 + .23 = .64 < 1

NFPA 101 14.1.3.1 1-HR RATING REQUIRED BETWEEN GROUP E AND A3 OCCUPANCIES

AREA #2 (LHS EAST END)

USE GROUP E CONSTRUCTION TYPE: 2B, FULLY SPRINKLED
ACTUAL AREA: 25,280 S.F. ALLOWABLE AREA E: 58,000 (TABULAR)

AREA #3 (HANOVER STREET SCHOOL & LHS CAFETERIA)

USE GROUP E USE GROUP A3: (HSS GYM & CAFETERIA, LHS CAFETERIA)
ACTUAL AREA: 38,380 S.F. ACTUAL AREA: 15,820 S.F.

OPEN PERIMETER: 91.7% CONSTRUCTION TYPE: 3B (HSS SECTION), FULLY SPRINKLED
CONSTRUCTION TYPE: 2B (LHS SECTION), FULLY SPRINKLED

ALLOWABLE AREA E:

58,000 S.F. TABULAR 38,000 S.F. TABULAR
9,396 S.F. FRONTAGE INCREASE 6,156 S.F. FRONTAGE INCREASE
67,396 S.F. TOTAL ALLOWABLE AREA 44,156 S.F. TOTAL ALLOWABLE AREA

ALLOWABLE AREA A3:

38,000 S.F. TABULAR
6,156 S.F. FRONTAGE INCREASE
44,156 S.F. TOTAL ALLOWABLE AREA

SUM OF AREAS (IBC 508.4):

38,380 / 67,396 + 15,820 / 44,156 = .57 + .36 = .93 < 1

NFPA 101 14.1.3.1 1-HR RATING REQUIRED BETWEEN GROUP E AND A3 OCCUPANCIES
1-HR RATING BETWEEN CONSTRUCTION TYPE 2B & 3B AREAS



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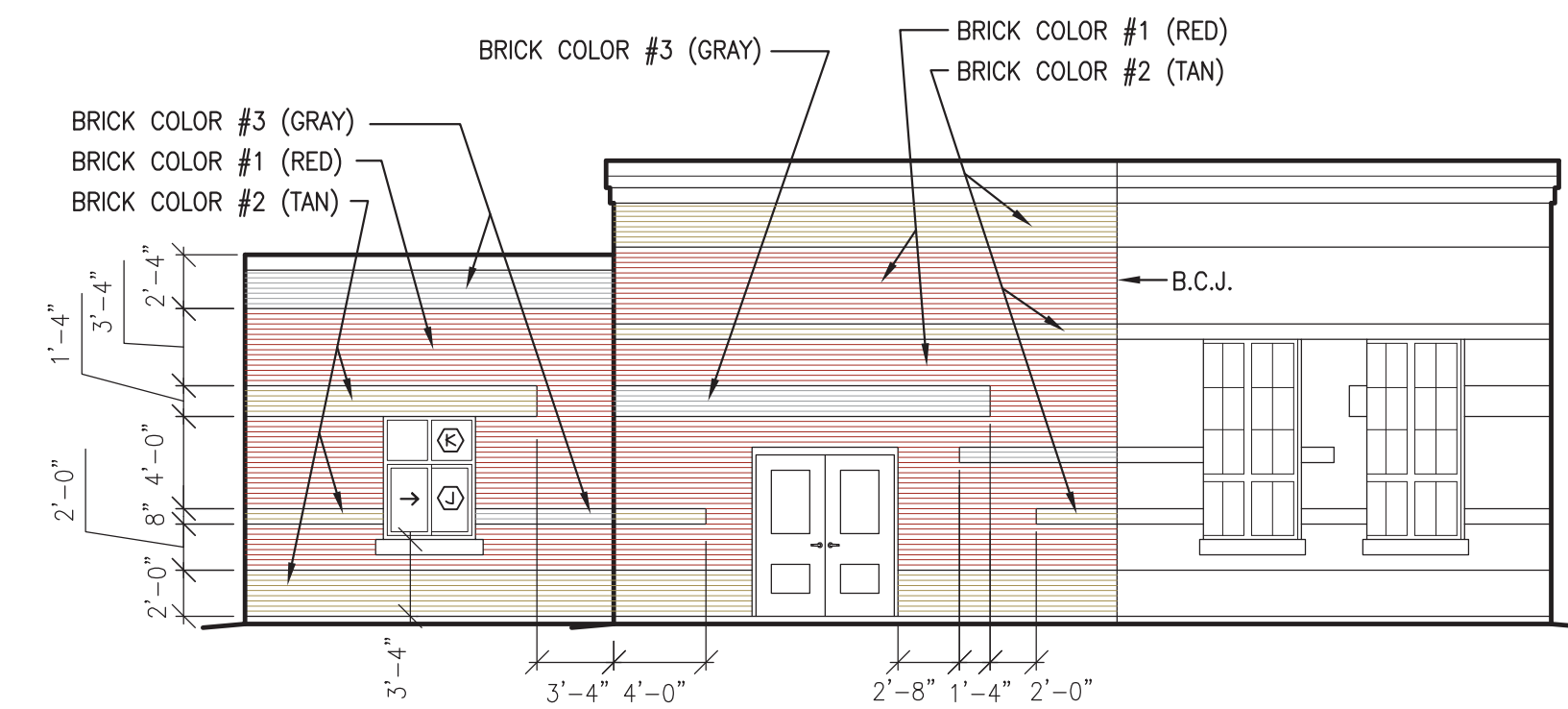
box 429, new hampton, new hampshire 03256
www.marinacearchitects.com

date: 12-21-22
scale: Noted
project #: 2201

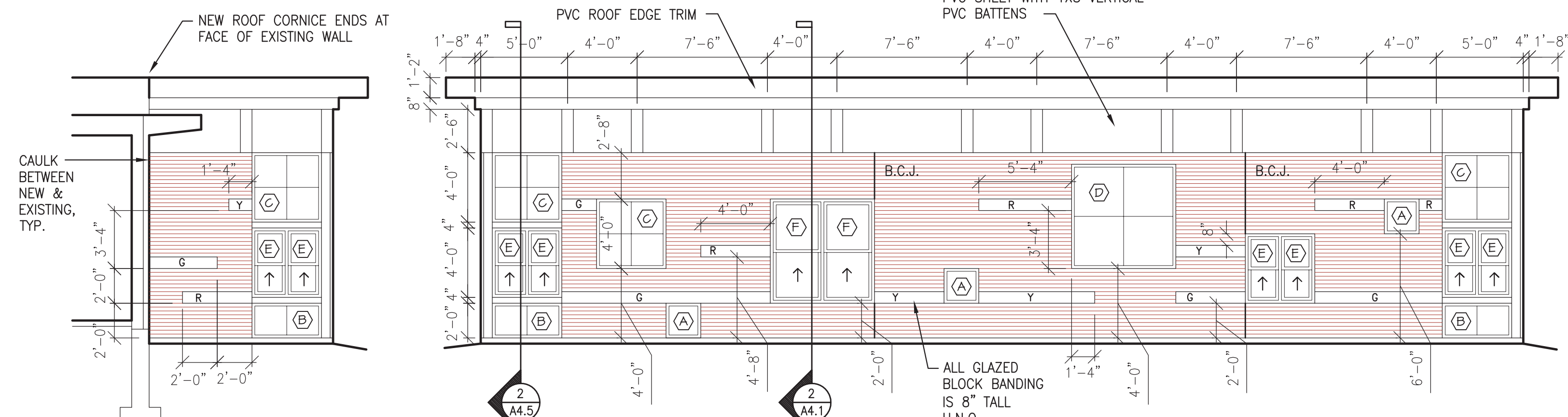
LHS / HSS Key Plan
Leb HS & Hanover St School - Addns & Renov.
Lebanon, NH

A2.1

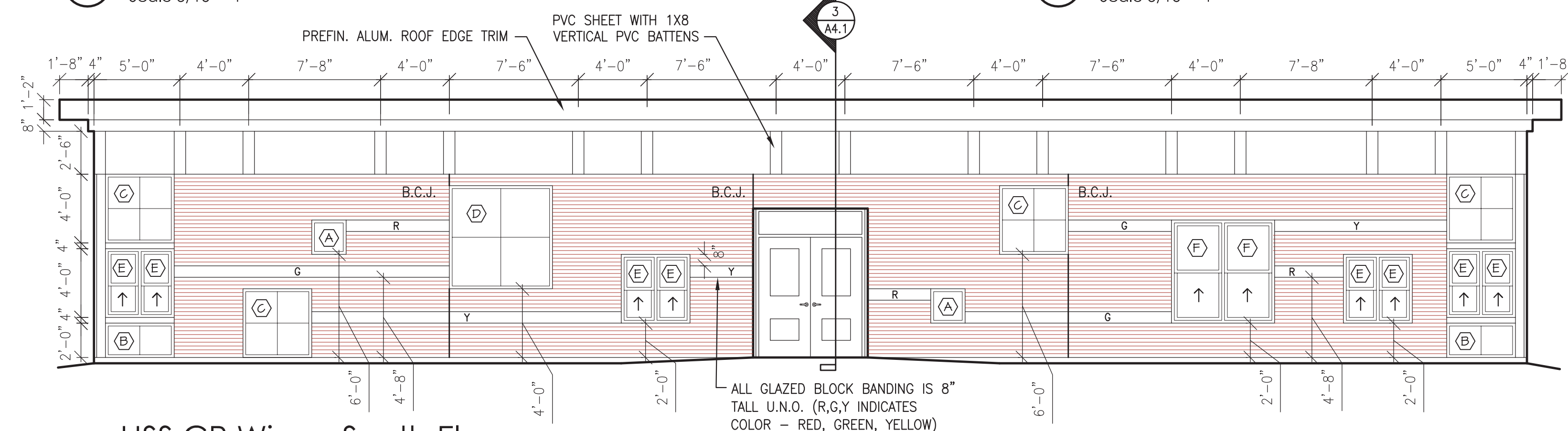
SHEET 10 of 12



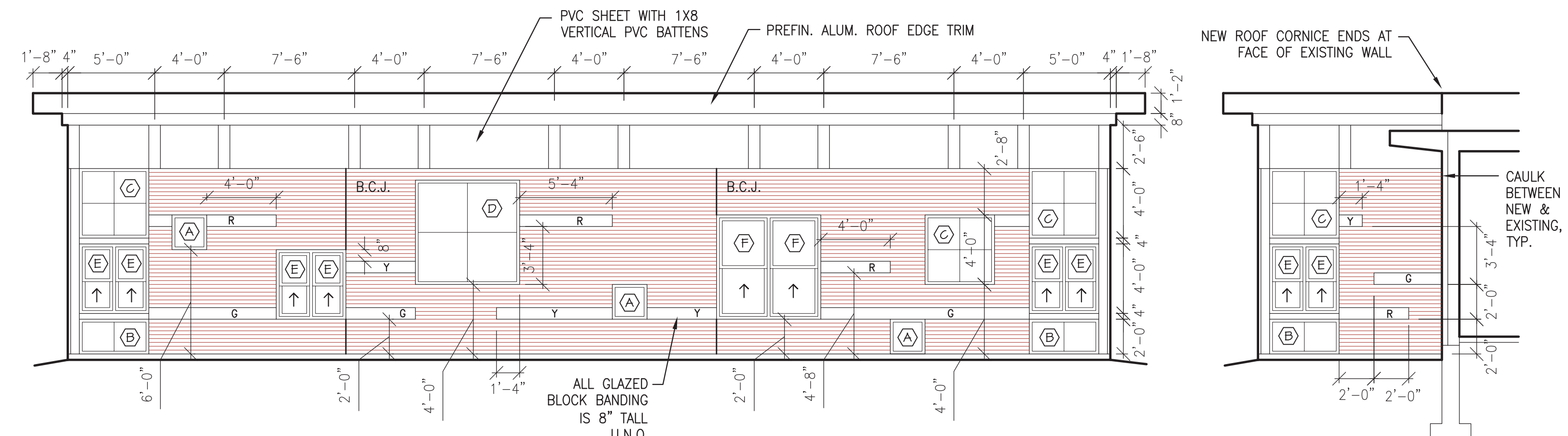
② LHS North Elevation
Scale 1/8" = 1'



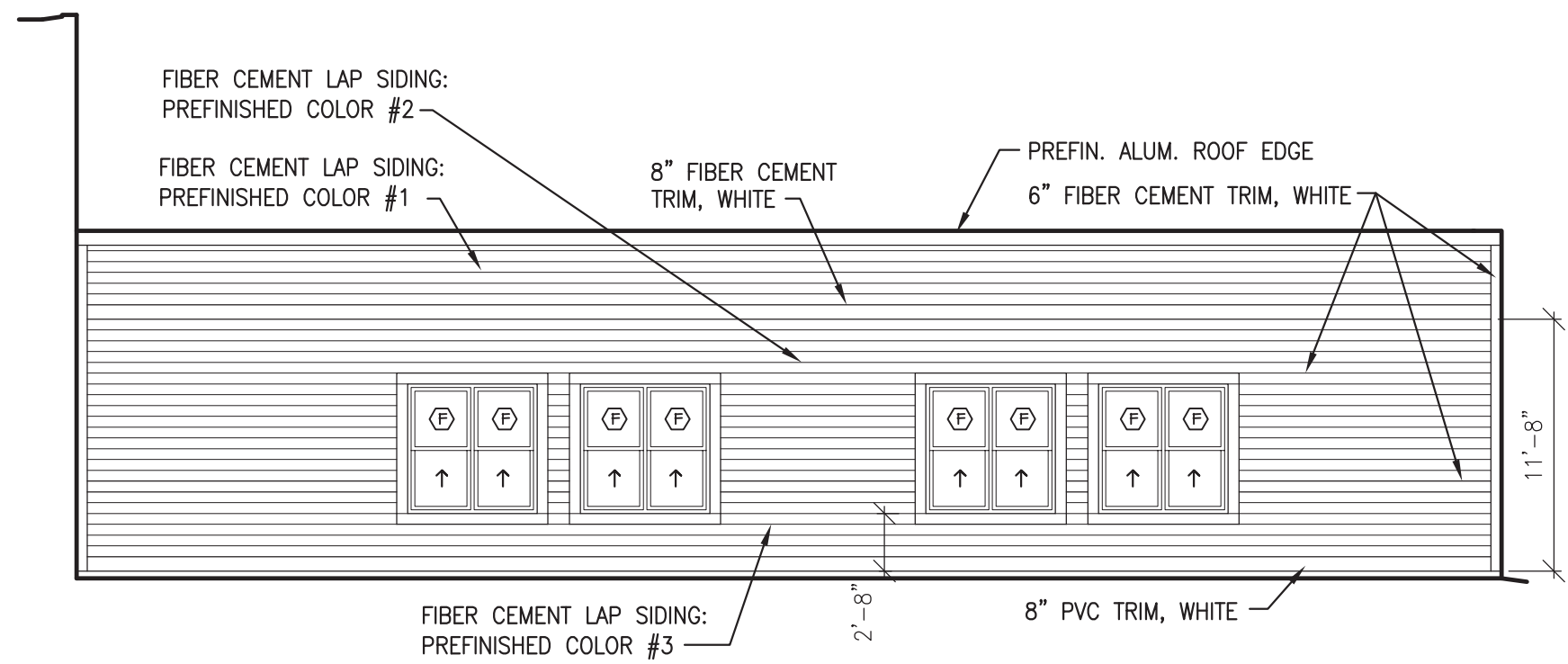
6 HSS CR Wing - West Elev.
Scale 3/16" = 1'



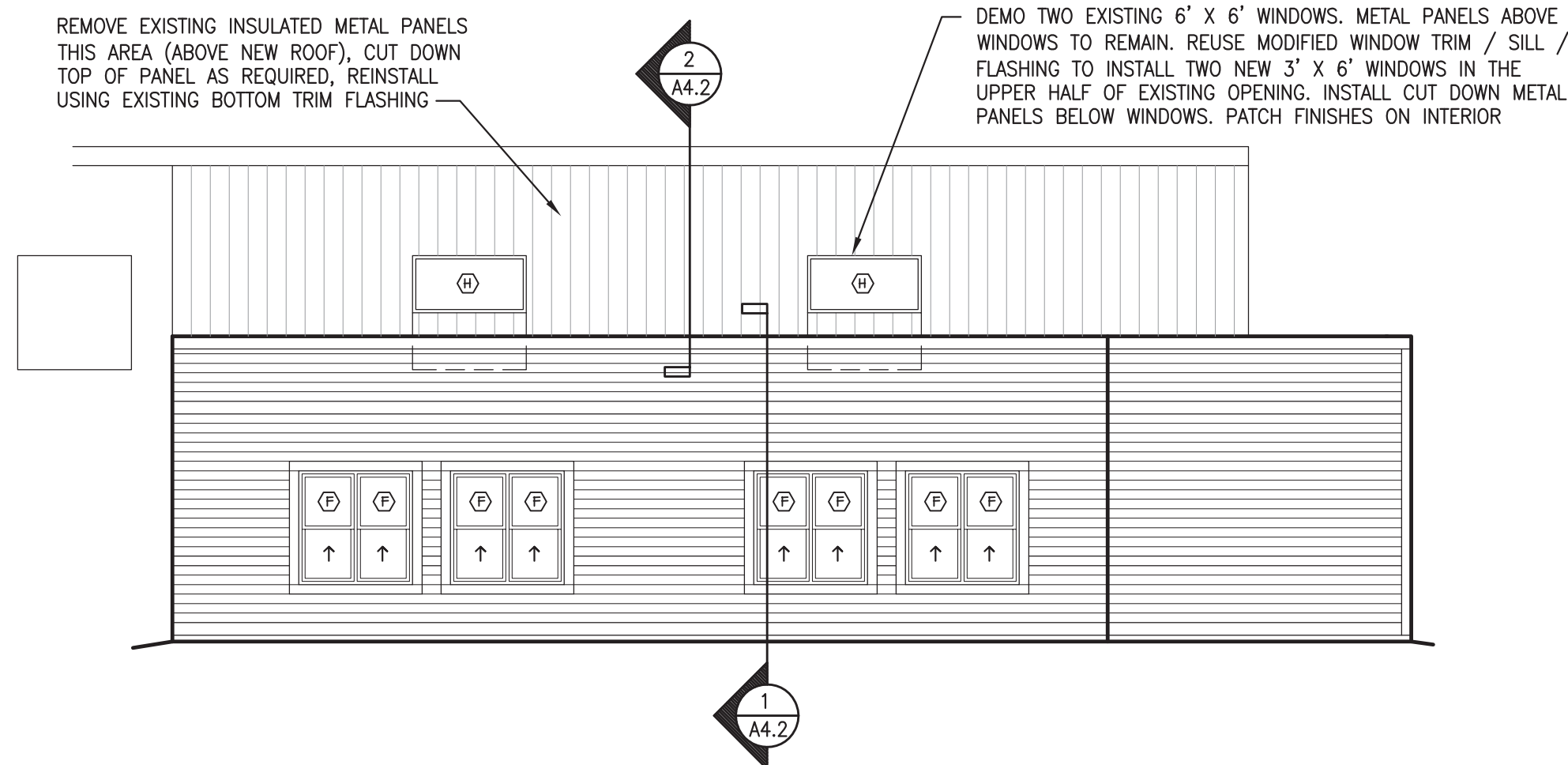
7 HSS CR Wing - South Elev.
Scale 3/16" = 1'



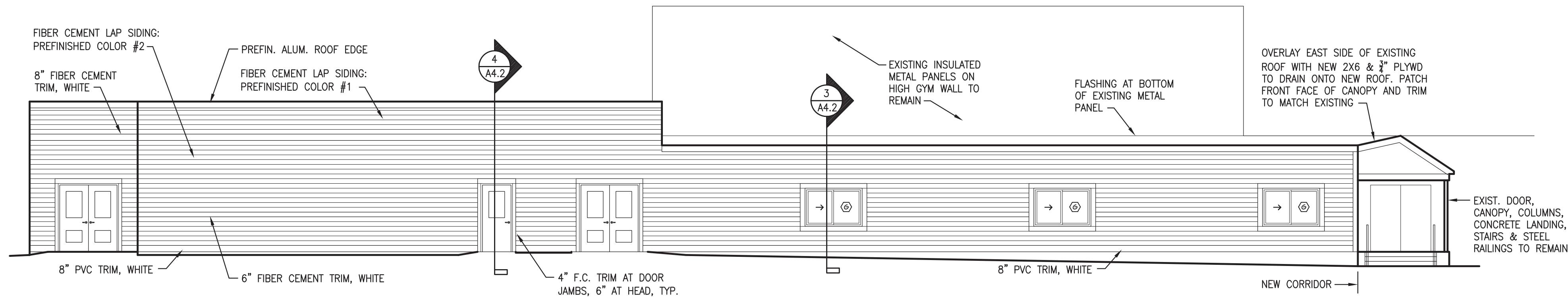
9 HSS CR Wing - North Elev.
Scale 3/16" = 1'



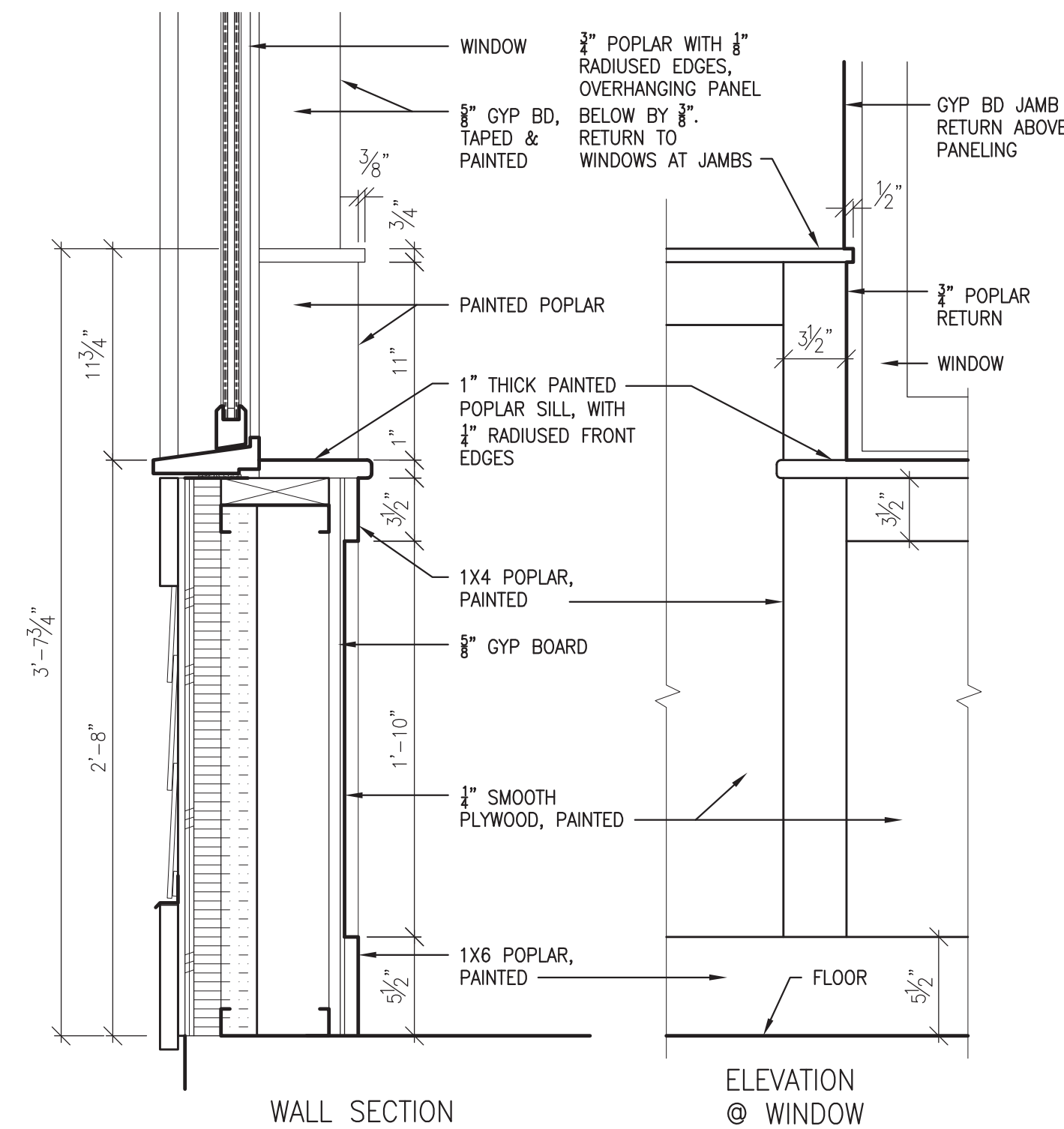
1 HSS Cafe South Elevation
Scale 1/8" = 1'



2 HSS Cafe East Elevation
Scale 1/8" = 1'



3 HSS Cafe North Elevation
Scale 1/8" = 1'



4 Cafeteria Paneling Details
Scale 1 1/2" = 1'

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: Nathan 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. In reviewing numerous significant development proposals recently, the Board has observed that 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 in the city - for example, at the Walmart Plaza - and the expansion of existing facilities for Tesla. There is no need to mandate their 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 such 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 and interests and can make their
3 own decisions.

4
5 **Four.** If the City of Lebanon desires to facilitate the adoption of electric vehicles, the Board proposes
6 more creative solutions that offer positive opportunities, not restrictive regulations. Where are the
7 municipal incentives for developers to install electric vehicle infrastructure? What would entice a
8 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 answers to the questions before making
13 the motion. Mr. Corwin stated that they have had extensive conversations with Liberty Utilities, but there
14 has not been a definitive response to whether it is a short term or long-term problem. Ms. Hirai suggested
15 that putting in the requirement would push Liberty to meet demand faster than if they were left to their
16 own devices, adding that as a governing body, the Board can influence the speed by which certain efforts
17 can be moved along. Meeting the capacity means installing an additional 220V line for charging, and
18 retrofitting is very expensive. It is important for the Board to use its leadership power to make it easier for
19 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 proposed zoning**
37 **amendments regarding cottage housing with an emphasis on the New England aesthetics and to**
38 **consider the porch concept.**

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

40
41 Ms. Hirai recommended a modification of the motion, as the porches are taxed in Lebanon and would be
42 an unnecessary burden on developers and taxpayers. It would be better to incentivize it. Mr. Hall stated
43 that he would like to see the New England vernacular emphasized in the construction of the cottages, but
44 it would be up to the City Council to consider the adoption of the amendment. The discussion of the
45 amendments concluded with a decision to include asking the City Council to consider the porch concept.

46
47 **Roll Call Vote:**

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

49 **Voting Against – None**

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

1
2 **3. Public Hearing Items**
3

4 D. **CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned**
5 **IND-L: Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through**
6 **(Starbucks) together with associated site improvements. PB2022-45-SPR - Continued from December**
7 **12, 2022**
8

9 Mr. Corwin stated that the hearing was left open and continued to this meeting to allow time to look into
10 the issue of a third-party engineer's role in the project. The applicant agreed that it would be useful to
11 allow additional time to set a policy. Mr. Jasinski stated that he would strongly recommend following
12 procedure and keeping to the standard third-party engineer process.
13

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

16 *The motion was seconded by Jeremy Rutter.*

17 *Roll Call Vote:*

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

19 *Voting Against – None*

20 **The MOTION was approved (7-0).*
21

22 Ms. Salazar-Kish was not present, so that the hearing for Agenda item 2.A was moved to later in the
23 meeting.
24
25

26 C. **Grafton County Economic Development Council & North County Council, 16**
27 **Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan amendment**
28 **to construct additional parking. PB2022-48-SPR - Postponed from December 12, 2022**
29

30 Dan Nash of Advanced Geomatics & Design appeared in support of the application.
31

32 Mr. Corwin stated that there were still completeness concerns. A treatment swale was added to the plan
33 but not the landscaping and lighting plan. Ideally, Staff would like those in hand. There is also a
34 jurisdictional wetland that needs to be delineated on the plan and approved by the State DES. The written
35 waiver requests have not been received. Mr. Nash stated that a detention pond can be dredged without a
36 permit because it is considered part of the site maintenance facilities and not jurisdictional. Mr. Vincent
37 stated that the City is having a similar problem and suggested the applicant should have the same
38 conversation with DES.
39

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

41 *The motion was seconded by Jeremy Rutter.*

42 *Roll Call Vote:*

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

44 *Voting Against – None*

45 **The MOTION was approved (7-0).*
46
47

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

Continued from December 12, 2022

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

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

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).***

Vice Chair Hall recused himself from this application.

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

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

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

Mr. Jasinski invited public comment.

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

The Board members discussed the stormwater runoff.

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

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

Ms. Romano stated that it would have helped to see the videos of the water running onto the neighbor's property. Mr. Donley stated that he did not understand the changes being made to improve the situation on his property and asked about the goal of the screening and the problem that would be solved. Mr. Jasinski summarized the issues raised by Mr. Donley regarding screening and runoff. Ms. Stavis asked if there were ongoing discussions between lawyers. Mr. Goodrich stated that the new traffic pattern is intended to mitigate excessive light spill toward the neighbor's property. Ms. Hirai noted the windows on

the side 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

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

1 ***The motion was seconded by Laurel Stavis.***

2 ***Roll Call Vote:***

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

4 ***Voting Against – None***

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

6
7
8 Mr. Corwin previewed the additional conditions of approval. The Board members discussed the
9 additional conditions regarding light infiltration to the abutter's property. Mr. Stearns asked for a specific
10 number of trees that would be required. Ms. Stavis suggested that specific numbers of trees, rather than
11 the purpose, be the focus as the outcome may not completely block all light. Mr. Corwin suggested the
12 necessary wording. Mr. Stearns stated that three trees would be adequate given the deciduous trees
13 already between the properties. The Board members discussed the number of trees needed for screening.

14
15 Mr. Jasinski closed the Public Hearing.

16
17 ***A MOTION by Jeremy Rutter*** that the Lebanon Planning Board **APPROVE** the application of Hanover
18 Improvement Society and Town of Hanover for Site Plan Review to construct +/-4,385 sq. ft. additional
19 building area onto the existing recreational ice rink at 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3
20 and R-3, together with associated site improvements including stormwater infrastructure to be located on
21 adjacent properties owned by Dartmouth College (1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street
22 (Tax Map 8, Lot 27), 00 Indian Ridge Drive (Tax Map 8, Lot 28), PB2022-44-SPR, as shown on a plan
23 set prepared for Hanover Improvement Society Campion Rink Renovations & Additions, by Pathways
24 Consulting, LLC, dated October 10, 2022, last revised November 2, 2022, Proj. No. 10571 (10 sheets),
25 including any and all submissions and testimony provided for and during the public hearing.

26
27 In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical
28 data, information, reports, and studies that together satisfactorily demonstrate compliance with the
29 applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed
30 through the imposition of certain conditions of approval, set forth below, and except as may have been
31 waived pursuant to Section 7.1.

32
33 This approval is subject to the following conditions:

34
35 **Conditions to be Satisfied Prior to Application for a Building Permit**

- 36
37 1. The applicant shall address the following comments of the City Engineer to the
38 satisfaction of the City Engineer:
- 39 a) Given the nature of the native soils within the placement area of the proposed
40 infiltration basin, it is recommended that the applicant provide a reinforced overflow weir
41 and detail of how the weir reinforcing materials would be constructed.
 - 42 b) Confirm that the proposed relocated hydrant location is properly spaced from the
43 building/proposed building addition.
 - 44 c) The O&M Manual refers to a Dunkin Donuts facility.
- 45
46 2. The applicant shall make the following revisions to the plan set to the satisfaction of the
47 Planning and Development Department and the City Engineer:
- 48 a) Add a landscaping screen to help minimize light infiltration from the west side of the
49 addition to the abutting property at 386 North Main Street.
 - 50 b) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

1
2 The applicant shall provide the Planning and Development Department with one (1) full size copy
3 of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for
4 archival purposes.

5
6 3. The applicant shall schedule and hold a pre-building permit application meeting with the
7 Planning and Development Department, City Building Inspectors, City Engineer/Department of
8 Public Works, and Fire Department, in order to help streamline the building permit review
9 process and to review applicable code requirements.

10
11 4. The applicant shall obtain approval from the City Council or the City Manager's office
12 for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and
13 182 of the City Code.
14

15 5. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site
16 Plan Review Regulations.
17

18 **Conditions to be Satisfied Prior to the Issuance of a Building Permit**
19

20 6. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section
21 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit
22 issuance based on the Impact Fee Schedule adopted on October 13, 2021. In accordance with
23 RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and
24 methodology for five years from the date of approval; however, any building permits which are
25 issued after the end of that five-year period shall be fully subject to whatever impact fees and
26 methodology are in effect at the time of building permit issuance.
27

28 7. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
29

30 8. An easement over 1-3 Field Road (Tax Map 5, Lot 1), 00 N. Main Street (Tax Map 8, Lot
31 27), and 00 Indian Ridge Drive (Tax Map 8, Lot 28) for the operation and maintenance of the off-
32 site stormwater infrastructure shall be recorded in a form acceptable to the City's legal counsel.
33

34 9. Actual measured saturated hydraulic conductivity test results, as well as estimated
35 seasonal high water table elevation shall be provided to DPW for review prior to construction.
36 The applicant shall also share any intent to add soil amendments to the site if required/applicable,
37 as well as design details.
38

39 10. Prior to the start of any construction activities on the property, the applicant shall obtain
40 or update (if appropriate) any required State approvals.
41

42 **Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy**
43

44 11. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.
45

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 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).

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.

1
2 Mr. Corwin explained what is specifically being approved. Mr. Vincent stated that there are issues with
3 the driveways and safety concerns. Mr. Corwin said that recommended conditions of approval would be
4 included. The approval of the IPUD is all that is being addressed now.

5
6 Mr. Rutter inquired about the roads involved. Mr. Morse stated that there are Class IV roads which are
7 not considered for frontage. Mr. Wells stated that the old dirt road is not considered frontage. Mr. Rutter
8 also inquired about a stone wall at the south end of the open space. Mr. Morse stated that it is not on the
9 plat. Mr. Corwin stated that it is important that it is included on the plat.

10
11 Ms. Hirai inquired about the wetlands. Mr. Wells stated that they are not involved. The Conservation
12 Commission would review the application if requested by the Planning Board.

13
14 Vice Chair Hall closed the Public Hearing.

15
16 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Upper
17 Valley Technology Park, LLC, for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance
18 and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD),
19 PB2022-51-CUPMIN, as shown on a plat titled "Subdivision Plat for Upper Valley Tech Park LLC
20 Planned Unit Development," prepared by Latitudes Land Surveying, dated December 2, 2022, project no:
21 22015, including any and all supplemental submissions and testimony provided during the public hearing.

22
23 In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical
24 data, information, reports, and studies – variously prepared by a professional civil engineer, professional
25 traffic engineer, and a licensed land surveyor – that together satisfactorily demonstrate compliance with
26 the applicable requirements of the Subdivision Regulations and the Planned Unit Development
27 regulations of the Zoning Ordinance, except as may reasonably be addressed through the imposition of
28 certain conditions of approval, set forth below.

29
30 This approval is subject to the following conditions:

31
32 **Conditions to be Satisfied Prior to the Signing and Recording of the Plat**

- 33
34 1. The applicant shall revise the subdivision plat to the satisfaction of the Planning and
35 Development Department and the City's legal counsel, as follows:
36 a. Contact the Assessing Department to confirm the tax map/lot numbers for the
37 new lots and add to the plat.
38 b. Add metes and bounds to the proposed open space area.
39 c. Identify how the open space will be physically delineated in accordance with
40 Section 501.1.F.7.b of the Zoning Ordinance.
41 d. Add open space calculations;
42 e. Add a note indicating how the open space will be owned, protected, and
43 managed;
44 f. Add a note indicating that the development of each lot shall require Site Plan
45 approval per the Lebanon Site Plan Review Regulations and that the driveway locations
46 and design are subject to review and approval from the Lebanon Department of Public
47 Works.
48 g. Provide date and description of any revisions made (9.5.A.1)
49

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 this 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.

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

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

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

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

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

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

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

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

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

In support of its decision, the Board finds that:

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

This approval is subject to the following conditions:

1. The applicant shall be required to obtain a Building Permit from the Planning and Development Department by June 19, 2024.
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 loosening 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.

1
2 Mr. Rutter commented that there must be a background to all the regulations, and it is important to define
3 the goals and simplify them.
4

5 Mr. Corwin stated that the Board members could share their feedback with Staff. The discussion will be
6 continued at the February work session.
7
8

9 **5. Committee Reports**

10
11 **A. Planning Board Subcommittees:**

12 --Planning Board Capital Improvement Program
13 --Planning Board Development Regulations Update
14

15 **B. City Council Subcommittees:**

16 --Class VI Roads Advisory Committee
17 --Lebanon Energy Advisory Committee
18

19 **C. Other Subcommittees:**

20 --City Council Representative
21 --Heritage Commission
22 --Pedestrian & Bicyclist Advisory Committee
23 --Upper Valley Lake Sunapee Regional Planning Commission
24 --UV Subcommittee of the Connecticut River Joint Commissions
25 --Upper Valley Transportation Management Association
26 --Mascoma River Local Advisory Committee
27 --West Lebanon Revitalization Advisory Committee
28 --Planning & Development Department – Task Status
29

30 **6. Other Business**

31
32 Mr. Jasinski brought up the issue of abstaining from voting. He has reviewed information on abstaining
33 and believes it should be a member's option. Mr. Corwin stated that if a Board member was absent from
34 a meeting and wishes to abstain from approving the minutes, he has no issue with that. If a Board
35 member has been present at all the meetings regarding an application, abstaining from voting on the
36 application is not appropriate. It is the job of the Board member to vote once all the information is
37 presented. Minutes are a different matter, and abstaining should be allowed.
38

39 Mr. Jasinski stated that there has been public comment on the number of waivers granted by the Board.
40

41 Ms. Stavis commented that it would be important to schedule a review of the State laws regarding
42 planning and zoning, as she is on the Municipal Planning and Zoning Committee.
43

44 Mr. Corwin noted that the Master Plan sections on Housing and Economic Development are up for
45 review this year. It is important that the Planning Board be involved in that process.
46
47

48 **7. Approval of Minutes**

49 **A. October 24, 2022**
50
51

1 *A MOTION by Cori Hirai to approve the Planning Board Minutes of October 24, 2022, as presented.*

2 *The motion was seconded by Laurel Stavis.*

3 *Roll Call Vote:*

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

5 *Voting Against – None*

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

7
8 **8. Adjournment**

9
10 *A MOTION by Laurel Stavis to adjourn the meeting.*

11 *The motion was seconded by Cori Hirai.*

12 *Roll Call Vote:*

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

14 *Voting Against – None*

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

16
17 The meeting was adjourned at 9:30 PM.

18
19 Respectfully submitted,

20
21 Holly Howes

22 Recording Secretary

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, January 9, 2023, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Vice-Chair), Douglas Whittlesey (Alt. City Council Rep), Kim Chewning, Thomas Jasinski (Alternate), Kathie Romano - remote, Jeremy Rutter, Cori Hirai (Alternate)

MEMBERS ABSENT: Bruce Garland (Chair), Karen Zook (City Council Rep), Laurel Stavis

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

1. Call to Order

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

Tom Jasinski was appointed for Bruce Garland and Cori Hirai for the Board vacancy.

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

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before January 9, 2023:

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 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). PB2023-07-SPR

The Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot), zoned R-1: Pursuant to Section 7.13 of the Subdivision 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

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. PB2023-09-SPR

Mr. Corwin stated that Planning Staff reviewed the above applications and found that none have the potential for regional impact.

A MOTION by Jeremy Rutter that the above applications do not have the potential for regional impact. The motion was seconded by Kim Chewning.

Roll Call Vote:

Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano

Voting Against – None

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

2. Public Hearing Items

Vice Chair Hall invited Mr. Corwin to explain the status of the agenda items. Mr. Corwin stated that items A – E and H scheduled for completeness and/or hearings at this meeting would be postponed to the February 13, 2023 meeting, at which time there and should be sufficient time for them to be addressed.

- 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**
- 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**
- 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**
- 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**
- 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**

A MOTION by Jeremy Rutter that Agenda items A, B, C, D, E, and H be postponed to the February 13, 2023, meeting at 6:30 PM.

The motion was seconded by Douglas Whittlesey.

Roll Call Vote:

Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano

Voting Against – None

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

- 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**

Kevin Purcell and Wayne McCutcheon, surveyor, attended in support of the application.

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

3
4 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the application of NBKS, LLC,***
5 ***for a proposed two (2)-lot Minor Subdivision of 68 Maple Street (Tax Map 73, Lot 7), PB2023-03-MIN,***
6 ***IS complete enough to accept jurisdiction and commence review.***

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

8 ***Roll Call Vote:***

9 ***Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai,***
10 ***Ms. Romano***

11 ***Voting Against – None***

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

13
14 Mr. Purcell described the details of the subdivision. Mr. McCutcheon stated that the lot meets the Zoning
15 requirements.

16
17 Mr. Corwin stated that he received a question from a Board member regarding nonconformities of the lot.
18 It is currently a nonconforming use as a multi-family building with no density requirement in the R-3
19 District, and the proposed subdivision does not increase the nonconformity or create any additional one.

20
21 Mr. Rutter inquired about waiver requests. Mr. Corwin stated that the items are not applicable.

22
23 Mr. Whittlesey inquired if both properties would be using the same driveway. Mr. Purcell stated that the
24 proposed driveway will have its own lot.

25
26 Ms. Romano asked to see the aerial view of the property and expressed concern that this nonconforming
27 subdivision might start a rush on more such subdivisions. Mr. Corwin stated that any property owner with
28 a double or larger lot can subdivide.

29
30 Vice Chair Hall invited Public Comment.

31
32 Bill Collishaw of 64 Maple Street commented that previous attempts for the same subdivision in previous
33 years were denied. He inquired about what has changed and if it would be developed, noting that the
34 Purcell land cuts through the rear of his garage. Mr. Corwin stated that the previous request was for a
35 variance from the density requirements. Three years ago, the zoning ordinance was amended for R-3
36 District to eliminate density requirements. Mr. Purcell stated that they would not build anything that
37 would infringe on the Collishaw's buildings. Mr. Jasinski noted that the building of a single-family
38 building on the new lot would not come before the Board, only a multi-family building that would need a
39 variance. Mr. Corwin stated that future issues from an abutter could come before the Board.

40
41 Greg Ericksen, 76 Maple St, inquired if it would be a single-family home. Mr. Purcell stated that it would
42 be.

43
44 Ms. Romano noted that there is a 15-foot setback for a building from an abutter's property. Mr. Collishaw
45 agreed.

46 Vice Chair Hall closed the Public Hearing.

47
48 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board APPROVE the application of NBKS,***
49 ***LLC, for a proposed two (2)-lot Minor Subdivision of 68 Maple Street (Tax Map 73, Lot 7), PB2023-03-***
50 ***MIN, as shown on a plat titled "Minor Subdivision Plan of Land Owned by NBSK, LLC," prepared by***
51 ***Wayne McCutcheon Associates, Inc., dated December 27, 2022, project no: 22-4054,8317, including any***

1 and all supplemental submissions and testimony provided during the public hearing.

2
3 In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical
4 data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the
5 applicable requirements of the Subdivision Regulations except as may reasonably be addressed through
6 the imposition of certain conditions of approval, set forth below.

7
8 This approval is subject to the following conditions:
9

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

- 11
12 1. The applicant shall provide a revised plat depicting the following changes to the satisfaction
13 of the Planning and Development Department:
14 a. Per the City Assessor, identify Lot 1 as Tax Map 73, Lot 7, and identify Lot 2 as Tax
15 Map 73, Lot 7, Plot 100.
16 b. Identify the name of the County in which the subdivision is located. (8.2.A.1)
17 c. Identify the date of the completion of the survey. (8.2.A.7)
18 d. Provide the date and description of the plat revisions. (8.2.A.1)
19
20 2. The applicant shall provide a digital record drawing (Cad .dwg format using NH State Plane
21 Coordinate system or an alternative approved by the City's GIS Coordinator).
22

23 **General Conditions**

- 24
25 3. Future development on the new lots shall be subject to City of Lebanon Impact Fees,
26 pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the
27 time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12,
28 2021, and such fees shall be due and payable at the time of issuance of a Certificate of
29 Occupancy. In accordance with RSA 674:39, the approved site plan shall be exempt from any
30 future changes in impact fees and methodology for five years from the date of approval;
31 however, any building permits which are issued after the end of that five-year period shall be
32 fully subject to whatever impact fees and methodology are in effect at the time of building
33 permit issuance.
34
35 4. All future construction shall substantially conform with and shall be subject to the
36 requirements and specifications of the recorded plat (Section 7.9.A.2), except that the
37 proposed curb cut for Lot 2 may be relocated if approved by the Department of Public Works
38 in connection with an application for a Driveway Permit.
39

40 ***The motion was seconded by Kim Chewning.***

41
42 Ms. Romano also inquired about the numbers of the lots being the same. Mr. Corwin stated that is how it
43 is indicated in the City records.
44

45 ***Roll Call Vote:***

46 ***Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai,***
47 ***Ms. Romano***

48 ***Voting Against – None***

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

50
51 ***A MOTION by Jeremy Rutter*** that the Lebanon Planning Board authorizes the Vice Chair to sign the

1 Minor Subdivision plat NBKS, LLC, PB2023-03-MIN, titled "Minor Subdivision Plan of Land Owned by
2 NBSK, LLC," prepared by Wayne McCutcheon Associates, Inc., dated December 27, 2022, project no:
3 22-4054,8317, as revised per the Planning Board's conditions of approval.

4
5 *The motion was seconded by Cori Hirai.*

6 *Roll Call Vote:*

7 *Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai,*
8 *Ms. Romano*

9 *Voting Against – None*

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

11
12
13 G. **Altaria Lebanon Park, LLC, NH Route 120 & Cavendish Court (Tax Map 10, Lots**
14 **26-34), zoned IND-L:** Pursuant to Section 7.13 of the Subdivision Regulations, Applicant
15 requests approval to construct the 11-lot Altaria Planned Business Park development in
16 phases. **PB2022-53-FMAJA - Continued from December 12, 2022**

17
18 Mr. Corwin stated that Planning Staff recommends the application is complete enough for the Planning
19 Board to accept jurisdiction and commence review.

20
21 *A MOTION by Jeremy Rutter that the application of Altaria Lebanon Park, LLC, NH Route 120 &*
22 *Cavendish Court (Tax Map 10, Lots 26-34), zoned IND-L, is complete enough for the Planning Board*
23 *to accept jurisdiction and commence review.*

24 *The motion was seconded by Kim Chewning.*

25 *Roll Call Vote:*

26 *Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai,*
27 *Ms. Romano*

28 *Voting Against – None*

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

30
31 Mark Rosenshein of Trademark Partners, Atty. Nicholas Burke, Civil Engineer Kevin Worden, and Peter
32 Knights of Icon Alliances appeared in support of the application.

33
34 Mr. Rosenshein described the history of the project and the need for phasing of the development rather
35 than an requesting an extension to allow three years for completion of the remaining portions of the
36 project.

37
38 Mr. Corwin stated that none of the current Board members or Staff were present when the original project
39 was approved. He encouraged the Board members to ask questions.

40
41 Mr. Burke stated that no changes have been made to the regulations governing the project since the
42 original approval. The only difference in the current timeline would be the completion date.

43
44 Mr. Worden provided an overview of the layout of the original project and the work completed to date.

45
46 Mr. Rosenshein noted that 222.8 acres of the property have been submitted for conservation easements by
47 a deed to the Upper Valley Land Trust. Mr. Rosenshein commented on the waiver requests, stating that no
48 modifications are planned for the project, and the phasing is the new request.

49
50 Mr. Corwin noted that there were no phasing options when the project was originally approved. All
51 agreements would need to be approved, and the original site plan would remain in place with the addition

1 of the phasing. The subdivision agreement and several performance agreements would need to be
2 updated.

3
4 Mr. Rutter inquired about the reason for the phasing. Mr. Rosenshein explained the reasons why phased
5 development was chosen to indicate realistic completion over time.

6
7 Ms. Romano inquired if this project was related to the Courtyard Marriott sale. Mr. Rosenshein stated that
8 it was not. Ms. Romano asked if the aqua line indicated a road. Mr. Worden stated that it is a water line.
9 Ms. Romano inquired about the replacement of trees in the residential area. Mr. Rosenshein stated that all
10 landscaping was addressed, and the residential area was completed. This application deals with only the
11 industrial and business side of the development.

12
13 Mr. Jasinski shared his understanding of the project. Mr. Corwin stated that no further extensions of
14 substantial completion could be granted. To keep the approval alive, phasing would be the only solution.
15 Mr. Burke noted that the original approval was unanimous, and the pandemic is what delayed the balance
16 of the project from being completed.

17
18 Ms. Hirai suggested if phasing had been available when the project was originally approved, the
19 developer could have chosen that based upon the size of the project. Mr. Knight stated that it has been
20 phased in terms of construction. Mr. Corwin stated that phasing allows costs to be controlled with
21 separate bonds for each phase.

22
23 Ms. Chewning inquired about the obstacles to progress. Mr. Rosenshein stated that the window started in
24 2017. The residential phase took two years to complete. When Covid hit, they couldn't advance the
25 project, and the rebuilding of the Element Hotel also took resources. There is the ability to continue the
26 project now and finish by 2025.

27
28 Mr. Knights described the sewage plan and the natural division of the two phases. Ms. Chewning asked
29 for confirmation that no changes have been made to the project. Mr. Corwin stated that the only changes
30 he cannot verify are the fire requirements. Mr. Rosenshein stated that they will have to meet the
31 applicable fire code at the time of construction. Mr. Corwin stated that there are related requirements that
32 must be satisfied, and if they were not, the application would have to come back to the Board.

33
34 Ms. Romano asked for confirmation of the sections displayed on the screen. Mr. Corwin confirmed that
35 there will be funds held for both Phase 2 and Phase 3.

36
37 Mr. Jasinski confirmed the goal of the request.

38
39 Vice Chair Hall invited Public Comment. There was none.

40
41 Ms. Hirai asked for a more specific description of Phases 2 and 3 and an explanation of the reasons why
42 the project was not completed in the first five years.

43
44 Mr. Rosenshein stated that the five-year period began December 29, 2017, with the first residential phase
45 being generally completed by the end of 2019. Then COVID hit in early 2020, and it became very
46 difficult to advance the project. They were also dealing with rebuilding the Element Hotel, which was
47 being done by the same developer. Mr. Rosenshein asserted that they now could complete the project,
48 which would best be managed in two phases. Mr. Worden explained the phases using colored images in
49 the presentation. Mr. Worden stated that now they could do a phased project, which must include
50 adhering to the original site plan. There would need to be a formal closing of Phase 1, and all future
51 building would need to come before the Board, as would any application for an extension to roads, sewer,

1 and water. The waiver request is from the submission requirements, a refiling of a new application, and
2 the request for two phases.

3
4 Ms. Chewning stated that she was being asked to agree with what a previous Board approved without
5 having all the information in front of her. Mr. Whittlesey stated that the regulations haven't changed, and
6 they are still subject to the building regulations and codes. The timeline is shorter than many of the other
7 large developments in the city, but he recommended that a clause should be included to nullify the waiver
8 if something material has changed from the original site plan approval.

9
10 Mr. Rosenshein noted that the request is for completing infrastructure. Any building on the remaining lots
11 would come before the Board for site plan review, as would any extension to roads, sewer, and water.

12
13 ***A MOTION by Jeremy Rutter*** that the Lebanon Planning Board **APPROVE** the request of Altaria
14 Lebanon Park, LLC, regarding application PB2022-53-FMAJA, for a partial waiver from the submission
15 requirements of Section 10.4 of the Subdivision Regulations.

16 ***The motion was seconded by Douglas Whittlesey.***

17 ***Roll Call Vote:***

18 ***Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano***

19 ***Voting Against – Kim Chewning***

20 ***The MOTION was approved (6-1).***

21
22 Mr. Jasinski inquired about any future extensions. Mr. Corwin stated that there are standards the applicant
23 would have to meet. Mr. Jasinski noted that dates would have to be determined for substantial completion
24 of each phase.

25
26 Mr. Corwin suggested postponing a final decision until January 23 to allow for discussion with the
27 applicant to determine new conditions of approval with completion dates.

28
29 ***A MOTION by Jeremy Rutter to continue the hearing to January 23, 2023, at 6:30 PM.***

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

31 ***Roll Call Vote:***

32 ***Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai,***
33 ***Ms. Romano***

34 ***Voting Against – None***

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

36 37 **4. Other Business**

38 39 **A. Irving Oil Marketing, 206 South Main Street (Tax Map 115, Lot 1), zoned GC:**

40 Conceptual Review of a proposed redevelopment of the site, including a Retail Motor Fuel
41 Outlet, a convenience store and 12 fueling locations. **PB2023-06-CON**

42
43 Jennifer Daigle representing Irving Oil, Engineer Nicole Duquette, and Attorney Maria Dolder appeared
44 in support of the proposal.

45
46 Ms. Duquette described the redevelopment of the original site to include a gas station, convenience store,
47 and EV charging. They would keep the sign and raze the two buildings currently on the site. An image of
48 the new site was displayed. There will be waiver requests regarding perimeter landscaping and
49 landscaping around the building to allow for a sidewalk and patio. Stormwater management is already in
50 the plan with some underground.

1 Vice Chair Hall stated that the Board needs to know about traffic for the site, and the landscaping would
2 likely require a waiver request. Mr. Jasinski suggested landscaping for 6, 7, or 8 feet rather than 5.

3
4 Ms. Hirai noted that the patio would be really close to the road with very low landscaping and suggested
5 moving it to the other side. Ms. Daigle said they would look at screening or other options.

6
7 Mr. Whittlesey inquired about other options inside rather than just grab-and-go items. Ms. Daigle stated
8 that no other retailers would be inside as presently envisaged, just a convenience store. They don't have
9 an operator but maybe Circle K would be interested. Mr. Whittlesey noted that it is a very busy, loud
10 traffic area, and the traffic pattern is very important. Ms. Duquette noted that they are already doing
11 traffic counts.

12
13 Ms. Romano noted that traffic is a major factor, and she was glad to see stormwater management in
14 process.

15
16 Ms. Hirai inquired about site remediation. Ms. Daigle stated that the tanks were removed when the site
17 was decommissioned, and they have continued environmental monitoring.

18
19 Mr. Rutter inquired about additional signage. Ms. Dolder stated that there would be two signs, the high-
20 rise already permitted and a second sign coming later that would comply with zoning. Mr. Rutter asked
21 how close the location would be to I89. Ms. Duquette said it is about 100 feet from the highway ramp.

22
23 Ms. Hirai stated that she was excited about EV charging and attracting business to the mall.

24
25 Mr. Whittlesey asked for the zoning amendment wording related to signage. Mr. Corwin stated that the
26 current proposal is that the high-rise signs near Exit 20 be permitted to remain, but a second sign currently
27 is not allowed. The amendment would allow a second free-standing sign that meets the current
28 requirements.

29
30
31 **B. Surplus Property Determination:** At the request of the City Manager, the Board will
32 review whether certain City-owned properties are surplus to City needs pursuant to the
33 City's Real Property Transaction Policy.

34
35 Mr. Reichert introduced the list of city-owned properties under consideration. The properties could be
36 developed for housing, and the Board needs to consider whether the lots are needed by the City or if they
37 can be sold. Mr. Reichert provided the background of the surplus properties.

38
39 Ms. Hirai noted that the airport sites are not suitable for housing and shouldn't be on the list.

40
41 Ms. Romano inquired if they would offer the properties to abutters first. Mr. Reichert stated that there is a
42 procedure attached to the memo that requires offering them to abutters as part of the process. Mr. Rutter
43 inquired why the City would offer them to abutters if new housing is needed. Mr. Reichert stated that they
44 must follow the City policy. Mr. Rutter said that properties far away from current housing would not be
45 desirable. Mr. Reichert noted that there are comments on some of the properties indicating issues.

46
47 Ms. Romano brought up two properties on Seminary Hill that were rezoned to CBD when the Recreation
48 Department needed a location. She said she would be reluctant to make those properties available and
49 recommended returning them to residential use to discourage a business going into an inaccessible corner
50 property close to a busy intersection.

Mr. Jasinski questioned if this was the best way to incentivize housing development. He suggested it would be better to have the trees and open spaces.

Mr. Whittlesey provided background to the City Council's consideration of these properties. They have been talking about a variety of needs for different types of housing and the need for something between studio or one-bedroom units and large homes. The surplus properties may offer other options.

Ms. Romano noted that the same reasoning used for the earlier subdivision should be used when considering the future of these lots. It would be allowed for some lots, but others may not be appropriate for homes.

Mr. Reichert provided the background rationale for offering the lots that are buildable or suitable for some other use. He directed the Board members to the links to individual properties to see them and decide on whether the City should retain or sell them.

The Board members discussed several lots on the list. The discussion would be continued at a future meeting.

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

The motion was seconded by Tom Jasinski.

Roll Call Vote:

Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano

Voting Against – None

The MOTION was approved (7-0).

5. Approval of Minutes

A. December 12, 2022

A MOTION by Jeremy Rutter to approve the Planning Board Minutes of December 12, 2022, as presented.

The motion was seconded by Cori Hirai.

Roll Call Vote:

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

Voting Against – None

Abstaining – Councilor Whittlesey

****The MOTION was approved (6-0-1).***

B. December 19, 2022 – Postponed

Following a discussion of several changes to the minutes, the approval of these minutes was postponed.

6. Election of Officers

Mr. Corwin entertained nominations for Chair.

Tom Jasinski nominated Vice Chair Matthew Hall.

The nomination was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano

Voting Against – None

The MOTION was approved (7-0).

Mr. Corwin entertained nominations for Vice Chair.

Cori Hirai nominated Jeremy Rutter.

The nomination was seconded by Tom Jasinski.

Roll Call Vote:

Voting in Favor – Councilor Whittlesey, Mr. Jasinski, Ms. Chewning, Mr. Rutter, Mr. Hall, Ms. Hirai, Ms. Romano

Voting Against – None

The MOTION was approved (7-0).

Mr. Corwin noted that the next two meetings will not be in City Hall, and information will be sent out as to the new location. He noted that more members are needed and asked the Board members to think of possible candidates.

6. Adjournment

A MOTION by Cori Hirai to adjourn the meeting.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

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

Voting Against – None

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

The meeting was adjourned at 9:37 PM.

Respectfully submitted,

Holly Howes

Recording Secretary