

FINAL

**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, NOVEMBER 3, 2022, 1:30PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Tim Corwin (Senior Planner), Captain Tim Cohen (Police Department), Charles Barker (Fire Inspector), Brian Vincent (City Engineer)

MEMBERS ABSENT: Rebecca Owens (Planning Associate)

STAFF PRESENT: Calvin Hunnewell (Building Inspector)

1. Call to Order

Mr. Corwin called the meeting to order at 1:30 PM

2. Public Hearing Items

A. **Colonial Plaza Realty Trust, 5 Airport Road (Tax Map 114, Lot 8), zoned GC:** Applicant proposes a drive thru for a new restaurant tenant in an existing building, building #2, together with associated site improvements. PB2022-49-MSP - Continued from October 27, 2022

Mr. Corwin stated that Staff recommends the above application is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

A MOTION by Tim Cohen that the application of Colonial Plaza Realty Trust, 5 Airport Road (Tax Map 114, Lot 8), zoned GC is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

The motion was seconded by Brian Vincent.

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

Dan Proulx, owner of the former Salt Hill Pub in West Lebanon, appeared in support of the application.

Mr. Proulx stated that the location would be operating as a restaurant for breakfast, lunch, and dinner and adding a drive-thru lane. Mr. Corwin stated that a building permit has been submitted and displayed the proposed site plan.

Mr. Parker noted that the new non-structural wall areas would need exit signs and emergency lighting.

Mr. Proulx confirmed that the pick-up window is flush to the building and not bumped out. The entire back of the building would have downlights.

Mr. Corwin inquired about the number of seats. Mr. Proulx stated that presently there are 144 seats, but they are planning 84 seats. There will be no bar, and they will be serving Asian cuisine. The hours of operation will likely be 6 AM to 9 PM. There is ample room for waiting traffic, and the pick-up lane would be striped and marked as a drive-thru.

Mr. Corwin noted that the dumpsters need a permanent location. Mr. Proulx stated that they will be in the previous location with a privacy fence. Mr. Corwin stated that the propane tanks would need privacy landscaping, and there would need to be a condition of approval regarding the location of the dumpster pads.

Mr. Vincent inquired about the entrance into the area. Mr. Proulx stated that most traffic comes from Airport Road, and some comes from Route 12A.

Mr. Corwin closed the Public Hearing.

Mr. Cohen stated that a condition of approval would be that the entrance to the drive-thru be striped and signed as a drive-thru only.

A MOTION by Mr. Corwin to approve the application of Colonial Plaza Realty Trust regarding 5 Airport Road (Tax Map 114, Lot 8), zoned GG, for minor site plan review proposing a drive thru for a new restaurant in an existing building at the subject property together with associated site improvements, PB2022-49-MSP, including any and all submissions and testimony provided for and during the public hearing with the following conditions:

Conditions to be Satisfied Prior to Application for a Building Permit

1. 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. Provide the dimensions of the proposed dumpster pad and additional detail on the proposed landscaping screen and verify that the dumpster pad will meet applicable setbacks.

B. Identify pavement markings at the entrance to the drive through lane indicating drive through only.

C. Provide additional detail on number and type of proposed shrubs and trees to be planted.

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

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

1. 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 Minor Site Plan Committee in accordance with the Site Plan Review Regulations.

The motion was seconded by Tim Cohen.

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

3. Other Business

4. Approval of Minutes - postponed

A. October 27, 2022

5. Adjournment

A MOTION by Tim Cohen to adjourn the meeting.

The motion was seconded by Brian Vincent.

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

The meeting was adjourned at 2:07 PM.

Respectfully submitted,

Holly Howes
Recording Secretary