

FINAL

**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, FEBRUARY 23, 2023, 1:30PM
ROOM 3, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Tim Corwin (Senior Planner), Captain Tim Cohen (Police Department), Duane Egner (Fire Inspector), Brian Vincent (City Engineer-Remote)

MEMBERS ABSENT: Rebecca Owens (Planning Associate)

1. Call to Order

Mr. Corwin called the meeting to order at 1:37 PM.

2. Notice of Regional Impact

Woodrow Fitness, LLC, 33 Morgan Drive (Tax Map 10, Lot 11, Plot 700), zoned IND-L: Applicant proposes site improvements related to the conversion of the existing pool area into four (4) classrooms, lap pools and a smaller pool. PB2023-11-MSPCorwin stated Staff no potential

Mr. Corwin stated that Staff reviewed the application and determined that there was no potential for regional impact.

A MOTION by Tim Cohen that the above application does not have potential for regional impact. The motion was seconded by Duane Egner.

Roll Call Vote:

Voting in Favor – Mr. Cohen, Mr. Egner, Mr. Vincent, Mr. Corwin

Voting Against – None

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

3. Public Hearing Items

A. Woodrow Fitness, LLC, 33 Morgan Drive (Tax Map 10, Lot 11, Plot 700), zoned IND-L: Applicant proposes site improvements related to the conversion of the existing pool area into four (4) classrooms, lap pools and a smaller pool. PB2023-11-MSP

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

A MOTION by Tim Cohen that the above application is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

The motion was seconded by Duane Egner.

Roll Call Vote:

Voting in Favor – Mr. Cohen, Mr. Egner, Mr. Vincent, Mr. Corwin

Voting Against – None

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

Elizabeth Asch of Woodrow Fitness, Lee Barker of the River Valley Club, Dan Nash of Advanced Geomatics, Project Manager David Weissberger, and Tim Engleberth appeared in support of the application.

Mr. Nash provided an overview of the planned improvements and challenges addressed by the plan. Mr. Vincent inquired about additional impervious material. Mr. Nash stated that they were decreasing an area of pavement and increasing some in the planned renovation with a net effect of no change. Mr. Corwin inquired about a landscaping plan. Ms. Asch stated that new landscaping is planned to make the entrance more inviting. Mr. Corwin asked that it be added to the plan set.

Mr. Corwin invited public comment. There was none. Mr. Corwin closed the Public Hearing.

A MOTION by Tim Corwin that the Lebanon Minor Site Plan Committee **APPROVE** the application of Woodrow Fitness, LLC, 33 Morgan Drive (Tax Map 10, Lot 11, Plot 700), zoned IND-L, PB2023-11-MSP, for Minor Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to permit certain site improvements related to the conversion of the existing pool area into four (4) classrooms, lap pools and a smaller pool, as shown on a plan set titled “Woodrow Fitness, LLC,” prepared by Advanced Geomatics & Design, dated December 21, 2022 (9 sheets), including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Conditions to be Satisfied Prior to the Issuance of a Building Permit

1. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
 - a. Add landscaping per Section 6.2.D of the Site Plan Review Regulations to the northwesterly side of the building.

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

2. All improvements depicted on the plan set 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 Duane Egner.

Roll Call Vote:

Voting in Favor – Mr. Vincent, Mr. Egner, Mr. Cohen, Mr. Corwin

Voting Against – None

The MOTION was approved (4-0).

4. Other Business

5. Approval of Minutes

A. October 27, 2022

A MOTION by Tim Cohen to approve the Minor Site Plan Committee minutes of October 27, 2022, as presented.

The motion was seconded by Duane Egner.

Roll Call Vote:

Voting in Favor – Mr. Vincent, Mr. Egner, Mr. Cohen, Mr. Corwin

Voting Against – None

The MOTION was approved (4-0).

B. November 3, 2022

A MOTION by Tim Cohen to approve the Minor Site Plan Committee minutes of November 3, 2022, as presented.

The motion was seconded by Duane Egner.

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

6. Adjournment

A MOTION by Tim Cohen to adjourn the meeting.

The motion was seconded by Duane Egner.

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

Respectfully submitted,

Holly Howes

Recording Secretary