LEBANON PLANNING BOARD
MARCH 20, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
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1. Call to Order

2. Notice of Regional Impact

3. Public Hearing Items

A. **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 - **Postponed from February 13, 2023**

B. **Eric & Susan Cole, 162 Mechanic Street (Tax Map 105, Lot 14), zoned R-2:** Request for Site Plan Review to convert a portion of the existing multi-family dwelling to an office use. **PB2023-02-SPR - Application to be postponed to April 10, 2023.**

C. **Basic Holdings, LLC, 5 & 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned R-3**: Per Section 7.12.C of the Subdivision Regulations, a request for an extension of time to satisfy conditions of approval and to record the approved plat for a proposed Planned Unit Residential Development (PURD) at 5 & 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6) (PB2020-31-FMAJ), and per Section 14.1.B.1.c for an extension of time to complete Active and Substantial Development. **PB2023-10-EXT**

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 to be postponed to April 10, 2023.**

E. ***REVISED 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). Applicant also requests a Conditional Use Permit pursuant to per Section 607.3.B.2 of the Zoning Ordinance to provide off-street parking spaces

in excess of 120% of the minimum number required to be provided for the proposed use. - **Continued from February 13, 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 February 13, 2023.**

4. Other Business

5. Approval of Minutes

A. February 13, 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.