



**LEBANON PLANNING BOARD
MARCH 20, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
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](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 20, 2023 Meeting

Staff Memorandum – PB2023-10-EXT

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID#: PB2023-10-EXT

Application Type: Extension of approval for a 21-unit Planned Unit Residential Development (PURD)

Property Location & Tax Map:
5 & 11 Oak Ridge Road
(Tax Map 4, Lots 5 & 6)

Applicant/Property Owner:
Basic Holdings, LLC

Property Size (per City Assessor):

- 5 Oak Ridge Road: +/-4.33 acres (+/-183,210 sq. ft.)
- 11 Oak Ridge Road: +/-0.75 acres (+/-32,977 sq. ft.)

Zoning District:
Residential Three (R-3) District

Overlay Districts: none

Existing Improvements & Use:

- 5 Oak Ridge Road: commercial radio tower; a *nonconforming use*
- 11 Oak Ridge Road: +/-1,296 sq. ft. (finished) single-story one-family dwelling constructed in 1978 (*per the City Assessor's records*); a *conforming use per §310.2*

Proposed Improvements & Use:
21-unit Planned Unit Residential Development (PURD) per §501.1 & §501.2 of the Zoning Ordinance

Staff Exhibits:

- 5/17/21 Notice of Action
- Approved PURD Subdivision Plat

LEGAL NOTICE

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**

**Following the publication of the legal notice, staff determined that an extension from Section 14.1.B.1.c is not required at this time.*

APPLICATION DOCUMENTS

- ▶ Application form
- ▶ Letter dated February 2, 2023, from Nathan Stearns, Esq., of Sheehy, Furlong & Behm, P.C. (application narrative; 5 pages)

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision 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

The subject properties include 5 Oak Ridge Road, a +/-4.33 acre property currently improved with a commercial radio tower, and 11 Oak Ridge, a +/-0.75 acre lot currently improved with a one-family dwelling.

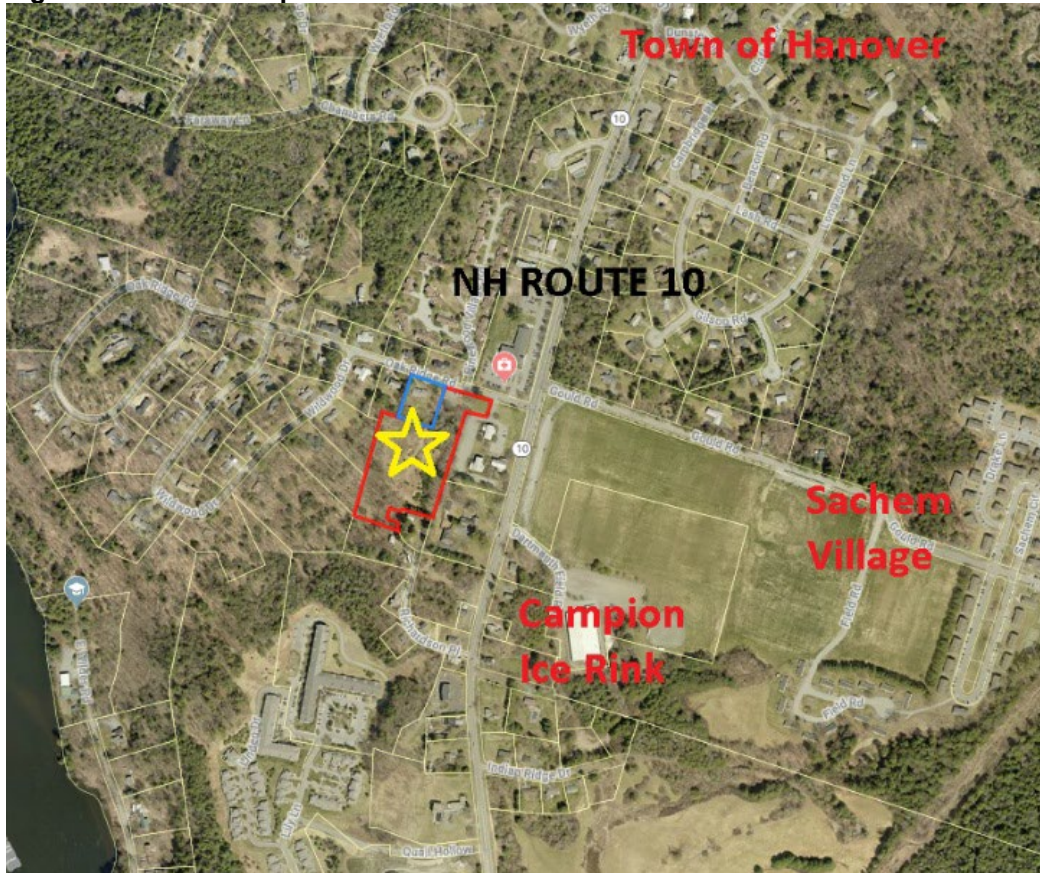
Pursuant to a Major Subdivision, Site Plan, and Conditional Use Permit approved by the Planning Board on May 17, 2021 (PB2020-31-FMAJ), the applicant proposes to merge the two properties and redevelop the merged parcel as a Planned Unit Residential Development (PURD), containing 21 dwelling units together with related site improvements and amenities. A copy of the Board's Notice of Action is attached for reference.

The development consists of a mix of detached one- and two-family dwellings which will be clustered around and along a looped driveway accessed from Oak Ridge Road. Parking will be provided in front of each

unit, and the applicant proposes to extend and connect to the City's water and sewer systems to serve the development.

For the reasons set forth in the attached letter dated February 2, 2023, from applicant's legal counsel, Nathan Stearns, Esq., the applicant is requesting a two-year extension to record the approved plat. Note that to record the plat, the applicant must either complete the required improvements or provide security for the construction and installation of the required improvements.

Figure 1. Location Map.



©2018 Google

SUBDIVISION REGULATIONS

- Per Section 7.12.E of the Subdivision Regulations, for applications subject to both Site Plan and Subdivision review, expiration of Board approvals shall occur as set forth in the Subdivision Regulations.
- Section 7.11 of the Subdivision Regulations provides that the approved plat must be recorded either upon completion of the required improvements or upon providing security for the construction and installation of such required improvements.
- 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.

- However, Section 7.12.C provides that the Board may grant an extension of time to record the plat of up to two (2) additional years beyond the original expiration date.
- Section 7.12.D identifies the criteria the Board must use in evaluating whether to grant a requested extension:

In determining whether to grant such 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

Pursuant to Section 7.12.B of the Subdivision Regulations, the applicant's approval will be void unless the plat is recorded by June 28, 2023 (which is two years from the date of the Notice of Action). As allowed by Section 7.12.C, the applicant requests an extension to allow the approved plat to instead be recorded on or before June 28, 2025. As noted above, in order to record the plat, the applicant will need to either complete the required improvements or provide security for the construction and installation of the required improvements.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the extension 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 following 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. The approved plat shall be recorded in the Grafton County Registry of Deeds by no later than **June 28, 2025**, subject to Section 7.11 of the Subdivision Regulations requiring completion of the required improvements or acceptance of security for the construction and installation of such required improvements prior to the recording of the plat, and subject to all conditions precedent set forth in the Planning Board Notice of Action dated May 17, 2021 (PB2020-31-FAMJ).
3. "Active and substantial development," as defined in Section 14.1.B.1.a of the Subdivision Regulations, shall be achieved within two (2) years from the date of the recording of the plat (14.1.B.1.b), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 14.1.B.1.b. If active and substantial development is not achieved within two (2) years of the from the date of the recording of the plat, the plat may be revoked pursuant to Section 14.1.C ("Default of the Applicant").
4. "Substantial completion," as defined in Section 14.1.B.2.a of the Subdivision Regulations, shall be achieved within five (5) years from the date of the recording of the plat. If substantial completion

is not achieved within five (5) years from the date of the recording of the plat, the plat may be revoked pursuant to Section 14.1.C ("Default of the Applicant").

5. The applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended approval (per Section 14.1.B.1.c of the Subdivision Regulations).
6. Except as modified by this approval, the applicant shall satisfy and comply with the Planning Board Notice of Action for PB2020-31-FMAJ, dated May 17, 2021, and all conditions of approval thereof.

Attachments

cc: Jeff Shapiro, Basic Holdings, LLC (via e-mail)
Pathways Consulting, LLC (via e-mail)
Nathan Stearns, Esq. (via e-mail)
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** Extension

PROPERTY OWNER (APPLICANT):

NAME: Basic Holdings, LLC; Attn: Jeff Shapiro TEL.#: (603) 359-7110

MAILING ADDRESS: 106 North Main Street, West Lebanon, NH 03784

E-MAIL ADDRESS: jeffreydshapiro@gmail.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Nathan H. Stearns, Esq. (Agent) TEL.#: (802) 353-2256

MAILING ADDRESS: 205 Billings Farm Road, Unit 4B, White River Jct., VT 05001

E-MAIL ADDRESS: nstearns@sheeheyvt.com

PROJECT LOCATION:

TAX MAP #: 4 LOT#: 5&6 PLOT #: ZONE: R3

STREET ADDRESS OF PROJECT: 5 & 11 Oak Ridge Road

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

SCOPE OF PROJECT:

Application to extend by two years the June 28, 2023, deadline to achieve Active and Substantial Development or Building for project approved in Notice of Decision PB2020-31-FMAJ.

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: Basic Holdings, LLC, By: Jeffrey D Shapiro DATE: Feb 2, 2023
Jeffrey D Shapiro (Feb 2, 2023 10:43 EST)

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: Basic Holdings, LLC, By: Jeffrey D Shapiro DATE: Feb 2, 2023
Jeffrey D Shapiro (Feb 2, 2023 10:43 EST)

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
2/2/2023	4-5+6	PB2023-			

10-EXT

Nathan H. Stearns
nstearns@sheeheyvt.com

February 2, 2023

Tim Corwin, Senior Planner
Lebanon Planning & Development
51 N. Park St.
Lebanon, NH 03766

Re: Basic Holdings, LLC, Occom Path development
Application for extension of deadlines in Notice of Action PB2020-31-FMAJ

Dear Tim:

Please find enclosed an application to extend for two years the deadlines contained in Notice of Action PB2020-31-FMAJ.

The Lebanon Planning Board issued Notice of Action PB2020-31-FMAJ on June 28, 2021, for a Condition Use Permit, Final Major Subdivision approval, and Site Plan Review approval of a twenty one (21) unit Planned Unit Residential Development for Basic Holdings, LLC's Occom Path development on Oak Ridge Road (the "Project"). The Notice of Action contained 16 conditions (conditions numbered 1 through 16) to be completed within two years of the date of the Notice of Action. Most of these conditions have been completed or can be completed prior to the June 28, 2023 deadline, but condition 5 (develop final construction plans) and condition 9 (hold a pre Building Permit application meeting) will require the assistance of a general contractor who has not yet been retained. Applicant, Basic Holdings, LLC, has run into difficulty hiring a general contractor who is available to start the project in 2023. The top contenders to serve in the GC role have all asked the Applicant to start the project in 2024. Accordingly, Applicant respectfully requests that the Planning Board extend by two (2) years the June 28, 2023 deadlines in the Notice of Action—until June 28, 2025. Applicant intends to start the project as soon as GC availability permits, but is requesting the two year extension in order out of an abundance of caution.

Section 7.12 of the Lebanon Subdivision Regulations, provides that the Planning Board "may grant an extension of up to two (2) additional years beyond the original expiration date."

In determining whether to grant such 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. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. 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.

As noted above, most of the conditions that require completion by the June 28, 2023 deadline have been completed or can most likely be completed before the deadline. A summary of the conditions and their current status follows:

<u>Condition</u>	<u>Status</u>
<i>Conditions to be Satisfied Prior to the Signing and Recording of the Plat (or prior to application for a building permit if the improvements are constructed prior to the recording of the plat)</i>	
1. Sign a Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations	Planning and Zoning Department is preparing this document. Applicant is prepared to sign when the document is ready.
2. Sign a Water Main Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code and Section 14.2 of the Subdivision Regulations	City Engineering Department is preparing this document. Applicant is prepared to sign when the document is ready.
3. The applicant shall provide a Performance Bond	Performance Bond will be provided when Planning Department agrees that other pre-construction conditions are satisfied.
4. Street names and numbering shall be approved by the Police Department	Completed.
5. Submit final designs, including construction drawings, of all infrastructure features, including the proposed on- and off-site roadway and parking areas, sidewalks, water and sewer utilities, and storm drainage systems, to the City Engineer for approval	Pending review of revised plans (number 7, below).

6. Coordinate the final design of the Oak Ridge Road pedestrian crossing and sidewalk with the Planning and Development Department, the Department of Public Works, and the New Hampshire Department of Transportation	Planned to be started this spring.
7. Provide two (2) revised plan sets depicting the following revisions to the satisfaction of the Planning and Development Department, the Fire Department, and the City Engineer	Revised plans have been prepared and submitted for review. City review is in process.
8. Provide a digital copy of the revised plan set	Will be provided when revised plans have been approved by the City.
Conditions to be Satisfied Prior to Application for a Building Permit	
9. 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	Need to secure a General Contractor to participate.
10. Obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows	Completed.
11. obtain any required State approvals including, but not limited to, the following: a) NHDES Sewer Connection Permit b) NHDES Alteration of Terrain Permit	Completed.
12. All outstanding engineering review fees shall be paid in full	Applicant is prepared to pay these fees once fees are invoiced.
Conditions to be Satisfied Prior to the Issuance of a Building Permit	

13. The Impact Fee shall be calculated at the time of Building Permit issuance	Applicant is prepared to pay these fees upon Building Permit issuance.
14. The City shall retain the services of an independent third-party inspector	Applicant is prepared to pay all third party review fees.
15. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site	No site work has been performed, but Applicant is prepared to install fencing before any site work is started.
16. All water and sewer fees shall be paid	All water and sewer fees that are due have been paid.
<i>In addition, applicant has completed these other conditions:</i>	
19. The applicant shall submit to the Planning and Development Department and the NH Department of Transportation (NHDOT) a traffic study, prepared by a Professional Engineer, evaluating whether the additional traffic from the Occom Path development meets any warrants at the Oak Ridge Road/NH Route 10 intersection (turn lanes, etc.)	The required traffic study has been completed and NHDOT has signed off.
20. Obtain all necessary easements to construct and maintain the sidewalk along Oak Ridge Road to NH Route 10, and shall convey all such easements to the City	The easement has been obtained, and Applicant is prepared to convey the easement to the City when the sidewalk is completed.

Although many of the conditions have been completed or will be completed prior to the deadline, conditions 5 and 9 will require the participation of a general contractor. In seeking to hire a general contractor for the Project, Applicant has found that as a result of the current rush to build housing in the Upper Valley the qualified contractors in the Upper Valley are currently working on other projects and have many other projects in their pipeline that are ahead of the Occom Path Project. All of the finalists interviewed by Applicant have requested that Applicant seek to extend the deadlines in the Notice of Action with a goal of starting the Project in 2024.

Tim Corwin, Senior Planner
Lebanon Planning & Development
Re: Occom Path, Extension Application
February 2, 2023
Page 5

Accordingly, Applicant requests that the Planning Board grant a two year extension of the deadlines in the Notice of Action in case the 2024 date needs to be pushed back further based on GC availability.

Please contact me if you have any questions further about this application or need further information.

Thank you

Sincerely,

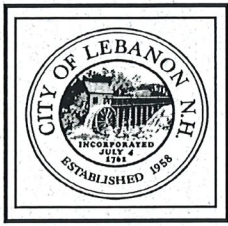
SHEEHEY FURLONG & BEHM P.C.

/s/ Nathan H. Stearns

Nathan H. Stearns

NHS
Enclosure

cc: Jeff Shapiro
Jeff Goodrich



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **March 8, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of Basic Holdings, LLC for a Final Major Subdivision, Site Plan Review and a Conditional Use Permit (PB2020-31-FMAJ) is complete enough to accept jurisdiction and commence review.

The motion was seconded by Joan Monroe. The vote on the motion was unanimous in favor, 9-0.

Notice is hereby given that on **May 17, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning **Approve** a density bonus of one (1) unit to allow a project of twenty-one (21) units for Occom Path. PB2020-31-FMAJ.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved, 5-2.

Notice is hereby given that on May 17, 2021, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board **Approve** the application of Basic Holdings, LLC for a Conditional Use Permit per Sections 501.1 & 501.2 of the Zoning Ordinance, Final Major Subdivision approval, and Site Plan Review approval of a proposed Planned Unit Residential Development (PURD) at 5 & 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned R-3, PB2020-31-FMAJ, as shown on a plan set titled "Occom Path PURD, Basic Holdings, LLC" prepared by Pathways Consulting, LLC, dated October 13, 2020, last revised May 3, 2021, Project No. 11465-01 (17 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 Signing and Recording of the Plat (or prior to application for a building permit if the improvements are constructed prior to the recording of the plat)

(These conditions shall be satisfied within 2 years of the date of the Notice of Action.)

1. 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 applicant shall sign a Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations.

2. 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 applicant shall sign a Water Main Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code and Section 14.2 of the Subdivision Regulations.
3. Pursuant to Section 14.5 of the Subdivision Regulations, the applicant shall provide a Performance Bond for all required improvements, both on and off-site, including but not limited to: roadway and parking improvements, landscaping, lighting, utilities, bike lane/shoulder improvements, stormwater improvements, and sidewalks in an amount considered adequate by the Department of Public Works, and in a form satisfactory to the City Attorney. The Performance Bond shall be secured by a surety bond, a letter of credit, or an escrow account. *This requirement shall not apply if the required improvements are constructed prior to the recording of the plat.*
4. Street names and numbering shall be approved by the Police Department. The sole purpose of such review and approval shall be to assure that such names do not create confusion under the State's Enhanced 911 system.
5. The applicant shall submit final designs, including construction drawings, of all infrastructure features, including the proposed on- and off-site roadway and parking areas, sidewalks, water and sewer utilities, and storm drainage systems, to the City Engineer for approval. All such designs shall meet the required design standards set forth in Chapters 136 ("Sewer Service") and 182 ("Water Service") of the Code of the City of Lebanon.
6. The applicant shall coordinate the final design of the Oak Ridge Road pedestrian crossing and sidewalk with the Planning and Development Department, the Department of Public Works, and the New Hampshire Department of Transportation.
7. 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 applicant shall provide two (2) revised plan sets depicting the following revisions to the satisfaction of the Planning and Development Department, the Fire Department, and the City Engineer, as follows:
 - a) Any changes made pursuant to Conditions of Approval #5 and #6.
 - b) On Sheet 1, in the "Site Information" table:
 - i. Identify existing use of properties.
 - ii. Change "duplex" to "two-family dwelling"; and
 - iii. Identify the unit mix (i.e. provide the total number of one-family dwellings and total number of two-family dwellings).
 - c) Identify the proposed name of the access drive. (SUB Section 10.4.C.1.d)
 - d) On Sheet 5 (layout plan):
 - i. Rename "Layout and Open Space Plan";
 - ii. Add open space calculations;
 - iii. Add a note indicating how the open space will be owned, protected, and managed;
 - iv. Add the following as plan notes: "Per Section 13.14 of the Subdivision Regulations, there shall be no depositing, dumping, or storage of waste, or other natural or man-made material, supplies or equipment, on any subdivision land designated as open space," and, "Per Section

- 13.14 of the Subdivision Regulations, no work, or removal, or filling shall be done, nor shall the existing natural characteristics of open space land be altered from the original condition, until a site plan shall have been approved by the Board;" and
- v. Add any other information necessary to prepare the sheet for recording.
 - e) On Sheet 7 (grading, drainage, & erosion control plan), add a project-specific pipe schedule identifying pipe length, diameter, slope and invert values for each proposed segment of storm sewer.
 - f) Add a plan note to Sheet 8 (utilities plan) indicating that underground utilities, electric, telephone and cable, must maintain a minimum clearance of 10 ft. from all proposed water lines.
 - g) On Sheet 10 (landscape & lighting plan):
 - i. Identify correct percentage of evergreen trees proposed (SPR Section 6.2.B.4);
 - ii. Label all plantings and update the Plant List to accurately reflect the numbers of plantings depicted;
 - iii. Provide that all exterior lighting shall be 3,000K or warmer in CCT;
 - iv. Identify wattage for the three pole lights (SPR Section 5.1.E.12); and
 - v. Add the following requirements of the Site Plan Review Regulations as plan notes: Section 6.2.B.3 ("All new plant material shall be nursery-grown stock;"); Section 6.2.B.4 (first sentence only); Section 6.2.B.5; and Section 6.2.H.1.
 - h) On sheet 17 (the sidewalk extension plan):
 - i. Identify all easements necessary for the construction and maintenance of the sidewalk;
 - ii. Relocate sidewalk so that it is parallel with and immediately adjacent to the existing edge of pavement and provide a granite vertical curb; and
 - iii. Provide updated sidewalk construction details.
8. The applicant shall provide a digital copy of the revised plan set and/or revised application materials depicting any changes made pursuant to Condition of Approval #7, to the satisfaction of the Planning and Development Department and the City Engineer. The digital copy shall use a PDF-A format for archival purposes.

Conditions to be Satisfied Prior to Application for a Building Permit

- 9. 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.
- 10. 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 Chapters 136 and 182 of the City Code.
- 11. 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, the following:
 - a) NHDES Sewer Connection Permit

b) NHDES Alteration of Terrain Permit

12. All outstanding 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

(These conditions shall be satisfied within 2 years of the date of the Notice of Action)

13. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance, except to the extent that the applicant obtains a waiver of such fees as may be permitted under applicable law. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on August 13, 2018. 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.
14. 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 the construction and installation of on- and off-site roadways, parking, sidewalks, water and sewer utilities, storm drainage, and erosion control, in accordance with Chapters 136 and 182 of the City Code, Section 8.2 of the Site Plan Review Regulations and Section 14.2 of the Subdivision Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City.
15. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.
16. 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

(These conditions shall be satisfied within 5 years of the date of the Notice of Action)

17. Sheet 5 of the approved plan set shall be recorded at the Grafton County Registry of Deeds. Prior to recording, the plat shall be revised as necessary for recording purposes, in consultation with the Planning and Development Department, and shall be signed by the Planning Board Chair.
18. The applicant shall dedicate the completed water mains and hydrants within the complex, excluding service connections beyond the curb shut-off valves, to the City for ownership and maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds prior to the issuance of a final Certificate of Occupancy for the project and prior to the acceptance of the utility improvements.

19. The applicant shall submit to the Planning and Development Department and the NH Department of Transportation (NHDOT) a traffic study, prepared by a Professional Engineer, evaluating whether the additional traffic from the Occom Path development meets any warrants at the Oak Ridge Road/NH Route 10 intersection (turn lanes, etc). The applicant shall be obligated to contribute its fair share to the cost of any improvements that are warranted by the traffic study and which the City and/or NHDOT choose to undertake. In determining the applicant's fair share, the cost of the traffic study shall be taken into account. The applicant's financial contribution, timing of payment, the City's and/or NHDOT's obligations, and other details shall be set forth in an agreement entered into by and between the applicant and the City and/or NHDOT, subject to review by the City's legal counsel. Any dispute between the applicant and the City arising under this condition may be appealed by the applicant to the Planning Board.
20. 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 shall be in form and content acceptable to the Planning and Development Department and the City Attorney.
21. The applicant shall obtain all necessary easements to construct and maintain the sidewalk along Oak Ridge Road to NH Route 10, and shall convey all such easements to the City, subject to review and approval by the Department of Public Works and the City Attorney.
22. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicant (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.
23. The impact fee calculated pursuant to Condition of Approval #13 shall be paid.
24. 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.
25. Screens at least 5 feet in width shall be provided for all electrical and mechanical equipment, such as transformers and compressors. (Section 6.2.B.8 of the Site Plan Review Regulations).
26. The applicant shall, by hand or with hand tools, remove the garbage and debris from the steep slope at the southwestern corner of the property.

General Conditions

27. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.

-
28. 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.
29. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
30. 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 Jeremy Rutter. The vote on the motion was unanimous in favor, 7-0.

Matthew Hall moved that the Lebanon Planning Board authorizes the Chair to sign the plat for Basic Holdings, LLC, PB2020-31-FMAJ, titled "Final Major Subdivision Plan for Occum Path Basic Holdings, LLC" prepared by Pathways Consulting, LLC, dated October 13, 2020, last revised May 3, 2021, Project No. 11465-01 (17 Sheets), as such plan may be amended in accordance with the Board's approval dated May 17, 2021.

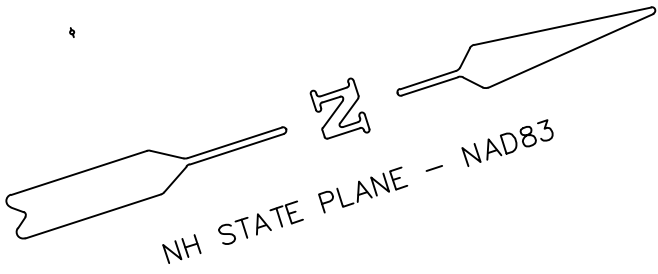
The motion was seconded by Joan Monroe. The vote on the motion was unanimous in favor, 7-0.

Kathie Romano moved that the title of the plan be changed to, "Final Major Subdivision Plan for Occum Path Basic Holdings, LLC".

The motion was seconded by Joan Monroe. The vote on the motion was unanimous in favor, 7-0.

THE CITY OF LEBANON

By:  DATE: 6/28/21
Planning Board Chair



NOTE:

"PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, DEVELOPER OR DESIGNEE SHALL OBTAIN ALL REQUIRED APPROVALS FROM THE CITY INCLUDING WITHOUT LIMITATION ANY SUCH APPROVALS AS MAY BE REQUIRED THROUGH THE PLANNING & DEVELOPMENT DEPARTMENT, DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, AND FIRE DEPARTMENT."

UNIT TYPES:

SINGLE FAMILY TWO STORY: 1-7, 16, & 17-22 (14 UNITS)
SINGLE FAMILY ONE STORY: 13 (1 UNIT)
TWO FAMILY: 8, 9, 11, 12, 14 & 15 (6 UNITS)



REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY
	05/03/21	21 UNIT LAYOUT REVISIONS	PAB	RJF	RJF
	11/20/20	STAFF REVIEW COMMENTS	PAB	RJF	RJF

LAYOUT PLAN FOR
OCCOM PATH - BASIC HOLDINGS, LLC
OAK RIDGE ROAD, CITY OF LEBANON, GRAFTON COUNTY, NH

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: 1"=30'
DESIGNED BY: PAB
DRAWN BY: PAB
CHECKED BY: RJF
DATE: 10/13/20
PROJ. NO. 11465-01

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 #

March 3, 2023

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

Re: Frito-Lay Product Exchange Center (PEC)
134 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.

Existing Conditions

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 Hall School Rd. right of way, which is currently vacant and was historically a Class VI Road.

Proposed Improvements

The proposed building consists of a loading dock with five separate bays 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 13 vehicles. It is expected that the facility will have approximately 14 employees. Parking spaces at the rear consist of 12 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. An ADA parking space is provided at the northeast building corner along with an access isle. 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.

Conditional Use Statement

As indicated above, 13 off street parking spaces are provided at the subject lot. Therefore, the applicant requests a Conditional Use Permit (CUP) pursuant to sections 607.3.B.2 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 designated on street parking spaces along Airpark Rd. Distances between sites make shared parking impractical. Shared parking would not work for this particular use since delivery vans need to be locked behind a security fence.*
- 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, Bike parking has been provided. In addition, a pedestrian trail has been provided for employees to access Hall School Rd.*
- 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.

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 CONDITIONAL USE PERMIT

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

I. APPLICATION CHECKLIST

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- *Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) VI, Section(s) 607.3.B.2, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

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. Parking for 12 route vans and one van accessible ADA parking space are proposed.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article VI, Section 607.3.B.2 of the Zoning Ordinance which requires the applicant to demonstrate that (*please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project*):

For spaces other than those described in section B.1, the Planning Board may approve parking in excess of 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; 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, 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.

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

Adequate vehicular and pedestrian access throughout the site has been provided. Pedestrians are able to access the future Class V trails system via the path from the building to Hall School Rd. ROW. Adequate vehicular and pedestrian access has been achieved in the site design.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

Adequate public services are available at the site including EMS.

c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

Impacts to wetlands have been minimized by the project. The minimum amount of disturbance has been planned for to achieve the intended site use.

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

Public and private utilities are available in Airpark Rd.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

External impacts are negligible with this project. The use is warehouse PEC and therefore traffic in and out of the site is minimal. Abutters are the Airport and the adjacent proposed Milton rents site. There is no residential neighborhood in the vicinity and abutters are other industrial uses. Noise levels will be typical of any commercial building and are expected to be negligible and likely will only consist of light traffic and loading vehicles.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

This project fits in well with the intended light industrial uses and neighboring airport and other abutters. It is a typical use for land adjacent to an airport.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

The building is a prefabricated metal building which is typical for light industrial zones.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

Preservation of natural, cultural, historic and scenic resources have been achieved with this project. Certain historic features like stone walls at the rear of the site have been retained in addition per the approved UVTP PUD minor subdivision adequate land has been set aside for open space, scenic resources have been preserved by minimizing impacts to wetlands.

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: _____



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 131-3-100 134 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.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

2. 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.

3. 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 _____
Lighting for the driveway has been provided at the west property boundary to alleviate safety concerns.
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 along the south side of the building this area is needed for normal buliding function for the purposes of rodent control and drainage conveyance.
6. Section ^{6.2.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. Perimeter landscape requirements achieved along Airpark Rd.
7. Section ^{6.2.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 8' landscape bed cannot be provided along the west fence line of the southerly parking area because the fence gate needs to swing open in this area, the area is ~~also used for dumpster access and loading of the WB-67 truck. It is required to be~~ left free of landscaping for normal function of the facilities.
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: 2/28/2023

February 28, 2023

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

Re: Frito-Lay
134 Airpark Rd.
Subject parcel 131-3-100
IND-L Zone
Site Plan 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 12/5/2022 and Planning Staff comments received on December 16, 2022. Responses are indicated in blue text below the original staff comment.

General

1. **Parking.** The use is described in the application materials and on the plan set as a "warehouse" which requires 1 parking space per 1,000 sq. ft. of gross floor area (Section 607.1 of the Zoning Ordinance). However, per Section 607.1.C, I think you can calculate the office use separately (which will increase the number of minimum parking spaces).
 - a. Presumably to get to or close to your desired number of parking spaces, you'll need to apply for a Conditional Use Permit per Section 607.3.B.2 to allow up to 150% of the minimum required number of parking spaces (any spaces in excess of 150% would require a Variance from the Zoning Board).
 - b. **If applying for a CUP, please bring to staff's attention as soon as possible** -- the legal notice will need to be readvertised in the Valley News and mailed to abutters (the applicant will be responsible for costs).

The parking calculation has been revised, we are requesting 13 parking spaces and applying for the CUP (607.3.B.2), the non-ADA parking space has been removed there are now 12 van spaces and 1 ADA space proposed.

2. Section 6.2.B.9 provides that, "A buffer or screen may include fencing, subject to the approval of the Planning Board." Therefore, it does not appear a waiver from Section 6.2.B.8 is required. **The waiver has been eliminated.**
3. With respect to the north and west sides of the building, a waiver from Section 6.2.D is not required (per Section 6.2.D.2 which provides that "As part of the landscape design, functional features (such as patios, entrance walks, and loading areas that cross through the landscaped area to the building) may be permitted if they are necessary for the normal functioning of the building.")

The partial waiver is requested for the south side of the building since this area must remain clear for rodent control and drainage conveyance.

4. It appears a waiver or partial waiver may be required from the following requirements of the Site Plan Review Regulations (*please note that the identification of necessary waivers below should not – unless otherwise indicated - be construed as staff's support or endorsement of such waiver requests*).
 - a. 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 waiver is requested from section 6.7.B.2 for minor exceedance along the east boundary. See revised waivers.
 - b. Any other Site Plan Review Reg requirements identified in the comments below that remain unaddressed.
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. Noted*
6. Identify how the project complies with Section 6.5.E (groundwater protection).
The quality of groundwater will not be adversely affected by the proposed development. A stormwater pollution prevention plan will be maintained for the duration of construction on the site. Also, an oil and grit separator will be designed to collect garage bay drain waste and direct it to the sanitary sewer post construction. There will be no dumping of hazardous substances on the site. All runoff from parking and site circulation areas post construction will be routed to a sediment forebay prior to the gravel wetland stormwater treatment system. Only treated water will be discharged from the site.
7. Provide an estimated timetable for construction and completion of buildings, parking facilities, landscaping, and other required improvements. (5.1.G.1)

Construction mobilization is expected to take place in late spring 2023 and construction will proceed over the summer and fall of 2023. The site is expected to be ready for occupancy in winter 2023/2024.

8. Note that as required by Section 401 of the Zoning Ordinance, notice of NHDES approval of the proposed wetland disturbance shall be provided to the Zoning Administrator prior to any construction activities. *noted*
9. For the color version of the landscape plan, please remove utilities and grading, or provide a second color landscape plan that removes the utilities and grading.
The rendering has been revised.

10. A significant amount of site work is planned within the Airpark Road right-of-way. Confirm with the Department of Public Works what permits, approvals, and maintenance agreements will be required.

We have previously confirmed with Brian Vincent that the following are requirements:

Driveway permits
Excavation permits
Potentially a stormwater permit

All driveway maintenance will be the responsibility of the property owner, including within the City ROW/property. This also includes any proposed culverts and/or sideslopes. Please be sure to design the driveway entrances in accordance with NHDOT Driveway Standards.

Plan Set Comments

General

11. Per Section 6.5.D.6.e (Connectivity), staff recommends that an access path is provided from the parking lot (or some other suitable location) to the Hall School Road trail. While not currently maintained, providing an access path will allow employees access to the Hall School Road trail whenever maintenance resumes in the future. The path from the developed portion of the site to the trail should be kept free of landscaping and any other obstruction. Please contact staff with any questions or to discuss further.
The access trail is called out on the plans, see revised note C16 on sheet C2.0.
12. Provide the names and mailing addresses of the owners of all abutting properties. (5.1.E.2)
The abutter's list has been provided.

Sheet 1 (Cover Sheet)

13. Please add the subject property's address (Staff has confirmed that the address of Lot 1 of the PUD will be "134 Airpark Road"). The address has been added.
14. Table of Contents is missing Sheet "C3.6". Please add and update sheet numbering in right-hand column. The table of contents has been revised.
15. The plan is dated 1/9/22. Is this date correct? The plans are now dated /28/2023.
16. Zoning Chart:
 - a. Identify total number of minimum required parking spaces utilizing requirements for warehouse (1 space per 1,000 gfa). (5.1.E.4.e.5). Note that the parking for the accessory office use space (1 space per 250 sq. ft.) may be calculated separately the parking count and calculation has been amended as suggested.
 - b. Recalculate the maximum number of permitted parking spaces based on comment 16.a above. (5.1.E.4.e.5)
 - If requesting a Conditional Use Permit per Section 607.3.B.2 to allow up to 150% of the minimum required number of parking spaces, please add a note to this effect.
The note has been added to the zoning chart, the project requests a CUP per 607.3.B.2

- c. Tax Map number: please confirm with the Assessing Department that "131-3-100" will be the Tax Map and Lot number for this property.

Tax map and Lot numbers were previously confirmed by Mike Pelletier.

- d. Add an asterisk (*) to *proposed lot area* and to required front, side, and rear setbacks and add note at the bottom of the chart: "Per Upper Valley Technology Park PUD approved plat (PB2022-51-CUPMIN)"

The note has been added to the revised chart, see revised cover sheet.

- e. The property is located in the Airport Protection District. Please update chart.
(5.1.E.4.e.13)

The chart has been revised with this information.

Sheet 3 (Existing Conditions and Demo Plan)

17. Identify existing vegetation ["The plan shall indicate those natural and man-made features that are to be removed, retained, or altered." (5.1.E.8)] *A callout for the edge of existing woods line has been added to the plan, see revised existing conditions plan*

18. Add surveyor stamp confirming compliance with Section 5.1.E.5 requiring a current survey certified by a land surveyor licensed in New Hampshire.

Surveyor's stamp will be added to the final plan

19. Add surveyor stamp or professional engineering stamp confirming compliance with Section 5.1.E.6 requiring existing topographic information prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.

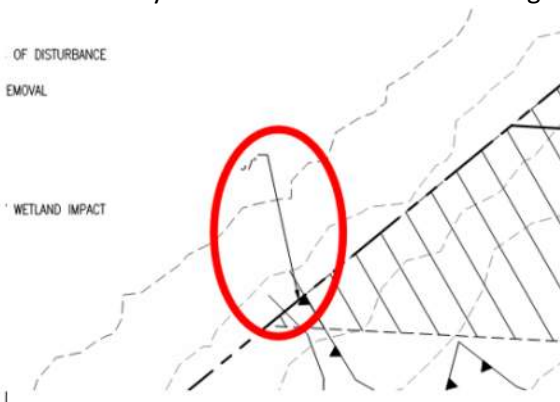
Surveyor's stamp will be added to the final plan

20. Provide wetlands scientist signature and seal. (5.1.E.8)

The wetland scientist stamp will be added to the plan

21. What is the purpose of identifying the various wetland boundaries (i.e. "WETLANDS JJ LINE", "WETLANDS HA LINE", "WETLANDS JB LINE", etc)? *These are needed for the wetland permit to correctly identify each area to cross reference with the wetlands report.*

22. Survey line measurements are missing as shown below:



The missing information has been added.

23. Staff recommends that Hall School Road is depicted as it is shown on the recorded layout plat for extension of Airpark Road (see attached) (*staff mistakenly requested the removal of Hall School Road from the Lot 2 Milton Rents site plan*). City records indicate that Hall School Road is a Class A trail and not a Class VI road as indicated on the layout plat. Staff will conduct additional research and provide further direction to the applicant as soon as possible.

Hall School Rd. has been added to the plan.

24. Identify/label open space, e.g. "OPEN SPACE FOR UPPER VALLEY TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT (PB2022-51-CUP)"

a. Open space note provided at bottom of sheet is confusingly worded – please remove.

The Open Space label has been revised, see revised plans.

Sheet 5 (Site Layout Plan)

25. *****Please overlay the approved improvements for Lot 2 of the PUD (Milton Rents – 110 Airpark Rd) so that it's clear to the Planning Board how these projects will relate.*****

Milton Rents improvements have been added to the plan.

26. Please remove the grading and utility information. This information is appropriately and helpfully found on the Site Grading, Drainage, and Utility Plan (Sheet 6) and is unnecessary to also include on the Site Layout Plan (at least for purposes of site plan review before the Planning Board). For the benefit of the Planning Board members and the site plan review process, the site play layout sheet should show only surface conditions that are proposed (whether proposed to remain or proposed to be constructed) without contours and any underground improvements. The Site Plan should not show any existing conditions that are proposed to change or underground improvements.

Grading and utilities have been removed from the layout plan.

27. Depict Hall School Road as it is shown on the recorded layout plat for extension of Airpark Road (see attached). See also comment #23 above.

Hall School Rd. has been added to the plan.

28. Identify an access path to the Hall School Road trail as recommended in condition #11 above.

The access trail is called out on the plans, see revised note C16 on sheet C2.0.

29. Clearly identify the loading space (the zoning chart indicates that 1 loading space has been provided).

Loading spaces are now called out on the plans with striping, the zoning chart has been updated to include 5 loading spaces.

Sheet 15 (Site Landscape Plan)

Revise to account for the access path to the Hall School Road trail recommended in condition #11 above. The access trail is called out on the plans, see revised note C16 on sheet C2.0.

30. Provide required understory trees per Section 6.2.B.2 and on Sheet 16, update landscape planting schedule and perimeter landscape calculations accordingly ("The perimeter landscaped area shall be planted [...] 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[.]") (emphasis added)

The landscaping plans have been updated accordingly.

31. Provide landscaping along the southern side of the building in accordance with 6.2.D (there is currently no landscaping along this side of the building and the improvements along the east side of the building do not fall within the exceptions identified in 6.2.D.2).

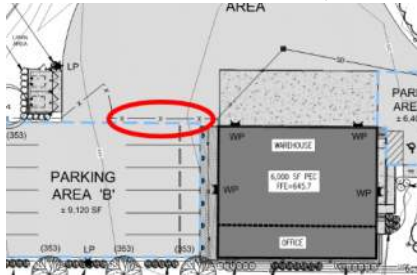
This area must remain clear for normal building functioning, it is needed to be kept clear for rodent control and to convey roof drainage to the stormwater system.

Sheet 16 (Site Landscape Details)

32. Identify percentage of evergreen trees used to meet the 6.2.B perimeter landscaping requirements (max permitted is 25%).

The requested information is now provided in the updated landscape plans.

33. Per Section 6.2.E.2, a landscape bed at least 8 ft in width is required in the area shown below:



This area must remain clear for loading and trash removal activities, see revised truck turning plans for additional information.

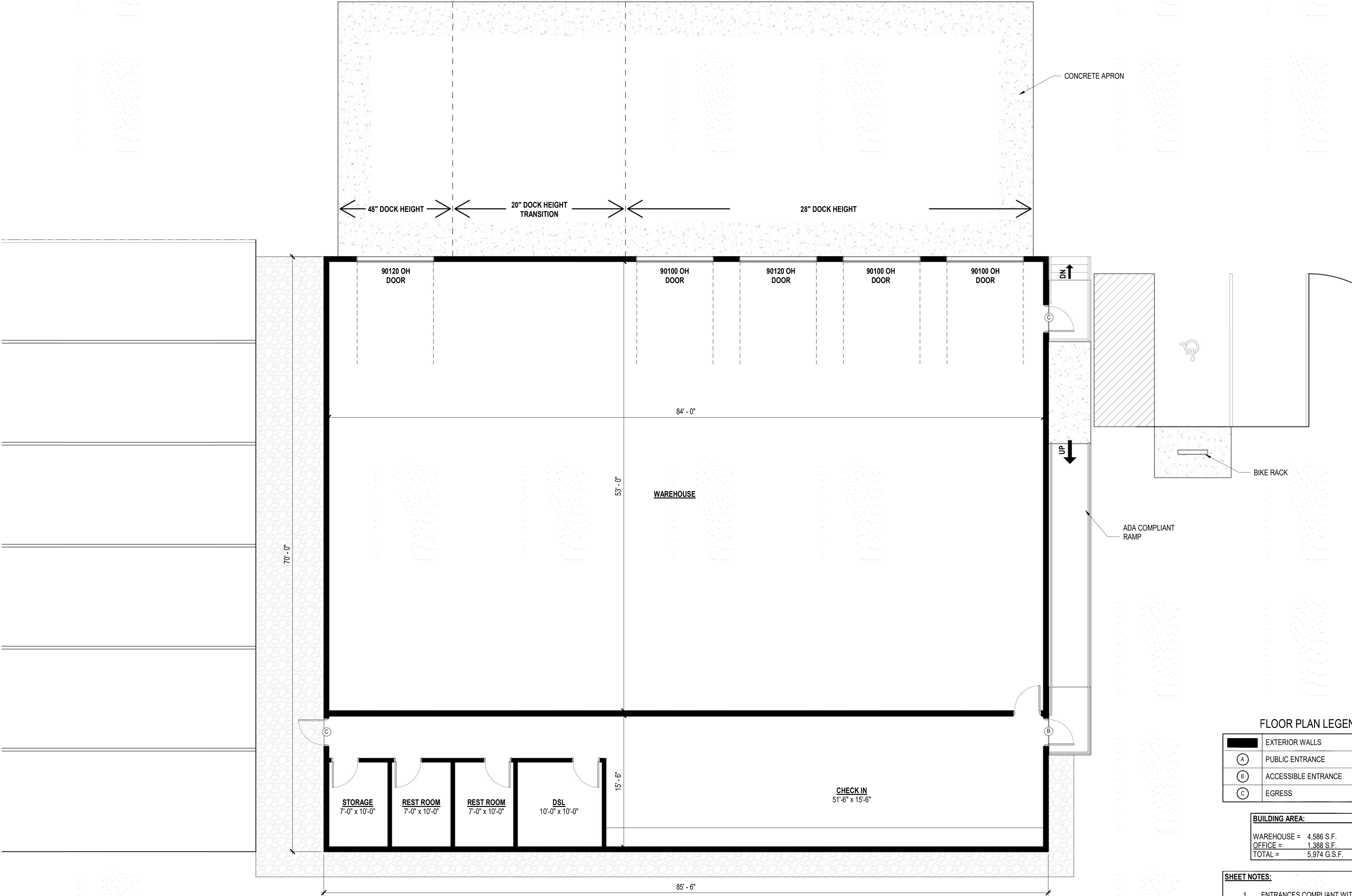
Sheet 17 (Photometric Plan)

34. For each luminaire type, identify the fixture type, lamp type, wattage, and color correlated temperature (CCT). (5.1.E.13)

The information has been added to the plan

35. The plat is very difficult to read and staff was unable to discern the location of the proposed lighting fixtures. Please remove the utilities and grading information, and highlight the location of the lighting fixtures.

The plan has been revised and should now be easier to read



1 FIRST FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

	EXTERIOR WALLS
A	PUBLIC ENTRANCE
B	ACCESSIBLE ENTRANCE
C	EGRESS

BUILDING AREA:

WAREHOUSE =	4,586 S.F.
OFFICE =	1,388 S.F.
TOTAL =	5,974 G.S.F.

SHEET NOTES:

1.

ENTRANCES COMPLIANT WITH IBC 2018, CHAPTER 11 - ACCESSIBILITY, ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND 2010 STANDARDS FOR ACCESSIBLE DESIGN.

2.

EGRESS COMPLIANT WITH IBC 2018, CHAPTER 11 - ACCESSIBILITY, ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND 2010 STANDARDS FOR ACCESSIBLE DESIGN.

DEW CONSTRUCTION
CORP.

FRITO LAY P.E.C.

AIRPARK RD, WEST LEBANON,
GRAFTON COUNTY NH

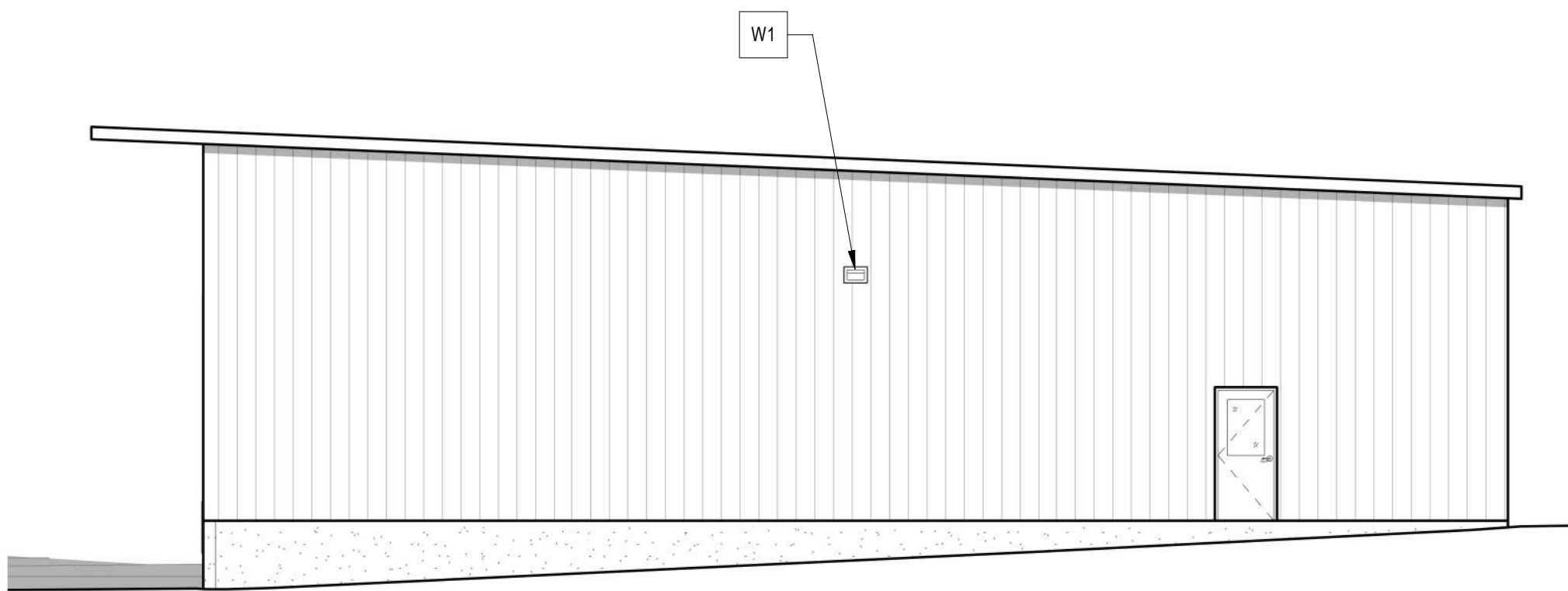
REV.	ISSUE	DESCRIPTION	DATE
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SCHEMATIC DESIGN 1
01/26/2023

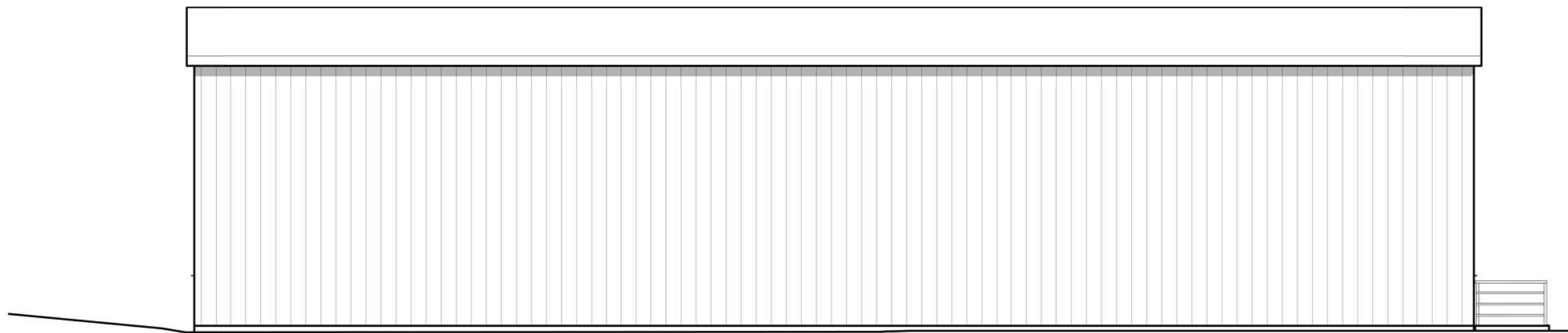
PROJECT NUMBER: 20220020

DRAWN BY: CTCORDERING

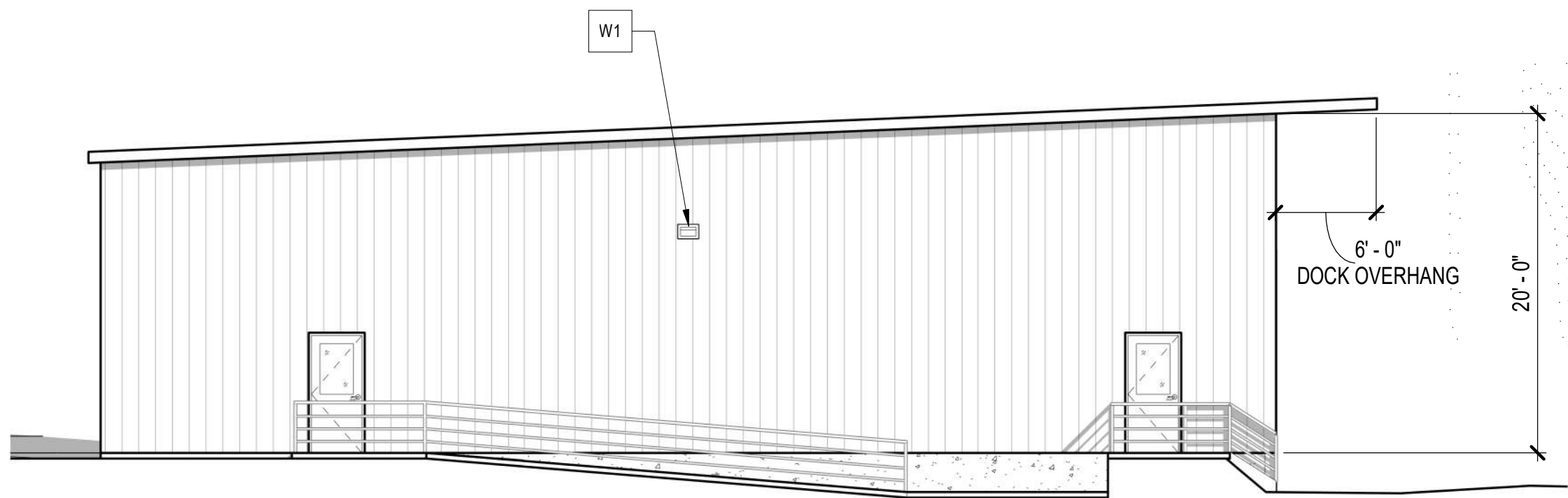
FLOOR PLAN



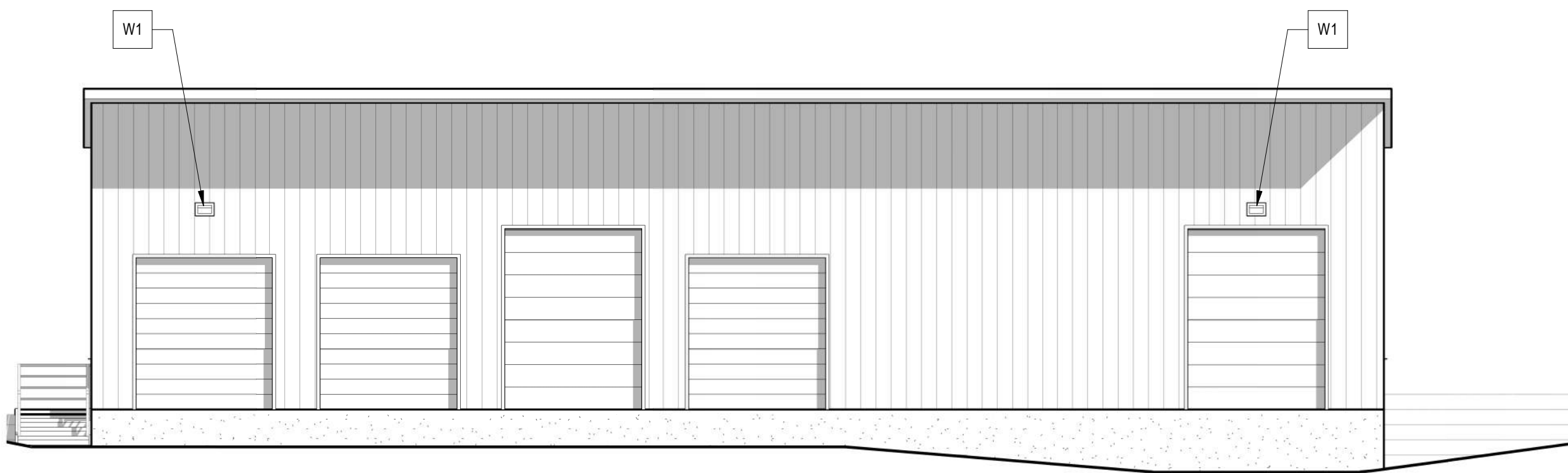
1 FRONT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

DEW CONSTRUCTION
CORP.

FRITO LAY P.E.C.

AIRPARK RD, WEST LEBANON,
GRAFTON COUNTY NH

REV.	ISSUE	DESCRIPTION	DATE
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SCHEMATIC DESIGN 1
01/26/2023

PROJECT NUMBER: 20220020

DRAWN BY: CTCORDERING

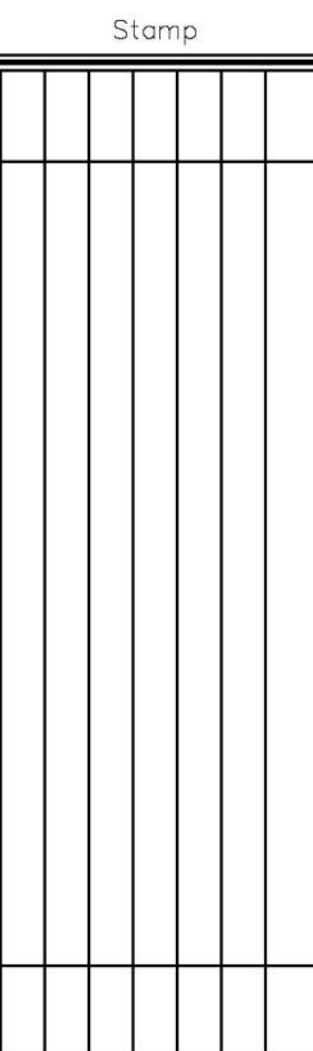
- SHEET NOTES:
- SEE PHOTOMETRIC PLAN PROVIDED BY
ENGINEERING VENTURES, PC FOR
LUMINAIRE SCHEDULE.

ELEVATIONS

30' 0' 30' 60'

SCALE: 1" = 30FT

NORTH



Park Architecture:com
3 School House Lane, Suite #1 Etna NH 03750
Tel: 603-643-3400 Mobile: 617-905-0467
Email: parkarchitecture@gmail.com



DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

(COLOR VERSION) **Site Landscape Plan**

Project Title: **FRITO-LAY PRODUCT EXCHANGE
UPPER VALLEY TECHNOLOGY**
LEBANON, GEORGETOWN COUNTY, NEW HAMPSHIRE

Project #	2231
Checked By:	PS
Drawn By:	PS
Scale:	1"=30'
Date:	02/28/2023

2.0

FRITO-LAY PROCUCT EXCHANGE CENTER, 134 AIRPARK RD.

WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



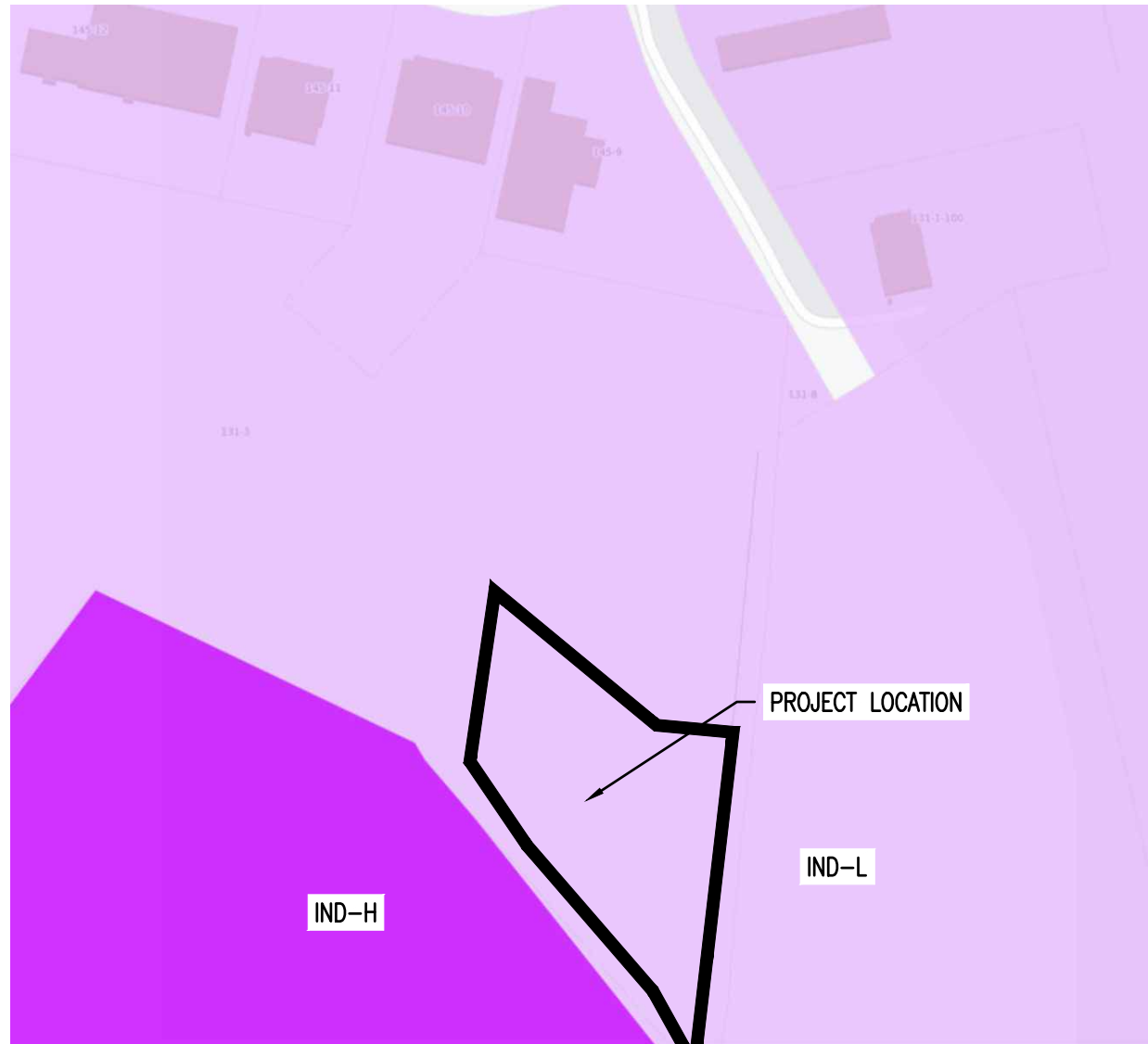
ORTHO MAP

1" = 2,000'

GRAPHIC SCALE



1 inch = 2,000 ft.
for sheet size 24" x 36"



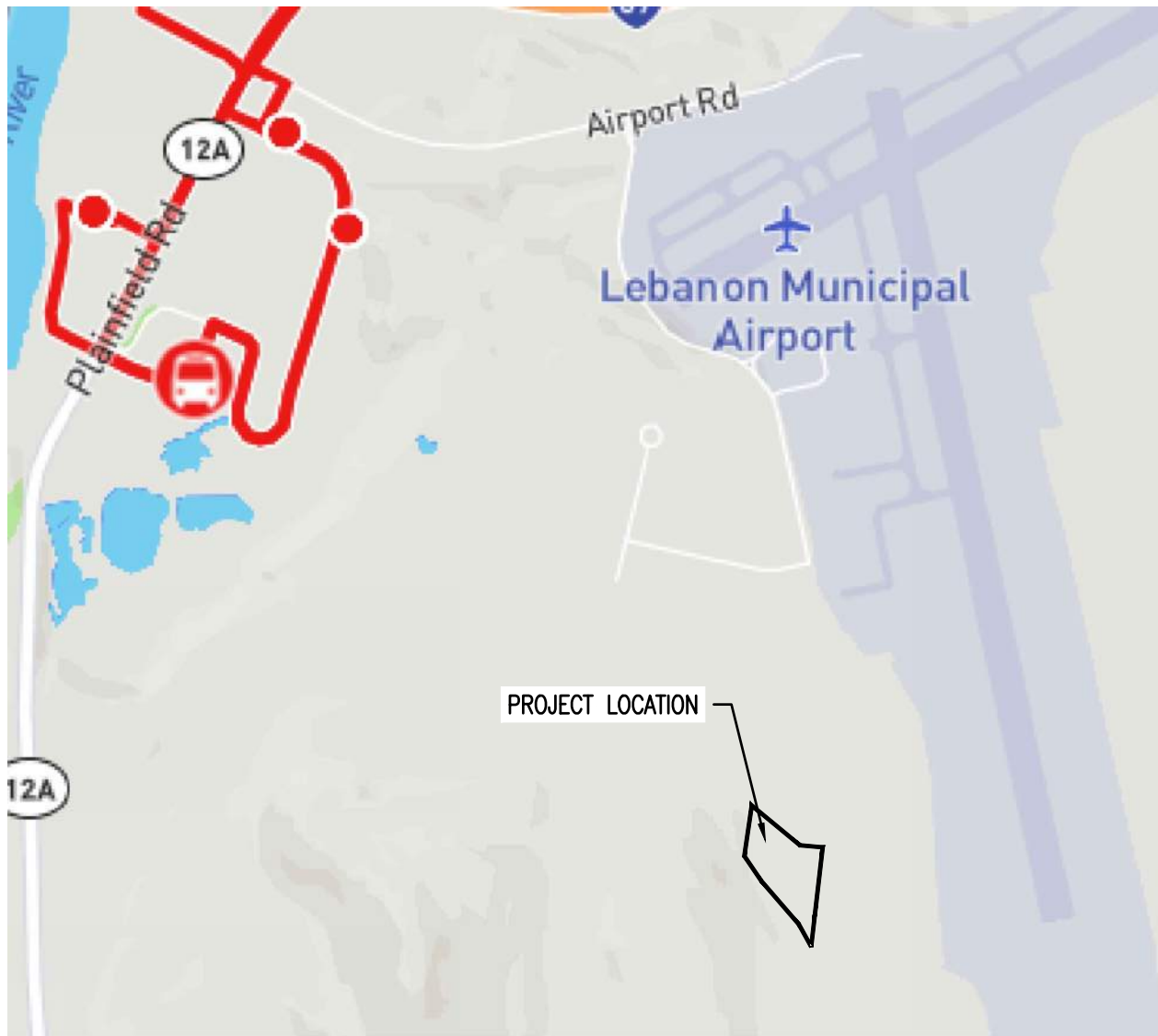
ZONING MAP

1" = 300'

GRAPHIC SCALE



1 inch = 300 ft.
for sheet size 24" x 36"



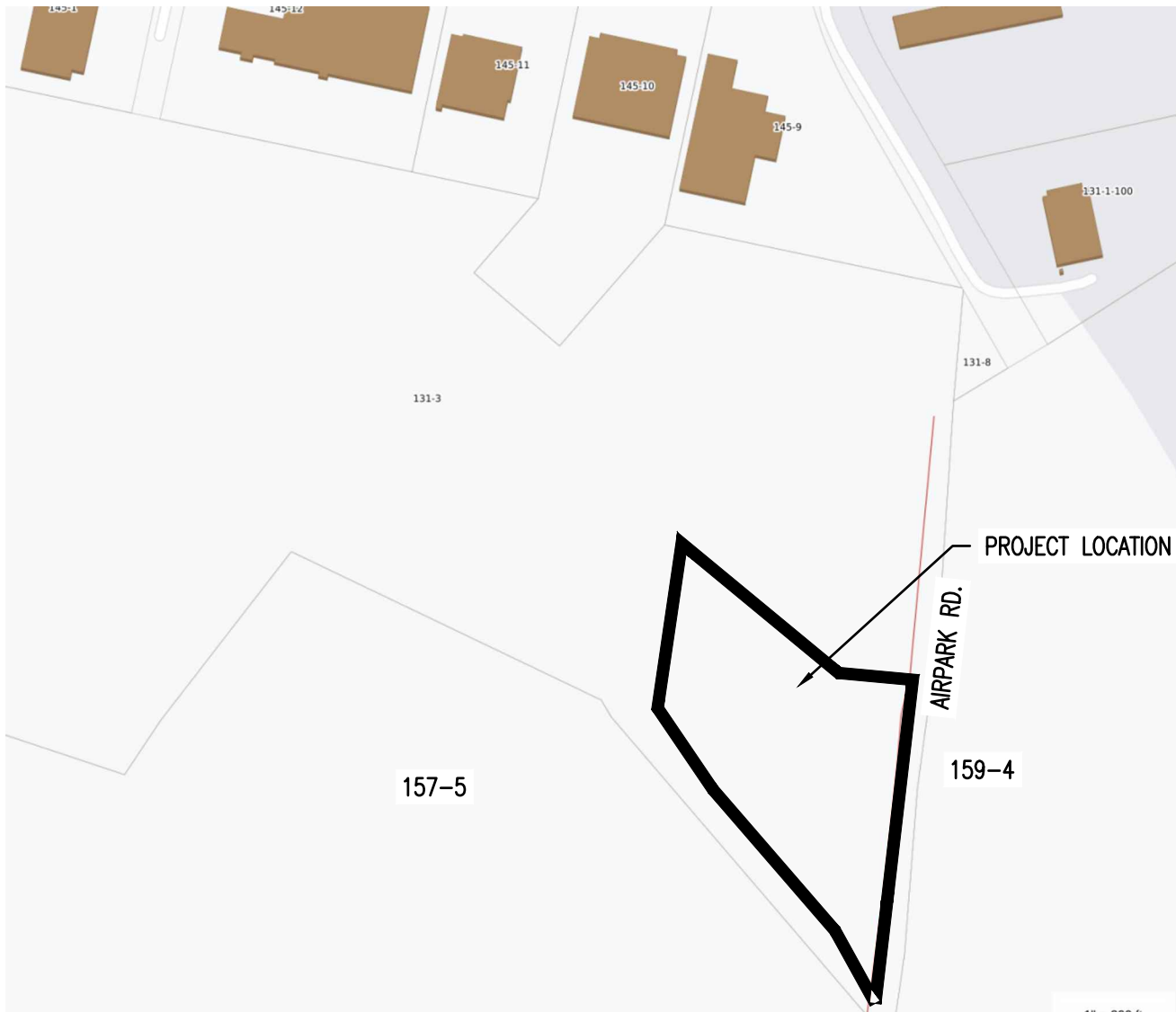
BUS ROUTES

1"=1,000'

GRAPHIC SCALE



1 inch = 1,000 ft.
for sheet size 24" x 36"



TAX MAP

1" = 300'

GRAPHIC SCALE



1 inch = 300 ft.
for sheet size 24" x 36"

ZONING CHART

2/28/2023

Frito-Lay Product Exchange Center, 134 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	9 (min.)	13**
Use	Vacant land		Product Exchange Center / warehouse
Bicycle Storage	n/a	2	2
Loading Spaces	n/a		5
# of stories			1
Impervious Area	n/a		43,560 sq. ft.
Impervious Area (% of lot)	n/a		26%
Overlay Districts	Wetlands Conservation District / Airport Protection District		Wetlands Conservation District / Airport Protection 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'

*Per Upper Valley Technology Park PUD approved plat (PB2022-51-CUPMIN)

** Conditional Use Permit for 150% of min. requested per section 607.3.B.2

PARKING CALCULATIONS:

1,300 SF OFFICE / 250 SF/1 SPACE = 5 SPACES

4,500 SF WAREHOUSE / 1000 SF / 1 SPACE = 4 SPACES

9 SPACES MINIMUM X 1.5 = 13 SPACES

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CONSULTANTS

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ENGINEERING VENTURES, PC
85 MECHANIC STREET, SUITE E2-3
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(603) 442-9333

LAND SURVEYOR
LATITUDES LAND SURVEYING
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(802) 825-6545

LANDSCAPE ARCHITECT
PARK ARCHITECTURE
3 SCHOOL HOUSE LN., STE #1
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ARCHITECT
MICHAEL PETROWICK ARCHITECTS, PLLC
310 MARLBORO ST. STE. 106
KEENE, NH 03431
(603) 636-7056

WETLANDS
STONEY RIDGE ENVIRONMENTAL, LLC
233 PROSPECT MT. RD.
ALTON, NH 03809
602-776-5825

SUBJECT PROPERTY

LOT 131-3-100
134 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

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			
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		
Sheet Title:			
EV Project #	22060.04		
Drawn By:	AM		
Checked By:	AM		
Scale:	AS NOTED		
Date:	2/28/2023		
C0.0 1 of 18			

NOTE: THIS DEVELOPMENT IS PART OF THE UPPER VALLEY TECH PARK PUD AND IS SUBJECT TO THE PUD APPROVAL (PB2022-51-CUPMIN)

LEGEND

EXISTING FEATURES		PROPOSED FEATURES
	CLEAN OUT	
	MANHOLE	
	CATCH BASIN	
	STORM MANHOLE	
	BOLLARD	
	HEADWALL	
	FLARED END SECTION	
	STONE APRON	
	GATE VALVE	
	HYDRANT	
	WATER SHUT OFF	
	UTILITY POWER POLE	
	SIGN	
	SPOT ELEVATION	
	HANDICAP SYMBOL	
	POND	
	TREELINE	
	CONTOUR	
	SWALE	
	STONE WALL	
	SUBJECT PROPERTY LINE	
	OFF SITE PROPERTY LINE	
	SOIL BOUNDARY	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	SANITARY SEWER LINE	
	STORM LINE	
	WATER LINE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMM.	
	GAS LINE	
	SETBACK	
	WETLANDS DELINEATED	
	WETLANDS APPROX.	
	FENCE (BARBED WIRE)	
	FENCE (CHAIN LINK)	
	FENCE (WOODEN)	
	UNDER DRAIN	
	ROOF DRAIN	
	FOUNDATION DRAIN	
	OFFSITE WETLANDS	
	CONCRETE	
	ASPHALT PAVEMENT	
	BUILDING	
	RETAINING WALL	
	GRAVEL SURFACE	

GENERAL NOTES

1. 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.
2. 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.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. 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.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. 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.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT.
15. 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

1. ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
2. 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.
3. 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.
4. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
2. 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.
5. 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.
6. 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.
7. 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

1. THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP).
2. CONTRACTOR SHALL PREPARE A SWPPP AND NOI IN ACCORDANCE WITH THE EPA 2022 CGP.
3. CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP.
4. 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.

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DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Legend and Notes

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:

AM

Scale:

-

Date:

1/23/2023

C0.1

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Jurisdictional Wetlands were delineated by Cynthia M Balcius CWS #61, CSS & CPESC on _____ utilizing the following standards:

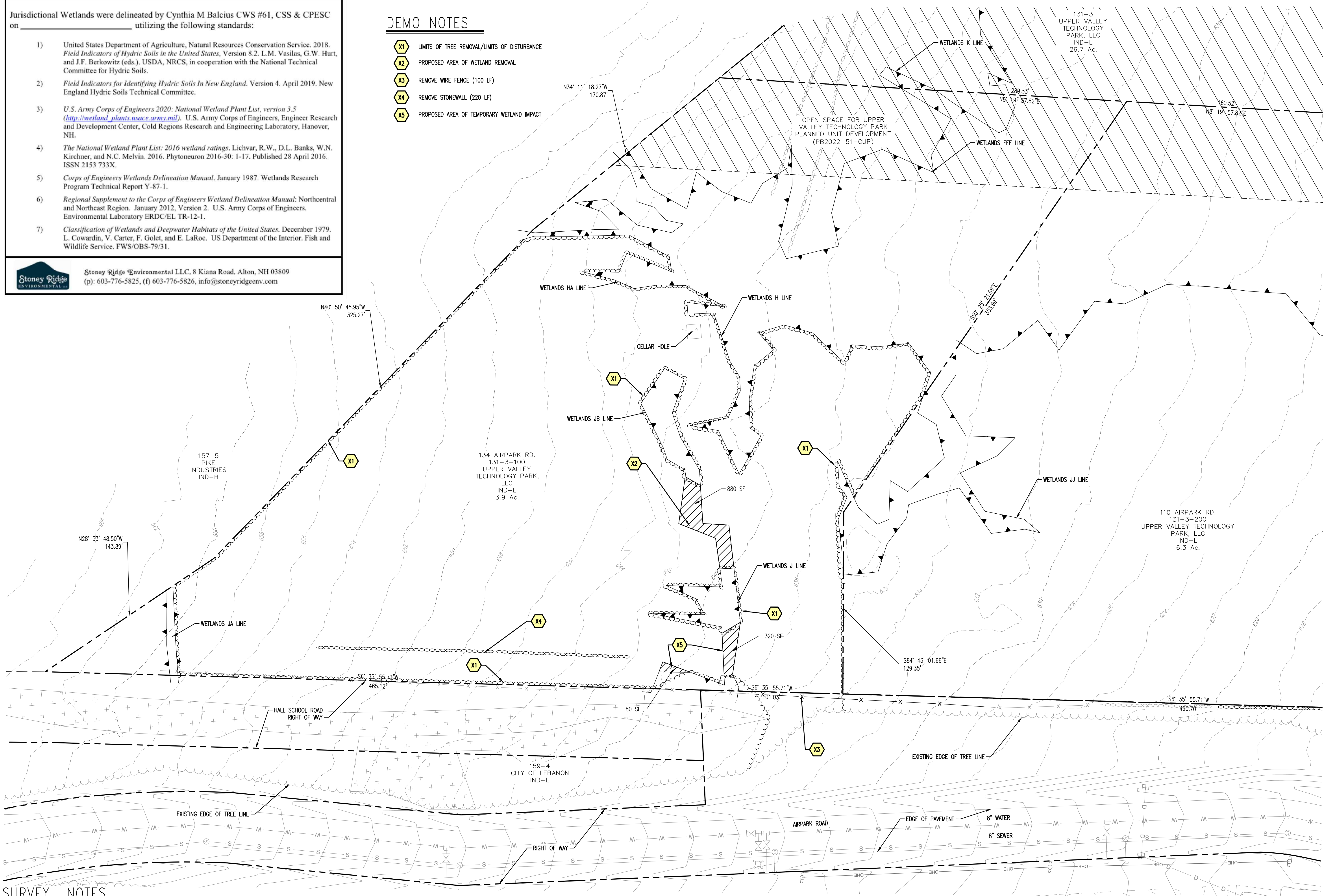
- 1) United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States*, Version 8.2. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils In New England*. Version 4. April 2019. New England Hydric Soils Technical Committee.
- 3) *U.S. Army Corps of Engineers 2020: National Wetland Plant List, version 3.5* (<http://wetland.plants.usace.army.mil>). U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.
- 4) *The National Wetland Plant List: 2016 wetland ratings*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X.
- 5) *Corps of Engineers Wetlands Delineation Manual*. January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. January 2012, Version 2. U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.



Stoney Ridge Environmental LLC, 8 Kiana Road, Alton, NH 03809
 (p): 603-776-5825, (f) 603-776-5826, info@stoneyridgenhv.com

DEMO NOTES

- X1 LIMITS OF TREE REMOVAL/LIMITS OF DISTURBANCE
- X2 PROPOSED AREA OF WETLAND REMOVAL
- X3 REMOVE WIRE FENCE (100 LF)
- X4 REMOVE STONEWALL (220 LF)
- X5 PROPOSED AREA OF TEMPORARY WETLAND IMPACT



SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE ARE BASED ON THE SURVEY CONDUCTED BY LATITUDES LAND SURVEY BETWEEN 5/24/2022 AND 2/17/2023.
2. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN SHOWN AND AS FOUND.
3. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
4. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE NEW HAMPSHIRE STATE PLANE GRID NORTH DERIVED FROM GPS READINGS.
5. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD88 DERIVED FROM 2015 STATE OF NEW HAMPSHIRE CONNECTICUT RIVER WATERSHED LIDAR DATA (2.5 FT. D.E.M. RESOLUTION). AIRPARK RD. EXISTING CONTOURS AND ALIGNMENT ARE BASED ON .DWG DESIGN FILES PROVIDED BY THE CITY OF LEBANON.

Stamp	
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 277 BLAIR PARK RD., STE. 130
 WILLISTON, VT
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Existing Conditions and Demo Plan
 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:	2/28/2023

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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. GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PAD.
9. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATION CONCURRENT WITH WATER AND SEWER UTILITIES.
10. CONSTRUCT STORMWATER SYSTEM.
11. EXCAVATE AND PREP FOR GRAVEL WETLAND, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
12. INSTALL STORMWATER PIPING, DITCHES AND STRUCTURES.
13. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS.
14. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
15. INSTALL LIGHT POLES.
16. PAVE BASE COURSE.
17. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
18. PAVE WEARING COURSE.
19. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY.
20. ANTICIPATED FINAL COMPLETION DATE WINTER 2023.

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. MAY 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.

STONE CHECK DAM
 THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
 THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STARTLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

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 SEEDDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
 THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS. HOWEVER ORIFICES ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

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, SPECIMEN 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

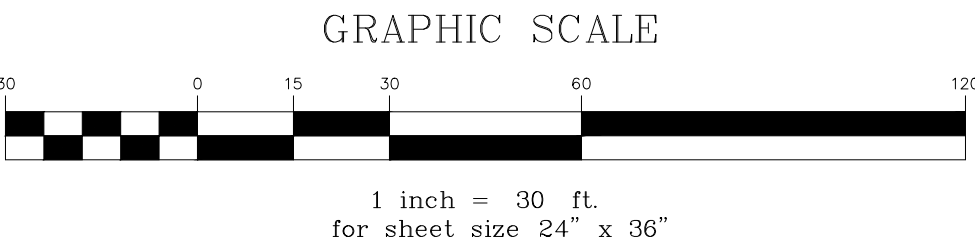
INLET PROTECTION (TYP.)
- E4

SILT FENCE
- E5

CONCRETE WASHOUT
- E6

STABILIZED CONSTRUCTION ENTRANCE
- E7

CHECK DAM (TYP.)



Stamp

Date

Description

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WILLISTON, VT

802-872-0505

Sheet Title: Erosion Prevention and Sediment Control Plan

Project Title: FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project # 22060.04

Drawn By: DC

Checked By: AM

Scale: 1" = 30'

Date: 1/9/2023

C1.0

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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 WITH 5 LOADING SPACES
- C11 CHAIN LINK SECURITY FENCE
- C12 20' WIDE SWING GATE
- C13 PIN DOWN CURB (8' BY 8" BY 8")
- C14 TREE LIMITS
- C15 6" SAFETY YELLOW ALKYD ENAMEL PARKING LOT PAINT (TYP.)
- C16 4' WIDE TRAIL FOR EMPLOYEE USE, TO BE KEPT CLEAR OF LANDSCAPING AND OBSTRUCTIONS.

SURFACE HATCH LEGEND

- STONE DRIP EDGE
- CONCRETE
- RIPRAP
- ASPHALT
- BUILDING



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FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22060.04
Drawn By:	AM
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WATER NOTES

W1 2.5" DOMESTIC WATER LINE.

SEWER NOTES

S1 6" SEWER SERVICE

S2 SANITARY SEWER CLEANOUT

DRAINAGE NOTES

D3 GRASS SWALE

D8 ROOF LEADER

D9 FLARED END SECTION AND STONE APRON

D10 6" MINUS RIPRAP OVERFLOW

D11 PRECAST CONCRETE HEADWALL

D12 GRAVEL WETLAND CELL 1

D13 GRAVEL WETLAND CELL 2

D16 POND RISER

D17 DETENTION POND

D18 LEVEL SPREADER

D20 PERFORATED UNDERDRAIN

ELECTRICAL NOTES

E1 UNDERGROUND ELECTRIC

E2 UNDERGROUND COMMUNICATION

E3 STREET LAMP (TYP.)

E4 BUILDING LIGHT (TYP.)

E5 PAD MOUNTED ELECTRICAL TRANSFORMER (7' WIDTH BY 6' LENGTH BY 5' HEIGHT, CONFIRM SIZE WITH LIBERTY UTILITIES, (7) BOLLARDS)

E6 VEHICLE BLOCK HEATER

DRAINAGE SCHEDULE

CB1 4' I.D. CATCH BASIN
RIM: 633.93
INV. OUT: 630.50 (18" HDPE)
SUMP: 631.00

CB2 4' I.D. CATCH BASIN
RIM: 640.02
INV. IN: 634.00 (18" HDPE)
INV. OUT: 634.00 (18" HDPE)
SUMP: 632.00

CB3 4' I.D. CATCH BASIN
RIM: 639.58
INV. OUT: 635.00 (18" HDPE)
SUMP: 633.00

CB4 5' I.D. CATCH BASIN
RIM: 623.43
INV. IN: 618.00 (18" HDPE)
INV. OUT: 618.00 (24" HDPE)
INV. OUT: 618.00 (18" HDPE)
SUMP: 616.00

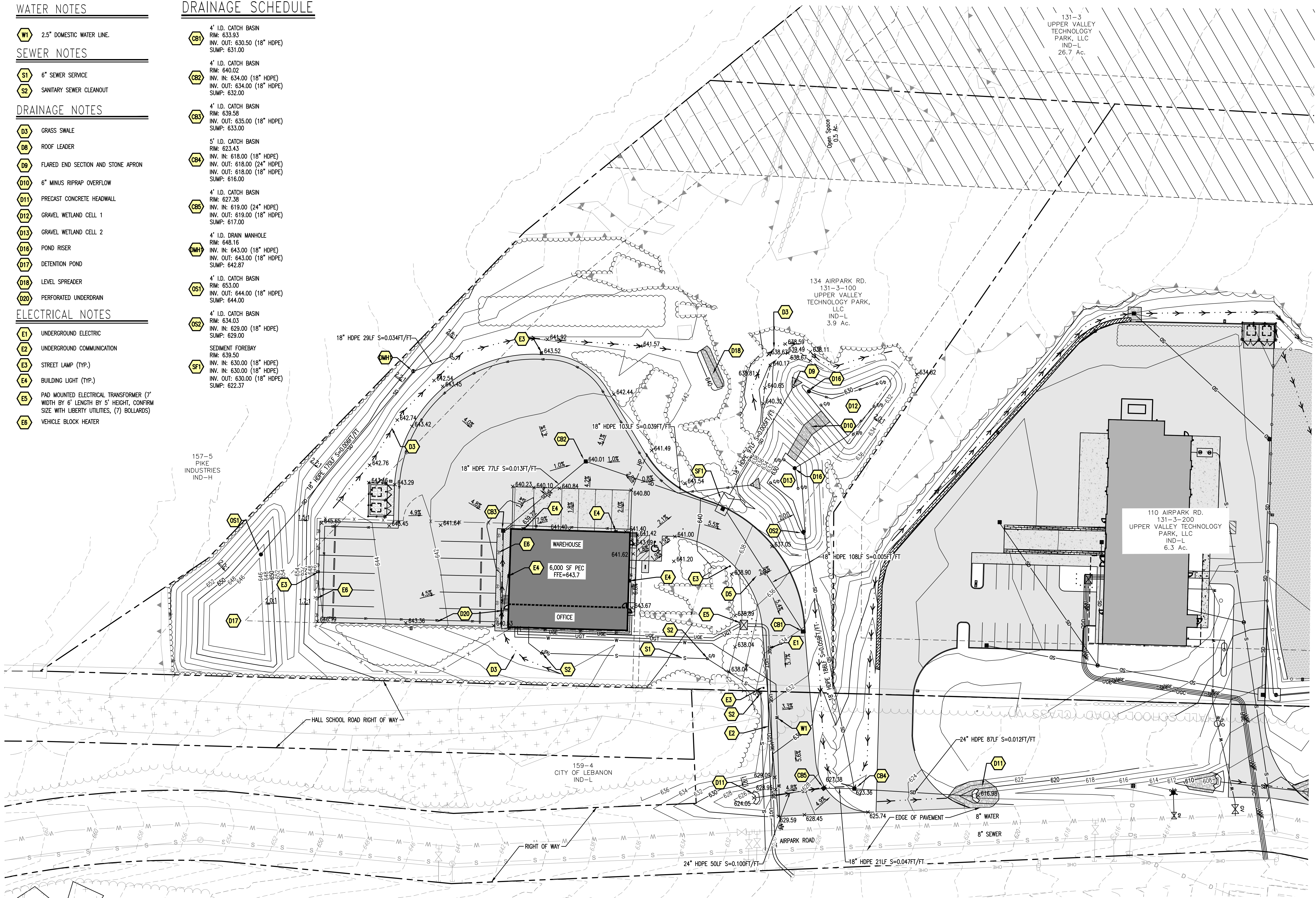
CB5 4' I.D. CATCH BASIN
RIM: 627.38
INV. IN: 619.00 (24" HDPE)
INV. OUT: 619.00 (18" HDPE)
SUMP: 617.00

DMH1 4' I.D. DRAIN MANHOLE
RIM: 648.16
INV. IN: 643.00 (18" HDPE)
INV. OUT: 643.00 (18" HDPE)
SUMP: 642.87

OS1 4' I.D. CATCH BASIN
RIM: 653.00
INV. OUT: 644.00 (18" HDPE)
SUMP: 644.00

OS2 4' I.D. CATCH BASIN
RIM: 634.03
INV. IN: 629.00 (18" HDPE)
SUMP: 629.00

SF1 SEDIMENT FOREBAY
RIM: 639.50
INV. IN: 630.00 (18" HDPE)
INV. IN: 630.00 (18" HDPE)
INV. OUT: 630.00 (18" HDPE)
SUMP: 622.37



131-3
UPPER VALLEY
TECHNOLOGY
PARK, LLC
IND-L
26.7 Ac.

134 AIRPARK RD.
131-3-100
UPPER VALLEY
TECHNOLOGY PARK,
LLC
IND-L
3.9 Ac.

110 AIRPARK RD.
131-3-200
UPPER VALLEY TECHNOLOGY
PARK, LLC
IND-L
6.3 Ac.

GRAPHIC SCALE

1 inch = 30 ft.
for sheet size 24" x 36"

No.	Description	Date	Stamp
1	ADJUSTED DRIVEWAY GRADES 2/3/2023		

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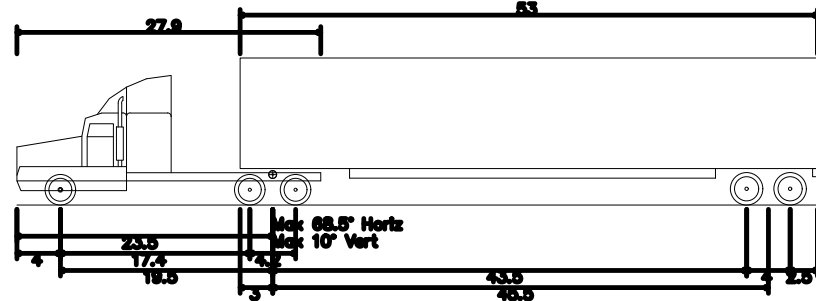
Site Grading, Drainage and Utility Plan
Project Title: FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22060.04
Drawn By:	AM
Checked By:	KW
Scale:	1" = 30'
Date:	2/28/2023

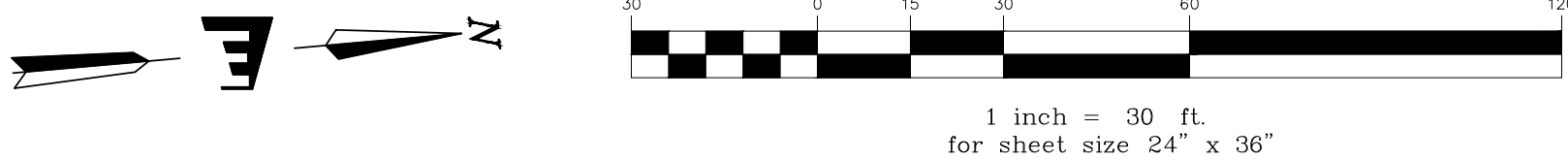
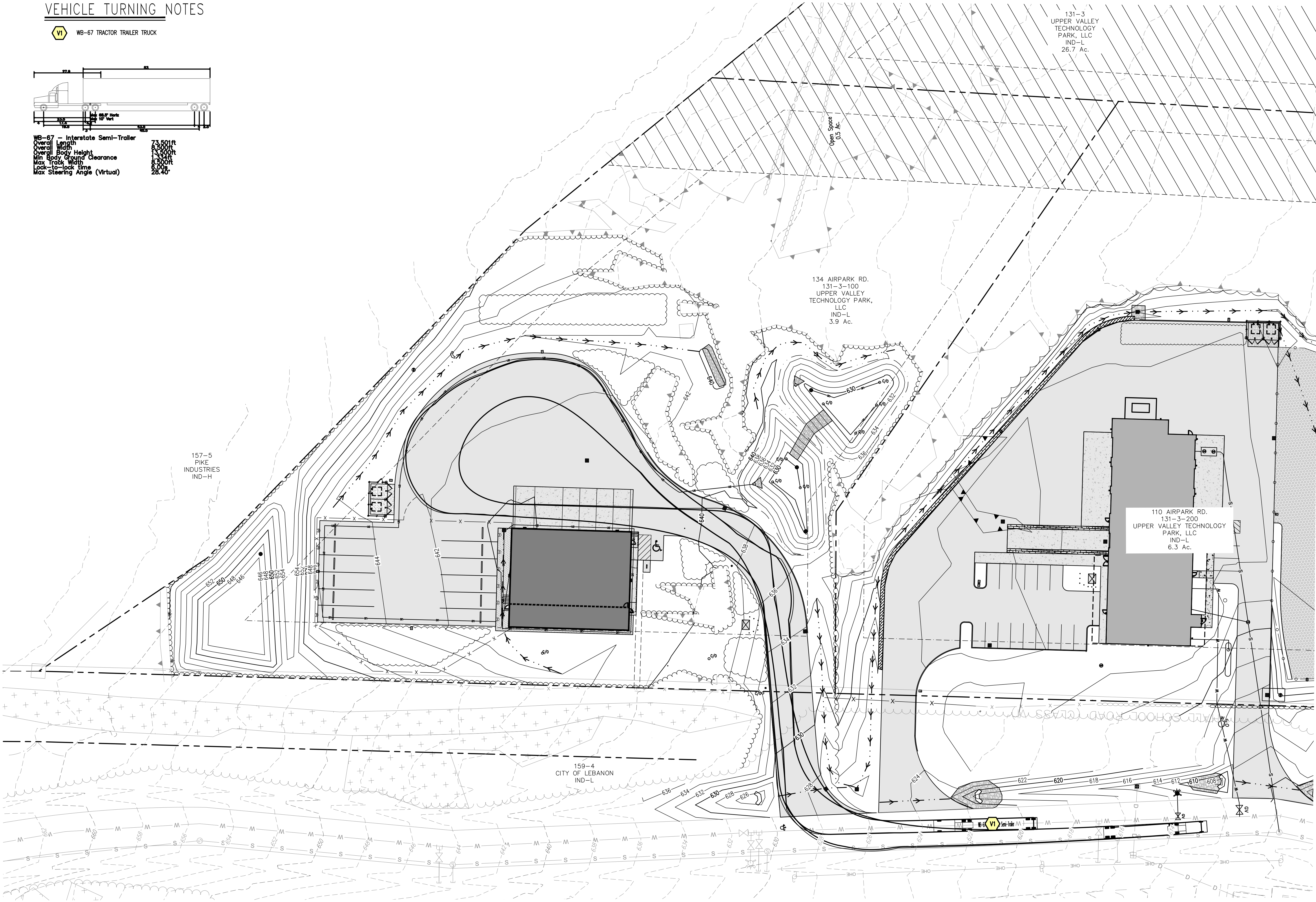
C2.1
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VEHICLE TURNING NOTES

V1 WB-67 TRACTOR TRAILER TRUCK



WB-67 - Interstate Semi-Trailer
 Overall Length 73.80 ft
 Overall Width 8.50 ft
 Overall Body Height 13.50 ft
 Min. Body Ground Clearance 8.50 ft
 Max. Trail Width 8.00 ft
 Lock-to-lock time 28.40
 Max Steering Angle (Virtual) 28.40



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WB-67 Tractor Trailer Truck Turning Plan

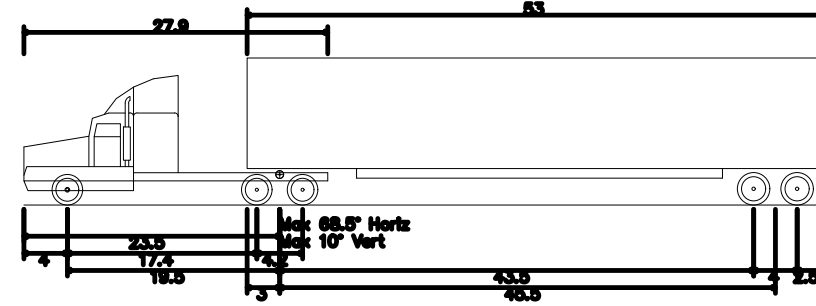
Project Title
 FRITO-LAY PRODUCT EXCHANGE CENTER
 UPPER VALLEY TECHNOLOGY PARK
 WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	22060.04
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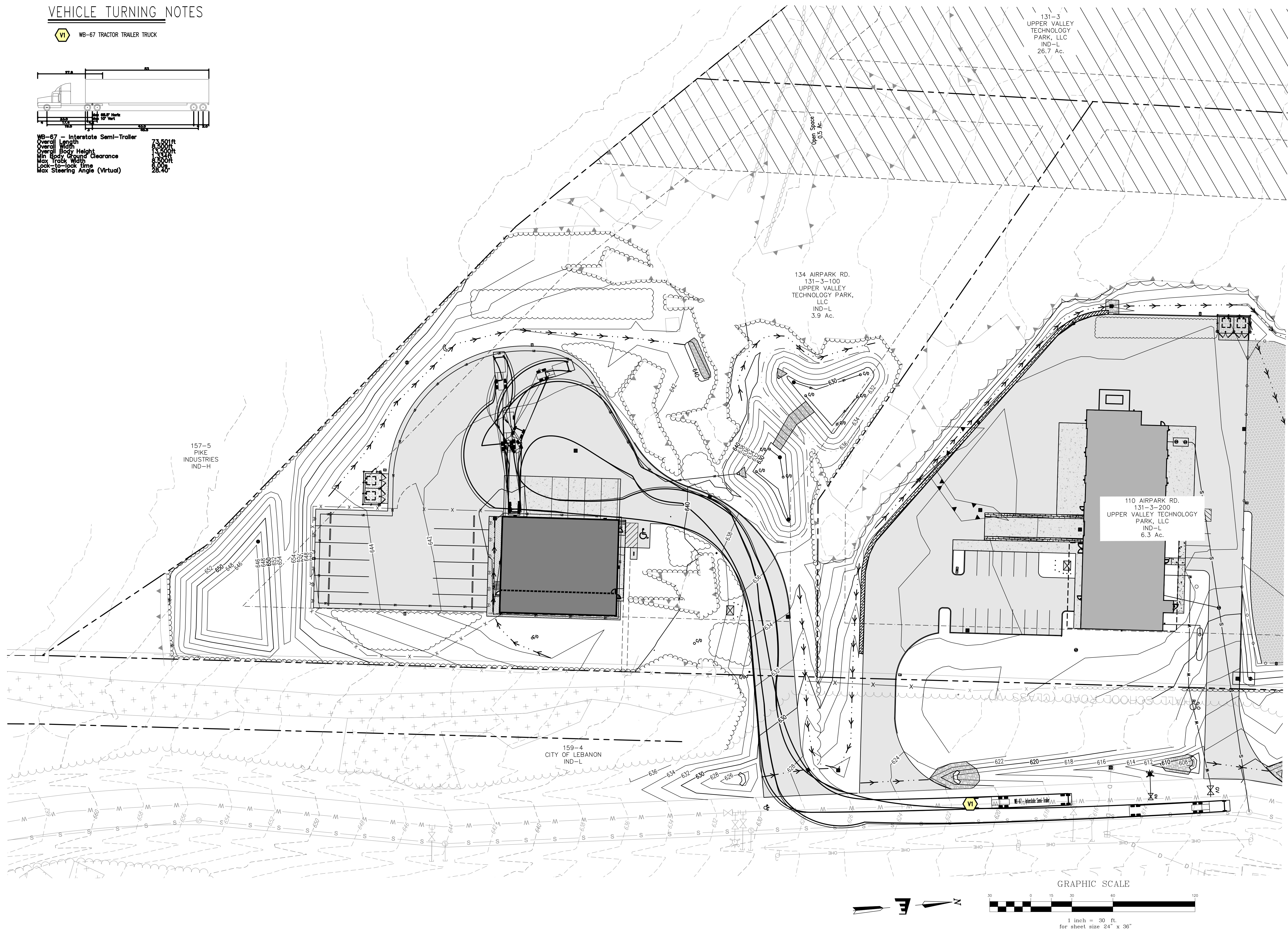
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V1 WB-67 TRACTOR TRAILER TRUCK



WB-67 - Interstate Semi-Trailer		
Overall Length		73.50ft
Overall Width		8.500ft
Overall Body Height		13.500ft
Min Body Ground Clearance		1.334ft
Max Track Width		8.500ft
Lock-to-lock time		6.00s
Max Steering Angle (Virtual)		28.40°

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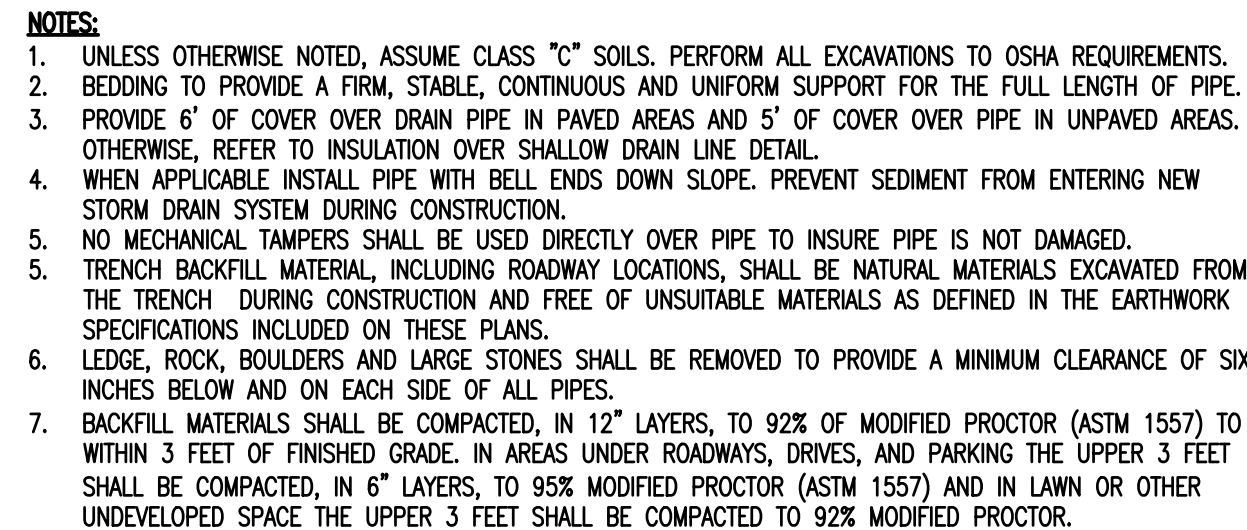
WB-67 Tractor Trailer Truck Turning Plan(2)

FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

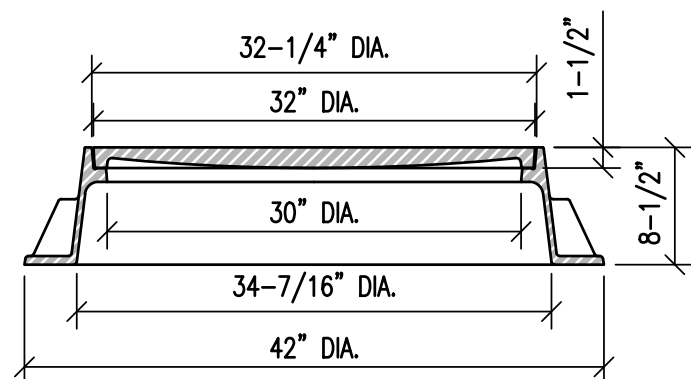
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Date:	2/28/2023

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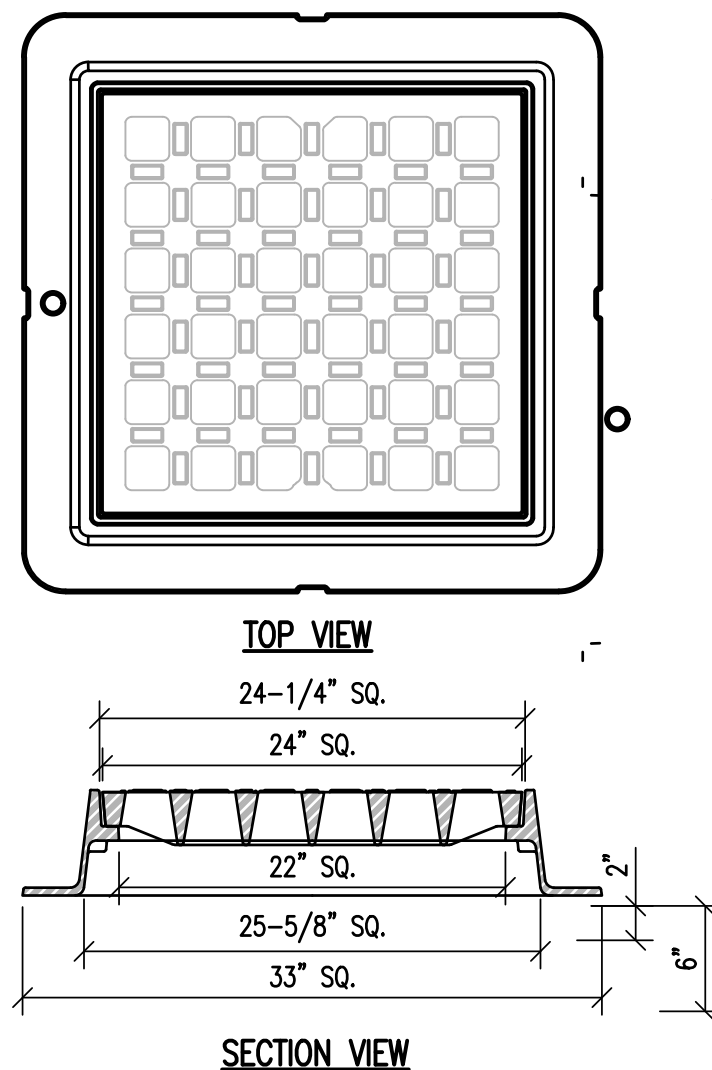
8 of 18



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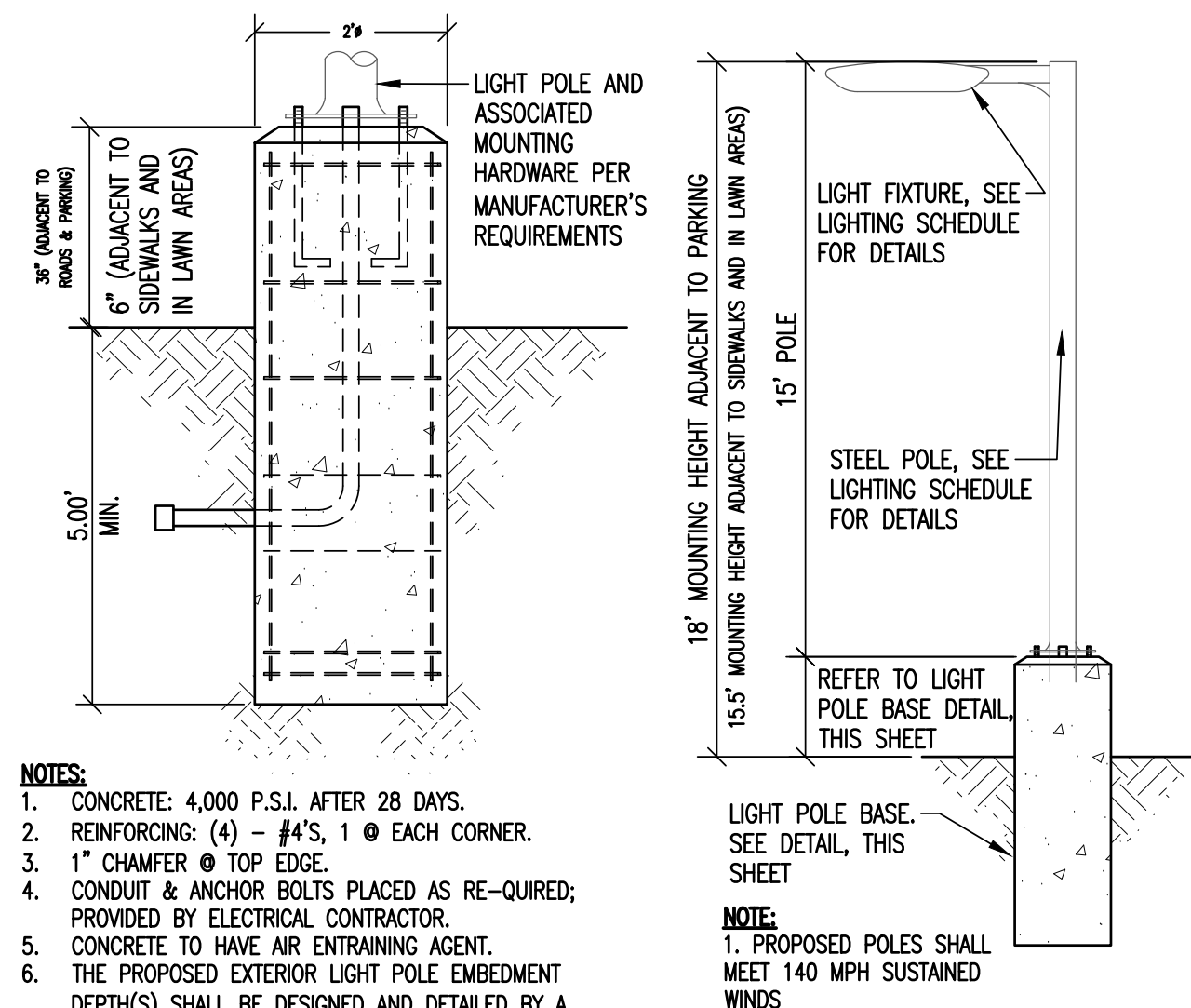


1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
3. CATCH BASIN (CB) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "5520MS 5546ZPT ASSEMBLY" OR APPROVED EQUAL.
4. MANHOLE (MH) FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A V1419 ASSEMBLY" OR APPROVED EQUAL.



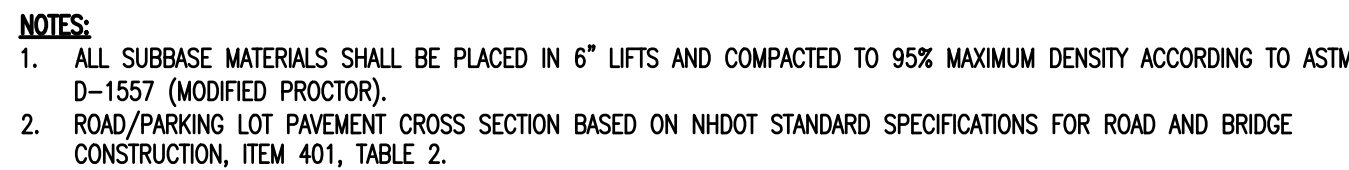
SECTION VIEW

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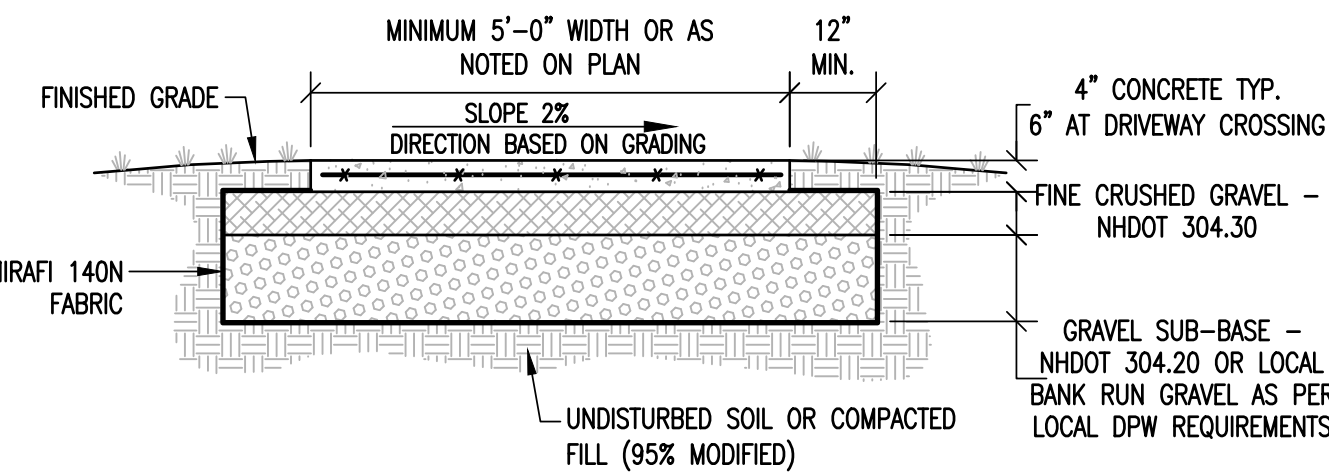


TYPICAL LIGHT POLE BASE

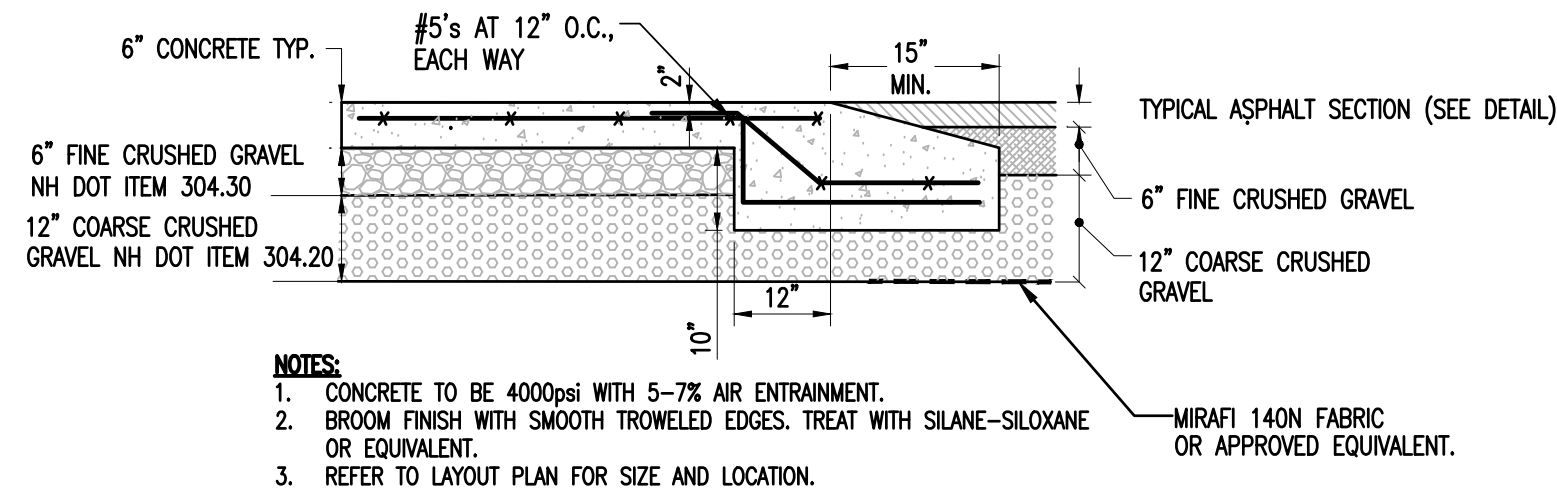
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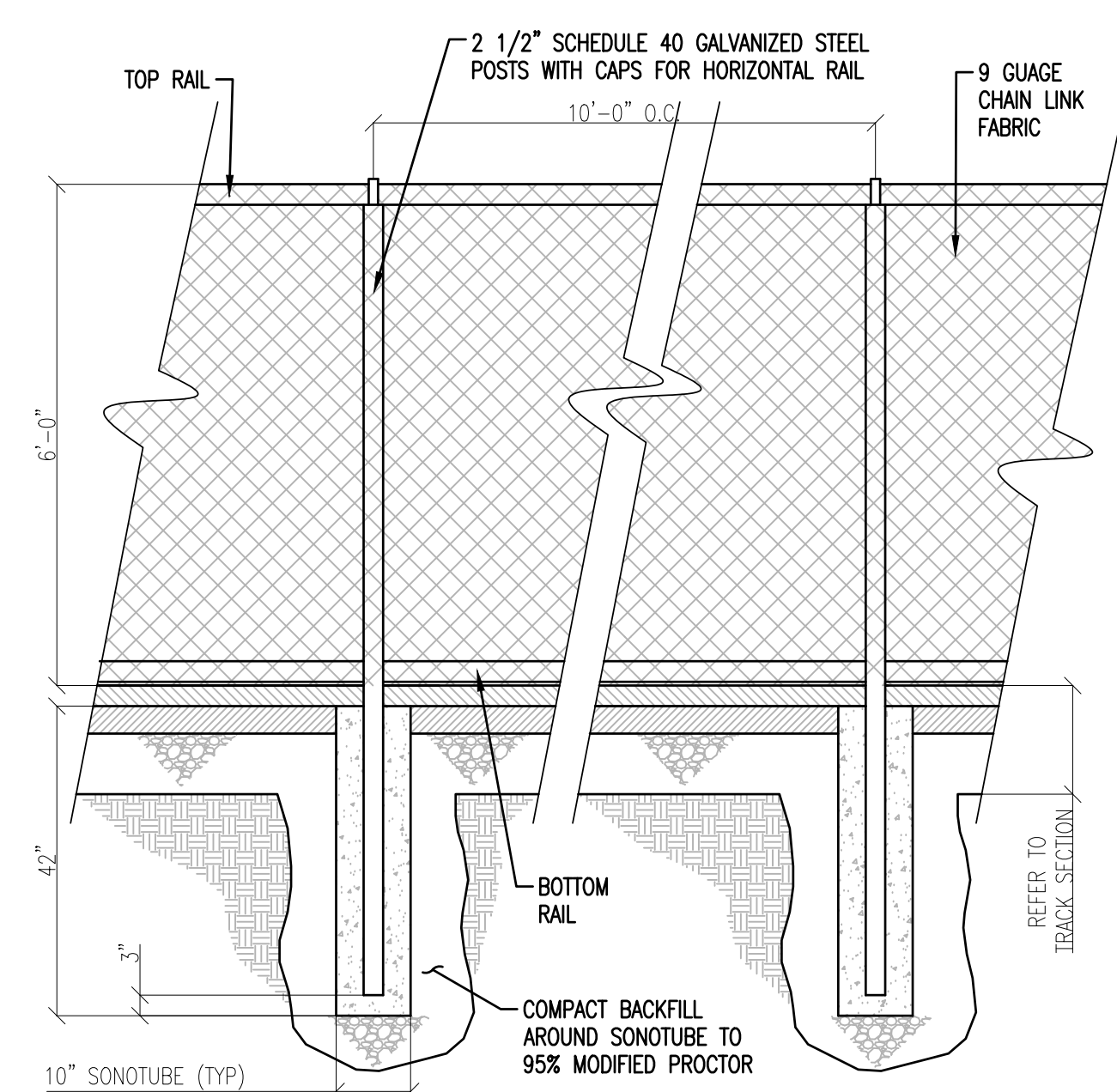
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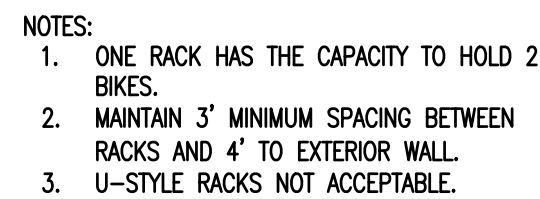
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SITE DETAILS

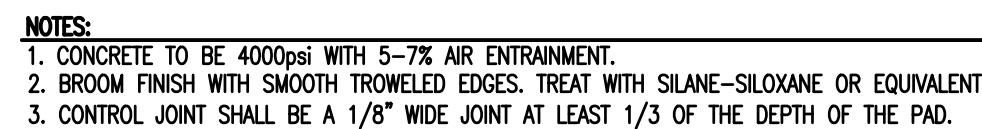
TO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST IERANON GRAFETON COUNTY NEW HAMPSHIRE

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Checked By:	AM
Scale:	NTS
Date:	1/9/2023

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1. 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 INDOT SPECIFICATIONS.
2. CURBS AND GUTTERS SHALL BE CONSTRUCTED 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.
3. 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 BE AT LEAST 98% OF THE THEORETICAL MAXIMUM DENSITY OF THE MIXTURE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAYMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VIRGINS.
6. PAYMENT SHALL NOT BE ISSUED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAYMENT SHALL BE WITHHELD UNTIL THE ROAD BASE TEMPERATURE IS ABOVE 40 DEGREES OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR FROZENS ARE CORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, SUBSTANTIALLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLE:

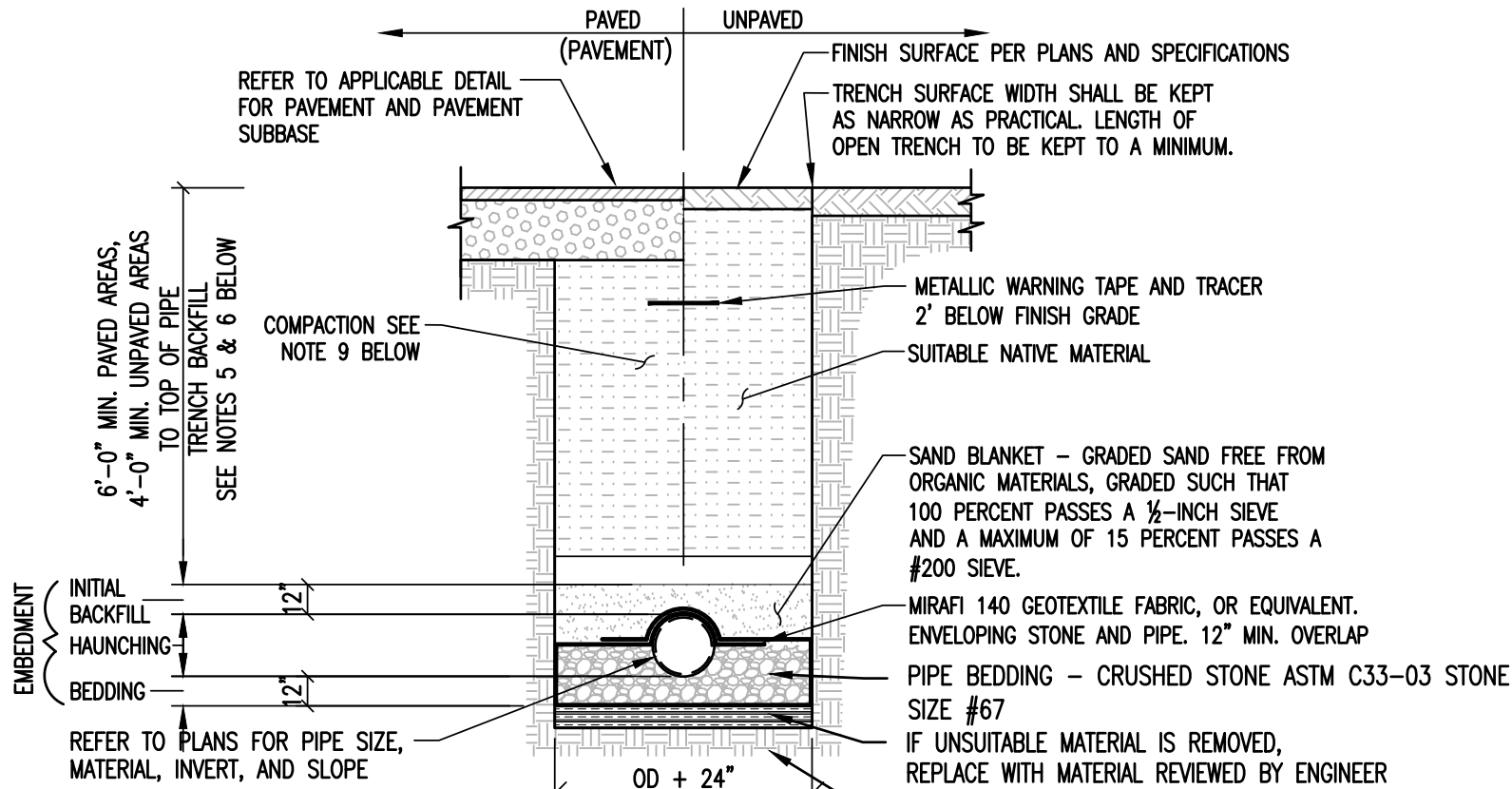
G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.

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 7.6.
 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

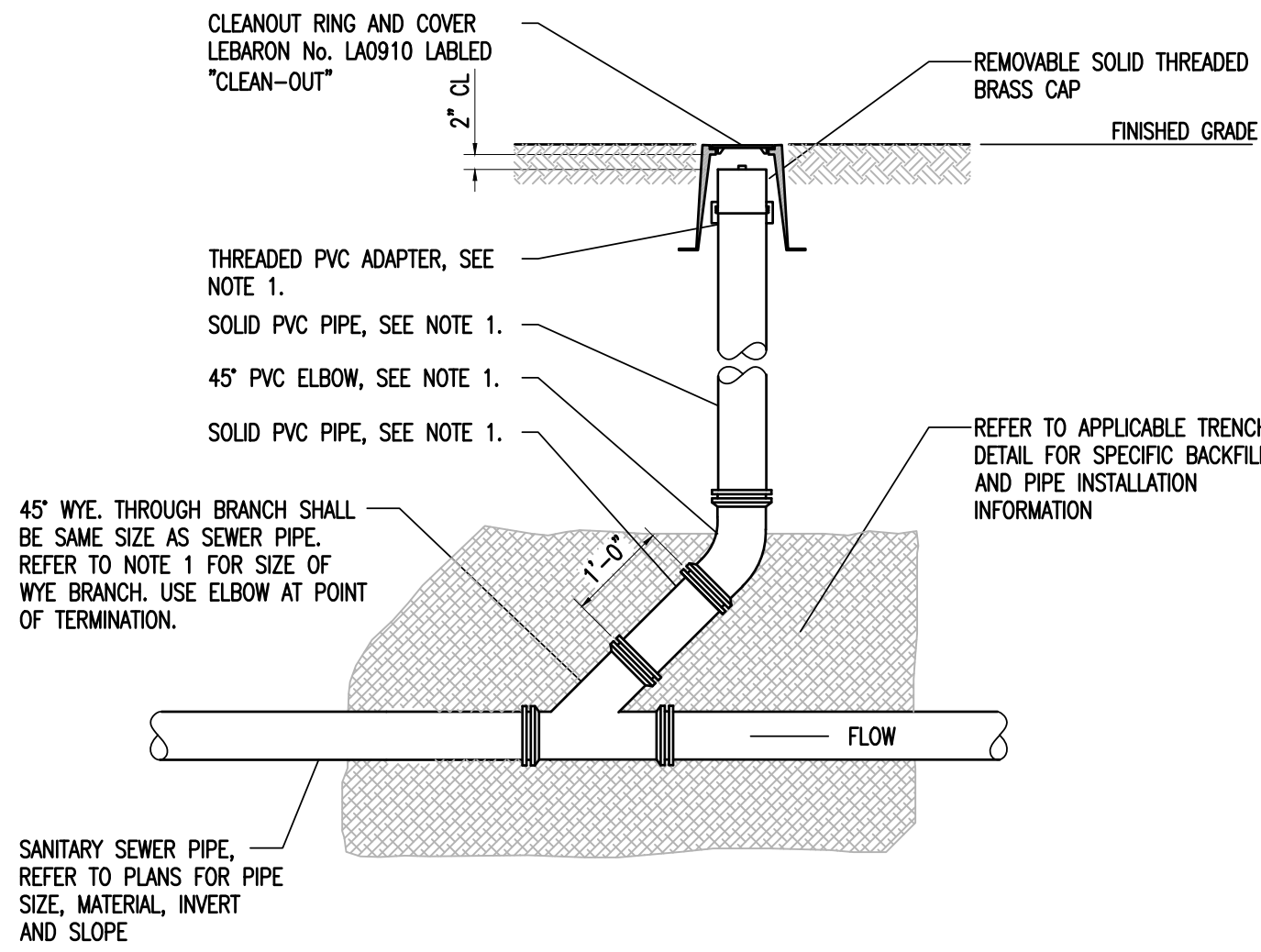
THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.



- NOTES:**
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. SHALLOWER DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
 4. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
 5. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY NHDOT 203.2.7, ENV-WQ-704.11(h), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
 6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER SYSTEM DURING CONSTRUCTION.
 7. ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
 8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
 9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.
 9. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

GRAVITY SEWER TRENCH

NOT TO SCALE



SANITARY CLEANOUT NOTES:

1. ALL CLEANOUT RISER PIPE AND FITTINGS SHALL BE 4" DIAMETER WHEN THE SEWER PIPE IS LESS THAN 6" DIAMETER AND 6" DIAMETER FOR ALL SEWER PIPE 6" IN DIAMETER AND GREATER.
2. CLEANOUTS SHALL BE PROVIDED AT EACH HORIZONTAL CHANGE IN DIRECTION OF THE SEWER PIPE GREATER THAN 45 DEGREES AND AT INTERVALS OF NOT MORE THAN 100 FEET.
3. CLEANOUT RISER ASSEMBLY PIPE MATERIAL SHALL MATCH SANITARY SEWER PIPE MATERIAL.
4. RESTRAINED JOINTS SHALL BE PROVIDED ON THE CLEANOUT RISER TO PREVENT SEPARATION DURING CAP REMOVAL AND USE.

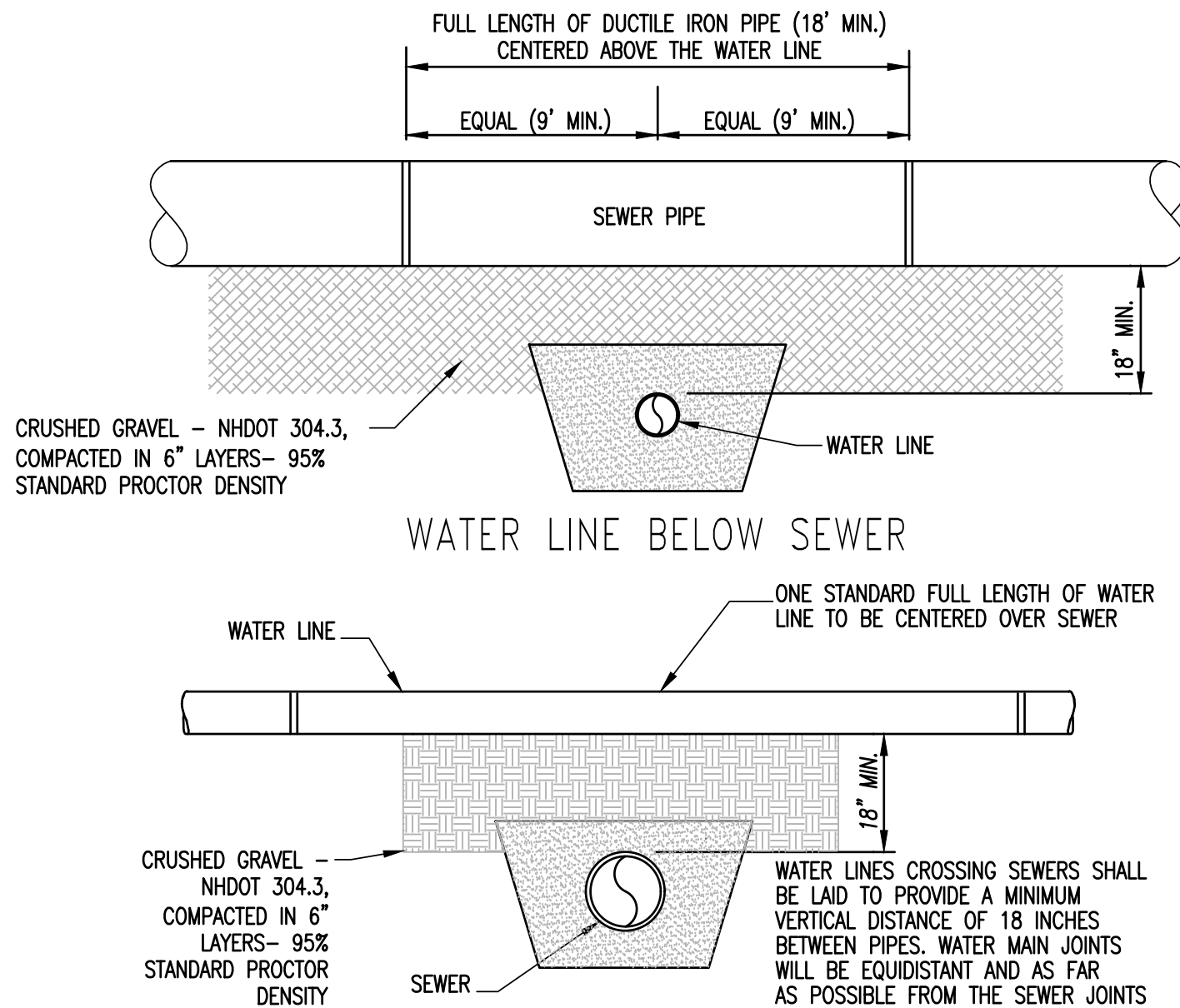
SANITARY SEWER CLEANOUT

NOT TO SCALE

- NOTES:**
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 2. COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
 3. FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A V1419 ASSEMBLY" OR APPROVED EQUAL.

SEWER MANHOLE FRAME & COVER

NOT TO SCALE



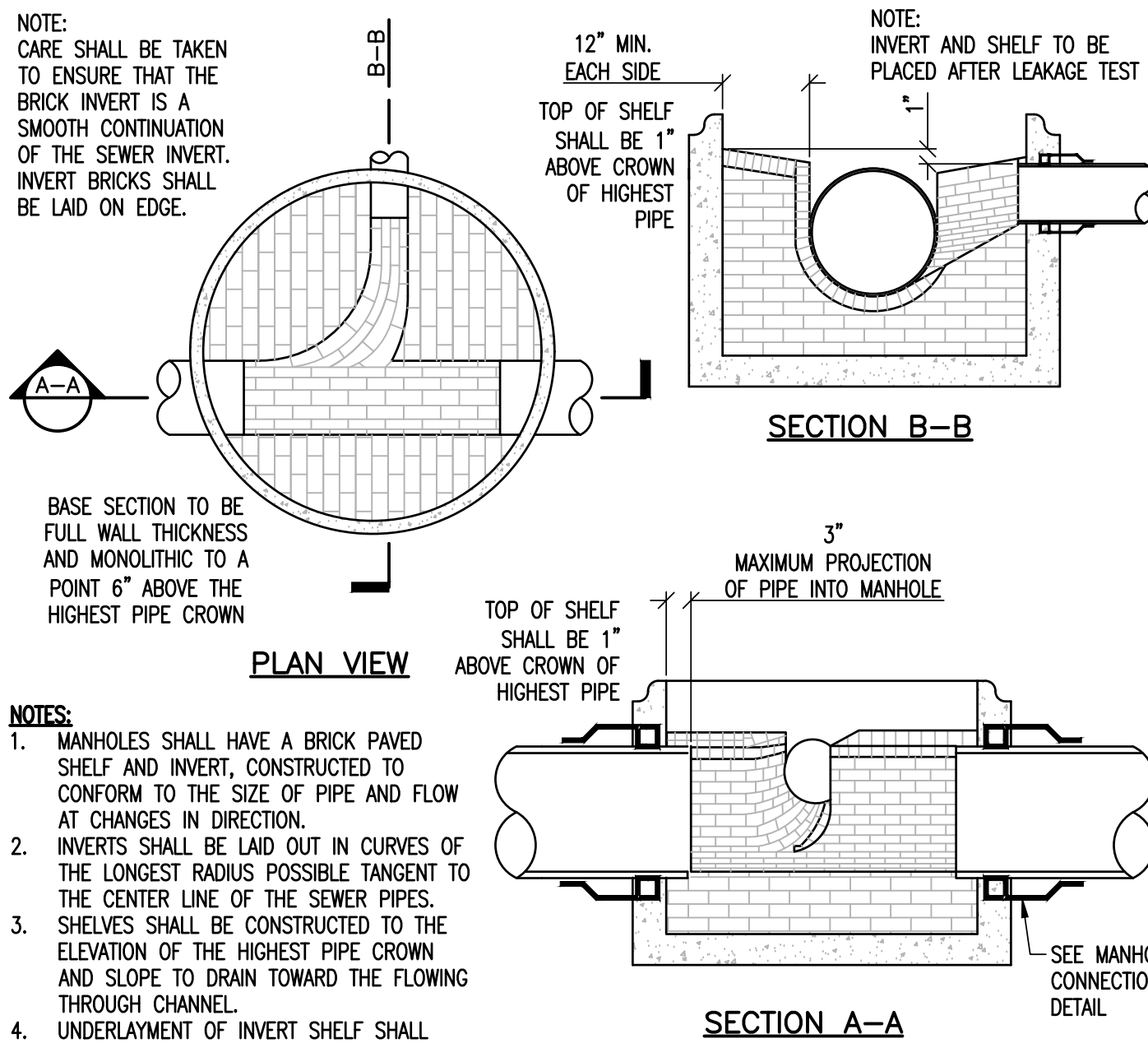
NOTE:

PROTECTION OF WATER SUPPLIES

- a. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN ANY CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- b. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTIVE RADI ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELL OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
- c. SEWERS SHALL BE LOCATED AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
- d. A DEVIATION FROM THE SEPARATION REQUIREMENTS OF (b) or (c) ABOVE SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-Wq 704.08.
- e. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - 1.) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - 2.) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.
- f. WATER-SEWER SEPARATION SHALL COMPLY WITH ENV-Wq 704.08 OR A WAIVER MUST BE REQUESTED FROM THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES.

TYPICAL SEWER WATER SEPARATION

NOT TO SCALE

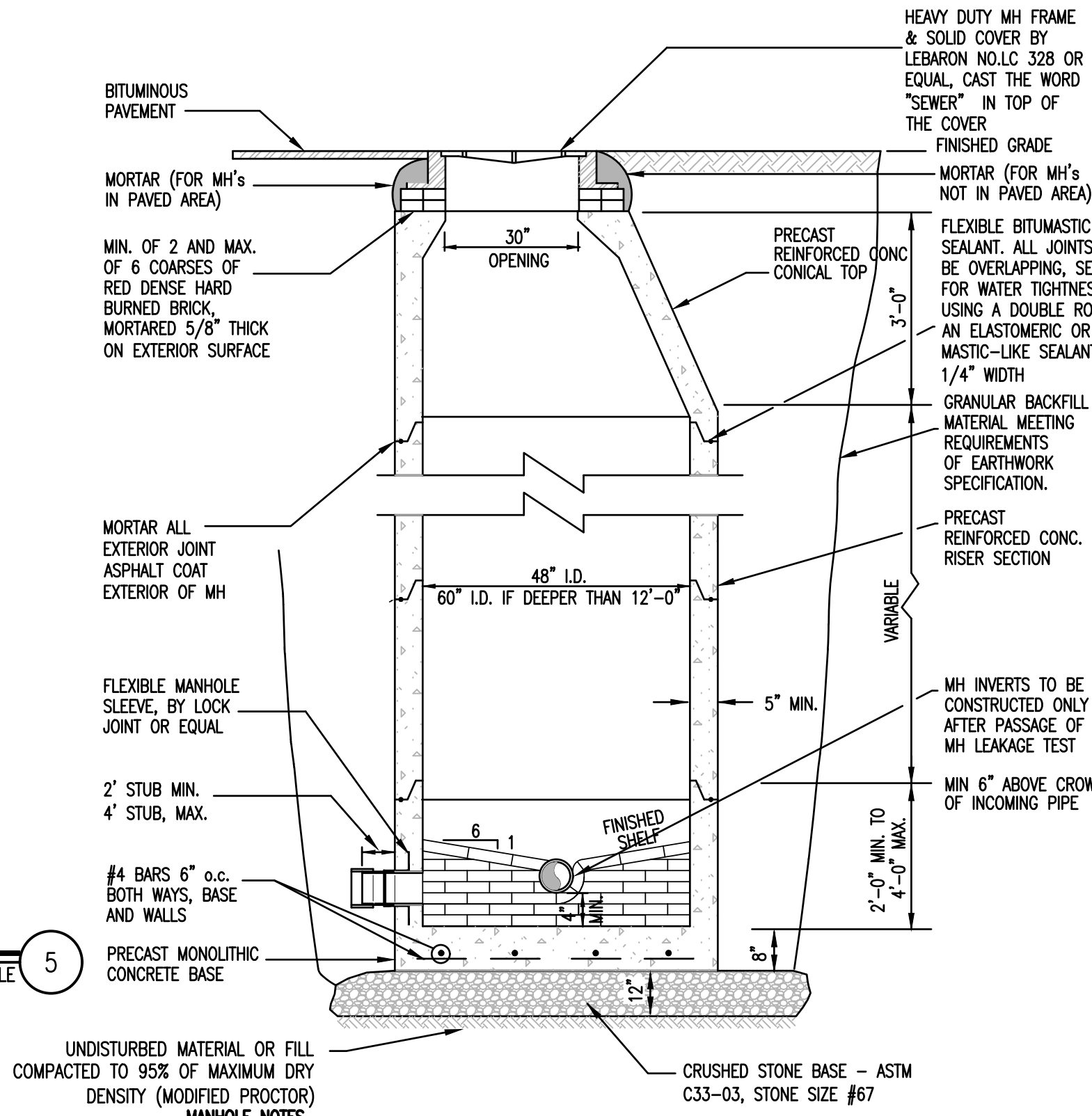


NOTES:

1. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION.
2. INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES.
3. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL.
4. UNDERLAYMENT OF INVERT SHELF SHALL CONSIST OF BRICK MASONRY.

SEWER MANHOLE INVERT AND SHELF

NOT TO SCALE



MANHOLE NOTES

1. INVERTS OF MANHOLES SHALL BE FORMED WITH GRADE SS -HARD BRICK CONFORMING TO ASTM C32.
2. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE PER ENV-Wq 704.12(K)
3. IF DEPTH OF MANHOLE IS 7 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 7 FT., THEN A CONICAL TOP WILL BE INSTALLED.
4. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
5. LADDER RUNGS OF ANY TYPE ARE NOT PERMITTED.

- AS PER SECTION ENV-WQ 704.13 (C) MORTAR USED IN MANHOLES SHALL COMPLY WITH THE FOLLOWING:
1. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION;
 2. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE AS SHOWN IN TABLE 704-4:

TABLE 704-4: PROPORTIONS OF CEMENT, SAND, AND HYDRATED LIME		
HYDRATED LIME	SAND	TYPE II PORTLAND CEMENT
NONE	4.5 PARTS	1.5 PARTS
0.5 PARTS	4.5 PARTS	ONE PART

3. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED;
4. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED;
5. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES; AND
6. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT: [HTTP://WWW.NH.GOV/DOIT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM](http://www.nh.gov/DOIT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM)
7. BASE SECTION SHALL BE MONOLITHIC TO A POINT AT LEAST 6" ABOVE THE CROWN OF INCOMING PIPE PER ENV-WQ 704.12(E).
8. MANHOLES SHALL CONFORM WITH ASTM C478 PER ENV-WQ 704.13 (A)(3)
9. IF ORGANICS ARE ENCOUNTERED WITHIN THE EXCAVATION TRENCH THEY SHALL BE REMOVED DOWN TO FIRM UNDISTURBED SOIL.

SANITARY SEWER MANHOLE

NOT TO SCALE

Sheet Title

SEWER DETAILS

Project Title

FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

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 • 518-630-9614
www.engineeringventures.com

Date

Description

No.

Stamp

EV Project # 22060.04

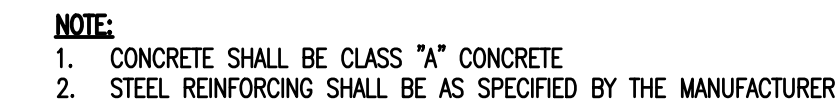
Drawn By: DC

Checked By: AM

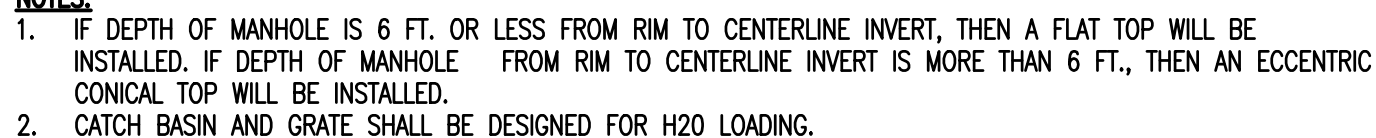
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Date: 1/9/2023

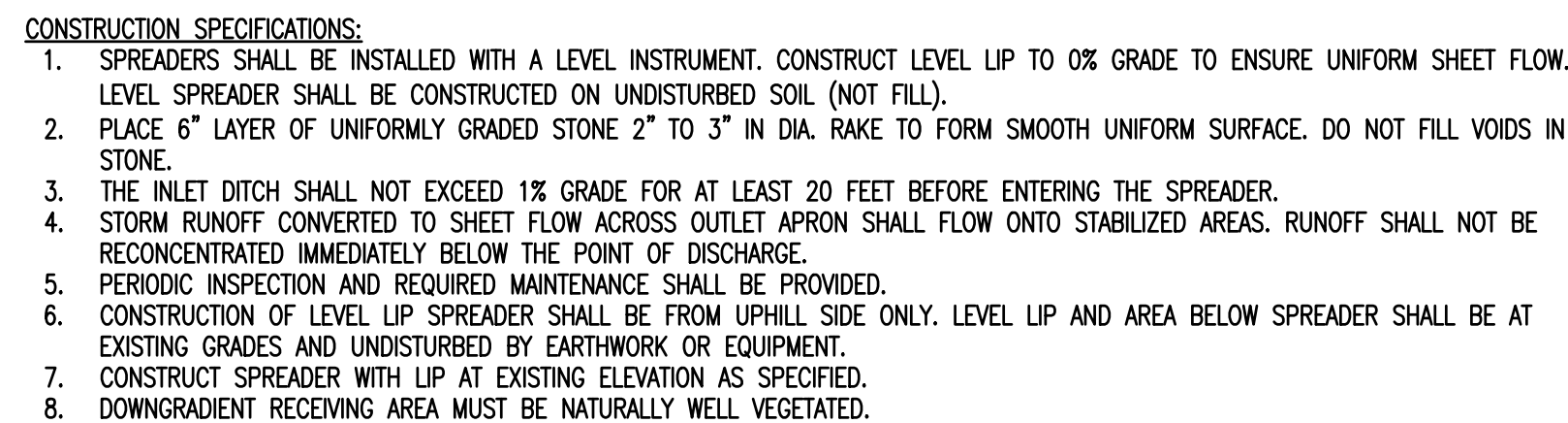
C3.3



1. NEW ENGLAND WETMIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 18LB/ACRE (1LB/2,500SF).
2. NEW ENGLAND CONSERVATION/WILDLIFE MIX AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OF SOUTH HADLEY, MA (WWW.NEWP.COM). APPLY SEED MIX AT A RATE OF 25LBS/ACRE (1LB/1,750SF).



C3.4



ROUND GRATE
RIM = 653.0

10" VERTICAL ORIFICE
INV. = 647.0

BOTTOM OF POND
ELEV. = 654.0

4" I.D. DMH

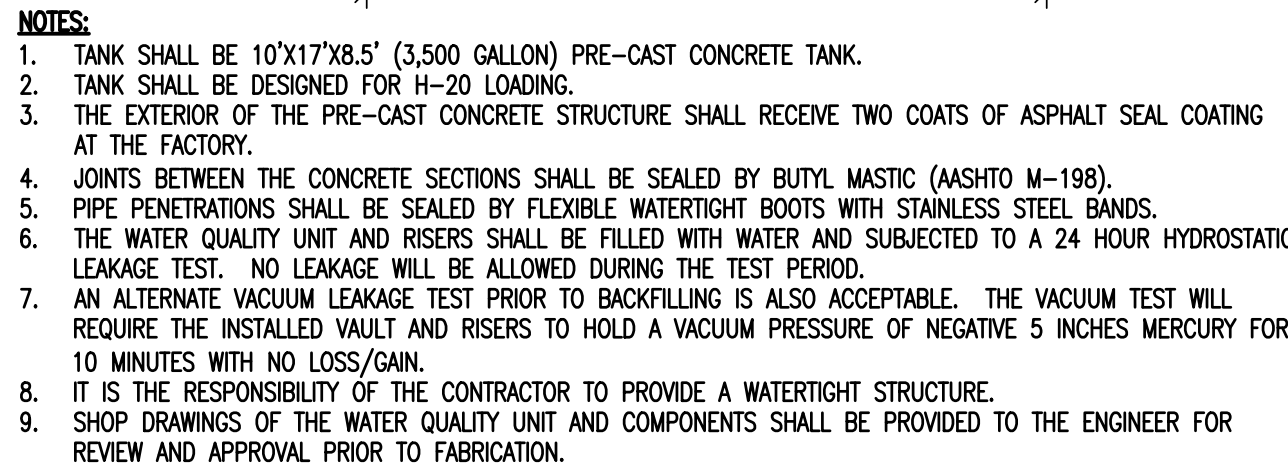
24"

18" HDPE OUT TO G.S.
INV. 653.8

DRAINAGE MANHOLE
STRUCTURE (SEE DETAIL)

MAX. 2

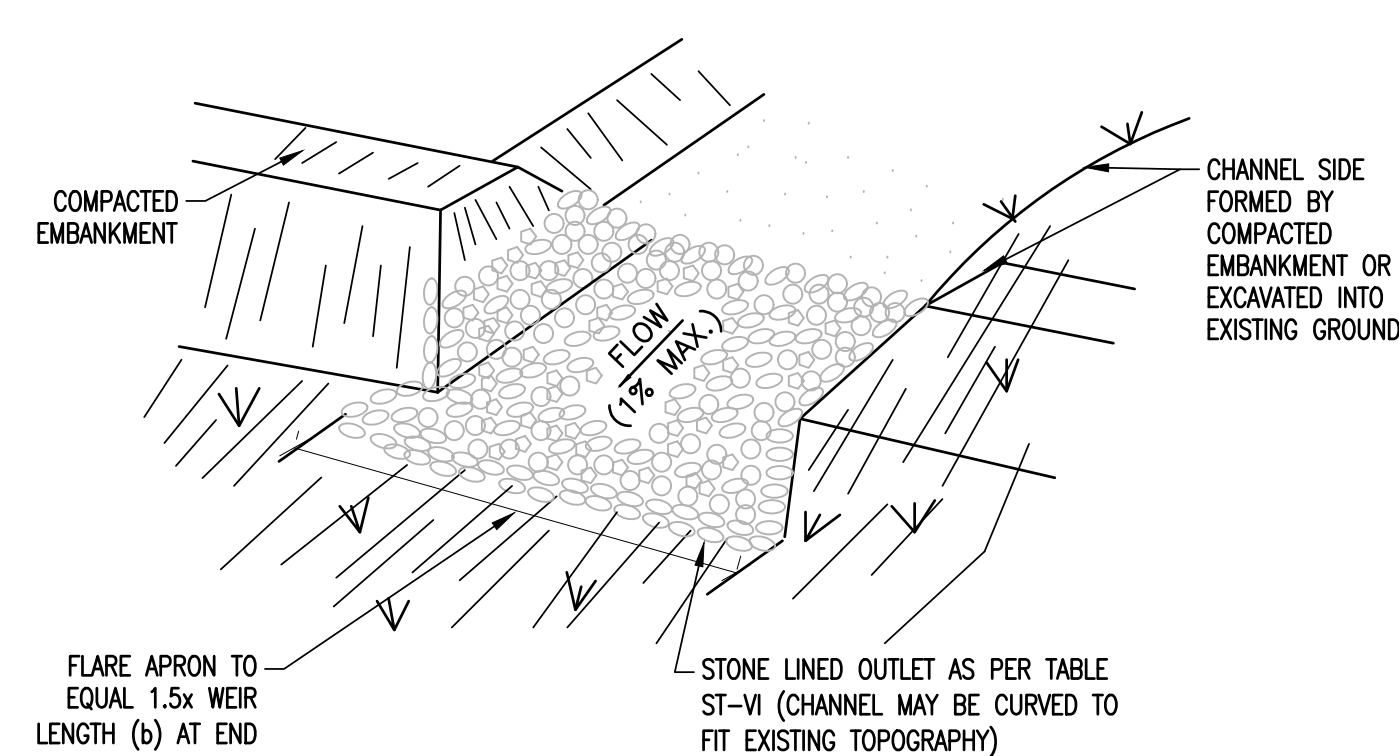
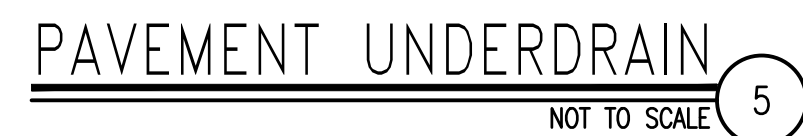
TOP OF BERM = 654.0



SEDIMENT FOREBAY

NOT TO SCALE

4



1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET STORAGE FOR EACH ACRE OF DRAINAGE AREA;
4. SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
7. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED;
8. AND THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
9. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
10. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
11. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
12. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
13. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
14. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
15. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
16. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY SEDIMENT TRAP

STORMWATER DETAILS (2)	
Sheet Title:	
Project Title:	Frito-Lay Product Exchange Center Upper Valley Technology Park West Lebanon, Grafton County, New Hampshire
EV Project #	22060.04
Drawn By:	DC
Checked By:	AM
Scale:	NTS
Date:	1/9/2023
C3.5	
14 of 18	

EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

- 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 DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
- DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(ASHTO M 144) OR SODIUM CHLORIDE (ASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
- 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:
 - 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;
 - 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
 - INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
- RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
- ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 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 OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 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.
- 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.
- 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.
- DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - LOCATED IN UPLANDS;
 - LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
- 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.
- 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.
- 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.
- PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

- 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.
- 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.
- 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.
- PRIOR TO ANY EROSION CONTROL MEASURES BEING 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.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- 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:

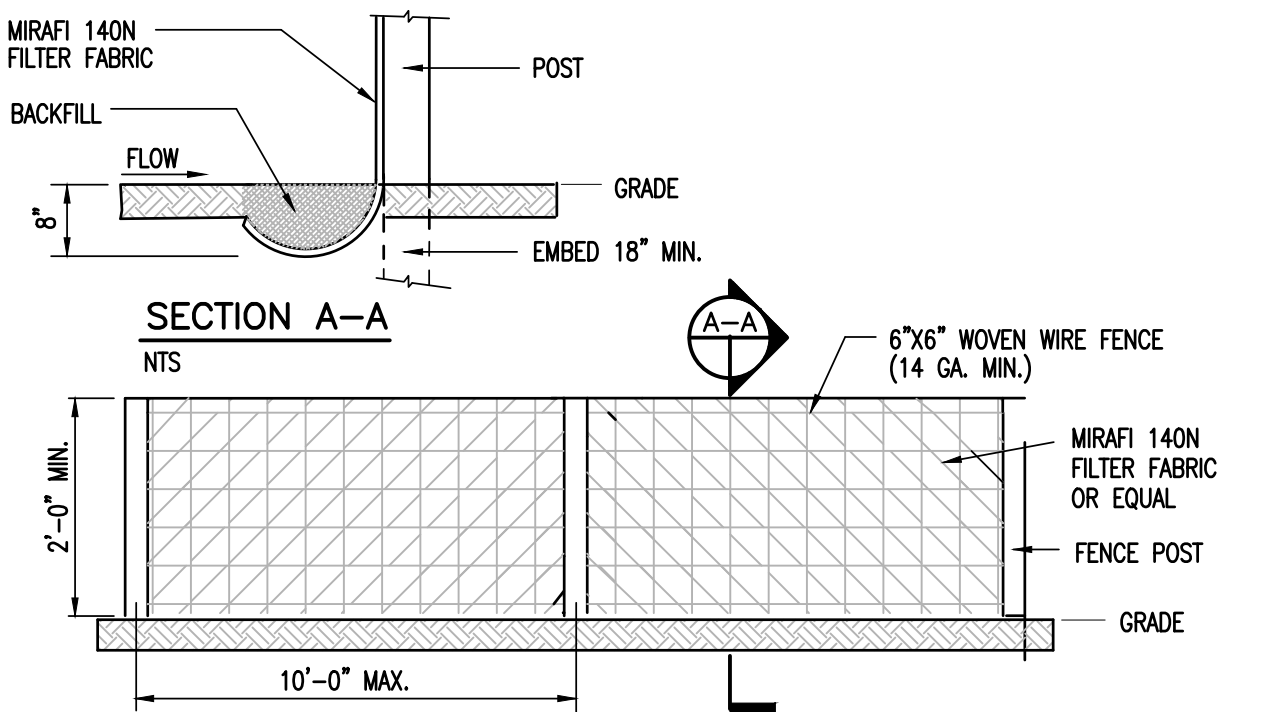
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH DETAIL 3, THIS SHEET.
- SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL 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.
- 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.
- 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.
- 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.
- 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:

- 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.
- WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED. 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.
- AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
- 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 VERDOUROUS 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.

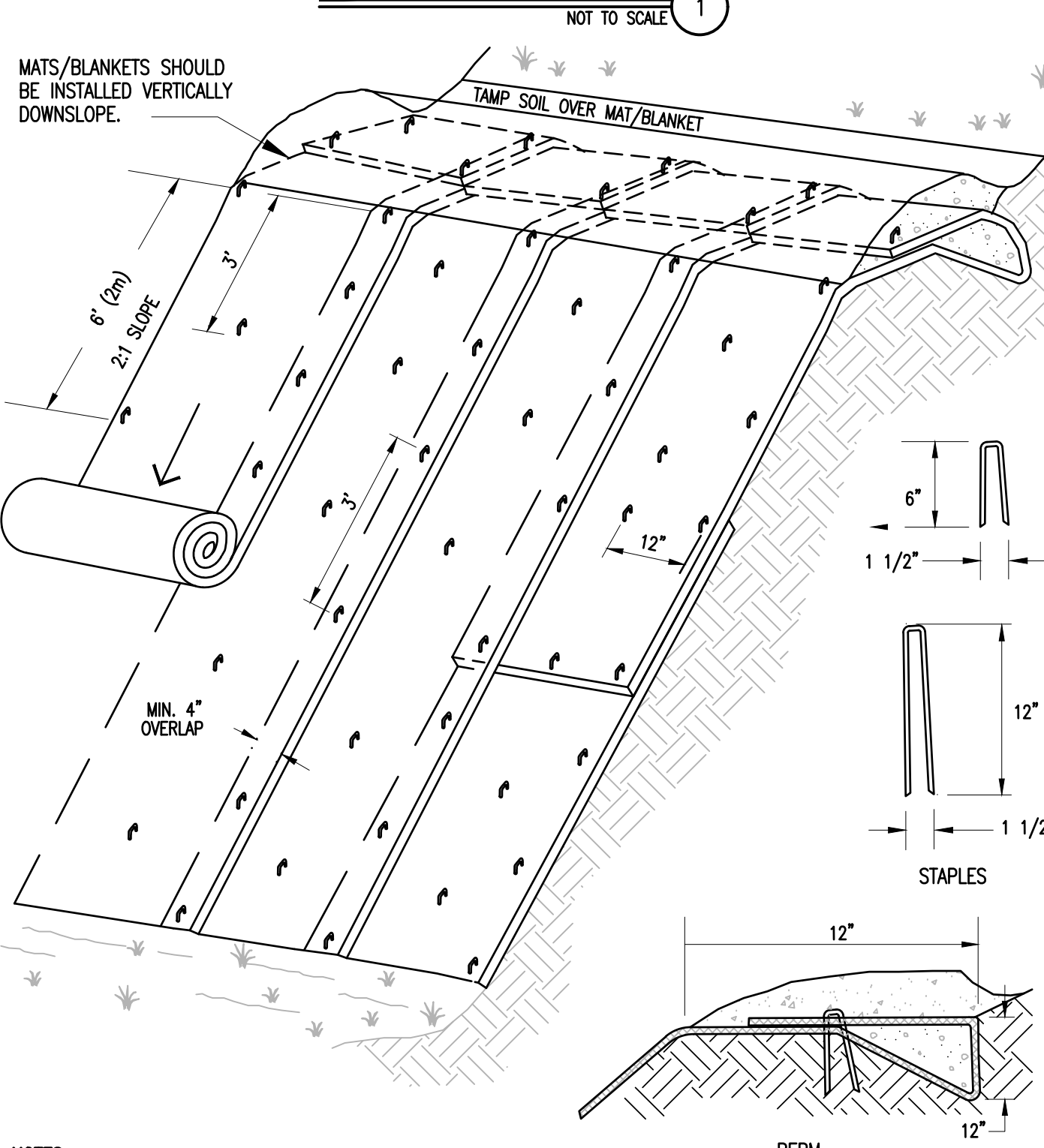
STANDARD WINTER NOTES:

- 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.
- 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.
- 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 MHDOT ITEM 304.3.



- NOTES:**
- SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 - CONSTRUCTED IN PLACE SILT FENCE:
 - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - 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



- NOTES:**
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - THERE SHALL BE NO PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED. (NOT APPLICABLE TO TURF REINFORCEMENT MATS).
 - TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
 - EROSION FABRIC SHALL BE EC-4Y 100% BIODEGRADABLE COIR MAT AVAILABLE THROUGH EAST COAST EROSION CONTROL OR EQUAL.

EROSION CONTROL BLANKET

SEEDING SPECIFICATION:			
URBAN MIX GRASS SEED: FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING; TEMPORARY AND PERMANENT APPLICATIONS			
% BY WEIGHT	LIBS. 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	LIBS. 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		

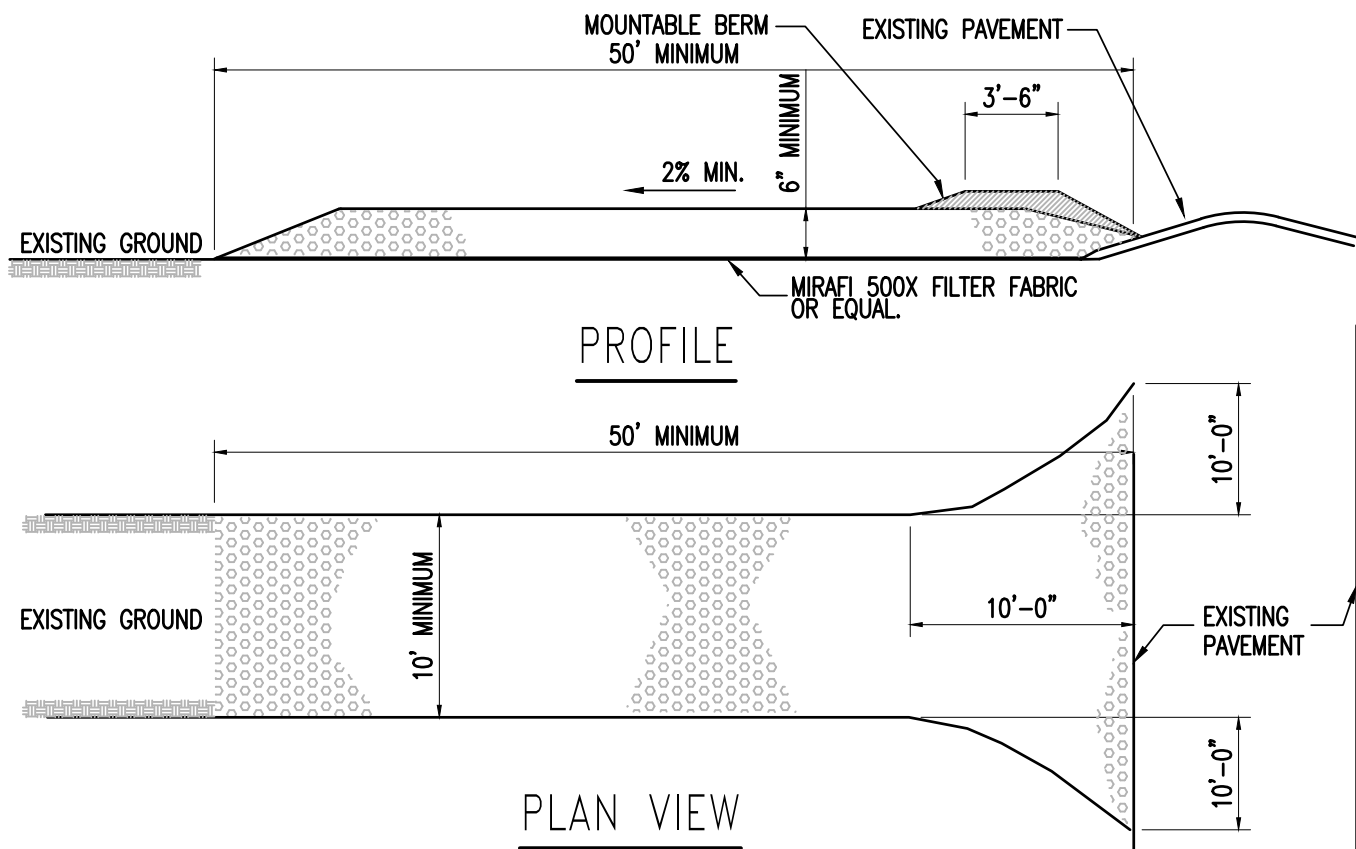
FERTILIZER- 10 LIBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING

LIME- 90 LIBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL CARBONATE

TOP SOIL
4" MINIMUM APPROVED TOPSOIL

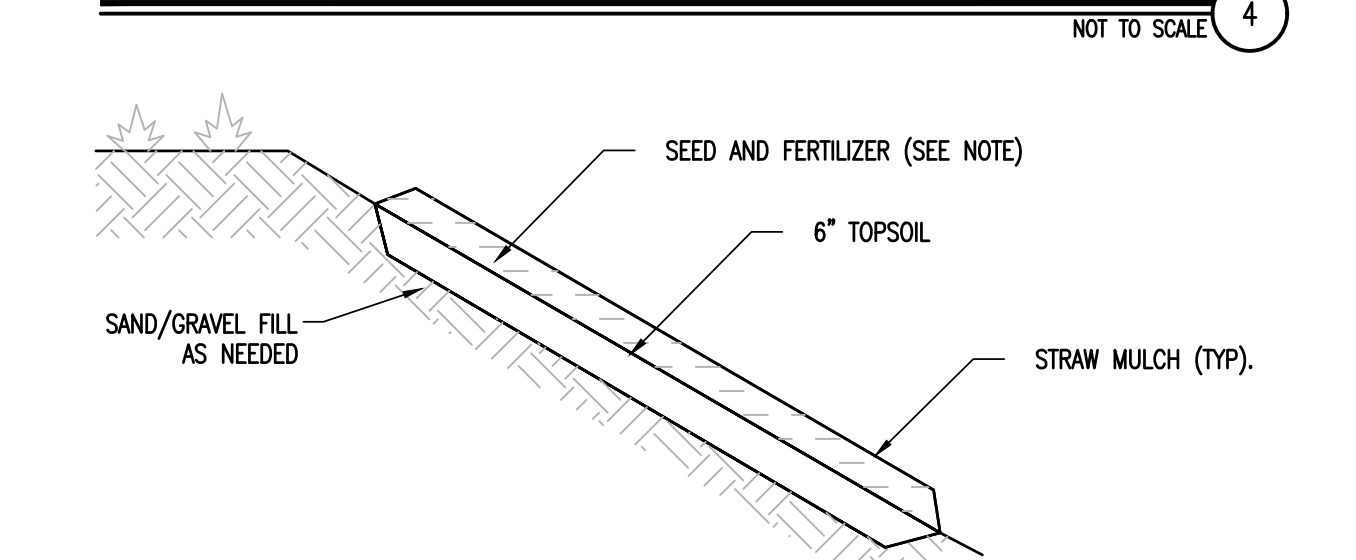
STRAW MULCH- 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION



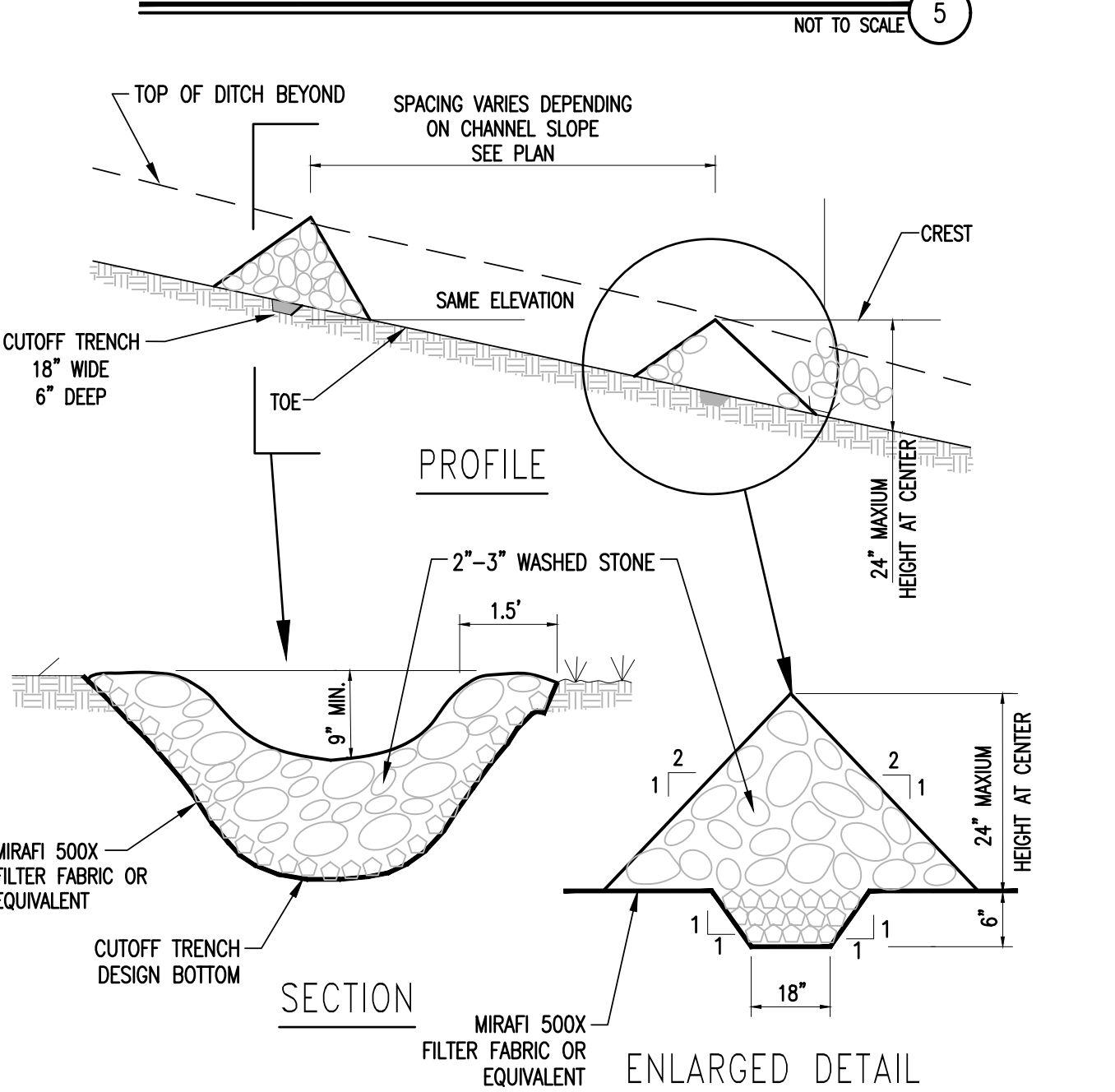
- NOTES:**
- STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 - 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



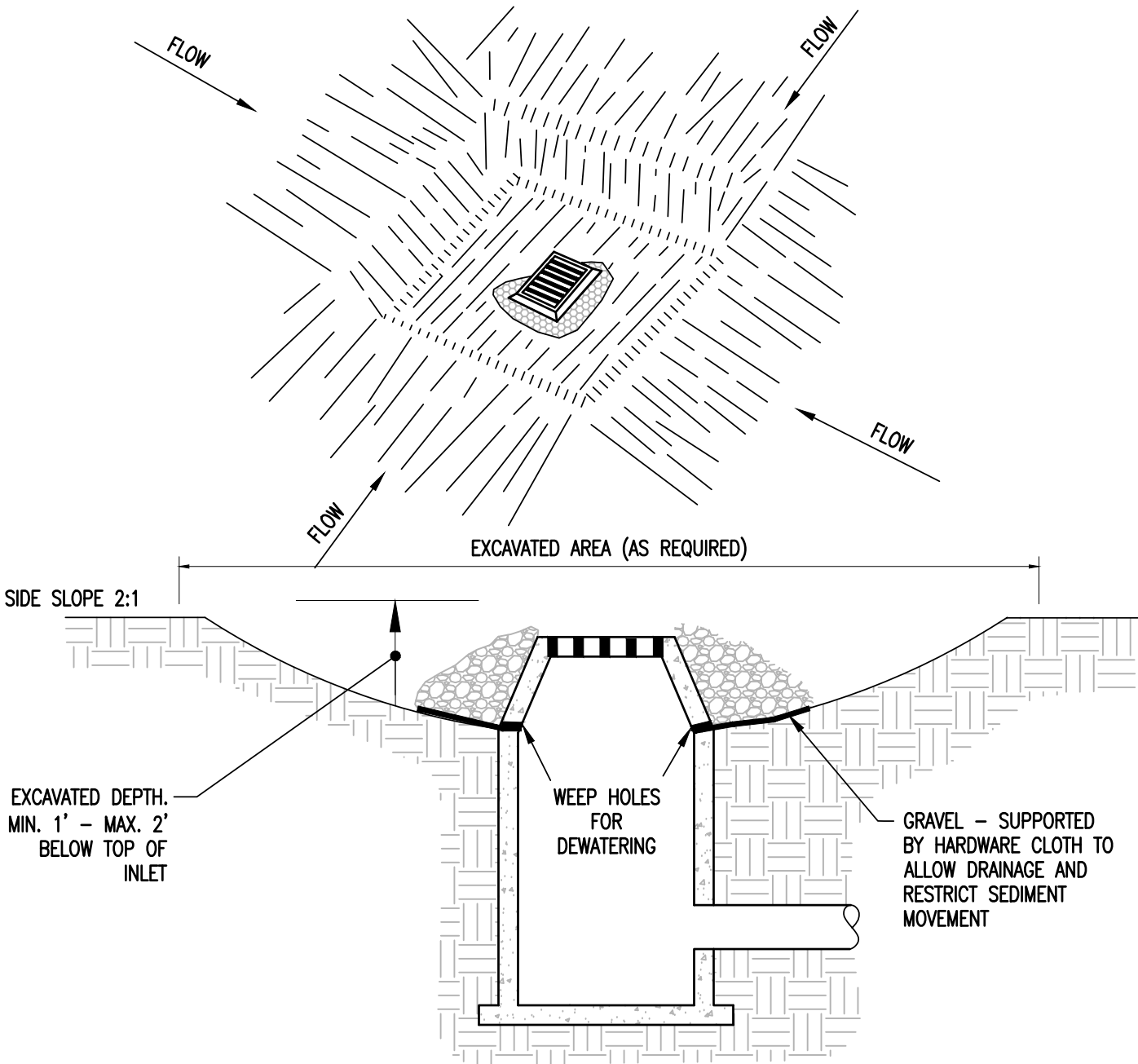
- NOTES:**
- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 - MULCH: STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 - 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.
 - COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 - MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 - TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS DETAIL



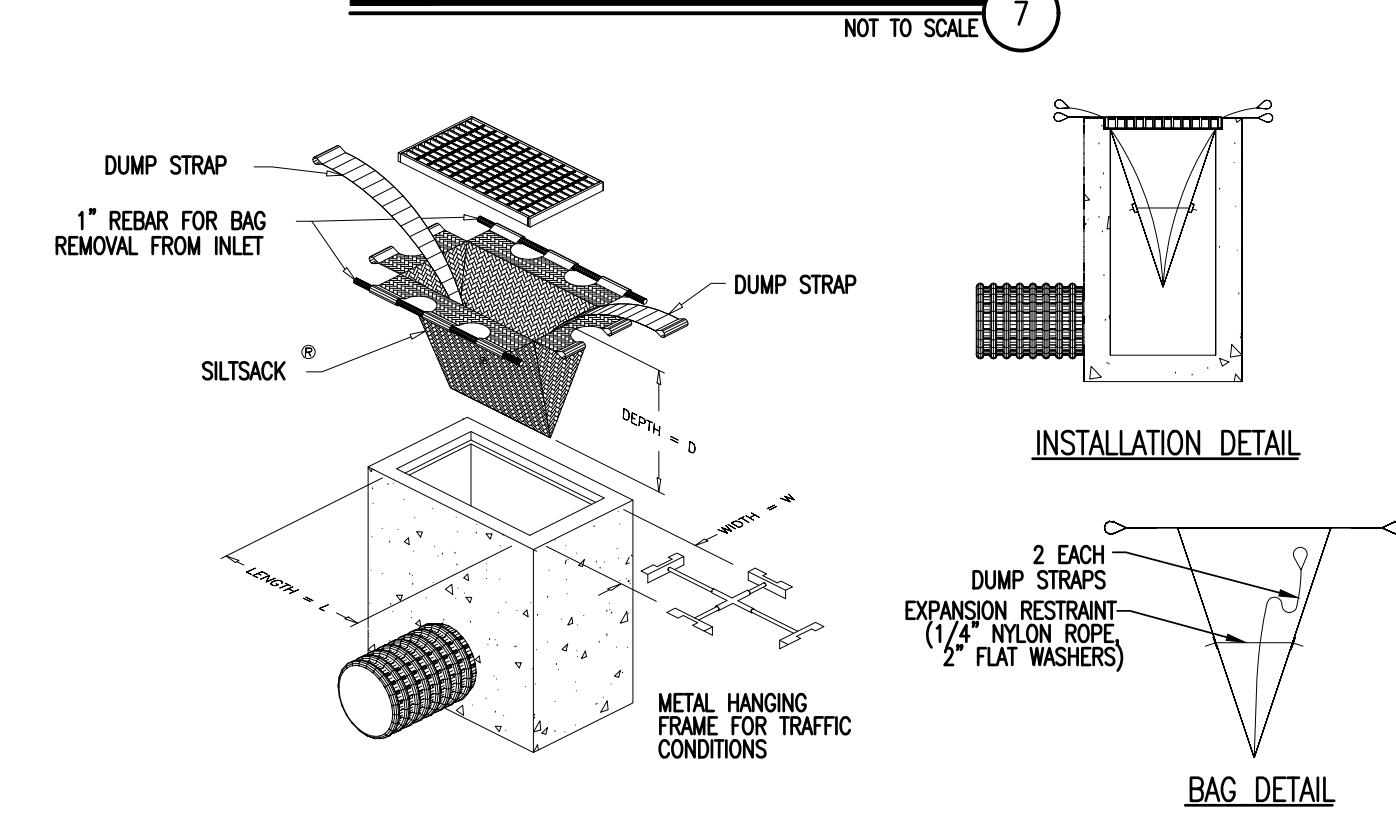
- NOTES:**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
 - REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL



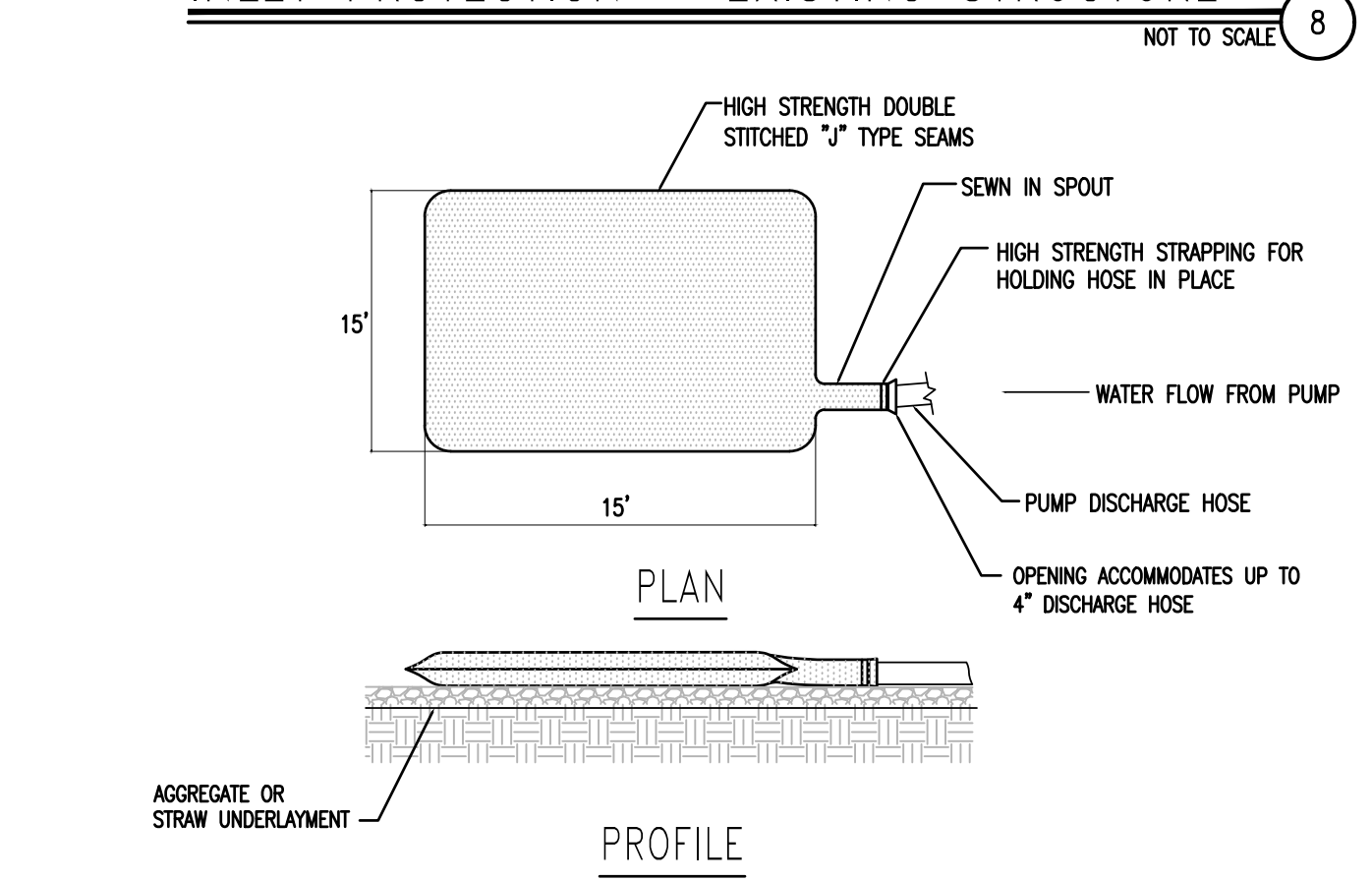
- NOTES:**
- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 - UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION DETAIL



- NOTES:**
- INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
 - UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION - EXISTING STRUCTURE



- NOTES:**
- DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING PUMPS.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY "DIRT BAG" SERIES 55 OR APPROVED EQUAL. LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
 - HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

Stamp			
Date			
Description			
No.			

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
88 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-830-9614
www.engineeringventures.com

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

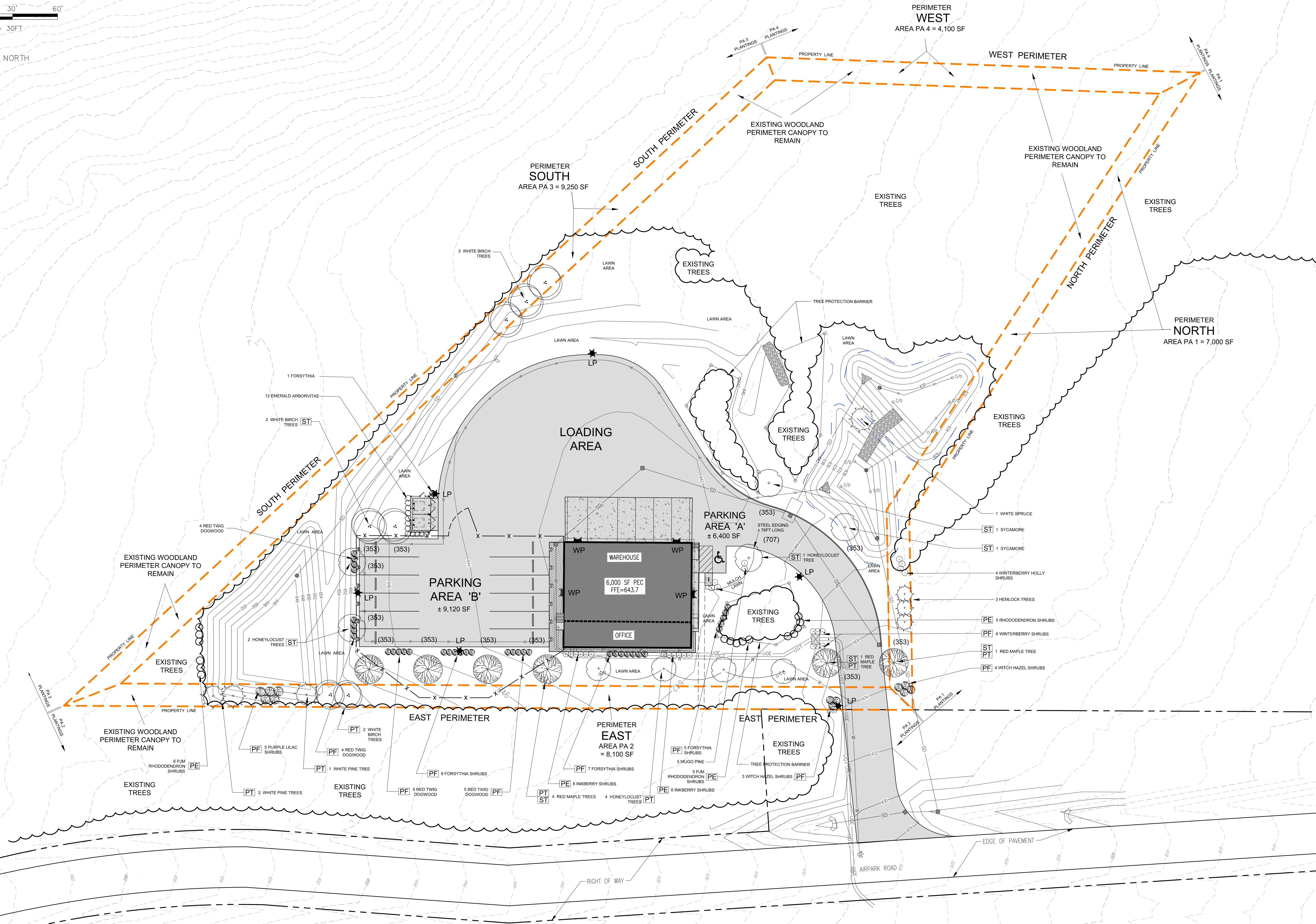
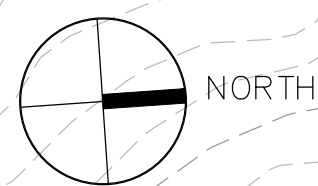
EROSION CONTROL DETAILS

FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK
WEST LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title	EV Project #
20260.04	22060.04
Drawn By:	OC
Checked By:	AM
Scale:	NTS
Date:	1/9/2023

C3.6

15 of 18

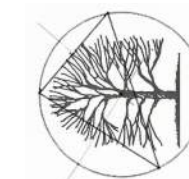


Stamp

[illegible]

ParkArchitecture.com

3 School House Lane, Suite #1 Etna NH 03750
Tel: 603-643-3400 Mobile: 617-905-0467



Client:

DEW CONSTRUCTION CORP.
277 BLAIR PARK RD., STE. 130
WILLISTON, VT
802-872-0505

Site Landscape Plan

FRITO-LAY PRODUCT EXCHANGE CENTER
UPPER VALLEY TECHNOLOGY PARK

FRANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

PA Project #	2231
Checked By:	PS
Drawn By:	PS
Scale:	1"=30'
Date:	02/28/2023

L1.0

16 of 18

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Arrangement Luminaire Lumens	LAMP TYPE	CCT
	2	S3	Single	MRS-LED-06L-SIL-3-UNV-DIM-30-70CRI-CXX / 4SQ-D3-S11G-17.5-S-CXX-GA (MTD ON 2.5' BASE BY OTHERS) 20' AFG	6145	41	LSI INDUSTRIES, INC.	6145	LED	3000K
	4	S4	Single	MRS-LED-12L-SIL-FT-UNV-DIM-30-70CRI / 4SQ-D3-S11G-17.5-S-CXX-GA (MOUNTED ON 2.5' BASE BY OTHERS) 20' AFG	11935	86	LSI INDUSTRIES, INC.	11935	LED	3000K
	4	W1	Single	XWM-FT-LED-12L-30-UE-CXX / WALL MTD 18' AFG	11499	82	LSI INDUSTRIES, INC.	11499	LED	3000K

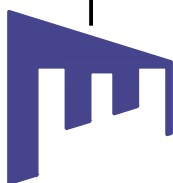
StatArea_1
 FRONT PARKING SPACES
 Illuminance (Fc)
 Average = 2.53
 Maximum = 4.1
 Minimum = 1.6
 Avg/Min Ratio = 1.58
 Max/Min Ratio = 2.56

StatArea_2
 TRUCK PARKING LOT AREA
 Illuminance (Fc)
 Average = 2.50
 Maximum = 5.1
 Minimum = 0.7
 Avg/Min Ratio = 3.57
 Max/Min Ratio = 7.29



- Notes:
- Photometrics Prepared by Exposure 2 Lighting
 - 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 a 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. Nonessential 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.)

Stamp	
Date	
Description	
No.	



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DEW CONSTRUCTION CORP.

277 BLAIR PARK RD., STE. 130

WILLISTON, VT

802-872-0505

Photometric Plan

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:	AM
Scale:	1" = 30'
Date:	2/28/2023

L-1

18 of 18



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 20, 2023 Meeting

Staff Memorandum – PB2022-48-SPR – *postponed from 2/14/23*

APPLICATION INFORMATION

Agenda Item: 3.F

Application ID: PB2022-48-SPR

Application Type:

Site Plan Review to construct additional parking

Property Location & Tax Map

16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600)

Applicant/Property Owner:

North County Council / Grafton County Economic Development Council

Zoning District:

Light Industrial (IND-L)

Future Land Use Map: Mixed Use

Property Size (394 N Main St):

+/-5.67 acres (per City Assessor's records)

Existing Improvements:

+/-80,790 sq. ft. industrial building with a 24-space parking garage constructed in 2005 (per the City Assessor's records), and associated site improvements including surface parking, utilities, and stormwater management facilities

Overlay Districts:

- Wetlands Conservation District

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

New:

- ▶ Letter dated February 27, 2023, from Dan Nash, PE, of Advanced Geomatics & Design (proposed project phasing, 1 page)
- ▶ Plan set titled, "DRTC," prepared by Advanced Geomatics & Design, dated October 10, 2022, last revised February 27, 2023, PN: 22-011 (16 sheets)

Included with agenda packet for the January 9, 2023 meeting:

- ▶ Application for Waivers, dated October 10, 2022, revise December 28, 2022 (2 pages)
- ▶ Plan sheet C-2, revised December 28, 2022
- ▶ Site Survey dated December 7, 2022, prepared by Rockwood Land Services, LLC

Included with agenda packet for the December 19, 2022 meeting:

- ▶ Plan sheet titled, "Detail Grading Plan – North," prepared by Advanced Geomatics & Designs, dated October 10, 2022, last revised December 2, 2022

Included with agenda packet for the November 21, 2022 meeting:

- ▶ Application form
- ▶ Site Plan Review Regulations Technical Checklist dated November 2, 2022 (10 pages)
- ▶ Letter dated October 10, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (project narrative, 2 pages)
- ▶ Letter dated October 10, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (support statement, 1 page)
- ▶ Application for Waivers, dated October 10, 2022 (2 pages)
- ▶ Parking calculations table dated October 27, 2022 (1 page)
- ▶ Fire truck turning plans, prepared by WCG, dated October 19, 2022 (4 pages)

- ▶ Lighting specifications by RAB (8 pages)
- ▶ Plan set titled, "DRTC," prepared by Advanced Geomatics & Design, dated October 10, 2022, last revised November 2, 2022, PN: 22-011 (22 sheets)

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

- ▶ Memo dated October 11, 2022, from Dan Nash, PE, of Advanced Geomatics & Design (drainage report; 22 pages)
- ▶ Memo dated December 12, 2022, from Dan Nash, PE, of Advanced Geomatics & Design ("partial update to drain report", 7 pages)
- ▶ Memo dated February 27, 2023, from Dan Nash, PE, of Advanced Geomatics & Design ("Drainage Report – Phase I, 15 pages)
- ▶ Stormwater Operation and Maintenance Plan (OMP) for DRTC – Centerra Park, by Advanced Geomatics & Design, dated October 11, 2022 (7 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. 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. Vicinity Map.



©2022 Google, <https://lebanonnh.mapgeo.io/>

Figure 2. Bird's Eye View of subject property (looking east).



©2021 Eagleview (image taken 4/4/2021)

APPLICATION OVERVIEW

The subject property is improved with a +/-80,790 sq. ft. industrial building constructed in 2005. The building – which includes a 24-space parking garage - is owned and occupied by the Grafton County Economic Development Council. As described in the October 10, 2022, letter from Dan Nash, PE:

DRTC has an existing facility on Cavendish Court. The facility hosts start-up companies trying new technology or products. As the products or processes mature, they move off-site to their own facilities. The nature of this process includes unpredictability of employees and parking. However, experience has shown, that more parking is needed. The applicant proposes additional parking to meet their needs.

The original plan set submitted in October, 2022, proposed constructing additional parking areas on both the southern and northern ends of the property. The northern parking lot expansion was proposed to be located over the existing detention basin in that area. However, it was subsequently discovered that the detention basin is considered a wetland per NHDES regulations and that the proposed filling of the detention basin to construct the northern parking lot expansion will require a NHDES wetland permit and, possibly, a Special Exception from the Zoning Board of Adjustment per Section 401.5 of the Zoning Ordinance.

Consequently, the applicant revised the site plan application to remove the proposed northern parking lot expansion. The applicant intends to pursue the necessary wetland approvals to allow the northern parking lot expansion at some point in the future. But for now, the applicant is proposing to construct the southern parking lot expansion only. The applicant is now referring to southern parking lot expansion project as “Phase 1” of what they envision to be a larger project that would also include the northern

parking lot expansion. However, this larger project envisioned by the applicant is not proposed as a phased project for site plan review approval purposes. Rather, any future site plan application submitted for the envisioned northern parking lot expansion would constitute a new and separate application from the current application.

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 the following provisions of Article V (“Submission Requirements”):

- **Section 5.1.E.7** – *requiring the plans to depict the shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site*
- **Section 5.1.E.16** – *requiring a landscaping plan (note however, that a landscaping plan has in fact been included with the plan set)*

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.

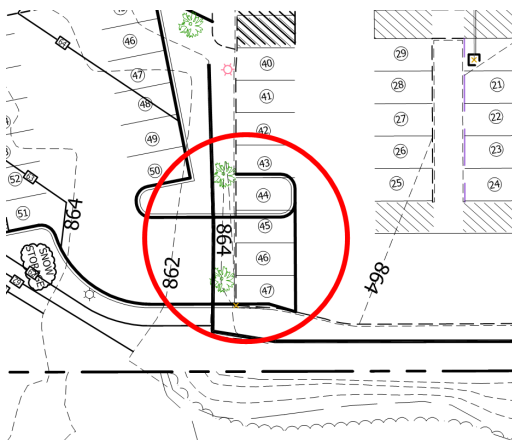
The “Zoning Comparison” chart on the cover sheet of the site plan site has not been updated to remove the figures associated with construction of the northern parking lot expansion (which, as noted above, was originally proposed as part of the current project). The “Zoning Comparison” chart and the information

required by Section 5.1.E.4 of the Site Plan Review Regulations must be updated to reflect the construction of the southern parking lot only.

Overall, the site plan is very difficult to read and to discern what the lines represent. Planning staff echoes the City Engineer's comment below that the site plans generally should call out (note) more of the features that are proposed to be added to the site.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): Regarding the excerpted portion of the site plan pasted below, staff cannot discern precisely what the proposed improvements are. For example, it appears that an internal access between the parking lot expansion and the existing parking lot is proposed, but the internal access is also occupied by parking spaces. Staff recommends that the applicant clarify the design for this location and update the site plan set accordingly.



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.*

II. ZONING ORDINANCE:

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

The Building Inspector recommends that the site plan provide the calculation identifying the required number of handicap accessible parking spaces.

ENGINEERING/PUBLIC WORKS

Although there is an overall legend sheet provided in the plan-set, the site plans generally should call out (note) more of the features being added to the site. For example, curb type(s) and locations, curb/pavement radii, catch basin rim, inverts, and sump elevations, pipe types, diameters, lengths, and slopes, parking spaces and aisle dimensions, and any other site features that are “shown” as lines or symbols.

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. 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 Any Construction Activities

8. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
 - a) *[TBD: staff's recommendations for revising the plan set are in progress and will be included with the draft motion to be prepared for and presented at the March 20th public hearing]*
 - b) Amend the cover sheet to provide description of all plan revisions (5.1.E.4.d).
9. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
10. The applicant shall obtain or update (if appropriate) any required State approvals.
11. 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 Completion

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 Subdivision Regulations and Site Plan Review Regulations.

Attachments

cc: Grafton County Economic Development Council, Inc.
North Country Council Inc.
Jason Yehle, Hazen Hill Construction LLC
Dan Nash, PE
File



27 February 2023

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

Re: Site Plan Lot 10-11-36
Cavendish Court

Dear Mr. Corwin:

DRTC has modified its request for site plan amendment. Applicant proposes to phase the project. As identified by planning staff, the north parking lot and modification to the detention scheme will require zoning and NHDES approvals. To meet the urgent need for additional parking, applicant proposes to phase the project, with the south parking area being Phase 1. The north parking area and modifications to the detention system will be Phase 2. We request that the staff and Board recognize the two phases, but only approve Phase 1 at this time.

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

Sincerely,

Daniel A. Nash, PE
Principal

Attached:
-Updated Plan Set
-Drain Report (separate)
-OMP (separate)

CC: Jason Yehle

M:\2022_projects\22-011\planning_board\submittal_27feb23\col_DRTC_27feb2023.docx

DRTC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT - PHASE 1

OWNERS/APPLICANTS

GRAFTON COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.
16 CAVENDISH COURT
LEBANON, NH 03766

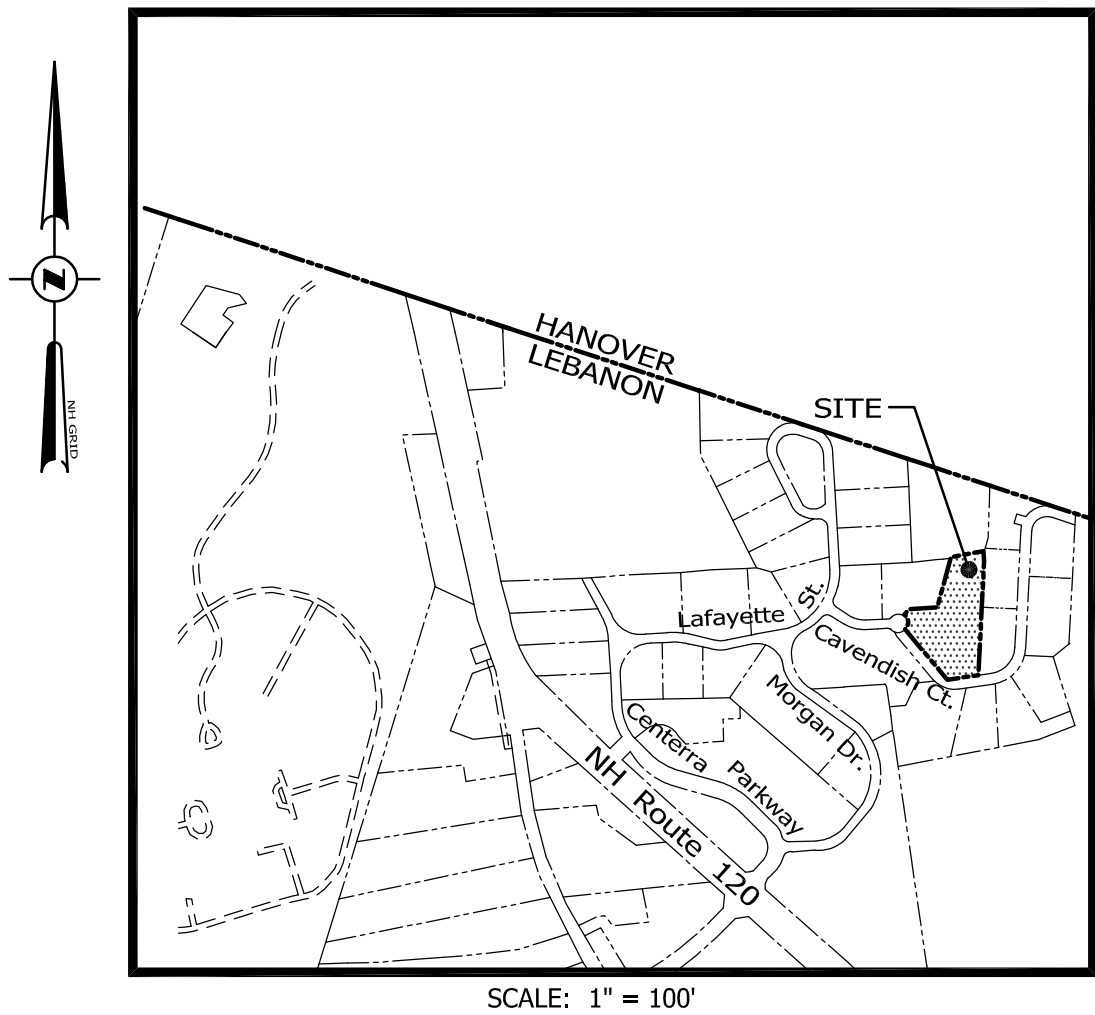
NORTH COUNTRY COUNCIL
16 CAVENDISH COURT
LEBANON, NH 03766

CONSULTANTS

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

CONTRACTOR/OWNER'S AGENT
JASON YEHLE
HAZEN HILL CONSTRUCTION
16 CAVENDISH COURT
LEBANON, NH 03766

TABLE OF CONTENTS		
SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	X-1
4	EXISTING CONDITIONS PLAN	X-2
5	BOUNDARY SURVEY	-
6	LANDSCAPE PLAN, SOUTH	L-1
7	LANDSCAPE PLAN, DETAILS	L-3
8	LIGHTING PLAN, SOUTH	L-5
9	LIGHTING PLAN, CALCULATION	L-8
10	SITE PLAN	C-1
11	DETAILED GRADING PLAN, SOUTH	C-3
12	DETENTION PLAN	C-4
13	EROSION CONTROL PLAN	ECP-1
14	SITE DETAILS	D-1
15	DRAINAGE DETAILS	D-4
16	EROSION CONTROL DETAILS	D-5



ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	5.67 Acres	5.67Ac	2 Acres
FRONTAGE:			
CAVENDISH COURT	107'	107'	200'
FRONT YARD:	286'	286'	40'
SIDE YARD:	222'	222'	20'
REAR YARD:			
NORTH-SOUTH LINE	22'	22'	20'
EAST-WEST LINE	274'	274'	20'
BUILDING -FIRST FLOOR (s.f.):	33,731 s.f.	33,731 s.f.	
BUILDING -SECOND FLOOR (s.f.):	30,597 s.f.	30,597 s.f.	
BUILDING -TOTAL (s.f.):	64,328 s.f.	64,328 s.f.	
BLDG.COVERAGE(sf)	33,731 s.f.	33,731 s.f.	
% BLDG.COVERAGE	14%	14%	50%
IMPERVIOUS COV.(sf)	98,554sf	125,898sf	
% IMPERVIOUS COV.	40%	51%	NONE
HEIGHT	35'	35'	65' max.
USE:	RESEARCH LABORATORY		
PARKING: TOTAL (REG./HC.)	-		
-SURFACE N&W	32 (29/3)	66 (63/3)	
-SURFACE SOUTH	48 (46/2)	63 (61/2)	
-GARAGE	24	24	
-ALTERNATIVE FUEL SPACES	-	6	
-TOTAL	104 (99/5)	159 (154/5) (150%)	107 (161-150%)

- NOTES:
1.

THIS PARCEL IS SHOWN AS LOT 10-11-36 ON THE LEBANON TAX MAPS.
2.

THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3.

THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4.

THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5.

SUBJECT PARCEL IS ZONED IND-L AND IS PART OF THE OFFICE SECTOR OF CENTERRA PLANNED BUSINESS PARK.

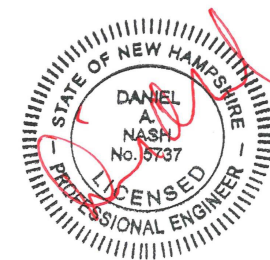
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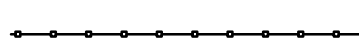
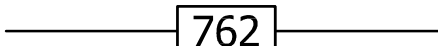
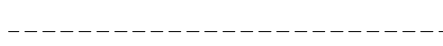
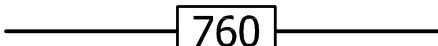
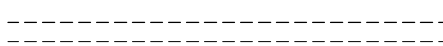
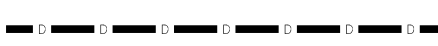
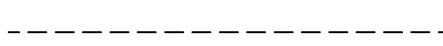
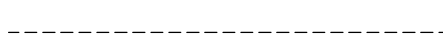
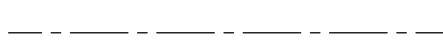
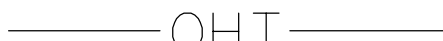
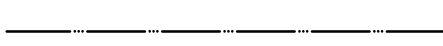
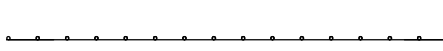
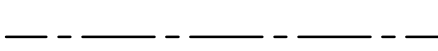
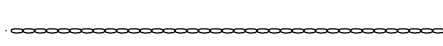
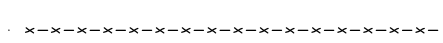
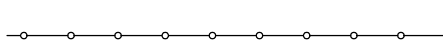
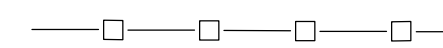
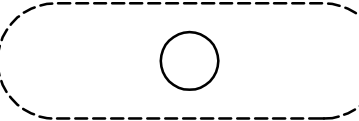
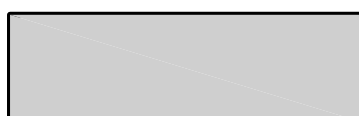
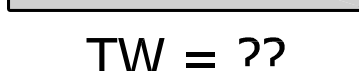
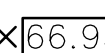
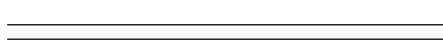
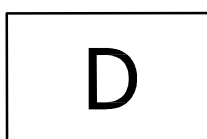
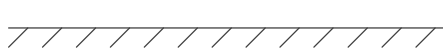
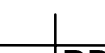
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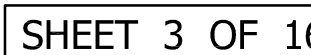
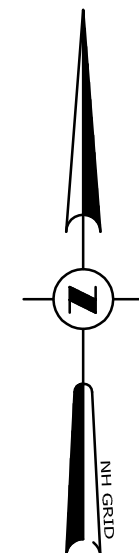
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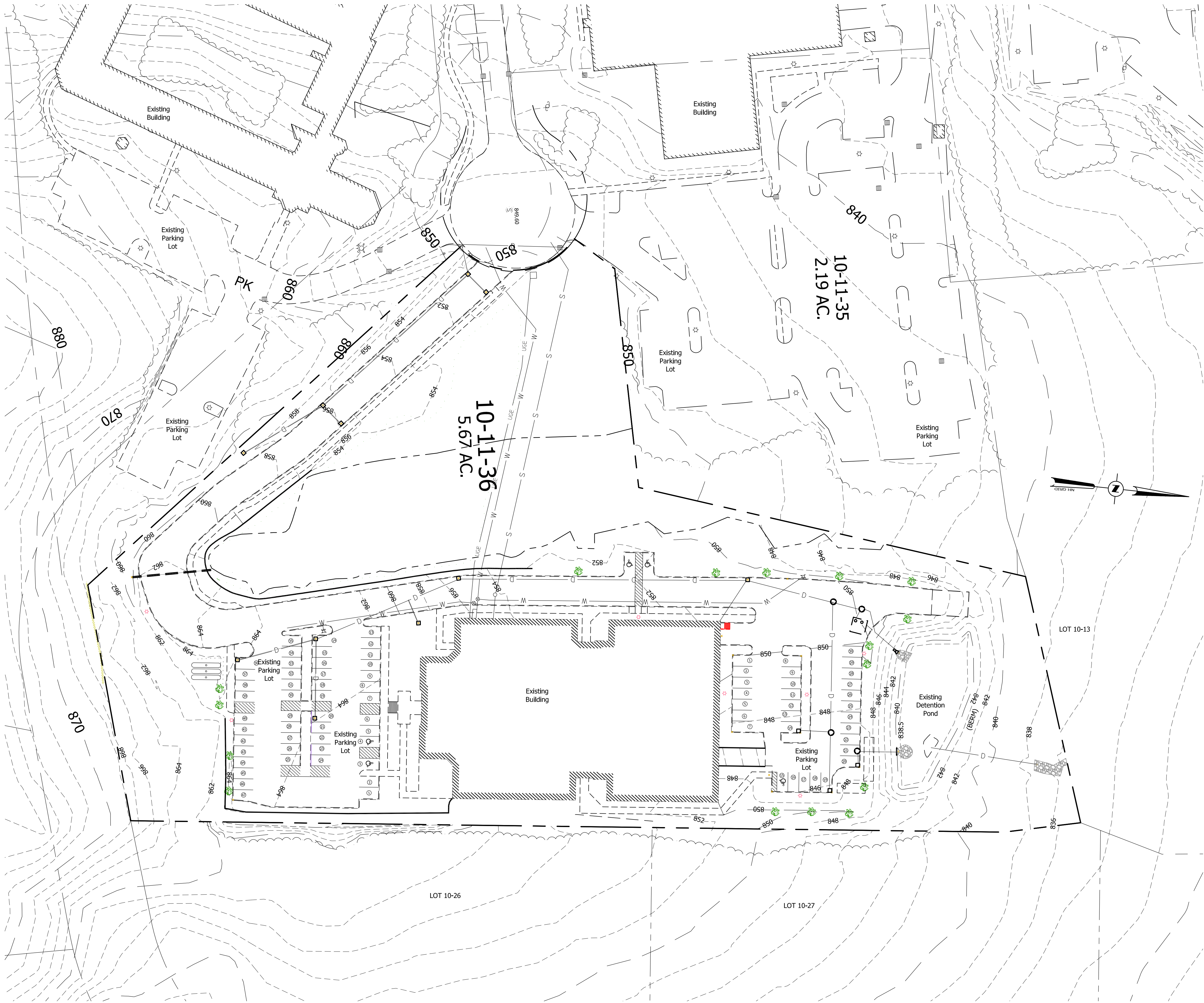
SITE PLAN

PN: 22-011



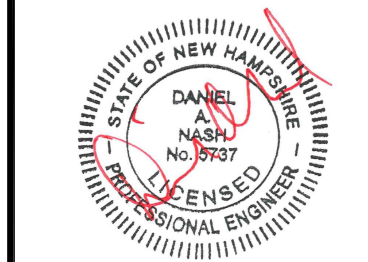
EXISTING LEGEND				EXISTING LEGEND(CONT.)				PROPOSED LEGEND				PROPOSED LEGEND(CONT.)			
	Boundary Corner	X 66.9	Spot Elevation		BOLLARD		DUMPSTER FENCE								
	Iron Pipe (Found)		Approximate Boundary Line		CLEANOUT		PAINTED/NO PARKING								
	Rebar (Found)		Approximate Right-Of-Way Line		UTILITY POLE		2' CONTOUR								
	Stone Monument (Found)		Existing 1'/2' Contour		UTILITY POLE ANCHOR		10' CONTOUR								
	Survey Traverse Point		Existing 5'/10' Contour		LIGHT POLE		GAS LINE								
	Survey Control Disk		Curb		LIGHT		DRAIN LINE								
	Shrub		Edge Of Pavement		SEWER MANHOLE		UNDERDRAIN LINE								
	Hardwood Tree		Edge Of Gravel		DRAIN MANHOLE		WATER LINE								
	Softwood Tree		Painted White Line		RISER		SEWER LINE								
	Cleanout		Painted Yellow Line		CATCH BASIN		SEWER FORCEMAIN								
	Utility Pole		Overhead Electric/Telephone		YARD DRAIN		U.G. ELECTRIC								
	Light Pole		Overhead Electric		ELECTRIC MANHOLE		U.G. TELEPHONE								
	Bollard Light		Overhead Telephone		TELEPHONE MANHOLE		U.G. ELECTRIC/TELEPHONE								
	Light		U.g. Electric/Telephone/Cable		COMMUNICATION MANHOLE		U.G. ELECTRIC/TELEPHONE/CABLE								
	Utility Pole Anchor		Edge Of Brook/River		PROPANE TANK		RETAINING WALL								
	U.g. Electric Junction Box		Edge Of Wetland		U.G. TELEPHONE BOX		REDI-ROK RETAINING WALL								
	U.g. Electric Transformer		Guard Rail		U.G. CABLE TV BOX		CENTERLINE ROAD								
	U.g. Telephone Box		Stonewall		U.G. ELECTRIC JUNCTION BOX		CURB								
	U.g. Cable Tv Box		Wire Fence		U.G. ELECTRIC TRANSFORMER		EDGE OF WOODS								
	Curb Stop		Chainlink Fence		GATE VALVE		LIMIT OF DISTURBED								
	Gate Valve		Rail Fence		CURB STOP		BARRIER FENCE								
	Fire Hydrant		Drain Line		FIRE HYDRANT		UNDERGROUND PROPANE TANK								
	Drilled Well		Underdrain Line		DRILLED WELL		BUILDING ADDITION								
	Monitor Well		Water Line		SIGN		TOP OF WALL ELEVATION								
	Catch Basin		Sewer Line		PARKING SPACE NUMBER		GREASE TRAP/GRIT-OIL SEPARATOR								
	Drain Manhole		Sewer Forcemain		HANDICAP PARKING SPACE										
	Sewer Manhole		U.g. Electric		STORM WATER TREATMENT DEVICE										
	Riser		U.g. Telephone		DETECTABLE SURFACE (TRUNCATED DOME)										
	Telephone Manhole		Edge Of Woods		SPOT ELEVATION										
	Electric Manhole		Retaining Wall		UNDERDRAIN										
	Communication Manhole		U.g. Propane		DUMPSTER										
	Propane Tank		Edge Of building		BIKE RACK										
	Sign														

Page 76 of 107



EXISTING CONDITIONS PLAN
FOR
DRTC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
18 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295 FAX: (603) 448 0531
E-MAIL: advancedgeomatics@adelphia.net



SURVEYED: GIS
DESIGNED:
DRAWN: KH
CHECKED: DAN
DATE: 11/02/2022

DRTC

EXISTING
CONDITIONS PLAN

X-2

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-BA

New Hampshire State Plane Grid North
Derived with GPS observation and OPUS processing

Map 10 Lots 34
HOCO, Inc.
46 Centerra Parkway, Rm 310
Lebanon, NH 03766

MH1
Rim 849.6
water level 541.1

MH2
Rim 849.4
Internal shield top 542.6
Tank top 545.6

DMH2
Rim 849.35
12" in 841.05 system
15" in 841.43 DMH 1
18" out 841.45

DMH2
Rim 849.92
could not open

CB3
Rim 850.0
12" in 842.2 building
15" in 842.1
15" out 842.05

TBM 2
Hydrant Bonnet Bolt
Elevation 852.77

Map 10 Lots 26 and 27
Altaria Lebanon Park, LLC
PO Box 4519
White River Jct., VT 05001

Cavendish Court

Map 10 Lot 11-36
16 Cavendish Court
Book 3157, Page 861
Plans 9359 and 7288

5.67 Acres
247,000 sq.ft.

Map 10 Lots 35
Altaria Lebanon Park, LLC
PO Box 4519
White River Jct., VT 05001

LEGEND

Found Iron Pipe or Rebar ○ as described
Computed Point ●
Boundary Line —
Catch Basin ■
Sewer Manhole ○
Hydrant ⦿
Water Valve ⦿
Light *

Edge of Pavement —
Setback —
Stone Wall —
Storm Drain Line (approximate) —
GCRD Deed Reference — Book, Page
GCRD Plan Reference — Plan No.

I hereby certify to the best of my belief and knowledge this boundary survey for the Subject Parcel, 16 Cavendish Court, meets the New Hampshire Rural Survey Standard. The boundary lines and corner monuments shown are consistent with the referenced deeds and plan, unless otherwise noted, and are the basis for this Surveyor's opinion of the boundary lines locations.

Map 10 Lot 13
Hitchcock Clinic, Inc.
One Medical Center Drive
Lebanon, NH 03766

FOUND 3/4" rebar in fence
line with 12" of reveal,
firm and straight

12" ADS Inv. 836.0'
207.09'

6" PVC Inv. 837.0

FOUND 3/4" yellow/orange
rebar in fence line with 12"
of reveal, firm and straight

FOUND 3/4" yellow/orange
rebar in fence line with 14"
of reveal, firm and straight

FOUND 3/4" rebar in fence
line with 12" of reveal,
firm and straight

drainage
retention
pond

CB7
Rim 840.6
12" out 836.6

12" culvert w/header
Inv. 837.40

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

conc. pad

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conc. pad

Map 10 Lots 35
Altaria Lebanon Park, LLC
PO Box 4519
White River Jct., VT 05001

NEW HAMPSHIRE
No. 618
TIMOTHY W.
ROCKWOOD
SIGNATURE

Timothy W. Rockwood
LLS No. 618

Survey Notes and Report

- The purpose of this Boundary Survey Plan is to identify the Subject Lot located at 16 Cavendish Court in support of the pending application to the City of Lebanon.
- The Subject Lot's current zoning designation is Industrial Light (INDL). The Lot is Class 1 with municipal services. Setbacks are Front 40 ft, Side 20 ft and Rear 20 ft.
- Surveyor's Report: The Subject Property is described in the Deed recorded in Grafton County Book 3157 at Page 861. This deeds describes two lots, Centerra Lot's 36 and 37. Lot 36 is shown on Plan 9359 following an annexation from Lot 35. Lot 37 is described from Plan 7288. No recorded merger was found. The parcels are shown merged on the Lebanon Tax Map and are shown as one lot on this plan.
- This plan's bearings are referenced to New Hampshire's State Plane Coordinate System, as required by the City. Bearings on the two referenced plans are related to True North.
- Monuments were recovered on November 28, 2022. All monument sizes are outside dimensions.
- Subsurface utilities shown are only approximate.
- Elevations are related to NAVD 1988 as derived from GPS rapid static observation and NGS OPUS processing.

Record Owner
Lebanon Map 10, Lot 11-36
**Grafton County Economic
Development Council, Inc.**
16 Cavendish Court
Lebanon, NH 03766

Deed: Book 3157, Page 861
Plans 9359 and 7288

**BOUNDARY SURVEY
SHEET 5 OF 16**

SITE SURVEY
**Grafton County Economic
Development Council, Inc.**

16 Cavendish Court, Grafton County, Lebanon, New Hampshire
Project No. 1701 Date: December 7, 2022

Scale: 1" = 40'

Rockwood Land Services, LLC
P.O. Box 347, Hartland, VT 05048
(802)436-1039 rockls@vermontel.net

Lot
0-11-36
rendish Court



Plant Legend				
Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Evergreen				
	6	Early Cotoneaster	Cotoneaster adpressus praecox	#3 Cont.
Groundcovers\Ornamental Grass				
	31	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#3 Cont.
Shrubs\Deciduous				
	5	Red Sprite Winterberry	Ilex verticillata	#5 Cont.
	3	Snowmound Spirea	Spiraea nipponica	#5 Cont.
	8	Spicebush	Lindera benzoin	5-6' B&B
Shrubs\Evergreen				
	44	Bearberry	Arctostaphylos uva-ursi	#1 Cont.
	16	Purpureum Elegans Rhododendron	Rhododendron catawba 'Purpureum Elegans'	#5 Cont.
Trees\Deciduous				
	1	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6-7' Multi stem
	3	Heritage River Birch	Betula nigra 'Heritage'	8-10' Clump
	3	October Glory Maple	Acer rubrum 'October Glory'	2.5"-3" Cal.
Trees\Evergreen				
	1	White Fir	Abies concolor	7-8' Height

Shade Calculations:

Total Proposed Parking	30 % of Lot to be shaded	Trees to be Provided:
Total Proposed Parking Lot s.f.= 6,871 s.f.	67 % of Lot proposed to be shaded	9 Trees Provided (3 exist., 1 proposed Internal, 5 Trees Perimeter) 11 total Trees Provided 113 groundcovers, grasses, and shrubs provided.

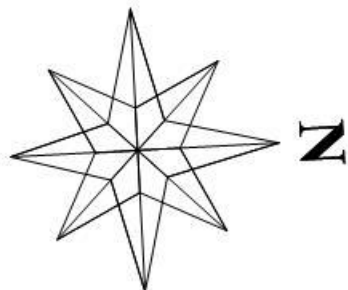
Landscape Plan
Prepared for:
DRTC
in:
Lebanon, New Hampshire

Date: October 24,2022

Sheet:

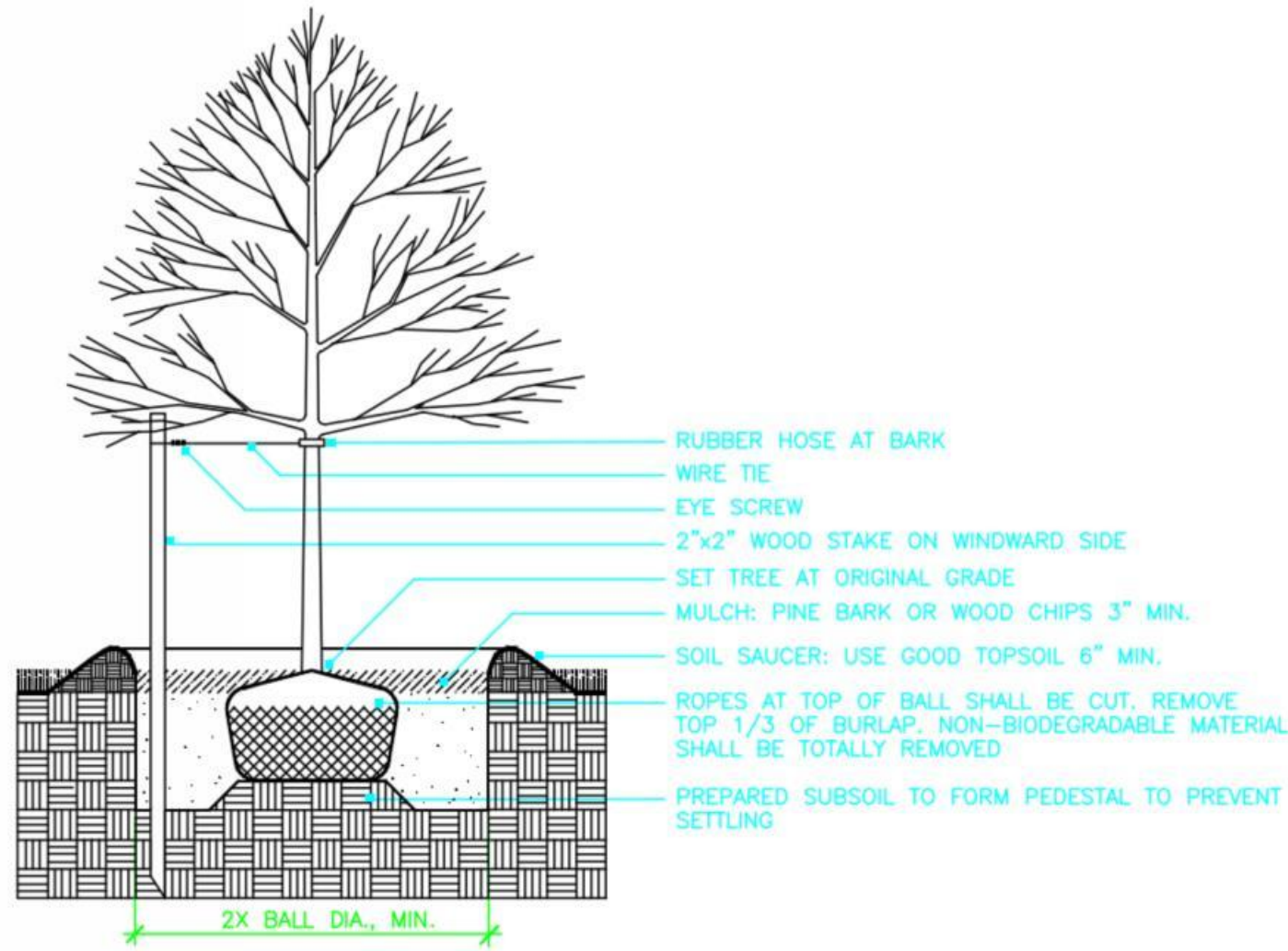
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SHEET 6 OF 16

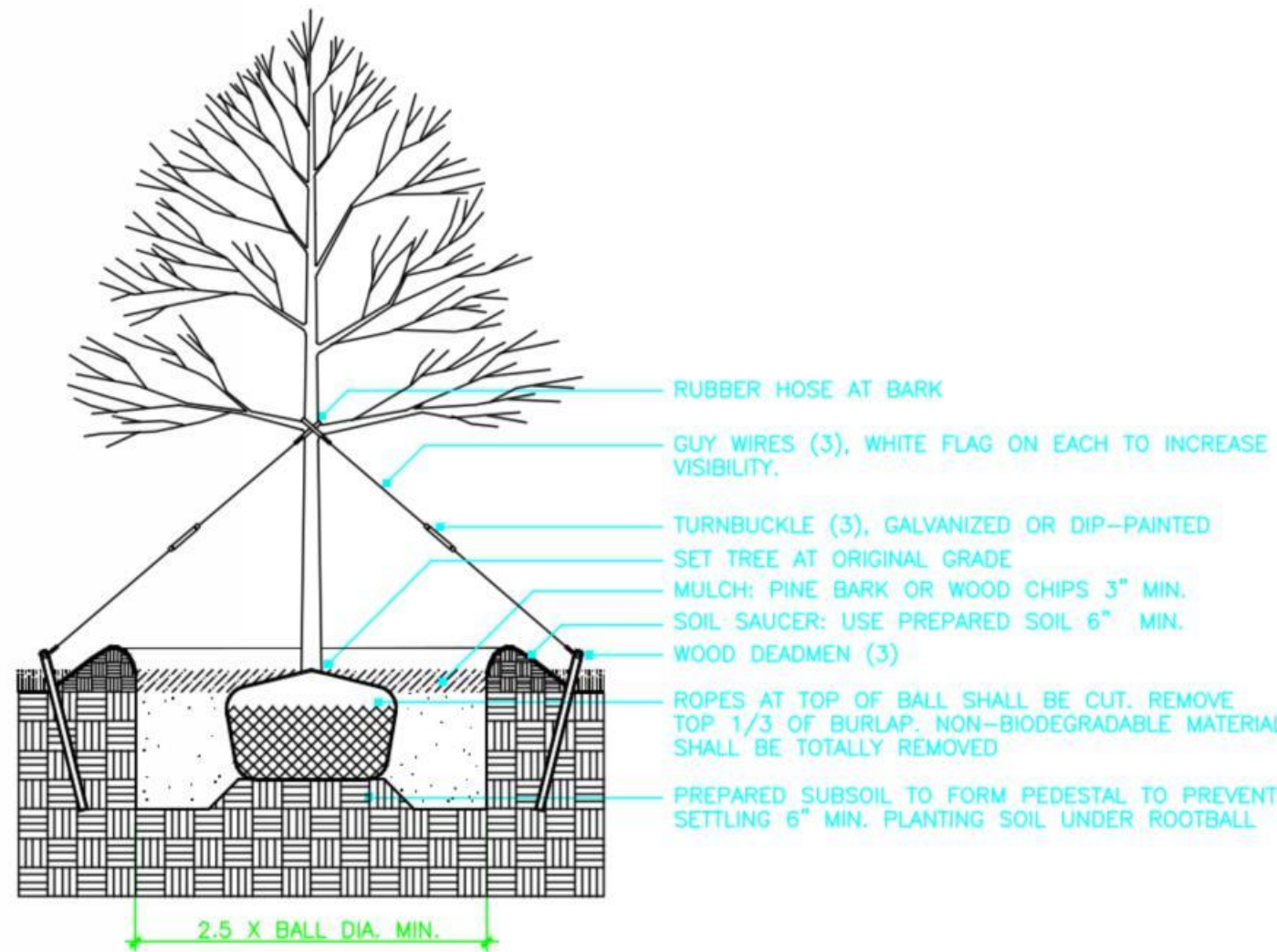


Mara landscape design, LLC

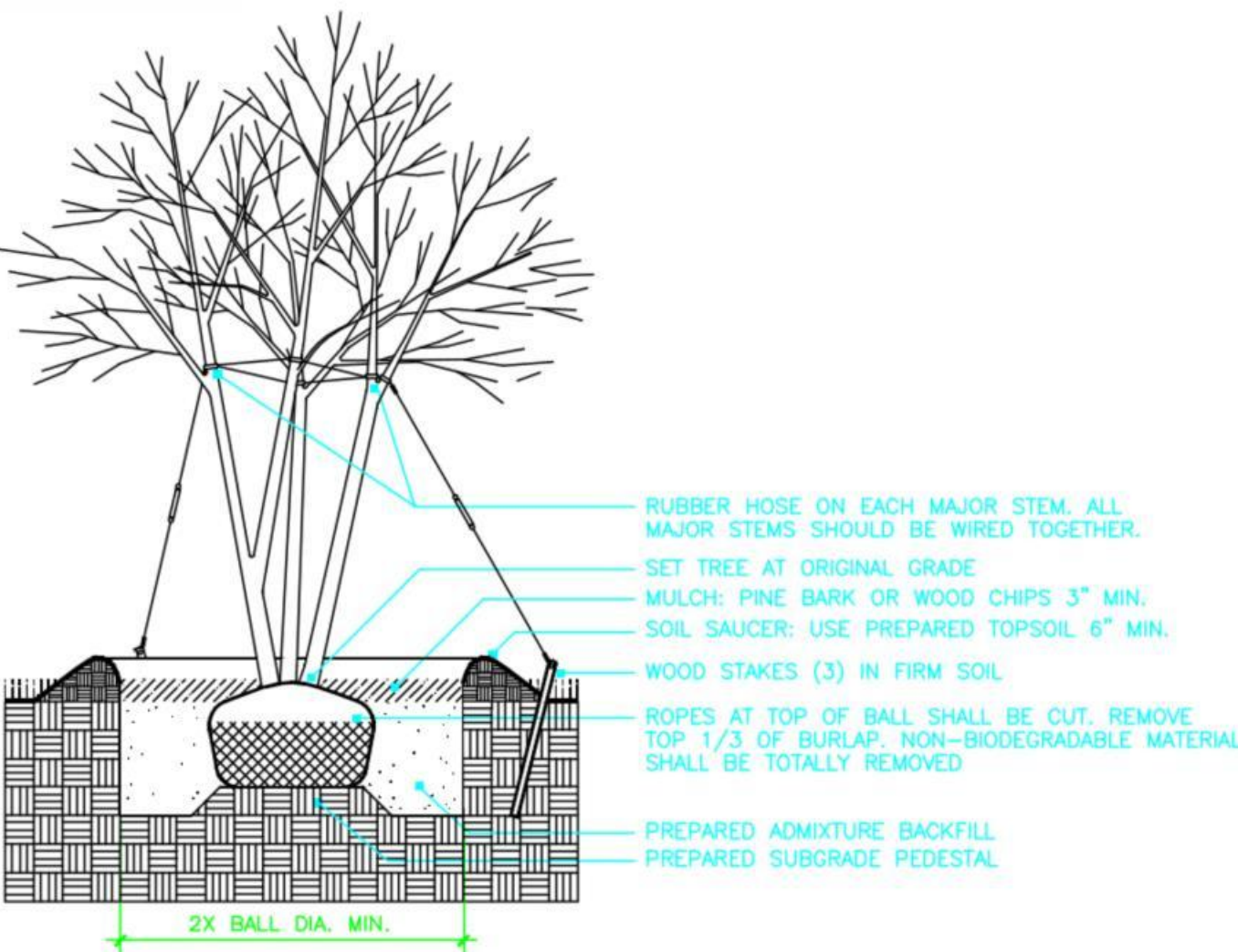
16 Myrtle Ave. Newburyport, MA 105 Bank St. Lebanon, NH
ph. 978.868.0331 email: maralandscape@gmail.com



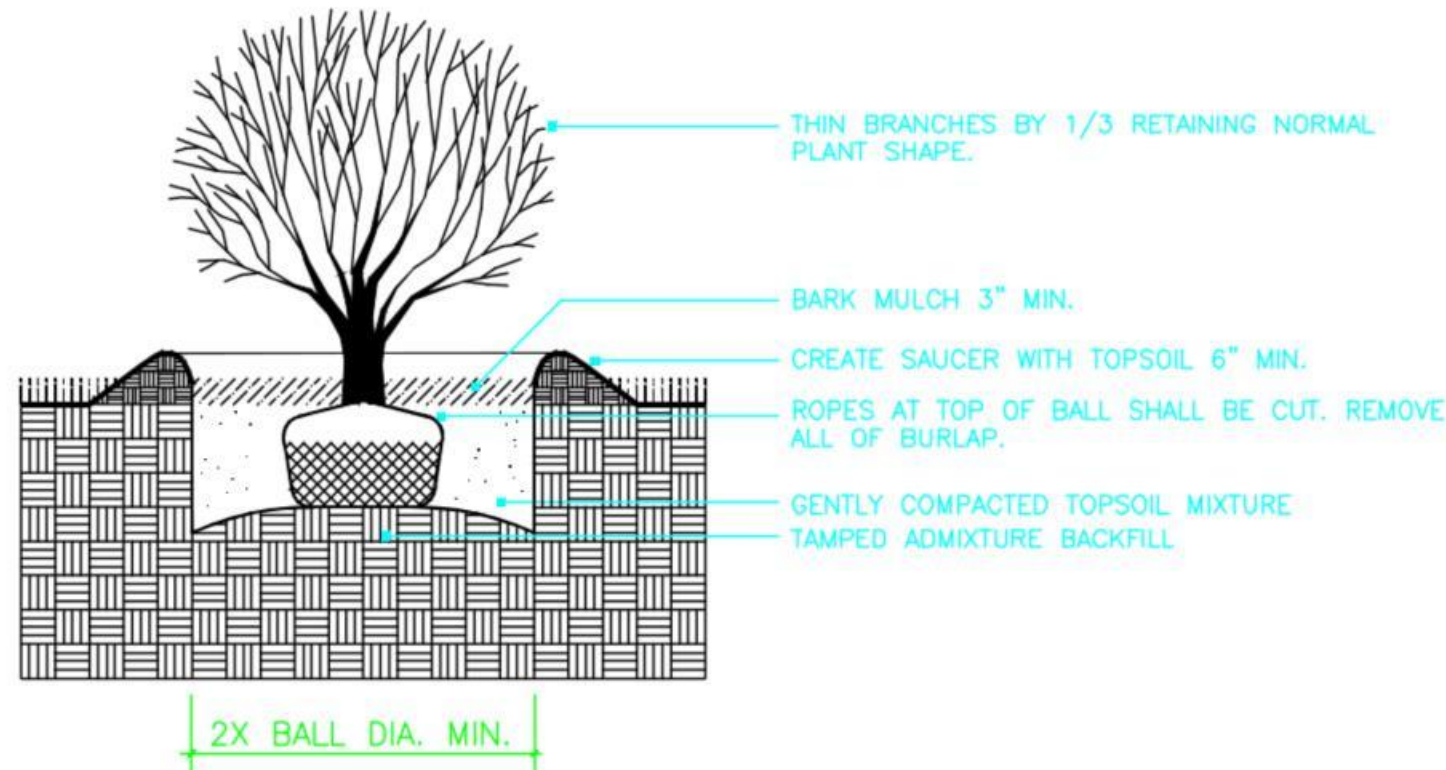
DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE
NOT TO SCALE



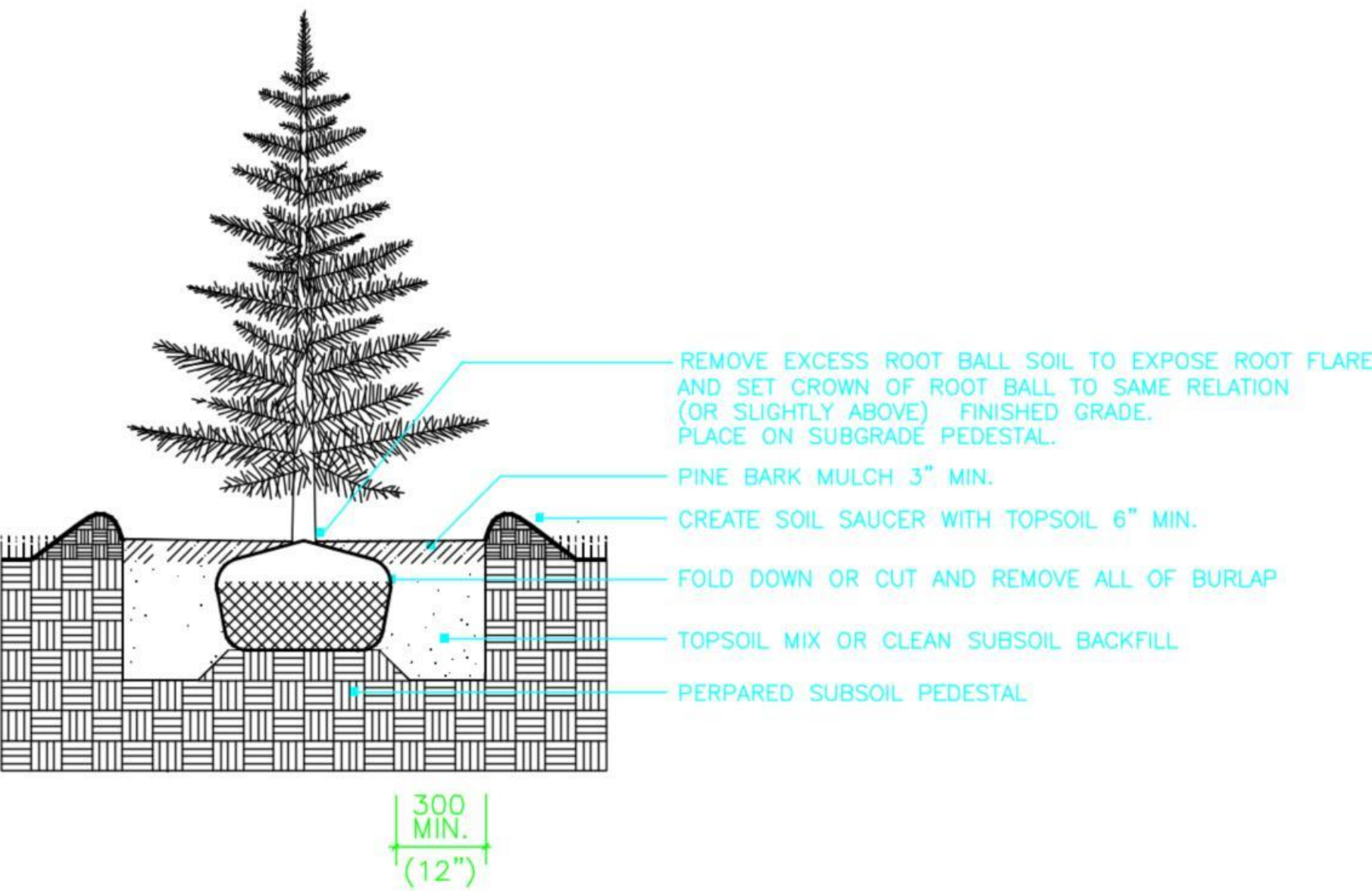
DECIDUOUS TREE PLANTING
NOT TO SCALE



MULTI-STEM TREE PLANTING (WINDY SITES)
NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING
NOT TO SCALE



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 MEHTODS WILL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
-PER CITY OF LEBANON, NH PLANNING REGUALTIONS 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 RECIEVE 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 & L-2 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 WIHTIN 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.

Update:

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01850
978.868.0331
maralandscape@gmail.com

Landscape Planting Details
Prepared For:
DRTC
in:
Lebanon, New Hampshire

Date:
October 24, 2022

Scale:
NTS

Sheet:
L-3



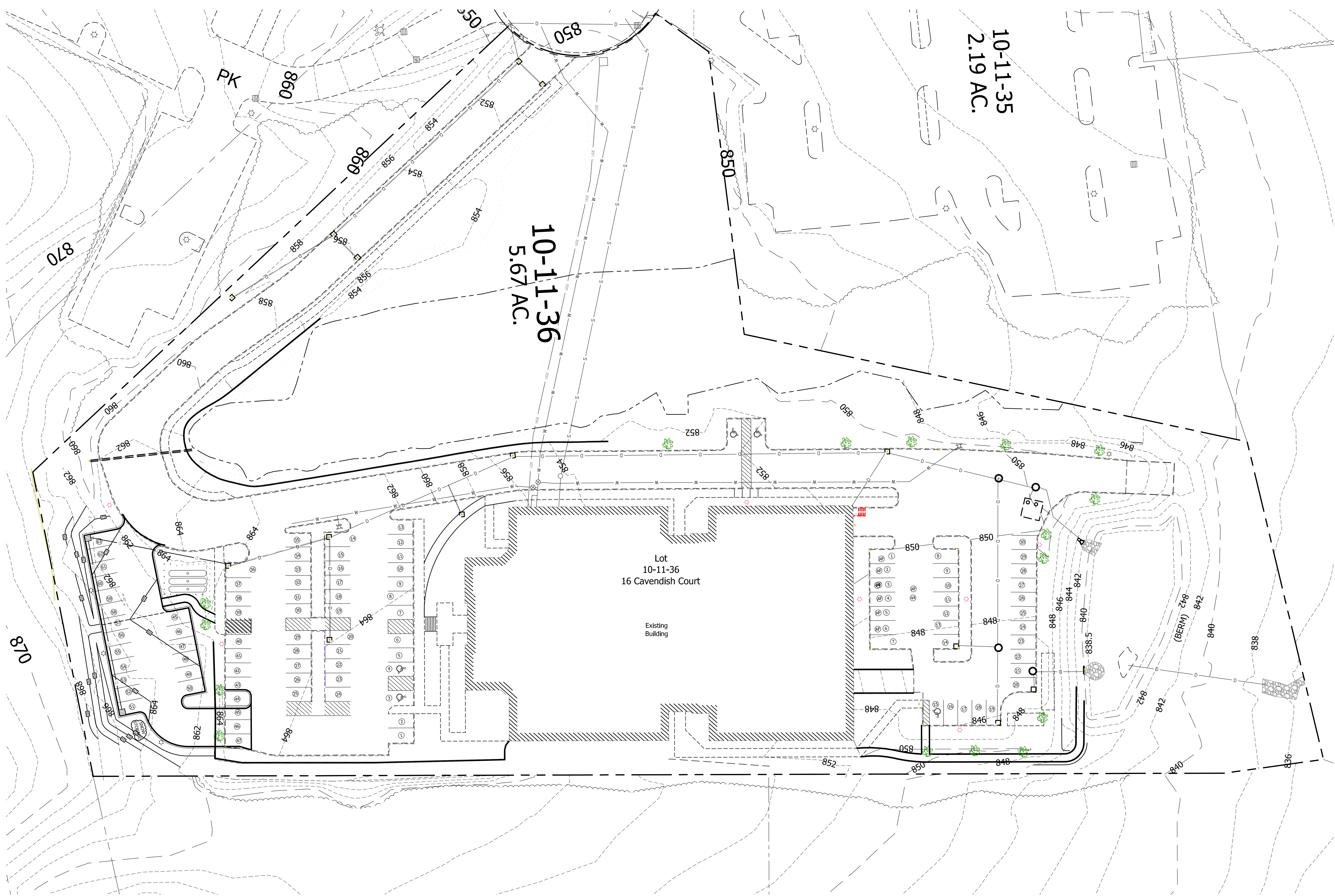
LIGHTING PLAN, SOUTH
SHEET 8 OF 16

Page 81 of 107

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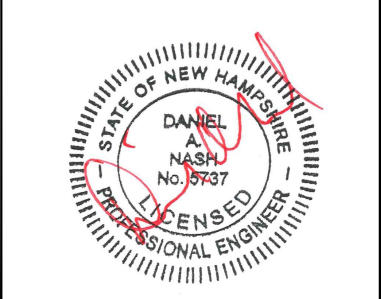
Scale: as noted	PROJECT # 201182
Date: 10/25/2022	CASE # 00961360

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.



OVERALL SITE PLAN
FOR
DRTC
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: GIS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 10/10/2022

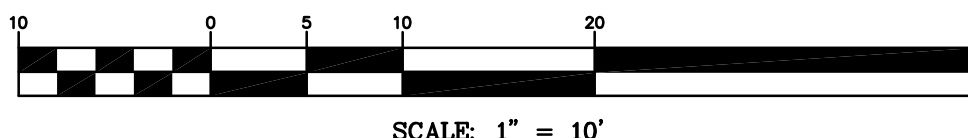
DRTC

OVERALL SITE PLAN

C-1

© 2022
ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-PL

#	REVISIONS	DATE
7		
6		
5		
4	PHASE 1	02/27/2023
3	TREATMENT SWALE	12/28/2022
2	UPDATE	11/02/2022
1		



- NOTES:**
- 1 REMOVE EXISTING RET WALL UNDER NEW CONSTRUCTION.)
 - 2 LIMIT OF CONSTRUCTION
 - 3 REMOVE EXISTING PAVEMENT. CONSTRUCT CURBED ISLAND..
 - 4 CONSTRUCT CONNECTING SIDEWALK.

ADVANCED GEOMATICS & DESIGN		DETAILED GRADING PLAN-SOUTH		FOR DRTC		IN LEBANON, NEW HAMPSHIRE		REVISIONS		DATE	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		7		6		5		4		3	
STATE OF NEW HAMPSHIRE DANIEL REGISTERED PROFESSIONAL ENGINEER EXPIRATION DATE 12/31/2023		2		1		PHASE 1		UPDATE		02/27/2023	
SURVEYED: GIS		1		2		3		4		5	
DESIGNED: DAN		6		7		8		9		10	
DRAWN: DAN		11		12		13		14		15	
CHECKED: DAN		16		17		18		19		20	
DATE: 10/10/2022		21		22		23		24		25	
DRTC		26		27		28		29		30	
DETAIL GRADING PLAN-SOUTH		31		32		33		34		35	
C-3		36		37		38		39		40	
© 2022		41		42		43		44		45	
ADVANCED GEOMATICS & DESIGN		46		47		48		49		50	
DWG: 22011\22011-PL		51		52		53		54		55	



Lot
10-11-36
16 Cavendish Court

Existing
SWTD

Existing
Detention
Pond

Existing
Outlet
Control Device

Existing
Parking

SCALE: 1" = 10'

SHEET 12 OF 16

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

SURVEYED: GIS

DESIGNED: DAN

DRAWN: DAN

CHECKED: DAN

DATE: 10/10/2022

DETENTION PLAN

FOR
DRTC

IN
LEBANON, NEW HAMPSHIRE

C-4

ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-PL

7

6

5

4
PHASE 1
02/27/2023

3
LIGHT IN TS
12/28/22

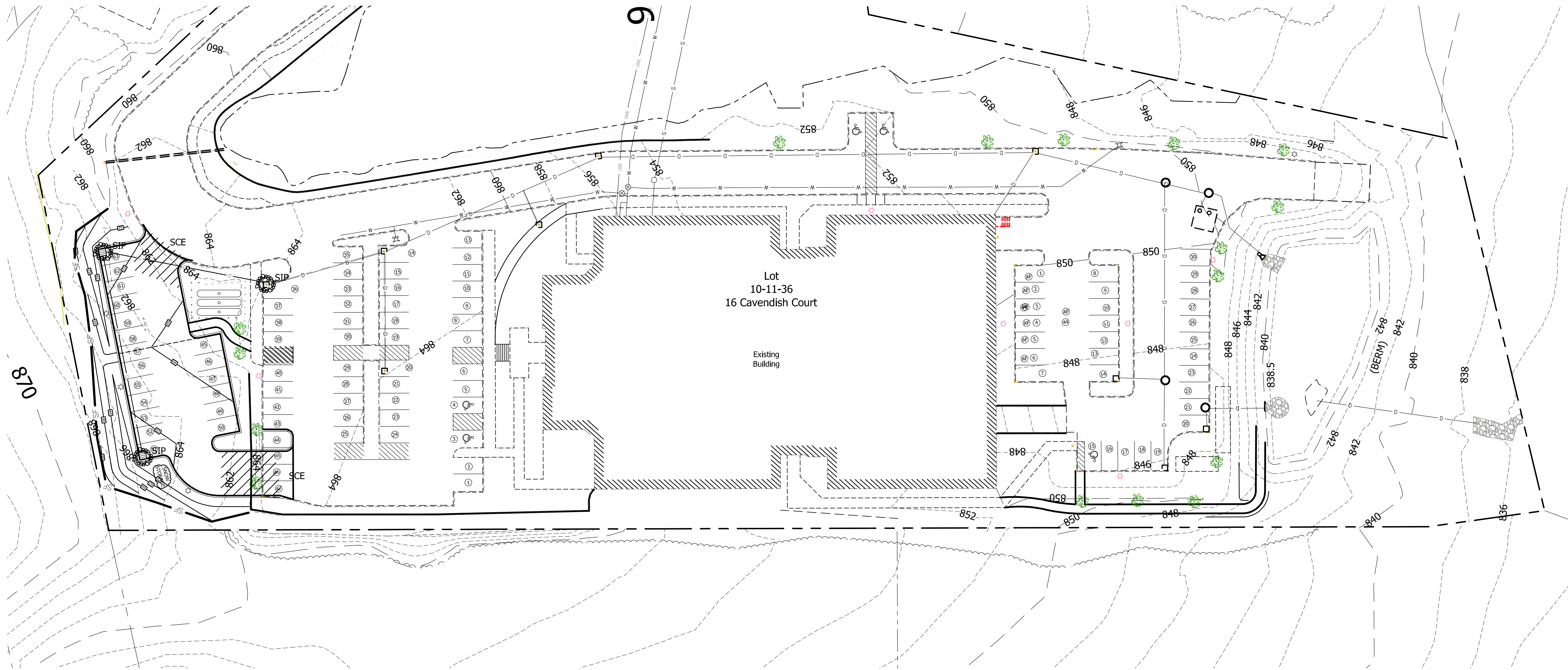
2
TREATMENT SWALE
12/02/2022

1
UPDATE
11/02/2022

#

REVISIONS

DATE



SCE

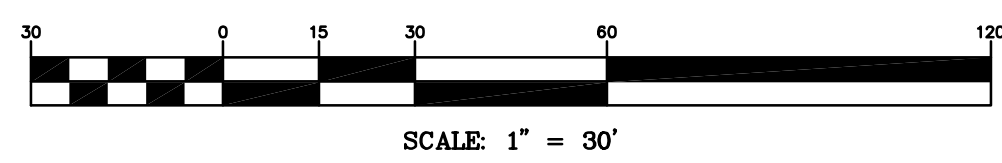
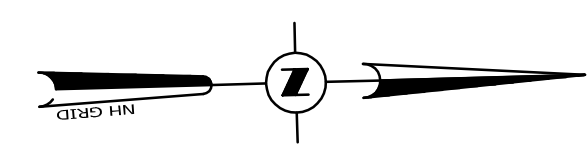
SCE - STABILIZED CONSTRUCTION ENTRANCE

SIP

SIP - STONE INLET PROTECTION

SF

SF - SILT FENCE



EROSION CONTROL PLAN

FOR

DRTC

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

STATE OF NEW HAMPSHIRE

DANIEL NASH

REGISTERED PROFESSIONAL ENGINEER

10/10/2022

CHECKED: DAN

DRAWN: DAN

DESIGNED: DAN

SURVEYED: GIS

EROSION CONTROL PLAN

DRTC

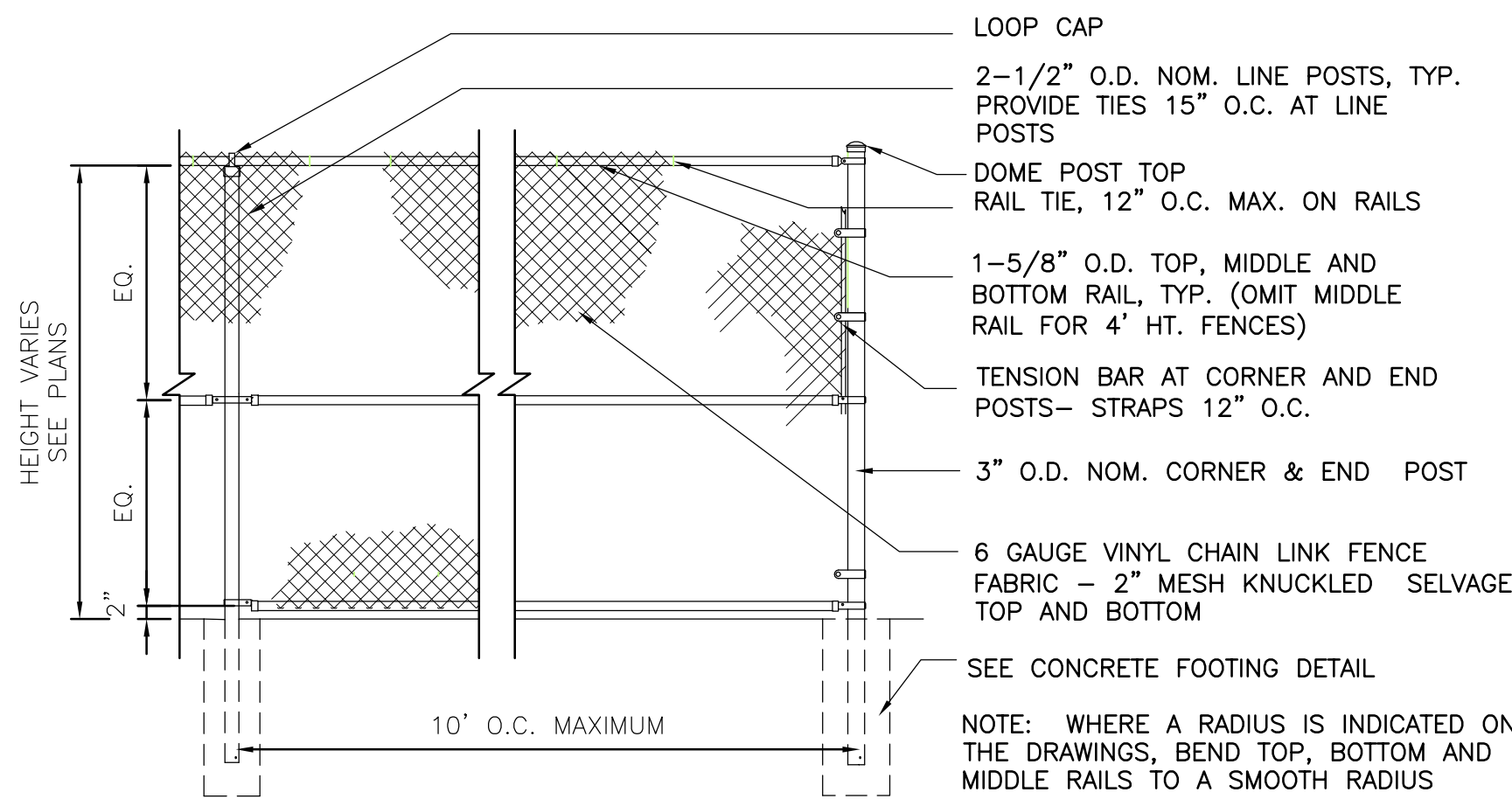
ECP-1

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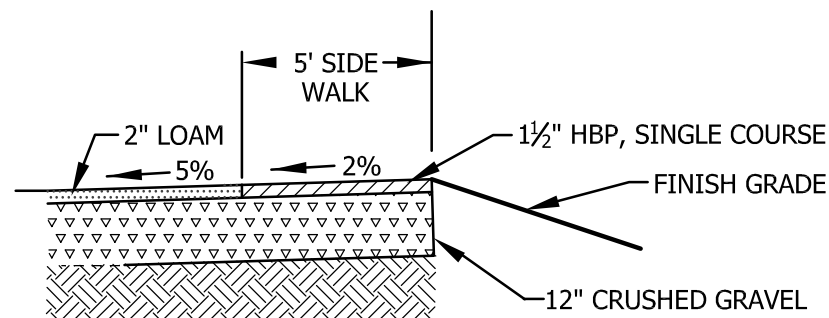
ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-PL

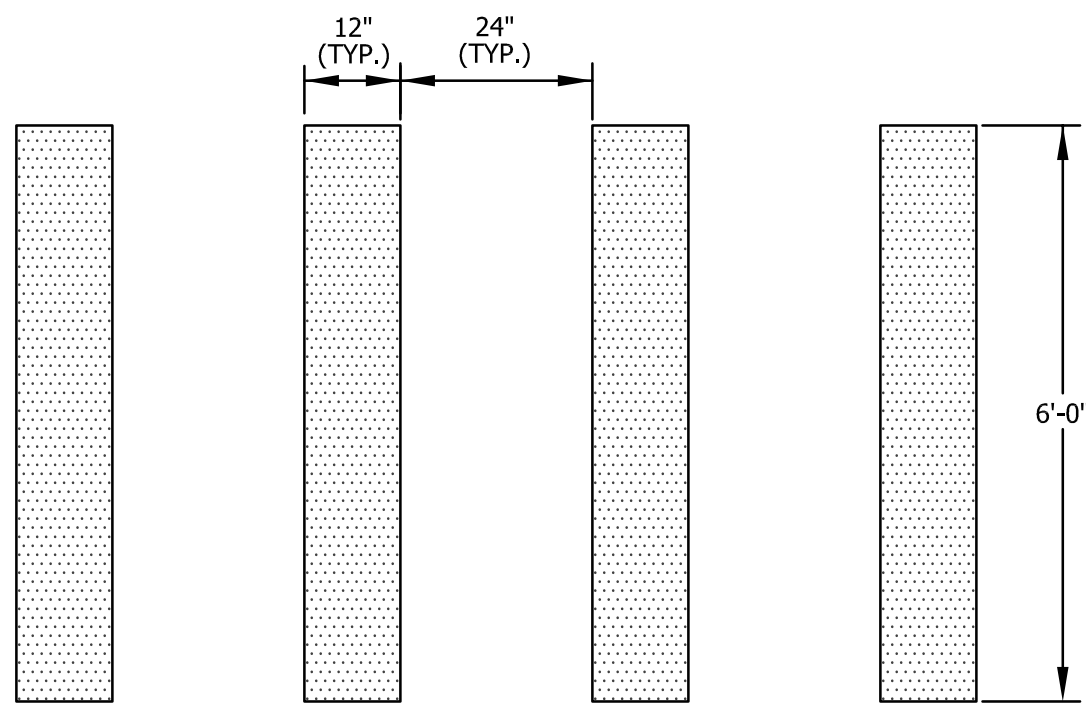
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2	PHASE 1	02/27/2023
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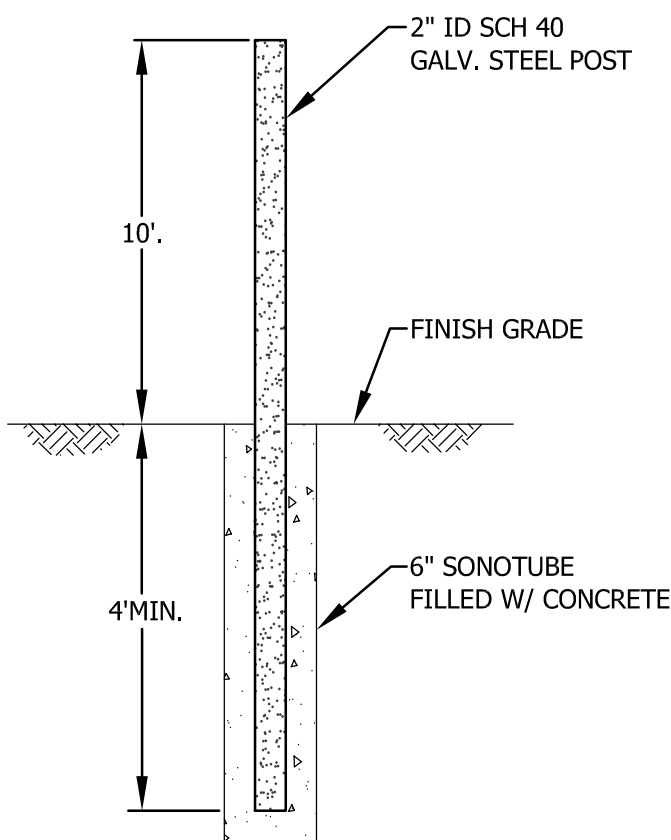
TYPICAL CHAIN LINK FENCE SECTION
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

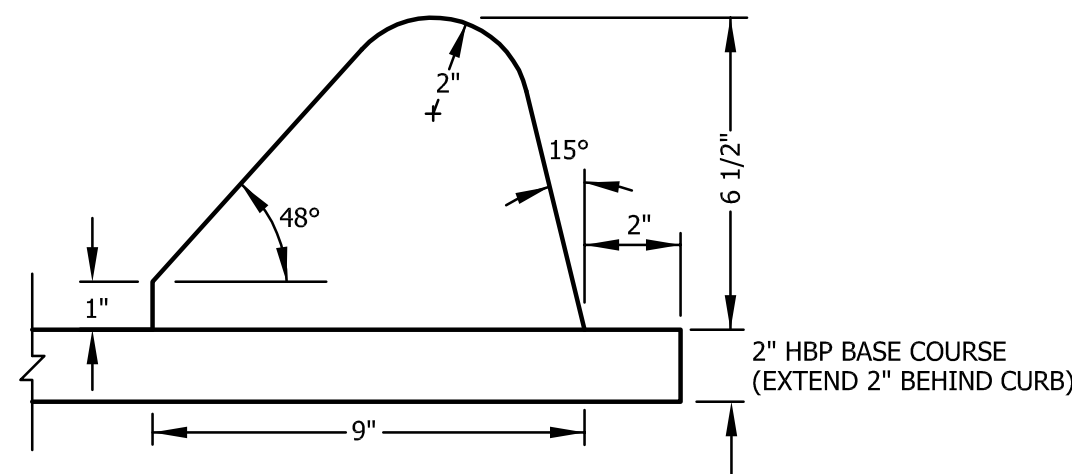


PAINTED CROSSWALK DETAIL (IN PARKING AREAS)
N.T.S.



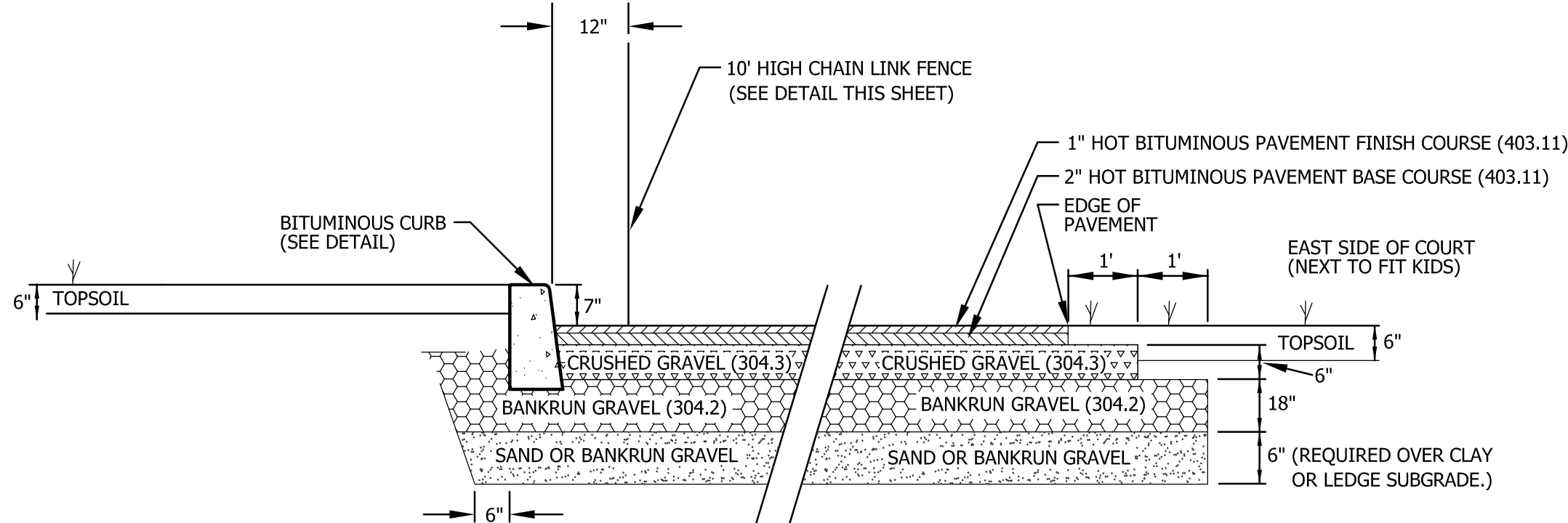
FENCE POST DETAIL
N.T.S.

- NOTES:
1. FENCE POSTS SHALL BE MINIMUM 2" DIAMETER.
 2. SPACING SHALL NOT EXCEED 8' ON CENTER.
 3. FENCE POSTS SHALL BE SET IN BASES OF AT LEAST 6" DIAMETER, AND AT LEAST 4' DEEP.



TYPE "B" CURB
BITUMINOUS CONCRETE
N.T.S.

NOTE: CURB SURFACE TO BE TREATED WITH EMULSIFIED BITUMINOUS MATERIAL-TWO COATS- AFTER CURB HAS BEEN IN PLACE 7 DAYS.



- 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.

TENNIS COURT TYPICAL PAVEMENT/CURB SECTION
N.T.S.

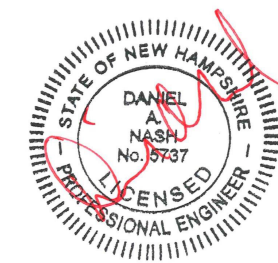
GENERAL NOTES:

- 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.

SITE DETAILS
FOR
DRTC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
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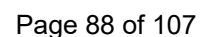
SURVEYED: N/A
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 10/10/2022

DRTC

SITE
DETAILS

D-1

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ADVANCED GEOMATICS & DESIGN
DWG: 22011\22011-DET



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 STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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 RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- 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 15%. 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

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.

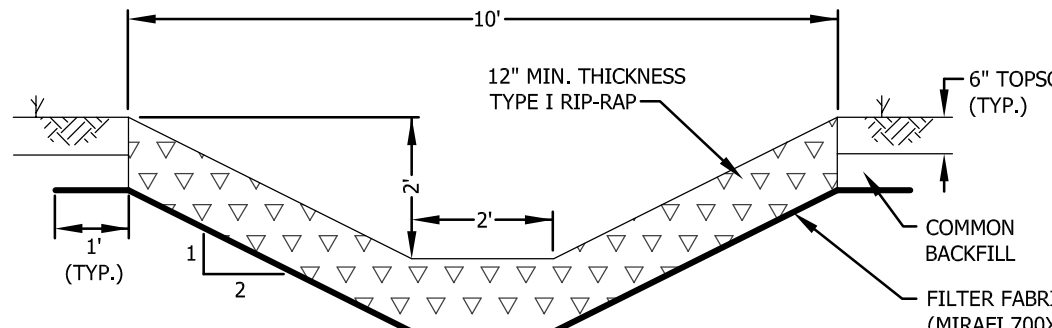
EROSION CONTROL CHART

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
	SILT FENCE	B
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

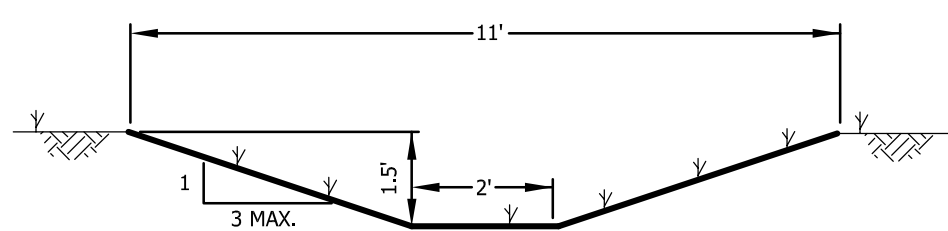
MAINTENANCE INDEX

*) 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.

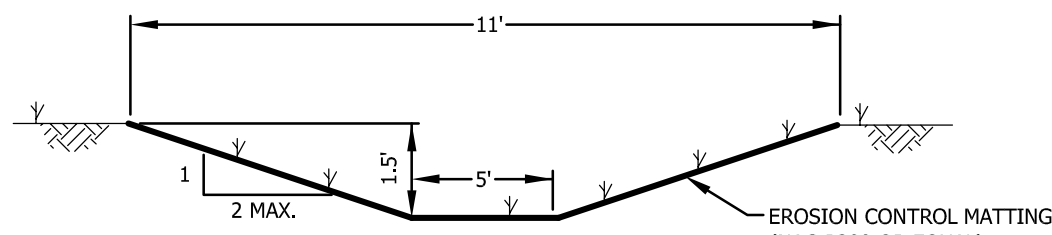
- TO BE INSPECTED DAILY.
- TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



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



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

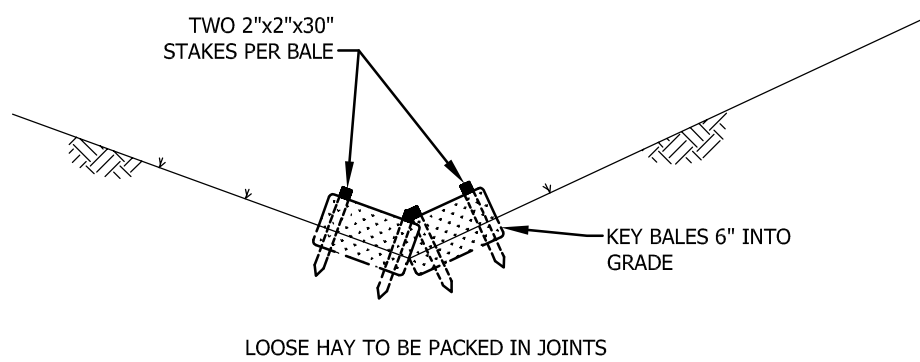
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE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

- 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.
- 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.

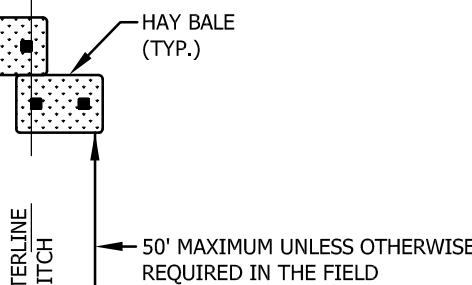
TYPICAL DRAINAGE DITCH SECTIONS

N.T.S.

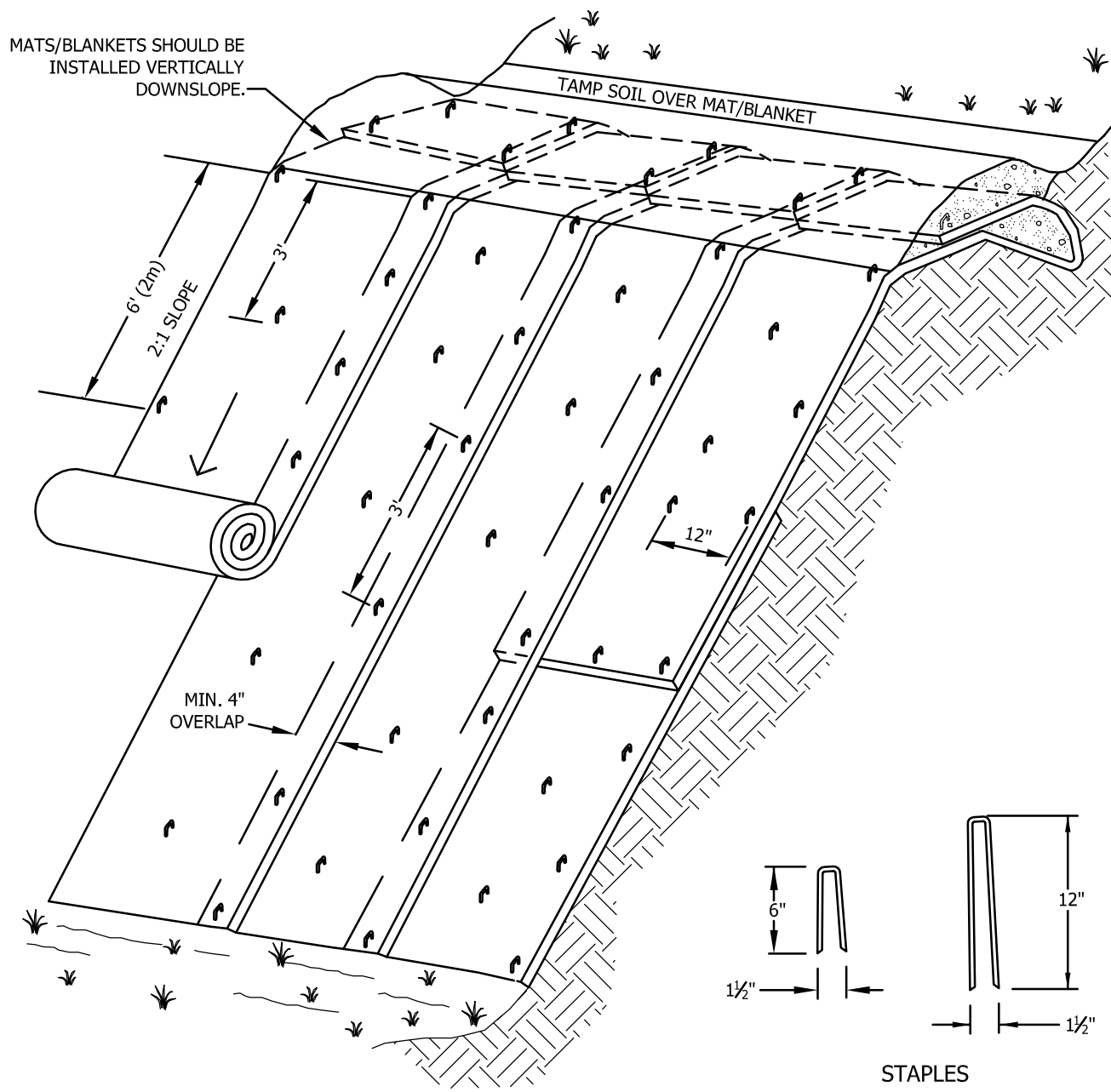
IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.



STAKED HAY BALES (BMP-SHB)



HAY BALE (TYP.)

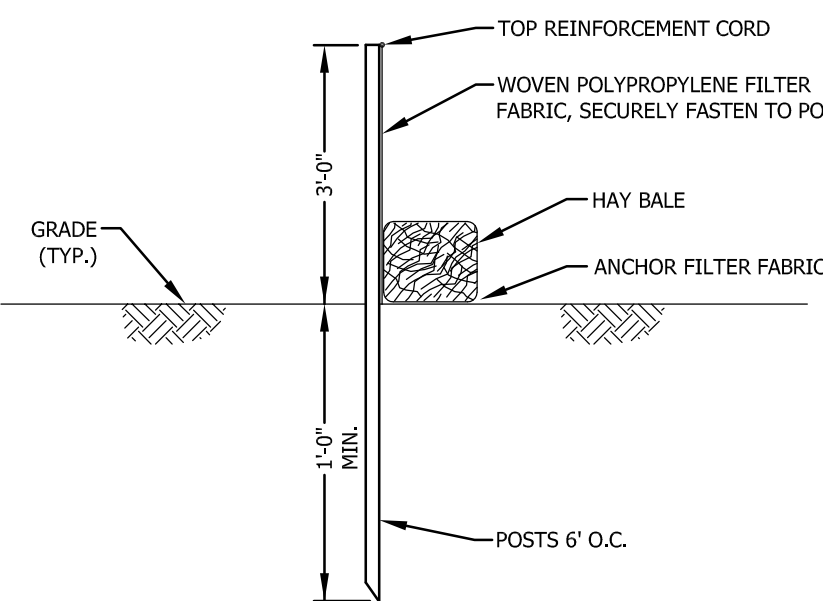


NOTES:

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

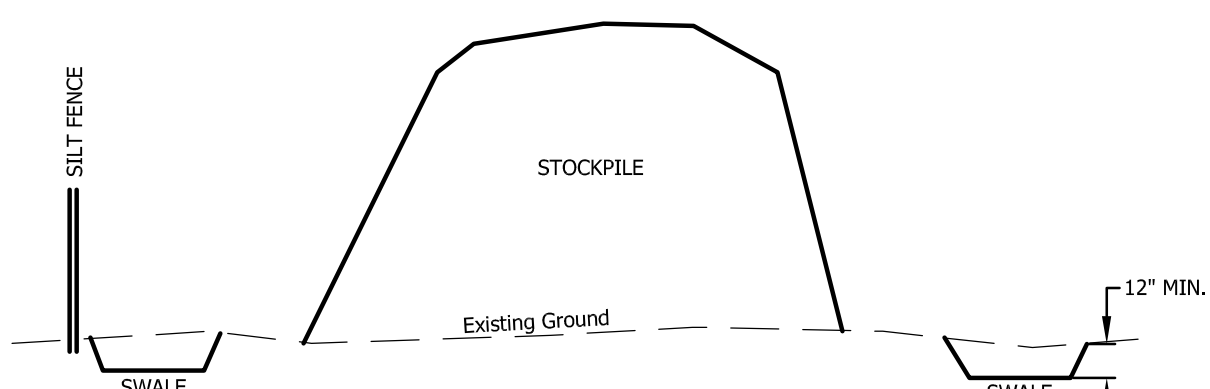
EROSION CONTROL MATTING

N.T.S.



SILT FENCE DETAIL (BMP-SF)

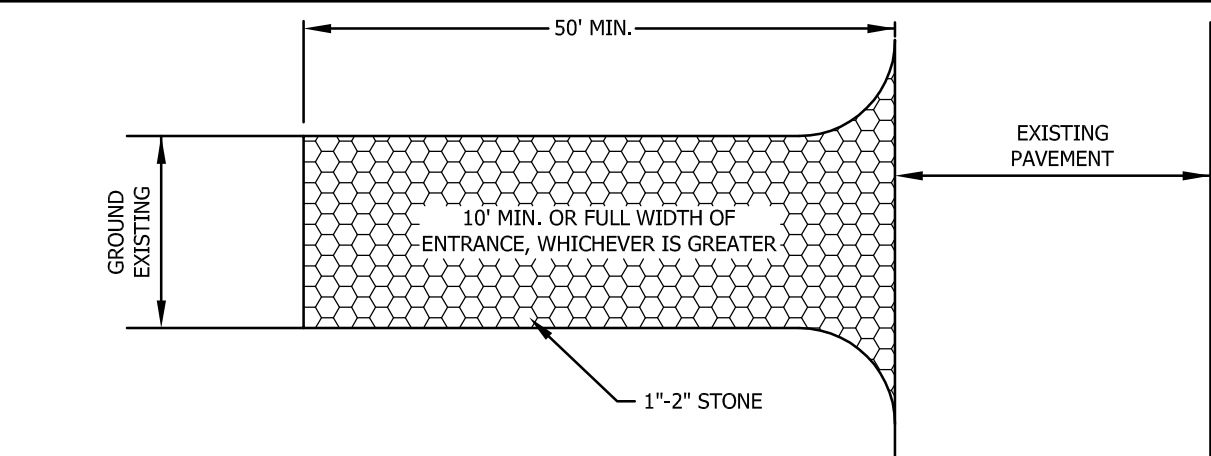
N.T.S.



STOCKPILE TREATMENT DETAIL

NOTES:

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

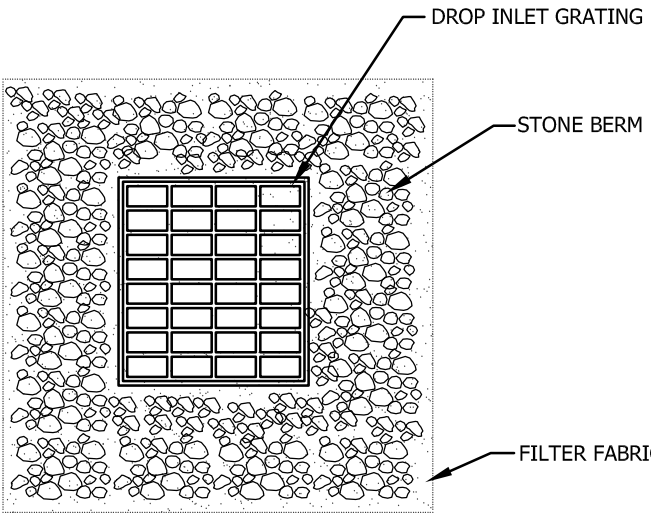


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

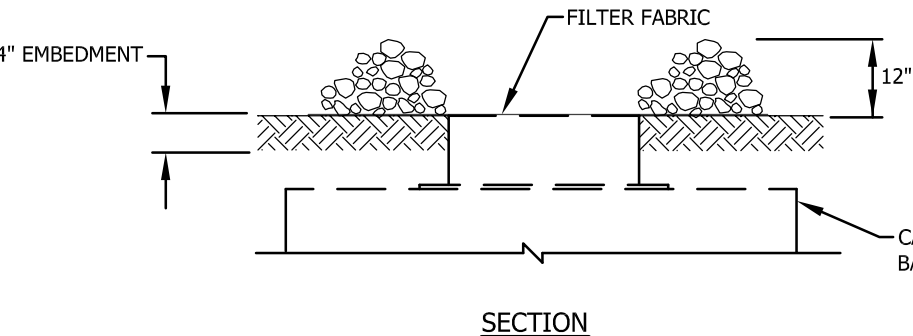
NOTES:

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



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

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

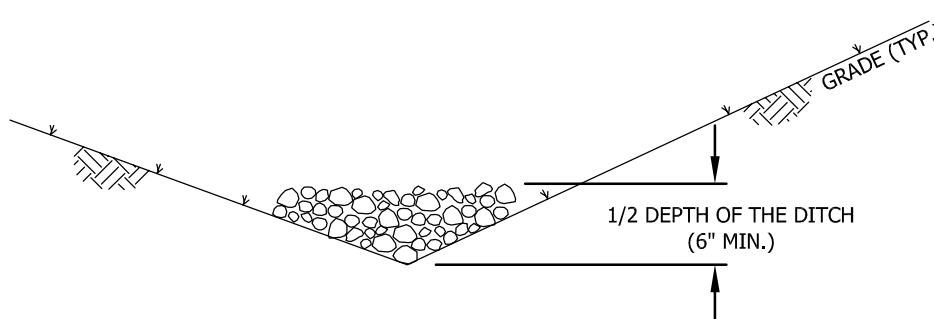


TEMPORARY STONE INLET PROTECTION (BMP-SIP)

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

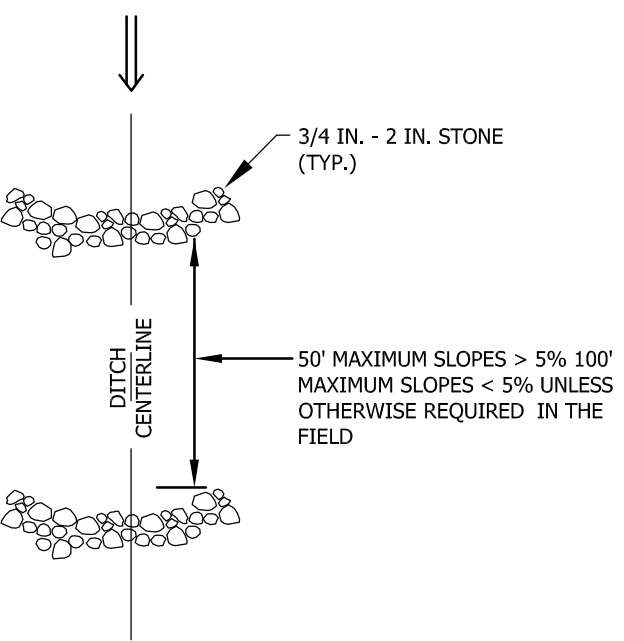
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP-SCD)

N.T.S.



STONE CHECK DAMS (BMP-SCD)

N.T.S.

EROSION CONTROL DETAILS

FOR DRTC

IN

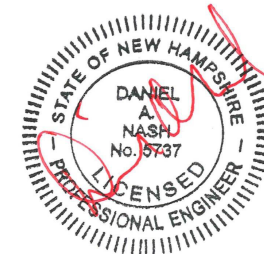
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

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

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A

DESIGNED: DAN

DRAWN: DAN

CHECKED: DAN

DATE: 10/10/2022

DRTC

EROSION CONTROL
DETAILS

D-5

© 2022

ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-DET

SHEET 16 OF 16

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, February 13, 2023, 6:30 PM
Community Room at Kilton Library
80 Main Street, West Lebanon
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Chair), Jeremy Rutter (Vice Chair), Kim Chewning, Bruce Garland, Thomas Jasinski (Alternate), Kathie Romano - remote

MEMBERS ABSENT: Karen Zook (City Council Rep), Laurel Staviss

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 6:35 PM.

Tom Jasinski was appointed for a Board vacancy.

Ms. Romano was attending remotely due to being out of town.

2. Notice of Regional Impact

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**

Mr. Corwin stated that Staff reviewed the above application for the March 20, 2023, meeting and finds that it does not have the potential for regional impact.

A MOTION by Bruce Garland that the application of Basic Holdings, LLC, 5 & 11 Oak Ridge Road (Tax Map 4, Lots 5 & 6), zoned R-3, does not have potential for regional impact.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

****The MOTION was approved (6-0).***

3. Public Hearing Items

Chair Hall announced a revised order for the hearings at this meeting:

G. Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L

H. Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L

D. NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC

A. Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O

B. Cicotte Properties, LLC, 175 Heater Road (Tax Map 64, Lot 30), zoned IND-L

E. Rock Ridge Lebanon, LLC, Old Pine Tree Cemetery Road (Tax Map 74, Lot 3, Plots 101-146), zoned RL-2 and RL-3

I. The Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot), zoned R-1

Items **3B, 3F, and 3J** would be postponed until the March 20, 2023, meeting.

A MOTION by Jeremy Rutter that hearing items 3B, 3F, and 3J be postponed until the March 20, 2023, Planning Board meeting.

The motion was seconded by Kim Chewing.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewing, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

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.**

Paul Simon, landscape architect, and Michael Petrovick appeared in support of the application.

Mr. Corwin noted the outstanding items from the previous public hearing, stating that Staff addressed those items as additional conditions of approval. Mr. Vincent stated that the drainage plan was amended to eliminate issues.

Mr. Simon stated that the tree varieties were updated as recommended, and the review showed they can use one more tree. He added that the plant list would be updated.

Chair Hall closed the Public Hearing

1
2 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Upper
3 Valley Technology Park, LLC, PB2022-52-SPR, for Site Plan Review of a +/-9,400 sq. ft. building for a
4 proposed equipment and machinery sales, rental and service use, together with associated site
5 improvements at 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L, to be located on lot 2 (110
6 Airpark Road) of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN), and as
7 shown on a plan set titled "Milton Rents, Airpark Rd.," prepared by Engineering Ventures, PC, dated
8 December 27, 2022, last revised November 2, 2022, EV Project #22092 (19 sheets), including any and all
9 submissions and testimony provided for and during the public hearing.

10
11 In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical
12 data, information, reports, and studies – variously prepared by a professional civil engineer, licensed land
13 surveyor, an architect, a licensed landscape architect, and certified wetlands scientist – that together
14 satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review
15 Regulations, except as may reasonably be addressed through the imposition of certain conditions of
16 approval, set forth below, and except as may have been waived pursuant to Section 7.1.

17
18 This approval is subject to the following conditions:

19
20 **General Conditions**

- 21
22 1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of
23 approval, and it shall be the applicant's responsibility to satisfy these conditions of approval
24 and to satisfy them within the relevant timeframes outlined below.
25
26 2. A building permit must be applied for *and issued* within two (2) years of the date of this
27 approval (4.10.A), subject to an extension if applied for by the applicant and if approved by
28 the Planning Board per Section 4.10.B.
29
30 3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review
31 Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2),
32 subject to an extension if applied for by the applicant and if approved by the Planning Board
33 per Section 8.4.A.3. If active and substantial development is not achieved within two (2)
34 years of the date of the Planning Board's approval, the development shall be subject to any
35 changes in the City's land use regulations.
36
37 4. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations,
38 shall be achieved within five (5) years of the date of this approval. If substantial completion is
39 not achieved within five (5) years of the date of the Planning Board's approval, the
40 development shall be subject to any changes in the City's land use regulations.
41
42 5. All required landscape plantings shall meet the minimum size requirements for such plantings
43 set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
44
45 6. The applicant shall implement and maintain NHDES Site Specific Best Management
46 Practices before, during, and after construction.
47
48 7. The property owner is responsible for the maintenance and operation of the stormwater
49 management system in accord with the O&M plan, and such responsibility shall run with the
50 land. (Section 6.6.H.2.b of the Site Plan Review Regulations).
51

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) A catch basin shall be added to the end of each driveway near the intersection with Airport Road.
 - c) 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 of 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, 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

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

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

19. 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.

20. 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.

The motion was seconded by Kim Chewing.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewing, Mr. Garland, Mr. Hall, Mr. Rutter

Voting Against – None

Abstained – Kathie Romano

**The MOTION was approved (5-0-1).*

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.**

Mr. Corwin stated that Staff recommends that the above application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Bruce Garland 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, Ms. Chewing, Mr. Garland, Mr. Hall, Mr. Rutter

Voting Against – None

Abstained – Kathie Romano

**The MOTION was approved (5-0-1).*

A MOTION by Jeremy Rutter to continue the Public Hearing to March 20, 2023, at 6:30 PM.

The motion was seconded by Tom Jasinski.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter

Voting Against – None

Abstained – Kathie Romano

**The MOTION was approved (5-0-1).*

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.**

Mr. Corwin stated that Staff recommends that the above application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Bruce Garland that the application of NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC, is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Kim Chewning.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

Mr. Corwin stated that a traffic study was submitted and is under review, and Staff recommends the hearing be continued until the results are confirmed, which may require a peer review.

Mr. Garland recommended a review toward improving the function of the center lane in the site area. He also requested a real rendering of the street view of the site.

Mr. Rutter requested several site details including the dumpster location, a recalculation of the parking spaces, and the location of bike storage.

Mr. Corwin suggested March 20, 2023, at 6:30 PM for the open hearing to discuss the traffic study, and he added that the necessity of a peer review could mean postponing to April 10, 2023. It was agreed to go forward without the peer review.

A MOTION by Bruce Garland to postpone the hearing of NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC, to March 20, 2023, at 6:30 PM.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

1 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

2 ***Voting Against – None***

3 ****The MOTION was approved (6-0).***

4
5
6 **A. Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O: Request for site plan**
7 **approval to convert the existing building to an 8-unit multi-family dwelling. PB2022-47-**
8 **SPR - Application postponed from January 9, 2023**
9

10 William Nartowicz of Studio Nexus, Tim Sidore of Choro, LLC, and Kevin Worden of Engineering
11 Ventures appeared in support of the application.
12

13 Mr. Corwin stated that Staff recommends the application is complete enough for the Planning Board to
14 accept jurisdiction and commence review.
15

16 ***A MOTION by Bruce Garland that the Lebanon Planning Board finds the Site Plan Review***
17 ***application of Chorro, LLC, PB2022-47-SPR, IS complete enough to accept jurisdiction and***
18 ***commence review.***
19

20 ***The motion was seconded by Jeremy Rutter.***

21 ***Roll Call Vote:***

22 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

23 ***Voting Against – None***

24 ****The MOTION was approved (6-0).***
25
26

27 Mr. Nartowicz briefly described the conversion project, the site adjustments, and the each of the waivers.
28

29 Mr. Jasinski asked for clarification on the number of waivers. Mr. Corwin stated that the list changed
30 prior to the meeting materials.
31

32 Mr. Garland commented on the lack of comment from the Fire Department. Mr. Sidore stated that they
33 have started the sprinkling process. Mr. Vincent noted that the Fire Department receives the complete
34 plans and provides input regarding their comments. Mr. Corwin noted that the lack of comment is
35 generally because there are no concerns, and the Fire Department sees the application when it is filed. Mr.
36 Jasinski asked if a written response is required. Mr. Corwin stated that written comments are not required.
37

38 Mr. Rutter inquired about pervious pavers. Mr. Corwin complimented the applicant on including them in
39 the plan and stated that they also provided a maintenance plan for the stormwater management.

40 Mr. Reichert agreed with the importance of the maintenance plan. Mr. Corwin stated that maintaining a
41 site in the future is necessary. Mr. Reichert stated that changes in surface, impervious for pervious, cannot
42 be made per Zoning requirements; and enforcement is difficult because there are not many triggers for a
43 review.
44

45 The Board members discussed the issue of site requirements going forward.
46

47 Chair Hall invited public comment. There was none.
48
49

50 ***A MOTION by Jeremy Rutter that for the application of Chorro, LLC, PB2022-47-SPR, the Lebanon***
51 ***Planning Board APPROVE waivers from the following sections of the Site Plan Review Regulations:***

- Section 5.1.E.7 – building height comparison within 200' of site
- Section 6.6.G.2 – impervious surface requirements
- Section 5.1.E.17 & Section 6.6.C.1 & 2 – changes to the building and site
- Section 5.1.E.23 – on-site recreational facilities
- Section 6.2.D – 10-foot perimeter buffer (partial)

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter

Voting Against – None

Abstaining – Ms. Romano

***The MOTION was approved (5-0-1).**

A MOTION by Jeremy Rutter that for the application of Chorro, LLC, PB2022-47-SPR, the Lebanon Planning Board APPROVE a waiver from the following section of the Site Plan Review Regulations:

- Section 6.2.B.6 – opaque perimeter landscaping (partial)

The motion was seconded by Bruce Garland.

Mr. Jasinski expressed the need for additional trees for the opaque buffer. Mr. Simon stated that they are filling in between existing trees to create a semi-opaque buffer. Kevin Worden stated that landscaping isn't feasible, but there is robust existing landscaping that meets the intent of the section.

Roll Call Vote:

Voting in Favor – Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – Mr. Jasinski, Ms. Chewning

***The MOTION was approved (4-2).**

A MOTION by Jeremy Rutter that for the application of Chorro, LLC, PB2022-47-SPR, the Lebanon Planning Board APPROVE a waiver from the following section of the Site Plan Review Regulations:

- Section 6.2.B – 15-foot perimeter landscaping requirement (partial)

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

***The MOTION was approved (6-0).**

Chair Hall invited public comment. There was none.

Chair Hall closed the Public Hearing.

1 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Chorro,
2 LLC, LLC, PB2022-47-SPR, for site plan approval to convert the existing building to an 8-unit mixed
3 use, multi-family dwelling at 77 Bank Street (Tax Map 92, Lot 79), zoned R-O, as shown on a plan set
4 titled “77 Bank St. Apartments”, prepared by Studio Nexus, dated December 5, 2022, last revised
5 February 6, 2023, Proj. No. 2114 (10 sheets), including any and all submissions and testimony provided
6 for and during the public hearing.

7
8 In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical
9 data, information, reports, and studies that together satisfactorily demonstrate compliance with the
10 applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed
11 through the imposition of certain conditions of approval, set forth below, and except as may have been
12 waived pursuant to Section 7.1.

13
14 This approval is subject to the following conditions:

15
16 **General Conditions**

- 17
18 1. It shall be the applicant’s responsibility to be familiar with and aware of these conditions
19 of approval, and it shall be the applicant’s responsibility to satisfy these conditions of
20 approval and to satisfy them within the relevant timeframes outlined below.
21
22 2. A building permit must be applied for *and issued* within two (2) years of the date of this
23 approval (4.10.A), subject to an extension if applied for by the applicant and if approved
24 by the Planning Board per Section 4.10.B.
25
26 3. “Active and substantial development,” as defined in Section 8.4.A.1 of the Site Plan
27 Review Regulations, shall be achieved within two (2) years of the date of this approval
28 (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the
29 Planning Board per Section 8.4.A.3. If active and substantial development is not achieved
30 within two (2) years of the date of the Planning Board’s approval, the development shall
31 be subject to any changes in the City’s land use regulations.
32
33 4. “Substantial completion,” as defined in Section 8.4.B.1 of the Site Plan Review
34 Regulations, shall be achieved within five (5) years of the date of this approval. If
35 substantial completion is not achieved within five (5) years of the date of the Planning
36 Board’s approval, the development shall be subject to any changes in the City’s land use
37 regulations.
38
39 5. All required landscape plantings shall meet the minimum size requirements for such
40 plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of
41 installation.
42
43 6. The property owner is responsible for the maintenance of the permeable pavers in accord
44 with the Operation & Maintenance Guide for Belgard Permeable Interlocking Concrete
45 Pavement Systems submitted with the application, and such responsibility shall run with
46 the land.

47
48 **Conditions to be Satisfied Prior to Application for a Building Permit**

7. The applicant shall modify the site plan to replace all ash trees with shade trees that are not susceptible to emerald ash tree borer, to the satisfaction of the Planning & Development Department.
8. 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.
9. 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.
10. 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.
11. 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

12. 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.
13. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
14. 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

15. The impact fee calculated pursuant to Condition of Approval #11 shall be paid.
16. 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.

The motion was seconded by Bruce Garland.

Mr. Jasinski suggested adding the condition to replace all ash trees with ones not as susceptible to disease. Ms. Romano noted that the applicant stated it would be an 8-unit mixed-use, multi-family dwelling. Both

changes were accepted and included in the motion.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

***The MOTION was approved (6-0).**

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.**

Mr. Corwin stated that Staff recommends the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Bruce Garland the application of Cicotte Properties, LLC, 175 Heater Road (Tax Map 64, Lot 30), 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, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter

Voting Against – None

Abstained – Kathie Romano

***The MOTION was approved (5-0-1).**

Dan Nash of Advanced Geomatics and Design, Landscape Engineer Mara Robinson, and Atty. Barry Schuster appeared in support of the application.

Mr. Nash explained that additional pavement was added for storage of vehicles but without a permit. He noted that this improvement adds value and increases the tax value of the property.

Mr. Nash explained the waiver requests.

Mr. Corwin commented on the proposed sidewalk and noted that a third-party inspection would be required. Mr. Vincent commented on the use of test pit data from an adjoining property and stated that a condition requiring new test pit data submitted later would be acceptable.

Mr. Nash commented on the necessity for landscape islands in the parking area. It is a storage area, not a retail area. Mr. Corwin stated that the landscaping would be required.

Mr. Garland noted that the site plan submission was confusing because Edward's Properties made changes to the terrain.

1 Ms. Romano stated she would like to see valid test pit results on the lot in question because it is a very
2 wet area. Mr. Nash stated that a wetlands specialist determined that it was not wetlands. There is invalid
3 data being used to override the wetland specialist's determination. The swale is behind the lot and
4 dealership. The Alteration of Terrain Permit is being held up due to the confusion over the wetland issue.

5
6 Mr. Garland noted that DES did not give approval in the past. Mr. Nash stated that they did a site soil
7 report which is on file with the City.

8
9 Chair Hall noted that the DES response has not been submitted at this time. Mr. Corwin stated that there
10 is a disagreement between the applicant and the State DES. The question is around the wetlands issue and
11 the State's jurisdiction. Wetlands must be delineated on the plan, but there has been no determination.
12 The area in question by DES is not the same area as the site in this application. A condition of approval
13 was included to address this issue.

14
15 Mr. Schuster stated that he is not aware that there is a violation. This application is not part of that
16 discussion, which is about paving. Mr. Nash stated that they applied for an Alteration of Terrain Permit,
17 but something was sent to the State that delayed the process. It has not been resolved but all the necessary
18 data has been provided.

19
20 The Board members continued to discuss the terrain issues.

21
22 Ms. Chewning noted that it is the Board's option to wait for the test pit data. Mr. Nash stated that
23 appropriate material was put in to replace the old material in the area. Mr. Vincent stated that it would be
24 important for the test pit to be closer to the paved area. Mr. Corwin stated that he would be willing to
25 modify Condition #11. Ms. Romano noted that there is history, but this is about one lot and the
26 information presented is not relevant. A new test pit should be dug to provide the correct data.

27
28 Chair Hall invited public comment. There was none.

29
30 The Board members discussed the waiver requests related to landscaping and paving.

31
32 Mr. Corwin stated that most waiver requests are partial waivers based upon specific site issues. He added
33 that the improvements in this application are for things not there today. The existing violation is not
34 relevant to this application. It is not relevant that the pavement is already there. What is there now can be
35 utilized by this site plan. Mr. Vincent stated that any new work would be reviewed.

36
37 Mr. Hall summarized the information that is required to move forward.

38
39 Mr. Corwin stated that the applicant is willing to postpone the application until they have the test pit data,
40 and that is acceptable to the City Engineer.

41
42 Mr. Nash stated that the test pit data cannot be completed until May 8, 2023.

43
44 Sarah Riley (online) noted that Section 6.2.A is relevant to this application. The trees provided would
45 reduce erosion, protect surface water, and promote conservation, which are benefits.

46
47 ***A MOTION by Bruce Garland to continue the hearing to May 8, 2023, at 6:30 PM.***

48
49 ***The motion was seconded by Jeremy Rutter.***

50 ***Roll Call Vote:***

51 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

1 ***Voting Against – None***

2 ****The MOTION was approved (6-0).***

3
4
5
6 **E. Rock Ridge Lebanon, LLC, Old Pine Tree Cemetery Road (Tax Map 74, Lot 3, Plots**
7 **101-146), zoned RL-2 and RL-3:** Applicant requests an extension of time for the completion of
8 the required infrastructure improvements for Phase 3 of the Rock Ridge planned unit residential
9 development, originally approved by the Planning Board on July 7, 2005. **PB2023-05-EXT -**
10 **Continued from January 9, 2023.**

11
12 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
13 to accept jurisdiction and commence review.

14
15 ***A MOTION by Bruce Garland that the application of Rock Ridge Lebanon, LLC, Old Pine Tree***
16 ***Cemetery Road (Tax Map 74, Lot 3, Plots 101-146), zoned RL-2 and RL-3, is complete enough for the***
17 ***Planning Board to accept jurisdiction and commence review.***

18
19 ***The motion was seconded by Jeremy Rutter.***

20 ***Roll Call Vote:***

21 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

22 ***Voting Against – None***

23 ****The MOTION was approved (6-0).***

24
25
26 Atty. Barry Schuster, Dan Nash of Advanced Geomatics and Design, and Project Manager Don Hirst
27 appeared in support of the application.

28
29 Mr. Schuster stated that there is additional time needed to determine the bond and complete Phase 3.

30
31 Mr. Corwin stated that due to the uniqueness of this project and progress to date, the Board can move
32 forward with the application as written. The date by which to complete improvements is needed, and he
33 recommends that the Board set a date for completion of improvements.

34
35 Mr. Hall inquired about the project being vested. Mr. Corwin stated that it is vested and has proceeded in
36 an extremely unique way. He added that it behooves the Board to grant the extension, and Staff has no
37 reservations.

38
39 Mr. Hirst stated that they can complete seven houses per year, and 42 houses remain. Mr. Schuster stated
40 that this project is bonded, which protects the City.

41
42 The timeframe was discussed to complete the project, and five years was recommended.

43
44 Chair Hall invited public comment. There was none.

45
46 Mr. Corwin inquired if the extension is based on the phasing plan. Mr. Hirst stated that it is.

47
48 ***A MOTION by Jeremy Rutter that the Lebanon Planning Board APPROVE the application of Rock***
49 ***Ridge Lebanon LLC, PB2023-05-EXT, for an extension of time for the completion of the required***
50 ***infrastructure improvements for Phase 3 of the Rock Ridge development (formerly Sleeper Village), a***

1 140-unit Planned Unit Residential Development at Old Pine Tree Cemetery Road, Tax Map 74, Lot 3, in
2 the RL-3 zone, as requested in the applicant's application materials, and including any and all
3 submissions and testimony provided for and during the public hearing, with the following conditions:
4
5

- 6 1. The applicant shall be required to complete Phase 3 site improvements by December 31,
7 2028, pursuant to all applicable conditions of all of the Planning Board's Notices of Action
8 for the Rock Ridge (f/k/a Sleeper Village) development, including but not limited to, the
9 original Subdivision and Conditional Use approval dated July 7, 2005 and the Notice of
10 Partial Suspension of Final Subdivision Approval dated January 26, 2009.
11
- 12 2. Prior to the start of construction activities for Phase 3, the applicant shall address all
13 questions and comments from the NHDES in a letter to the City of Lebanon dated September
14 12, 2017 and a memorandum from Assistant City Engineer to Peter Bull dated September 22,
15 2017 to the satisfaction of the Department of Public Works.
16
- 17 3. The performance security for all required Phase 3 infrastructure improvements shall be in
18 place prior to commencement of any site work in that phase, and in any case by no later than
19 December 31, 2023. The applicant shall execute a new Performance Bond/Security
20 Agreement to accompany the performance security.
21
- 22 4. A "Removal of Hold" document for Phase 3, approved by the City's attorney, shall be
23 executed by the Planning Board Chair and recorded in the Registry of Deeds prior to the
24 commencement of any site work and prior to the sale or transfer of any lots or units within
25 Phase 3, and in any case by no later than December 31, 2023.
26
- 27 5. The applicant shall execute a new Water and Sewer Extension and Inspection Agreement in
28 accordance with Chapters 136 and 182 of the City Code and Section 14 of the Subdivision
29 Regulations for Phase 3 of the development.
30
- 31 6. Prior to the start of any construction activities in Phase 3 for which construction inspection is
32 required pursuant to this decision, or any applicable ordinance or code, the City shall retain
33 the services of an independent third-party inspector, for which the applicant shall be
34 responsible for all inspection fees related to construction and installation of roadways,
35 sidewalks, water and sewer utilities, storm drainage systems, and erosion control, in
36 accordance with Chapter 181 of the City Code and Section 14 of the Subdivision Regulations.
37 The applicant shall provide funding for inspection services in a form acceptable to the City.
38 As-built drawings provided by the applicant (using the NH State Plane Coordinate system),
39 including tie sheets and Northing and Easting coordinates and elevations of underground
40 utilities, and third-party engineer inspection reports shall be reviewed and approved by the
41 City Engineer, prior to acceptance of any utility improvements by the City, and all such
42 Inspection reports shall be made available to the applicant, upon request.
43

44 ***The motion was seconded by Bruce Garland.***

45 ***Roll Call Vote:***

46 ***Voting in Favor – Mr. Jasinski, Ms. Chewing, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

47 ***Voting Against – None***

48 ****The MOTION was approved (6-0).***

1
2
3 ***A MOTION by Bruce Garland to extend the meeting to 9:50 PM.***
4

5 ***The motion was seconded by Matthew Hall.***

6 ***Roll Call Vote:***

7 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

8 ***Voting Against – None***

9 ****The MOTION was approved (6-0).***
10
11

- 12 **F. Grafton County Economic Development Council & North County Council, 16**
13 **Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Request for a Site Plan**
14 **amendment to construct additional parking. PB2022-48-SPR - Application postponed**
15 **from January 9, 2023. Applicant requests to be continued to the March 20, 2023**
16 **meeting.**
17
18

- 19 **I. The Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot), zoned R-**
20 **1: Pursuant to Section 4.9 of the Site Plan Review Regulations, Applicant requests approval**
21 **to occupy the multi-family building under construction at 343 Mount Support Road in**
22 **phases. Site Plan approval for the development was originally granted on October 13, 2020**
23 **(PB2020-11-SPR). PB2023-08-SPR**
24

25 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
26 to accept jurisdiction and commence review.
27

28 ***A MOTION by Bruce Garland that the application of The Marek Lebanon, LLC, 343 Mount Support***
29 ***Road (Tax Map 24, Lot), zoned R-1, is complete enough for the Planning Board to accept jurisdiction***
30 ***and commence review.***
31

32 ***The motion was seconded by Jeremy Rutter.***

33 ***Roll Call Vote:***

34 ***Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano***

35 ***Voting Against – None***

36 ****The MOTION was approved (6-0).***
37
38

39 Dave Fenstermacher of VHB and Brendan Gilmore of Saxon Partners appeared in support of the
40 application.
41

42 Mr. Fenstermacher stated that there are three component buildings, and they want to occupy them in
43 phases. Phase 1 would be Building B for business only as a leasing office in August 2023. Phase 2 would
44 include Building A and site utility improvements by October 2023. Phase 3 would be Building A by
45 January 2024 with all parking completed. All infrastructure would be in place while occupying the
46 buildings in phases.
47

48 Mr. Corwin stated that the dates were based on the information provided and modeled after another
49 project. Mr. Fenstermacher stated that August 31, 2023, for occupancy of Building B was acceptable.
50 Mr. Gilmore added that there is an amenity space in Building B.
51

1 Mr. Jasinski inquired about the phases. Mr. Corwin stated that without the phasing, they would not be
2 able to occupy part of Building B for a leasing office. Mr. Garland asked about the Temporary Certificate
3 of Occupancy. Mr. Corwin stated there would be a Temporary Certificate of Occupancy for Phase 1, with
4 a final Certificate of Occupancy once all site improvements are completed per the site plan. If there are
5 improvements that can't be installed due to weather, an extension could be granted.

6
7 Chair Hall invited public comment. There was none.

8
9 **A MOTION by Jeremy Rutter** that for the application of The Marek Lebanon, LLC, PB2023-08-SPR, the
10 Lebanon Planning Board **APPROVE** a waiver from the submission requirements set forth in Article V of
11 the Site Plan Review Regulations.

12
13 **The motion was seconded by Bruce Garland.**

14 **Roll Call Vote:**

15 **Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter**

16 **Voting Against – None**

17 **Abstaining – Ms. Romano**

18 ***The MOTION was approved (5-0-1).**

19
20 Chair Hall closed the Public Hearing.

21
22 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of The
23 Marek Lebanon, LLC, PB2023-08-SPR, regarding the multi-family building under construction at 343
24 Mount Support Road (Tax Map 24, Lot 1) [originally approved by the Planning Board on October 13,
25 2020 (PB2020-11-SPR)], requesting approval pursuant to Section 4.9 of the Site Plan Review Regulations
26 to occupy the building in phases as shown on the plan set titled, "The Marek at Lebanon, NH - Phasing
27 Plans," prepared by VHB, dated January 3, 2023, Project Number 52616 (3 sheets), including any and all
28 supplemental submissions and testimony provided during the public hearing, with the following
29 conditions:

- 30
31 1. Within 60 days of this approval, the applicant shall, to the satisfaction of the Planning and
32 Development Department, revise the Plan set titled, "The Marek at Lebanon, NH - Phasing
33 Plans," prepared by VHB, dated January 3, 2023, Project Number 52616 (3 sheets) ("Phasing
34 Plan") to:
- 35
36 a. Clarify that a Certificate of Occupancy for Phase 3 shall be issued only upon completion
37 of all required site improvements for the development.
- 38
39 b. Identify October 15, 2023, or by no later than the date the temporary Certificate of
40 Occupancy for phase 1 is issued as the date by which security for the Phase 2
41 improvements will be posted, and December 15, 2023, or by no later than the date the
42 temporary Certificate of Occupancy for Phase 2 is issued as the date by which security
43 for the Phase 3 improvements will be posted.
- 44
45 2. The applicant shall comply with all applicable conditions of the Planning Board's Notice of
46 Action dated October 13, 2020, PB2020-11-SPR, except that the development shall be
47 constructed in phases pursuant to and in accordance with the Phasing Plan.
- 48
49 3. With respect to the **Phase 2** site improvements, the applicant shall be required to (a) achieve
50 Active and Substantial Development or Building, as defined in Section 8.4.A.2 of the Site

Plan Review Regulations, by October 15, 2023; and (b) achieve Substantial Completion, as defined in Section 8.4.B.2, by May 15, 2024.

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 December 15, 2023; and (b) achieve Substantial Completion, as defined in Section 8.4.B.2, by July 15, 2024.
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 December 15, 2023.

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

A MOTION by Bruce Garland to extend the meeting to 10:00 PM.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

- 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.
Postponed to March 20, 2023

4. Other Business

Mr. Garland shared information regarding the airport and added that it would be useful to have a discussion regarding updates to the Master Plan.

Mr. Hall asked the Board members to look at the proposed changes to the landscaping requirements for a discussion at the next meeting. Mr. Corwin agreed to send the proposed changes to the Board members.

Mr. Corwin asked the Board members to sign the verification of the site plan amendments.

5. Approval of Minutes

- A. December 19, 2022

1 *A MOTION by Bruce Garland to approve the Planning Board Minutes of December 19, 2022, as*
2 *amended in agenda packet.*

3 *The motion was seconded by Tom Jasinski.*

4 *Roll Call Vote:*

5 *Voting in Favor –Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Rutter, Mr. Hall, Ms. Romano*

6 *Voting Against – None*

7 **The MOTION was approved (6-0).*

8
9 Ms. Romano reported on the difference in EV charging stations. It would be important to learn more
10 before recommending requirements.

11
12 B. January 9, 2023

13
14 *A MOTION by Bruce Garland to approve the Planning Board Minutes of January 9, 2023, as*
15 *presented.*

16
17 *The motion was seconded by Jeremy Rutter.*

18 *Roll Call Vote:*

19 *Voting in Favor –Mr. Jasinski, Ms. Chewning, Mr. Garland, Mr. Rutter, Mr. Hall, Ms. Romano*

20 *Voting Against – None*

21 *Abstaining –*

22 **The MOTION was approved (6-0).*

23
24
25 **6. Adjournment**

26
27 *A MOTION by Bruce Garland to adjourn the meeting.*

28
29 *The motion was seconded by Jeremy Rutter.*

30 *Roll Call Vote:*

31 *Voting in Favor – Mr. Rutter, Ms. Romano, Mr. Garland, Mr. Hall, Mr. Jasinski, Ms. Romano*

32 *Voting Against – None*

33 **The MOTION was approved (6-0).*

34
35 The meeting was adjourned at 9:56 PM.

36
37 Respectfully submitted,

38
39 Holly Howes

40 Recording Secretary