



**LEBANON PLANNING BOARD
MAY 8, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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1. **Call to Order**
 2. **Notice of Regional Impact**
 3. **Public Hearing Items**
 - A. **Vincent & Tarah Cantore, 121 Slayton Hill Road (Tax Map 134, Lot 10), zoned RL-2:** Request for approval of a proposed three (3)-lot Minor Subdivision. **PB2023-13-MIN**
 - B. **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 February 13, 2023.**
 - C. **Upper Valley Technology Park LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). The proposal is intended to supersede and replace the 3-lot IPUD approved on December 19, 2022 (PB2022-51-CUPMIN). **PB2023-16-CUPMIN**
 - D. **One Mechanic Street, LLC and FSP LLC, 1 Mechanic Street (Tax Map 91, Lot 264) and 0 Foundry Street (Tax Map 91, Lot 262), zoned LD:** Request per Section 213.8.B of the Zoning Ordinance to waive the public school impact fees for an approved 18-unit multi-family conversion (PB2020-29-SPR & PB2022-54-SPR). **PB2023-14-SPA**
 - E. **NH Group, LLC (applicant), 369 Miracle Mile LLC & Seacoast Motorcycle Leasing, Inc. (property owners), 369 Miracle Mile (Tax Map 103, Lot 11) & 351 Miracle Mile (Tax Map 103, Lot 9), zoned GC:** The applicant requests a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 351 Miracle Mile to meet the minimum parking requirements of NH Group, LLC's proposed charity gaming center at 369 Miracle Mile (PB2023-04-SPR). **PB2023-18-CUP**
 - F. **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 - Continued from March 20, 2023**
 - G. **Irving Oil Marketing (applicant), Rancho Lebanon, LLC & Cobalt Prop NH Corp (property owners), 200 South Main Street (Tax Map**

114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC: Request for Site Plan Review to construct a +/- 4,465 sq. ft. convenience store on the site of a closed laundromat at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy on the site of a closed convenience store at 206 South Main Street, together with shared access and associated site improvements. For the proposed convenience store at 200 South Main Street, the applicant also requests a Conditional Use Permit per Section 607.5 of the Zoning Ordinance to allow off-site parking at 206 South Main Street. **PB2023-15-SPR**

4. Other Business

- A. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Review of a minor alteration to an approved site plan (PB2023-07-SPR) per Section 9.2 of the Site Plan Review Regulations

5. Approval of Minutes

- A. March 20, 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.