

FINAL

**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, APRIL 13, 2023, 1:30PM
ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Nathan Reichert (Planning Director), Lt. Alan Lowe (Police Department), Charlie Barker (Fire Inspector), Brian Vincent (City Engineer)

MEMBERS ABSENT: Rebecca Owens (Planning Associate), Tim Corwin (Deputy Planning Director)

1. Call to Order

Mr. Reichert called the meeting to order at 1:33 PM.

2. Notice of Regional Impact

3. Public Hearing Items

- A. Immersion Montessori School (applicant), Centurion Properties, Inc. (property owner), 434 North Main Street (Tax Map 2, Lot 15), zoned R-3:** Applicant requests minor site plan review for a proposed group day care facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site improvements. **PB2023-12-MSP - Continued from March 9, 2023**

Mr. Reichert introduced the application and summarized the previous issues.

Juan Garceran and Brandy Platt of Immersion Montessori School and Jeremy Greeley of Randall T. Mudge Architects appeared in support of the application.

Mr. Garceran addressed the items requested by the Committee. He stated that the parking meets the city regulations. Staff parking will be assigned at the far end of the site, and parent parking is more than what is required. A right of way with the church property is in the deed to the site and would allow parents to exit the drop off area and improve site circulation. Arrival times are staggered to manage traffic to and from the location. The fencing images were corrected.

Mr. Reichert reminded the applicant that any changes to the plan of operation would require a return to the Planning Board for review.

Mr. Reichert invited public comment. There was none.

Mr. Reichert closed the Public Hearing.

A MOTION by Charlie Barker that the Lebanon Minor Site Plan Committee **APPROVE** the application of Immersion Montessori School (applicant) and Centurion Properties, Inc. (property owner), regarding

434 North Main Street (Tax Map 2, Lot 15), zoned R-3,I PB2023-05-MSP, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations for a proposed group day care facility approved by Special Exception on 12/5/22 (ZB2022-32-SE), together with associated site improvements, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

Condition to be Satisfied Prior to Application for a Building Permit

1. 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.

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

2. The development is subject to the 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 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, any building permits which are issued after five years from the date of approval shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
3. 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

4. The impact fee calculated pursuant to Condition of Approval #2 shall be paid.
5. All improvements depicted on the plan set shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Minor Site Plan Committee in accordance with the Site Plan Review Regulations.

General Conditions

6. The applicant shall obtain a sign permit prior to the installation of any signage as required by Section 608 of the Zoning Ordinance and shall comply with all applicable requirements of Section 608.
7. 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.
8. In the event of an alteration of the current State License for a day care a Planning review is required.

The motion was seconded by Alan Lowe.

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

4. Other Business

5. Approval of Minutes

A. March 9, 2023

A MOTION by Alan Lowe to approve the Minor Site Plan Committee minutes of March 9, 2023, as presented.

The motion was seconded by Charlie Barker.

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

6. Adjournment

A MOTION by Alan Lowe to adjourn the meeting.

The motion was seconded by Charlie Barker.

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

The meeting was adjourned at 1:56 PM.

Respectfully submitted,

Holly Howes
Recording Secretary