

FINAL

LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, MAY 11, 2023, 1:30PM
ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

MEMBERS PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer), Jeffrey Libby (Assistant Fire Chief), Alan Lowe (Captain, Police Department)

MEMBERS ABSENT:

OTHERS PRESENT: Calvin Hunnewell (Inspector)

1. Call to Order

Mr. Corwin called the meeting to order at 1:34 PM.

2. Notice of Regional Impact

Mr. Corwin stated that the two applications on the agenda today have no potential for regional impact.

A MOTION by Tim Corwin that the applications of Balvin Bowen (applicant), Sanel Realty, Inc. (property owner), 100 Main Street (Tax Map 72, Lot 66), zoned CBD, AND 11 Lafayette Centerra, LLC, 11 Lafayette Street (Tax Map 10, Lot 11, Plot 2100), zoned IND-L, have no potential for regional impact.

The motion was seconded by Brian Vincent.

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

3. Public Hearing Items

- A. **Balvin Bowen (applicant), Sanel Realty, Inc. (property owner), 100 Main Street (Tax Map 72, Lot 66), zoned CBD:** Applicant requests minor site plan review for a proposed restaurant. Conversion of a previous office space to a restaurant together with associated site improvements. **PB2023-19-MSP - Application to be postponed to May 25, 2023**

A MOTION by Tim Corwin to postpone the application of Balvin Bowen (applicant), Sanel Realty, Inc. (property owner), 100 Main Street (Tax Map 72, Lot 66), zoned CBD, to Thursday, May 25, 2023, at 1:30 PM.

The motion was seconded by Brian Vincent.

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

- B. **11 Lafayette Centerra, LLC, 11 Lafayette Street (Tax Map 10, Lot 11, Plot 2100), zoned IND-L:** Applicant requests minor site plan review for a proposed loading dock and revisions to the parking lot layout. **PB2023-20-MSP**

A MOTION by Tim Corwin that the application of 11 Lafayette Centerra, LLC, 11 Lafayette Street (Tax Map 10, Lot 11, Plot 2100), zoned IND-L, is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.

The motion was seconded by Brian Vincent.

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

Project Engineer Jacob Fowler of Fuss & O'Neill and the agent for Lafayette Centerra, LLC, appeared in support of the application.

Mr. Fowler stated that the plan is to remove a vestibule and replace it with a new vestibule and loading dock along with minor parking lot revisions. He also described the property and drainage plans.

The Committee members inquired about several aspects of the project. Mr. Hunnewell inquired about handicap access. Mr. Fowler stated there would be no change to the ones already in place. Mr. Hunnewell noted they will need to check the requirements and comply. Mr. Vincent asked if the parking lot island is permeable. Mr. Fowler stated it is just painted. Mr. Vincent inquired about the direction of the stormwater discharge, and Mr. Fowler confirmed it runs to the east. Mr. Lowe asked about the width of the parking lanes. Mr. Fowler stated they are 24 feet wide.

Mr. Corwin noted that removing a landscape island would create a minor net loss of landscaping, and it needs to be striped.

Mr. Reichert invited public comment.

Elizabeth Asch of FitKids Childcare at the River Valley Club, inquired about the possible content of runoff from the site and any increase in the size or amount of traffic to the site. Mr. Fowler stated that there would be no 18-wheelers, just large delivery trucks. Ms. Asch spoke about fast traffic recently and the risk of spills and flow from the site above the daycare. Mr. Fowler stated that he doesn't know what is in the trucks. Ms. Asch noted that currently the daycare has 130 children and is expanding to 230 children soon.

Mr. Reichert inquired about the nature of business at the site. Mr. Fowler stated that it is a lab for industrial work, and there are no chemicals on the site.

Ms. Asch asked if there are any special requirements if a school is nearby. Mr. Reichert stated that there would be oversight from the Fire Department.

Mr. Vincent stated that if only dry goods are used at the facility, it would be low risk.

Mr. Reichert noted that there are several issues for the applicant to consider.

Mr. Reichert closed the Public Hearing.

A MOTION by Tim Corwin that the Lebanon Minor Site Plan Committee **APPROVE** the application of 11 Lafayette Centerra, LLC, regarding 11 Lafayette Street (Tax Map 10, Lot 11, Plot 2100), zoned IND-

L, PB2023-20-MSP, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to construct a proposed loading dock and revisions to the parking lot layout, as shown on a plan set titled “Hazen Hill Construction – Proposed Loading Dock,” prepared by Fuss & O’Neill, dated January 24, 2023 (3 sheets), including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

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

1. The 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.

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

2. The impact fee calculated pursuant to Condition of Approval #1 shall be paid.
3. 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 Minor Site Plan Committee in accordance with the Site Plan Review Regulations.

The motion was seconded by Brian Vincent.

The MOTION was approved (4-0).

4. Other Business

Mr. Corwin noted that the Committee will meet May 25th if the applicant is ready.

4. Approval of Minutes

A. March 9, 2023

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

The motion was seconded by Tim Corwin.

**The MOTION was approved (3-0-1). Mr. Libbey abstained*

B. April 13, 2023

A MOTION by Brian Vincent to approve the Minor Site Plan Committee minutes of April 13, 2023, as presented.

The motion was seconded by Tim Corwin.

**The MOTION was approved (3-0-1). Mr. Libbey abstained*

6. Adjournment

A MOTION by Jeffrey Libbey to adjourn the meeting.

The motion was seconded by Brian Vincent.

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

The meeting was adjourned at 2:06 PM.

Respectfully submitted,

Holly Howes
Recording Secretary