



**LEBANON PLANNING BOARD
NOVEMBER 13, 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. **Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 1 Edwards Street (Tax Map 78, Lot 56), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-42-BLA - Continued from October 9, 2023**
 - B. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to an existing storage building, originally approved on October 25, 2021 (PB2021-13-SPR). PB2023-36-EXT**
 - C. **195 Mechanic Street, LLC, 195 Mechanic Street (Tax Map 105, Lot 114), zoned GC: Applicant requests a Conditional Use Permit pursuant to Article III, Sections 305.2, 302.4(B) of the Zoning Ordinance to fit up 968 sq ft of space for an animal surgical center. PB2023-37-CUP**
 - D. **LVM Residential, LLC, 1 Foundry Street, 25 & 43 Mechanic Street (Tax Map 91, Lots 263 & 267 & 106-34) zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2022-36-SPR) for a phased, 196-unit multi-family complex. Applicant proposes to reduce the number of dwelling units to 183 and to revise the building site configuration, together with related modifications to parking, utilities, landscaping, access, and other site improvements. Applicant also requests a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 43 Mechanic Street for the benefit of 1 Foundry Street. PB2023-38-SPA - *Completeness review only on 11/13/2023, public hearing to commence on 12/11/2023***
 - E. **City of Lebanon, 5 Airpark Road, 0 Hall Road & 0 Poverty Lane (Tax Map 131, Lot 1, Tax Map 159, Lot 7 & Tax Map 161, Lot 3), zoned IND-L, RL-1 & RL-3: Request for Site Plan Review for safety improvements to taxiways, runways, relocate ILS localizer and shelter building together with related modifications to grading, drainage and electrical. PB2023-39-SPR (NOTE: This application will be reviewed as a Governmental Land Use pursuant to RSA 674:54)**
 4. **Other Business**

5. Approval of Minutes

A. October 9, 2023

6. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.