



**LEBANON PLANNING BOARD
DECEMBER 11, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 743 709 135#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Study Items

- A. Presentation by City Manager re: City Ethics Policy

3. Notice of Regional Impact

4. Public Hearing Items

- A. **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 - Continued from November 13, 2023**
- B. **Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Request per Section 7.13.F of the Subdivision Regulations to amend the Prospect Hill Phase 2 phasing plan to extend the time to achieve active and substantial development of Phase 2A, which was required to have been completed by November 15, 2023, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA). **PB2023-42-EXT**

5. Other Business

- A. Advance Transit Request for Disbursement of Funds from the Transportation Demand Management (TDM) Fund
- B. Edwards Properties, LLC, Proposed Zoning Amendments

6. Approval of Minutes

- A. October 23, 2023
- B. November 13, 2023

7. Adjournment

Lebanon Planning Board Agenda
December 11, 2023

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.