



**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

The order of agenda items is subject to change.

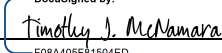
Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual 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.



City of Lebanon
New Hampshire

CITY COUNCIL POLICY

ETHICS AND CONFLICT-OF-INTEREST FOR ELECTED AND APPOINTED CITY OFFICIALS

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
CC-108 <i>Formally 12-02-C</i>	05/02/2012	08/04/2021	Page 1 of 6
<i>Approved by:</i>	City Council DocuSigned by:  F08A405F81504ED...		

Section 1.0: PURPOSE

This policy is to set forth standards of ethical conduct to assist elected and appointed City officials when they are in the performance of their duties, so as to maintain and enhance a tradition of responsible and effective public service. As such, the City of Lebanon expects our elected and appointed City officials to:

- Act in the best interest of the City and not for any private or personal gain.
- Disclose any potential conflicts of interest— personal or pecuniary—in City matters that come before them for action.
- Recuse themselves from decision-making if they have a conflict of interest.
- Be honest, independent, impartial, and responsible in their actions.
- Make decisions and policies through the proper channels and procedures of government.
- Openly conduct the public's business, unless legally confidential under New Hampshire statute (RSA 91-A:3), in a respectful and civil atmosphere with due care, competence, and diligence.

Section 2.0: SCOPE

This policy applies to all City officials elected by the voters or appointed by the City Council.

Section 3.0: DEFINITIONS

Elected and Appointed City Official – City Councilors and Members of City Boards, Committees, and Commissions, when acting in a position other than as a member of the general public.

Body - A formal group of elected or appointed municipal officials, such as the City Council and any City Board, Committee, or Commission.



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Conflict of Interest – A situation or circumstance in which one’s personal or pecuniary interest has the potential to interfere with the proper exercise of one’s public duty, particularly when deliberating or voting as a member of the City Council or any City Board, Committee or Commission. That interest must be “immediate, definite and capable of demonstration; not remote, uncertain, contingent or speculative” (*Atherton v. Concord*, 109 N.H. 164 (1968)).

Pecuniary Interest – Any private financial advantage (whether in the form of money, property, commercial or other interest), the primary significance of which is economic gain from the outcome of one’s official actions. Financial advantage applicable to the public at large, such as reduced taxes or increased general prosperity, does not constitute a pecuniary interest, for the purpose of this Ethics and Conflict-of-Interest Policy.

Personal Interest – Any direct benefit or non-financial interest in the outcome of a matter, when such benefit or interest could influence one’s official actions. Examples of direct personal benefit include family (by blood or marriage), employment, and/or business relationships that would bias one’s official decision-making against the public interest. Official interest as a function of one’s elected or appointed position does not constitute a personal interest, for the purpose of this Ethics and Conflict-of-Interest Policy.

Recuse – To remove or excuse oneself from participating in an official action due to an actual or potential conflict of interest. Recusal means removing oneself completely from all further participation as a public official in the matter in question. Elected or appointed City officials who are recused shall immediately leave the table of deliberation and sit in the audience with the other members of the general public. Recused officials shall not participate in further discussions unless they clearly state for the record that they are doing so only as a member of the general public.

Section 4.0: POLICY DETAIL



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The proper operation of democratic government requires that elected and appointed public officials be independent, impartial, and responsible to the people; that government decisions and public policy be made through the proper channels of governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government officials to perform their duties free from private influence upon the public interest.

Section 5.0: PROCEDURES

1. Elected and appointed City officials shall avoid conflicts of interest and shall strive to recognize them.
2. When an elected or appointed City official recognizes a conflict of interest, he or she shall publicly disclose the reason(s) for the conflict at the earliest possible opportunity and shall recuse himself or herself from any and all official activity on the matter to which the conflict pertains.

When an uncertainty arises as to whether an elected or appointed City official has a conflict of interest in a particular circumstance, the body shall, at the request of that official or of another member of that body, vote on the question. Such vote shall be advisory and non-binding. Any member of the public may voice an objection to a body officials' participation, setting forth specific reasons, and may also request such a vote, but such a request shall be non-binding. Any such request or objection shall be made either prior to or at the commencement of the body's discussion or public hearing on that matter, or at such later time as the facts claimed to warrant disqualification first become known. No vote on disqualification shall be taken if the body's official steps down voluntarily.

The mayor, chair or presiding officer of the meeting shall ensure that the reason(s) for recusal are clearly stated (as stated by the member in person) and are recorded into the minutes of the meeting. Members of the Planning Board, Zoning Board of Adjustment, Building



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Code Board of Appeals, and Heritage Commission are further bound by the provisions of New Hampshire RSA 673:14.

3. Elected and appointed City officials shall not directly or indirectly solicit gifts, nor accept or receive any gift (whether money, services, loans, travel, entertainment, hospitality, equipment, premises or in some other form), under circumstances in which it could be reasonably inferred that the gift was intended to influence them in the performance of their duties or was intended as a reward for any recommendation or decision on their part.
4. Elected and appointed City officials shall not disclose nor improperly use confidential information obtained in the course of their official duties.
5. Elected and appointed City officials shall not use City letterhead or stationery for any purpose other than official City business. Under the City Charter, official City business is determined by formal action of the City Council and not by individual City Councilors. Members of Boards, Committees, and Commissions may use City letterhead only for purposes approved by their respective Board, Committee, or Commission.
6. Elected and appointed City officials shall not speak on behalf of their respective Council, Board, Committee, or Commission unless authorized to do so by said Council, Board, Committee, or Commission. Individual members speaking publicly shall clearly state that they are speaking only as an individual and not on behalf of the Council, Board, Committee, or Commission.
7. No member of the City Council, nor any member of a Board, Committee, or Commission, shall appear before his or her own public body on behalf of the private interests of third parties.

5.1 Distribution



City of Lebanon
New Hampshire

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The City Clerk shall be responsible for providing a copy of this Ethics and Conflict-of-Interest Policy to all elected and appointed City officials, as defined in this Policy, upon its issuance and upon the subsequent appointment or re-appointment of any said official. The City Clerk shall have each elected and appointed City official sign a statement that he or she has read this Policy and shall comply with all requirements set forth in this Policy. This signed statement shall be available for public review.

5.2 Complaints

Complaints shall be addressed by the City Council in a manner to be determined by the body in accordance with the provisions of ADM-126.1. Boards, Committees, and Commissions are expected to govern themselves. If the complaint cannot be resolved at that level, it may be brought to the City Council for resolution.

The City Council shall consider compliance with this Ethics and Conflict-of-Interest Policy during the reappointment process for members of Boards, Committees, and Commissions.

Section 6.0: REFERENCES

1. ADM-126.1 Complaints & Investigations Policy
2. NH RSA 673:14 Disqualification of Member
3. NH RSA 95:1 Public Officials barred from certain private dealings
4. NH RSA 640:2 Bribery in official and political matters
5. NH RSA 640:3 Improper Influence
6. NH RSA 640:4 Compensation for Past Action
7. NH RSA 640:5 Gifts to Public Servants
8. NH RSA 640:6 Compensation for Services
9. NH RSA 640:7 Purchase of Public Office
10. City of Lebanon, Charter C419:20 Dealings of Council with City.
11. City of Lebanon, Charter C419:29 Non-Interference by the Council.
12. City of Lebanon, Charter C419:62 Disqualification of Councilor, Board Member or Employee.
13. City of Lebanon, Charter C419:63 Private Use of Public Property.



City of Lebanon
New Hampshire

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14. NH RSA 49-C:33 Optional Provisions: Limitations, Section I(c).

Section 7.0: POLICY & PROCEDURE REVISION HISTORY

	Section	Revisions	Date
Original Adoption		Initially adopted 12-02-C	5/2/2012
Amendment		Reformatted, references added, renumbered	8/4/2021



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

December 11, 2023 Meeting

Staff Memorandum – PB2023-38-SPA – *con't from 11/13/23*

APPLICATION INFORMATION

Agenda Item: 4.A

Application ID: PB2023-38-SPA

Application Type:

Amendment to Site Plan approval to construct a phased multi-building, multi-family development with associated public and private amenities, structured parking, and site improvements

Property Location & Tax Map:

- 1 Foundry St (91-263)
- 25 Mechanic St (91-267)
- 43 Mechanic St (106-34)

Applicant/Property Owner:

LWM Residential LLC

Zoning District: LD

Existing Property Sizes:

- 1 Foundry Street: 3.67 acres
- 25 Mechanic Street: 0.533 acres
- 43 Mechanic Street: 0.544 acres

Existing Property Sizes:

Following approval of PB2022-34-VLM & PB2022-35-BLA:

- 1 Foundry & 25 Mechanic: 4.226 acs
- 43 Mechanic Street: 0.521 acres

Overlay Districts:

- Floodplain District
- Riverbank Protection District
- Wetlands Conservation District

Future Land Use Map: CBD

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

NEW - Materials submitted on 12/6/23:

- ▶ Emergency Vehicle Turning Analysis, prepared by RODE, dated December 6, 2023 (2 sheets)
- ▶ Plan set titled "Lebanon Woolen Mill," prepared by RODE Architects, dated October 17, 2022, last revised December 6, 2023, EV Project: 22122 (38 sheets)

INCLUDED WITH 11/13/23 Planning Board meeting agenda packet:

A. Materials submitted on 11/9/23:

- ▶ Conditional Use Permit Application for Off-Street Parking (narrative; 2 pgs) (provided to the Planning Board via e-mail)

B. Materials submitted on 11/8/23 (attachment references refer to the staff memo included with the 11/13/23 Planning Board meeting agenda packet):

- ▶ Plan sheets C-200, C-201, and C-202, prepared by RODE, dated November 8, 2023 (pgs **5-7** of the attachment)
- ▶ Illustrative site plan layout exhibit (p **8** of the attachment)

C. Materials submitted after the posting of the 10/10 agenda packet:

- ▶ Application form (page **9** of the attachment)
- ▶ Letter dated October 9, 2023, from Nicholas A. Fiore, PE, of Engineering Ventures, PC (project description; pgs **10-12**)
- ▶ List of supplemental documents, dated October 9, 2023, prepared by Engineering Ventures, PC (p **13** of the attachment)
- ▶ Lighting Fixture Schedule for Lebanon Woolen Mill, dated October 6, 2023, prepared by LAM Partners, Project #22066 (pgs **14-15**)

STAFF MEMORANDUM

PB2023-38-SPA
1 Foundry St / 25 Mechanic St / 43 Mechanic St
December 11, 2023 PB Mtg
Agenda Item 4.A
Page 2 of 2

- ▶ Photometric Plan, prepared by RODE, dated October 6, 2023 (p 16)
- ▶ Plan set titled "Lebanon Woolen Mill," dated October 9, 2023, prepared by RODE Architects, EV Project: 22122 (pgs 17-58 of the attachment)

On file at the Planning Department and available for review upon request:

- ▶ Architectural Lighting Fixture Schedule and Architectural Lighting Cut Sheets for Lebanon Woolen Mill, dated October 6, 2023, prepared by LAM Partners, Project #22066 (12 pages)
- ▶ Floor plans prepared by RODE Architects, dated October 9, 2023 (11 sheets)
- ▶ Architectural renderings prepared by RODE Architects, dated October 9, 2023 (6 sheets)

STAFF COMMENTS

The attached turning plan and plan set was submitted at the end of the day on Wednesday, December 6th. At the time of the writing of this memo, staff has not yet reviewed these submissions and may be unable to do so prior to the December 11th Planning Board meeting.

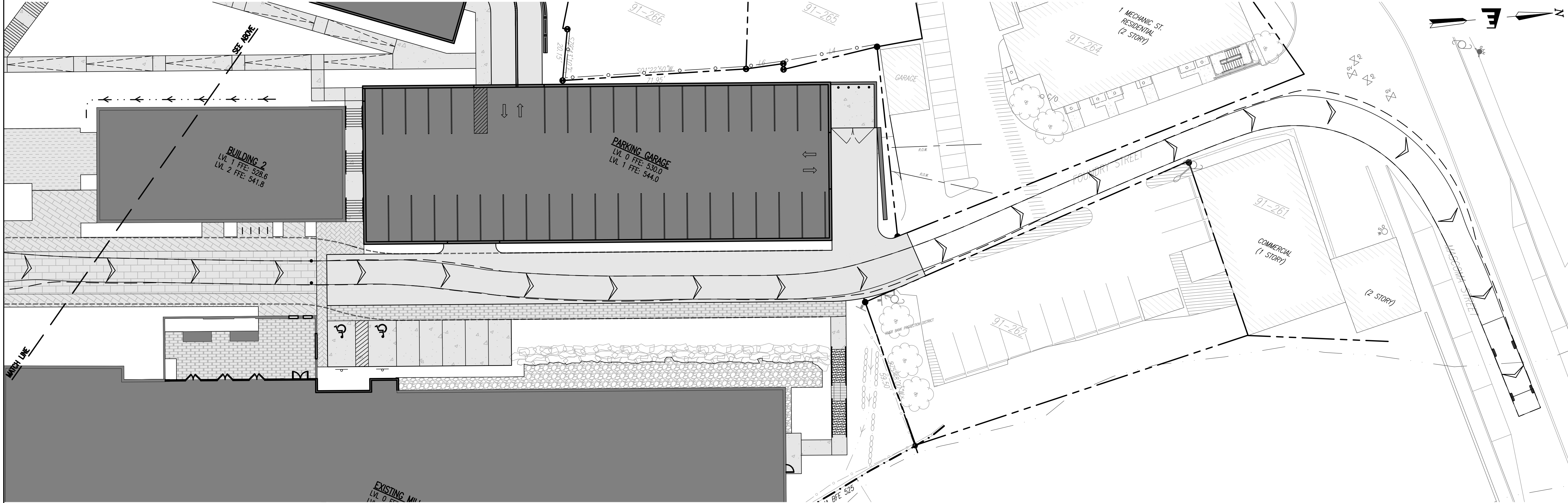
Attachments

cc: Jon Livadas, LWM Residential LLC (jon.livadas@outlook.com)
Nik Fiore, PE, Engineering Ventures, PC (nikf@engineeringventures.com)
File



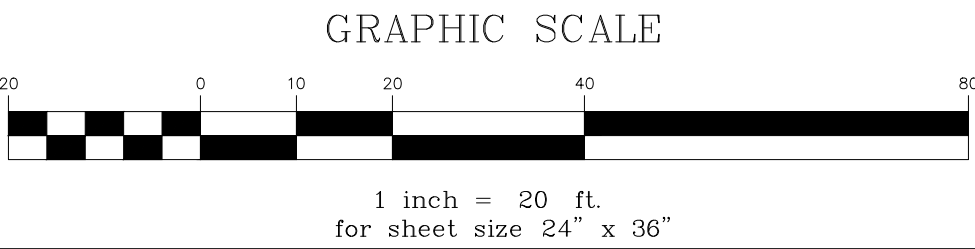
LEBANON ENGINE 1 – ENTERING FROM BLACKSMITH STREET AND EXITING ONTO MASCOMA STREET

SCALE: 1" = 20'



LEBANON ENGINE 1 – ENTERING FROM BLACKSMITH STREET AND EXITING ONTO MASCOMA STREET

SCALE: 1" = 20'



SITE PLAN REVIEW

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY

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LANDSCAPE

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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

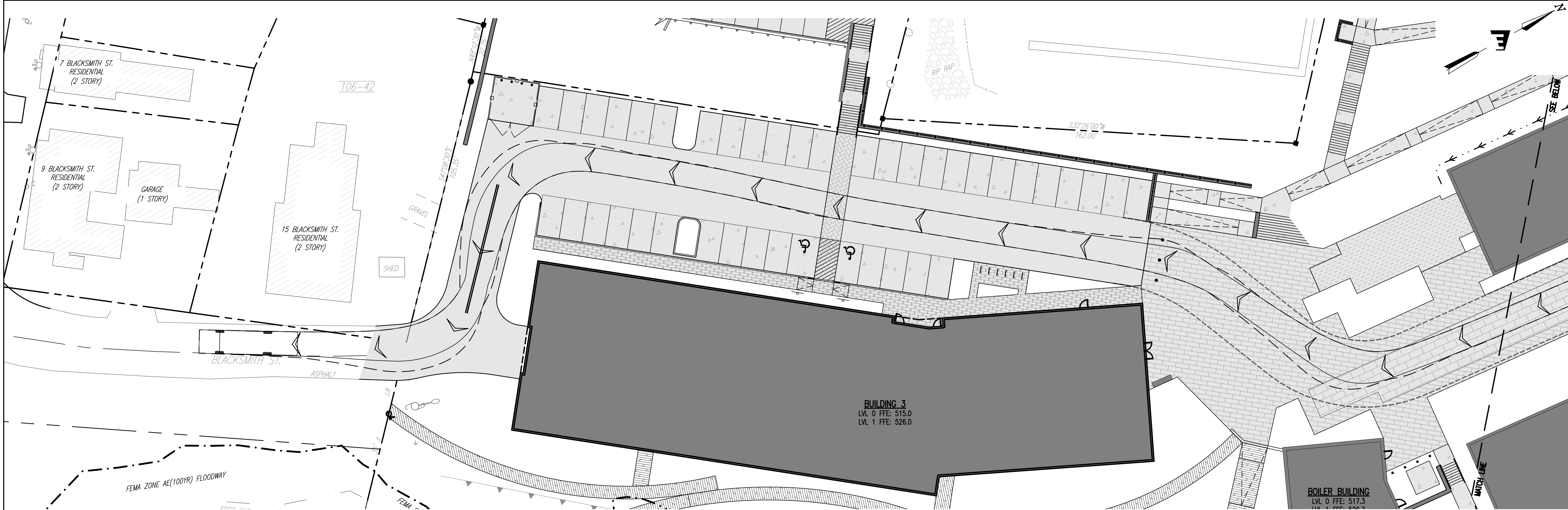
No.	Description	Date

DATE: 12.06.23

SCALE: 1"= 20'

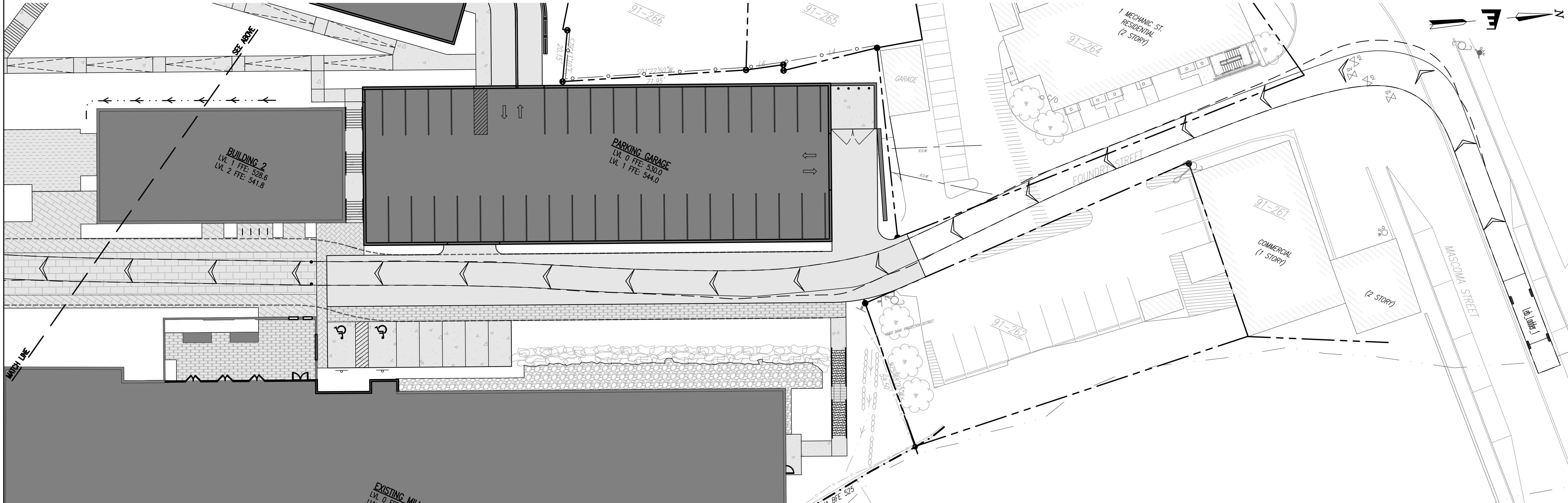
**EMERGENCY VEHICLE
TURNING ANALYSIS (1 of 2)**

VT-1



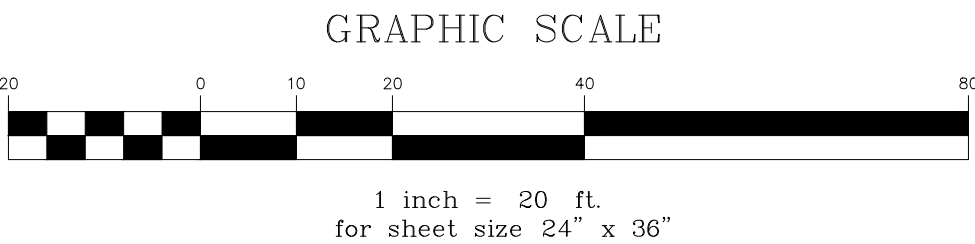
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date

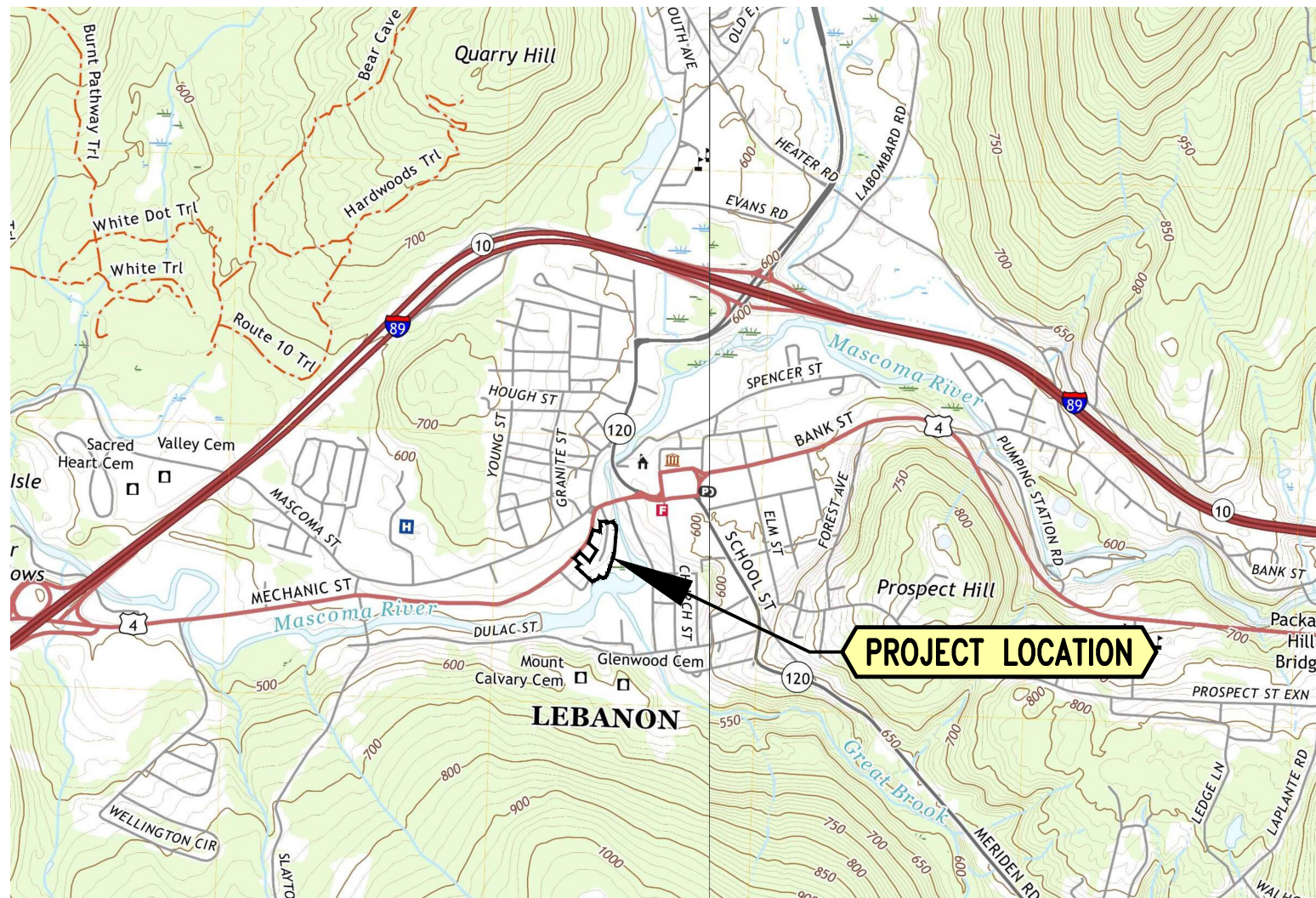
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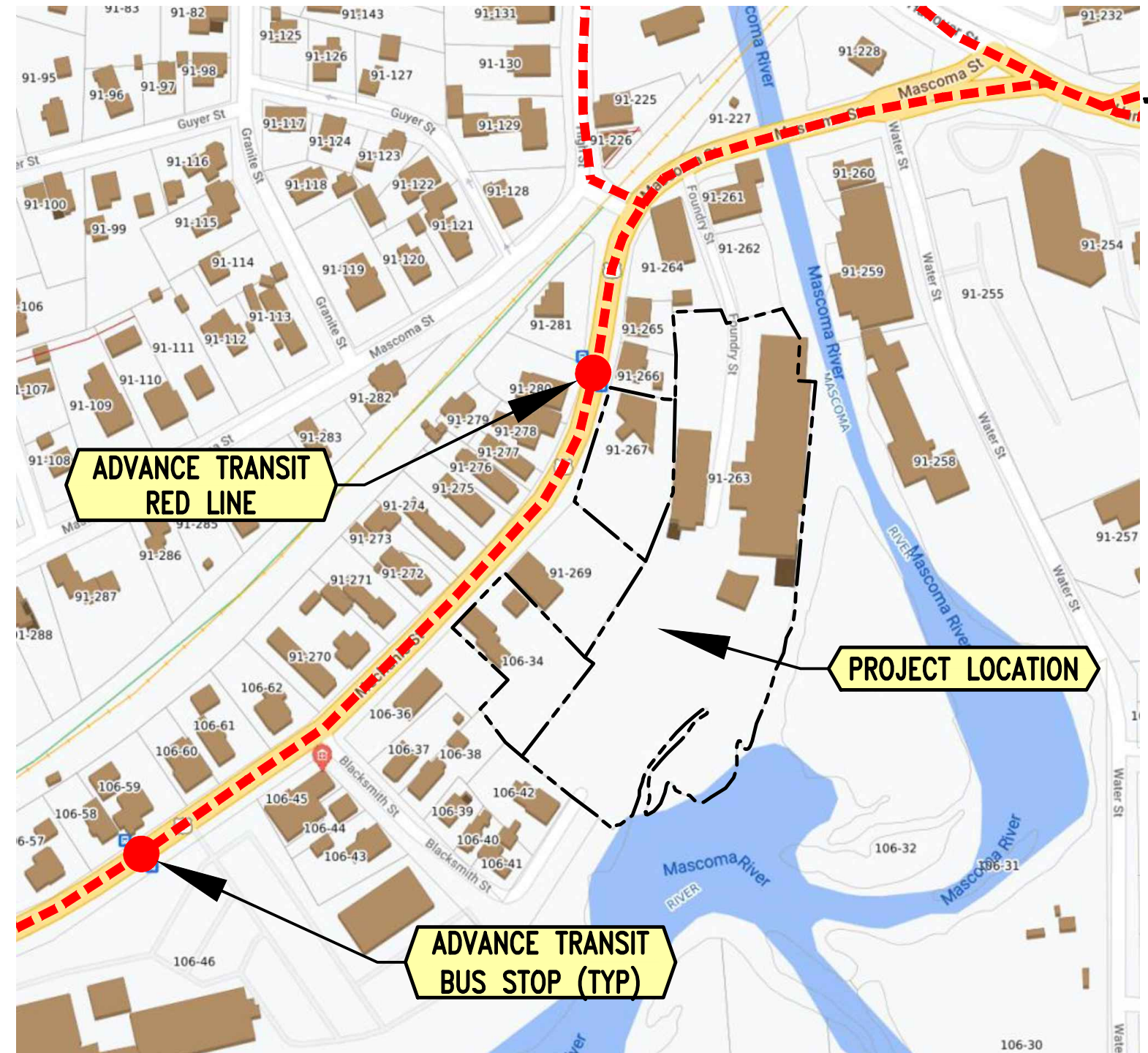
**EMERGENCY VEHICLE
TURNING ANALYSIS (2 OF 2)**

VT-2

LEBANON WOOLEN MILL

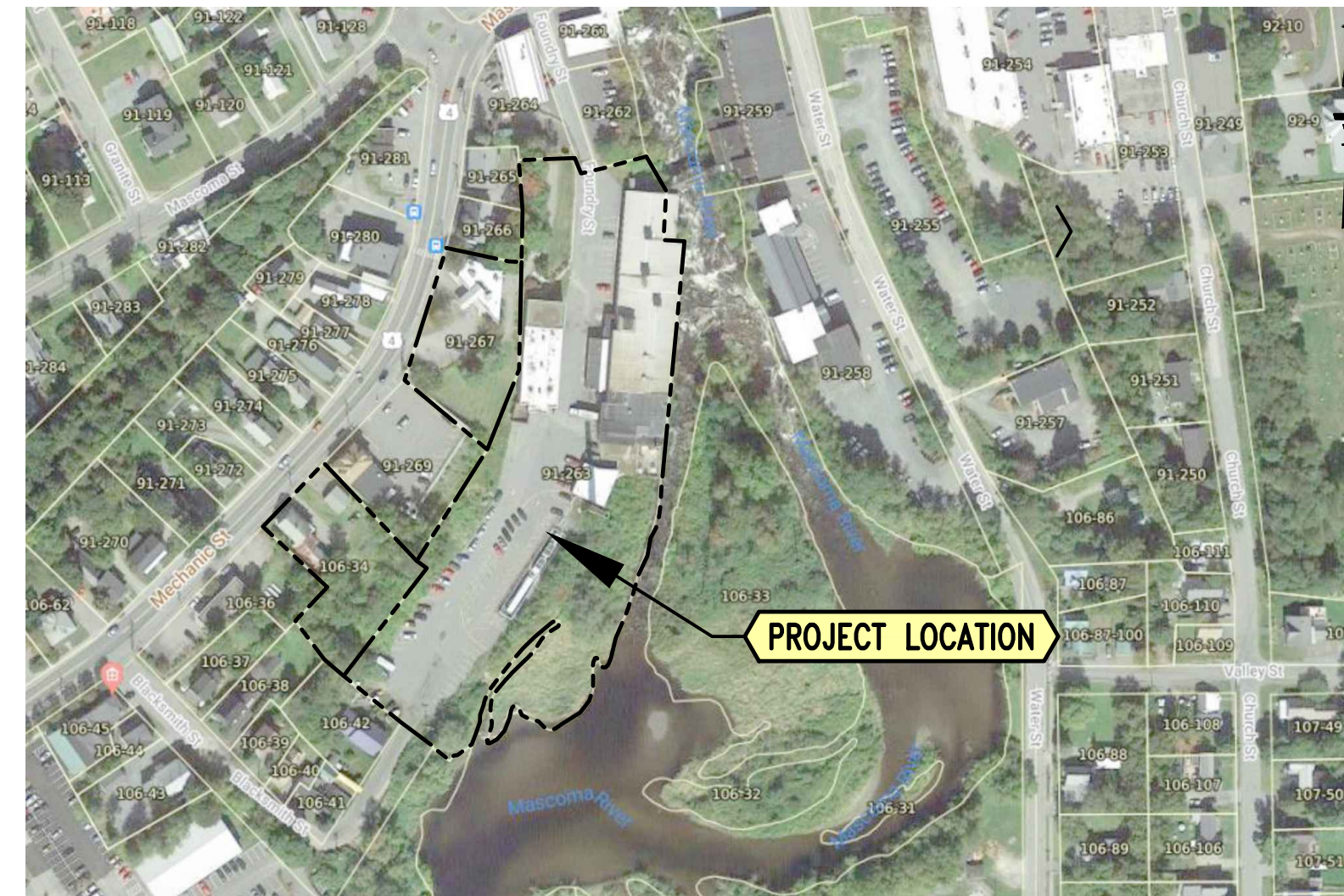


USGS MAP
1"=2,000'



LEBANON GIS MAP

1"=200'



AERIAL PHOTOGRAPH
1"=250'

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PLAN REVIEW FUNDMENT

RODE

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ZONING TABLE – 1 FOUNDRY & 25 MECHANIC

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		91-263 and 91-267	91-263	1
Use		Commercial	Multi-Family Res	
91-263		Industrial Laundry		
91-267		Dry Cleaner		
Area of Lot (acres)	3,000 s.f. min.	3,670 and 0.533	4.203	1
Building Footprint (s.f.)		34,030	53,470	
Existing Mill		23,425	23,425	
Building 2		6,411	4,353	
Building 3		0	16,041	
Boiler Building		1,777	1,777	
25 Mechanic		2,417	7,874	
Building Coverage	No Limit	19.8% and 10.4%	29.2%	
Building Gross Floor Area (s.f.)		79,139	178,328	2
Existing Mill		57,753	57,753	
Building 2		14,364	8,706	
Building 3		NA	77,006	
Boiler Building		2,323	2,323	
25 Mechanic		4,699	32,540	
Building Height	55' max.			
Existing Mill		30	30	
Building 2		27	27	
Building 3		NA	60'-6"	4
Boiler Building		13	13	
25 Mechanic		14	53'-4"	
Number of Stories				
Existing Mill		3	3	3
Building 2		3	2	
Building 3		NA	6	3
Boiler Building		2	2	3
25 Mechanic		1	5	3
Parking Spaces Provided				
91-263		45+/-	166	
91-267		7	19	
Parking Spaces Required	per 507.4	0	0	
Max Parking Spaces Allowed				
91-263			166	
91-267			37	
Loading Spaces		2	2	
Bicycle Parking Spaces (LT / ST)				
Existing Mill		0	15 / 8	
Building 2		0	0 / 0	
Building 3		NA	31 / 12	
Boiler Building		0	0 / 0	
25 Mechanic		0	23 / 8	
Impervious Area (s.f.)		102,500	112,711	
Impervious Area (% of lot)		55.99%	61.56%	
Setbacks				
Front	0'	20.1	15	
Rear	10'	NA	NA	
Side	0'	40.5	22.1	
City Overlay Districts		Wetlands Floodplain Riverbank Protection	Wetlands Floodplain Riverbank Protection	
NHDES Shoreland Jurisdiction		Shoreland		

ZONING TABLE - 43 MECHANIC

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		106-34	106-34	
Use		Multi-Family Res	Multi-Family Res	
Area of Lot (acres)	3,000 s.f. min.	0.544	0.524	
Building Footprint (s.f.)		2,635	1,778	
Building Coverage	No Limit	11.12%	7.79%	
Building Gross Floor Area (s.f.)		6,034	2,355	
Building Height	55' max	30'+	30'+	2
Number of Stories		4	2	3
Number of Dwelling Units		6	4	
Parking Spaces Provided		10+/-	30	
Parking Spaces Required	per 607.4	0	0	
Max Parking Spaces Allowed		9	3	
Loading Spaces		0	0	
Bicycle Parking Spaces (LT / ST)		0	2 / 2	4
Impervious Area (s.f.)		9,160	12,570	
Impervious Area (% of lot)		38.65%	55.07%	
Setbacks				
Front	0'	5.7'	5.7'	2
Rear	10'	94.4'	134.9'	2
Side	0'	4.5'	7.7'	2
City Overlay Districts		None	None	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

Notes:

1. See Building Program schedule for square footage by floor
2. Front half of existing house and existing garage to remain. No new structures
3. Number of Stories includes below grade building space.
4. Long term pike parking in the garage, short term on the porch.

BUILDING PROGRAMS

		Studio	1-Bed	2-Bed	Total	Units	GSF	Parking - Garage	Parking - Exterior
Existing Mill	Level 0	0	0	0	0		14,704		7
	Level 1	12	8	2	22		21,251		
	Level 2	16	10	1	27		21,798		
	Level 3	0	0	0	0	49	0		
	Level 4	0	0	0	0		0		
	Total Units	28	18	3	49		57,753		7
Total Bedrooms		28	18	6	52				
Building 2	Level 1	0	0	0	0	0	4,353		
	Level 2	0	0	0	0		3,636		
	Total	0	0	0	0		7,989		
Parking Garage	Level 1	0	0	0	0	0	11,350	36	
	Level 2	0	0	0	0		11,350	38	
	Total						22,700		72
Boiler Building	Level 0	0	0	0	0		1,823		
	Level 1	0	0	0	0	0	500		
	Total						2,323		0
Building 3	Level 0	0	0	0	0		917	46	
	Level 1	5	11	1	17		16,046		41
	Level 2	6	13	2	21		16,046		
	Level 3	6	13	2	21		16,046		
	Level 4	6	13	2	21		16,046		
	Level 5	6	10	1	17		11,905		
	Total Units	29	60	6	97		77,006		87
Total Bedrooms		29	60	16	105				
25 Mechanic	Level 0	0	0	0	0			19	
	Level 1	1	4	4	9		7,877		
	Level 2	1	5	0	6		8,130		
	Level 3	1	9	0	10	35	8,130		
	Level 4	1	9	0	10		7,504		
	Total Units	4	27	4	35				19
Total Bedrooms		4	27	8	39		32,540		
43 Mechanic	Level 0	0	0	0	0		670		25
	Level 1	0	0	1	1		670	2	2
	Level 2	0	0	1	1	2	670		
	Level 3	0	0	0	0		345		
	Total Units	0	0	2	2				30
	Total Bedrooms	0	0	4	4		2,355		
Project Totals	Studio	61	105	17	183	183	179,966		
	Bedrooms	61	105	34	200				215
	Percentage	33%	57%	9%	100%				

OWNER\APPLICANTS:

LWM RESIDENTIAL LLC
1 GUYENNE ROAD
WILMINGTON, DELEWARE 19807

SUBJECT PARCELS:

TAX MAP 91 LOTS 263 AND 267
TAX MAP 106 LOT 34
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR SUBMISSION	12.06.23

DATE:	08.15.2022
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SCALE: AS NOTED

COVER SHEET

C-000
(Page 1 of 38)

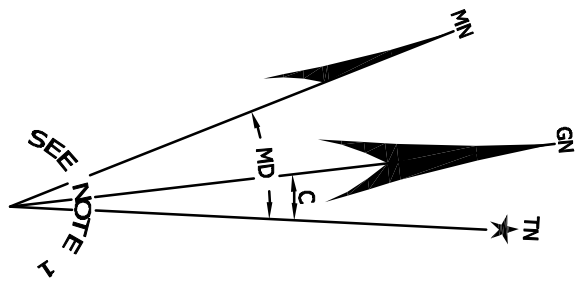
	Pre-adjustment Areas	Post adjustment Areas
Parcel 106-34	23,712 SF 0.544 Acres	22,708 SF 0.521 Acres
Parcel 91-263	159,856 SF 3.670 Acres	160,860 SF 3.693 Acres

Legend

⊕	3/4" Capped Rebar LLS 877 (Fnd)
⊙	3/4" Capped Rebar LLS 649 (Fnd)
⊙	3/4" Capped Rebar LLS 963 (Fnd)
●	1" Rebar (Fnd)
⊕	5/8" Capped Rebar LLS 256 (Fnd)
⊕	1/4" Drill Hole (Fnd in Retaining Wall)
⊕	5" X 7" Granite Bound (Fnd)
⊕	4" x 4" Concrete Bound (Fnd)
○	Iron Pipe (Fnd)
⊕	3/4" Vive Libre Geomatics Capped Rebar (Set 6" A.G.)
⊕	3/4" Vive Libre Geomatics Capped Rebar (Set Flush)
⊕	Vive Libre Brass Tag & Mag Spike (Set in pavement)
⊕	6" X 6" PT Post
⊕	Water Gate Valve
⊕	Fire Hydrant
⊕	Wall Fire Hydrant
⊕	Cleanout
⊕	Sign
⊕	Utility Pole with Yard Light
⊕	Guy Wire
⊕	Drain Manhole
⊕	Sewer Manhole
⊕	Manhole
⊕	Catch Basin
⊕	Monitoring Well
⊕	Softwood Tree
⊕	Hardwood Tree
⊕	Bollard
— FW —	Floodway Line
— RRB —	Ordinary High Water Line
— 1% —	Riparian Rights Boundary Line
— 0.2% —	1% Annual Chance of Flood Line
— 0.2% —	0.2% Annual Chance of Flood Line
— — —	Chain Link Fence
— — —	Guard Rail
— S — S —	Sewer Line
— W — W —	Water Line
— D — D —	Drain Line
— — — — —	Overhead Electric and Telephone Line
— — — — —	Overhead Electric Line
— — — — —	Overhead Telephone Line
— — — — —	Underground Electric Line
— — — — —	Stone Wall
— x — x — x —	Wire Fence

Line	Length	Bearing
L1	19.05'	S75°48'00"W
L2	20.45'	N16°59'30"W
L3	74.75'	S88°49'00"W
L4	37.65'	S08°37'20"E
A to B	2.30'	N87°01'30"W
L6	14.75'	S03°05'20"E
L7	6.43'	S46°58'50"E
L8	8.62'	S46°58'50"E
L9	28.70'	S47°10'30"E
L10	3.90'	N48°12'30"W
L11	18.85'	N48°12'30"W
L12	3.20'	N45°46'30"W
L13	7.50'	N47°10'00"W
C to D	767.75'	N21°09'30"E

Parcel ID	Owner Name	Owner Address	Book/Page
106-32	City Of Lebanon	51 North Park St	Lebanon NH 03766
106-36	K&B Properties LLC	PO Box 1220	Lebanon NH 03766
106-38	Jorge & Laura Santana	3 Blacksmith St	Lebanon NH 03766
106-42	Dale Flynn	15 Blacksmith St	Lebanon NH 03766
91-258	CC&C of Lebanon, LLC	PO Box 51687	New Bedford MA 02745
91-259	Water Street Mill LLC	10 Water St	Lebanon NH 03766
91-262	FSP, LLC	PO Box 1325	Lebanon NH 03766
91-264	One Mechanic Street, LLC	PO Box 1325	Lebanon NH 03766
91-265	Clarence, LLC	PO Box 2172	Lebanon NH 03766
91-266	BGP Properties, LLC	PO Box 1325	Lebanon NH 03766
91-269	DM Development, LLC	PO Box 318	Graham NH 03753
91-272	Francis Dauphinais	PO Box 3546	Amherst MA 01002
91-273	Lucy Gibson	42 Mechanic St.	Lebanon NH 03766
91-274	Jennifer Albee	40 Mechanic St.	Lebanon NH 03766
91-275	Loran & Chelsea Nolan	11 Green St.	Lebanon NH 03766
91-276	Steve & Deborah Collins	34 Mechanic St.	Lebanon NH 03766
91-277	Acorn to Sky Investments LLC	PO Box 822	Lebanon NH 03766
91-278	David Courtmanche	77 Elm St.	Lebanon NH 03766
91-279	Anthony Cantlin	30 Mechanic St.	Lebanon NH 03766
91-280	BGP Properties, LLC	PO Box 1325	Lebanon NH 03766



91-263
LWM Residential LLC
1 Guyenne Road
Wilmington, DE 19807
Book 4694, Page 749
159,856 SF
3.670 Acres

106-33
LWM Residential LLC
1 Guyenne Road
Wilmington, DE 19807
Book 4694, Page 749
44,646 SF
1.025 Acres

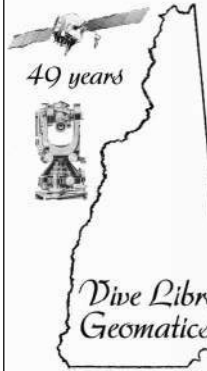
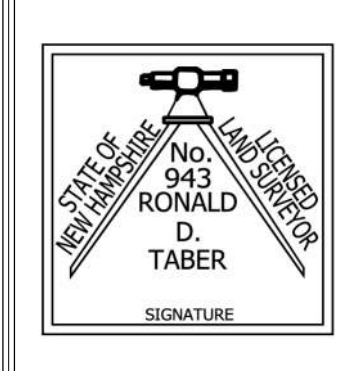
- Notes:
- Bearings shown on this plan refer to New Hampshire Grid North as established by an OPUS observation with the establishment of grid coordinates on horizontal control points by static observations and/or RTK. Magnetic Declination(MD)=-14°07' Convergence(C) = -0°24'22". Elevations shown on this plan are NAVD88.
 - The physical evidence shown on this plan is based upon a field survey by Vive Libre Geomatics, dated August-September 2021 and January-August 2022.
 - Boundaries are computed from Leica TCA 1105+ Total Station and Javad Triumph-1 field surveys, positional tolerance = 0.05' + 100 ppm at 95% confidence.
 - Portions of Parcels 91-263 and 103-33 are in Flood Zone AE as shown in the City of Lebanon Flood Insurance Rate Map, Community Number 330061, Panel 0894 E, with an effective date of February 20, 2008.
 - Parcels 91-263 and 106-34 are zoned Lebanon Downtown District (LD).

This plan shows Minor Lot Line Adjustments/Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.

I certify that this survey plat is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. RSA 676:18, I further certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class U (Urban) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

Ronald D. Taber
NH L.S. 943
September 1, 2022
Date

Plat	Name	Date	Creator	GCMD Map #
A	Plan of Land and Mill Buildings of Carter and Rogers, Lebanon, N.H.	June 1932	F.F. Parker	627/87 1 & 2
B	Plan of Kendrick & Davis Co. Plant, Lebanon, New Hampshire	Sept. 3, 1935	Samuel H. Stevens	739/51
C	Lebanon Woolen Mills Corp., Lebanon, New Hampshire	February 1942	Samuel H. Stevens	739/55 1 & 2
D	Plan of Lebanon New Hampshire Showing River Street	June 1943	Samuel H. Stevens	702/67
E	Gulf Oil Corp., Mechanic & Mascoma Sts., Lebanon, NH	Jan. 29, 1971	K.A. LeClair Associates, Inc.	1123/55
F	Plan of Land Property of Lucille Fulbert Demers Located in Lebanon, NH	Dec. 1993	Pierre J. Bedard	8052
G	Plan Showing Property of FSP, LLC, Foundry St., Lebanon, NH	Jan. 31, 2020	DiBernardo Associates, LLC	16084
H	Plan Showing Property of One Mechanic St., LLC, 1 Mechanic St., Lebanon	Jan. 31, 2020	DiBernardo Associates, LLC	16085
I	Plan Showing Property of Clarence, LLC, 5 Mechanic St., Lebanon, NH	June 8, 2020	DiBernardo Associates, LLC	16086
J	Plan Showing Property of BGP Properties, LLC, 9 Mechanic St., Lebanon, NH	June 8, 2020	DiBernardo Associates, LLC	16087
K	Boundary Prepared for Occom Properties, 25 Mechanic St., Lebanon, NH	Sept. 12, 2021	Vive Libre Geomatics	16339
L	Boundary Prepared for Occom Properties, 1 Foundry St., Lebanon, NH	Sept. 12, 2021	Vive Libre Geomatics	16340
M	Property of James F. & Thomas L. Gosselin, Lebanon, N.H.	June 1980	T & M Surveys	708



Lot Line Adjustment Plan
prepared for
LWM Residential LLC
Lebanon, Grafton County, New Hampshire
Owner of Record: LWM Residential LLC
Tax Map #: 91-263 & 106-34
Date: 9/01/22
Sheet: 1 of 1
Drawing: 22028-bo
Revised:
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
(603) 674-6998

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	CL	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TAPPING TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TANGENT TO SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POLYVINYL CHLORIDE	PVC	TOP OF CURB	TCC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POINT OF VERTICAL INTERSECTION	PVI	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	POND	PND	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUANTITY	QTY	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY ASSURANCE	QA	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	QUALITY CONTROL	QC		
				RADIUS	R=		

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TP1	TP1
TEST PIT	TEST PIT
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
ACCESSIBLE CURB RAMP	

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
FLOOD PLAIN BASED ON B.F.E.	FLOOD PLAIN BASED ON B.F.E.
FEMA FLOOD PLAIN LIMITS	FEMA FLOOD PLAIN LIMITS
50' SETBACK FROM ORDINARY HIGH WATER LINE	50' SETBACK FROM ORDINARY HIGH WATER LINE
150' SETBACK FROM ORDINARY HIGH WATER LINE	150' SETBACK FROM ORDINARY HIGH WATER LINE
250' SETBACK FROM ORDINARY HIGH WATER LINE	250' SETBACK FROM ORDINARY HIGH WATER LINE
RIPARIAN RIGHTS BOUNDARY LINE	RIPARIAN RIGHTS BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
EDGE OF WETLANDS - DELINEATED	EDGE OF WETLANDS - DELINEATED
EDGE OF WETLANDS - APPROXIMATE	EDGE OF WETLANDS - APPROXIMATE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
TELECOMM APPROX.	TELECOMM APPROX.
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
ELECTRIC APPROX.	ELECTRIC APPROX.
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER APPROX.	WATER APPROX.
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
GAS APPROX.	GAS APPROX.
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV
STEAM LINE	STEAM LINE
LOW PRESSURE STEAM	LOW PRESSURE STEAM
HIGH PRESSURE STEAM	HIGH PRESSURE STEAM
HOT WATER	HOT WATER
CHILLED WATER	CHILLED WATER

SITE PLAN REVIEW

RODE

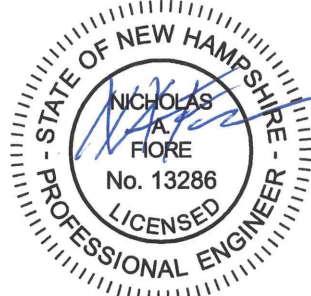
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite E2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSRP AMENDMENT SUBMISSION	10.09.23
2	FSRP RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: NOT TO SCALE

SITE LEGEND AND NOTES

C-001
(Page 3 of 38)

PROJECT PHASING

ALL BUILDING PERMIT SHALL BE OBTAINED WITHIN TWO (2) YEARS OF ORIGINAL SITE PLAN APPROVAL OR ELSE APPROVAL SHALL BECOME VOID.

PHASE 1

- ANTICIPATED CONSTRUCTION SCHEDULE
 - AUGUST 1, 2024 TO AUGUST 31, 2026
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- BUILDING PERMIT SHALL BE ACQUIRED BY AUGUST 1, 2024
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR PHASE 1 AND PHASE 2 SITE IMPROVEMENTS
 - INSTALL UTILITY INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE, AND UNDERGROUND PHONE/CABLE/ELECTRIC, TO INCLUDE MAIN LINES THROUGH PHASE 2.
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - PAVE DRIVEWAYS AND PARKING AREAS
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE MILL BUILDING RENOVATIONS
 - COMPLETE BUILDING 2 RENOVATIONS
 - COMPLETE PARKING GARAGE
- WORK SHALL BE ACTIVE AND SUBSTANTIAL BY AUGUST 1, 2026.
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 1 SHALL BE POSTED BY AUGUST 31, 2026 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY FEBRUARY 28, 2027 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 2

- ANTICIPATED CONSTRUCTION SCHEDULE
 - FEBRUARY 1, 2025 TO FEBRUARY 28, 2027
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- BUILDING PERMIT SHALL BE ACQUIRED BY FEBRUARY 1, 2025
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS AND WETLAND DELINEATIONS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE INFRASTRUCTURE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - PAVE DRIVEWAYS AND PARKING AREAS
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE BUILDING 3
 - COMPLETE BOILER BUILDING RENOVATIONS
- WORK SHALL BE ACTIVE AND SUBSTANTIAL BY FEBRUARY 1, 2027
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 2 SHALL BE POSTED BY FEBRUARY 28, 2027 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY AUGUST 31, 2027 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 3

- ANTICIPATED CONSTRUCTION SCHEDULE
 - AUGUST 1, 2025 TO AUGUST 31, 2027
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- BUILDING PERMIT SHALL BE ACQUIRED BY AUGUST 1, 2025
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - DEMO PORTION OF BUILDING TO BE REMOVED
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - PAVE DRIVEWAYS AND PARKING AREAS
 - COMPLETE ASSOCIATED SIDEWALKS, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE 25 MECHANIC STREET BUILDING
- WORK SHALL BE ACTIVE AND SUBSTANTIAL BY AUGUST 1, 2027
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 1 SHALL BE POSTED BY AUGUST 31, 2027 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY FEBRUARY 28, 2028 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

PHASE 4

- ANTICIPATED CONSTRUCTION SCHEDULE
 - FEBRUARY 1, 2026 TO FEBRUARY 28, 2028
 - START AND END DATES ARE ESTIMATES AND MAY VARY
- BUILDING PERMIT SHALL BE ACQUIRED BY FEBRUARY 1, 2026
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- ROUGH LAYOUT, FLAG FOR CLEARING LIMITS
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- CONSTRUCT THE FOLLOWING SITE IMPROVEMENTS:
 - MASS GRADING FOR SITE IMPROVEMENTS
 - INSTALL SEWER, WATER, AND PHONE/CABLE/ELECTRIC SERVICES
 - INSTALL STORM DRAINAGE
 - INSTALL SITE LIGHTING
 - RETAINING WALL CONSTRUCTION
 - INSTALL SELECT ROADWAY/PARKING GRAVELS
 - BASE COAT PAVING
 - COMPLETE ASSOCIATED SIDEWALKS, DUMPSTER PAD/ENCLOSURE, FENCING, MISC. CONCRETE PADS, PAVING, AND PAVEMENT STRIPING
 - INSTALL HARDSCAPE FINISHES AND LANDSCAPING
 - COMPLETE 43 MECHANIC STREE BUILDING RENOVATIONS
- WORK SHALL BE ACTIVE AND SUBSTANTIAL BY FEBRUARY 1, 2028
- IF REQUIRED, SECURITY FOR WORK REMAINING IN PHASE 2 SHALL BE POSTED BY FEBRUARY 28, 2028 OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WORK FOR WHICH SECURITY HAS BEEN POSTED SHALL BE COMPLETE BY AUGUST 31, 2028 OR SIX MONTHS AFTER POSTING OF SECURITY, WHICHEVER COMES FIRST.

ADDITIONAL PHASING NOTES

- P1 PHASE 1 TO COMPLETE STORMWATER INFRASTRUCTURE EXTENDING IN TO PHASE 2.
- P2 PHASE 1 TO INCLUDE GRADING AND LANDSCAPING. PHASE 2 TO INCLUDE WALKWAY AROUND BUILDING BUILDING.
- P3 WATER, SEWER, AND ELECTRICAL MAINS THROUGH THE 1 FOUNDRY STREET PROPERTY SHALL BE CONSTRUCTED AS PART OF PHASE 1. SERVICES MAY BE EXTENDED TO BUILDINGS PER EACH BUILDING'S PHASE PROVIDED DOING SO WILL NOT DISTURB COMPLETED WORK.

SITE PLAN REVIEW

RODE

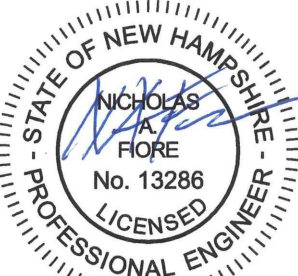
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

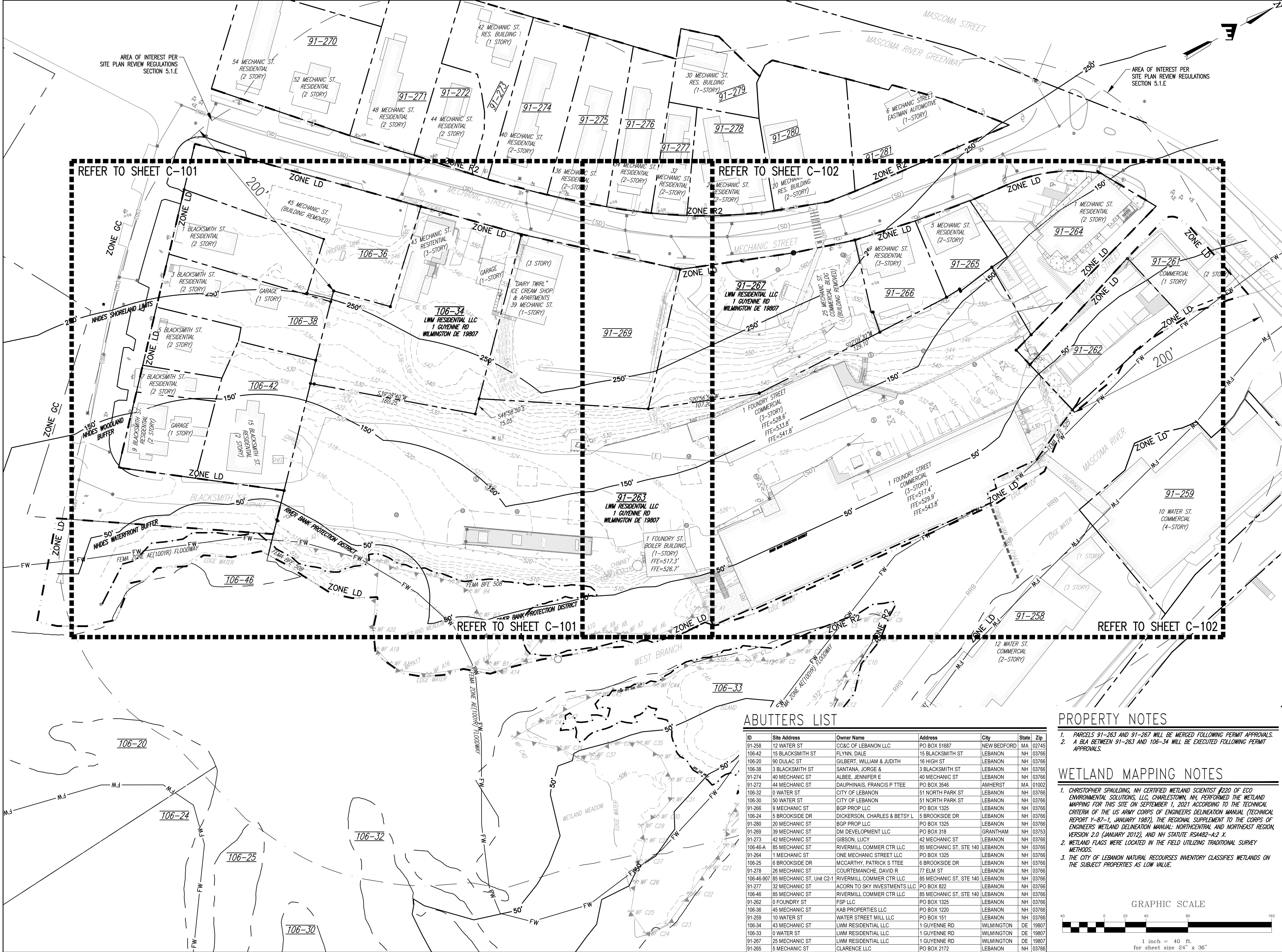
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR REVISED HYBRID LAYOUT	11.07.23
3	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 40'

PHASING PLAN

C-003
(Page 4 of 38)



SITE PLAN REVIEW

RODE

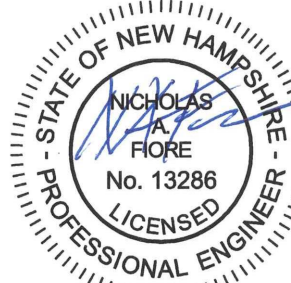
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1 FOUNDRY ST.
LEBANON, NH

ABUTTERS LIST

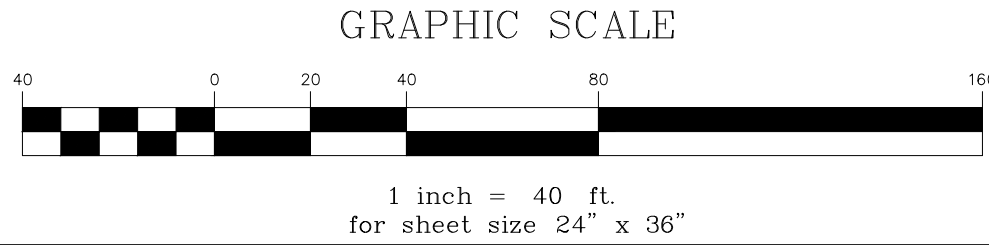
ID	Site Address	Owner Name	Address	City	State	Zip
91-258	12 WATER ST	CC&C OF LEBANON LLC	PO BOX 51687	NEW BEDFORD	MA	02745
106-42	15 BLACKSMITH ST	FLYNN, DALE	15 BLACKSMITH ST	LEBANON	NH	03766
106-20	90 DULAC ST	GILBERT, WILLIAM & JUDITH	16 HIGH ST	LEBANON	NH	03766
106-38	3 BLACKSMITH ST	SANTANA, JORGE &	3 BLACKSMITH ST	LEBANON	NH	03766
91-274	40 MECHANIC ST	ALBEE, JENNIFER E	40 MECHANIC ST	LEBANON	NH	03766
91-272	44 MECHANIC ST	DAUPHINAIS, FRANCIS P TTEE	PO BOX 3546	AMHERST	MA	01002
106-32	0 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-30	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
91-266	9 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
106-24	5 BROOKSIDE DR	DICKERSON, CHARLES & BETSY L	5 BROOKSIDE DR	LEBANON	NH	03766
91-280	20 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
91-269	39 MECHANIC ST	DM DEVELOPMENT LLC	PO BOX 318	GRANTHAM	NH	03753
91-273	42 MECHANIC ST	GIBSON, LUCY	42 MECHANIC ST	LEBANON	NH	03766
106-46-A	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
91-264	1 MECHANIC ST	ONE MECHANIC STREET LLC	PO BOX 1325	LEBANON	NH	03766
106-25	6 BROOKSIDE DR	MCCARTHY, PATRICK S TTEE	6 BROOKSIDE DR	LEBANON	NH	03766
91-278	26 MECHANIC ST	COURTEMANCHE, DAVID R	77 ELM ST	LEBANON	NH	03766
106-46-907	85 MECHANIC ST, Unit C2-1	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
91-277	32 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	PO BOX 822	LEBANON	NH	03766
106-46	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
91-262	0 FOUNDRY ST	FSP LLC	PO BOX 1325	LEBANON	NH	03766
106-36	45 MECHANIC ST	KAB PROPERTIES LLC	PO BOX 1220	LEBANON	NH	03766
91-259	10 WATER ST	WATER STREET MILL LLC	PO BOX 151	LEBANON	NH	03766
106-34	43 MECHANIC ST	LVM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-33	0 WATER ST	LVM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
91-267	25 MECHANIC ST	LVM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
91-265	5 MECHANIC ST	CLARENCE LLC	PO BOX 2172	LEBANON	NH	03766

PROPERTY NOTES

1. PARCELS 91-263 AND 91-267 WILL BE MERGED FOLLOWING PERMIT APPROVALS.
2. A B/LA BETWEEN 91-263 AND 106-34 WILL BE EXECUTED FOLLOWING PERMIT APPROVALS.

WETLAND MAPPING NOTES

1. CHRISTOPHER SPAULDING, NH CERTIFIED WETLAND SCIENTIST #220 OF ECO ENVIRONMENTAL SOLUTIONS, LLC, CHARLESTOWN, NH, PERFORMED THE WETLAND MAPPING FOR THIS SITE ON SEPTEMBER 1, 2021 ACCORDING TO THE TECHNICAL CRITERIA OF THE US ARMY CORPS OF ENGINEERS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987), THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012), AND NH STATUTE RSA482-A2 X.
2. WETLAND FLAGS WERE LOCATED IN THE FIELD UTILIZING TRADITIONAL SURVEY METHODS.
3. THE CITY OF LEBANON NATURAL RECOURES INVENTORY CLASSIFIES WETLANDS ON THE SUBJECT PROPERTIES AS LOW VALUE.



EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23

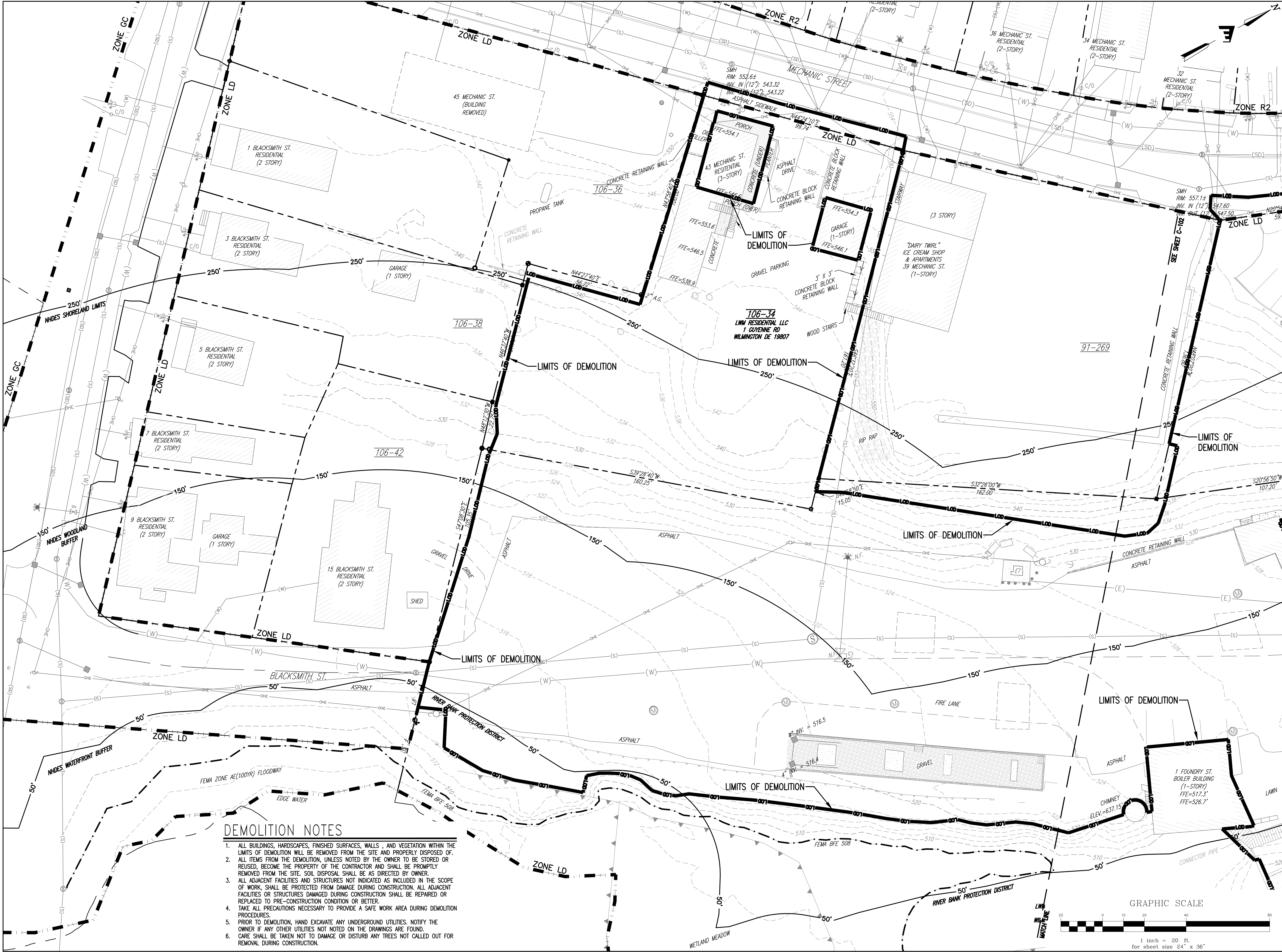
DATE: 08.15.22

SCALE: 1"= 40'

EXISTING CONDITIONS
OVERVIEW PLAN

C-100
(Page 5 of 38)

S:\PROJECTS\20-2022\22122 NH LEB WOOLEN MILL\DWGS\122 C-101 EXISTING CONDITIONS PLANS.DWG - PLOTTED - 12/8/2023 11:18 AM



- DEMOLITION NOTES**
1. ALL BUILDINGS, HARDSCAPES, FINISHED SURFACES, WALLS, AND VEGETATION WITHIN THE LIMITS OF DEMOLITION WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
 3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
 4. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
 5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
 6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.

SITE PLAN REVIEW

RODE

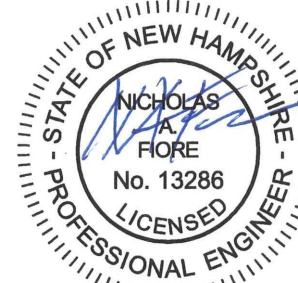
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LEBANON, NH

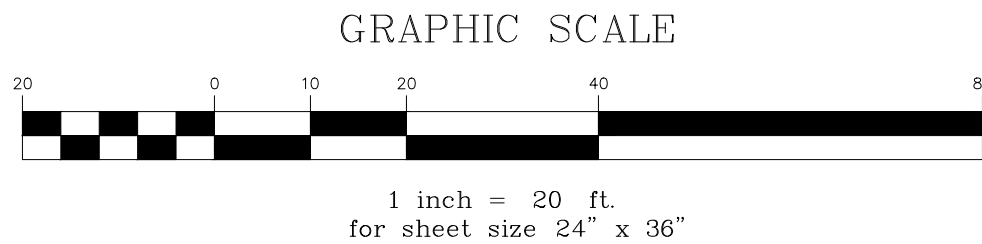
EV PROJECT: 22122		
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

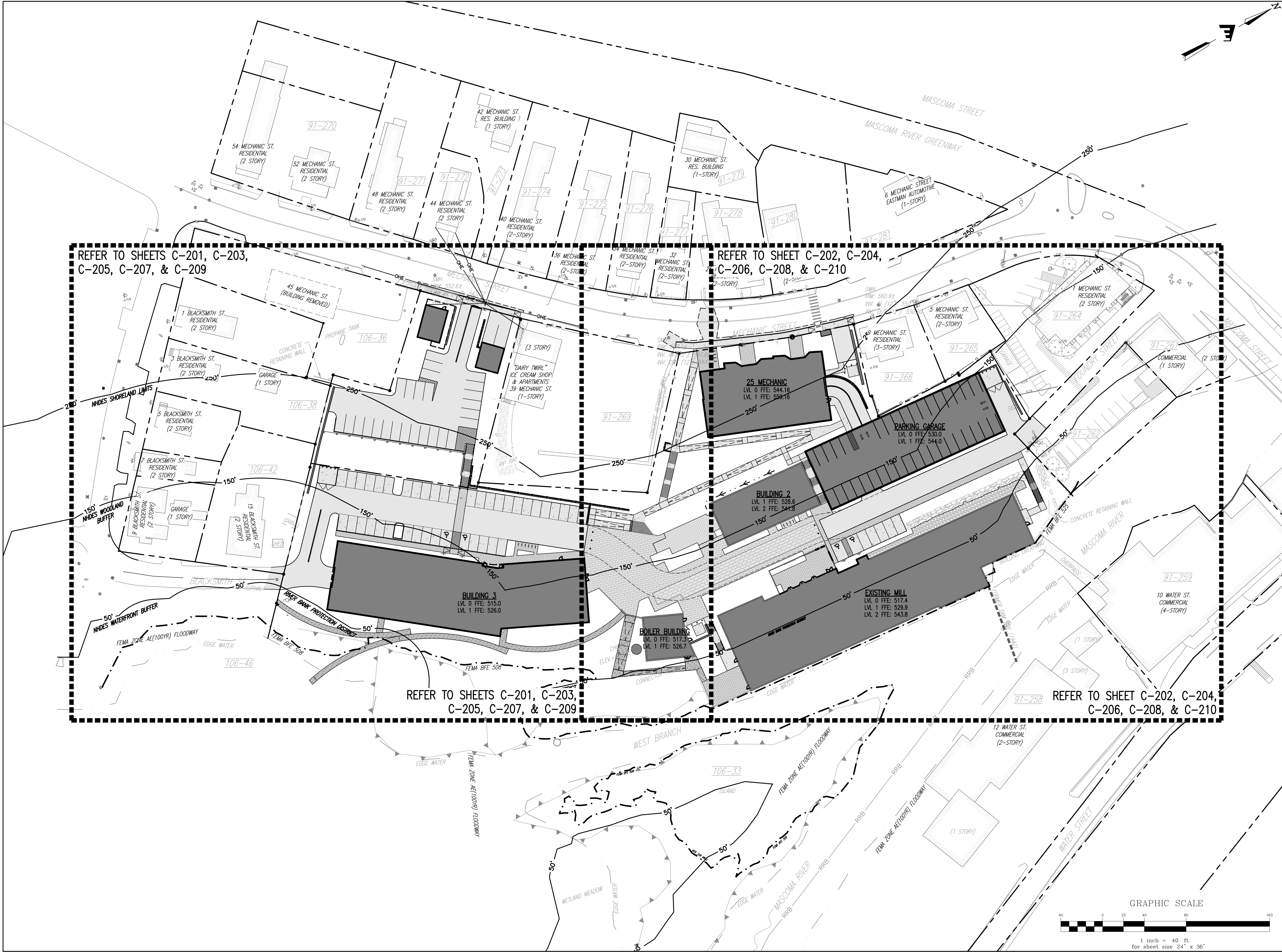
SCALE: 1"= 20'

EXISTING CONDITIONS
PLAN (1 OF 2)

C-101
(Page 6 of 38)



S:\PROJECTS\20-2022\22122 NH LEB WOOLEN MILL\DWGSHEET FILES\22122 C-200 SITE OVERVIEW PLAN.DWG - PLOTTED: 12/8/2023 11:25 AM



SITE PLAN REVIEW

RODE

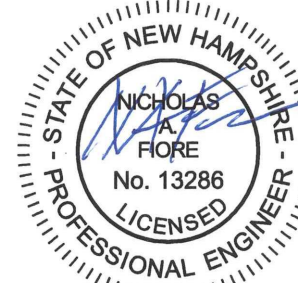
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

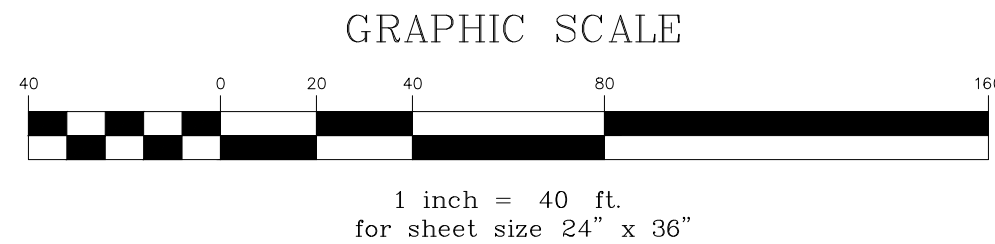
No.	Description	Date
1	FSRP AMENDMENT SUBMISSION	10.09.23
2	FSRP REVISED LAYOUT	11.07.23
3	FSRP RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 40'

SITE OVERVIEW PLAN

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SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2 CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING
- C5 UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6 UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9 UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK
- C12 ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL. BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION.
- C14 GRANITE CURB
- C15 GRANITE CURB, FLUSH
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE
- C26 HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27 NOT USED
- C28 STEEL BEAM GUIDE RAIL

NOTE:

1. ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
2. CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.



SITE PLAN REVIEW

RODE

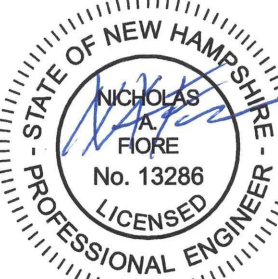
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSRP AMENDMENT SUBMISSION	10.09.23
3	FSRP REVISED HYBRID LAYOUT	11.07.23
4	FSRP RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 20'

**SITE LAYOUT
PLAN (1 OF 2)**

C-201
(Page 9 of 38)



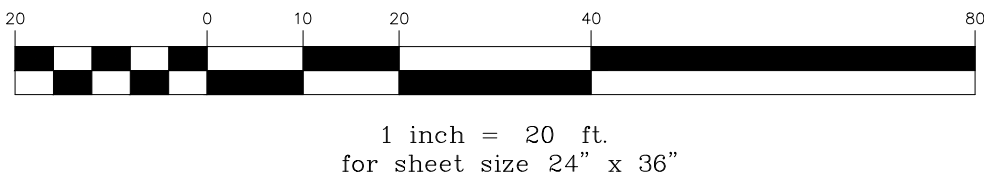
SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C2 CONCRETE PAVING – TYPE 2, (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING
- C5 UNIT PAVES – TYPE 2, CLAY, PERMEABLE, BRICK PAVERS (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C6 UNIT PAVES – TYPE 3, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST-IN-PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE
- C9 UNIT PAVES – TYPE 1B, CLAY BRICK PAVES (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVES – TYPE 1A, CLAY BRICK PAVES (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK
- C12 ELEVATED BOARDWALK AND ADA RAMP, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST-IN-PLACE CONCRETE RETAINING WALL BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION.
- C14 GRANITE CURB
- C15 GRANITE CURB, FLUSH
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP.
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP.
- C22 GRANITE CURB, EVALUATE AND RE-USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO REPLACES EXISTING FENCING ALONG PROPERTY LINE
- C26 HANDI-HUT, BARREL ROOF, PASSENGER SHELTER
- C27 NOT USED
- C28 STEEL BEAM GUIDE RAIL

NOTE:

1. ABUTTING PROPERTIES MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
2. CONSTRUCTION EASEMENTS/AGREEMENTS FOR WORK/IMPACTS ON ABUTTING PROPERTIES SHALL BE SECURED PRIOR COMMENCEMENT OF WORK IN AFFECTED AREAS.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.

GRAPHIC SCALE



SITE PLAN REVIEW

RODE

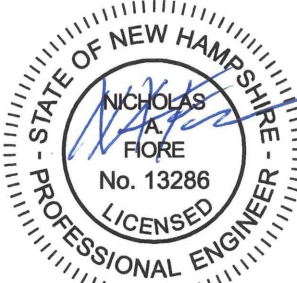
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR REVISED HYBRID LAYOUT	11.07.23
4	FSPR RE-SUBMISSION	12.06.23

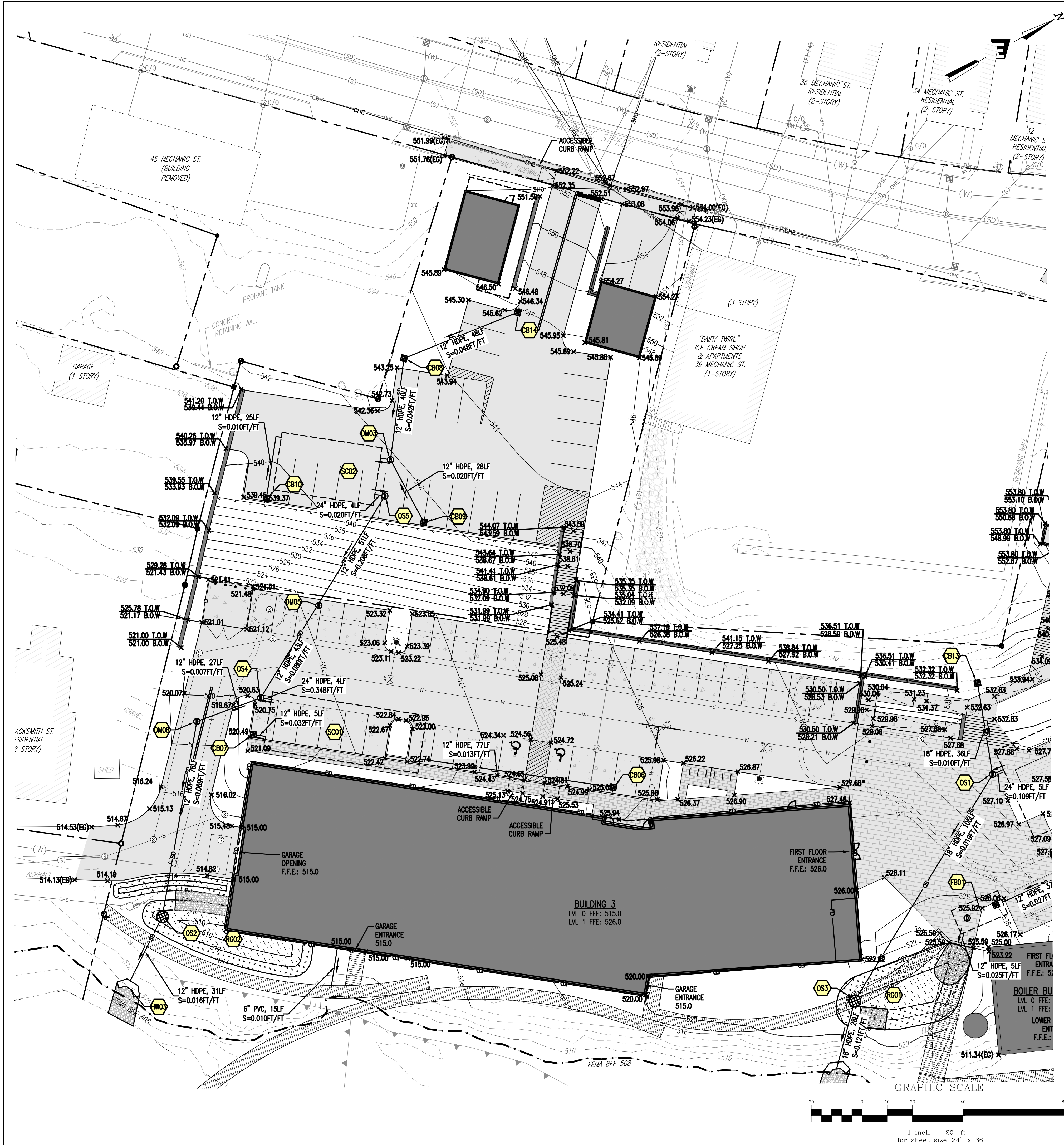
DATE: 08.15.22

SCALE: 1"= 20'

**SITE LAYOUT
PLAN (2 OF 2)**

C-202
(Page 10 of 38)

S:\PROJECTS\2022\22122 NH LEB WOOLEN MILL\DWGS\22122 C-203 GRADING AND DRAINAGE PLANS.DWG - PLOTTED: 12/6/2023 11:52 AM



STORMWATER SCHEDULE

CATCHBASINS

- 4" I.D. CONCRETE CB
RIM: 530.02
INV. IN: 524.48 (8" PVC PIPE)
INV. OUT: 524.33 (12" HDPE)
SUMP: 522.33
- 4" I.D. CONCRETE CB
RIM: 528.64
INV. IN: 523.65 (12" HDPE)
INV. OUT: 523.40 (12" HDPE)
SUMP: 521.40
- 4" I.D. CONCRETE CB
RIM: 528.59
INV. IN: 523.27 (12" HDPE)
INV. OUT: 523.02 (12" HDPE)
SUMP: 521.02
- 4" I.D. CONCRETE CB
RIM: 528.46
INV. IN: 522.71 (12" HDPE)
INV. OUT: 522.46 (12" HDPE)
SUMP: 520.46
- 4" I.D. CONCRETE CB
RIM: 526.50
INV. IN: 523.15 (12" HDPE)
SUMP: 521.15
- 4" I.D. CONCRETE CB
RIM: 525.17
INV. OUT: 516.00 (12" HDPE)
SUMP: 514.00
- 4" I.D. CONCRETE CB
RIM: 520.56
INV. OUT: 514.63 (12" HDPE)
SUMP: 512.63
- 4" I.D. CONCRETE CB
RIM: 543.28
INV. IN: 538.45 (12" HDPE)
INV. OUT: 538.20 (12" HDPE)
SUMP: 536.20
- 4" I.D. CONCRETE CB
RIM: 541.34
INV. OUT: 536.34 (12" HDPE)
SUMP: 534.34
- 4" I.D. CONCRETE CB
RIM: 539.22
INV. OUT: 531.17 (12" HDPE)
SUMP: 529.17
- 4" I.D. CONCRETE CB
RIM: 544.27
INV. OUT: 539.50 (12" HDPE)
SUMP: 537.50
- 4" I.D. CONCRETE CB
RIM: 534.00
INV. OUT: 522.35 (18" HDPE)
SUMP: 520.16
- 4" I.D. CONCRETE CB
RIM: 545.80
INV. OUT: 540.78 (12" HDPE)
SUMP: 538.78
- RAIN GARDENS
- 3,500 GAL. STORMWATER FOREBAY TANK
RIM ELEV: 525.80
12" DIA. INV. IN: 521.72
12" DIA. INV. OUT: 521.47
TOP OF TANK: 524.47
BOTTOM OF TANK: 516.47
- RAIN GARDEN
TOP OF BERM ELEV.: 520.00
BOTTOM ELEV.: 516.00
- RAIN GARDEN
TOP OF BERM ELEV.: 515.00
BOTTOM ELEV.: 510.00
- HEADWALLS
- CONCRETE HEADWALL
TOP OF WALL ELEV.: 524.00
INV. OUT ELEV.: 521.5
- CONCRETE HEADWALL
TOP OF WALL ELEV.: 512.4
INV. OUT ELEV.: 509.9
- CONCRETE HEADWALL
TOP OF WALL ELEV.: 511.00
INV. OUT ELEV.: 508.50
- MISC.
- DRAIN ENTRANCE
INV.: 524.53
- TRENCH DRAIN
- FLARED END SECTION
INV.: 536.75

DRAINAGE MANHOLES

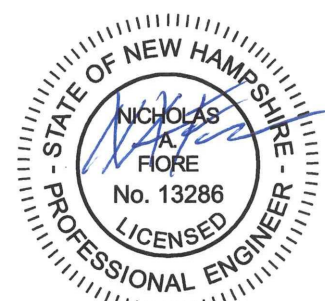
- 4" I.D. CONCRETE MH
RIM: 528.48
INV. IN: 521.90 (12" HDPE)
INV. OUT: 521.65 (12" HDPE)
- 4" I.D. CONCRETE MH
RIM: 527.10
INV. IN: 522.82 (12" HDPE)
INV. OUT: 522.72 (12" HDPE)
- 4" I.D. CONCRETE MH
RIM: 541.87
INV. IN: 536.50 (12" HDPE)
INV. IN: 535.78 (12" HDPE)
INV. OUT: 530.96 (12" HDPE)
- 4" I.D. CONCRETE MH
RIM: 522.28
INV. IN: 517.50 (12" HDPE)
INV. OUT: 517.27 (12" HDPE)
- 4" I.D. CONCRETE MH
RIM: 518.94
INV. IN: 513.50 (12" HDPE)
INV. OUT: 513.40 (12" HDPE)
- 4" I.D. CONCRETE MH
RIM: 542.64
INV. IN: 538.64 (12" HDPE)
INV. OUT: 538.54 (12" HDPE)
- 4" I.D. CONCRETE CB
RIM: 528.00
INV. IN: 521.20 (12" HDPE)
INV. IN: 523.00 (6" PVC)
INV. OUT: 521.10 (18" HDPE)

STORMWATER CHAMBER SYSTEMS

- CULTEC STORAGE CHAMBER SYSTEM
48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH
INV. IN & OUT: 514.75
TOP OF STONE: 519.75
TOP OF CHAMBER: 518.75
BOTTOM OF CHAMBER 514.75
BOTTOM OF STONE ELEV.: 514.0
- CULTEC STORAGE CHAMBER SYSTEM
30 R-902-HD CHAMBERS IN 3 ROWS OF 10 EACH
INV. IN & OUT: 531.85
TOP OF STONE: 536.85
TOP OF CHAMBER: 535.85
BOTTOM OF CHAMBER 531.85
BOTTOM OF STONE ELEV.: 531.1
- CULTEC STORAGE CHAMBER SYSTEM
UNDERGROUND SAND FILTER
80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH
INV. IN & OUT: 520.75
TOP OF STONE: 525.75
TOP OF CHAMBER: 524.75
BOTTOM OF CHAMBER 520.75
BOTTOM OF STONE ELEV.: 520.0
TOP OF FILTER COURSE: 520.0
BOTTOM OF FILTER COURSE: 518.5

OUTLET STRUCTURES

- OUTLET STRUCTURE
RIM: 527.37
INV. IN: 522.00 (18" HDPE)
INV. IN: 520.50 (24" HDPE)
INV. IN: 516.50 (6" PVC)
INV. OUT: 516.00 (18" HDPE)
SUMP: 516.00
- OUTLET STRUCTURE
RIM: 512.10
INV. IN: 508.00 (12" HDPE)
INV. OUT: 507.50 (12" HDPE)
SUMP: 506.00
- OUTLET STRUCTURE
RIM: 518.00
INV. IN: 514.00 (18" HDPE)
INV. OUT: 513.20 (18" HDPE)
SUMP: 511.70
- OUTLET STRUCTURE
RIM: 520.87
INV. IN: 513.80 (12" HDPE)
INV. IN: 513.80 (24" HDPE)
INV. OUT: 513.70 (12" HDPE)
SUMP: 513.70
- OUTLET STRUCTURE
RIM: 541.27
INV. IN: 530.84 (24" HDPE)
INV. OUT: 528.00 (12" HDPE)
SUMP: 528.00



1 FOUNDRY ST.
LEBANON, NH

SITE PLAN REVIEW

RODE

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EV PROJECT: 22122

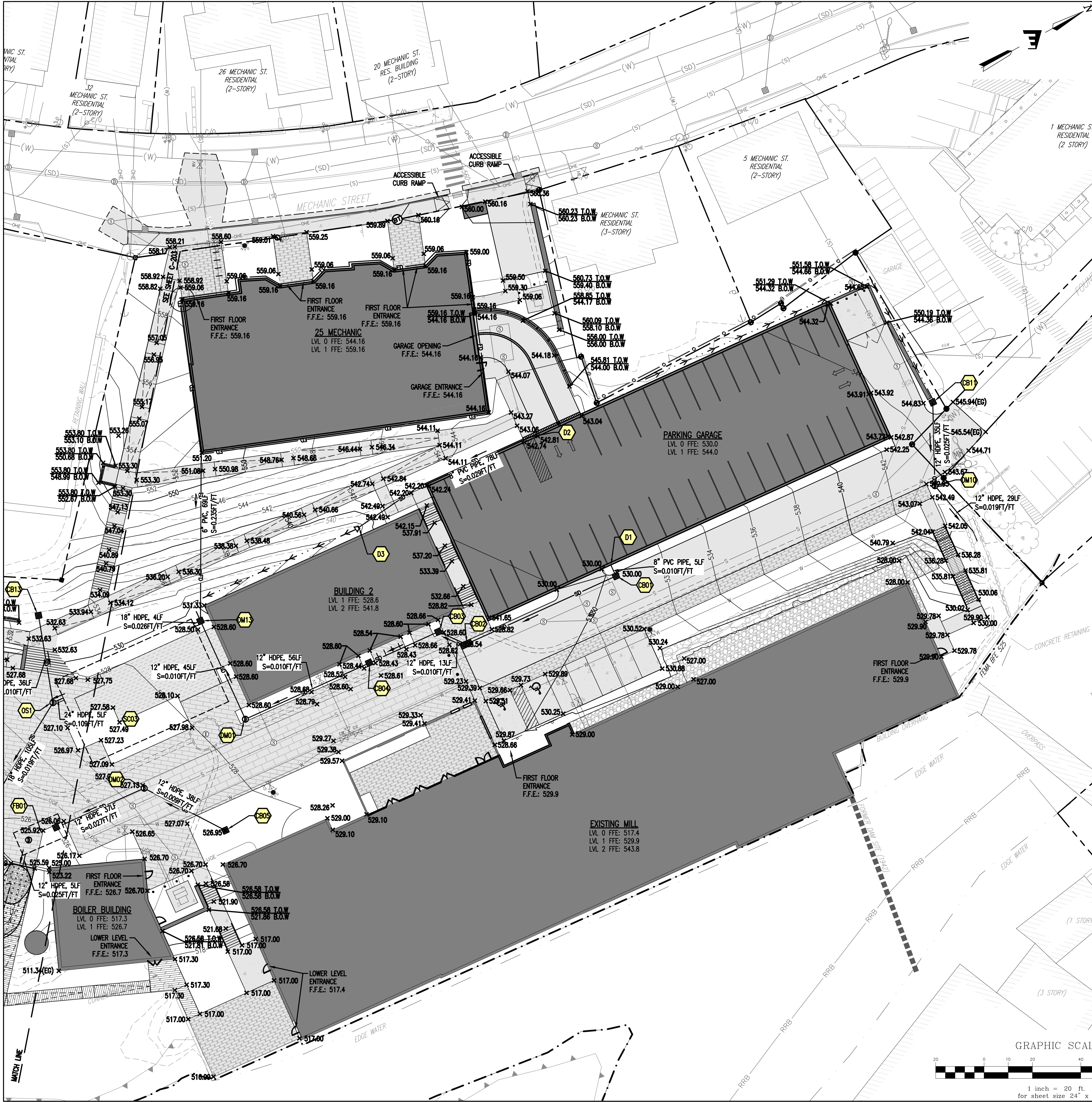
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 20'

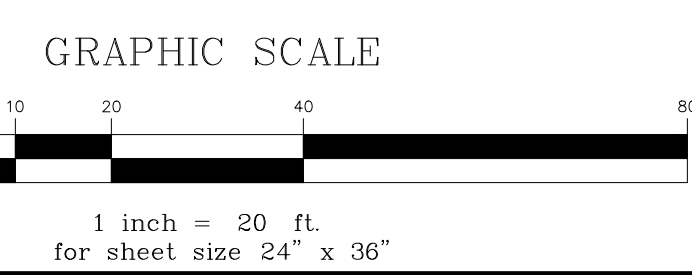
GRADING AND
DRAINAGE PLAN (1 OF 2)

C-203
(Page 11 of 38)



STORMWATER SCHEDULE

CATCHBASINS		DRAINAGE MANHOLES	
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 530.02	RM: 528.48	RM: 528.48	
INV. IN: 524.48 (8" PVC PIPE)	INV. IN: 521.90 (12" HDPE)	INV. IN: 521.90 (12" HDPE)	
INV. OUT: 524.33 (12" HDPE)	INV. OUT: 521.65 (12" HDPE)	INV. OUT: 521.65 (12" HDPE)	
SUMP: 522.33			
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 528.64	RM: 527.10	RM: 527.10	
INV. IN: 523.65 (12" HDPE)	INV. IN: 522.82 (12" HDPE)	INV. IN: 522.82 (12" HDPE)	
INV. OUT: 523.40 (12" HDPE)	INV. OUT: 522.72 (12" HDPE)	INV. OUT: 522.72 (12" HDPE)	
SUMP: 521.40			
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 528.59	RM: 541.87	RM: 541.87	
INV. IN: 523.27 (12" HDPE)	INV. IN: 536.50 (12" HDPE)	INV. IN: 536.50 (12" HDPE)	
INV. OUT: 523.02 (12" HDPE)	INV. IN: 535.78 (12" HDPE)	INV. IN: 535.78 (12" HDPE)	
SUMP: 521.02	INV. OUT: 530.96 (12" HDPE)	INV. OUT: 530.96 (12" HDPE)	
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 528.46	RM: 522.28	RM: 522.28	
INV. IN: 522.71 (12" HDPE)	INV. IN: 517.50 (12" HDPE)	INV. IN: 517.50 (12" HDPE)	
INV. OUT: 522.46 (12" HDPE)	INV. OUT: 517.27 (12" HDPE)	INV. OUT: 517.27 (12" HDPE)	
SUMP: 520.46			
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 526.50	RM: 518.94	RM: 518.94	
INV. IN: 523.15 (12" HDPE)	INV. IN: 513.50 (12" HDPE)	INV. IN: 513.50 (12" HDPE)	
SUMP: 521.15	INV. OUT: 513.40 (12" HDPE)	INV. OUT: 513.40 (12" HDPE)	
4" I.D. CONCRETE CB	4" I.D. CONCRETE MH	4" I.D. CONCRETE MH	
RM: 525.17	RM: 542.64	RM: 542.64	
INV. IN: 516.00 (12" HDPE)	INV. IN: 538.64 (12" HDPE)	INV. IN: 538.64 (12" HDPE)	
SUMP: 514.00	INV. OUT: 538.54 (12" HDPE)	INV. OUT: 538.54 (12" HDPE)	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 520.56	RM: 520.56	RM: 520.56	
INV. IN: 514.63 (12" HDPE)	INV. IN: 521.20 (12" HDPE)	INV. IN: 521.20 (12" HDPE)	
SUMP: 512.63	INV. IN: 523.00 (6" PVC)	INV. IN: 523.00 (6" PVC)	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 543.28	RM: 543.28	RM: 543.28	
INV. IN: 538.45 (12" HDPE)	INV. IN: 538.45 (12" HDPE)	INV. IN: 538.45 (12" HDPE)	
INV. OUT: 538.20 (12" HDPE)	INV. OUT: 538.20 (12" HDPE)	INV. OUT: 538.20 (12" HDPE)	
SUMP: 536.20	SUMP: 536.20	SUMP: 536.20	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 541.34	RM: 541.34	RM: 541.34	
INV. IN: 536.34 (12" HDPE)	INV. IN: 536.34 (12" HDPE)	INV. IN: 536.34 (12" HDPE)	
SUMP: 534.34	SUMP: 534.34	SUMP: 534.34	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 539.22	RM: 539.22	RM: 539.22	
INV. IN: 531.17 (12" HDPE)	INV. IN: 531.17 (12" HDPE)	INV. IN: 531.17 (12" HDPE)	
SUMP: 529.17	SUMP: 529.17	SUMP: 529.17	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 544.27	RM: 544.27	RM: 544.27	
INV. IN: 539.50 (12" HDPE)	INV. IN: 539.50 (12" HDPE)	INV. IN: 539.50 (12" HDPE)	
SUMP: 537.50	SUMP: 537.50	SUMP: 537.50	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 534.00	RM: 534.00	RM: 534.00	
INV. IN: 522.35 (18" HDPE)	INV. IN: 522.35 (18" HDPE)	INV. IN: 522.35 (18" HDPE)	
SUMP: 520.16	SUMP: 520.16	SUMP: 520.16	
4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	4" I.D. CONCRETE CB	
RM: 545.80	RM: 545.80	RM: 545.80	
INV. IN: 540.78 (12" HDPE)	INV. IN: 540.78 (12" HDPE)	INV. IN: 540.78 (12" HDPE)	
SUMP: 538.78	SUMP: 538.78	SUMP: 538.78	
RAIN GARDENS		OUTLET STRUCTURES	
3,500 GAL. STORMWATER FOREBAY TANK	OUTLET STRUCTURE	OUTLET STRUCTURE	
RM ELEV: 525.80	RM: 527.37	RM: 527.37	
12" DIA. INV. IN: 521.72	INV. IN: 522.00 (18" HDPE)	INV. IN: 522.00 (18" HDPE)	
12" DIA. INV. OUT: 521.47	INV. IN: 520.50 (24" HDPE)	INV. IN: 520.50 (24" HDPE)	
TOP OF TANK: 524.47	INV. IN: 516.50 (6" PVC)	INV. IN: 516.50 (6" PVC)	
BOTTOM OF TANK: 516.47	INV. OUT: 516.00 (18" HDPE)	INV. OUT: 516.00 (18" HDPE)	
	SUMP: 516.00	SUMP: 516.00	
RAIN GARDEN	OUTLET STRUCTURE	OUTLET STRUCTURE	
TOP OF BERM ELEV.: 520.00	RM: 512.10	RM: 512.10	
BOTTOM ELEV.: 516.00	INV. IN: 508.00 (12" HDPE)	INV. IN: 508.00 (12" HDPE)	
	INV. OUT: 507.50 (12" HDPE)	INV. OUT: 507.50 (12" HDPE)	
RAIN GARDEN	SUMP: 506.00	SUMP: 506.00	
TOP OF BERM ELEV.: 515.00			
BOTTOM ELEV.: 510.00			
HEADWALLS		OUTLET STRUCTURE	
CONCRETE HEADWALL	CONCRETE HEADWALL	OUTLET STRUCTURE	
TOP OF WALL ELEV.: 524.00	TOP OF WALL ELEV.: 524.00	RM: 518.00	
INV. OUT ELEV.: 521.5	INV. OUT ELEV.: 521.5	INV. IN: 514.00 (18" HDPE)	
CONCRETE HEADWALL	CONCRETE HEADWALL	INV. IN: 513.20 (18" HDPE)	
TOP OF WALL ELEV.: 512.4	TOP OF WALL ELEV.: 512.4	INV. OUT: 513.70 (12" HDPE)	
INV. OUT ELEV.: 509.9	INV. OUT ELEV.: 509.9	SUMP: 511.70	
CONCRETE HEADWALL	CONCRETE HEADWALL	OUTLET STRUCTURE	
TOP OF WALL ELEV.: 511.00	TOP OF WALL ELEV.: 511.00	RM: 520.87	
INV. OUT ELEV.: 508.50	INV. OUT ELEV.: 508.50	INV. IN: 513.80 (12" HDPE)	
MISC.		INV. IN: 513.80 (24" HDPE)	
D1	DRAIN ENTRANCE	INV. OUT: 513.70 (12" HDPE)	
D2	TRENCH DRAIN	SUMP: 513.70	
D3	FLARED END SECTION	OUTLET STRUCTURE	
	INV.: 536.75	RM: 541.27	
		INV. IN: 530.84 (24" HDPE)	
		INV. OUT: 528.00 (12" HDPE)	
		SUMP: 528.00	



SITE PLAN REVIEW

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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23

DATE: 10.09.23

SCALE: 1"= 20'

**GRADING AND DRAINAGE
PLAN (2 OF 2)**

C-204
(Page 12 of 38)

S:\PROJECTS\2022\22122 NH LEB WOOLEN MILL\DWGS\DRG\22122 C-204 GRADING AND DRAINAGE PLANS.DWG - PLOTTED: 12/6/2023 11:53 AM

PAVEMENT MARKINGS

- PM1** 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2** 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3** 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4** 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5** 18" WIDE, SSLW, STOP BAR

SIGN SCHEDULE

SIGN KEY:			
SIGN	MUTCD	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- EM** 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON SURFACE
- SN** EMERGENCY SNOW STORAGE AREA

PARKING SUMMARY

BUILDING	SURFACE	GARAGE	TOTAL
MILL	7	72	79
25 MECH.	0	19	19
BLDG. 3	41	46	87
43 MECH.	28*	2*	30*
TOTAL	138	67	215

* - 4 PARKING SPACES (IN GARAGE AND DIRECTLY IN FRONT OF GARAGE) RESERVED FOR 43 MECHANIC STREET. REMAINING 26 SPACES ALLOCATED FOR ONE FOUNDRY STREET.



SITE PLAN REVIEW

RODE

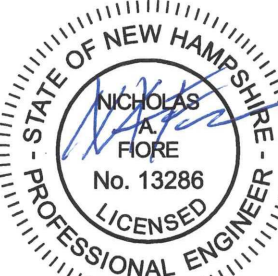
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSRP AMENDMENT SUBMISSION	10.09.23
3	FSRP RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 20'

SITE CIRCULATION AND SIGNAGE PLAN (1 OF 2)

C-205
(Page 13 of 38)

PAVEMENT MARKINGS

- PM1 36"x36", BLUE & WHITE, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 18" WIDE, SSLW, STOP BAR

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
- PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
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- EMERGENCY SNOW STORAGE AREA

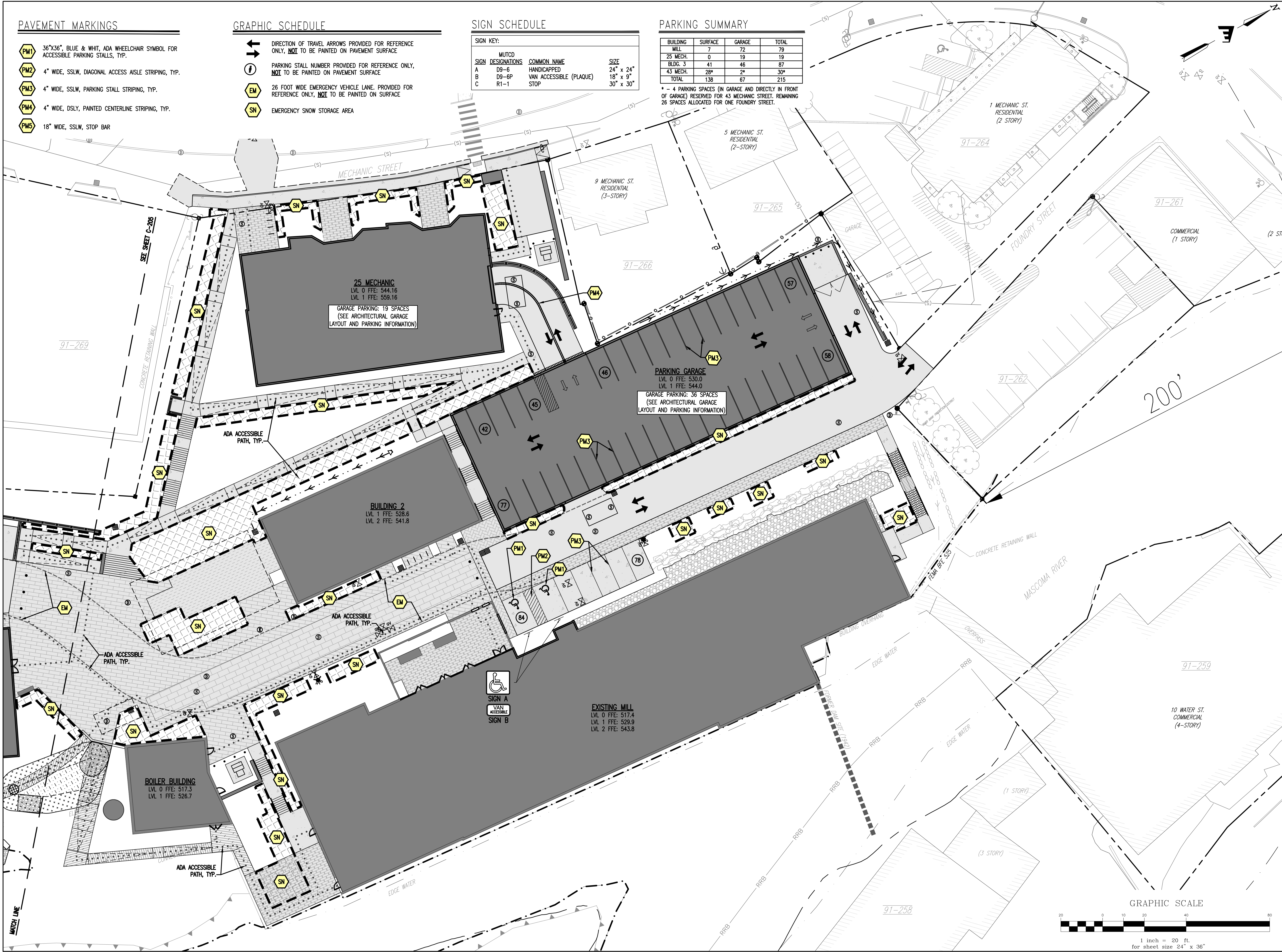
SIGN SCHEDULE

SIGN	DESIGNATION	COMMON NAME	SIZE
A	DR-6	HANDICAPPED	24" x 24"
B	DR-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

PARKING SUMMARY

BUILDING	SURFACE	GARAGE	TOTAL
MILL	7	72	79
25 MECH.	0	19	19
BLDG. 3	41	46	87
43 MECH.	28*	2*	30*
TOTAL	138	67	215

* - 4 PARKING SPACES (IN GARAGE AND DIRECTLY IN FRONT OF GARAGE) RESERVED FOR 43 MECHANIC STREET. REMAINING 26 SPACES ALLOCATED FOR ONE FOUNDRY STREET.



SITE PLAN REVIEW

RODE

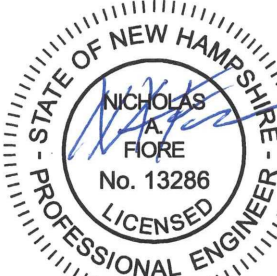
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LANDSCAPE
OJB Landscape Architects
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

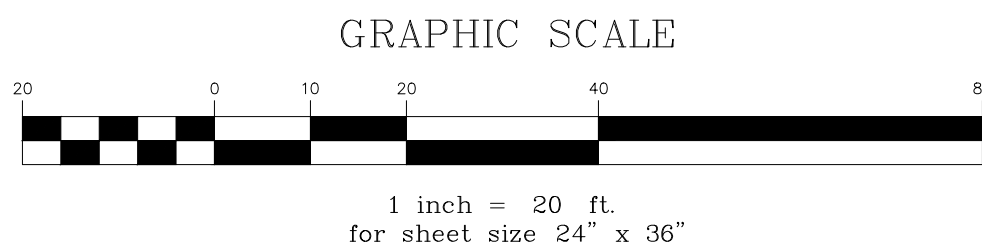
No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 1"= 20'

SITE CIRCULATION AND
SIGNAGE PLAN (2 OF 2)

C-206
(Page 14 of 38)



WATER NOTES

SEE SHEETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING UTILITY POLE AND ADD SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E8 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

SITE PLAN REVIEW

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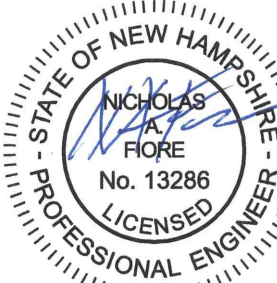
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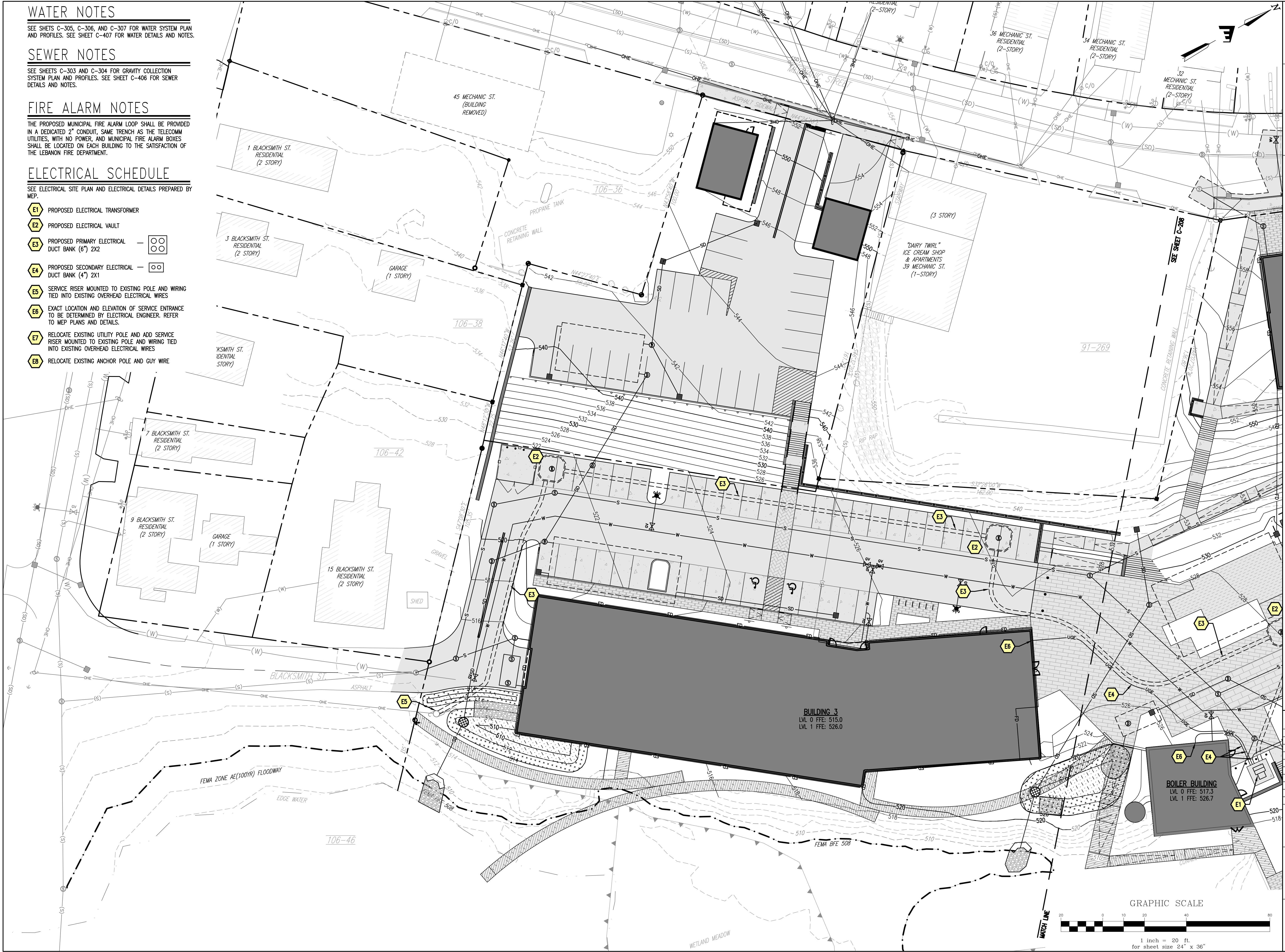
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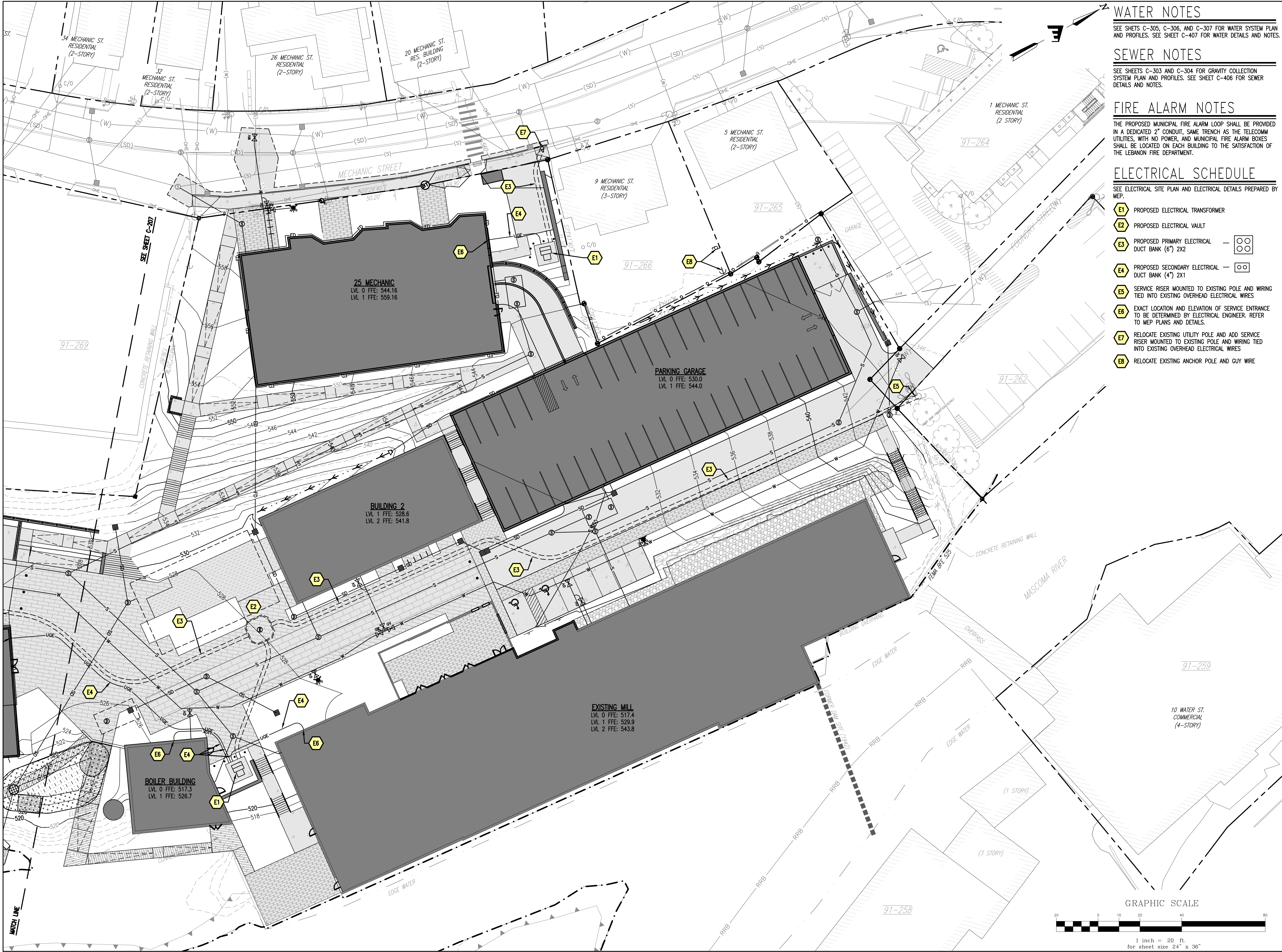
DATE: 08.15.22

SCALE: 1"= 20'

UTILITY PLAN (1 OF 2)

C-207
(Page 15 of 38)





WATER NOTES

SEE SHEETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

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SITE PLAN REVIEW

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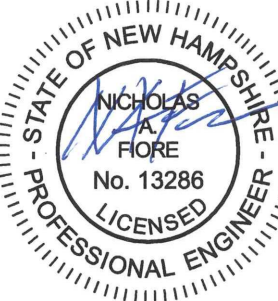
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UTILITY PLAN (2 OF 2)

C-208

(Page 16 of 38)

GRAPHIC SCALE



1 inch = 20 ft
for sheet size 24" x 36"

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. MAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION - STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\frac{1}{2}$ DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPROVE RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRs) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRICES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRs ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRs SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, DOUBLE ROW OF STRAW WATTLES BE INSTALLED UPSLOPE OF THE WETLANDS DOWNGRADIENT OF SEGMENTED BLOCK WALL. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE WATTLES WHEN IT BECOMES 3 INCHES DEEP. THE WATTLES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. DEMO EXISTING STRUCTURES AS REQUIRED.
8. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
9. GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PADS.
10. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATIONS CONCURRENT WITH WATER AND SEWER UTILITIES.
11. INSTALL STORMWATER PIPING AND STRUCTURES.
12. EXCAVATE AND PREP FOR INFILTRATION SYSTEM, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
13. EXCAVATE AND PREP FOR GRAVEL WETLAND, INSTALL PIPING AND APPURTENANCES, APPLY FABRIC AS INDICATED, IMPORT WASHED STONES AND PEA GRAVEL, WETLAND MUCK, COMPLETE WETLAND CONSTRUCTION.
14. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS.
15. COMPLETE FINAL GRADING OF SITE, PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
16. INSTALL LIGHT POLES.
17. PAVE BASE COURSE.
18. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
19. PAVE WEARING COURSE.
20. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPS.
21. ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2024.

STORMWATER POLUTION PREVENTION NOTES

- E1** LIMIT OF DISTURBANCE
- E2** PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3** INLET PROTECTION (TYP.)
- E4** DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
- E5** CONCRETE WASHOUT
- E6** STABILIZED CONSTRUCTION ENTRANCE
- E7** CHECK DAM
- E8** EROSION CONTROL NETTING



SITE PLAN REVIEW

RODE

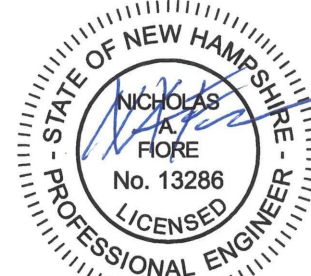
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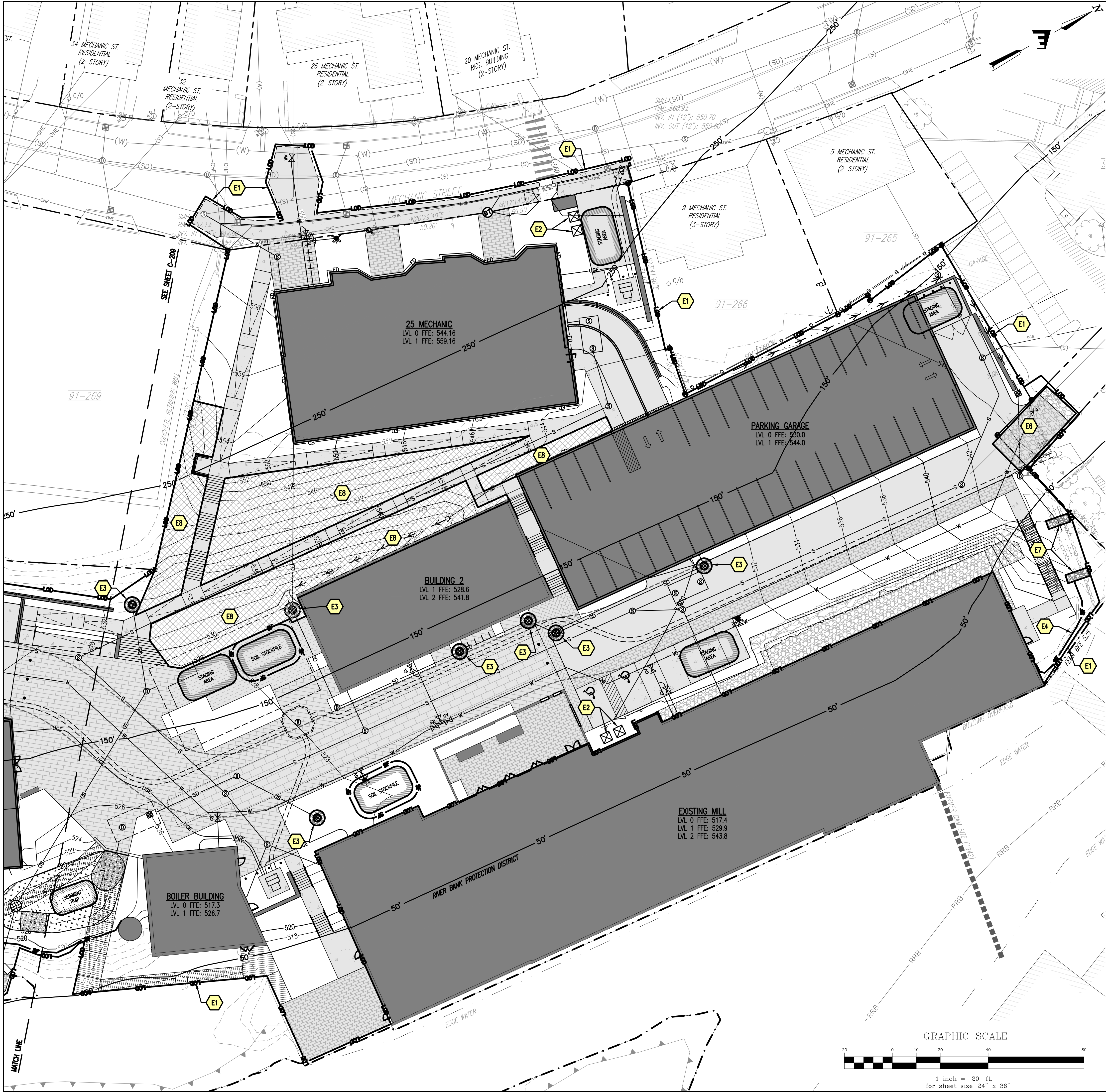
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SCALE: 1"= 20'

**EROSION PREVENTION
AND SEDIMENT CONTROL
PLAN (1 OF 2)**

C-209
(Page 17 of 38)

S:\PROJECTS\20-2022\2122 NH LEB WOOLEN MILL\DWGS\2122 C-20X EROSION PREVENTION AND SEDIMENT CONTROL PLANS DWG - PLOTTED: 12/8/2023 12:13 PM



EROSION CONTROL LEGEND

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- INSTALL LIGHT POLES.
- PAVE BASE COURSE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- PAVE WEARING COURSE.
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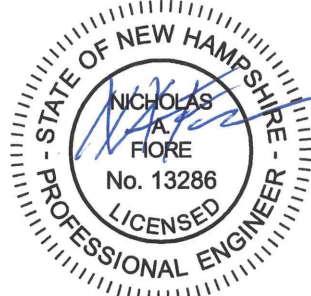
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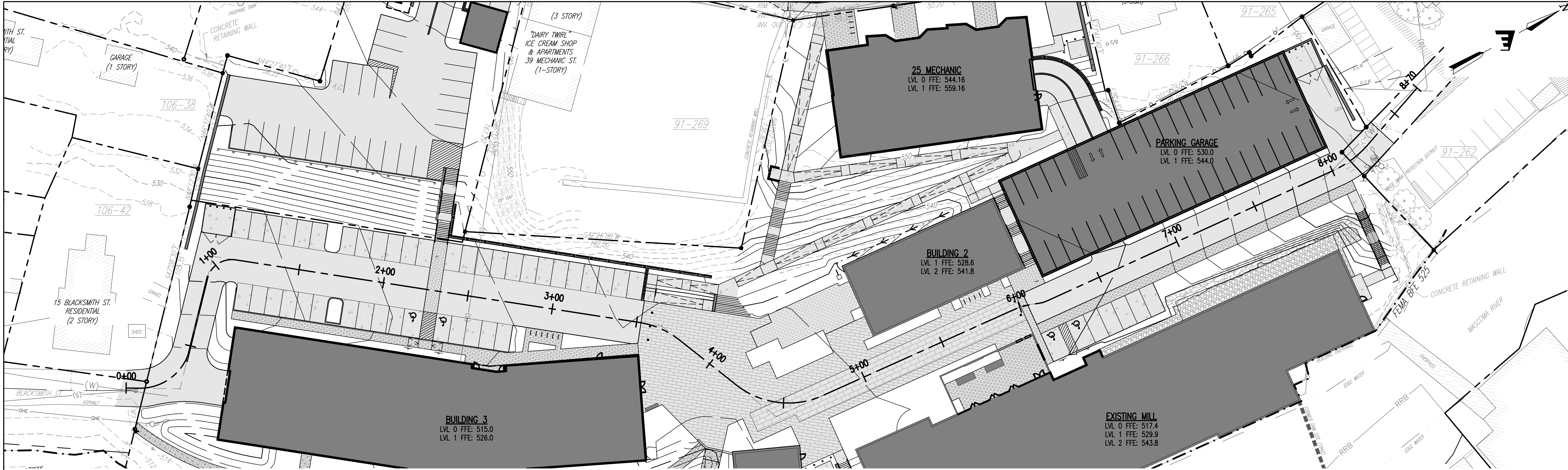
**EROSION PREVENTION
AND SEDIMENT CONTROL
PLAN (2 OF 2)**

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(Page 18 of 38)

GRAPHIC SCALE

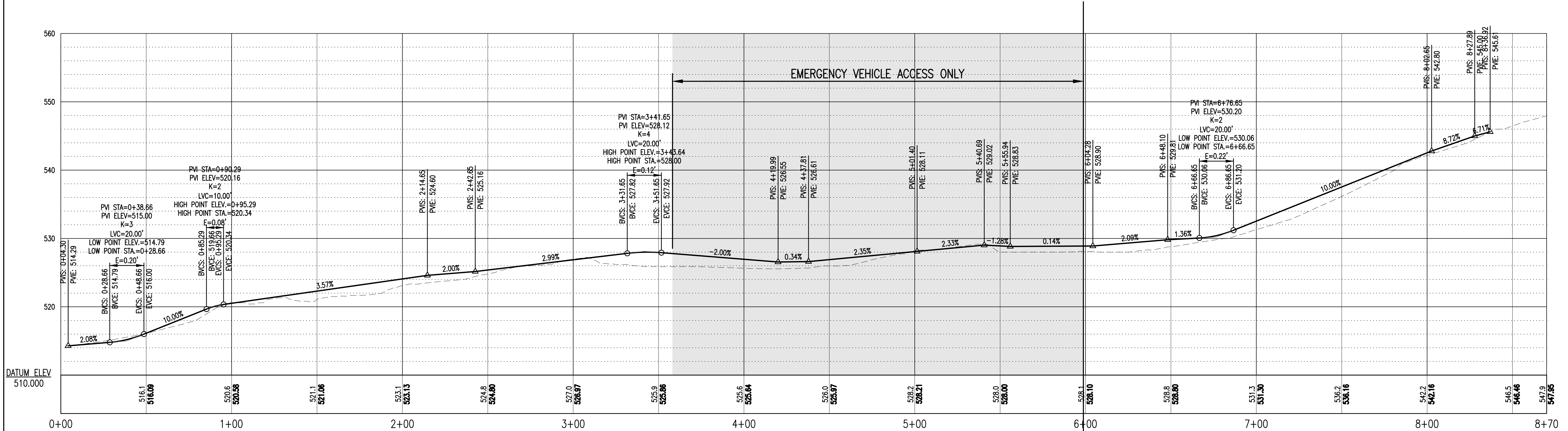


1 inch = 20 ft.
for sheet size 24" x 36"



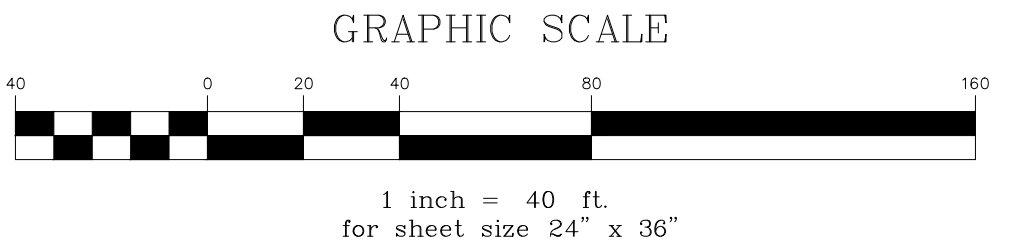
ROADWAY PLAN VIEW, STA. 0+00 - 8+70

SCALE: 1" = 30'



ROADWAY PROFILE, STA. 0+00 - 8+70

SCALE: HORIZ. 1" = 40'
VERT. 1" = 10'



SITE PLAN REVIEW

RODE

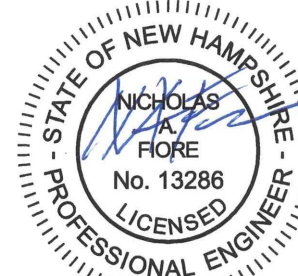
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

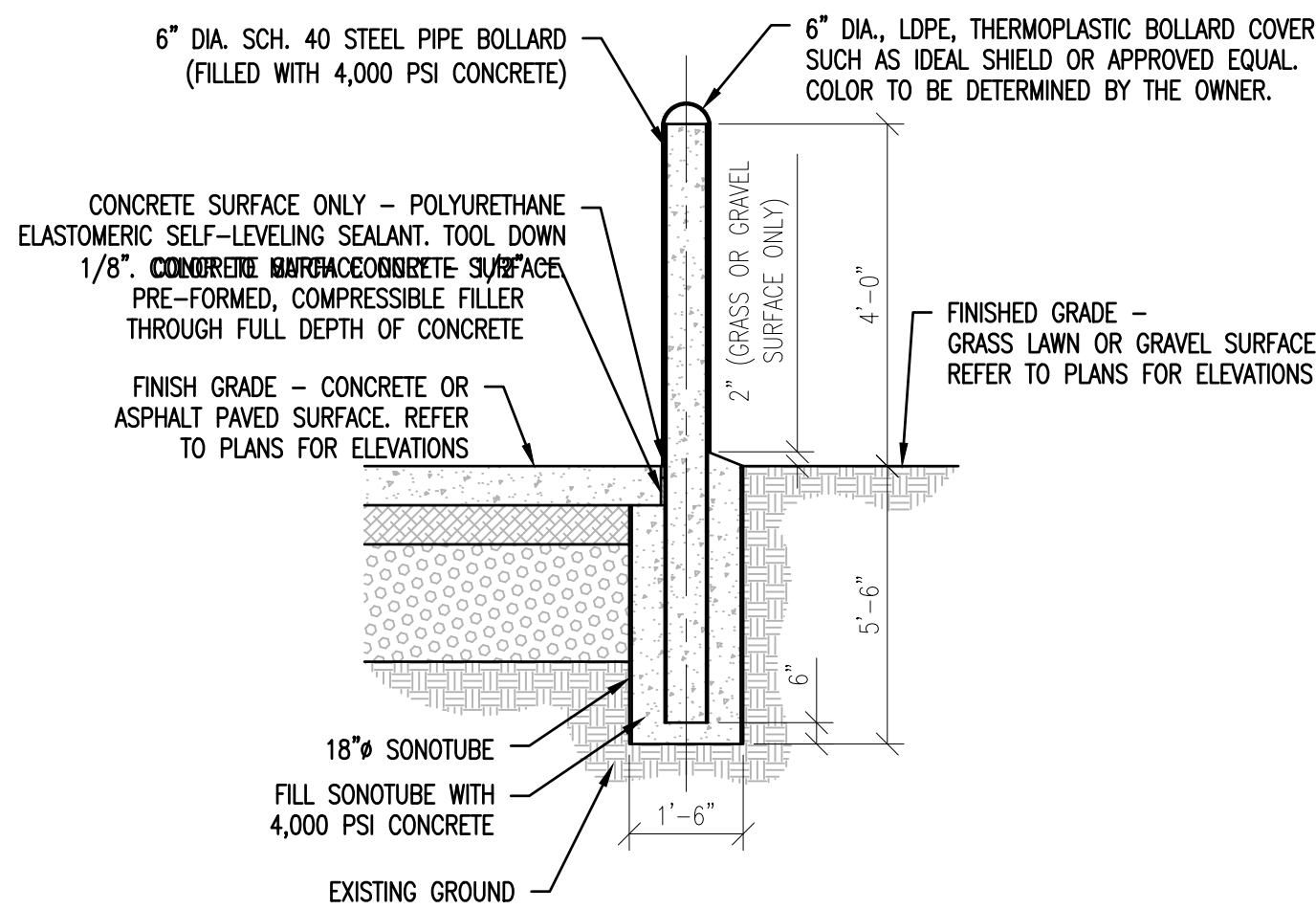
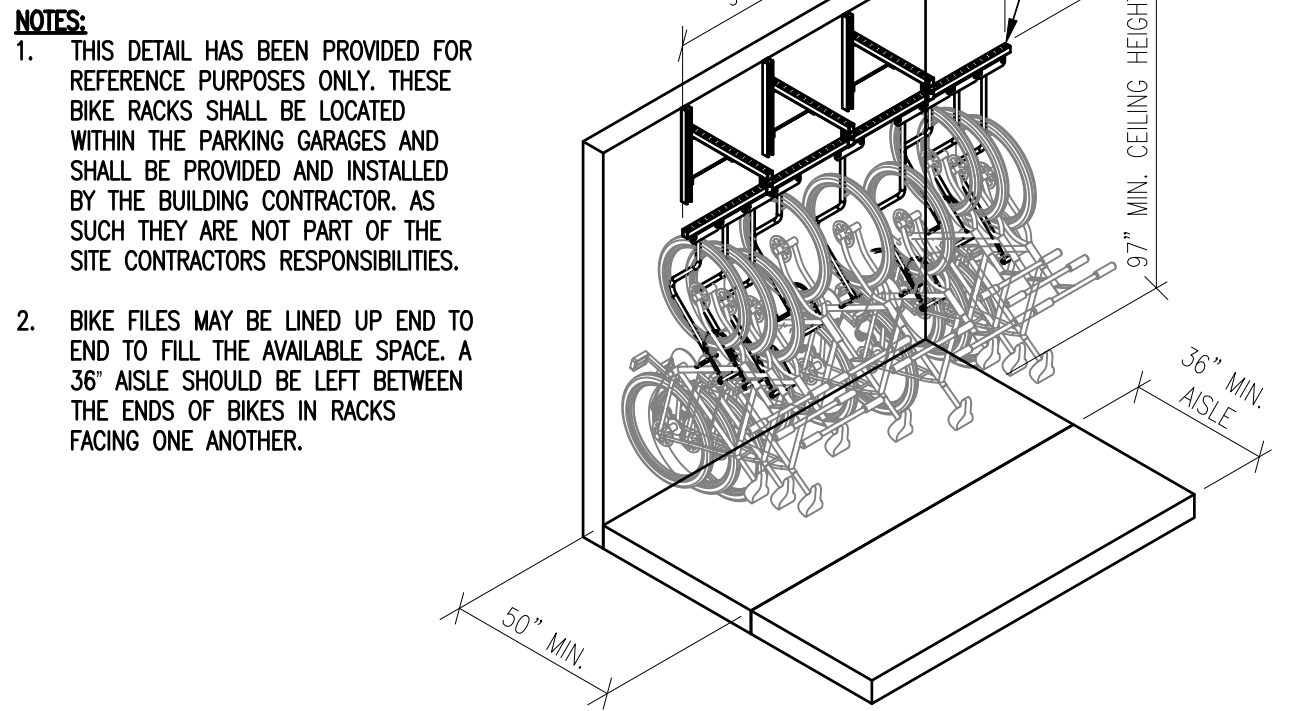
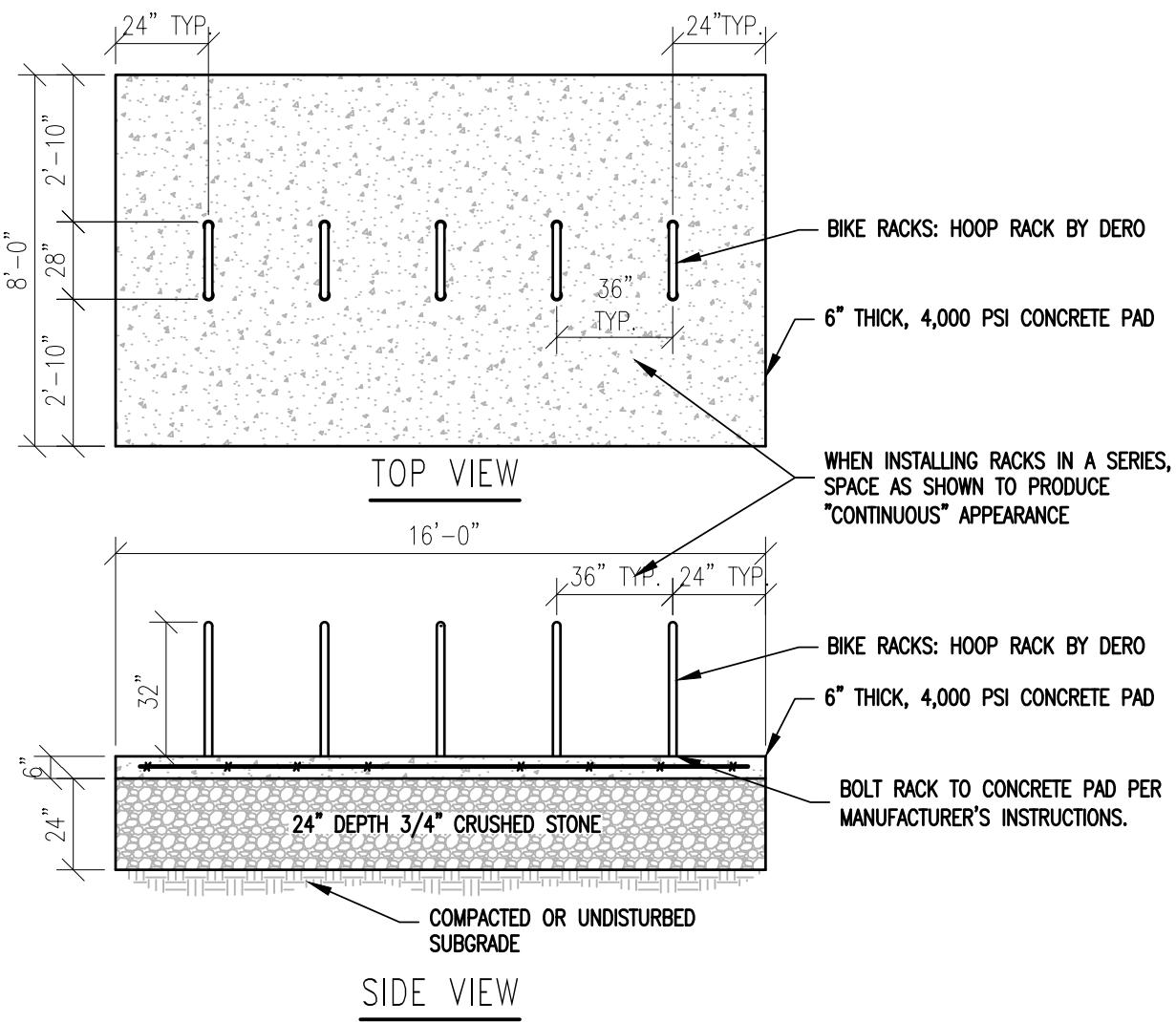
No.	Description	Date
1	FSRP AMENDMENT SUBMISSION	10.09.23
2	FSRP RE-SUBMISSION	12.06.23

DATE: 10.09.23

SCALE: 1"= 40'

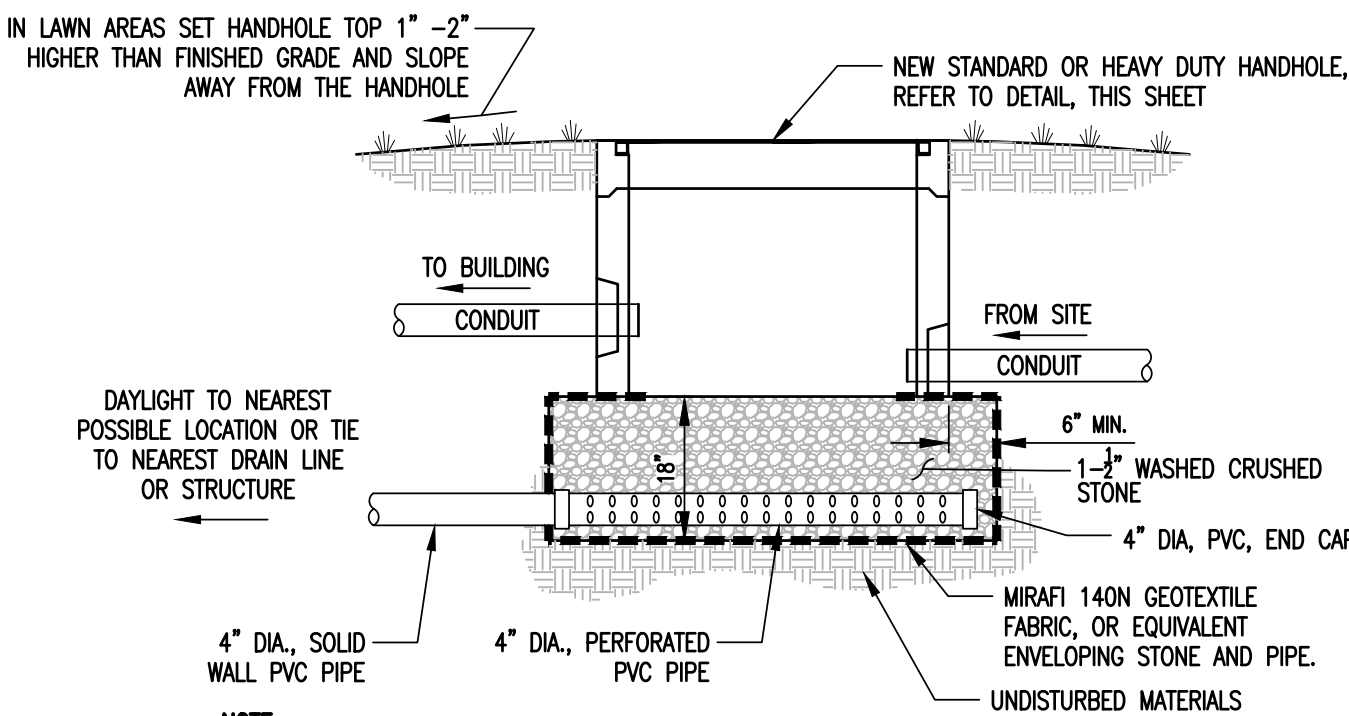
ROADWAY PLAN
AND PROFILE

C-301
(Page 19 of 38)

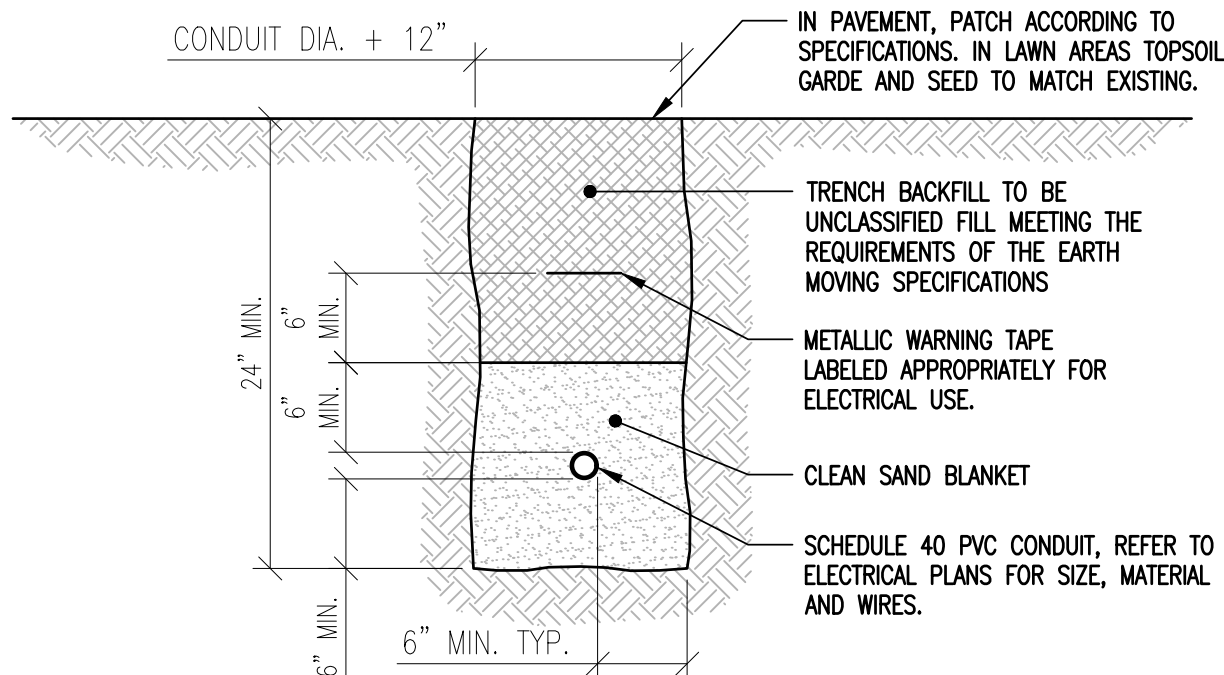


TYPICAL BOLLARD
NOT TO SCALE 3

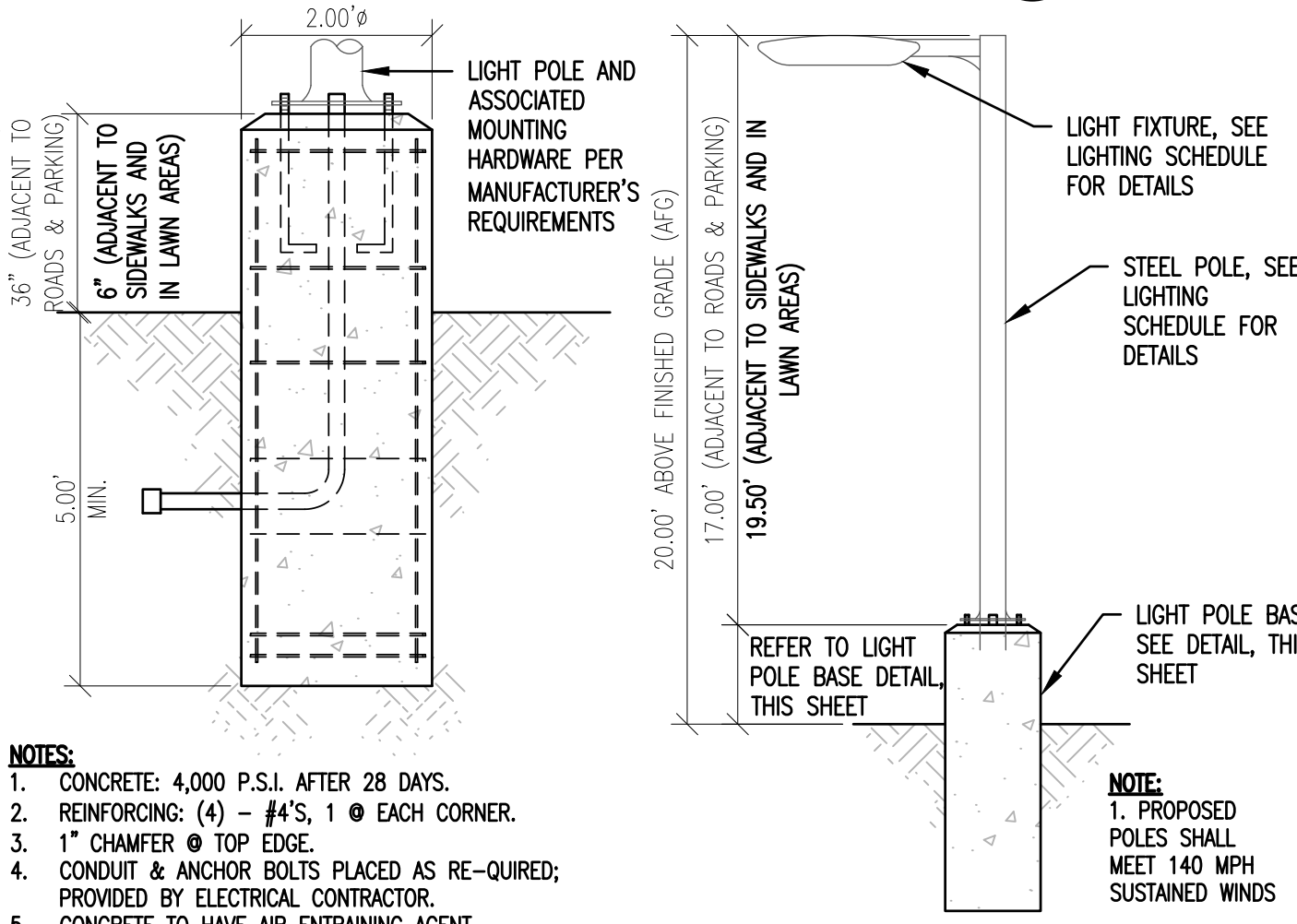
- NOTES:**
1. FOUNDATION DESIGN DEPICTED HERE IS BASED ON THE "CONCRETE PIER ANCHOR SYSTEM DETAIL DRAWING CPAS12", SHEETS 1 & 2, AS PREPARED BY THE MANUFACTURER "TRAFFICGUARD".
 2. THE INSTALLATION SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS. SUBSTRATES SHALL HAVE AN UNCONFINED STRENGTH OF 4,000 PSF. IF SUBSTRATES ARE QUESTIONABLE, CONTACT A STRUCTURAL ENGINEER FOR APPROPRIATE ANCHORAGE EVALUATION AND/OR ANCHORAGE DESIGN.



TYPICAL HANDHOLE INSTALLATION
NOT TO SCALE 5

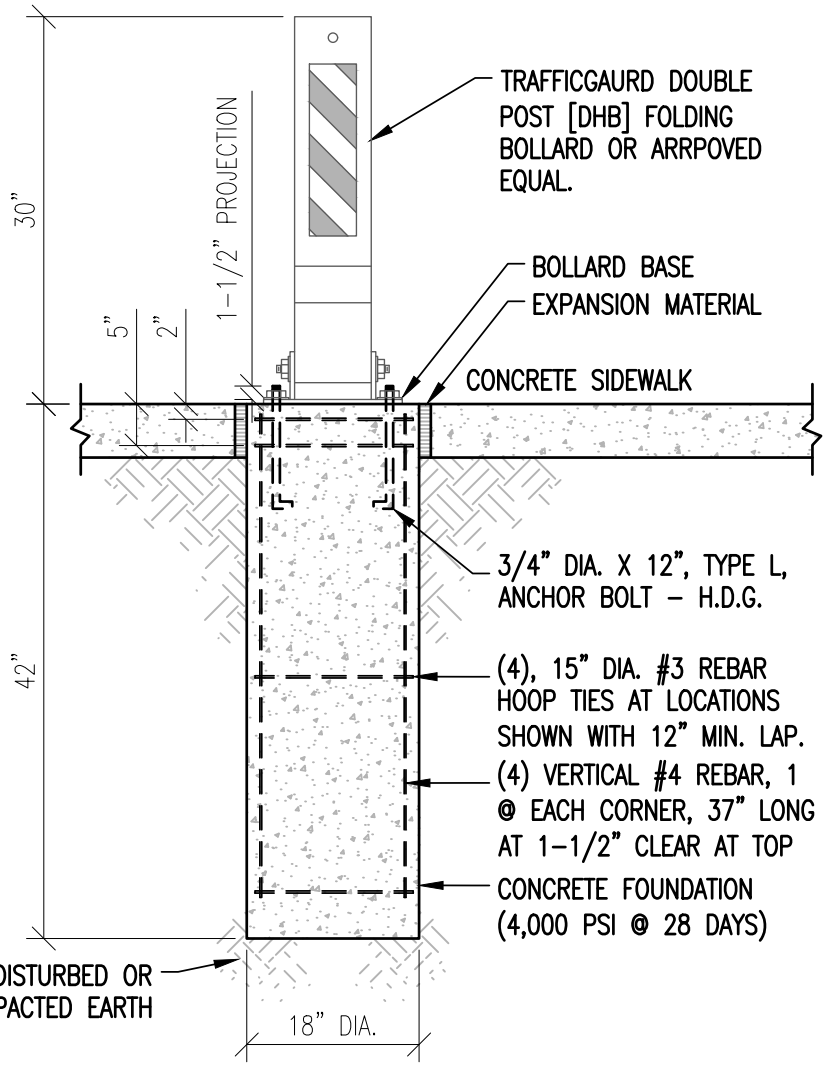


LIGHTING CONDUIT TRENCH
NOT TO SCALE 6

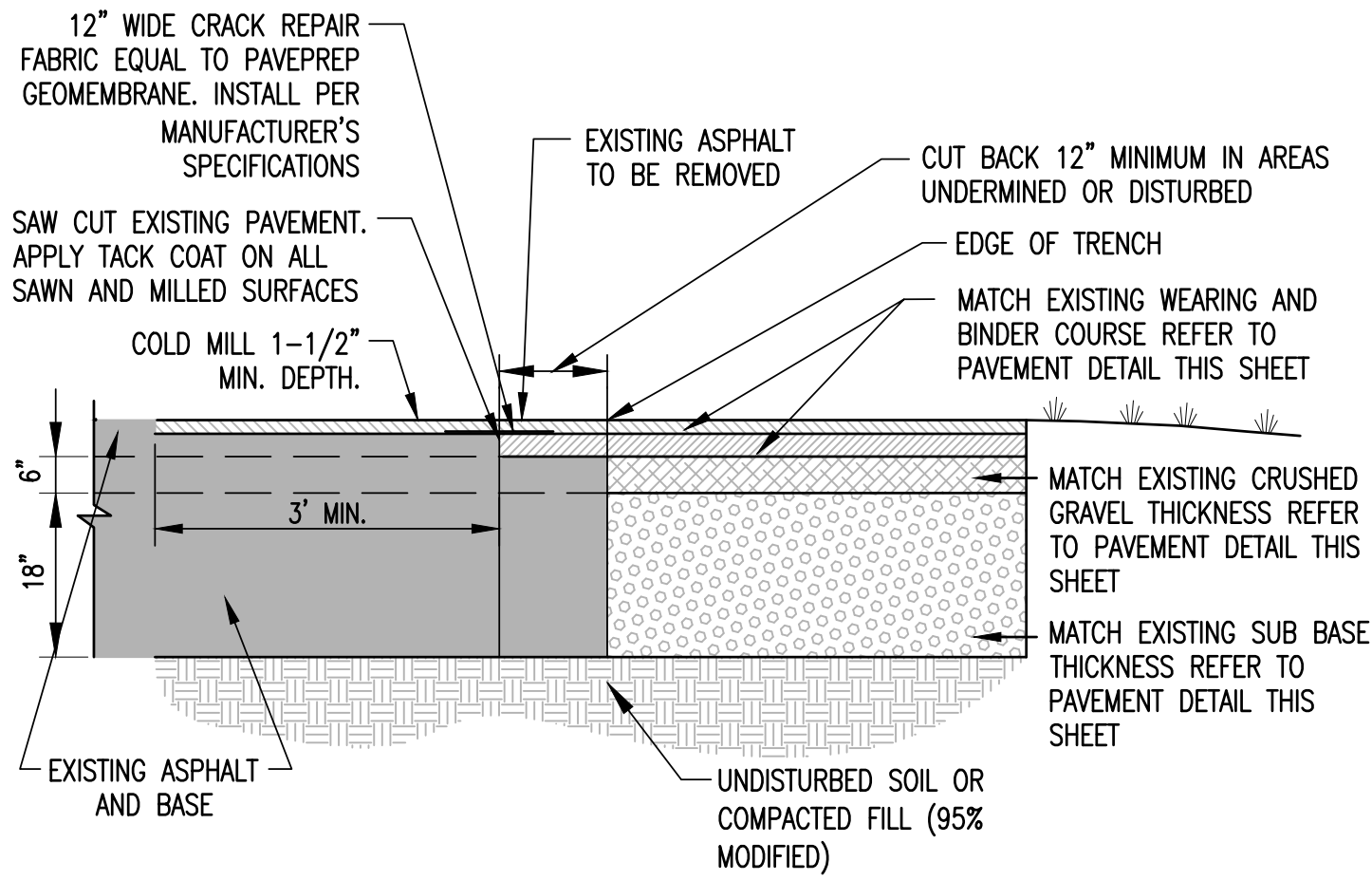


TYPICAL LIGHT POLE BASE

LIGHT POLE
NOT TO SCALE 7

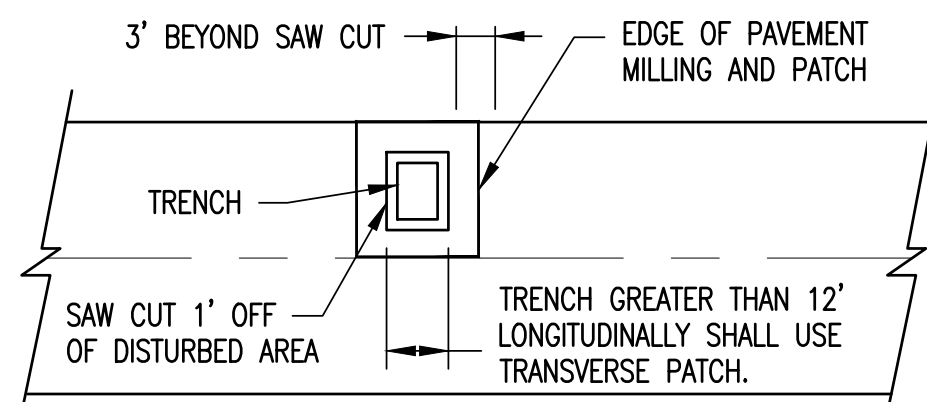


COLLAPSIBLE BOLLARD
NOT TO SCALE 4

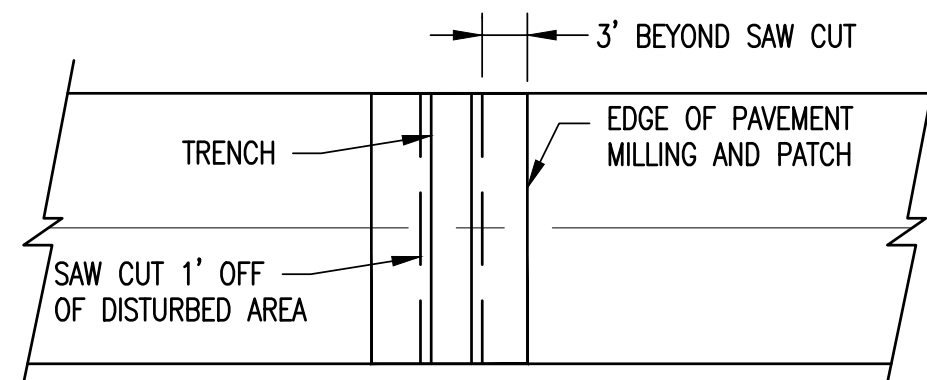


NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TRENCH CROSS SECTION DETAIL

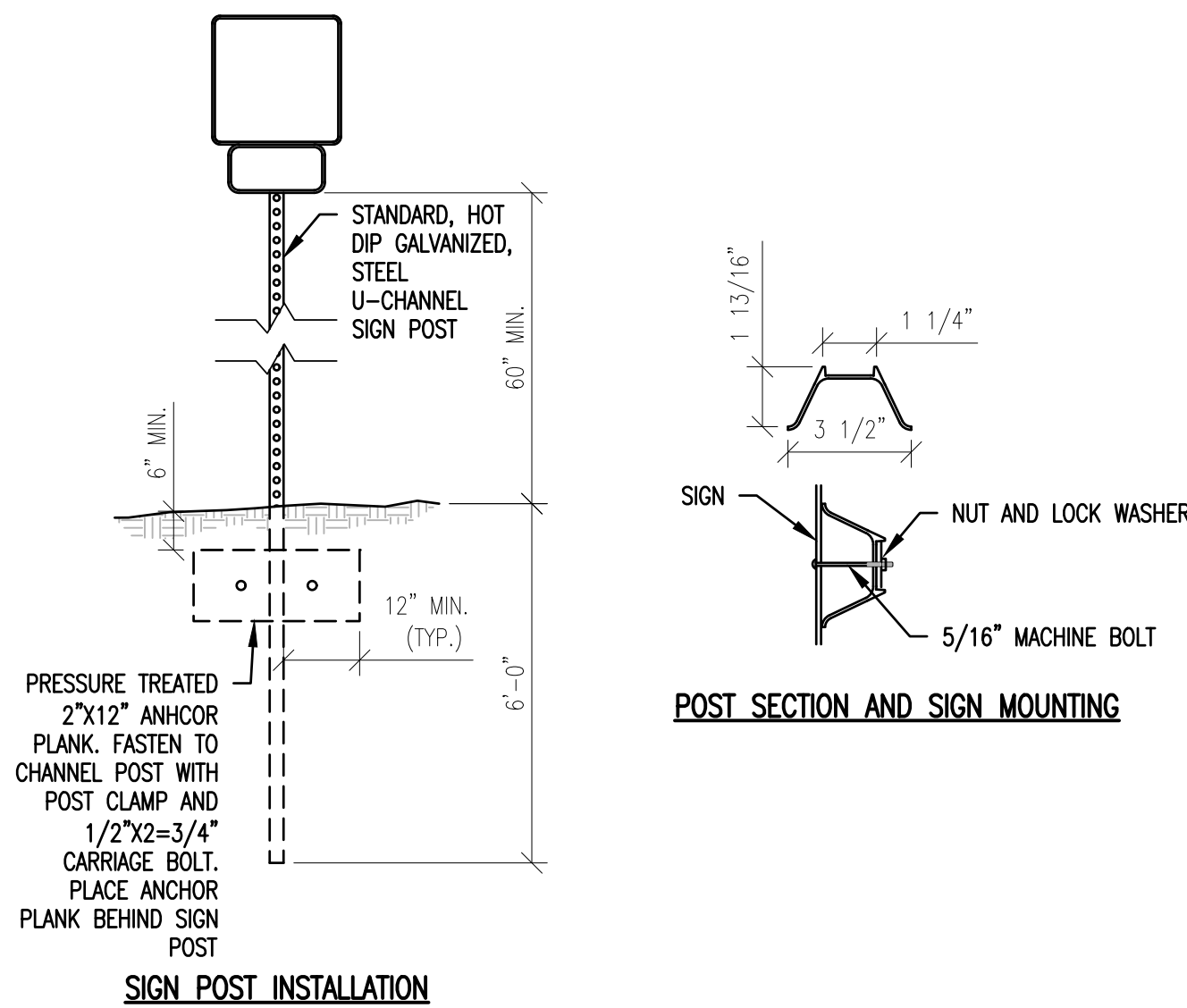


SINGLE LANE TRENCH PATCH



TRANSVERSE TRENCH PATCH

ASPHALT PAVEMENT TRENCH PATCH
NOT TO SCALE 8



SIGN AND POST
NOT TO SCALE 9

SITE PLAN REVIEW

RODE

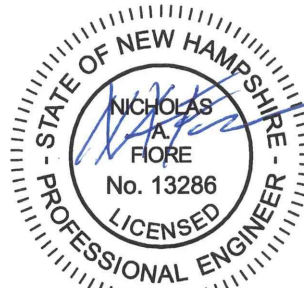
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

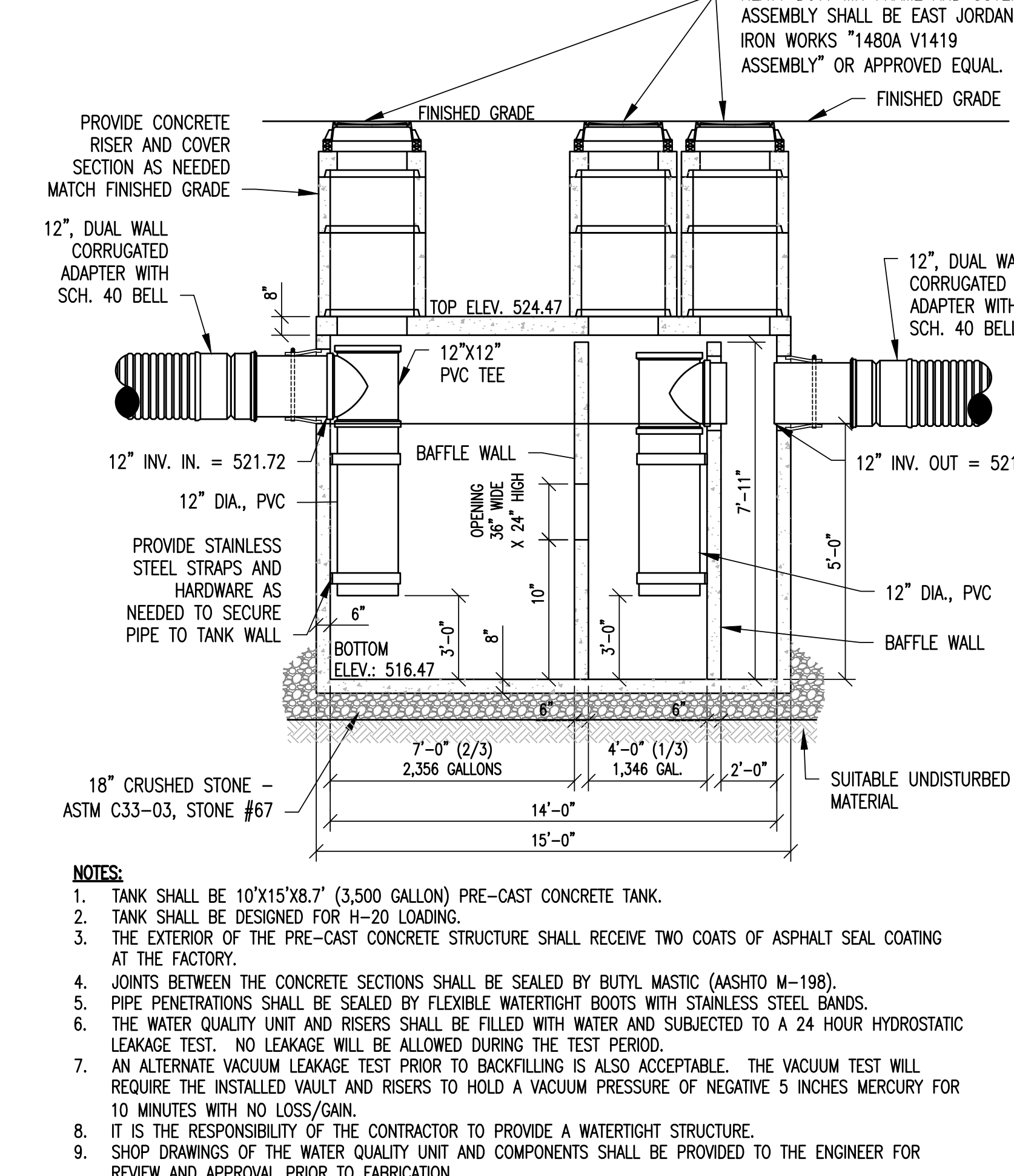
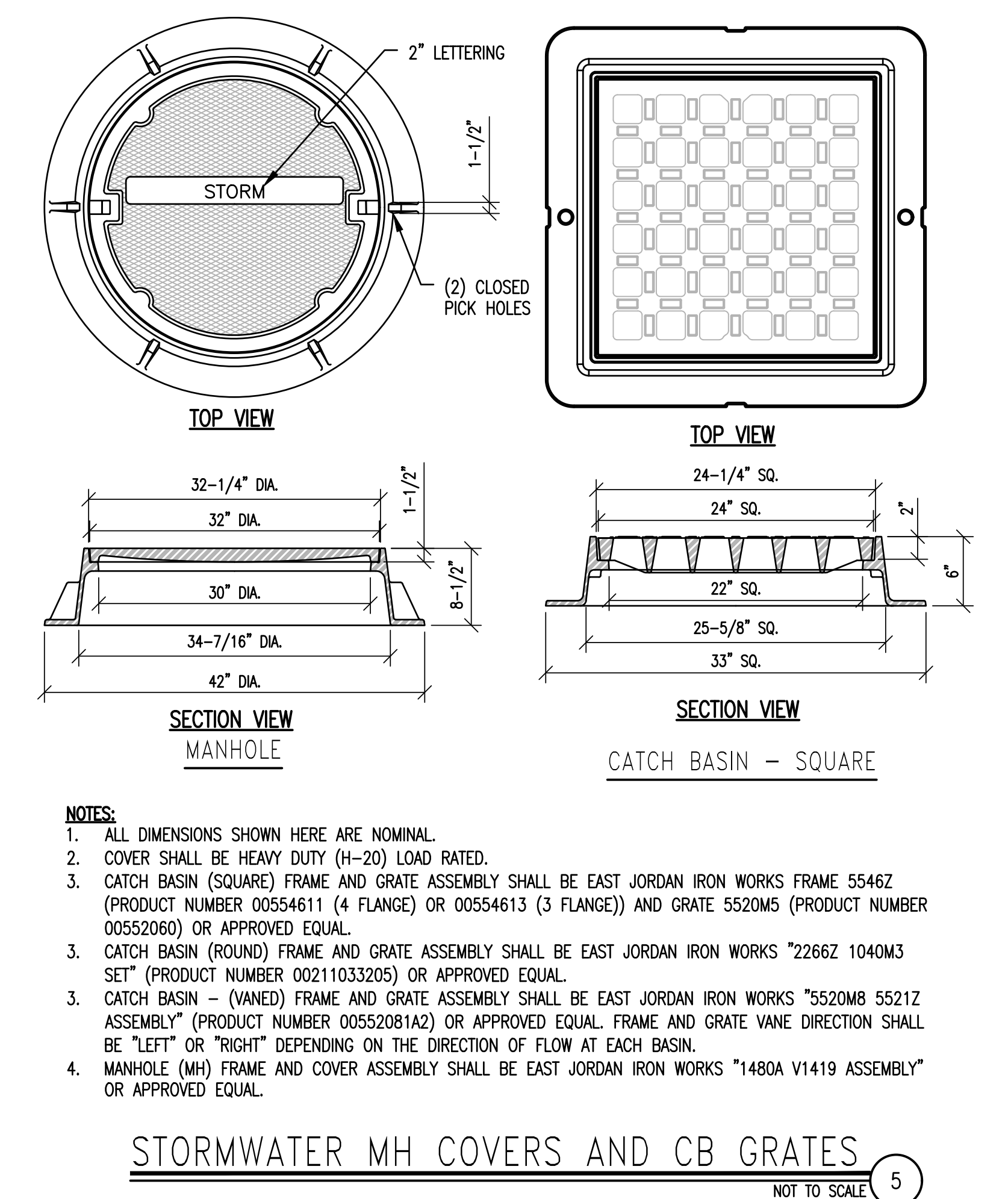
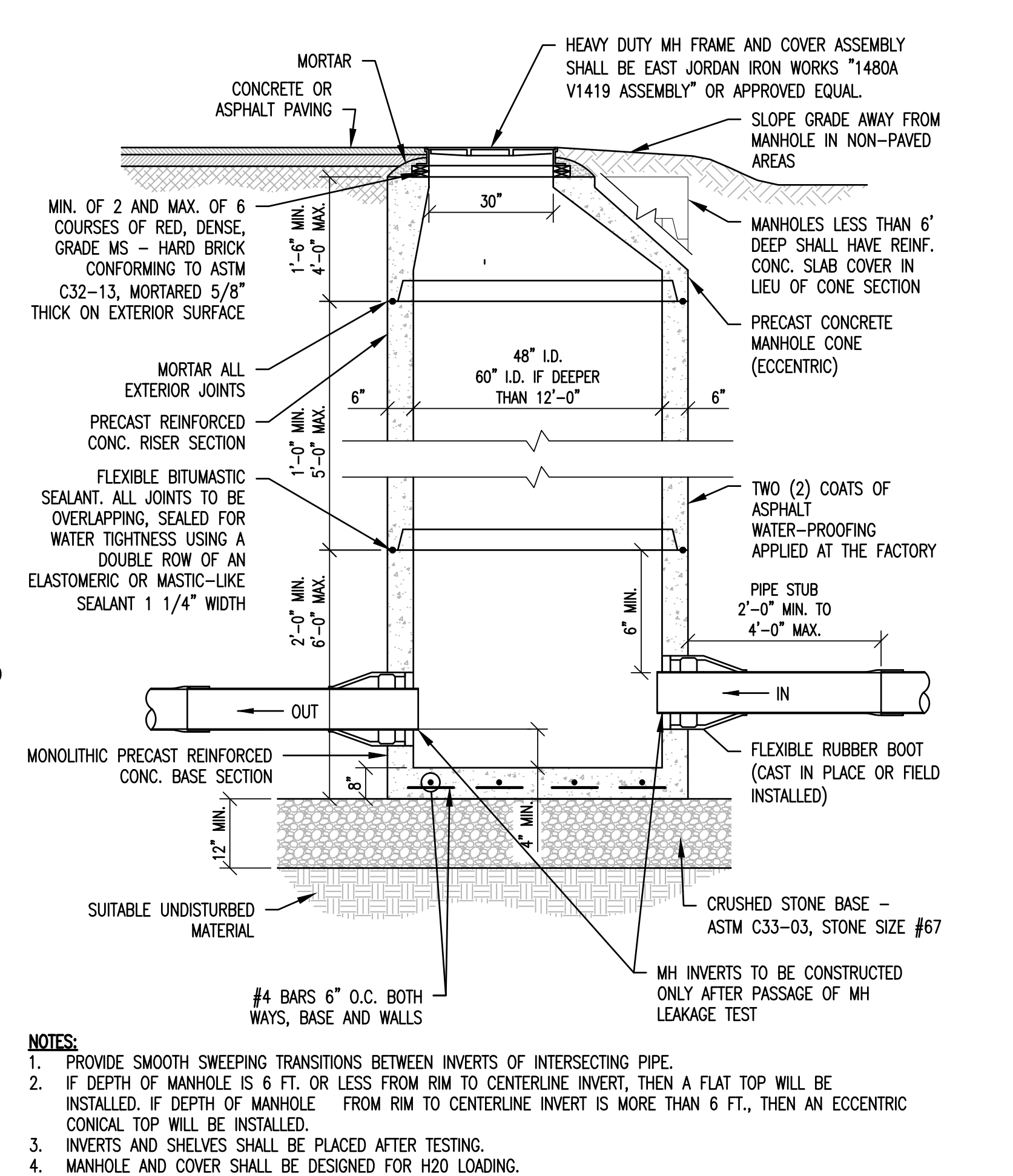
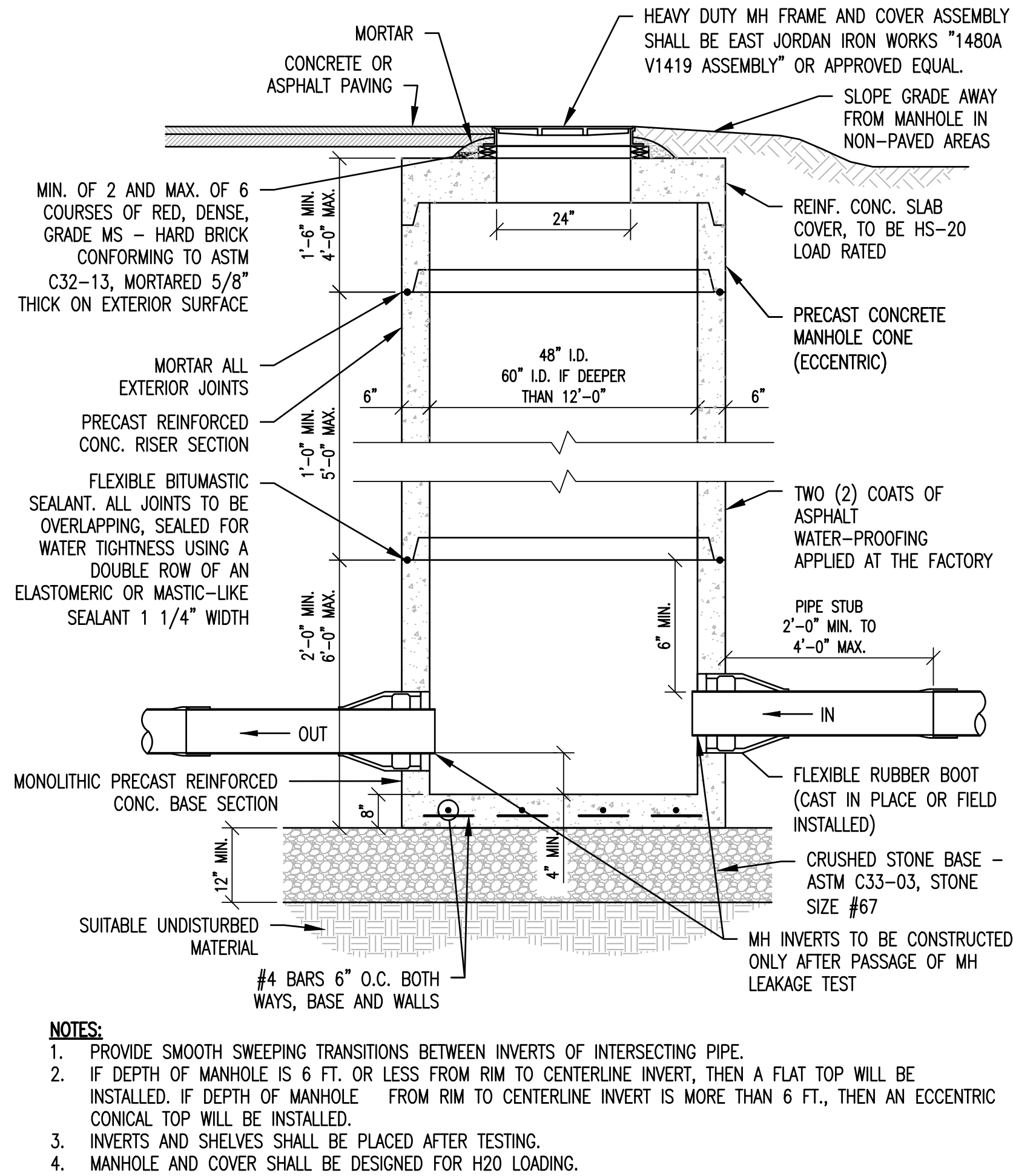
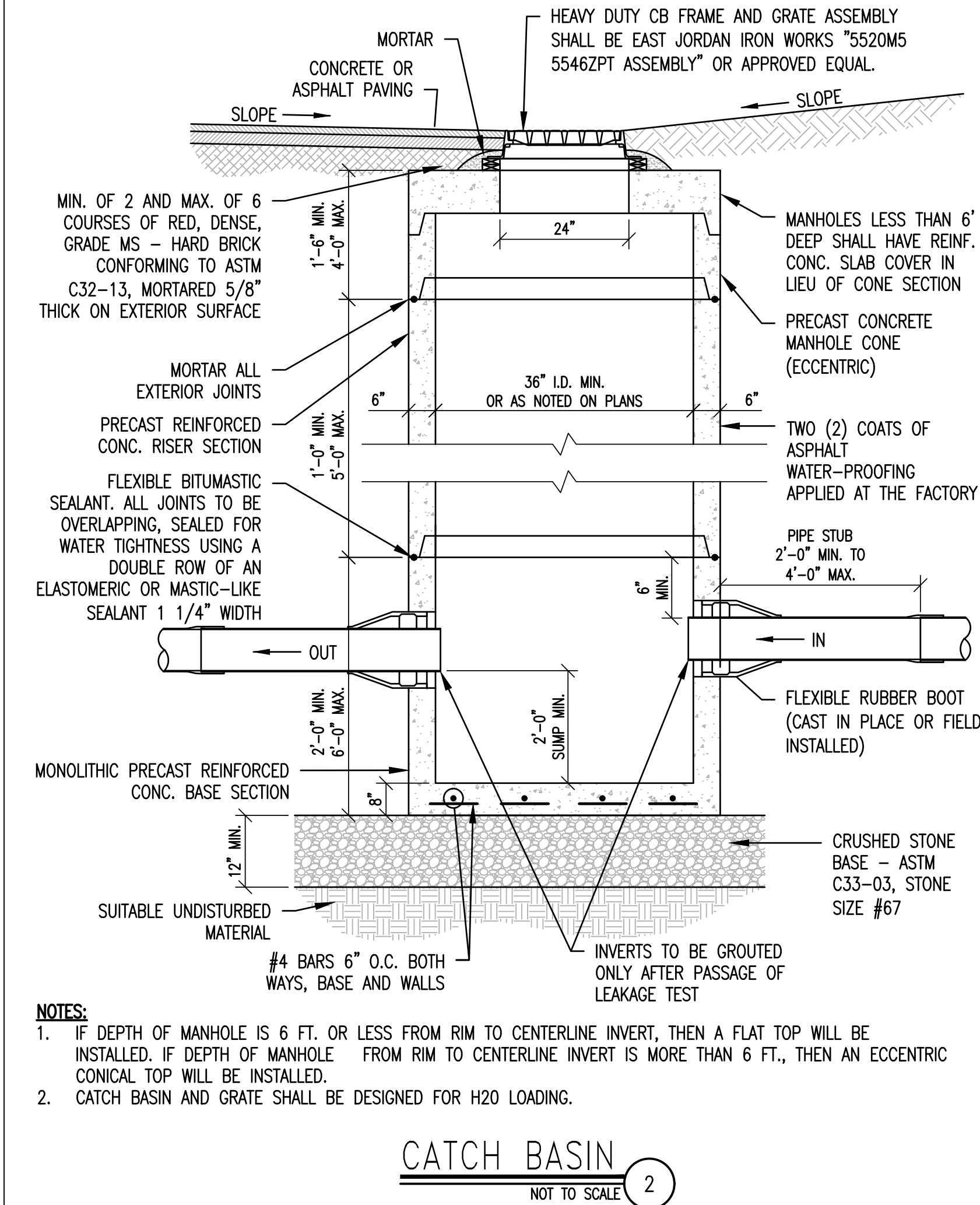
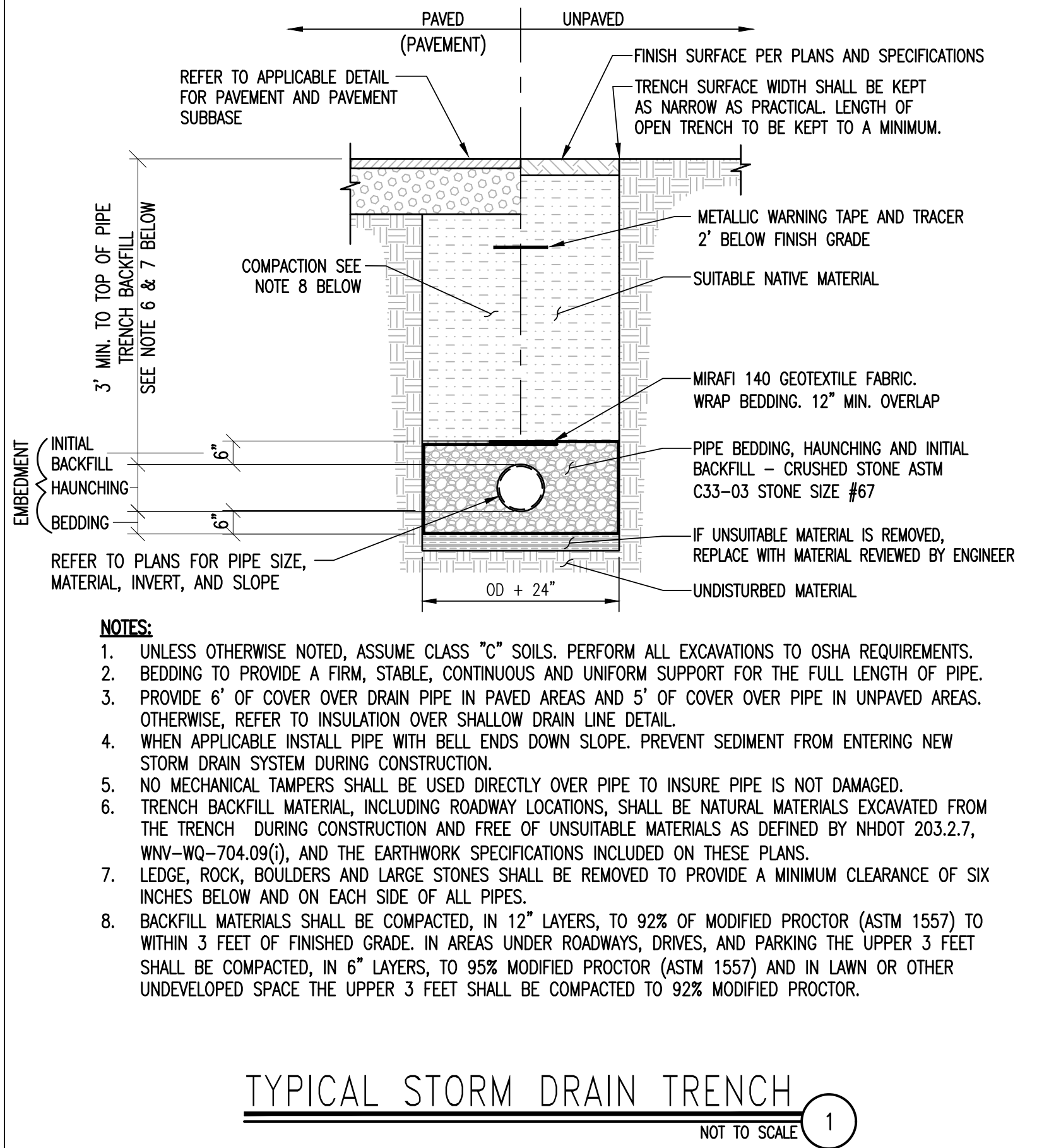
DATE: 08.15.22

SCALE: NO SCALE

SITE DETAILS (2 OF 2)

C-402
(Page 21 of 38)

S:\PROJECTS\10-2022\22122 NH LEB WOOLEN MILL\DWGS\122 C-403 CONSTRUCTION DETAILS.DWG -- PLOTTED: 12/6/2023 12:25 PM



SITE PLAN REVIEW

RODE

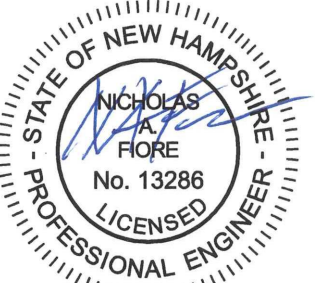
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

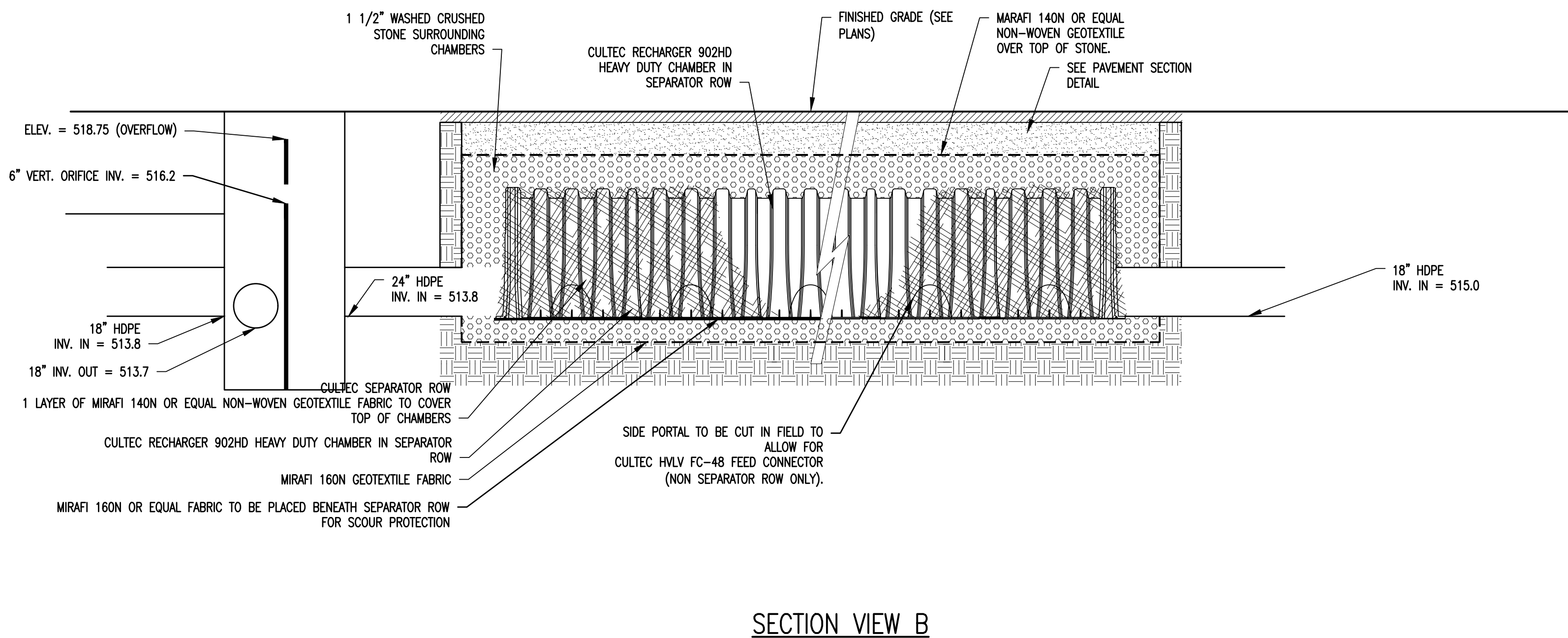
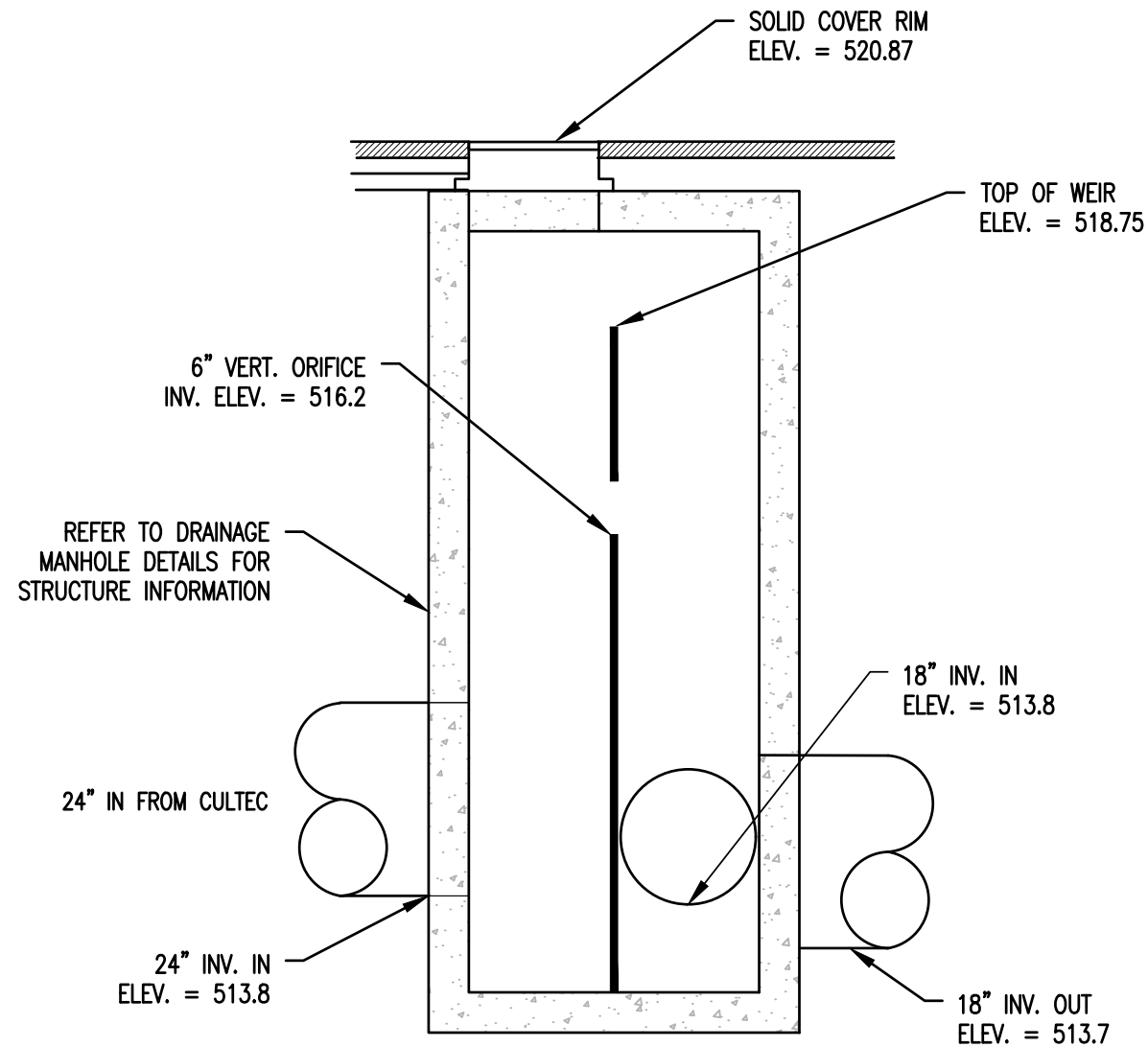
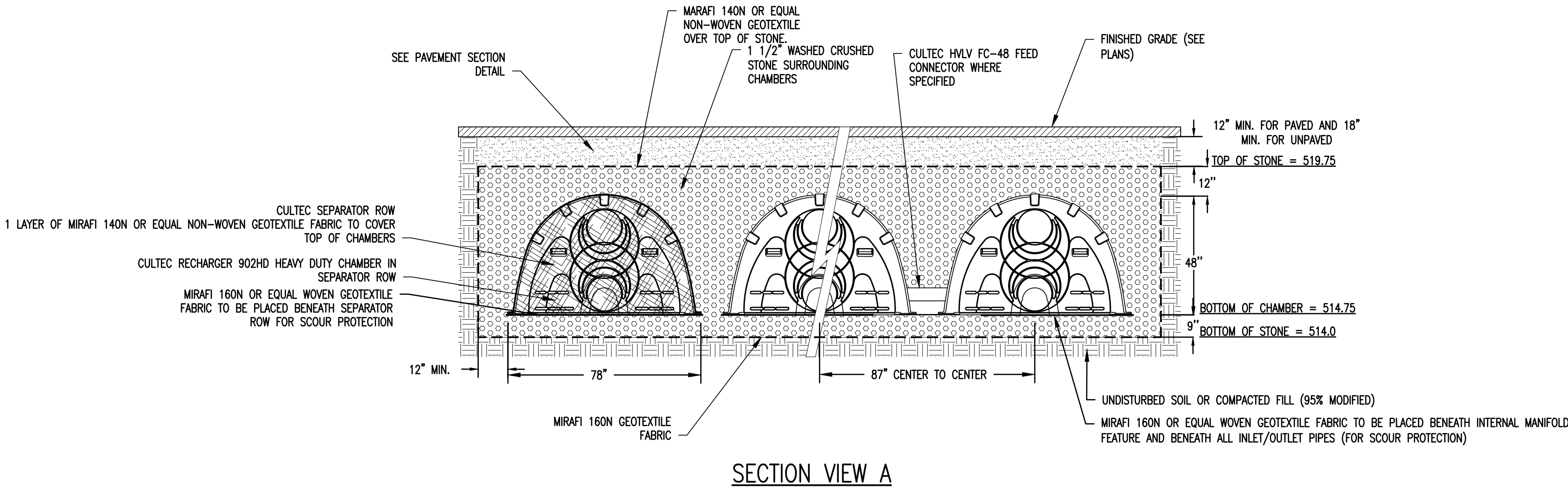
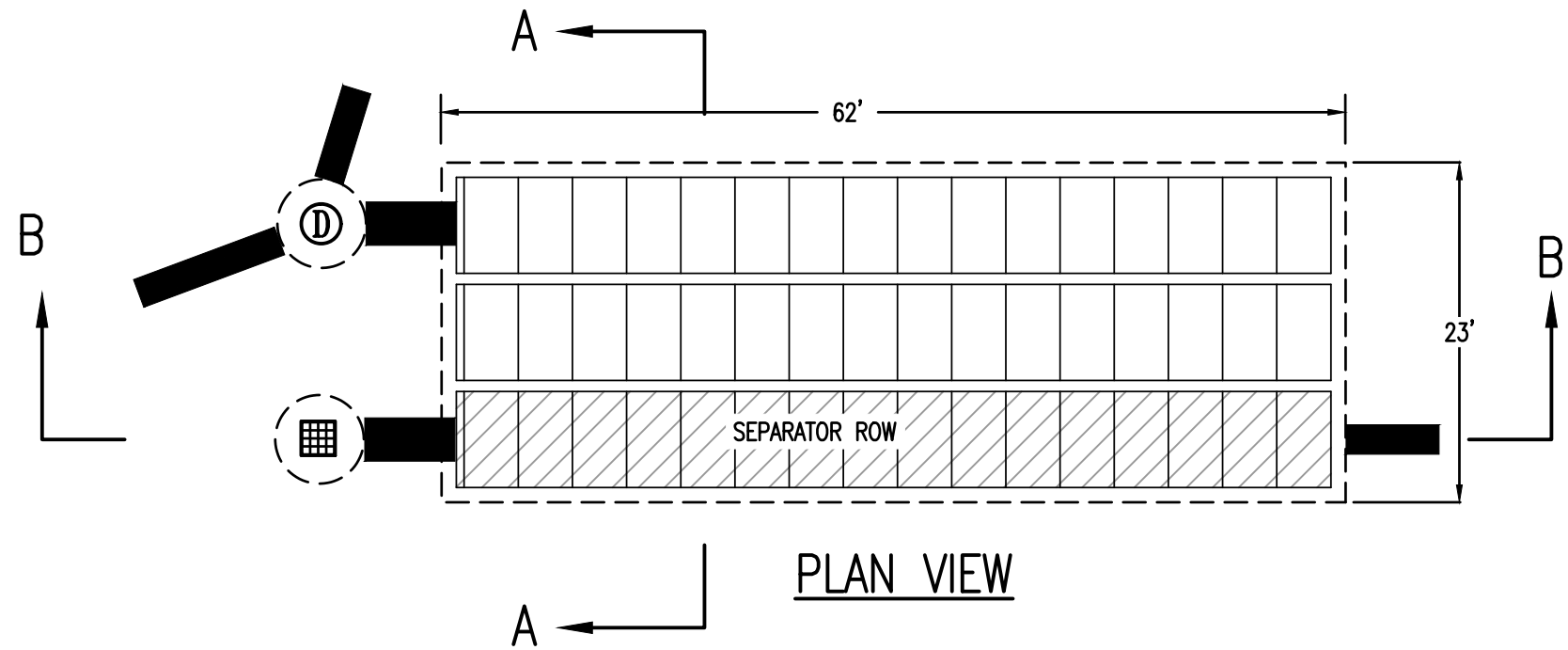
DATE: 08.15.22

SCALE: NO SCALE

STORMWATER DETAILS
(1 OF 5)

C-403
(Page 22 of 38)

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWGS\122 C-405 CONSTRUCTION DETAILS.DWG - PLOTTED: 12/6/2023 12:26 PM



CULTEC STORAGE CHAMBER SYSTEM - SC01

SITE PLAN REVIEW

RODE

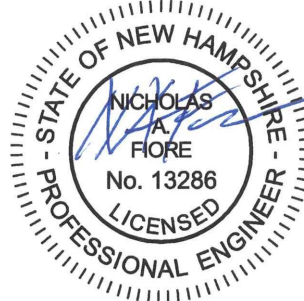
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

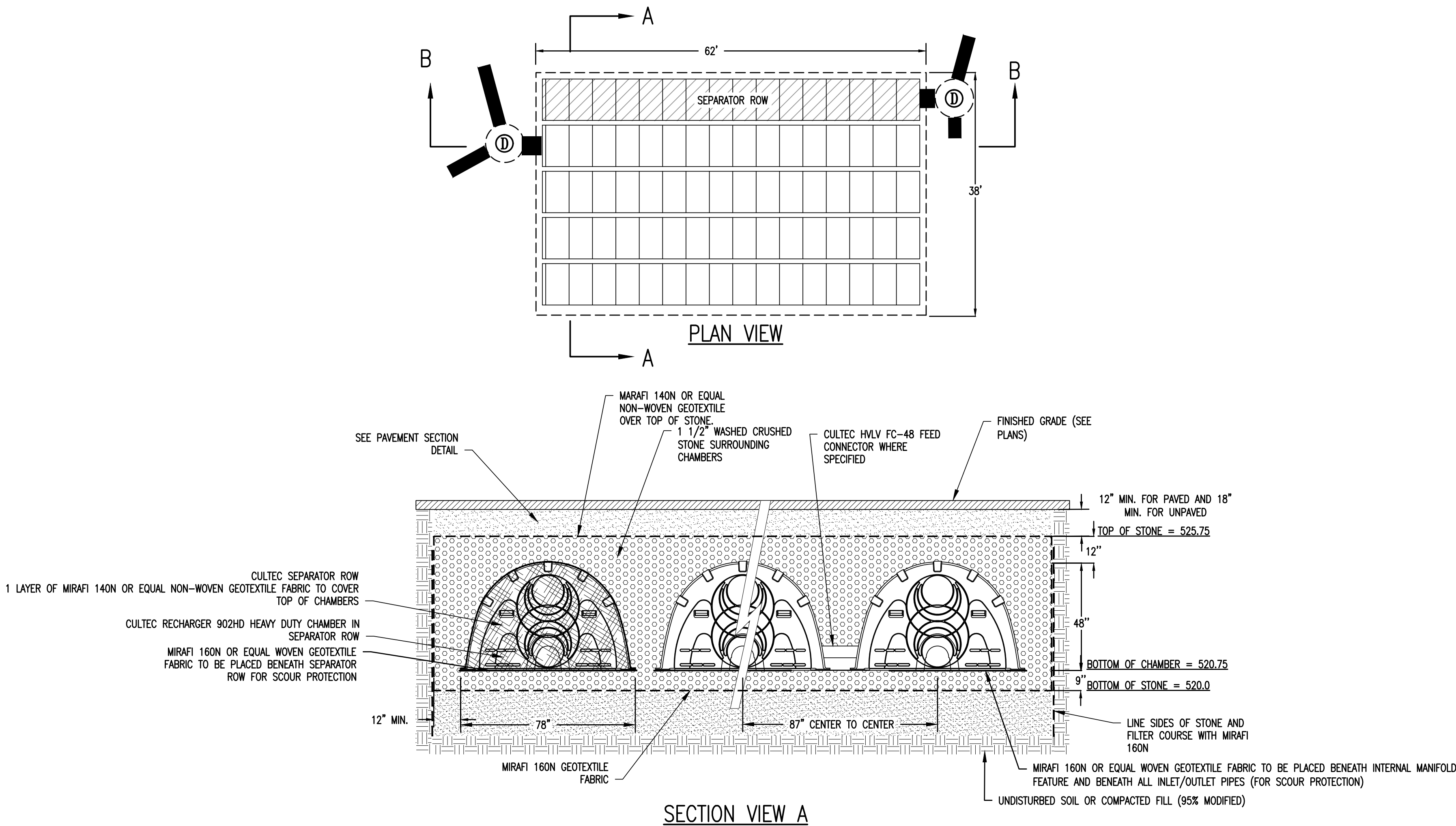
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STORMWATER DETAILS
(3 OF 5)

C-405
(Page 24 of 38)

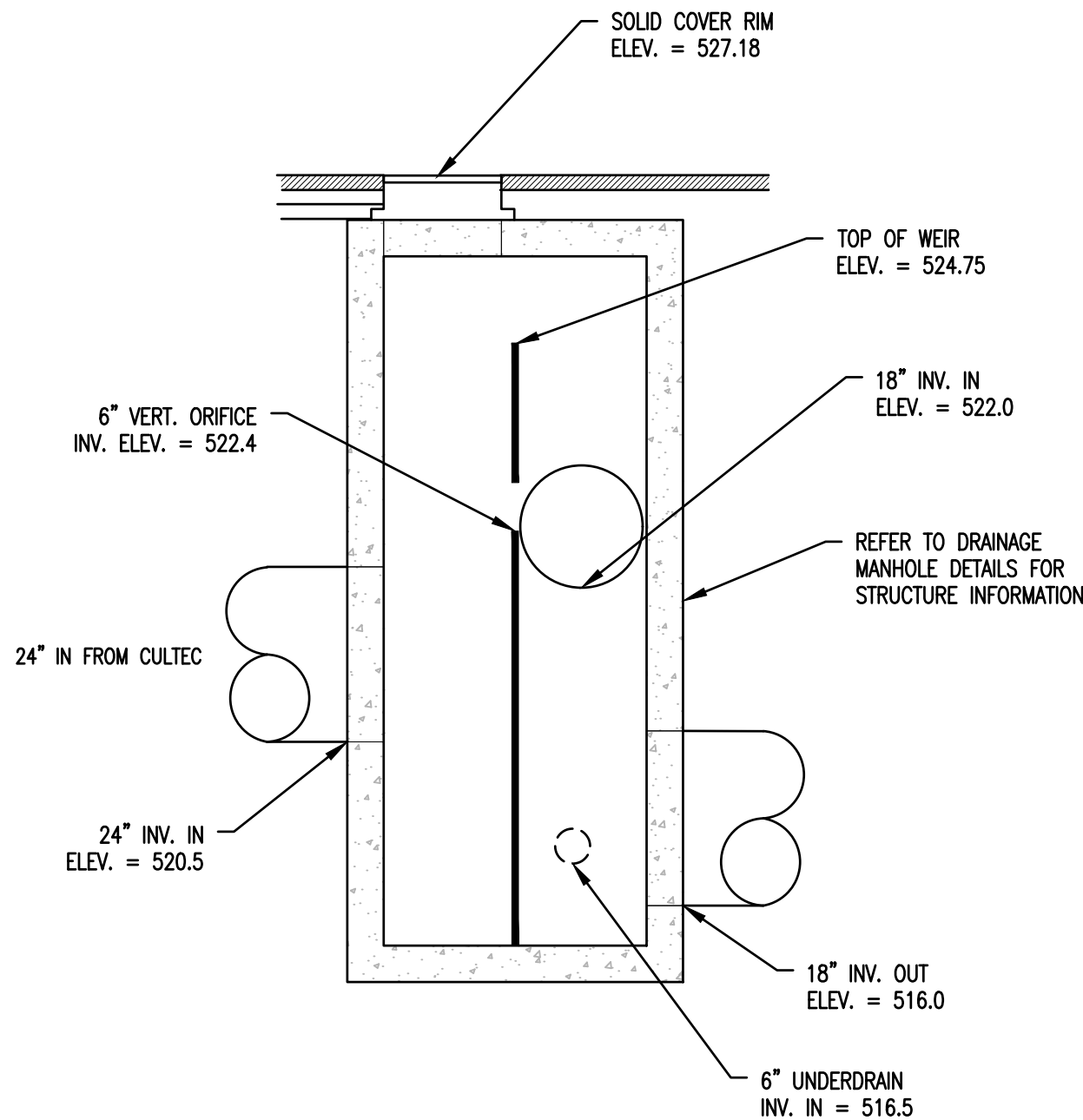
S:\PROJECTS\20-2022\22122 NH LEB WOOLEN MILL\DWGS\22122 C-406 CONSTRUCTION DETAILS.DWG - PLOTTED: 12/8/2023 12:27 PM



FILTER COURSE PER NHDES AOT WQ 1508.07(K)(4)			
	PERCENT OF Mixture BY VOLUME	GRADATION OF MATERIAL	
		SEIVE NO.	PERCENT BY WEIGHT PASSING STANDARD SEIVE
ASTM C-33 CONCRETE SAND	50 TO 55		
LOWLY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE "SCREENED" BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	5

CULTEC STORAGE CHAMBER SYSTEM - SC03

NOT TO SCALE 1



SITE PLAN REVIEW

RODE

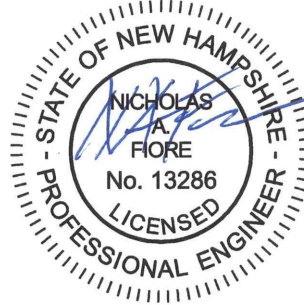
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

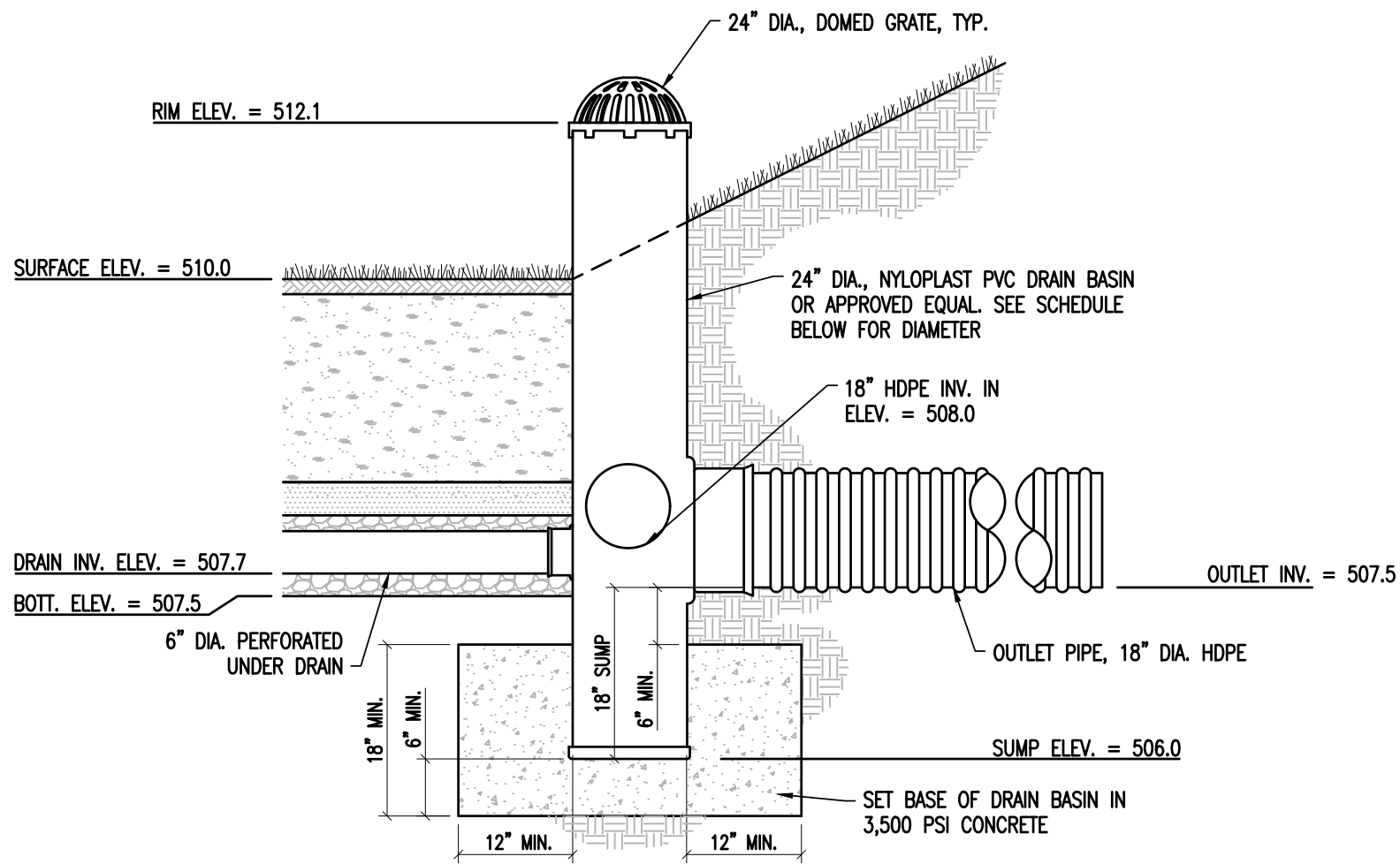
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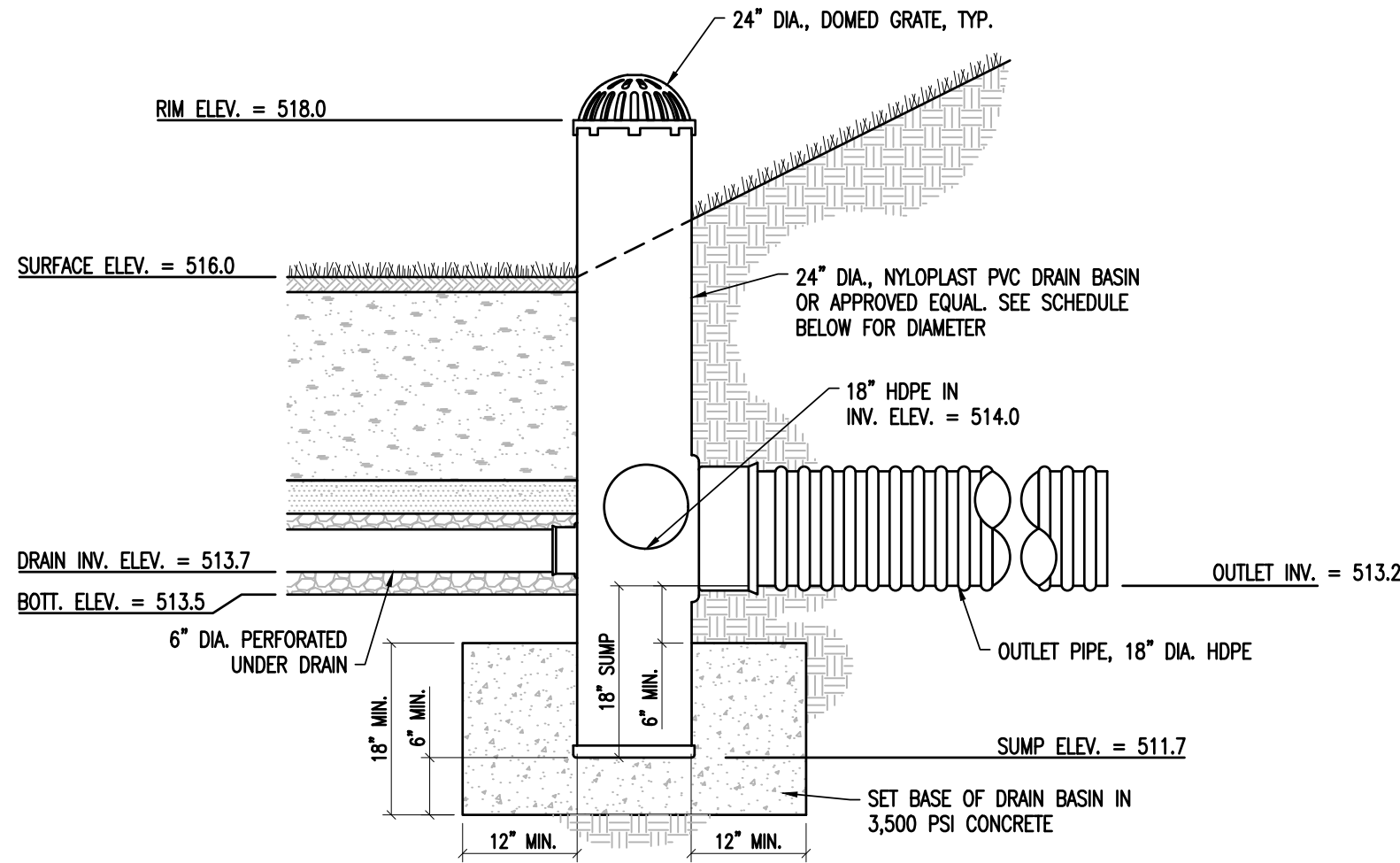
STORMWATER DETAILS
(4 OF 5)

C-406
(Page 25 of 38)

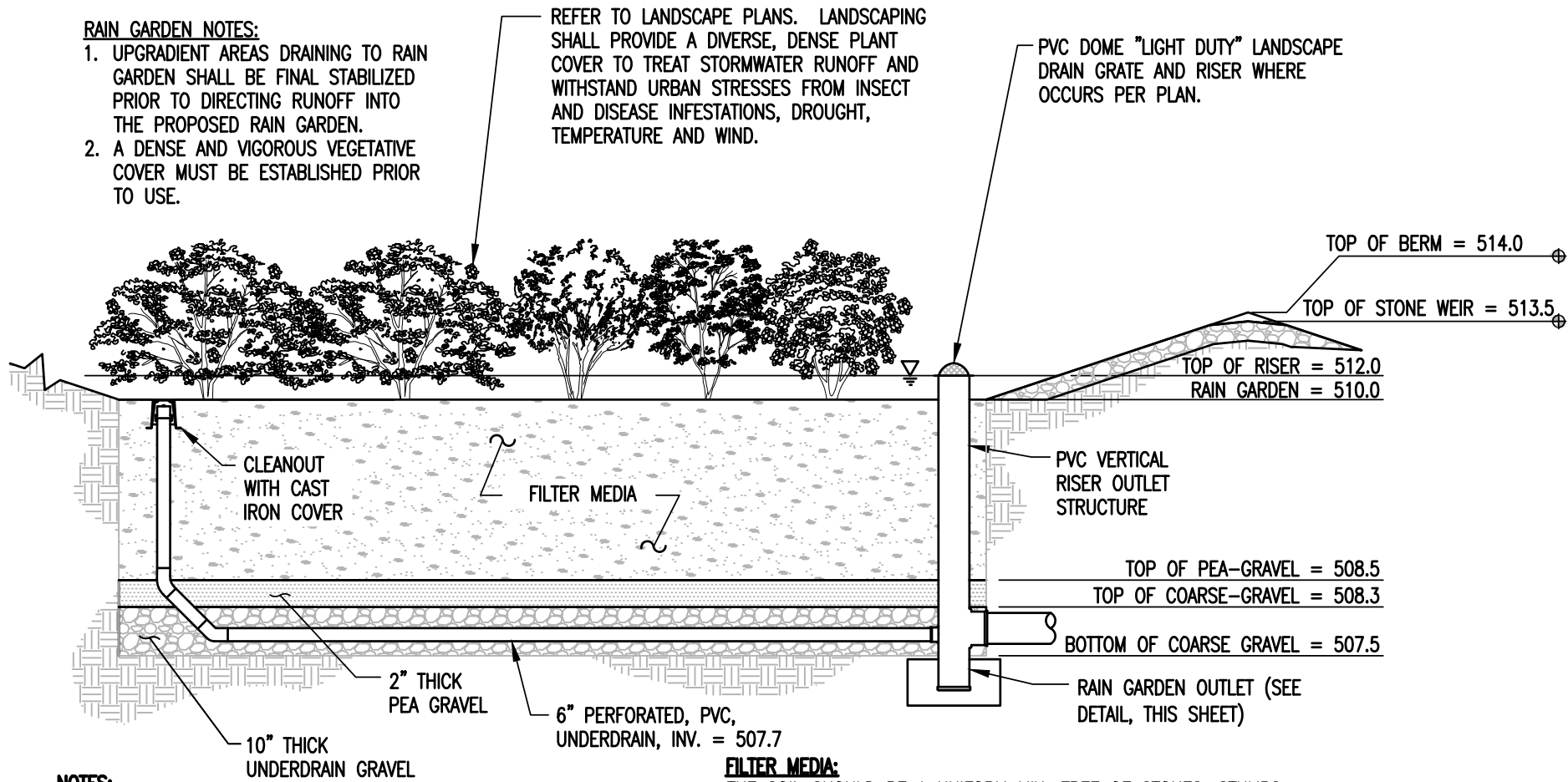
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OUTLET STRUCTURE - OS2
NOT TO SCALE 1



OUTLET STRUCTURE - OS3
NOT TO SCALE 3



RAIN GARDEN NOTES:
1. UPGRADE AREAS DRAINING TO RAIN GARDEN SHALL BE FINAL STABILIZED PRIOR TO DIRECTING RUNOFF INTO THE PROPOSED RAIN GARDEN.
2. A DENSE AND VIGOROUS VEGETATIVE COVER MUST BE ESTABLISHED PRIOR TO USE.

REFER TO LANDSCAPE PLANS. LANDSCAPING SHALL PROVIDE A DIVERSE, DENSE PLANT COVER TO TREAT STORMWATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECT AND DISEASE INFESTATIONS, DROUGHT, TEMPERATURE AND WIND.

PVC DOME "LIGHT DUTY" LANDSCAPE DRAIN GRATE AND RISER WHERE OCCURS PER PLAN.

NOTES:

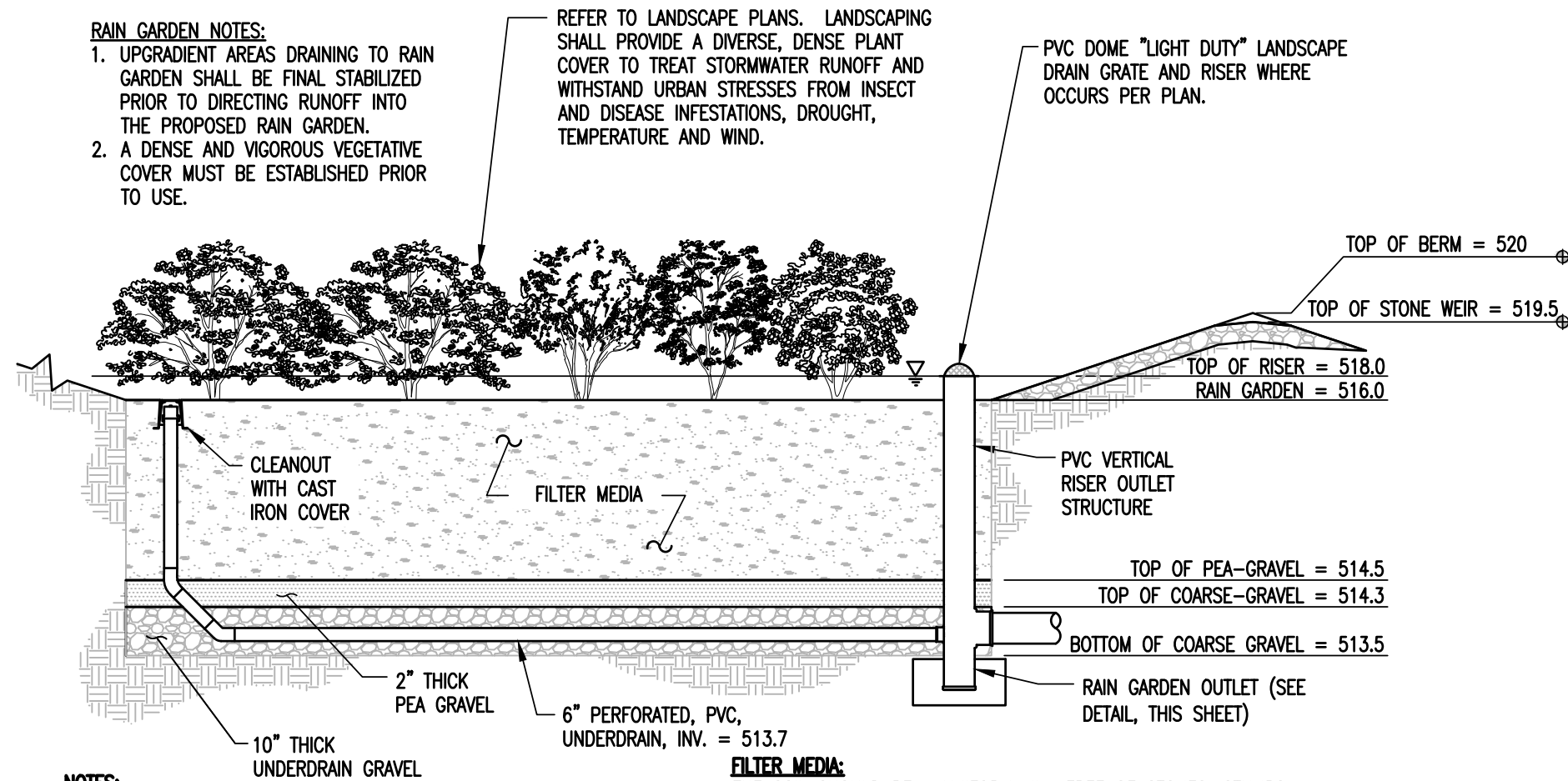
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

FILTER MEDIA:

THE SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE FILTER MEDIA SHOULD BE FREE OF NOXIOUS WEEDS. THE FILTER MEDIA SHOULD BE TESTED AND SHOULD MEET THE FOLLOWING CRITERIA:
PH RANGE 5.2 - 7.0
ORGANIC MATTER 1.5 - 4%
MAGNESIUM 35 LB./AC
PHOSPHORUS P205 75 LB./AC
POTASSIUM K20 85 LB./AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM

MATERIAL SPECIFICATIONS					NOTES
PARAMETER	SPECIFICATION	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	SIZE	
FILTER MEDIA [15" DEEP]	COMPONENT MATERIAL	20% TO 30%	SIEVE NO.	% PASSING	BARK MULCH SHALL BE MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED. USDA SOIL TYPE FOR LOAMY COARSE SAND
	LOAMY COARSE SAND	70% TO 80%	10	85 to 100	
			20	70 to 100	
MULCH [3" DEEP]	SHREDDED HARDWOOD		60	15 to 40	AGED 6 MONTHS, MINIMUM
			200	8 to 15	
PEA GRAVEL	ASTM C33-03		NO. 8 (3/8" TO #8)		
COARSE GRAVEL	ASTM C33-03		NO. 6 (3/4" TO 3/8")		

RAIN GARDEN - RG02
NOT TO SCALE 2



RAIN GARDEN NOTES:
1. UPGRADE AREAS DRAINING TO RAIN GARDEN SHALL BE FINAL STABILIZED PRIOR TO DIRECTING RUNOFF INTO THE PROPOSED RAIN GARDEN.
2. A DENSE AND VIGOROUS VEGETATIVE COVER MUST BE ESTABLISHED PRIOR TO USE.

REFER TO LANDSCAPE PLANS. LANDSCAPING SHALL PROVIDE A DIVERSE, DENSE PLANT COVER TO TREAT STORMWATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECT AND DISEASE INFESTATIONS, DROUGHT, TEMPERATURE AND WIND.

PVC DOME "LIGHT DUTY" LANDSCAPE DRAIN GRATE AND RISER WHERE OCCURS PER PLAN.

NOTES:

- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

FILTER MEDIA:

THE SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE FILTER MEDIA SHOULD BE FREE OF NOXIOUS WEEDS. THE FILTER MEDIA SHOULD BE TESTED AND SHOULD MEET THE FOLLOWING CRITERIA:
PH RANGE 5.2 - 7.0
ORGANIC MATTER 1.5 - 4%
MAGNESIUM 35 LB./AC
PHOSPHORUS P205 75 LB./AC
POTASSIUM K20 85 LB./AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM

MATERIAL SPECIFICATIONS					NOTES
PARAMETER	SPECIFICATION	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	SIZE	
FILTER MEDIA [15" DEEP]	COMPONENT MATERIAL	20% TO 30%	SIEVE NO.	% PASSING	BARK MULCH SHALL BE MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED. USDA SOIL TYPE FOR LOAMY COARSE SAND
	LOAMY COARSE SAND	70% TO 80%	10	85 to 100	
			20	70 to 100	
MULCH [3" DEEP]	SHREDDED HARDWOOD		60	15 to 40	AGED 6 MONTHS, MINIMUM
			200	8 to 15	
PEA GRAVEL	ASTM C33-03		NO. 8 (3/8" TO #8)		
COARSE GRAVEL	ASTM C33-03		NO. 6 (3/4" TO 3/8")		

RAIN GARDEN - RG01
NOT TO SCALE 4

SITE PLAN REVIEW

RODE

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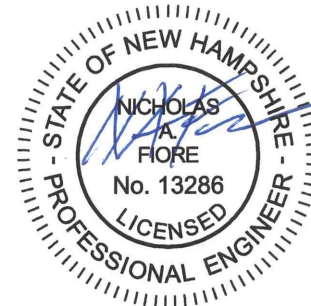
Vive Libre Geomatics
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

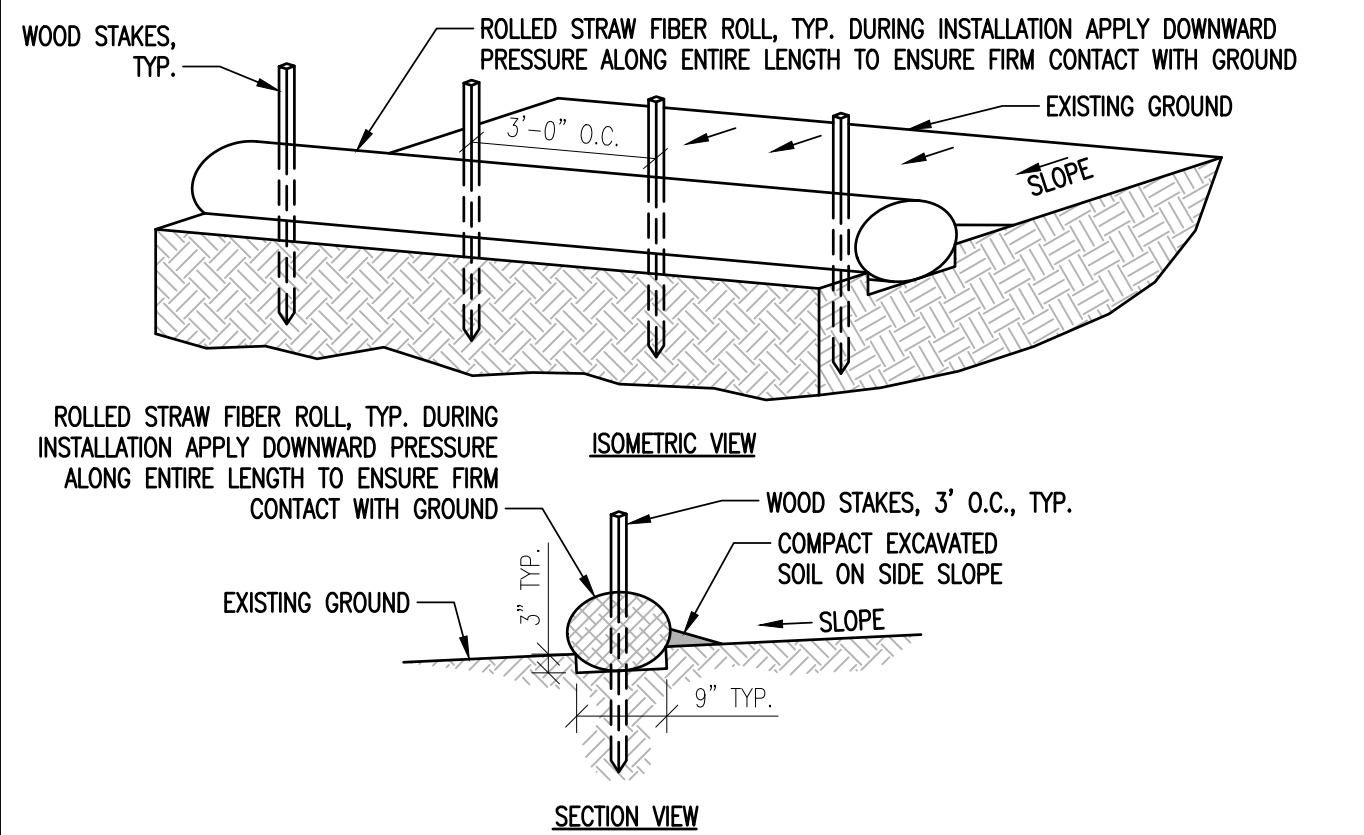
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SCALE: NO SCALE

STORMWATER DETAILS
(5 OF 5)

C-407
(Page 26 of 38)

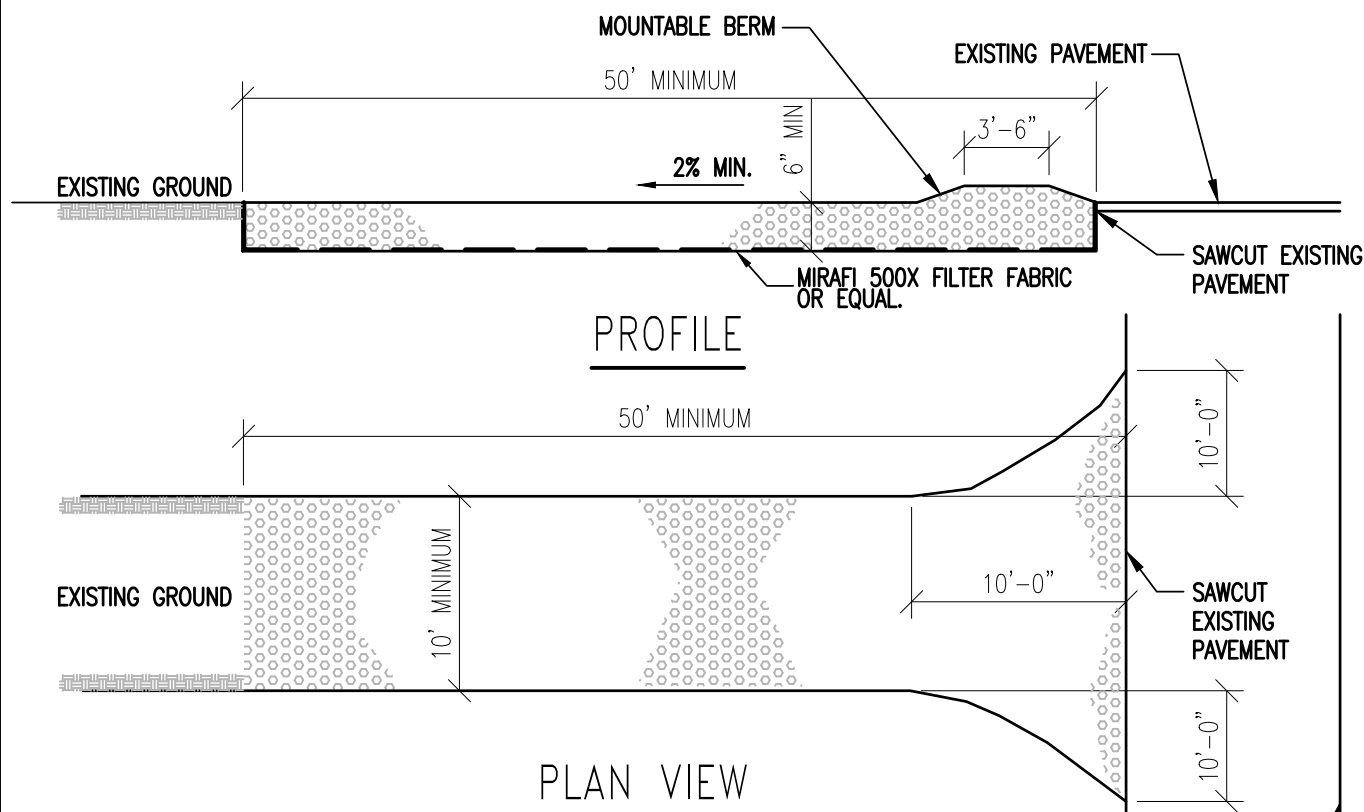
S:\PROJECTS\10-2022\22122 NH LEB WOOLEN MILL\DWGS\12122 C-410X CONSTRUCTION DETAILS.DWG - PLOTTED: 12/6/2023 12:19 PM



- STRAW FIBER ROLL NOTES**
1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
 2. WHERE PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WETLAND, A DOUBLE ROW OF FIBER ROLLS SHALL BE USED.
 3. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW

STRAW FIBER ROLL – SOIL

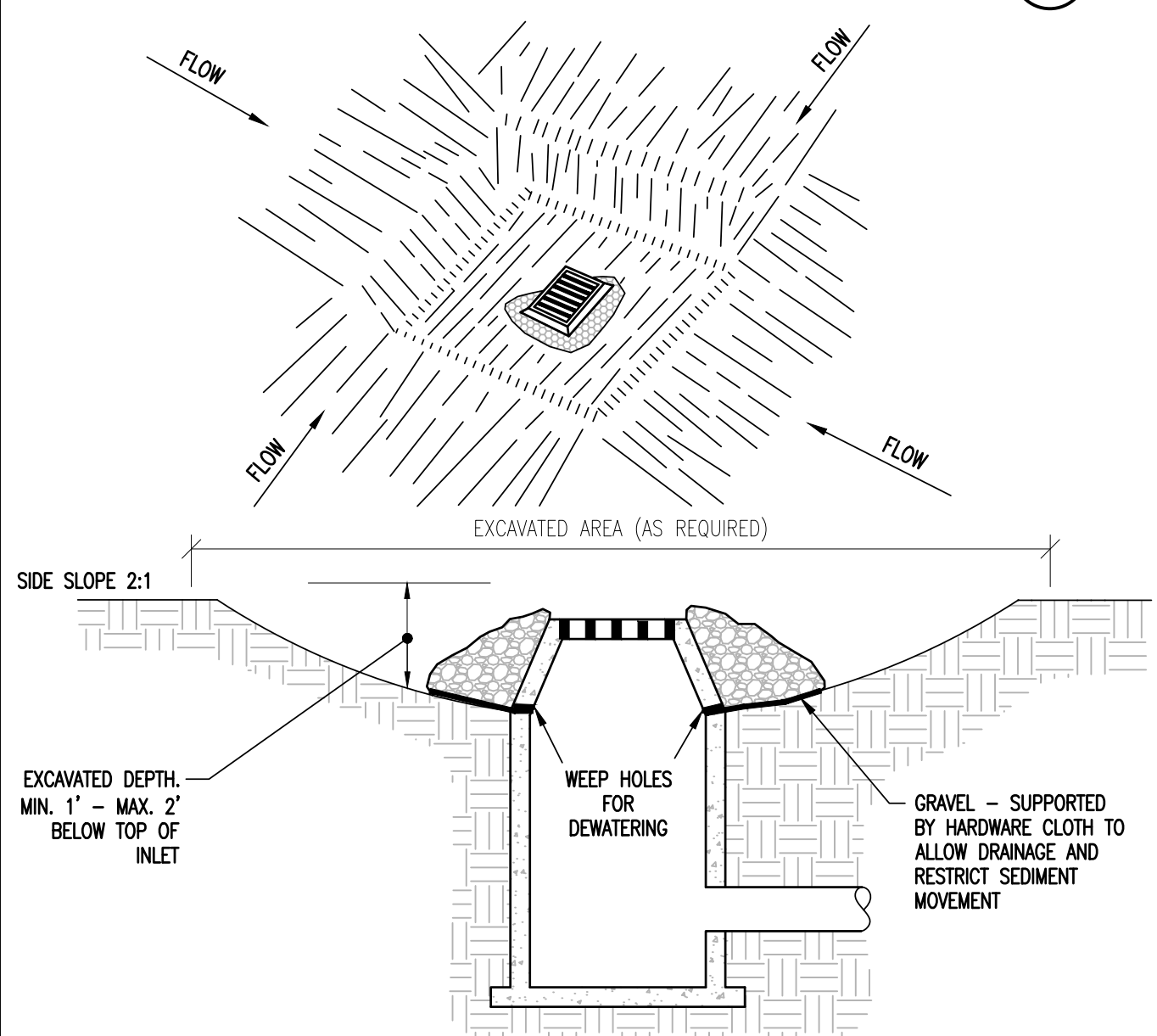
NOT TO SCALE



- NOTES:**
1. STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 2. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT, TRACKING ONTO PUBLIC RIGHT-OF-WAYS SHALL NOT BE ALLOWED. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY AND ANY WASH WATER MUST BE CONTAINED AND PROPERLY DISPOSED OF.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

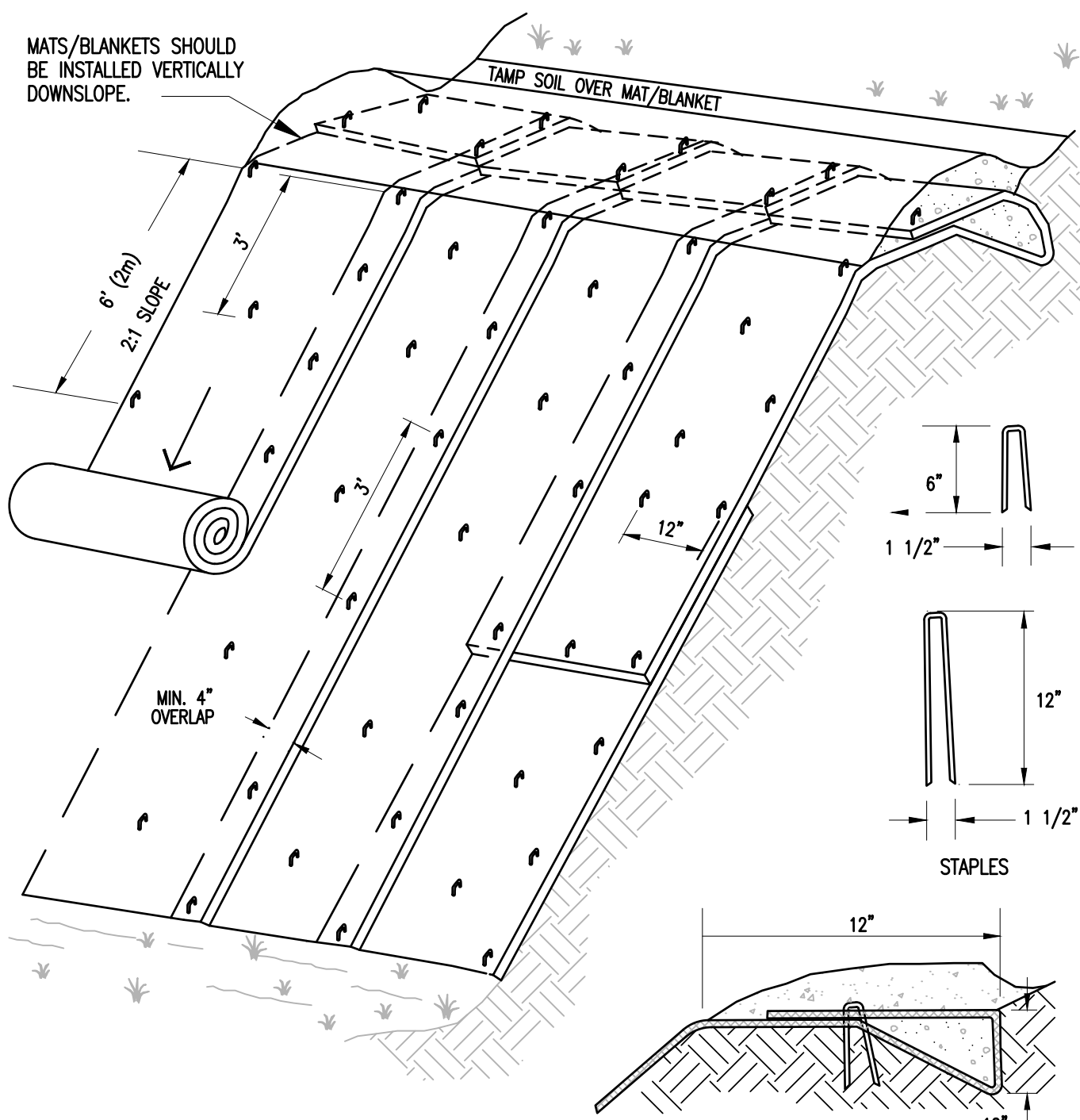
NOT TO SCALE



- NOTES:**
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION

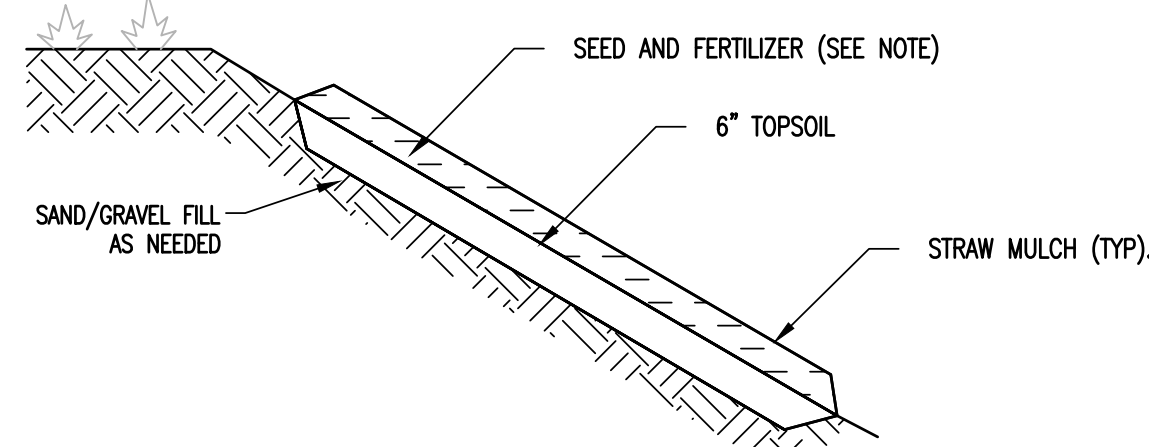
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- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 4. THERE SHALL BE NO PLASTIC OR MULTI-FLUENT OR MONOFLUENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES MATERIAL UTILIZED (NOT APPLICABLE TO TURF REINFORCEMENT MATS).
 5. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.
 6. EROSION FABRIC SHALL BE EC-4Y 100% BIODEGRADABLE COIR MAT AVAILABLE THROUGH EAST COAST EROSION CONTROL OR EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE



- NOTES:**
1. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 2. MULCH: HAY SHALL NOT BE USED. STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 3. SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET. COVER SEED WITH 1/2 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 4. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 5. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS DETAIL

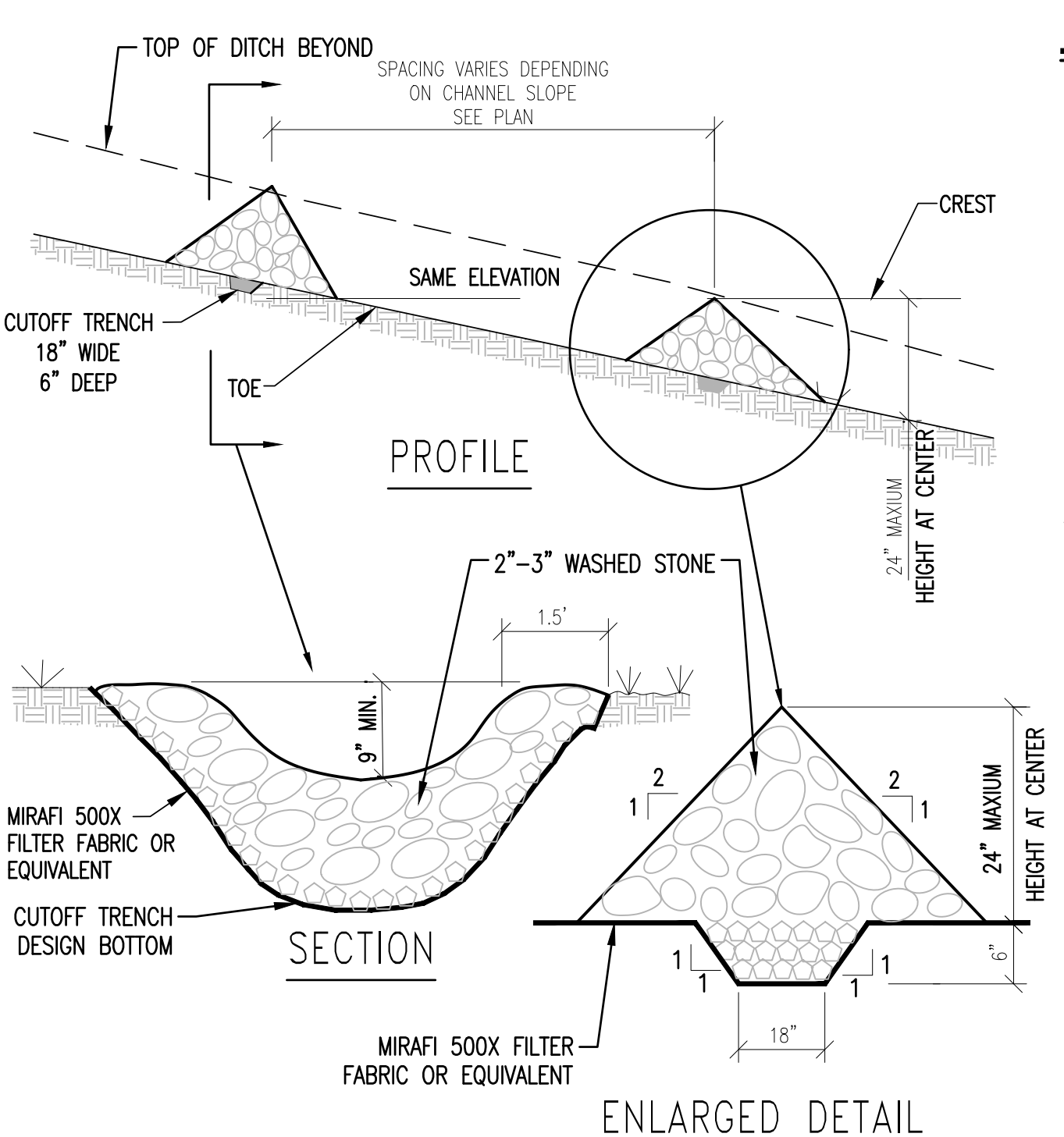
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SEEDING SPECIFICATION:		
URBAN MIX GRASS SEED— FOR USE IN GRASSSED LAWN AREAS AROUND BUILDING AND PARKING – TEMPORARY AND PERMANENT APPLICATIONS		
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED
60.0	40.0	CREeping RED FESCUE
33.0	20.0	KENTUCKY BLUEGRASS
100	60.0 # LIVE SEED/ACRE	
CONSERVATION MIX GRASS SEED— FOR USE IN ALL OTHER AREAS		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
50	15.0	SMOOTH BROMEGRASS
17	5.0	RYEGRASS
33	10.0	BIRDFOOT TREFOIL
100	30.0 # LIVE SEED/ACRE	

FERTILIZER— 10 LBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING
LIME— 90 LBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL
CARBONATE
TOP SOIL
4" MINIMUM APPROVED TOPSOIL
STRAW MULCH— 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

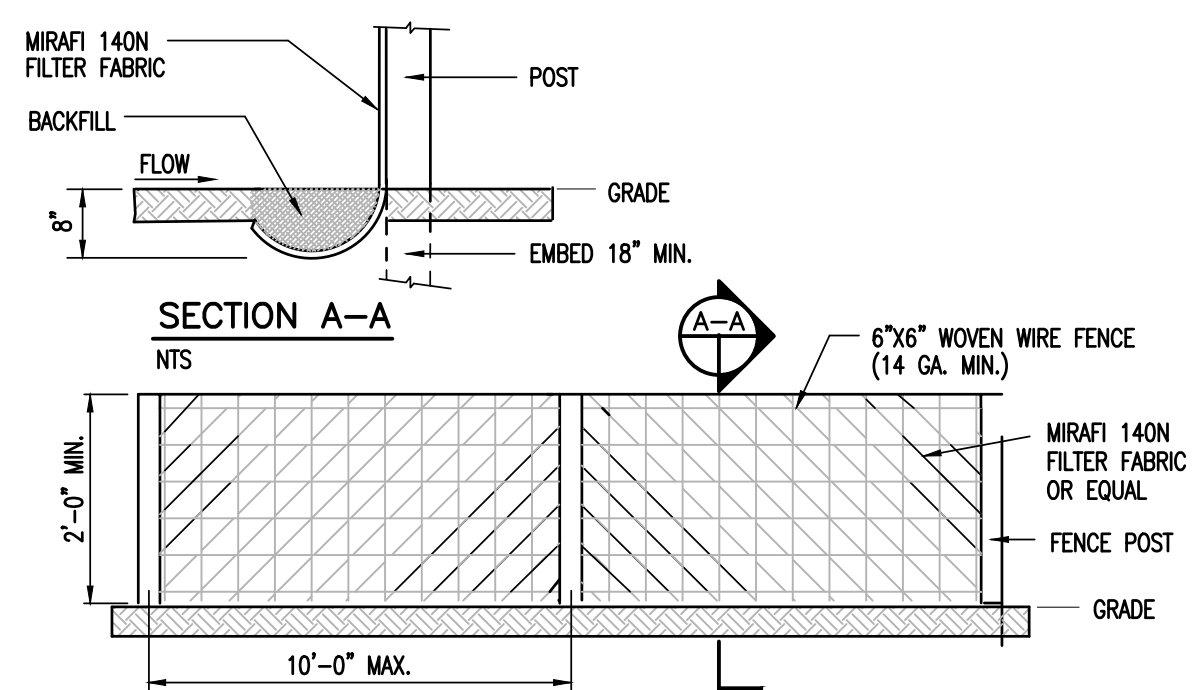
NOT TO SCALE



- NOTES:**
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
 2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
 6. REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM. REPLACE STONES AS NECESSARY.

STONE CHECK DAM DETAIL

NOT TO SCALE



- NOTES:**
1. WHERE SPACE ALLOWS OR AS NOTED ON THE EPSC PLAN SILT FENCE SHALL BE SUBSTITUTED WITH A WOOD MULCH BERM. REFER TO DETAIL ON THIS SHEET.
 2. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 3. CONSTRUCTED IN PLACE SILT FENCE:
A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 4. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SILT FENCE

NOT TO SCALE

EROSION CONTROL NOTES

- WINTER EROSION CONTROL NOTES**
1. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
 2. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
 3. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 4. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 5. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
 6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH THE ABOVE SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

- GENERAL EROSION CONTROL NOTES**
1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.
 2. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
 3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(AASHTO M 143) OR SODIUM CHLORIDE(AASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
 4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY.
 5. A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE SUBMITTED TO THE NHDES WITHIN 24 HOURS OF EACH INSPECTION THAT:
A) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
B) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
C) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
REMAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.
 7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
 8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
 9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 10. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 11. ALL CUT AND FILL SLOPES SHALL BE SEED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A) THE AREA HAS BEEN GRASSED OR PLANTED WITH PERMANENT VEGETATION;
B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
 14. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
 15. DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
A) LOCATED IN UPLANDS;
B) LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
C) SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
 16. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
 17. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
 18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATING AND PINNING.
 19. PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.
 20. CULVERT OUTLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE DES BEST MANAGEMENT PRACTICES FOR URBAN STORMWATER RUNOFF MANUAL (JANUARY 1996) AND THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992).
 21. THE CONTRACTOR RESPONSIBLE FOR COMPLETION OF THE WORK SHALL UTILIZE TECHNIQUES DESCRIBED IN THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (DECEMBER 2008).
 22. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL ALL BMPs HAVE BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 23. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM THE CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 24. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

- EROSION CONTROL CONSTRUCTION SEQUENCE:**
1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ON-SITE AT ALL TIMES.
 2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
 3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
 4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
 5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
 6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
 7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDING BY SILT FENCE.
 8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
 9. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
 10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

- TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:**
1. LIMIT LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
 2. HAY SHALL NOT BE USED.
 3. DOUBLE ROW OF STRAW WATTLES SHALL BE INSTALLED ALONG THE WETLAND BOUNDARY. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRAW WATTLES WHEN IT BECOMES 6 INCHES DEEP. THE PERIMETER CONTROL WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
 4. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
 5. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
 6. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
 7. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

- PERMANENT EROSION CONTROL MEASURES:**
1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
 2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEED, FERTILIZED AND MULCHED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
 4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
 5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDOROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

SITE PLAN REVIEW

RODE

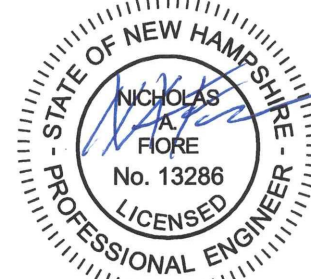
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1 FOUNDRY ST.
LEBANON, NH

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: NO SCALE

EPSC DETAILS

C-410

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CONSTRUCTION SCHEDULE

KEY	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS
ASPHALT PAVING						
AP-01	ASPHALT PAVING - TYPE 1	RE CIVIL	ASPHALT PAVING (CITY STANDARD, PEDESTRIAN RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
AP-02	ASPHALT PAVING - TYPE 2	RE CIVIL	ASPHALT PAVING (VEHICULAR RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
CURBING						
CB-01	CURB - TYPE 1	RE CIVIL	GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CB-02	CURB - TYPE 2	RE CIVIL	FLUSHED GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CONCRETE PAVING						
CP-01	CONCRETE PAVING - TYPE 1	01/L301	INTEGRAL COLOR CIP CONCRETE PAVING (PEDESTRIAN RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02	CONCRETE PAVING - TYPE 2	02/L301	INTEGRAL COLOR CIP CONCRETE PAVING (VEHICULAR RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVING						
UP-01A	UNIT PAVER - TYPE 1A	04/L301	CLAY BRICK PAVERS (PEDESTRIAN RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-01B	UNIT PAVER - TYPE 1B	05/L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-02	UNIT PAVER - TYPE 2	06/L301	CLAY PERMEABLE BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-03	UNIT PAVER - TYPE 3	05/L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLE	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
WOOD DECKING						
WD-01	WOOD DECKING - TYPE 1	01-03/L302	5/4" X 6" NOMINAL KERBYN WOOD DECKING	SMOOTH	NATURAL	KERBYN DECKING SLATS FASTENED TO PRESSURE TREATED FRAME. FRAMING TO BE INSTALLED ON REINFORCED CONCRETE FOOTINGS AND ADJACENT WALLS. WRAP TOP FACE AND SIDES OF FRAMING WITH WYCOR DECK PROTECTOR, OR APPROVED EQUAL. PAINT ANY EXPOSED LETTERING BLACK. FASTENING SYSTEM, TOP OF DECKING BOARDS UTILIZING A SMART BIT, 3/16" STAINLESS STEEL SCREWS, COUNTER SINK ALL HEADS. SUBMIT SAMPLE, SHOP DRAWINGS, AND PROVIDE MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
FENCING AND RAILING						
FR-01	HAND RAIL - TYPE 1	04/L302	STEEL	TBD	TBD	HANDRAILS SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-02	TERRACE GUARD RAIL	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-03	DECK RAILING	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-04	SCREENING FENCE (FOR DUMPSTER)	RE CIVIL	RE CIVIL	RE CIVIL	RE CIVIL	LENGTH PER PLANS. METALL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
LANDSCAPE MATERIALS						
LS-01	DECORATIVE GRAVEL - TYPE 1	07/L301	STABILIZED PEASTONE	NATURAL WITH PERMEABLE SANDER	-	SMALL 3/16" - 5/8" ROUND AGGREGATE WITH GRAVEL-LOK CLEAR PERMEABLE SEALER. PROVIDE PRODUCT DATA, SAMPLE, AND MOCK UP FOR LANDSCAPE ARCHITECT APPROVAL.
LS-02	DECORATIVE GRAVEL - TYPE 2	08/L301	4" LAYER OF DECORATIVE AGGREGATE WITH STEEL EDGING	NATURAL	-	4-6" ANGULAR CHOPPED STONE, PROVIDE 3/16" X 6" BLACK STEEL EDGING ADJACENT TO PLANTING AREAS. PROVIDE SAMPLES AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
STAIRS AND RAMPS						
SR-01	STAIRS - TYPE 1	04/L302	INTEGRAL COLOR CAST IN PLACE CONCRETE STAIRS	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD, PER APPROVED MOCK UP SAMPLE	CAST IN PLACE CONCRETE BASE, RISERS AND TREADS. REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. EXPOSED SIDES OF STEP TO BE SOLID CONCRETE WALL. TO MATCH COLOR AND FINISH OF RISERS AND TREADS. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02	STAIRS - TYPE 2	-	METAL GRATING STAIRS	TBD	TBD	METAL GRATING RISERS AND TREADS ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-03	RAMP	-	METAL GRATING RAMP	TBD	TBD	METAL GRATING SURFACE ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-04	BIKE WHEEL RAMP	-	METAL	TBD	TBD	GALVANIZED STEEL PLATE MECHANICALLY FASTENED TO ADJACENT METAL STAIR. ALL FASTENERS TO BE CONCEALED FROM VIEW. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE WALLS						
SW-01	SITE WALL - TYPE 1	01/L303	INTEGRAL COLOR CAST IN PLACE CONCRETE STRUCTURAL RETAINING WALL	BOARD FORM	TBD, PER APPROVED MOCK UP SAMPLE	BOARD FORMED AND FINISHED CAST IN PLACE CONCRETE WALL. SMOOTH SURFACE AT TOP OF WALL. RETAINING WALL DIMENSIONS AND REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 3 MOCKUPS OF 3 DIFFERENT FORM PATTERNS SELECTED BY THE LANDSCAPE ARCHITECT.
SW-02	SITE WALL - TYPE 2	02-03/L303	STACKED STONE RETAINING RETAINING WALL WITH PLANTINGS	REGIONALLY SOURCED/ SALVAGED NATURAL BOULDERS	TBD, PER APPROVED MOCK UP SAMPLE	STACKED STONE RETAINING WALL. REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE FEATURES						
SF-01	BENCH - TYPE 1	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KERBYN, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE SEARED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-02	BENCH - TYPE 2	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KERBYN, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE SEARED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-03	STONE BOULDER	-	REGIONALLY SOURCED/SALVAGED NATURAL BOULDERS	TBD	TBD, PER APPROVED MOCK UP SAMPLE	SIZE AND QUANTITY PER PLANS. BOULDERS TO BE REGIONALLY SOURCED. CONTRACTOR TO SCHEDULE QUARRY TRIP TO TAG AND SELECT BOULDERS WITH LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
SF-04	BIKE RACK	-	STEEL	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL. MNFR: LANDSCAPE FORMS, MODEL: SOLA
BO-01	BOLLARD - TYPE 1	RE CIVIL	RETRACTABLE BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.
BO-01	BOLLARD - TYPE 2	RE CIVIL	FIXED BOLLARD	POWDER COAT	TBD, CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.

CONSTRUCTION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
- CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
- CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS. LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
- THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
- CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
- CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
- CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
- CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
- NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
- SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
- DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
- TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

SITE PLAN REVIEW

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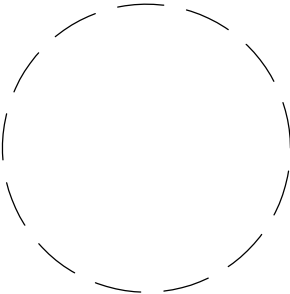
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NOT FOR CONSTRUCTION



1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE:

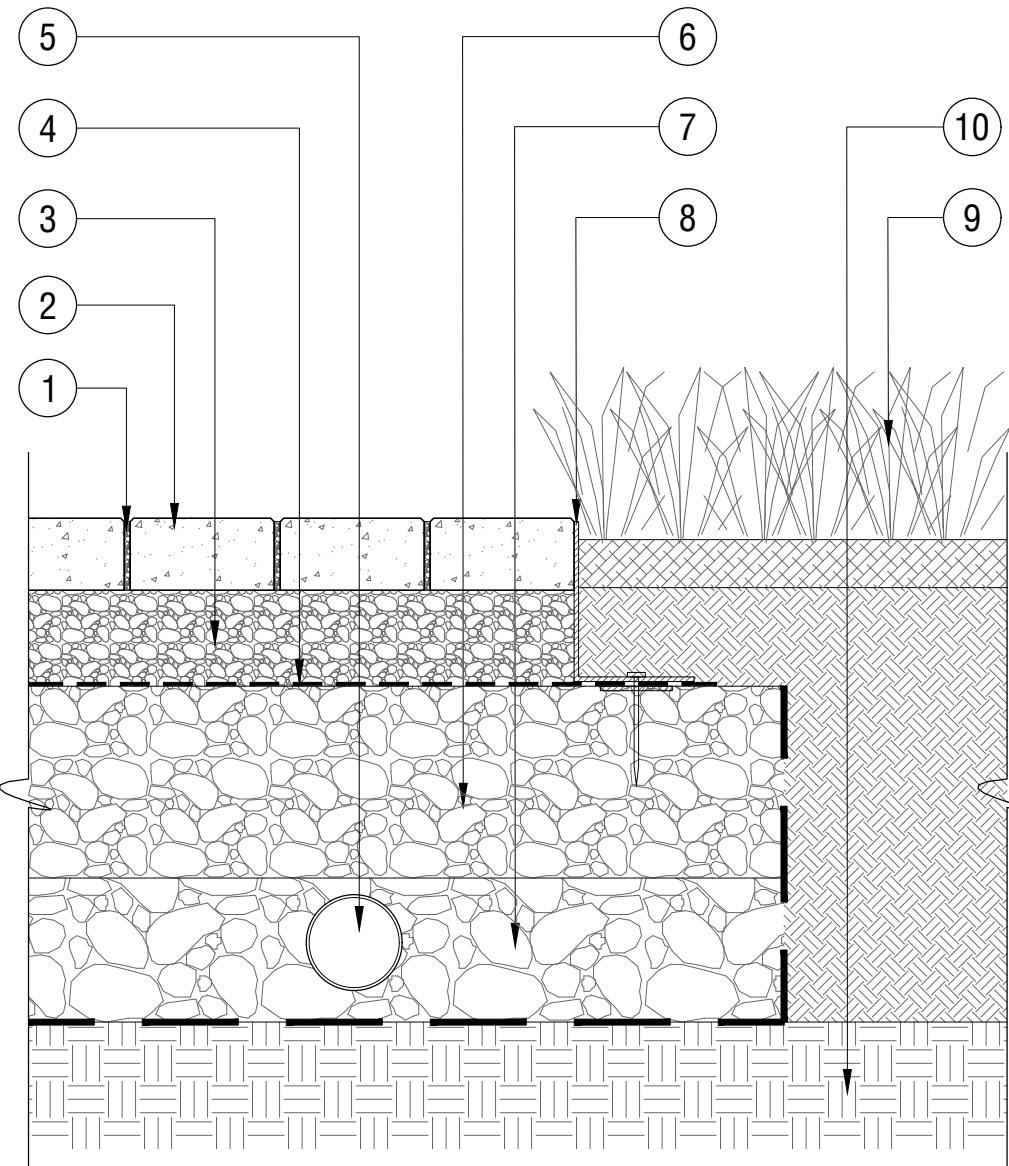
CONSTRUCTION SCHEDULE

L100

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Plotted By: Yang An Sheet Set: NH-LWM PERMIT SET Layout: L301 Version: October 06, 2023 06:24:32pm Stored: T:\NH-LWM-Labanon Wooden Mill\NH-LWM-SHEETS\NH-LWM-L3- CONSTRUCTION DETAILS.dwg 5/18/2022 5:23:22 PM

- 1/4 JOINT FILLED WITH OPEN GRADED STONE (AASHTO #8)
 - BRICK UNIT PAVER; RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR, RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
 - CHOKER COURSE; 4" DEPTH 3/4" CRUSHED STONE
 - GEOGRID; EXTEND MIN. 3' UNDER PAVERS AND 6'-12" TO OUTSIDE OF PAVER INSTALLATION
 - 4" CPP PERFORATED UNDERDRAIN AT TOP OF RESERVOIR COURSE; RE: CIVIL
 - FILTER COURSE; 4" DEPTH BACK RUN GRAVEL
 - RESERVOIR COURSE; 6" DEPTH 3/4" CRUSHED STONE
 - METAL EDGE RESTRAINT ATTACHED TO GEOGRID SYSTEM; RE: SPECIFICATIONS
 - ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS
 - COMPACTED SUBGRADE OR INFILTRATION SYSTEM BELOW; RE: CIVIL
- NOTE:
1. REFER TO CIVIL FOR STORMWATER CALCULATIONS AND REQUIREMENTS

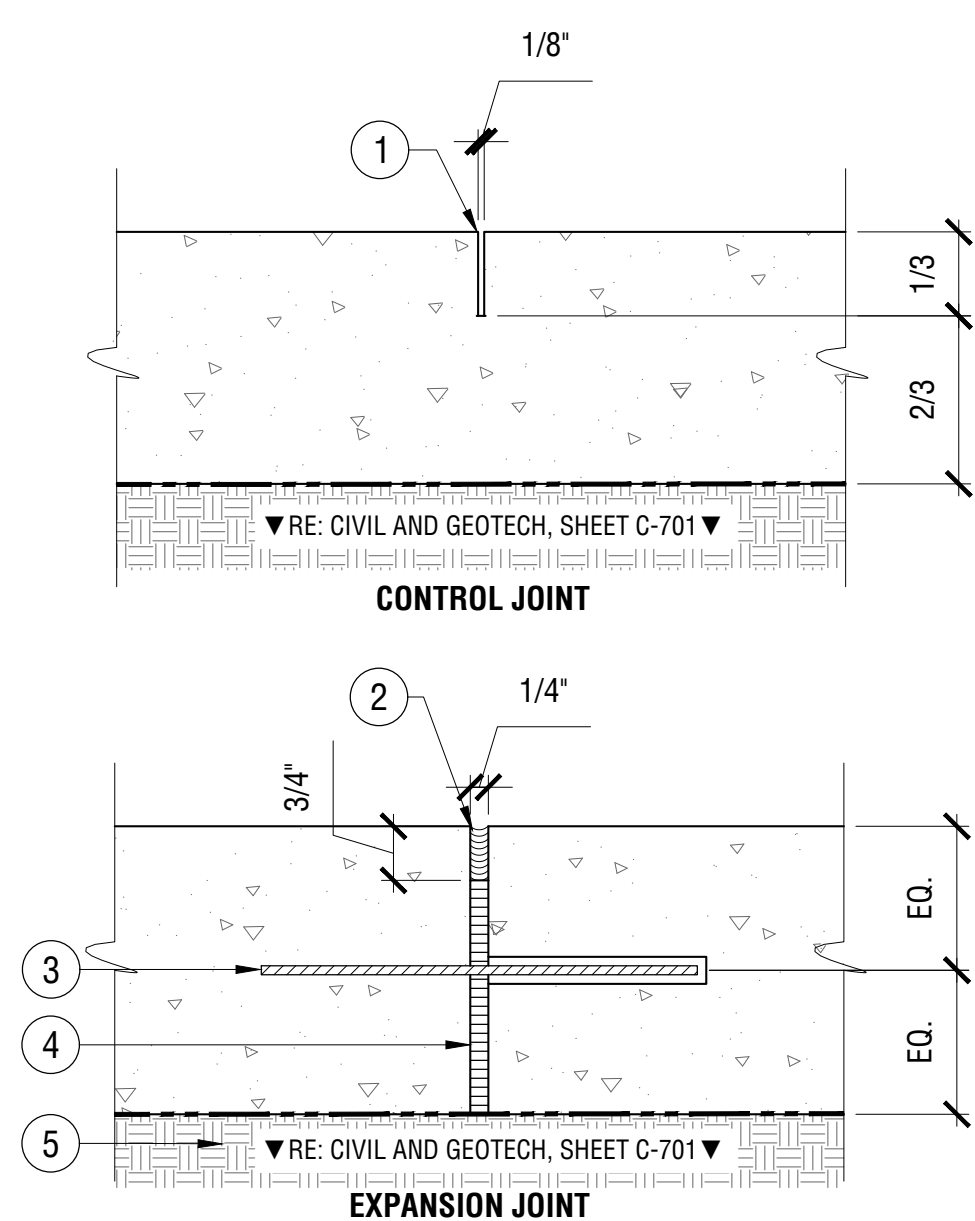


SCALE: 1 1/2" = 1'-0"

SECTION - UNIT PAVING TYPE 2 06

- SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT WHEN NO EXPANSION JOINT IS PRESENT, TYP.
- 1/4" JOINT WITH ELASTOMERIC JOINT SEALANT
- #4 9" STEEL DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
- 1/4" THICK FOAM EXPANSION JOINT WITH SNAP CAP, TYP.
- PREPARED SUBGRADE; RE: GEOTECH

NOTES:
1. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR JOINT TYPE AND LAYOUT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONCRETE POURS, JOINT TYPE, AND LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT.

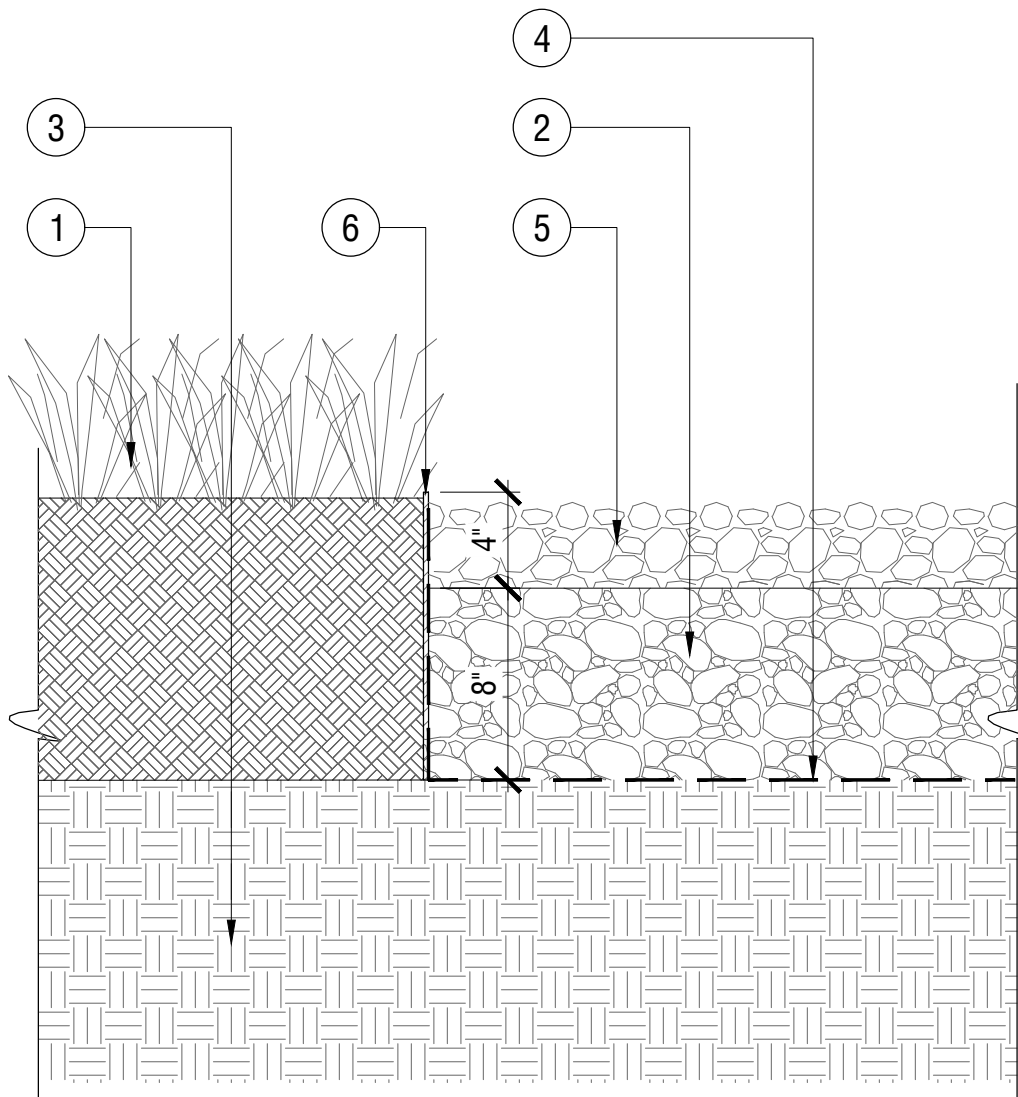


SCALE: 3" = 1'-0"

SECTION - CONTROL JOINT AND EXPANSION JOINT TYPES 03

- ADJACENT LANDSCAPE PLANTING AREA; SEE PLANTING PLANS
- COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- COMPACTED SUBGRADE; RE: GEOTECH REPORT
- FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
- DECORATIVE AGGREGATE; RE: CONSTRUCTION SCHEDULE
- LANDSCAPE METAL EDGING; RE: CONSTRUCTION SCHEDULE FOR SIZE AND COLOR

NOTES:
1. EDGING THAT CREATES CORNER SHALL BE CONTINUOUS. CUT EDGING SHALL NOT OCCUR AT CORNERS.
2. WHERE EDGING IS CUT, EDGING SHALL BE PAINTED TO MATCH SURFACE COLOR AND GROUND SMOOTH.

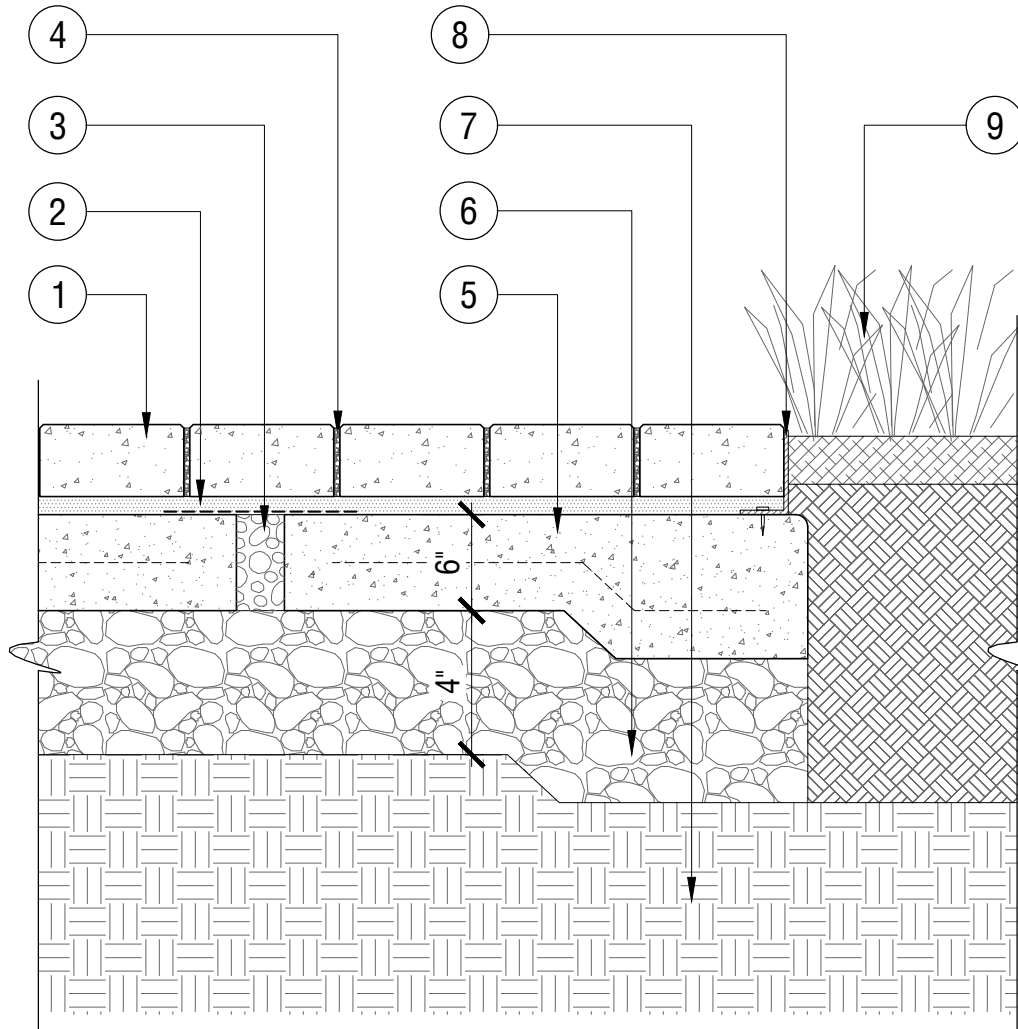


SCALE: 1 1/2" = 1'-0"

SECTION - DECORATIVE GRAVEL TYPE 2 AT PLANTING 08

- BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR, RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
- 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
- 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
- 3/16" POLYMERIC SAND SWEEP JOINT
- REINFORCED CONCRETE SUBSLAB
- COMPACTED AGGREGATE SUB-BASE
- COMPACTED SUBGRADE
- METAL EDGE RESTRAINT; RE: SPECIFICATIONS
- ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

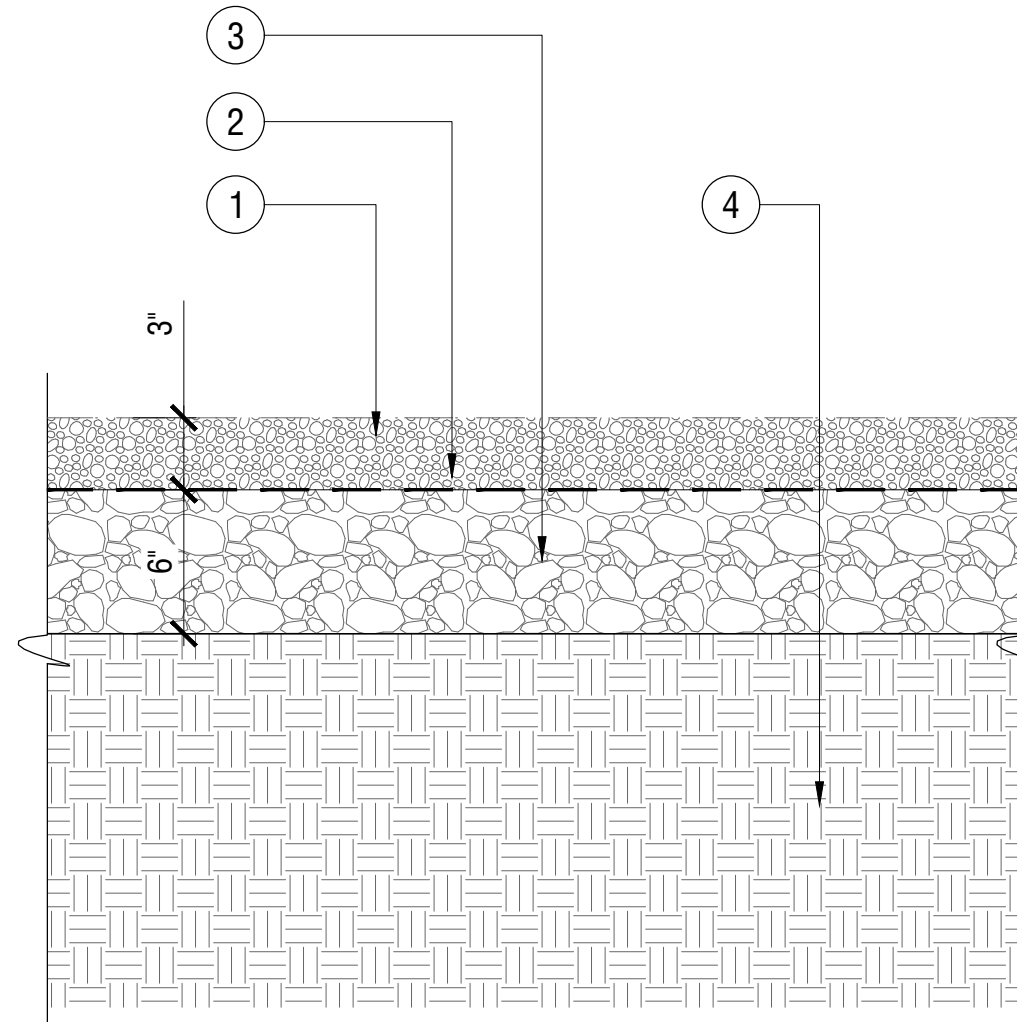
NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER



SCALE: 1 1/2" = 1'-0"

SECTION - UNIT PAVING TYPE 1B & 3 05

- PERMEABLE DECORATIVE GRAVEL WITH LIQUID STABILIZER
- CONTINUOUS FILTER FABRIC
- COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- PREPARED SUB-GRADE

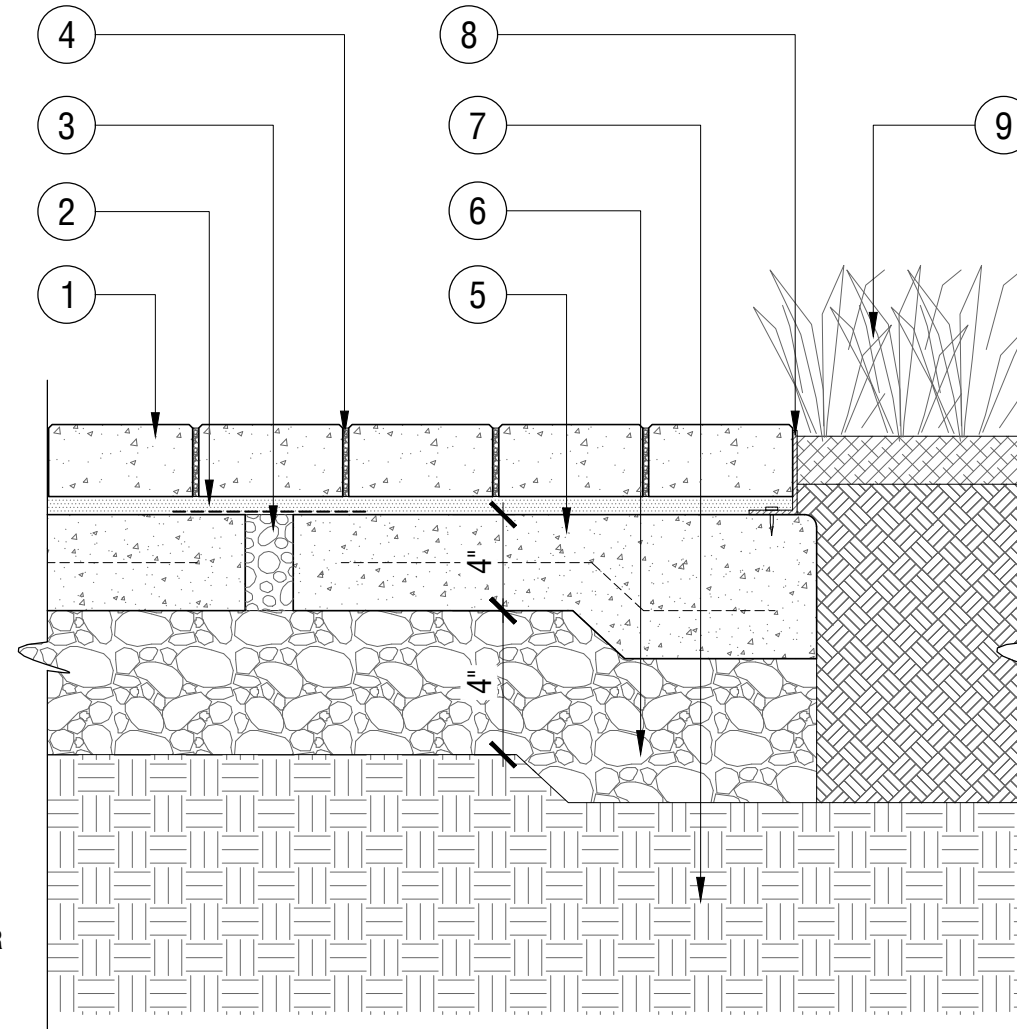


SCALE: 1 1/2" = 1'-0"

SECTION - DECORATIVE GRAVEL TYPE 1 07

- BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR, RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
- 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
- 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
- 3/16" POLYMERIC SAND SWEEP JOINT
- REINFORCED CONCRETE SUBSLAB
- COMPACTED AGGREGATE SUB-BASE
- COMPACTED SUBGRADE
- METAL EDGE RESTRAINT; RE: SPECIFICATIONS
- ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

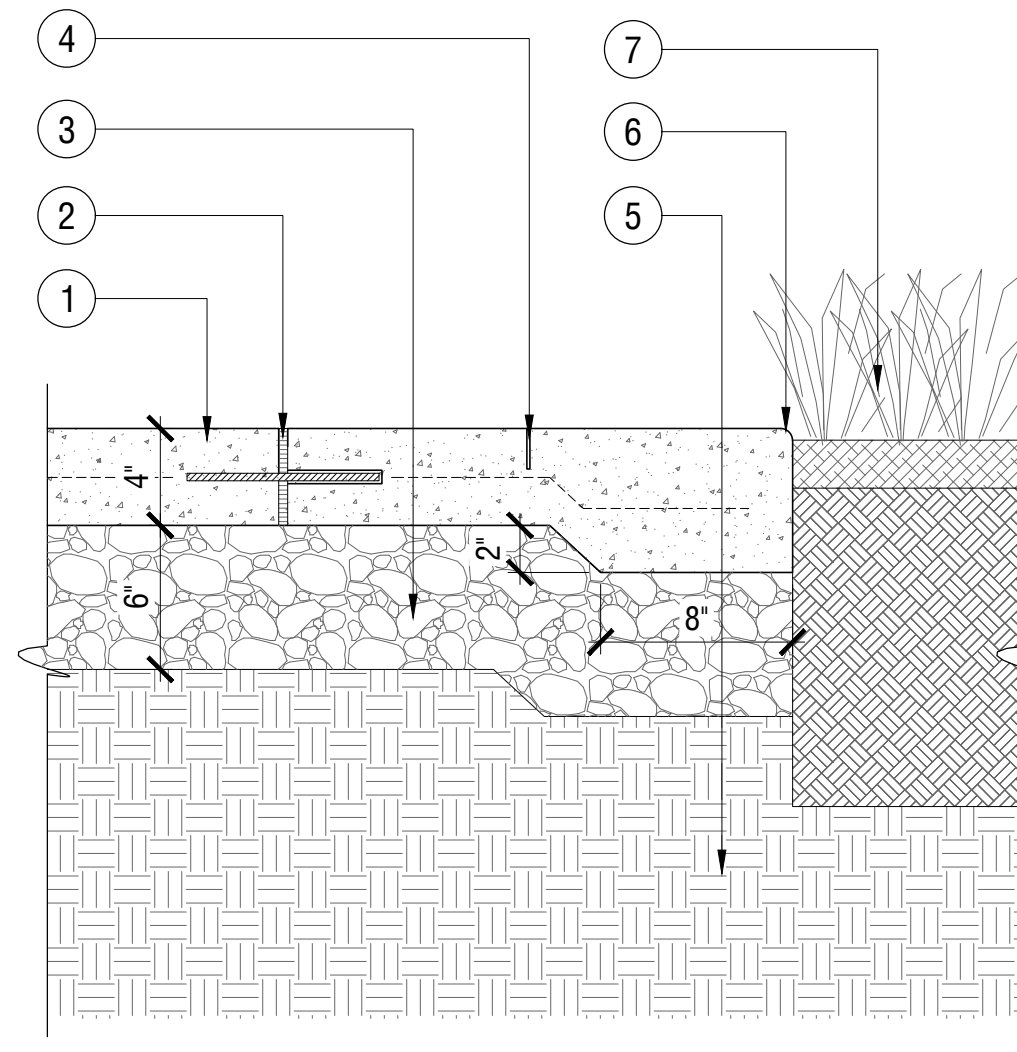
NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER



SCALE: 1 1/2" = 1'-0"

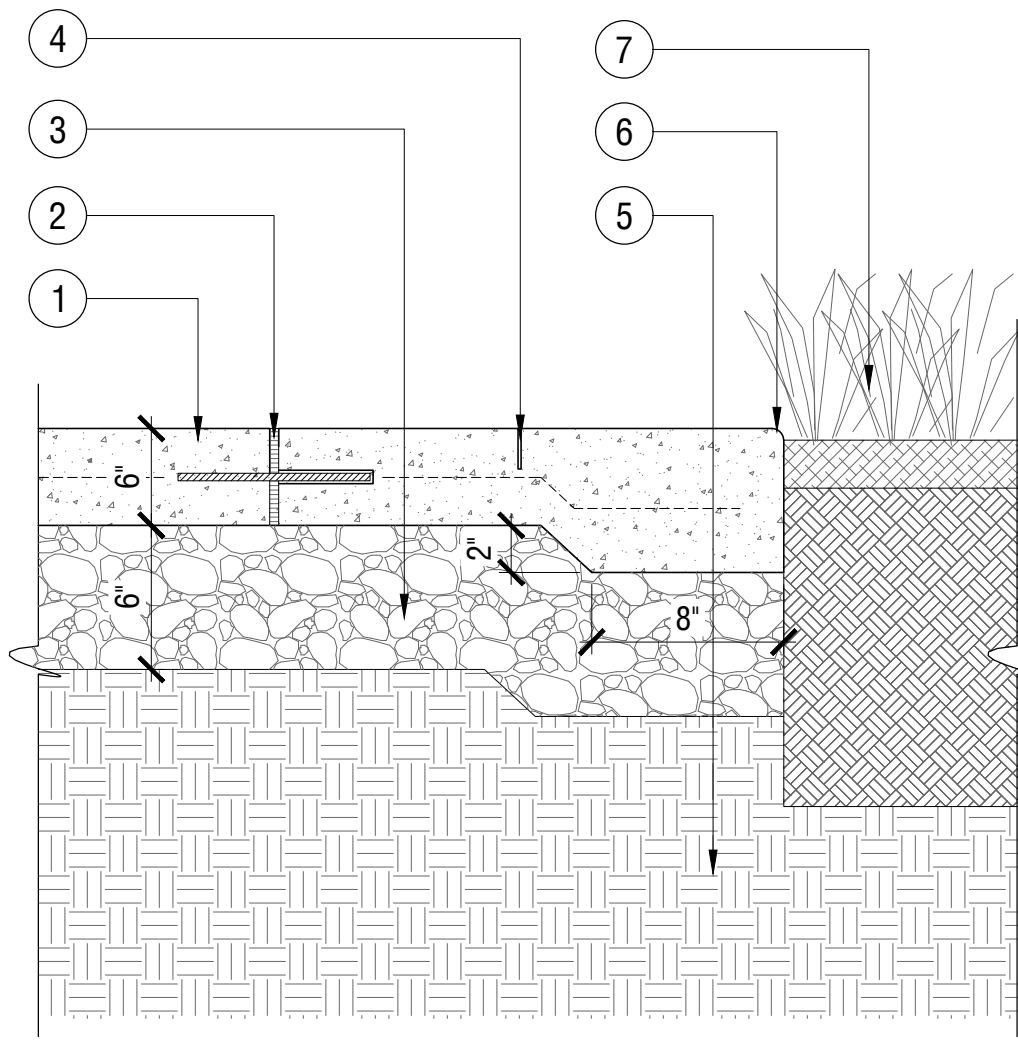
SECTION - UNIT PAVING TYPE 1A 04

- PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18" OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
- SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
- SAW CUT JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
- PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
- 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
- ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



SCALE: 1 1/2" = 1'-0"

SECTION - CONCRETE PAVING TYPE 1 01



SCALE: 1 1/2" = 1'-0"

SECTION - CONCRETE PAVING TYPE 2 02

SITE PLAN REVIEW

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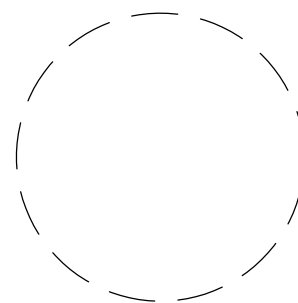
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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

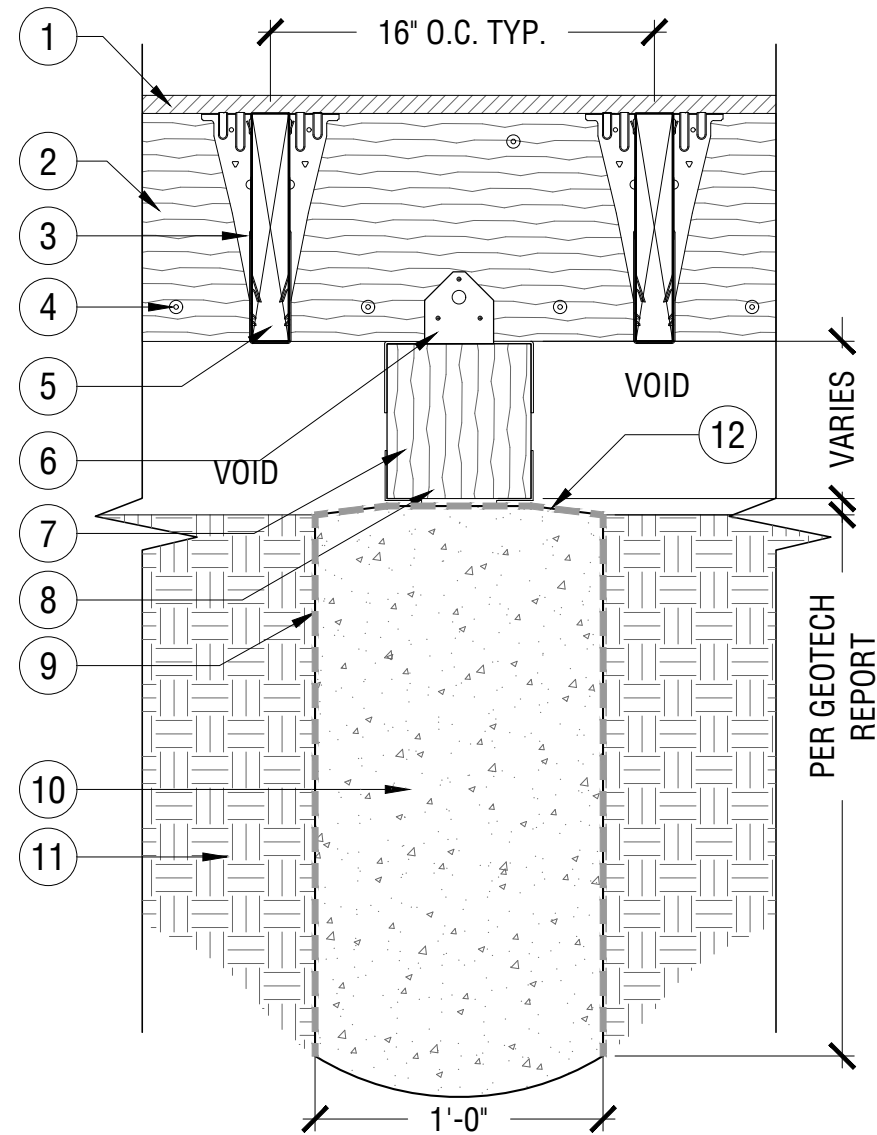
SCALE: AS SHOWN

CONSTRUCTION DETAILS

L301

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- 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
- (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
- LU28 FACE MOUNT HANGER
- GALVANIZED BOLT ASSEMBLY
- 2 X 10 PRESSURE TREATED JOIST
- BCS 2-2/4 POST CAPS
- 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
- MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
- SELF ADHERING ICE AND WATER MEMBRANE, RE: SPECS
- REINFORCED CONCRETE PIER
- COMPACTED SUB-GRADE
- PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST



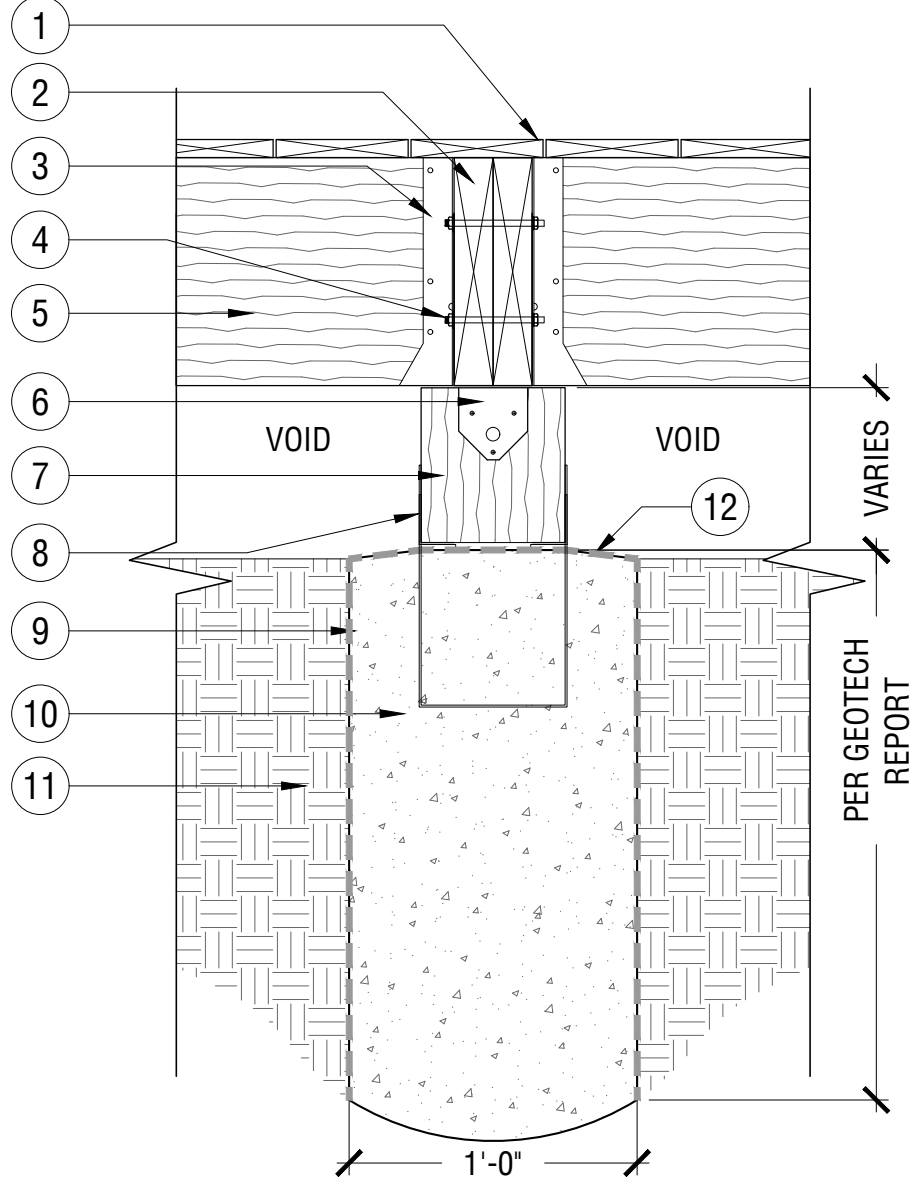
SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 03
BP-NH.LWM-HS-43

- CAST-IN-PLACE REINFORCED CONCRETE STEPS, RISER HEIGHT PER CIVIL GRADING PLANS, CONTRACTOR TO VERIFY IN FIELD, RISER HEIGHT TO BE EQUAL FOR ALL TREADS, AND MIN. 5" TO MAX. 7"
- COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- ADJACENT CONCRETE PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
- HANDRAIL TYPE 1 (FR-01), RE: CONSTRUCTION SCHEDULE AND TYP. DETAIL
- 1/8" SAW CUT STAIR NOSING, TYP. REFER TO TYPICAL ENLARGEMENT DETAIL (01/L-302)
- INTERMEDIATE HANDRAIL STANCHION
- PREPARED SUBGRADE
- 1/4" EXPANSION JOINT
- FINISH GRADE BEYOND

NOTE:
1. DETAIL FOR DESIGN INTENT ONLY, REFER TO CIVIL FOR SIZING, REINFORCING, AND SUBGRADE CONDITION
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE CONDITIONS, NOTIFY CIVIL ENGINEER AND LA WITH ANY DISCREPANCIES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LA AND STRUCTURAL REVIEW
4. REFER TO CONSTRUCTION PLAN FOR STAIR LAYOUT AND QUANTITY

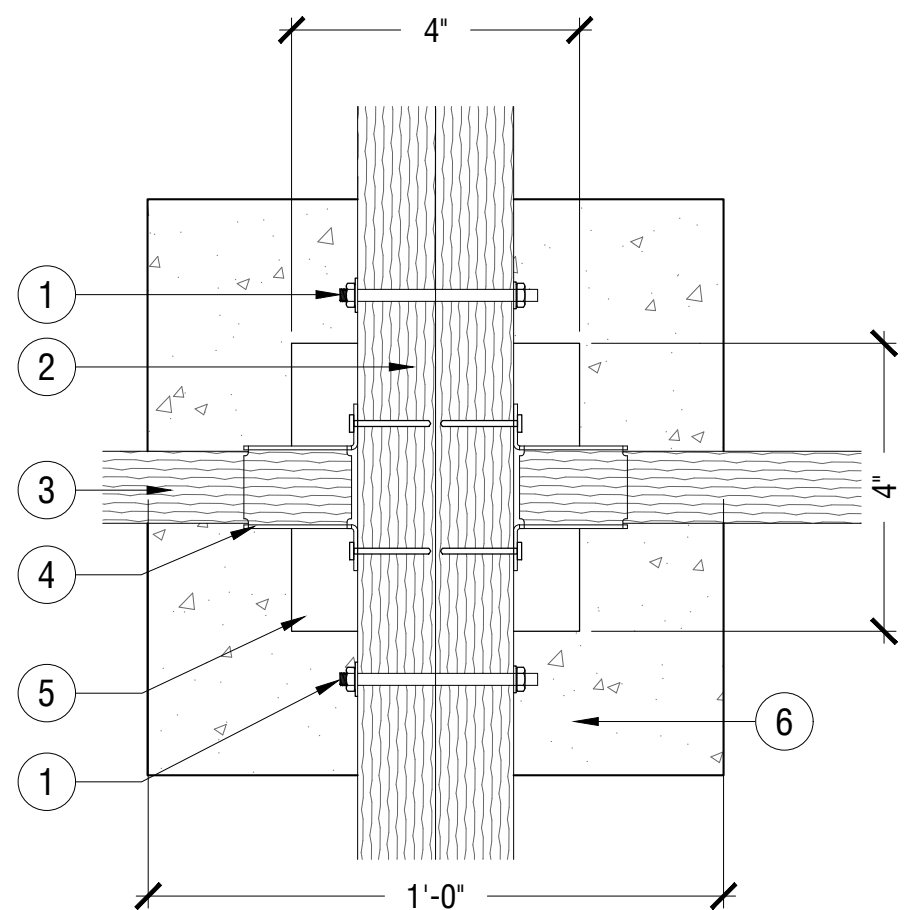
SCALE: 1/2" = 1'-0"

- 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
- (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
- LU28 JOIST HANGER
- 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
- 2 X 10 PRESSURE TREATED JOIST
- BCS 2-2/4 POST TO BEAM ANCHOR, RE: SPECS
- 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
- MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
- SELF ADHERING ICE AND WATER MEMBRANE, RE: SPECS
- REINFORCED CONCRETE PIER
- COMPACTED SUB-GRADE
- PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST

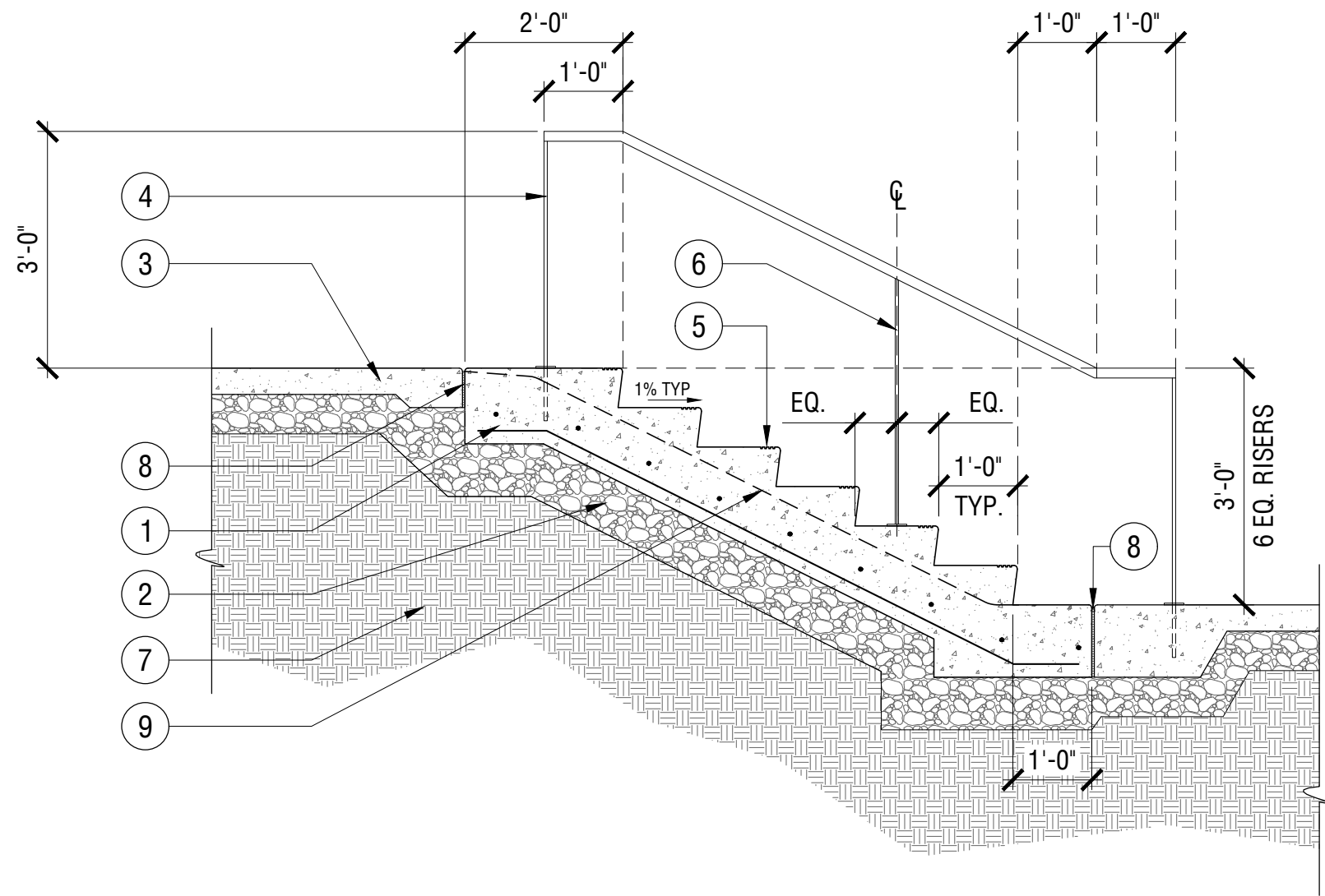


SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 02
BP-NH.LWM-HS-41

- 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
- 2 X 10 PRESSURE TREATED SISTER JOIST OR BEAM
- PRESSURE TREATED JOIST
- GALVANIZED JOIST HANGER
- 4 X 4 PRESSURE TREATED POST
- REINFORCED CONCRETE PIER



PLAN - TYPICAL POST AND BEAM AT CONCRETE PIER 01
BP-NH.LWM-HS-42



SECTION - STAIR TYPE 1 04
BP-NH.LWM-HS-31

SITE PLAN REVIEW

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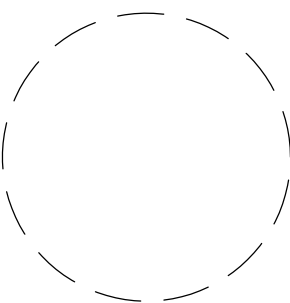
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1 FOUNDRY ST.
LEBANON, NH

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

DATE: 08.15.22

SCALE: AS SHOWN

CONSTRUCTION DETAILS

L302

(Page 30 of 38)

Plotted By: Yang An Sheet Set: NH-LWM PERMIT SET Layout: L303 Version: October 06, 2023 06:24:32pm Stored: T:\NH-LWM-Lebanon Wooden Mill\NH-LWM-SHEETS\NH-LWM-L3-CONSTRUCTION DETAILS.dwg 5/18/2022 5:23:22 PM

SITE PLAN REVIEW

RODE

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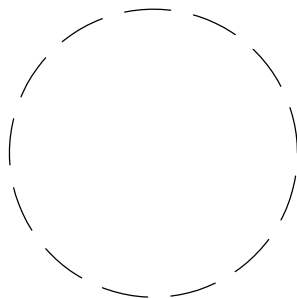
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1 FOUNDRY ST.
LEBANON, NH



PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

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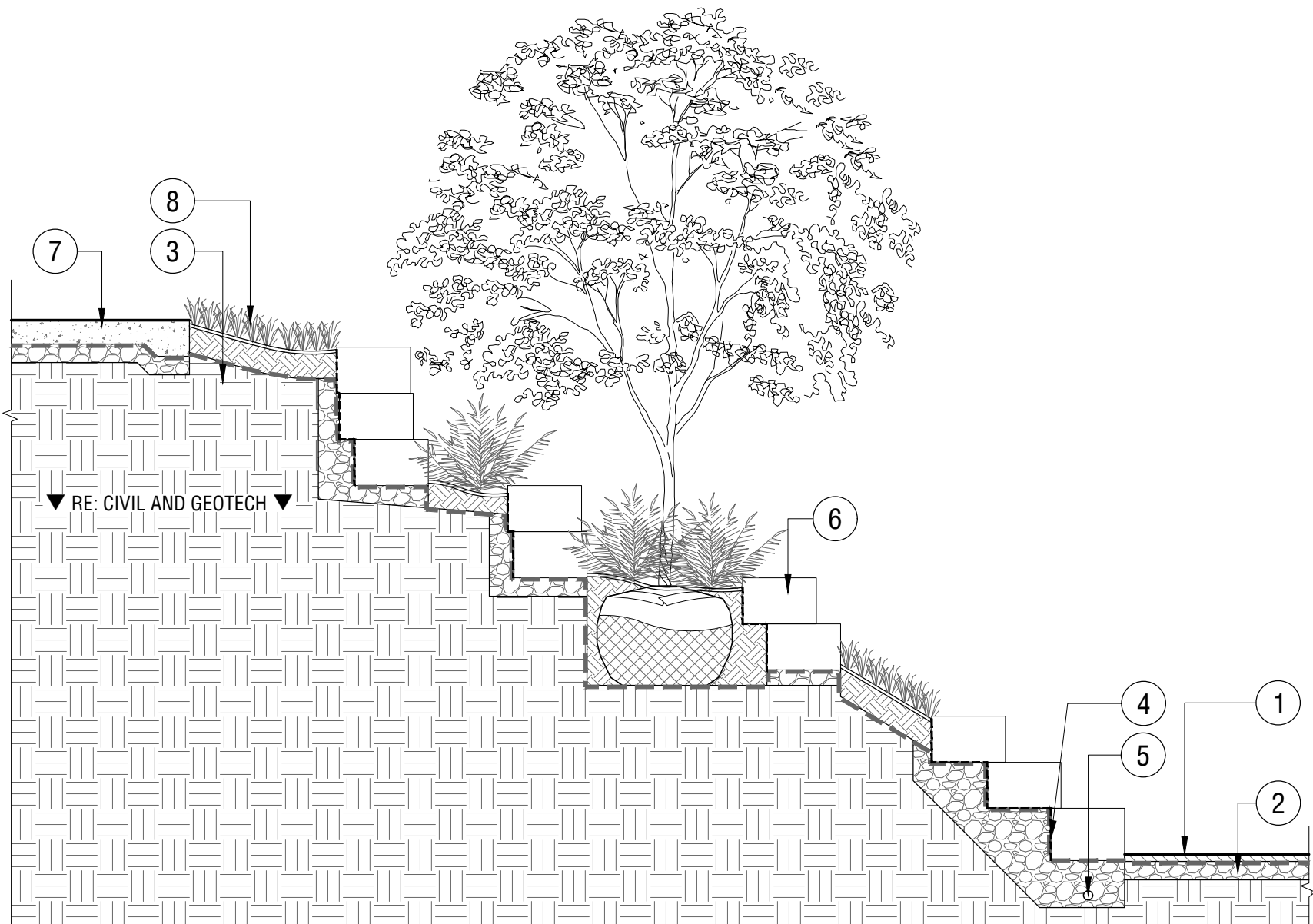
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CONSTRUCTION DETAILS

L303

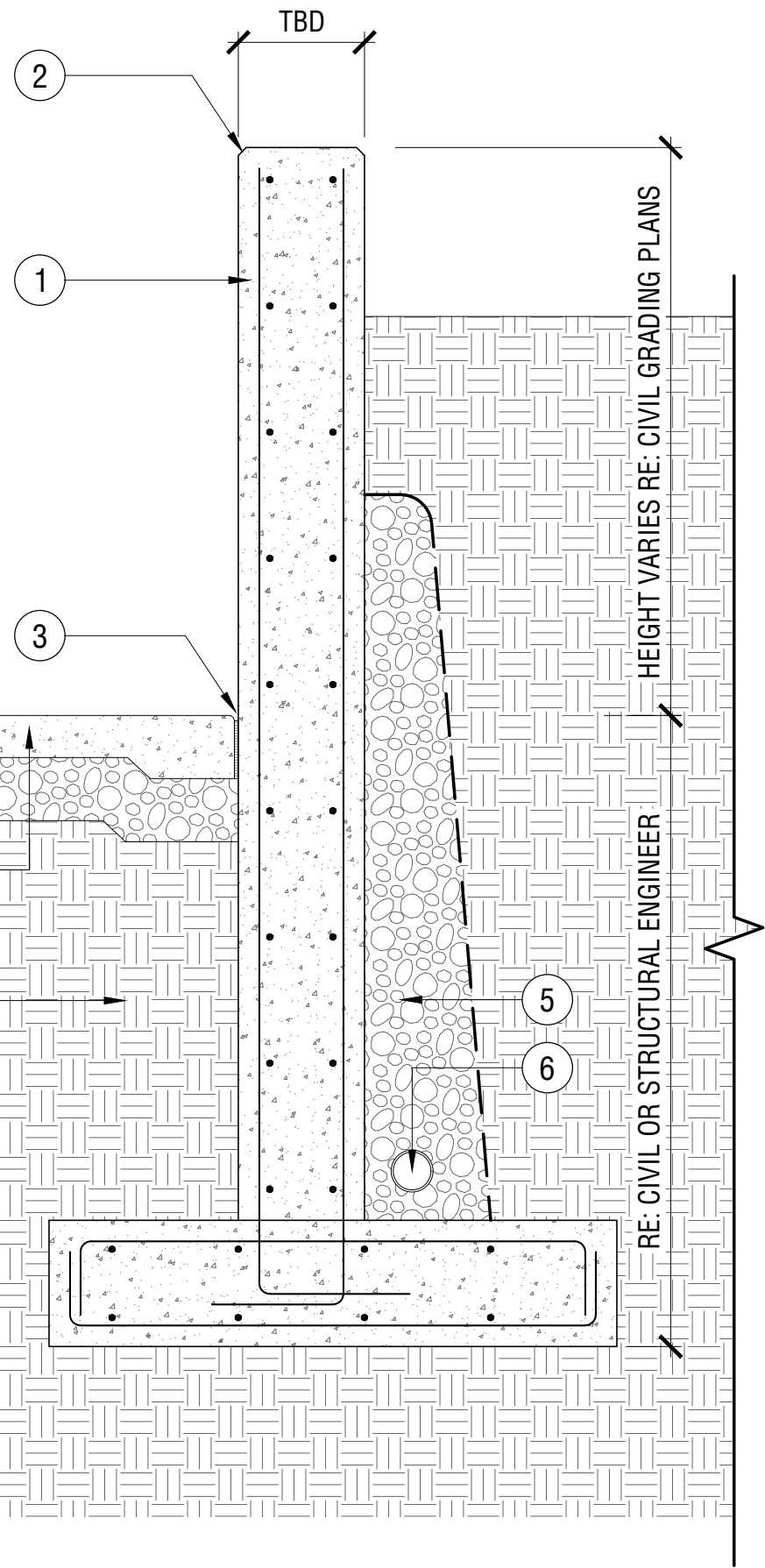
(Page 31 of 38)

- 1 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 2 COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- 3 COMPACTED SUBGRADE, RE: GEOTECH
- 4 FILTER FABRIC, PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
- 5 PERFORATED DRAIN PIPE
- 6 NATURAL STONE
- 7 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 8 PLANTING, RE: PLANTING PLANS

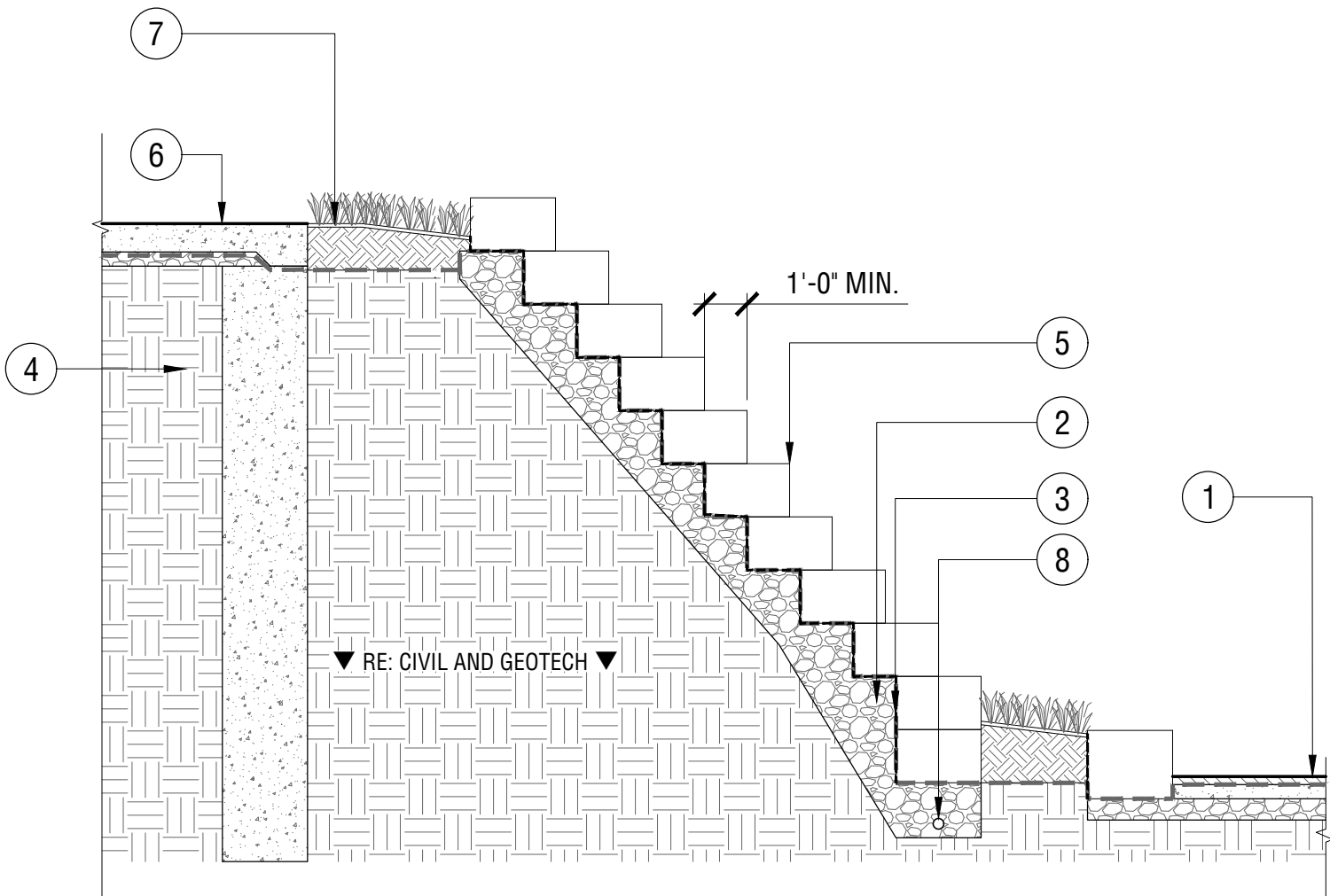


- 1 REINFORCED CAST-IN-PLACE CONCRETE RETAINING WALL
- 2 ALL EXPOSED EDGES TO BE CHAMFERED, 1" TYP.
- 3 EXPANSION JOINT BETWEEN RETAINING WALL AND ADJACENT PAVEMENT
- 4 ADJACENT PAVING, REFER TO CONSTRUCTION PLANS
- 5 CRUSHED AGGREGATE, WRAP WITH FILTER FABRIC
- 6 4" PERFORATED DRAIN PIPE; CONNECT TO LANDSCAPE DRAINAGE SYSTEM, RE: CIVIL
- 7 PREPARED SUBGRADE OR STRUCTURAL BACKFILL

NOTES:
1. REFER TO CONSTRUCTION PLAN FOR OVERALL WALL LAYOUT
2. REFER TO CONSTRUCTION SCHEDULE AND SPECIFICATIONS FOR CONCRETE COLOR/FINISH
3. REINFORCING SHOWN FOR REFERENCE ONLY; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LA AND STRUCTURAL ENGINEER
4. WALL TO BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.
5. CONSTRUCTION SHALL NOT DAMAGE ANY ROOT SYSTEMS ADJACENT TO PROTECTED TREES. LANDSCAPE ARCHITECT TO BE NOTIFIED IF CONFLICT WITH WALL LAYOUT AND EXISTING TREES.



- 1 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 2 COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
- 3 FILTER FABRIC, PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
- 4 COMPACTED SUBGRADE, RE: GEOTECH
- 5 NATURAL STONE
- 6 ADJACENT PAVING, RE: CONSTRUCTION PLANS
- 7 ADJACENT PLANTING, RE: PLANTING PLANS
- 8 PERFORATED DRAIN PIPE

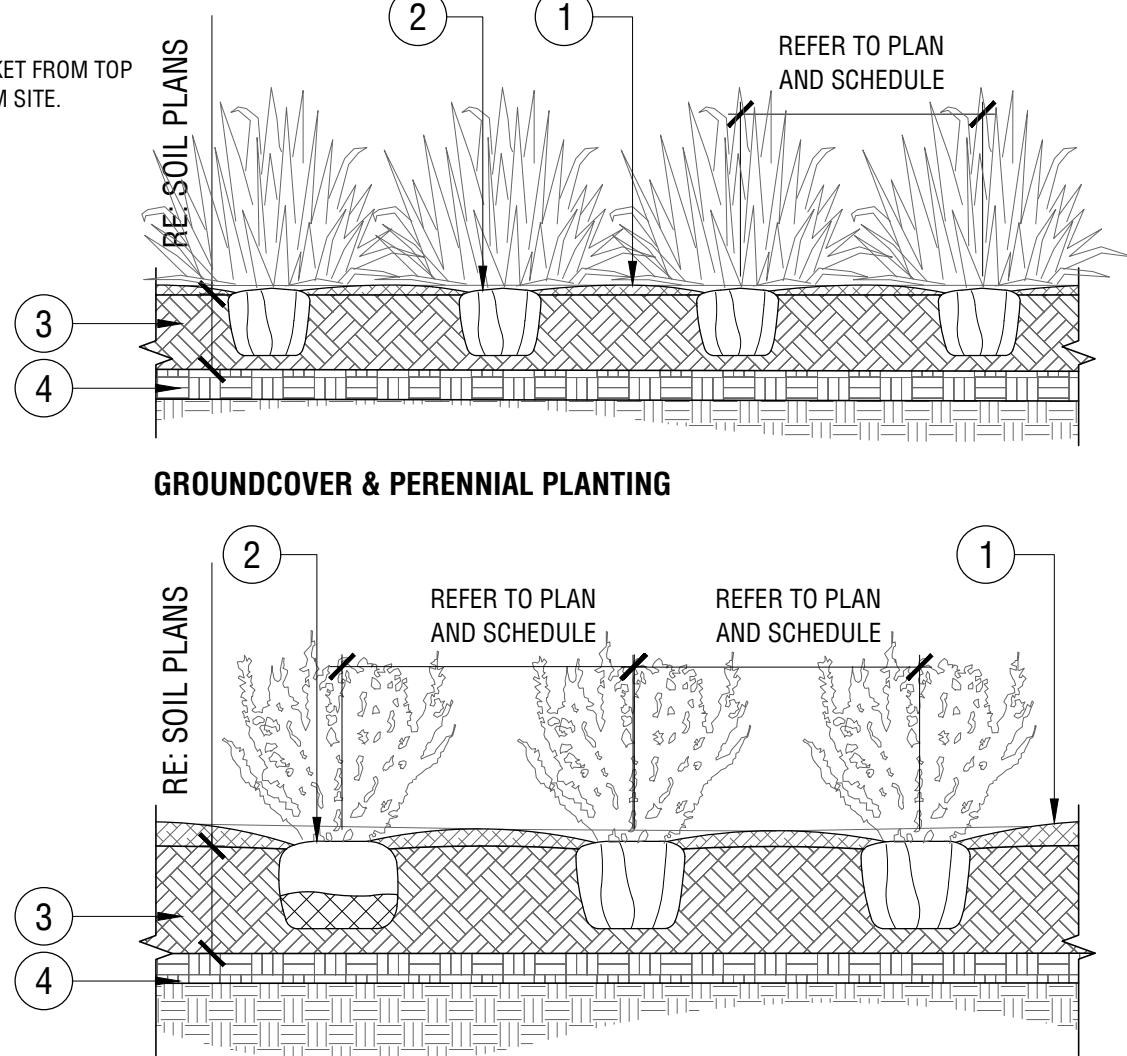


SECTION - STACKED STONE WALL 02

SECTION - SITE WALL TYPE 101

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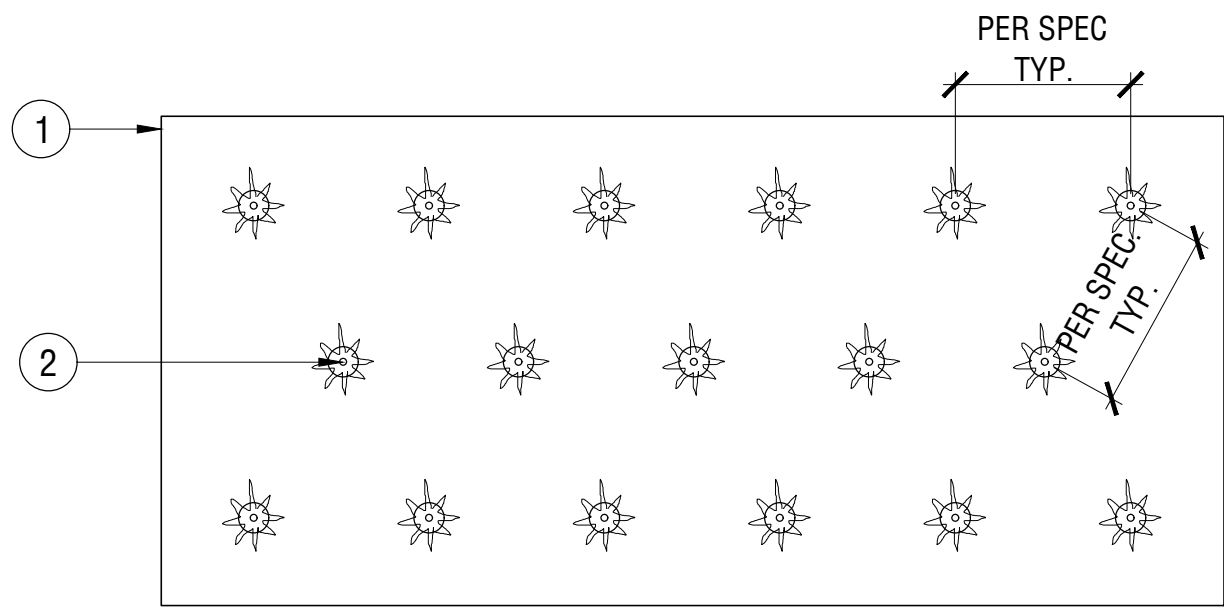
- NOTES:**
- A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
- B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.
- ① 3" MULCH LAYER, TYP.
- ② TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
- ③ PLANTING MIX, RE: SOIL PLANS
- ④ PREPARED SUBGRADE, TILLED TO 4"-6" DEPTH, TYP.



0 1 2
SCALE: 1/2" = 1'-0"

DETAIL - SHRUB AND PERENNIAL PLANTING 03
BP-NH-LWM-PA-07

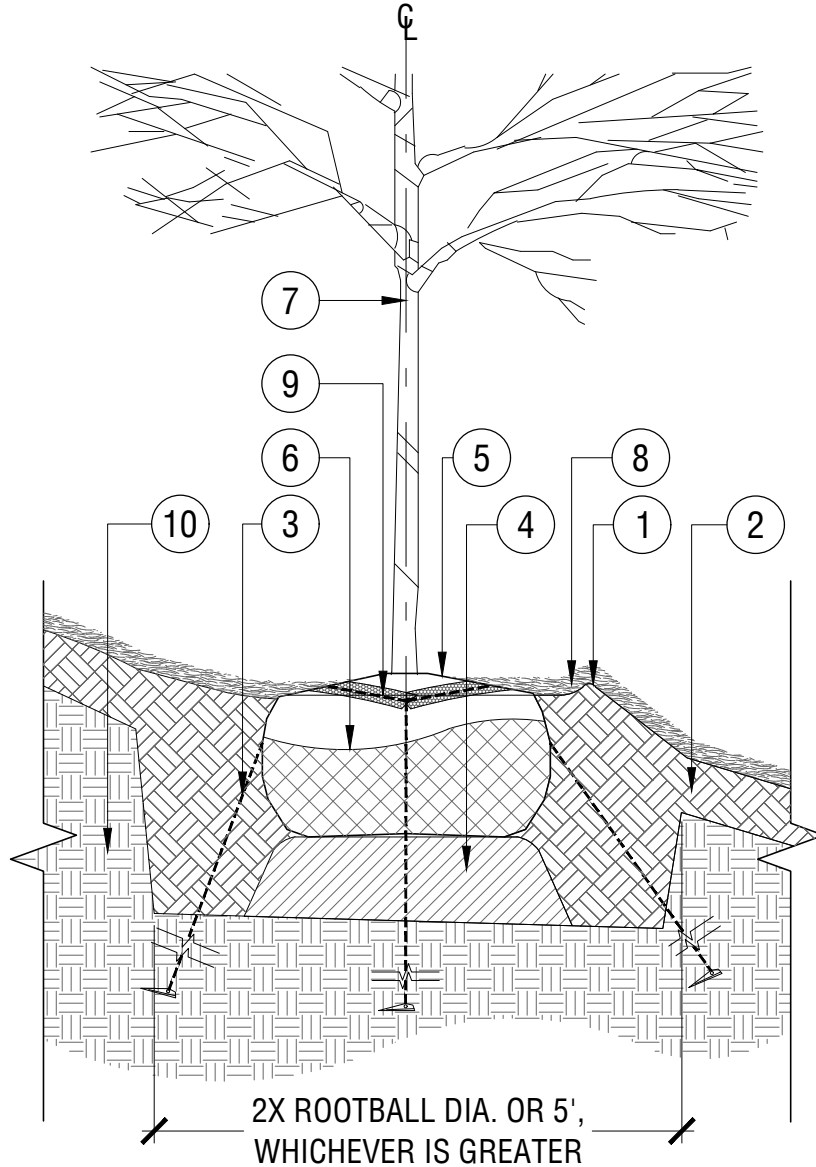
- ① EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
- ② PLUGS - PER SPECIFICATION



SCALE: NTS

PLAN - PLUG LAYOUT 05
BP-NH-LWM-PA-12

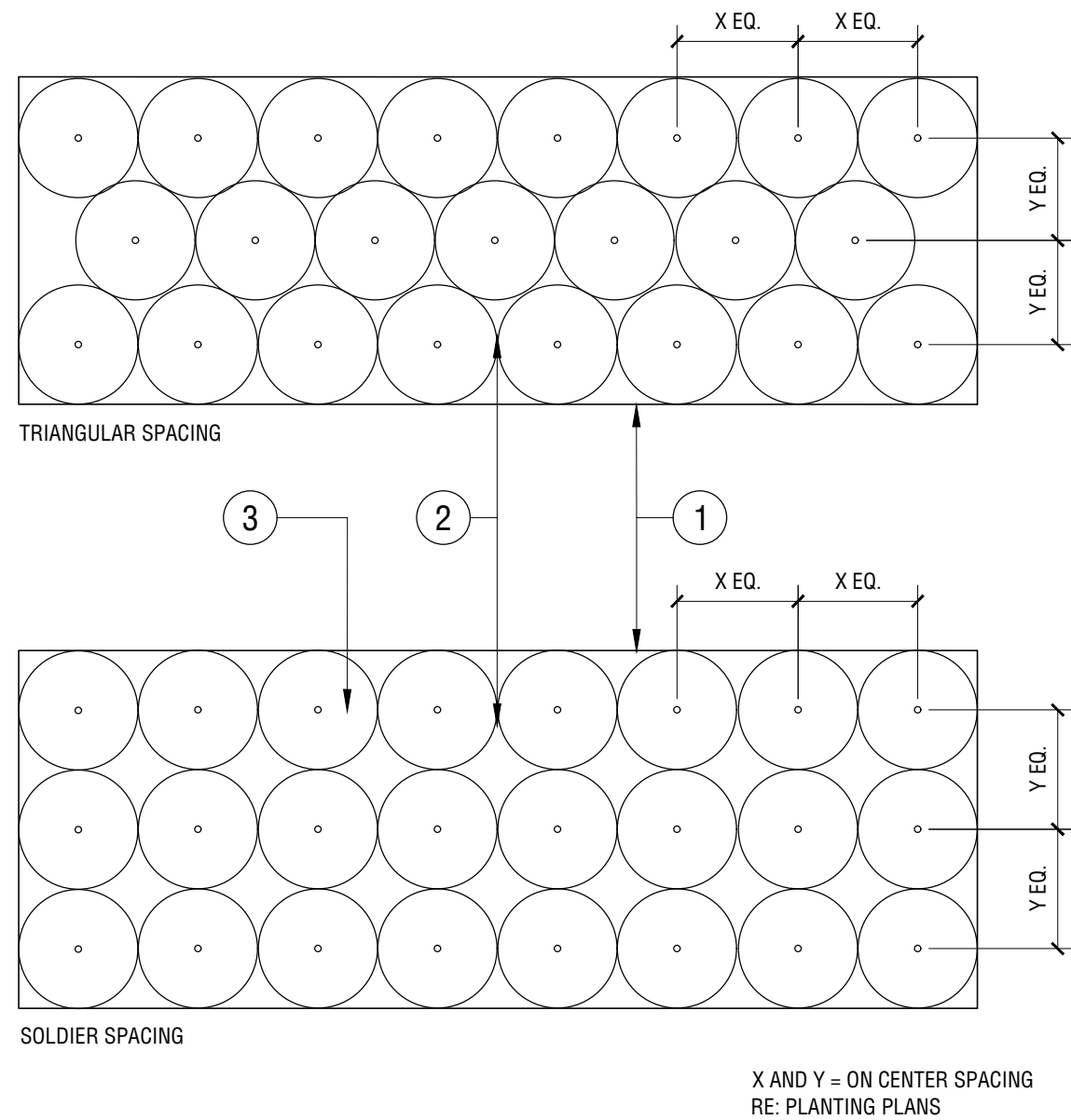
- ① 6" BERM AND WATERING SAUCER
- ② PLANTING MIX
- ③ PLATIPUS ANCHOR SYSTEM
- ④ COMPACTED SUBGRADE MOUND FOR DRAINAGE.
- ⑤ TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX. ROOT FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
- ⑥ REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
- ⑦ TREE TRUNK
- ⑧ 3" MULCH LAYER NOT TO TOUCH TRUNK
- ⑨ ANCHOR MAT
- ⑩ UNDISTURBED SUBGRADE



0 1'-4" 12'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING ON SLOPE 02
BP-NH-LWM-PA-05

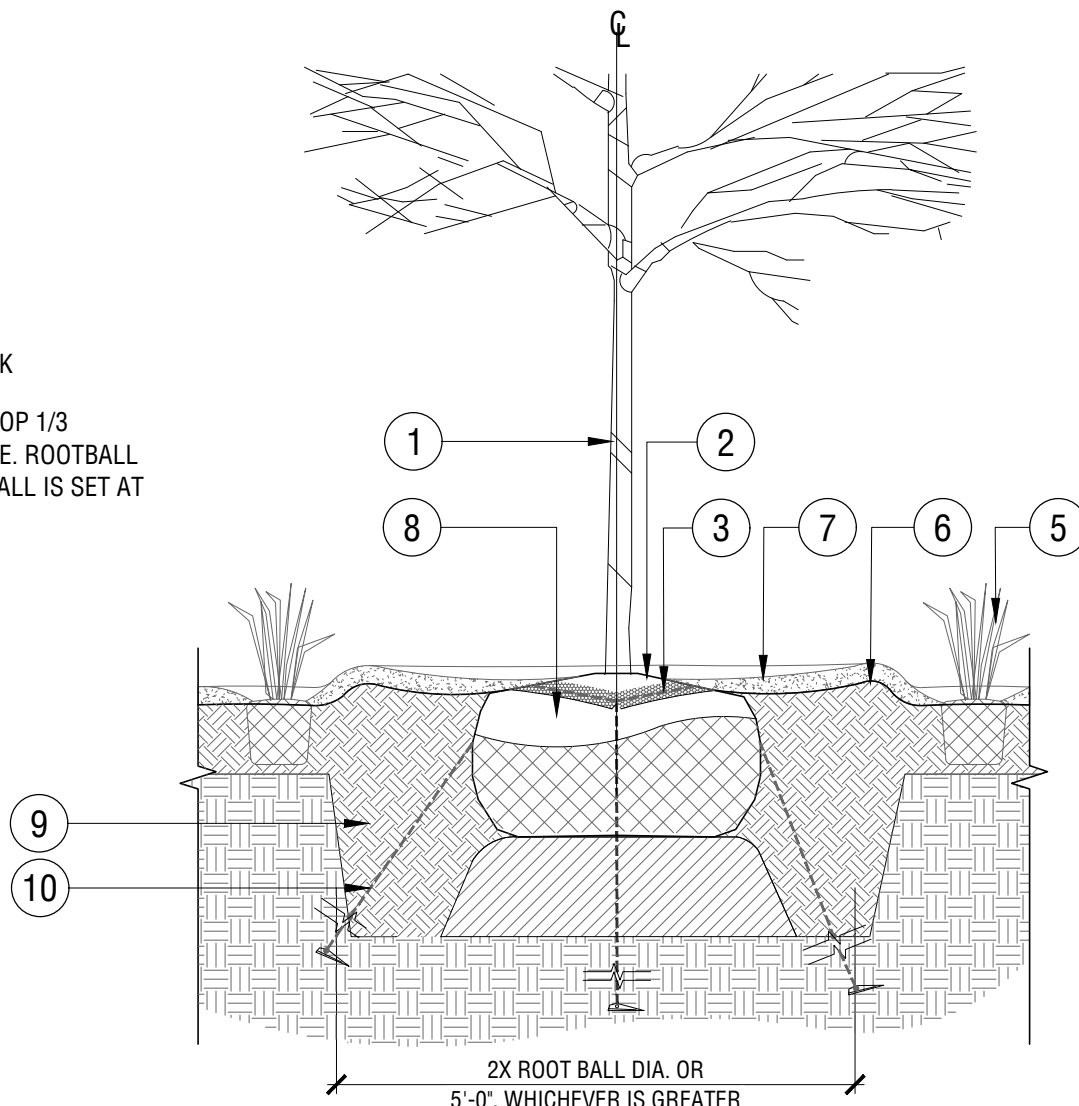
- ① EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
- ② PLANT SPACING AS PER PLANS
- ③ ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA



0 1'-4" 12'-8"
SCALE: 1/4" = 1'-0"

PLAN - SHRUB AND GROUND COVER SPACING, TYPICAL 04
BP-NH-LWM-PA-01

- ① TREE TRUNK
- ② TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED MIX
- ③ ANCHOR MAT, RE: SPECS
- ⑤ ADJACENT PLANTING
- ⑥ 3" EARTH SAUCER
- ⑦ 3" MULCH LAYER NOT TO TOUCH TRUNK
- ⑧ REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOT BALL AND REMOVE FROM SITE. ROOTBALL FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
- ⑨ PLANTING MIX, RE: SPECS
- ⑩ PLATIPUS ANCHOR SYSTEM RE: SPECS



0 1'-4" 12'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING IN LANDSCAPE AREA 01
BP-NH-LWM-PA-04

SITE PLAN REVIEW

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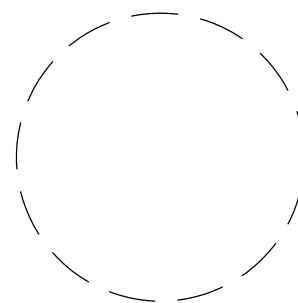
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1 FOUNDRY ST.
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PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023

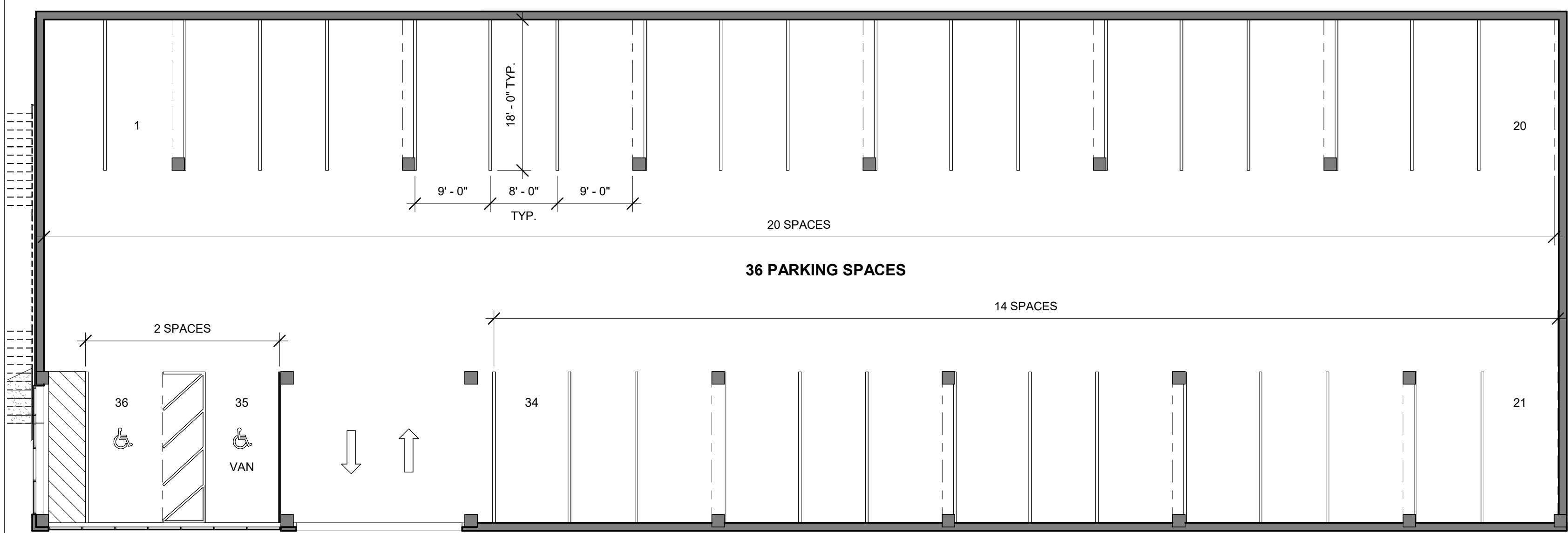
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SCALE: 1" = 20'-0"

PLANTING DETAILS

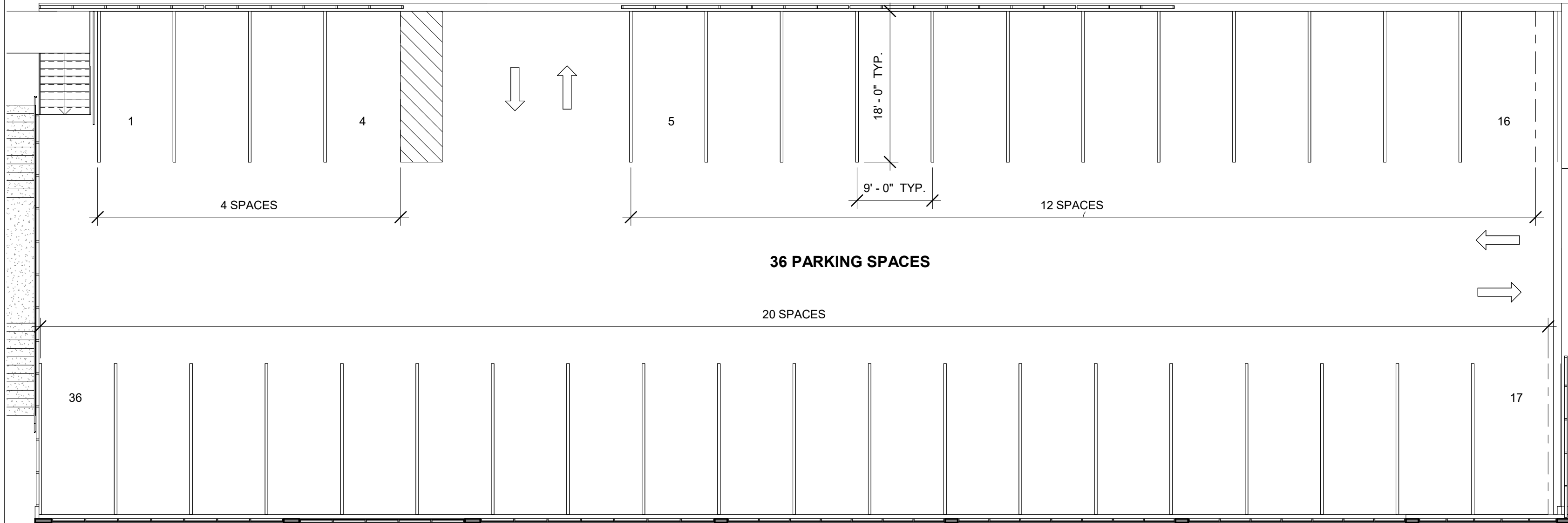
L701

(Page 32 of 38)



1
A-202

2 PARKING GARAGE - LEVEL 1
3/32" = 1'-0"

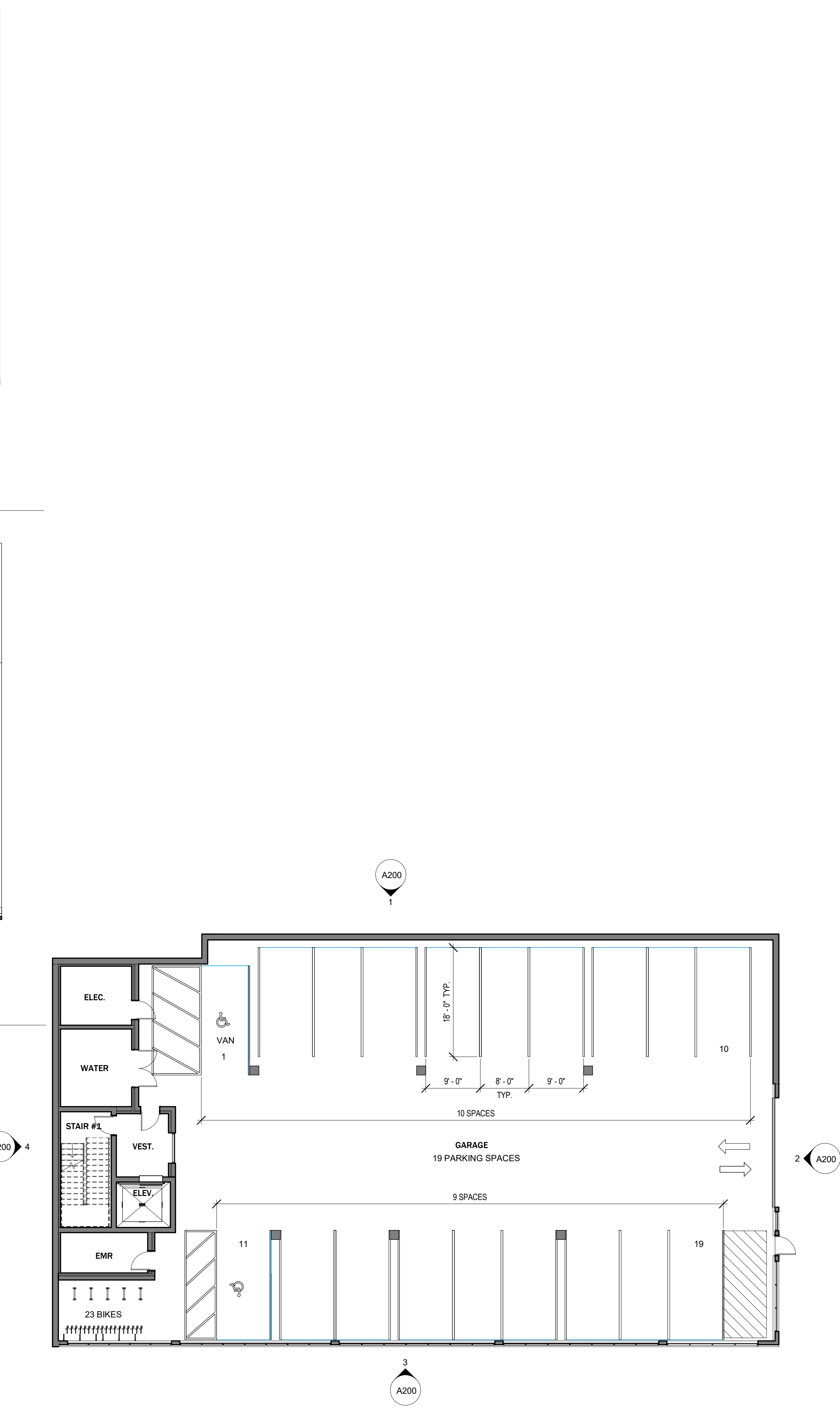


3
A-202

3 PARKING GARAGE - LEVEL 2
3/32" = 1'-0"



1
A-200



1
A-200

SITE PLAN REVIEW

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LEBANON, NH

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PROJECT: 2125

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 3/32" = 1'-0"

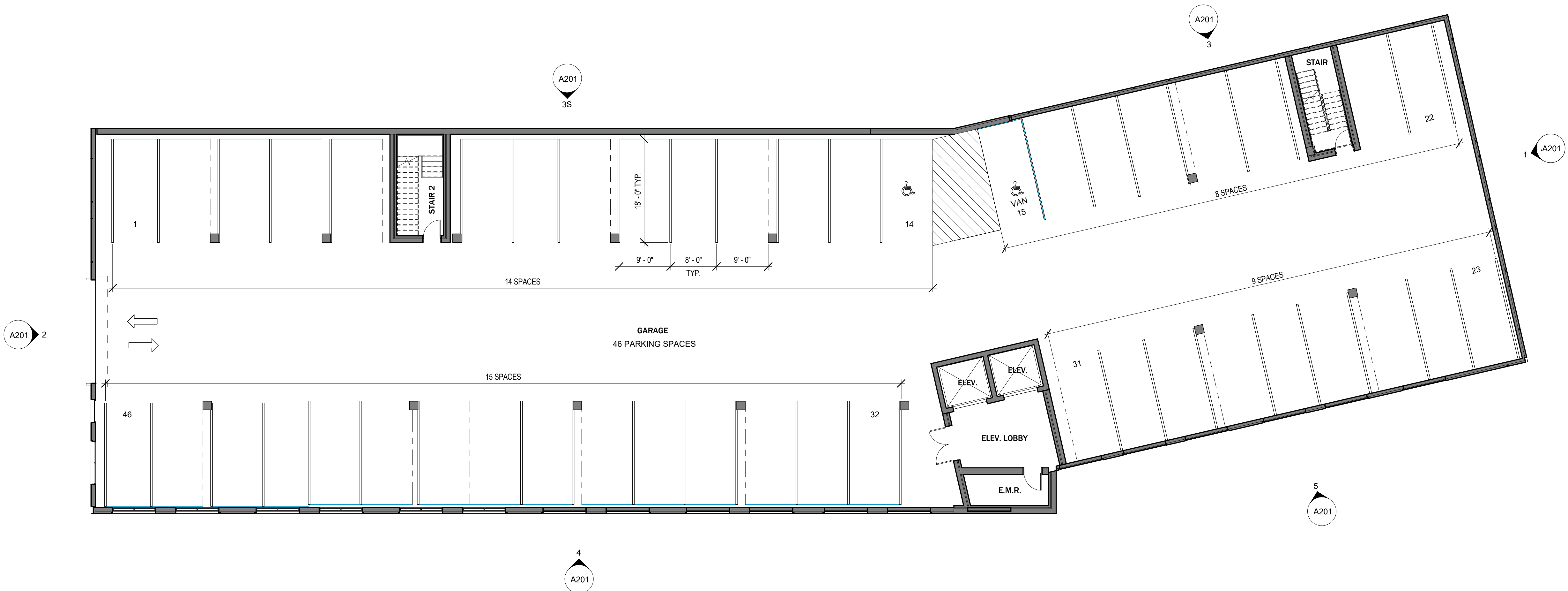
PARKING PLAN - 25
MECHANIC &
PARKING GARAGE

A100

(Page 33 of 38)

10/5/2023 3:14:34 PM

Page 45 of 116



1 BLDG 3 - LEVEL 0_ Copy 1
3/32" = 1'-0"

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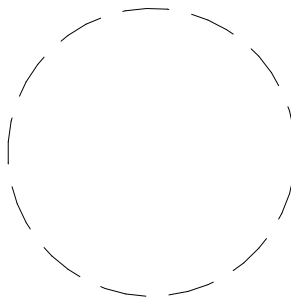
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BUILDING 3
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT: 2125

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 3/32" = 1'-0"

**PARKING PLAN -
BUILDING 3**

A101

(Page 34 of 38)

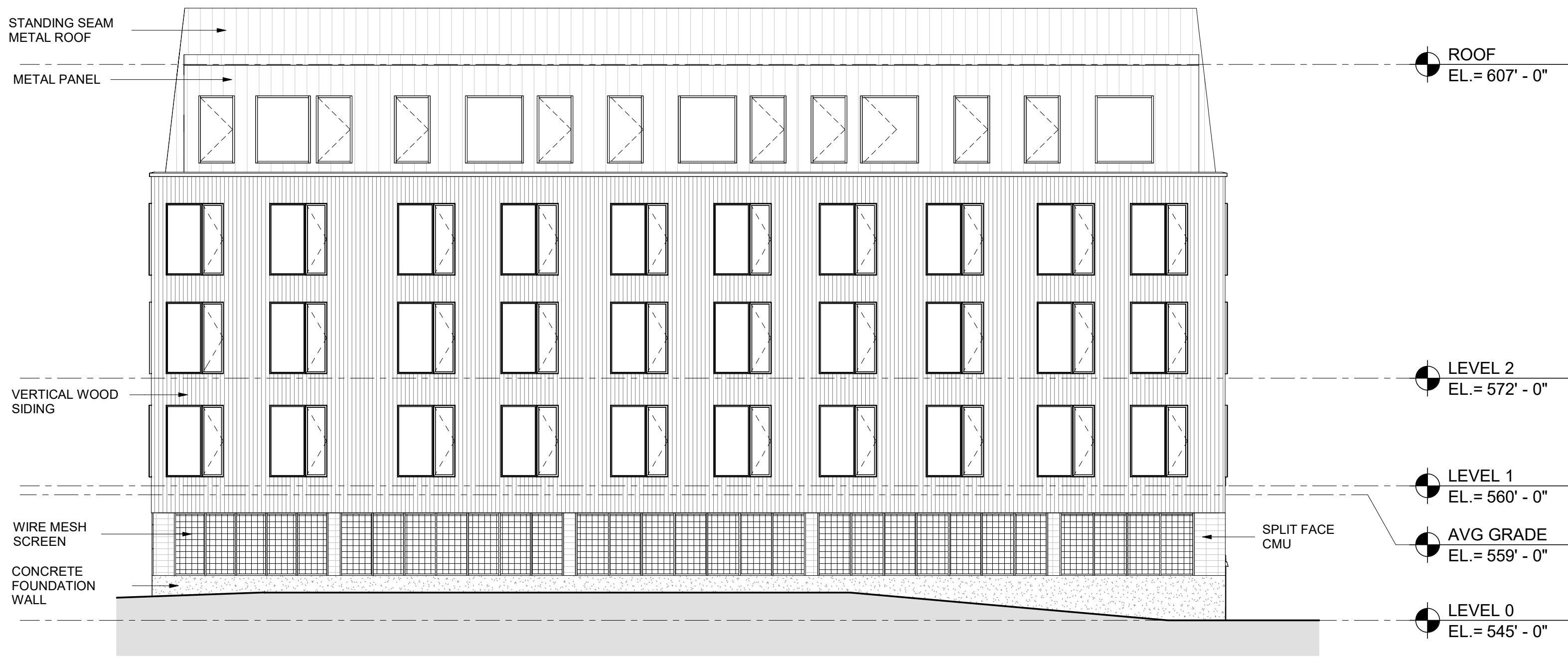
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4 SPR - 25 MECHANIC - SOUTH ELEVATION
3/32" = 1'-0"



2 SPR - 25 MECHANIC - NORTH ELEVATION
3/32" = 1'-0"



3 SPR - 25 MECHANIC - EAST ELEVATION
3/32" = 1'-0"



1 SPR - 25 MECHANIC - WEST ELEVATION
3/32" = 1'-0"

SITE PLAN REVIEW

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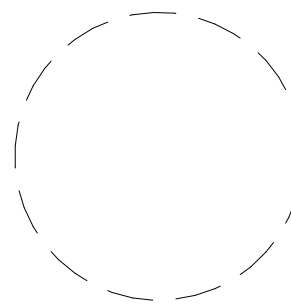
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LEBANON, NH

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PROJECT: 2125

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 3/32" = 1'-0"

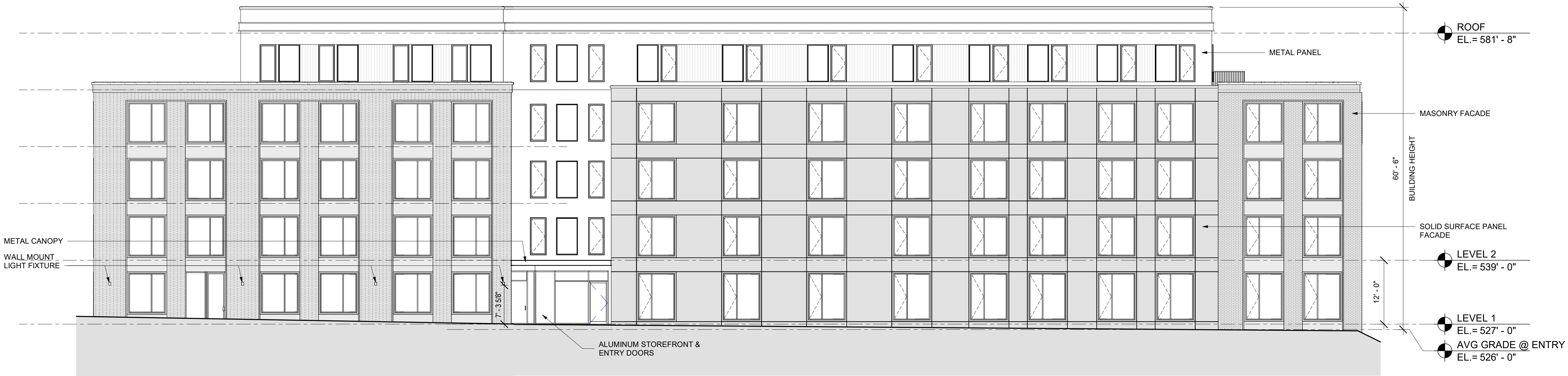
**BUILDING ELEVATIONS -
25 MECHANIC**

A200

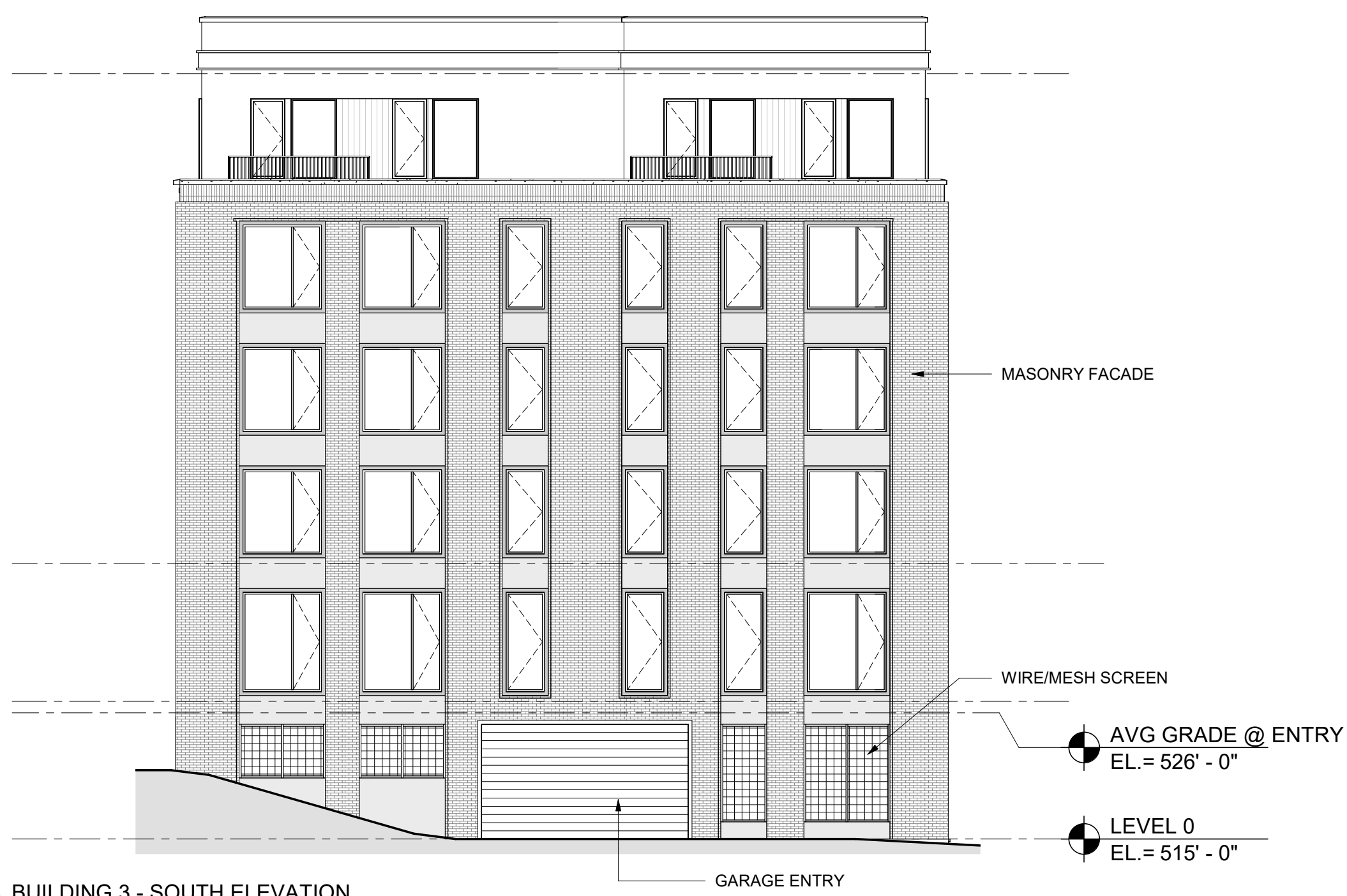
(Page 35 of 38)



4 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



3 SPR BUILDING 3 - WEST ELEVATION A
3/32" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

SITE PLAN REVIEW

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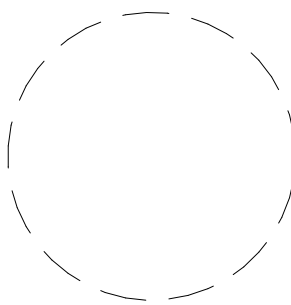
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BUILDING 3
LEBANON, NH

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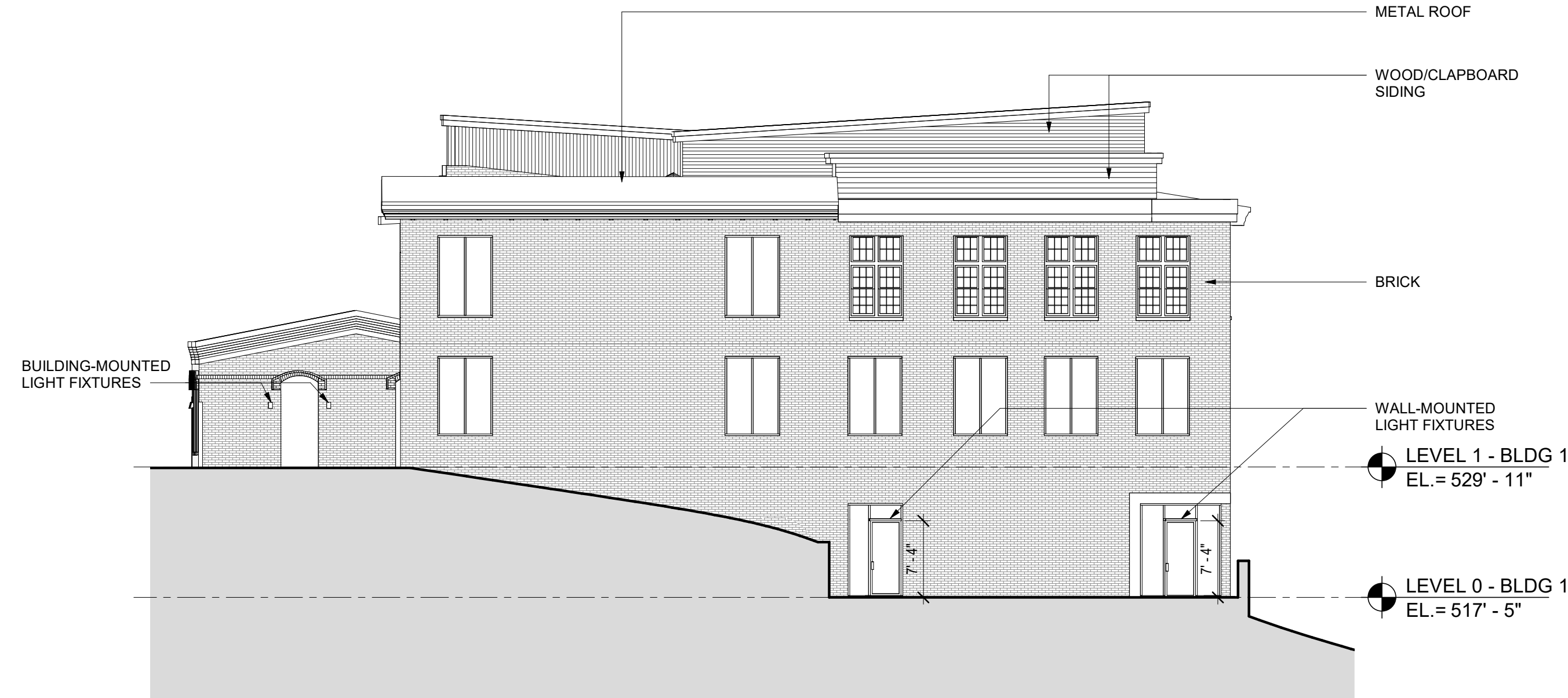
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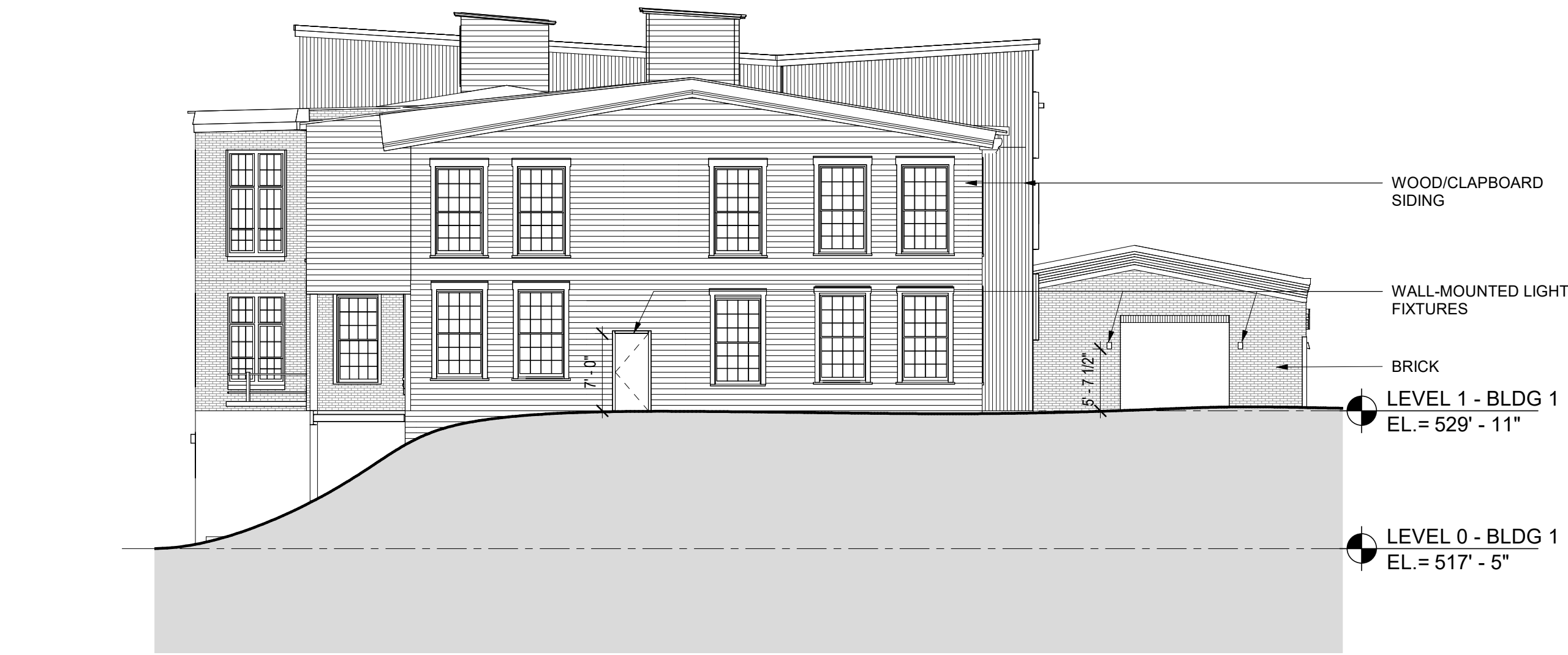
**BUILDING ELEVATIONS -
BUILDING 3**

A201

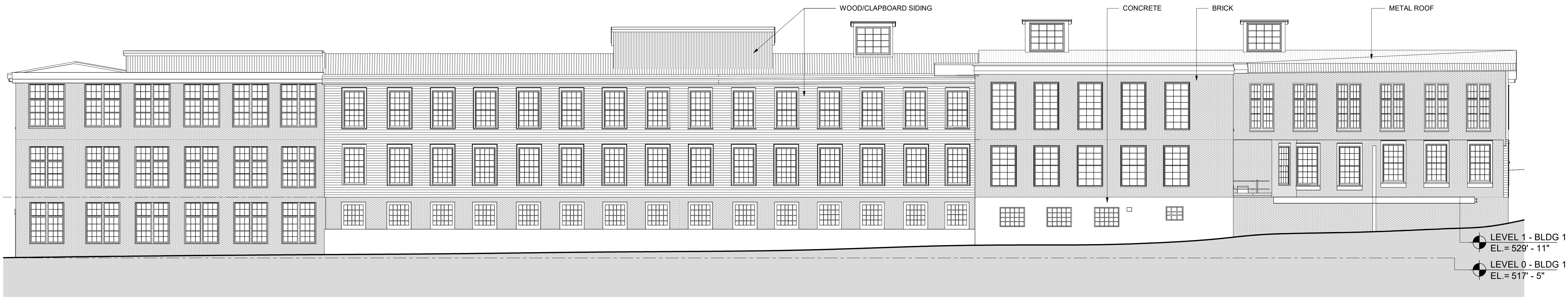
(Page 36 of 38)



4 MILL - SOUTH ELEVATION - EXISTING
3/32" = 1'-0"



3 MILL - NORTH ELEVATION - EXISTING
3/32" = 1'-0"



2 MILL - EAST ELEVATION - EXISTING
3/32" = 1'-0"



1 MILL - WEST ELEVATION - EXISTING
3/32" = 1'-0"

SITE PLAN REVIEW

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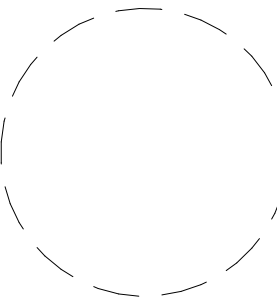
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1 FOUNDRY ST.
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PROJECT:

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 3/32" = 1'-0"

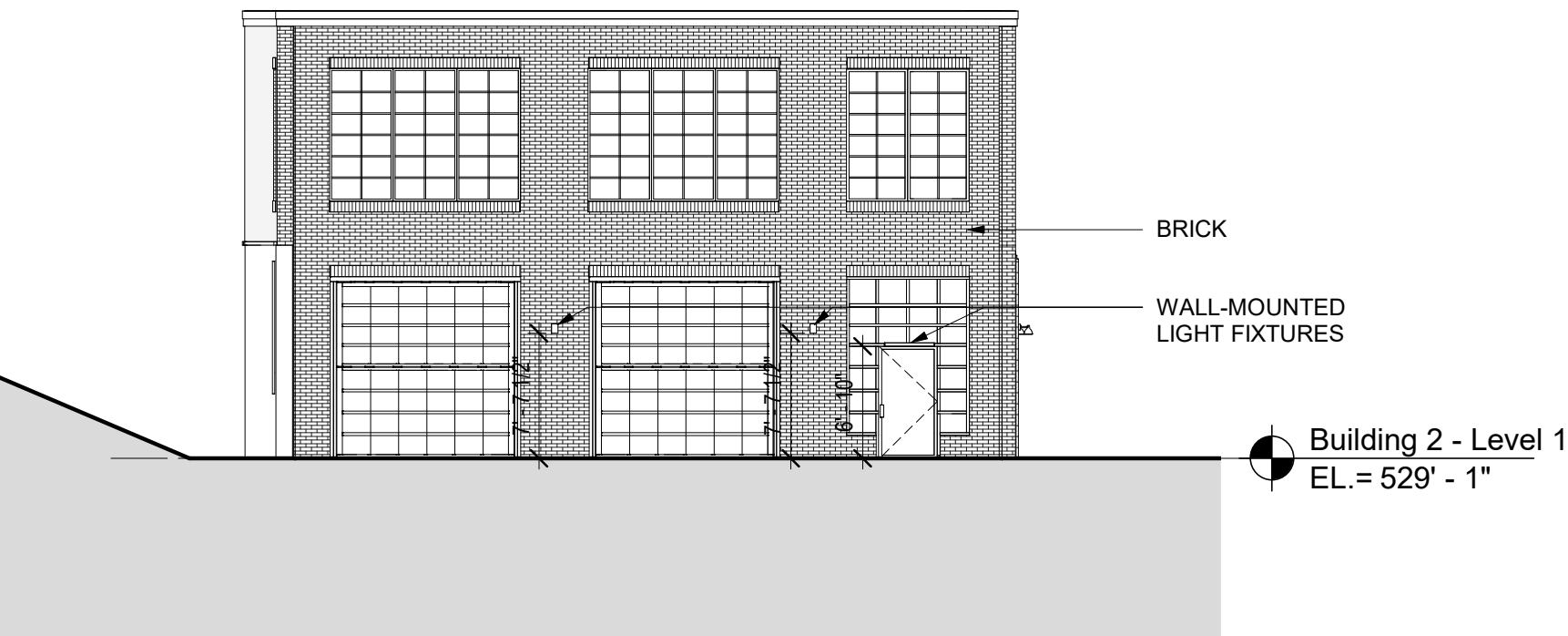
BUILDING ELEVATIONS -
EXISTING MILL

A202

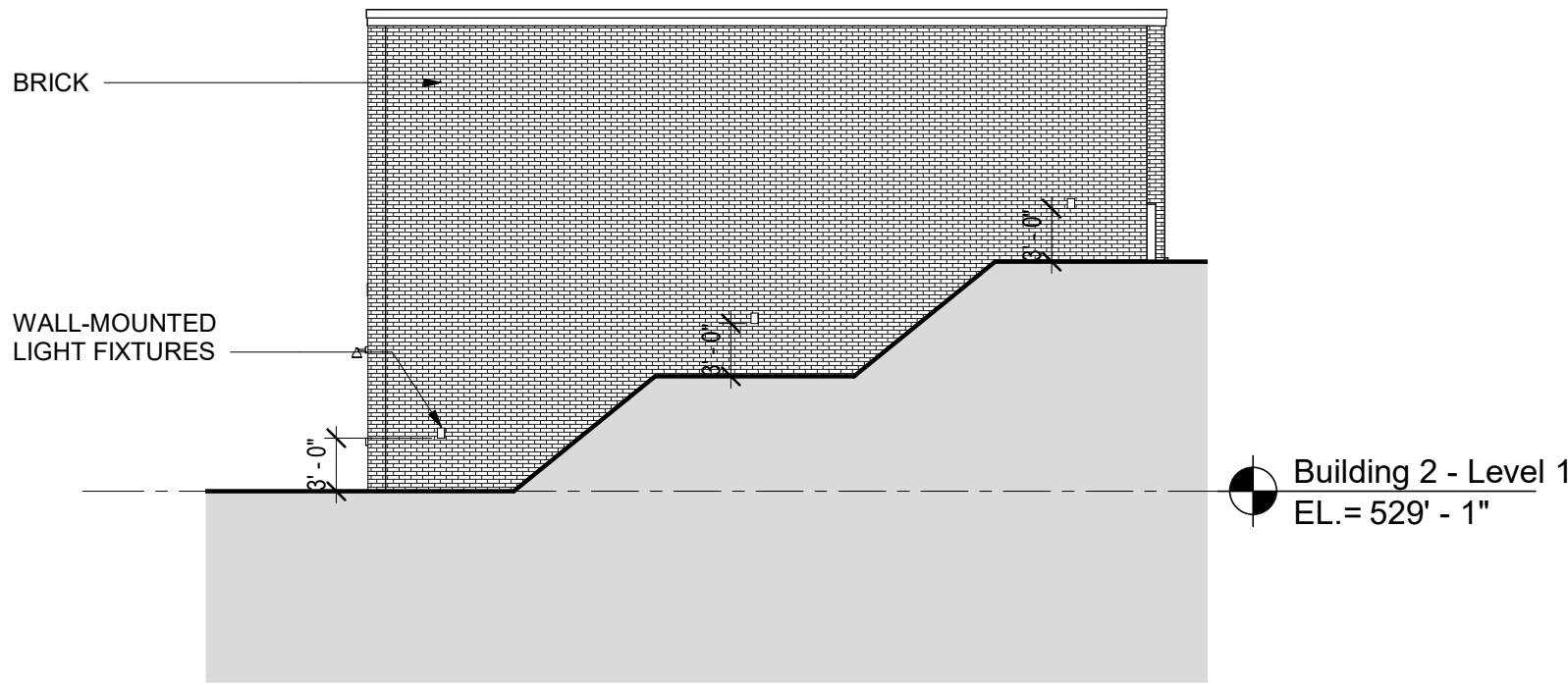
(Page 37 of 38)



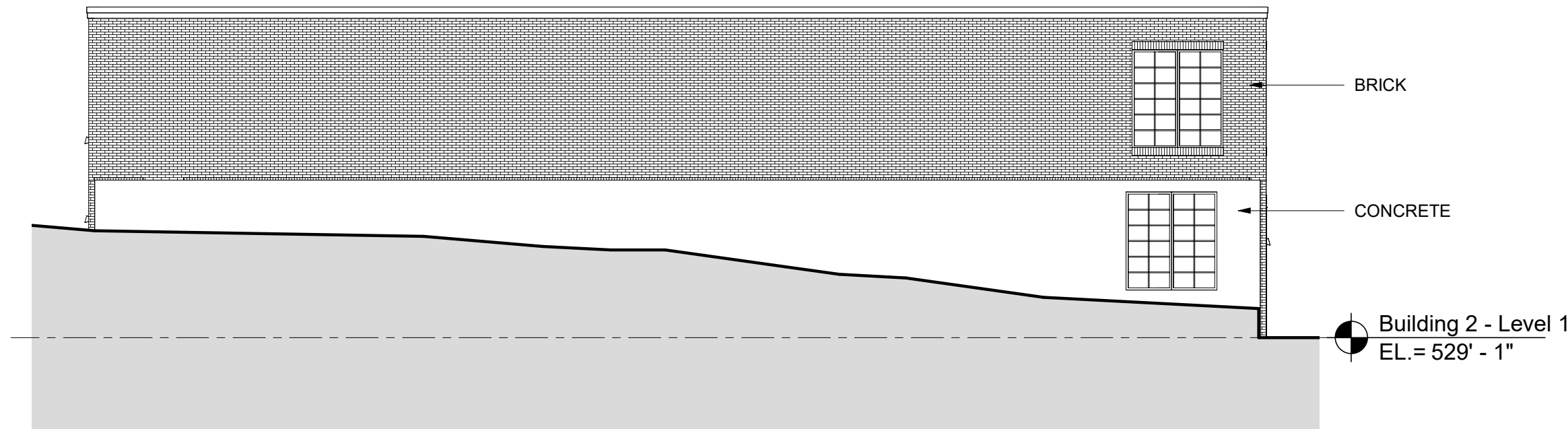
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3/32" = 1'-0"



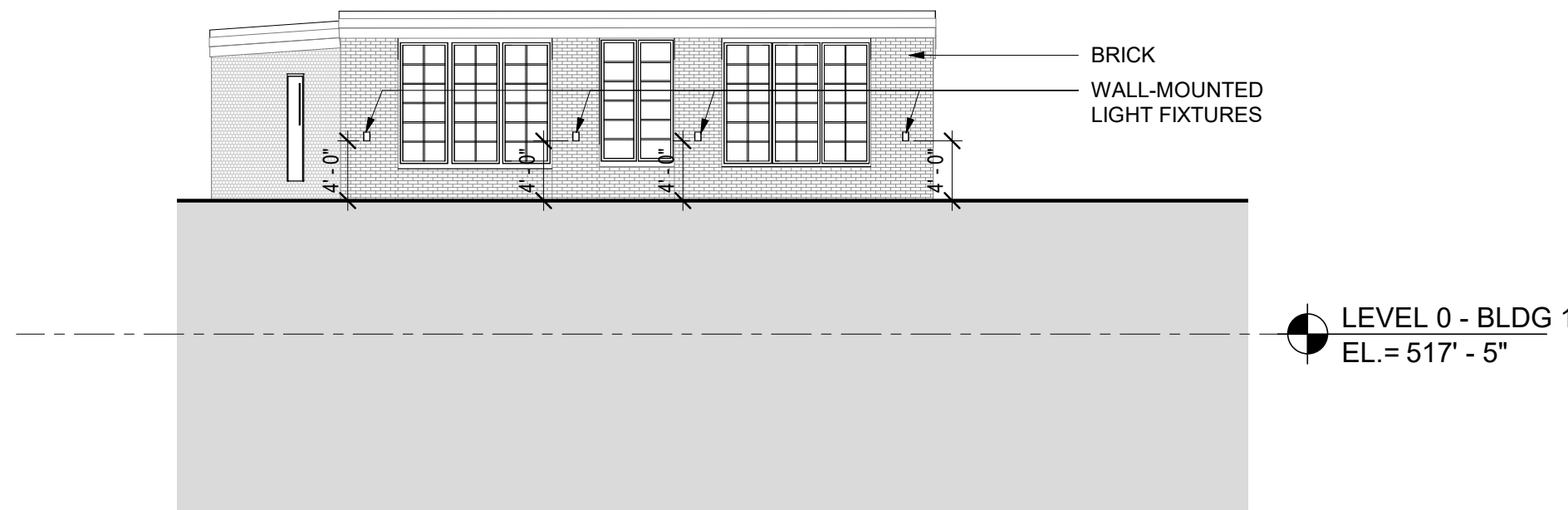
7 BUILDING 2 - SOUTH ELEVATION
3/32" = 1'-0"



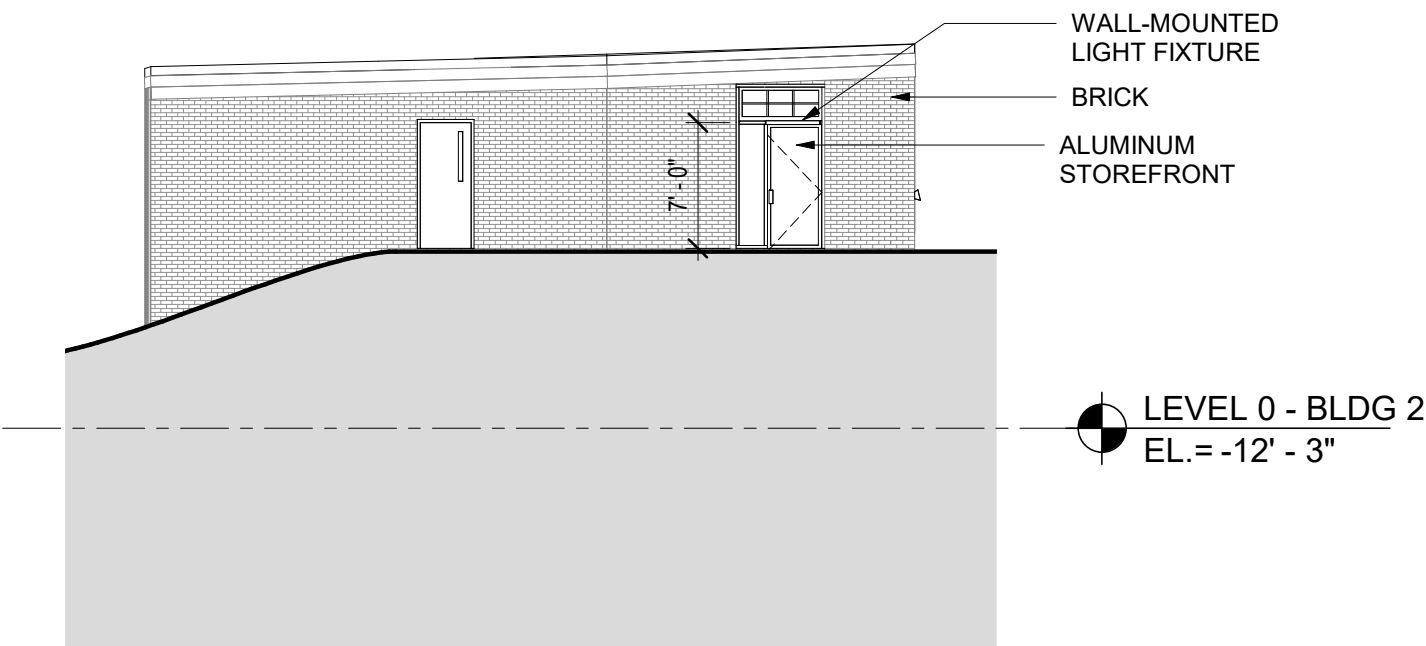
8 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"



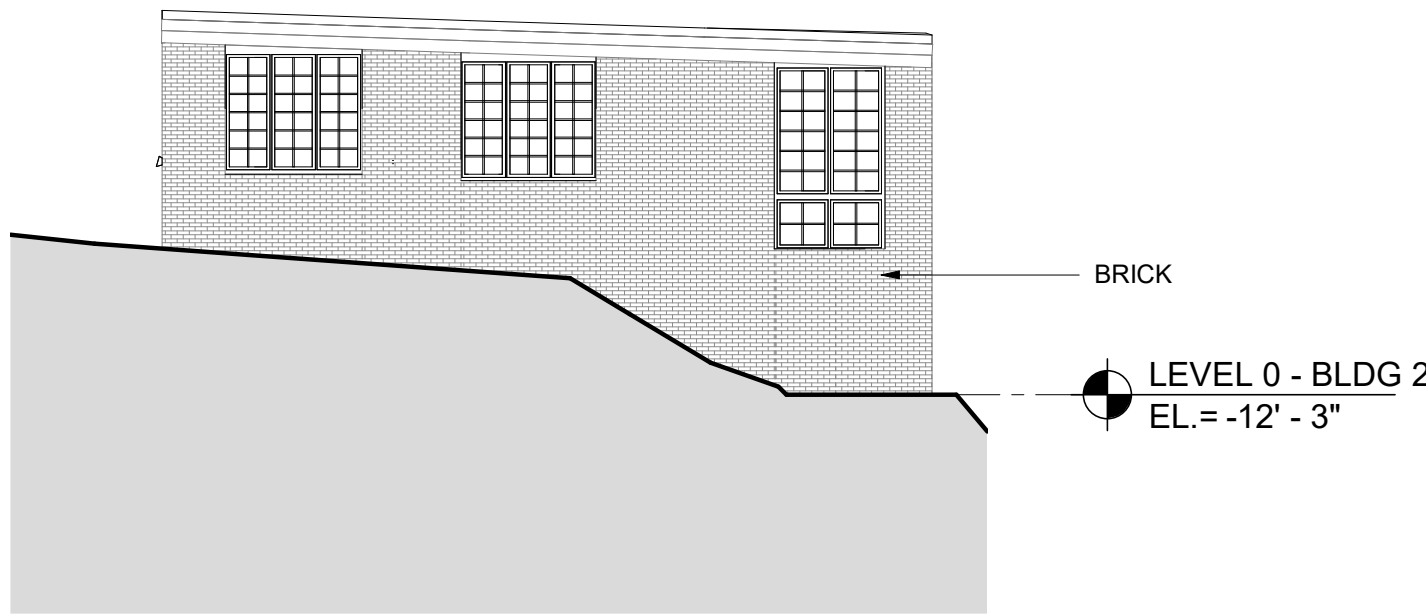
6 BUILDING 2 - WEST ELEVATION
3/32" = 1'-0"



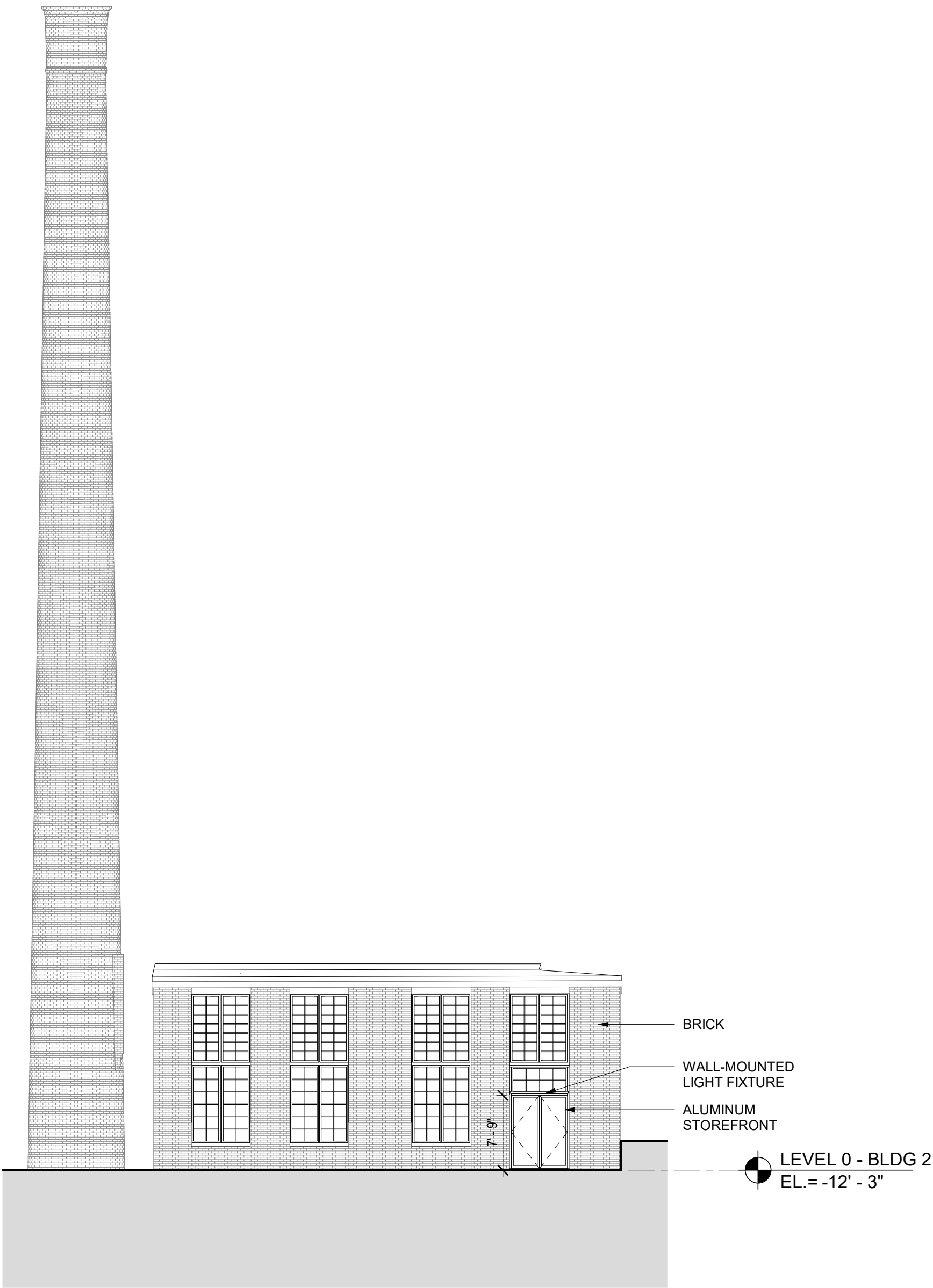
3 BOILER BUILDING - WEST ELEVATION
3/32" = 1'-0"



2 BOILER BUILDING - NORTH ELEVATION
3/32" = 1'-0"



1 BOILER BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



4 BOILER BUILDING - EAST ELEVATION
3/32" = 1'-0"

SITE PLAN REVIEW

RODE

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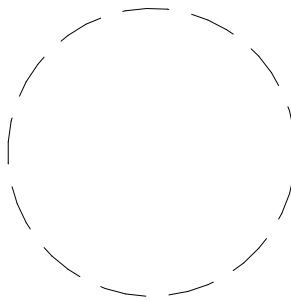
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Boston, MA 02114
857.444.8675 | T



1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

PROJECT:

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23

DATE: 08.15.22

SCALE: 3/32" = 1'-0"

BUILDING ELEVATIONS -
BOILER BUILDING &
BUILDING 2

A203

(Page 38 of 38)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

December 11, 2023 Meeting

Staff Memorandum – PB2023-02-EXT

APPLICATION INFORMATION

Agenda Item: 4.B

Application ID#:
PB2023-42-EXT

Application Type:
Request for an extension of the time to achieve active and substantial development of Phase 2A of the Prospect Hill Phase 2 residential development

Property Location:
Prospect Street

Property Owner/Applicant:
Brady Sullivan Prospect Hill, LLC

Property Size:
+/-39.48 Ac.

Zoning District(s):
Residential Three (R-3)

Overlay District:
Wetlands Conservation District

Staff Attachments:

- Notice of Action dated 12/13/21 (PB2021-02-EXT & PB2023-37-FMAJA)
- Approved phasing plan for Prospect Hill Phase 2

HEARING NOTICE

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

APPLICATION AND OTHER MATERIALS

- ▶ Application form
- ▶ Letter dated November 28, 2023, from Jon Rokeh, PE, of Rokeh Consulting, LLC
- ▶ Abutters list (2 pages)*

*(*staff note: in connection with the City's record archiving procedures, the abutters list will now be provided as part of the agenda packet for all applications)*

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is the larger portion of the Prospect Hills development project that was originally approved on April 12, 2005 for two phases. Phase 1 has been completed and Phase 2 is currently under construction. Phase 2 was reapproved in 2016 and since then has received several extensions. In connection with the last extension request, which was approved in 2021, the Board also approved a phasing plan for Phase 2, which allows Phase 2 to be constructed in phases.

Pursuant to the Planning Board's conditions of approval (see attached Notice of Action dated 12/13/21), the applicant was required to achieve "active and substantial development" of Phase 2A by November 15, 2023. Following a site visit conducted in early November, 2023, the City Engineer determined that "active and substantial development" of Phase 2A has not yet been achieved. Consequently, the applicant filed a timely request on

November 15, 2023, for an extension of time to achieve “active and substantial development” of Phase 2A. The Phase 2 phases are depicted on the attached plan sheet titled, “Overall Development Phasing Plan, Prospect Hill – Phase 2”, recorded at the Grafton County Registry of Deeds on January 3, 2023.

ORDINANCE REQUIREMENTS

Collectively, the attached 12/13/21 Notice of Action and the attached plan sheet constitute the “phasing plan” for Prospect Hill Phase 2 (“Phasing Plan”), which was approved by the Planning Board pursuant to Section 7.13 (“Phased Development”) of the Subdivision Regulations. Pursuant to Section 7.13.C of the Subdivision Regulations, the Phasing Plan specifies “threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered “vested” pursuant to RSA 674:39, and the New Hampshire common law of vested rights.” These thresholds include “active and substantial development” and “substantial completion” for each phase of Phase 2.

With respect to Phase 2A, the applicant was required to achieve “active and substantial development” of Phase 2A by November 15, 2023. “Active and substantial development” is defined in Section 14.1.B.1.a as follows:

- a. For purposes of these Regulations, unless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply “Active and Substantial Development or Building” when inspected and approved by the Reviewing Engineer:
 - i) Construction of and/or installation of basic infrastructure to support the development (including all of the following: one or more subdivision roadways, access ways, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and,
 - ii) Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,
 - iii) Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

Movement of earth, excavation, or logging of a site without completion of items i, ii, and iii, above, shall not be considered “Active and Substantial Development or Building.” Plans approved in phases shall be subject to this definition for the phase currently being developed.

Following a site inspection performed on November 14, 2023, the City Engineer determined that “active and substantial development” of Phase 2A has not yet been achieved. For phased developments, a request for an extension of the time to achieve active and substantial development may be made pursuant to Section 7.13.C which provides as follows:

If the applicant anticipates being unable to meet any time deadline(s) set forth in the approved phasing schedule with respect to any phase, he or she may apply to the Planning Board for an extension of up to two (2) years for the particular phase, pursuant to Section 7.12 of these Regulations. The request for an extension shall be submitted to the Planning Office prior to the expiration of the deadline(s) involved.

Here, the applicant submitted an extension request pursuant to Section 7.13.C on November 15, 2023, which was prior to the expiration of the “active and substantial development” deadline and, therefore, was timely made.

In determining whether to grant such an extension of the time to achieve “active and substantial development” of Phase 2A, Section 7.12.D provides that the Board shall:

[C]onsider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section.

For a description of the applicant's request, please see attached letter dated November 24, 2023, from Jon Rokeh, PE (the letter was originally submitted on November 15th and was subsequently updated pursuant to a suggestion from staff).

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the extension request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the following conditions:

1. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) and the Notice of Action dated December 13, 2021 (PB2021-02-EXT & PB2023-37-FMAJA) and all conditions of approval thereof except for as as superseded by condition #2 below.
2. Condition of Approval #3 as set forth in the 12/13/21 Notice of Action for PB2021-02-EXT & PB2023-37-FMAJA is here by stricken and replaced with the following: With respect to the **Phase 2A** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *May 31, 2024*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2026*.

As required by Section 7.12.D (see above), please note that the Board's motion on the extension request must indicate the reason(s) for the Board's decision.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of Brady Sullivan Prospect Hills, LLC for an Extension, (PB2021-02-EXT) is complete enough to accept jurisdiction and commence review.

The motion was seconded by Matthew Hall. The vote on the motion was unanimous in favor, 7-0.

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board, having considered the evidence presented by the Applicant, and in light of the instructions in the Housing Appeals Board's Interim Order in this matter, finds that the totality of the circumstances warrants a conclusion that there is good cause to grant an extension for Phase II of the Prospect Hills development (Tax Map 108, Lot 2), originally approved as PB2016-22-EXP-FMAJ, and therefore hereby **APPROVES** the application of Brady Sullivan Prospect Hills, LLC, for an extension of time pursuant to Section 14.1.B.1.c of the Subdivision Regulations to achieve active and substantial development, PB2021-02-EXT, and also **APPROVES** the application to amend the approved plan to allow construction to proceed in phases per Section 7.13 of the Subdivision Regulations as shown on the plan sheet titled, "Overall Development Phasing Plan, Prospect Hill – Phase 2," dated October 5, 2011, last revised December 1, 2021, prepared by Rokeh Consulting, LLC, Job No. 2010.0023 (attached hereto as Exhibit A) and as set forth in the phasing schedule titled, "Prospect Hill Phase 2 – Construction schedule for Phasing Plan 2021," (attached hereto as Exhibit B), PB2021-37-FMAJA, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

1. The phasing plan shall be revised to change the label of Phase 2 "C-F" to Phase 2 "C, E, and F".
2. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016, PB2016-22-EXT-FMAJ.
3. With respect to the **Phase 2A** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2023*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2026*.

PLANNING BOARD NOTICE OF ACTION

0 Prospect Street (Tax Map 108, Lot 2)

PB2021-02-EXT

December 13, 2021

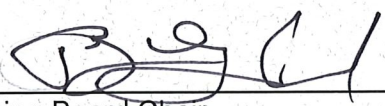
Page 2 of 2

4. With respect to the **Phase 2B** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2025*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2028*.
5. With respect to the **Phases 2C, 2E, and 2F** site improvements, the applicant shall be required to achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2029*.
6. The applicant shall work with the City Engineer to ensure that there are no dead-end water mains because of the proposed phasing and that drainage and wastewater are properly accommodated for each phase.
7. Within 60 days of this approval, the applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended and phased approval (per Section 14.1.B.1.c of the Subdivision Regulations).
8. Within 60 days of this approval and prior to the issuance of any permits and prior to the start of any construction activities or site work on the property, the applicant shall, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, enter into a new Performance Security Agreement and provide security necessary for the completion of all Phase 2A required improvements and utilities. The Agreement shall specify that security for Phase 2B shall be posted by no later than *February 1, 2024*, and security for Phases 2C, 2E, and 2F shall be posted by no later than *February 1, 2026*.

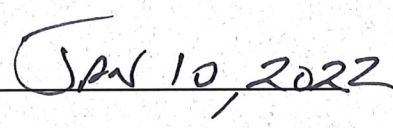
The motion was seconded by Jeremy Rutter. The vote on the motion was approved favor, 5-2.

THE CITY OF LEBANON

By:


Planning Board Chair

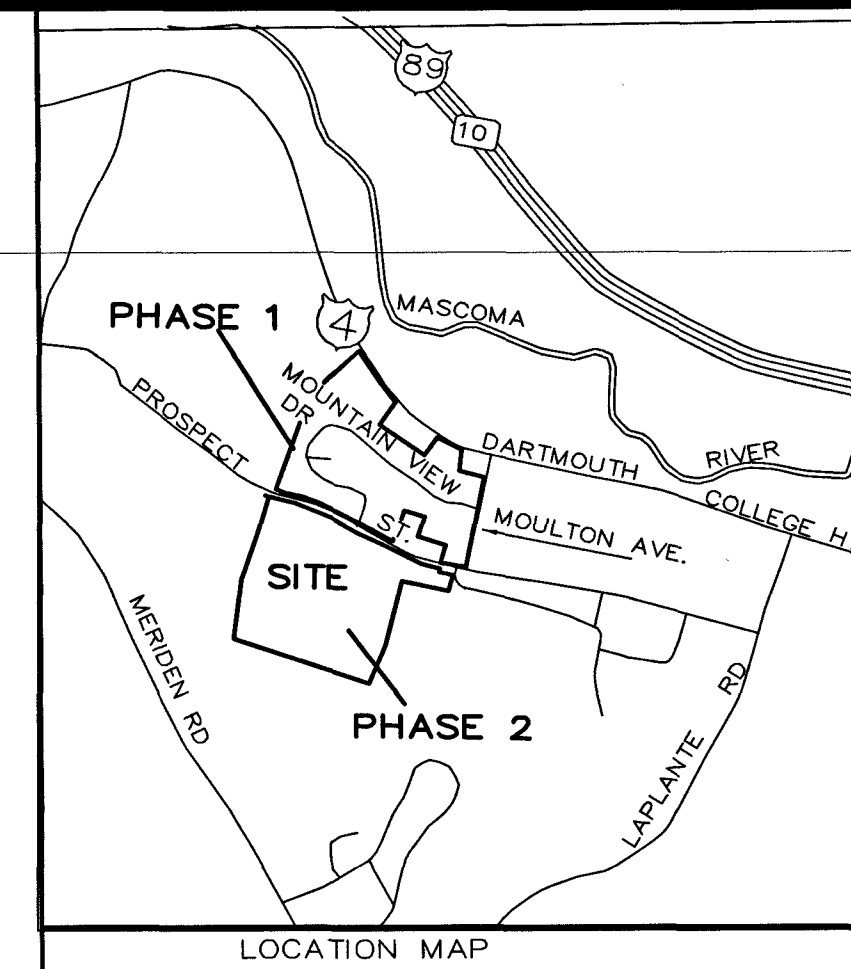
DATE:



PHASE 2 DEVELOPMENT MAP

SCALE: 1"=100'

PHASE 1 DEVELOPMENT MAP COMPLETED



LOT 122-10
VALERIE I AND DENNIS A HARPER
183 MERIDIAN ROAD
LEBANON, NH 03766

LOT 122-19
WALTER & BETTY PATERSON
82 PROSPECT STREET
LEBANON, NH 03766

MAP 108, LOT 2:
39.481 ACRES

MAP 108, LOT 14:
31.058 ACRES

LEBANON PLANNING BOARD
APPROVED: 12/13/21
CHAIRMAN
DATE OF SIGNATURE
11/21/22
TIME: 6:15 pm

- REFERENCE PLAN:
- 'OPEN SPACE PLAN - PROSPECT HILL, LEBANON, NH', DATED 4-8-04 AND LAST REVISED ON 11-11-05; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 12133.
 - 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 11-28-11; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14152.
 - 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-2-13; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14459.
 - 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-24-19; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 1573 ON 6/19/19.

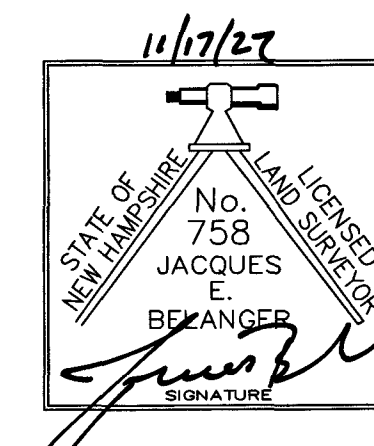
- PLAN NOTES:
- THE OWNER OF RECORD FOR LOT 108-14 AND 108-2 IS BRADY SULLIVAN PROSPECT HILLS, LLC, 670 NORTH COMMERCIAL STREET, SUITE 303, MANCHESTER, NH 03101 DEED REF: BOOK 3748, PAGE 0402
 - THE SUBJECT PARCELS ARE LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO SHOWN THE ADDITIONAL PHASING FOR PROJECT THAT WAS APPROVED BY THE LEBANON PLANNING BOARD ON DECEMBER 13, 2021.
 - THE OPEN SPACE THAT WAS PREVIOUSLY RECORDED ON 6/19/19 IS UNCHANGED BY THE ADDITIONAL PHASE DESIGNATIONS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.
11/17/22
DATE
LISCENSED LAND SURVEYOR



2021 PHASING PLAN

PHASE 2 A	PHASE 2 A - 2022-2023
PHASE 2 B	PHASE 2 B - 2024-2025
PHASE 2 C	PHASE 2 C, E, & F
PHASE 2 E	
PHASE 2 F	

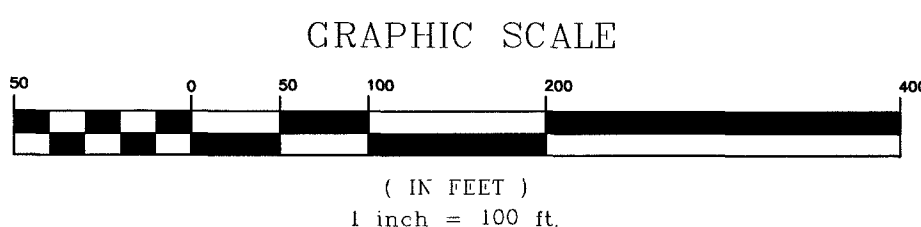
Phase 2A - BSPH shall complete site work which includes excavation, blasting, grading, utility installations and completion of the road to the appropriate road standards, excepting finish paving which shall be done after construction of all phases are complete. The phase was designed to allow circulation of construction vehicles and public safety equipment. The intent of phasing is to reduce costs, minimize disturbance during construction, manage bond premiums and provide a smaller scope of work that will attract a wider range of contractors, including local site contractors.

LOT 122-19
PETER & ANNE JOHNSON
2 WOODLAND DRIVE
LEBANON, NH 03766

LOT 122-37
RICHARD & MELISSA ROBINSON
7 HILLCREST DRIVE
LEBANON, NH 03766

LOT 108-29
SUSAN LEMAY REV. TRUST
116 PROSPECT STREET
LEBANON, NH 03766

LOT 108-1
WARREN KILCAN
98 PROSPECT STREET
LEBANON, NH 03766



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL DEVELOPMENT PHASING PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

DATE	DESCRIPTION	DWN BY	CK BY
2-21-14	REVISIONS TO COVER SHEET PER COMMENTS	JR	JR
3-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
12-1-21	EDITS PER PLANNING BOARD PHASING DISCUSSION	JR	JR
11-10-22	EDIT PER CONDITIONS OF APPROVAL	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688 FAX: 603-513-6242

SCALE: 1" = 100'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 2 OF 53

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☒	OTHER (EXTENSION)

PROPERTY OWNER (APPLICANT):

NAME: Brady Sullivan Prospect Hill, LLC TEL.#: (603) 622-6223
MAILING ADDRESS: 670 N. Commercial Street, Suite 303, Manchester, NH 03101
E-MAIL ADDRESS: mpinard@bradysullivan.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Rokeh Consulting, LLC TEL.#: (603) 387-8688
MAILING ADDRESS: 89 King Road, Chichester, NH 03258
E-MAIL ADDRESS: jon@rokehconsulting.com

PROJECT LOCATION:

TAX MAP #: 108 LOT#: 2 PLOT #: ZONE: R3
STREET ADDRESS OF PROJECT: Prospect Street
IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

AN EXTENSION REQUEST IS BEING MADE TO ALLOW TIME TO CONTINUE WITH THE CONSTRUCTION PROCESS THAT HAS BEEN ONGOING. DRAINAGE & UTILITIES HAVE BEEN INSTALLED & 16 BUILDING PERMITS HAVE BEEN ISSUED WITH 4 HOUSES UNDERWAY. UTILITY TIE INS TO EXISTING INFRASTRUCTURE HAS BEEN COMPLETED. PHASE 2A HAD THE BULK OF ALL BLASTING FOR THE PROJECT & IT HAS TAKEN TIME TO THROUGH THAT PROCESS.

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☒ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC USE**:

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: [Signature] DATE: 11/15/2023

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: [Signature] DATE: 11/15/2023

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
11/15/2023	108-2	PB2023-42-EXT		

(Last Revised 10/09/09)

Rokeh Consulting, LLC

November 28, 2023

Tim Corwin – Planning and Zoning
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Prospect Hills Subdivision Phase 2A Extension Request

Dear Mr. Corwin:

We are requesting an extension for the Phase 2A portion to bring the project forward to ‘active and substantial’ completion.

As you are aware, we have been working on the project for quite some time now and have a great deal of construction completed along with several house foundations installed. There was a great deal of blasting that was required for the Phase 2A portion of the site and that consumed a large portion of time in the beginning. We now have the blasting largely completed and the roadway portion of Phase 2A is close to subgrade. Utility construction is underway and the major tie in points that required work in Prospect Street has been completed. Drainage ponds have been constructed and building permits for all 16 homes in Phase 2A have been applied for. Several foundations have already been installed and framing will begin soon.

We are close to achieving ‘active and substantial’ completion and simply a little more time to fully reach the milestone. We are requesting an extension until May 2024 for the project for ‘active and substantial’. We do not anticipate it will take that long but it provides a buffer for winter construction conditions.

The development is moving along well, and we look forward to continuing to work with the City of Lebanon to complete the project.

Thank you for your consideration of this matter and please let me know if you have any questions or comments.



Jon Rokeh, PE

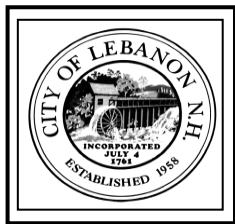
89 King Road, Chichester, NH 03258 * Telephone: 603.387.8688
E-mail: jon@rokehconsulting.com * Website: www.rokehconsulting.com

Rokeh Consulting, LLC - Prospect Hills - Abutters List

Updated: November 20, 2023

Tax Map	Block No.	Lot No.	Book	Page	Abutter Name	Abutter Address
108		2			Brady Sullivan Prospect Hills, LLC	670 N. Commercial St Suite 303 Manchester, NH 03101
108		14			Patricia Simpson Association Officer	670 N. Commercial St Suite 303 Manchester, NH 03101
108		14			Kevin McLaughlin Association Treasurer	670 N. Commercial St Suite 303 Manchester, NH 03101
108		14			Mikel MacAuley (Board of Directors)	670 N. Commercial St Suite 303 Manchester, NH 03101
108		14			Michael Diamond (Board of Directors)	59 Mountain View Drive Lebanon, NH 03766
108		14			Jessica Warren (Board of Directors)	75 Mountain View Drive Lebanon, NH 03766
108		14			Evergreen Management Group c/o Jodi Dube	2458 Christian Street White River Junction, VT 05001
122		37			Richard W. & Melissa J. Robinson	7 Hillcrest Drive Lebanon, NH 03766
122		19			Peter E. & Anne Johnson	2 Woodland Drive Lebanon, NH 03766
122		19-200			Jennifer Johnson	11 Garnet Street Lebanon, NH 03766
122		11			Lynn M Lebrun	PO Box 53 Lebanon, NH 03766
122		10			Valerie L and Dennis A Harper	183 Meriden Road Lebanon, NH 03766
108		3			Pamela and Allan Green	82 Prospect Street Lebanon, NH 03766
108		13			Nelson c. Barden	14 Amory Road, Unit 3 Waltham, MA 02453

108		30			Barbara L. Sargent Revocable Trust - Barbara L. Sargent Trustee	P.O. Box 440 Lebanon, NH 03766
108		15			Rory C. Gawler	103 Prospect Street Lebanon, NH 03755
108		1			Warren Klecan	98 Prospect Street Lebanon, NH 03766
108		14-53			Jeffrey A & Katherine Volckaert	95 Mountain View Drive Lebanon, NH 03766
108		14-54			Matthew S & Rebecca D McKenney	90 Mountain View Drive Lebanon, NH 03766
108		14-52			Joanne M Howard	88 Mountain View Drive Lebanon, NH 03766
108		14-50			Fang Li & Haiyi Xie	84 Mountain View Drive Lebanon, NH 03766
108		14-48			Saranya Gopal & Venkataramanan Krishnaswamy	80 Mountain View Drive Lebanon, NH 03766
108		14-46			Kelsey L Jordan & Harold F Smith III	78 Mountain View Drive Lebanon, NH 03766
108		14-44			Pakdil Muhammet	20 Juniper Circle #2207 Lebanon, NH 03766
					Rokeh Consulting, LLC	89 King Road Chichester, NH 03258
					TES Environmental Associates	1494 Route 3A, Suite 1, Bow, NH 03304
					Belanger Surveying	61 Old Hopkington Road Dunbarton, NH 03046



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Tim Corwin, Deputy Planning & Development Director

RE: Advance Transit Request for Disbursement of Funds from the Transportation Demand Management (TDM) Fund

DATE: December 7, 2023

Advance Transit (AT) is requesting that the Planning Board approve a disbursement of \$46,000.00 from the Lebanon TDM/TMA fund ("Fund") to cover a portion of the cost of AT's recent expansion of public transportation hours of service in Lebanon.

The fund was established in the amount of \$167,500.00 in connection with the Board's February 2002 approval of an expansion of DHMC's facilities. The Fund is to be used for the promotion of a regional Transportation Management Association (TMA) and transportation demand management (TDM) measures. The Board's condition addressing the Fund provides as follows:

14.b. The remaining \$167,500 shall be paid upon issuance of the building permit. This money shall be used to promote a regional TMA and TDM measures, such as feasibility studies and/or implementation, such as purchasing vans for van pools, creating park-and-ride facilities, or other TMA projects. This funding shall be in addition to the TDM projects DHMC has already outlined in the memo dated November 27, 2001, to Ken Niemczyk. Any disbursement of these monies will be determined by the Planning Board, with the input of DHMC and any regional TMA that might be formed.

The last disbursement from the Fund occurred in April 2009, in the amount of \$18,500 in support of a Smart Commute Pilot Project and the creation of an online survey tool.

Currently, the Fund has \$46,107.56. Because the difference between Advance Transit's request and the fund balance is only \$107.56, staff recommends that the Planning Board release the full remaining balance (if the Board approves Advance Transit's request).

Attached for your review is letter from Advance Transit together with letters of support from Dartmouth Health and Vital Communities (on behalf of the Upper Valley Transportation Management Association).

Attachments

cc: Adams Carroll, Advance Transit Executive Director (via e-mail)



October 31, 2023

RE: TDM Funding request for Advance Transit expanded service

Dear Chair Hall and Members of the Lebanon Planning Board,

I hope this letter finds you well. I am writing to request \$46,000 from the Planning Board's Transportation Demand Management (TDM) fund to cover a portion of the cost of Advance Transit's (AT) recent expansion of public transportation hours of service in Lebanon. This expansion was made in response to community demand for more public transportation and addresses a longstanding need for extended service hours.

Since our extended hours began in September, the new service has shown promising results. For example, in September, the Saturday Blue-Red route carried over 1,200 passengers in just three days of operation, with the majority of boardings taking place in Lebanon. This service helps residents who do not have access to a car reach jobs and services. Additionally, it benefits all Lebanon residents by contributing to reduced traffic congestion along the busy Route 120, Route 4, and Route 12A corridors, reducing competition for parking, and improving air quality. Our evening service and other Saturday routes provide similar benefits.

We are asking all our funding partners to work together with us to make this expansion possible. We have secured increased funding from Dartmouth College and the Town of Hanover, and we have submitted a budget request to the City of Lebanon that includes support for the new services. Other municipalities benefiting from the expansion will be asked to contribute via an appropriation during their upcoming town meetings.

Dartmouth Hitchcock Medical Center (DHMC) has signed a letter of understanding expressing their intention to increase their contribution to AT beginning in their next fiscal year. However, they face significant budget constraints in the current fiscal year that prevent them from increasing their annual contribution to support the first year of expanded service.

Consequently, we are asking the planning board for a one-time contribution of TDM funds to help bridge this first year gap. The TDM fund was created with contributions to the City by DHMC in 2001 and was last used to support the Upper Valley Transportation Management Association's Smart Commute Pilot Program in 2009. Our proposal provides an opportunity to put money originally contributed by DHMC to work to support expanded bus service.

The funds requested will help provide a local match for a federal transportation grant which covers 50% of our expanded service costs. Reimbursements under this grant are contingent on AT's ability to secure the necessary local match. Essentially, this proposal provides an opportunity to double the impact of the TDM fund by matching it dollar for

dollar with federal funds.

As required by the Planning Board's condition of approval 14b in the April 9, 2001 action establishing the TDM fund, Advance Transit has sought input from both DHMC and the Upper Valley TMA regarding this request. Both groups have expressed their support for our request. I have attached their letters of support.

Your determination of support for this matter would greatly contribute to a more connected and accessible Lebanon. Thank you for your consideration.

Warm regards,

A handwritten signature in dark ink, appearing to be 'A. Carroll', written over a faint horizontal line.

Adams Carroll
Executive Director
Advance Transit





Dartmouth Health Lebanon
Facilities Management

David F. Duncan
System Vice President
(603) 650-5738

August 10, 2023

Matthew Hall
City of Lebanon Planning Board
Planning Office
51 North Park Street
Lebanon, NH 03766

Dear Mr. Hall and Members of the Lebanon Planning Board,

I am writing to you today to express my support for Advance Transit's proposal to use \$46,000 from the Transportation Demand Management (TDM) fund to expand bus service in the Upper Valley.

As you know, the TDM fund was established in 2002 with a contribution of \$167,500 from Dartmouth-Hitchcock Medical Center (DHMC) to support transportation demand management efforts in the area. The fund has been used to support a variety of projects over the years, including the Smart Commute Pilot Project in 2009.

I believe that Advance Transit's proposal is well-aligned with the original goals of the TDM fund. The proposal would extend service on the Blue, Red, Orange, and Green routes by two hours on weekdays and introduce 10 hours of Saturday service on those four routes. This would provide much-needed later bus service on weekdays and Saturday service for the first time in many years.

I believe that expanded bus service would have several benefits for the Upper Valley. It would reduce single-occupancy vehicle trips, which would help to improve air quality and reduce traffic congestion. It would also make it easier for people to get to work, school, and other important destinations. For these reasons I urge you to approve Advance Transit's proposal.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Duncan".

David Duncan
System Vice President, Facilities Management



802-291-9100 • info@vitalcommunities.org • vitalcommunities.org
195 North Main Street • White River Junction, VT 05001

BOARD OF DIRECTORS 31 October 2023

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Matthew Hall, Chair
Lebanon Planning Board
51 N Park Street
Lebanon, NH 03766

Dear Chair Hall and Members of the Lebanon Planning Board,

We are writing on behalf of the Upper Valley Transportation Management Association (UVTMA) to formally express our support for Advance Transit's proposal to secure \$46,000 of Transportation Demand Management (TDM) funding for expanded bus services on weekday evenings and Saturdays. This endorsement follows a thorough discussion at our TMA meeting held on July 27, 2023, during which our members expressed their enthusiastic support for this initiative.

The UVTMA, convened as part of Vital Communities' transportation program, is a membership-based group of workplaces, transportation providers, municipalities, and planners. The UVTMA works collaboratively with the transit providers in our region, including Advance Transit, on the transportation challenges affecting the Upper Valley.

Public transportation stands as a fundamental element of successful Transportation Demand Management strategies. By providing convenient and reliable alternatives to individual car usage, public transit significantly reduces traffic congestion, lowers emissions, and fosters sustainable urban development. Advance Transit's proposal directly aligns with TDM goals, promoting a more efficient transportation system and enhancing our community's overall quality of life.

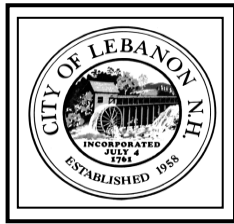
We urge the Planning Board to approve Advance Transit's funding request. The expansion of bus services will not only benefit our community members but also contribute to the economic growth and environmental sustainability of Lebanon. Thank you for your attention to this essential matter.

EXECUTIVE DIRECTOR Sincerely,

Sarah Jackson
Randolph Center, VT

Ellen Hender
Program Manager

John Haffner
Program Manager



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: Request by Cicotte Properties, LLC to Amend Section 311A.2 of the Zoning Ordinance – R-O-1 District Table of Uses

DATE: December 7, 2023

On September 28, 2023, the City received a request from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, pursuant to Section 1000.2.C of the Zoning Ordinance, for three Zoning Map amendments and an amendment to Section 311A.2 of the Zoning Ordinance to add several additional uses as permitted uses in the R-O-1 District. The proposed amendments are outlined in the attached staff memo dated October 10, 2023.

On October 18, 2023, the City Council voted to submit the petitioner's proposed amendments to the Zoning Board of Adjustment, Planning Board and Conservation Commission for review and comment, in accordance with Section 1000 of the Zoning Ordinance. Section 1000.3 ("Amendment Procedures"), subsection C requires review and comment by the Planning Board regarding any proposed zoning amendment:

All proposed [zoning] amendments shall be forwarded to the Planning Board and Conservation Commission. Planning Board and Conservation Commission shall place the proposed amendment on their agenda for discussion and comment at least thirty (30) days prior to the City Council public hearing. The Planning Board and Conservation Commission shall forward their comments and recommendations to the City Council at least seven (7) days prior to City Council public hearing.

For the Board's reference and review, please find attached the following:

- A legal opinion from Christine Fillmore, Esq., dated October 20, 2023.
- A staff memo to the City Council, dated September 10, 2023, providing a description of the proposed amendments.
- September 28, 2023 rezoning request letter from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, including attachments.
- Regarding Petitioner's Zoning Map Amendment Request #2:
 - Excerpt of 10/3/01 City Council Meeting Minutes (8 pages)
 - Excerpt of 12/5/01 City Council Meeting Minutes (9 pages)

Once review has been completed by the City's land use boards, the City Council will hold a public hearing in January followed by a vote on whether to adopt the proposed amendments.

Note that since preparation of the October 10th memo, staff conducted additional research regarding proposed zoning map amendments 1 and 2:

- Zoning Map Amendment Request #1: it appears that M/L 64-30 was rezoned in 1990 from "Industrial" (which allowed vehicular sales by SE) to the current Light Industrial (which does not allow vehicular sales).
- Zoning Map Amendment Request #2: M/Ls 78-40-1, 79-40-2, and 63-4 were rezoned from GC to R-O-1 on 12/5/01. For reference, the rezoning was extensively discussed at the 10/3/01 City Council meeting (see attached minutes) and again at the City Council public hearing on 12/5/01 (see attached minutes). Since the 12/5/01 rezoning, the zoning in the subject area has not changed, except that M/L 63-4 (which is also the subject of Zoning Map Amendment Request #3) was rezoned from R-O-1 to RL-3 in 2018.

October 20, 2023

Nathan Reichert
Director of Planning & Development
City of Lebanon
51 S. Park Street
Lebanon, NH 03766

**RE: Petitioned Zoning Map and Text Amendments
Parcels 64-30, 78-61, 78-40-1, 78-40-2, 63-4, and
Uses in R-O-1 District**

Mr. Reichert:

This is a preliminary legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning a set of proposed map and text amendments. I have reviewed the following documents in connection with this opinion:

- Request letter dated September 28, 2023 on behalf of Cicotte Properties
- Staff Memo to City Council dated October 10, 2023 regarding the requested amendments
- Legal opinion and staff memo regarding 2017 zoning map amendments
- City Council meeting minutes from 2001 discussing zoning map amendments

The request includes four separate requests, 2-4 of which are requested in the alternative:

1. Rezone Parcels 64-30 and 78-61 from IND-L to GC
2. Rezone Parcels 78-40-1, 78-40-2, and 63-4 (currently R-O-1 and RL-3) to GC
3. As an alternative to #2, just rezone Parcel 63-4 from RL-3 to GC
4. As an alternative to both ##2-3, allow seven additional uses by special exception or conditional use permit in the R-O-1 district

The Ordinance requires this legal review to cover: (a) whether such amendments are within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendments can be administered and enforced.

With respect to request #4, I have not seen a formal draft of this amendment but my understanding is that it would simply change the table of uses for the R-O-1 District. The appropriateness of particular uses in that district is a policy question and, assuming the amendment itself were drafted properly, I would answer these three questions is “yes” and would discern no legal or administrative issues of concern with that request.

Turning to the three proposed map amendments, all would involve rezoning individual, relatively small parcels of land. In such a case, we must consider whether those changes would constitute impermissible “spot zoning.”

It is, of course, within the City’s legal authority to amend its zoning map. However, zoning map amendments must comply with the “rational basis” level of Due Process analysis. This means map amendments must not be arbitrary and they must be in reasonable furtherance of some valid public land use regulatory purpose. Amendments which do not meet this test are sometimes referred to as spot zoning.

Contrary to some lay opinions, spot zoning isn’t determined automatically by the size of the parcel being rezoned or the number of parcels affected. An area is spot zoned when it is singled out for treatment different from that of similar surrounding land which cannot be justified on the basis of health, safety, morals or general welfare of the community, and which is not in accordance with a comprehensive plan. E.g., Miller v. Town of Tilton, 139 N.H. 429, 432 (1995). The mere fact that an area is small, or that it is rezoned at the request of a single owner, or that it is of greater benefit to that owner than to others would not necessarily make it spot zoning so long as there is a public need for it or a compelling public reason for it. Id.

In considering whether rezoning constitutes spot zoning, courts may consider whether the change is made in response to some public need. See Shadlick v. Concord, 108 N.H. 319 (1967) (zoning change was made in response to growing need for multi-family housing which already existed in proximity to the rezoned area, and thus was part of a comprehensive plan rather than spot zoning). Also relevant is whether there are sufficient opportunities for the targeted use elsewhere in the community, particularly if those other areas aren’t being used. See Bosse v. Portsmouth, 107 N.H. 523 (1967) (rezoning of one parcel for industrial use when it was surrounded by residential uses was spot zoning because many other areas in the city were available for industrial use but weren’t being used that way). The common thread in the case law is that a court will consider whether there is a reason or combination of reasons for the change that is in the public interest and consistent with the community’s development goals.

Request #1: This request involves two lots of relatively small area (total approx. 9 acres) which would be rezoned from IND-L to GC. These lots are on the edge of the IND-L district, but they are next to other similarly-zoned properties. There are no GC lots directly abutting either of these lots currently. I note that if both Requests 1 and 2 were granted, there would then be five GC lots in a roughly contiguous layout.

The request notes that Parcel 78-61 was included in the proposal to “preclude a claim of spot zoning.” However, as noted above, when dealing with a small area and/or a small number of lots, the question is less about how many lots/acres are affected and more about “what is the public good or compelling land use reason for the change?” The request does not identify any public good that would result from the change. All of the justifications are related specifically to the business currently operating on Lot 64-30 (auto dealership which maxes out the usable area, has wetlands making it difficult to develop further, existing use is a legally non-conforming use and they’d like to be able to expand the business without having to get a variance). Those benefits which are specific to the owner aren’t relevant to the public good/compelling need

analysis. It is fine if there are also benefits to the owner, but there must be some public good or need that is consistent with the City's land use goals and comprehensive development plan, and as yet I don't see that.

What would be relevant is if there were legitimate planning-focused reasons for the change. Would it be consistent with the City's planning goals to change these lots to GC so that certain uses can be allowed/encouraged there? Does this line up with the City's anticipated future uses of this area? (The Future Land Use Map identifies this area as mixed use.) Are there specific reasons that IND-L uses of these properties don't make sense anymore? These are the kinds of questions that can be answered by looking at the future use map, master plan, topography, street configuration, traffic issues, etc.

Request #2: This request involves three lots and a total of about 20 acres. The smaller two lots are currently R-O-1 and the larger lot is RL-3; the request is to make all three of them GC. There are other R-O-1 lots in the area, and there is a lot across I-89 which is also RL-3. There are no GC lots abutting these three (but if Request 1 were granted, there would be 2 GC lots on the opposite side of Route 120).

The request letter claims that the current zoning designation of these three lots was spot zoning because there was no need or purpose for residential uses on these lots, and it argues the lots should be restored to their prior designations. I note that the request letter also doesn't identify any public good or compelling need underlying the current request (which is relevant to the question of whether a change now would constitute spot zoning).

Looking at the City Council minutes which include discussions about the 2001 change, it appears there were a variety of reasons for the change related to topography and the existence of wetlands. When Lot 63-4 was changed again in 2018 to RL-3, it seems to have been done for consistency with the City's Future Land Use Map (and there were other contiguous lots involved in that change). I'm not sure whether the reasons that existed in 2001 and 2018 are still relevant, or if circumstances in the area have changed so that the current zoning designations make less sense now than they did in the past. Even if the requested changes were consistent with the Future Land Use Map in the Master Plan (which they do not appear to be), that would not, by itself, provide an underlying public need/public good justification for the request. No such justification appears in either the request letter or the Staff Memo.

Request #3: This involves only one lot (the 14-acre lot involved in Request 2) and the request is to, essentially, reverse the change that was made in 2018 (going from R-O-1 to RL-3). This would bring it back into the same zoning designation as the lots on either side of it, but would leave undisturbed the other RL-3 lots from the 2018 change (on the other side of I-89).

The entire justification for this in the request letter is a claim that the 2018 change was spot zoning. The analysis, therefore, would be the same as for Request 2 – was there a legitimate zoning reason for changing this lot's designation to RL-3, and if so, is there a public good or compelling zoning reason to undo that change now? The request letter doesn't develop either of these issues.

October 20, 2023

Page 4

Recommendation: In light of the relatively small area involved and the targeted nature of these three requests (which are justified by the requestor mostly in terms of the benefit and burden of zoning designation on the owner's businesses), I recommend putting together a written public policy explanation for each of the proposed map amendments which explains the public need for these changes **and** how they would be consistent with or in furtherance of the City's comprehensive land use goals. This written explanation should be created prior to any final vote on the proposed amendments and not leave to guesswork the rationale for such changes. Please note that until I can evaluate the City's actual policy reasons for each of these proposed amendments, my opinion on the map amendments must remain somewhat incomplete.

Finally, it is my understanding that the Planning Department intends to study this area of the City in 2024 as part of either a neighborhood planning effort or as part of a wider Master Plan update, including a comprehensive look at current conditions and desired development goals. From that standpoint, then, rezoning these properties right now may be a bit premature.

Please do not hesitate to contact me about any aspect of this.

Sincerely,

A handwritten signature in cursive script that reads "C. Christine Johnston". The signature is written in dark ink and is positioned above the printed name.

C. Christine (Fillmore) Johnston



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager

FROM: Planning & Development Department Staff

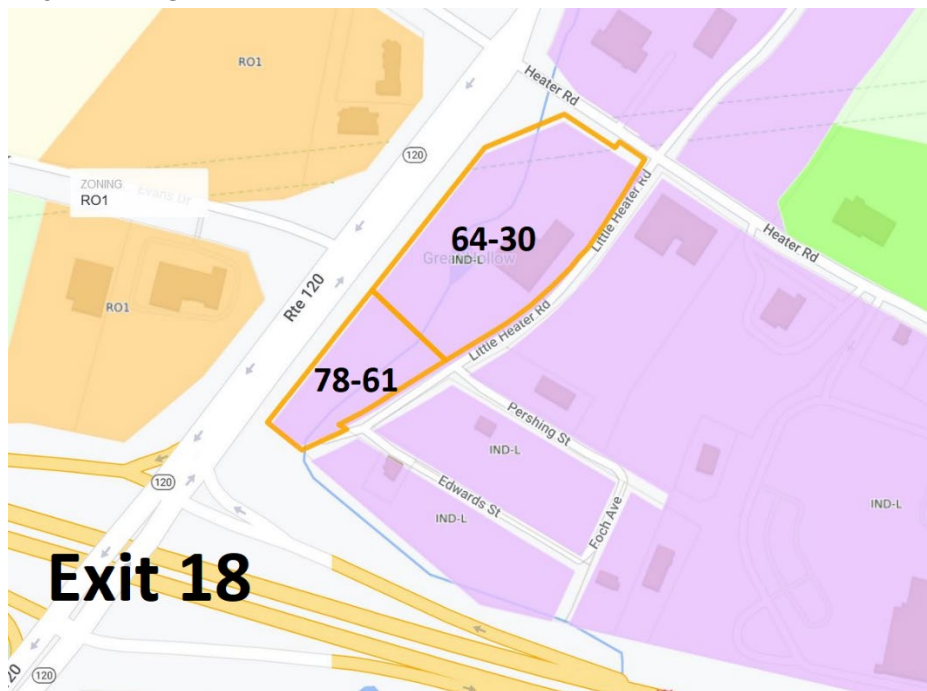
RE: Request for Zoning Map Amendments from Cicotte Properties, LLC;
Tax Map/Lot Numbers 64-30, 78-61, 78-40-200, 78-40-100, and 63-4

DATE: October 10, 2023

AMENDMENT REQUESTS

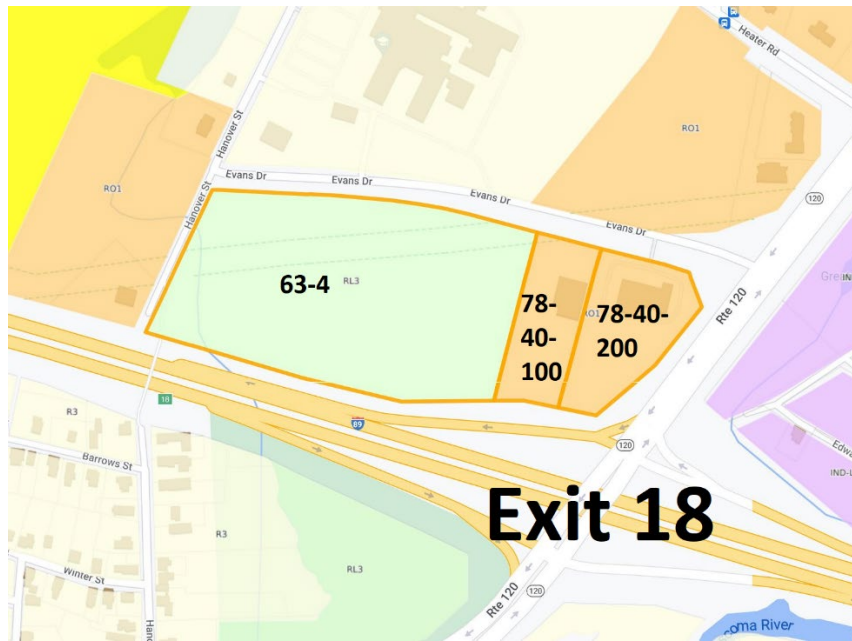
On September 28, 2023, the City received a request from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, pursuant to Section 1000.2.C of the Zoning Ordinance, for the following four (4) Zoning Map and Zoning Ordinance amendments:

1. Zoning Map amendment. Request to rezone the following properties from Light Industrial (IND-L) to General Commercial (GC):
 - a. 175 Heater Road (Tax Map 64, Lot 30), a +/-4.71 acre lot owned by Cicotte Properties, LLC, improved with a vehicular sales use (Volvo dealership).
 - b. 30 Little Heater Road (Tax Map 78, Lot 61), a vacant +/-2.15 acre¹ lot owned by Johanna Cicotte.

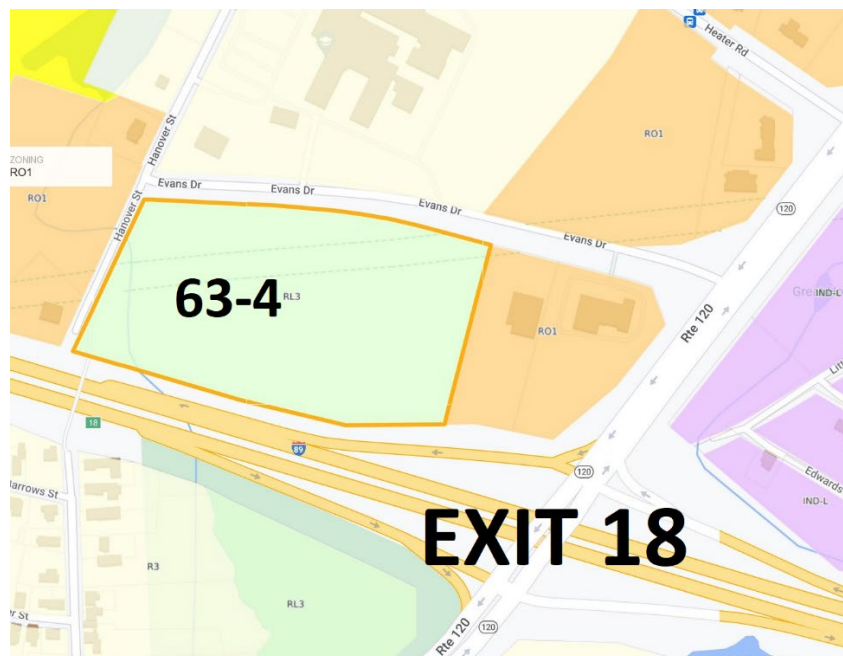


¹ Pursuant to a boundary line adjustment plat approved by the Planning Board on October 9, 2023 (PB2022-42-BLA)

2. Zoning Map amendment. Request to rezone the following properties to General Commercial (GC):
- a. 51 Evans Drive (Tax Map 78, Lot 40-200), a +/-3.32 acre lot owned by Cicotte Holdings, LLC, currently zoned Residential-Office-One (R-O-1) and improved with a vehicular sales use (Nissan dealership).
 - b. 63 Evans Drive (Tax Map 78, Lot 40-100), a +/-2.74acre lot owned by Evans Dr SPE, LLC, currently zoned Residential-Office-One (R-O-1) and improved with an animal hospital use.
 - c. 0 Evans Drive (Tax Map 63, Lot 4), a vacant +/-14.31 acre lot owned by Cicotte Properties, LLC, currently zoned Rural Lands Three (RL-3).



3. Zoning Map amendment. In the alternative to number 2, a request to rezone 0 Evans Drive (Tax Map 63, Lot 4), a vacant +/-14.31 acre lot owned by Cicotte Properties, LLC, from Rural Lands Three (RL-3) to Residential-Office-One (R-O-1).



4. Zoning Ordinance amendment. In the alternative to numbers 2 and 3, an amendment to Section 311A.2 of the Zoning Ordinance to allow the following uses in the R-O-1 District either by Special Exception or Conditional Use Permit:
- a. Renewable energy system per Section 612 (*already permissible in the R-O-1*)
 - b. Restaurant, sandwich shop
 - c. Retail product pickup
 - d. Retail store
 - e. Service station
 - f. Vehicular repair
 - g. Vehicular sales

A copy of the request and other materials from Mr. Nash are attached for the Council's review.

AMENDMENT PROCESS

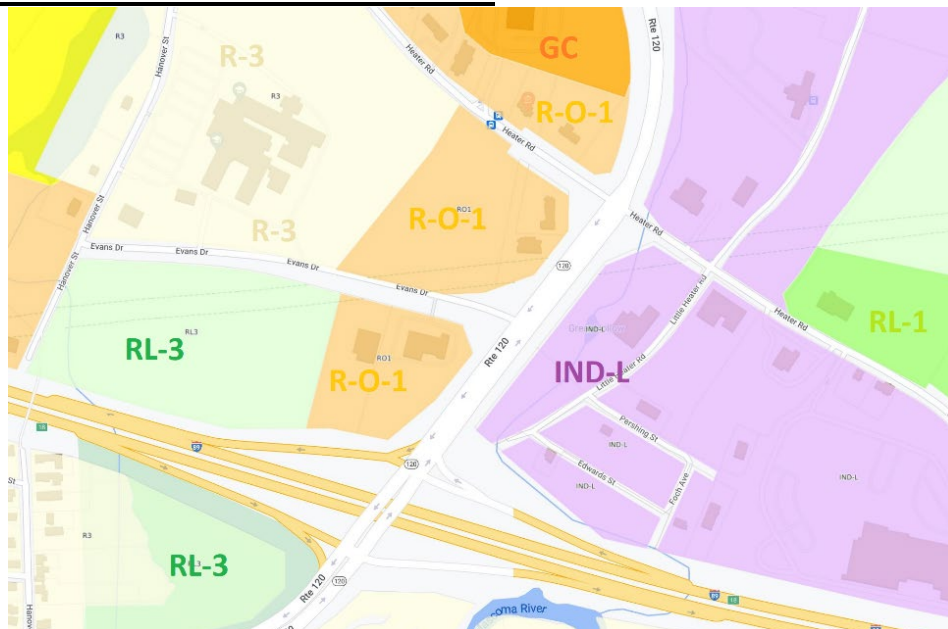
Section 1000.2.C states that zoning amendments may be proposed:

By petition of any number of voters, provided however, that unless the petition is submitted utilizing the "Citizens Binding Initiative" procedure contained in Section 419:23a of the Lebanon City Charter, it will be within the sole discretion of the City Council as to whether or not to proceed in any way with the requested amendment.

The petition received on September 28th was not submitted utilizing the Citizens Binding Initiative procedure. As a result, on October 18th, the City Council will discuss the requested map and text amendments for the purpose of determining whether or not to proceed with consideration of the amendments in accordance with Article X, Section 1000.3.A. If the Council elects to move the requests forward, a legal review is required pursuant to Section 1000.3.B(2) and a schedule for review and comment by the Planning Board and Conservation Commission must be established in accordance with Section 1000.3.C. Finally, a public hearing before the City Council must be tentatively scheduled in accordance with Section 1000.3.D. Review by the Zoning Board of Adjustment will only be required if the Council elects to move forward with request 4 (requests 1, 2, 3, are zoning map amendments which do not require Zoning Board review).

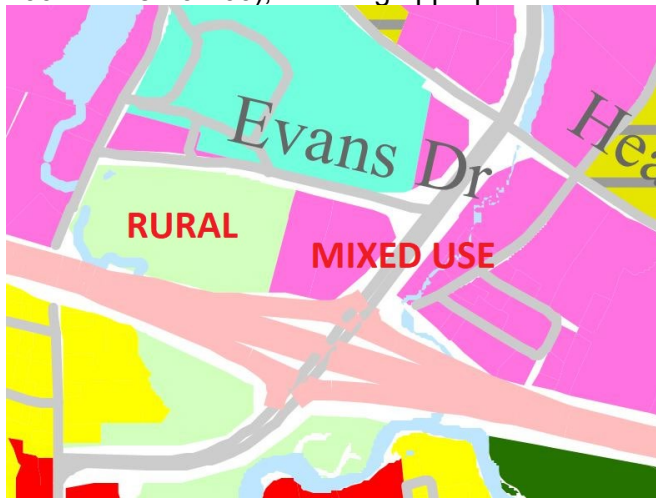
The proposed amendments do not automatically trigger a ballot referendum pursuant to Section 1000.4.A and the City Council may act on the request in accordance with Section 1000.4.B.

CURRENT ZONING OF SURROUNDING AREA



FUTURE LAND USE MAP

The Future Land Use Map identifies M/L 64-3 (requests 2 and 3) as “Rural” and identifies the other properties that are the subject of request 1 (M/L 64-30 and 78-61) and request 2 (78-40-200 and 78-40-100), as being appropriate for “Mixed Use” in the future.



MASTER PLAN

The City’s current Master Plan, adopted in March 2012, describes the current land use of the Exit 18 area as follows [Section 2|C-2b]:

- **Exit 18.** In the vicinity of Exit 18, there are several auto-related business (gas stations, convenience stores, auto dealerships, trucking facilities), as well as additional general commercial uses within close proximity (hotels, retail, etc.) In recent years, new construction and some redevelopment has been occurring in this area.

The Master Plan identifies the desired land uses north of Exit 18 as including “small-scale commercial, light industrial, office and residential uses”, but also recommends a study of the Route 120 corridor to address traffic patterns, land uses, and aesthetic concerns. See Section 2|D-2j:

- 2|D-2j) **Heater Road-Route 120-Evans Drive-Hanover Street.** For the Heater Road area, the general recommendation is to determine the appropriate level and type of future development. The area surrounding the Hanover Street School and Lebanon High School would be appropriate for mixed-use development, including small-scale commercial, light industrial, office, and residential uses. Because of the proximity to schools and residential areas, surrounding wetlands, and difficult access for traffic from Route 120 onto Evans Drive, development must meet well-defined performance standards for traffic, hours of operation, impervious surface, and parking. A study of the entire Route 120 corridor is needed to address traffic patterns, land uses, and aesthetic concerns. The City supports the NHDOT’s position that no further curb cuts should be granted on Route 120 north of Exit 18. The entry corridor from Exit 18 to Hanover Street should be landscaped by the state to reduce the current expanse of impervious pavement.

See also Action# 2.2.A6 (“Conduct a study of the Route 120 corridor to address traffic patterns, land uses & aesthetic concerns”); and Action# 2.3.A10 (“Determine the appropriate level and type of future development in the Heater Road area”).

STAFF NOTES

With respect to M/L 64-3 (requests 2 and 3), the property is almost entirely located within the Floodplain District and Wetlands Conservation District overlays. It was rezoned in 2018 from R-O-1 to RL-3 in order to align it with the desired “Rural” land use as set forth on the Future Land

Use Map (M/L 77-127, across from M/L 64-3 on the south side of I-89, was also rezoned to RL-3 at the same time and for the same reasons).

Finally, with respect to request 4 (to add certain uses to the R-O-1 District), the amendment would impact all areas zoned R-O-1, which are outlined in red below:



Parcel #78-40-200, 51 Evans Drive, is currently in violation of the Zoning Ordinance due to unpermitted development being done on the site and the unpermitted expansion of a non-conforming use. The parcel must receive a Zoning Amendment, map or use table, from the City Council or a Variance granted by the Zoning Board and Planning Board Site Plan approval to cure the exiting violations.

RECOMMENDATION / RATIONALE:

The Planning & Development Department recommends that the City Council keep in mind the statements and recommendations of the City's Master Plan in determining whether to move forward with consideration of the rezoning requests. Staff is bound by the confines of the Master Plan, its requirements and recommendations:

1. The Master Plan was written and approved in 2012.
2. The Master Plan calls for a study of the 120 corridor and action based upon said study.
3. The Master Plan Future Land Use Map calls for the M/L 63-4 parcel to remain Rural to protect against adverse wetlands and conservation area impacts.
4. The Master Plan Future Land Use Map calls for Mixed Use development for the remaining three parcels.
5. The neighborhood is contiguous with the Hanover Street Elementary School and Lebanon High School.

The Planning Board is currently working on updating the Master Plan one chapter at a time, and the Future Land Use chapter is currently set for consideration in 2025. In the meantime, the Exit 18/Route 120 corridor study recommended under the current Master Plan is expected to be undertaken in 2024.

Should City Council elect to proceed with consideration of the requested amendment, the Planning & Development Department offers the following tentative schedule for review and comment in accordance with Section 1000.3:

City Council decision to proceed:	October 18, 2023
Legal review:	by November 1, 2023
Zoning Board (request #4 only):	November 6, 2023
Conservation Commission:	November 12, 2023
Planning Board:	November 27, 2023
City Council public hearing:	January 17, 2024

=====

Supporting Materials:

- September 28, 2023 rezoning request letter from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, including attachments.



28 September 2023

Honorable Mayor and City Council
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Request for Zoning Changes

Dear Mayor and Councilors:

On behalf of Cicotte Properties, this letter is being written to request zoning changes to be part of the city's annual zoning review.

Request #1. Rezone parcels 64-30 and 78-61 on Little Heater Road to GC (see attached "Little Heater").

Parcel 64-30 is an auto dealership and has been since 1985. The existing operation essentially maxes out the usable property. As can be seen on the sketch, the parcel is divided by a drainage feature. The land on the west side of the drain feature is likely wetlands and difficult to permit for use. The inclusion of the vacant parcel to the south, 78-61, is to preclude a claim of "spot zoning". As discussed, there is little risk of this change promoting a project that has harmful impacts, as it is essentially fully developed. The need is to restore the use of this land as a "Permitted Use". This status was lost when the zoning was changed to IND-L some time ago. This change placed an unnecessary burden on the landowner to obtain either a zoning special exception or a variance to make any changes to the property. The city's recent change to the expansion of non-conforming properties required the applicant to obtain a Variance to expand a legitimate addition to an auto dealership. This property has been a responsible and productive business for the city. The property generates roughly \$90,000 of tax revenue each year.

Restoring the proper zoning to these parcels would be just, appropriate, and not cause the potential for harmful impacts from development.

Request #2. Rezone parcels 78-40-1, 78-40-2, and 63-4 on Evans Drive to GC (see attached "Evans Drive").

These parcels were GC before their conversion to RO-1. It is my opinion that this change was inappropriate for the parcels involved and should be undone. In particular, the zoning of parcel 64-3 to RL-3 was "Spot zoning" and should never have been allowed. Parcel 78-40-2 has been an auto dealership since the 1960's and it is unjust for it to lose its "Permitted Use" status for no legitimate public purpose. There is no need or purpose for residential uses on these properties.

Request #3. Rezone parcel 63-4 on Evans Drive to RO-1 (see attached “Evans Drive”).

If request #2 does not find favor with the city, we request Parcel 63-4 be converted to RO-1, to be zoned as the abutting parcels. The zoning of parcel 64-3 to RL-3 was “Spot zoning” and should never have been allowed.

Request #4. Add several uses allowed in GC to be allowed in RO-1 by Special Exception or Conditional Use (see attached “GC”).

If requests #2 or #3 do not find favor with the city, we request the city allow several uses, namely uses 25-31, be allowed in the RO-1 zone as Special Exceptions or Conditional Uses. These uses were permitted uses before the parcels were inappropriately converted to RO-1 from GC. By placement of the uses under Special Exception or Conditional Use, allows additional city review of proposed uses to prevent adverse impacts to the city from development of these uses.

Please let me know if you have any questions regarding this request.

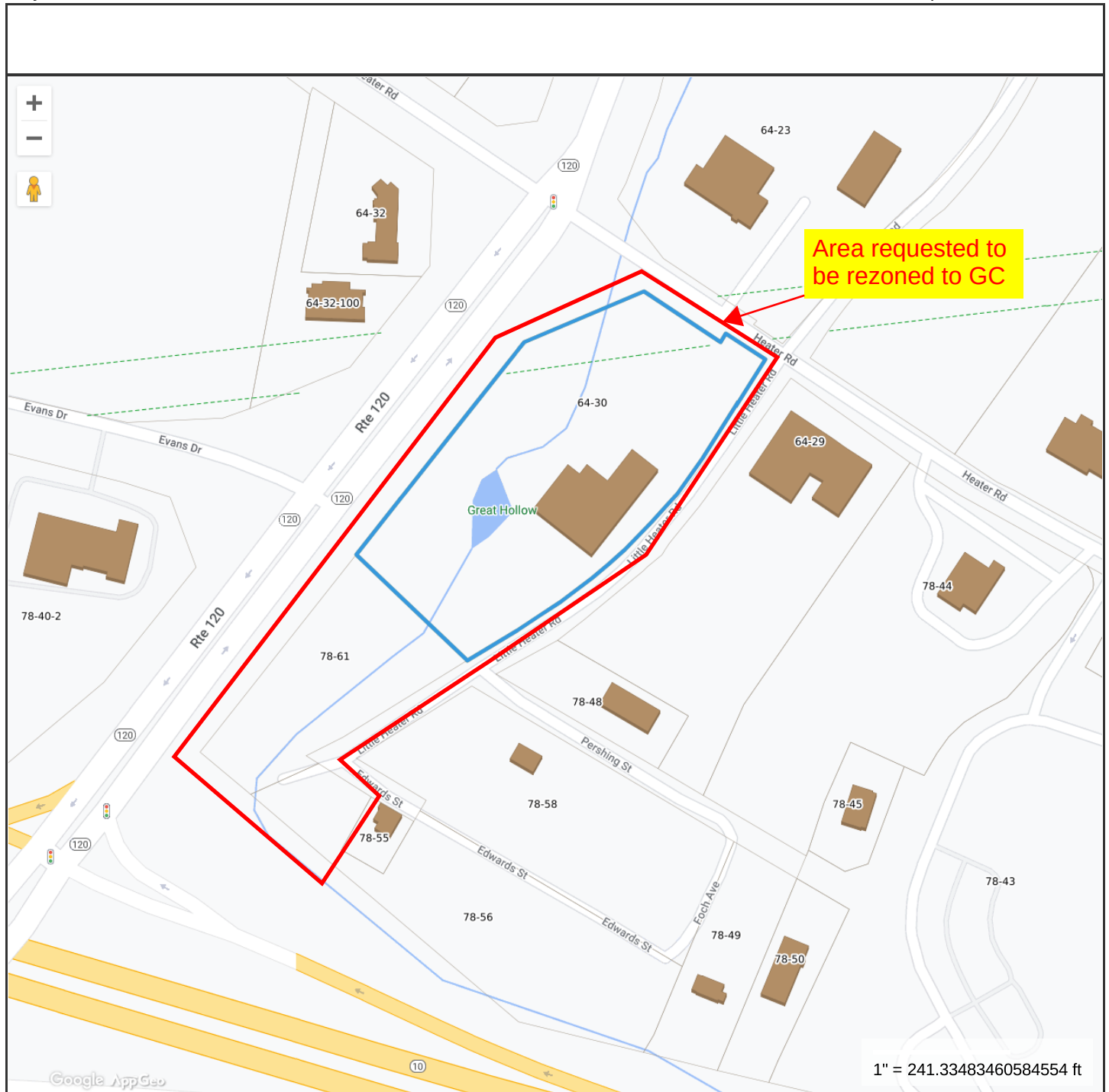
Sincerely,

Daniel A. Nash, PE
Principal

Attachments:
-Little Heater
-Evans Drive
-GC

CC: Johanna Cicotte

M:\2023_projects\23-006\zoning\letter_col_28Sep2023.docx

**Property Information**

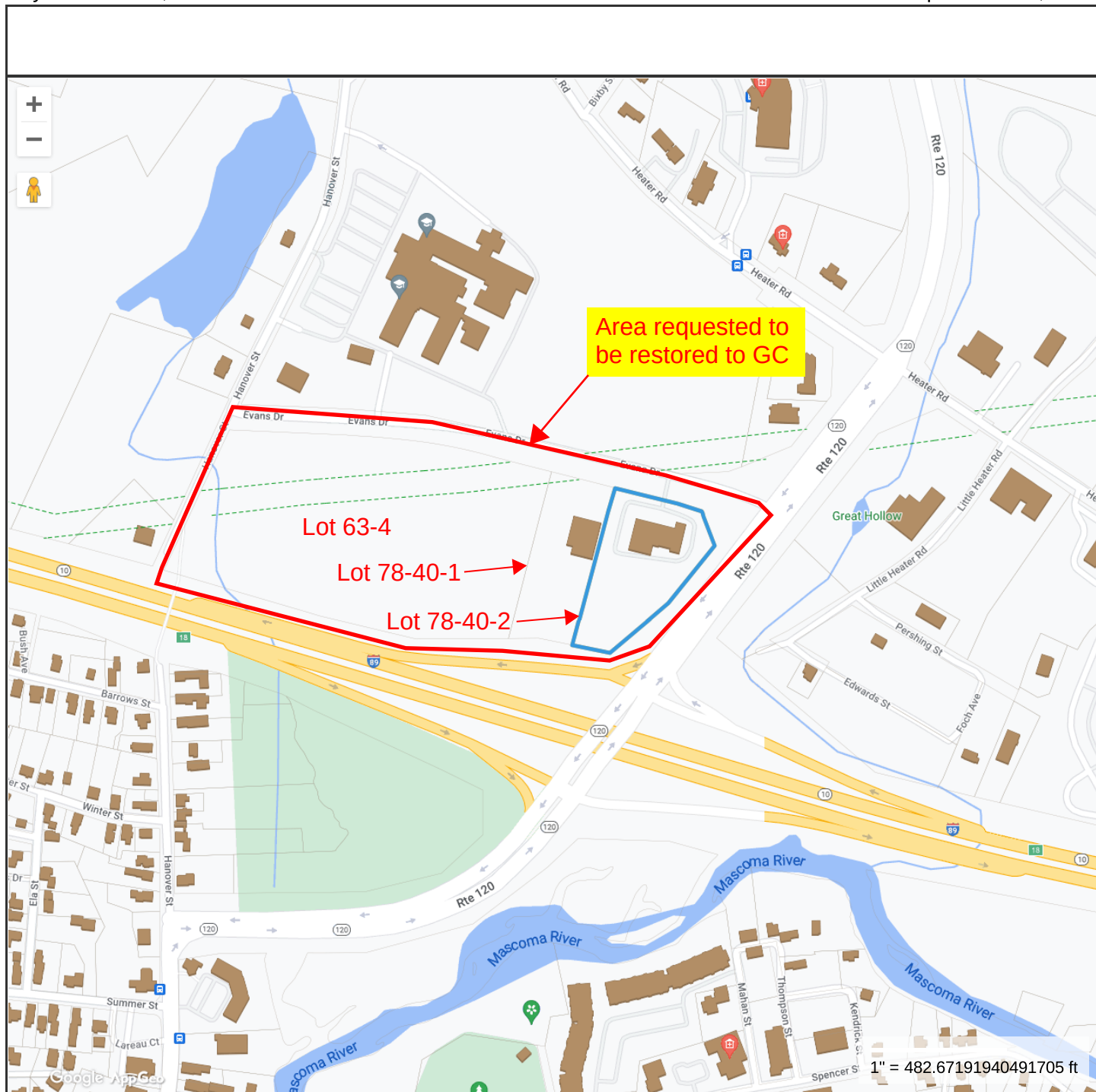
Property ID 64-30
Location 175 HEATER RD
Owner CICOTTE PROPERTIES LLC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/11/2023
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

**Property Information**

Property ID 78-40-200
Location 51 EVANS DR
Owner CICOTTE HOLDINGS, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Geometry updated 08/11/2023
 Data updated 11/18/2018

Print map scale is approximate.
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<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
25. Renewable energy system per Section 612 26. Restaurant, sandwich shop 27. Retail product pickup 28. Retail store 29. Service station 30. Vehicular repair 31. Vehicular sales <u>Planned Developments</u> 32. Commercial PUD per Section 501	

305.3 Table of Area, Dimension and Coverage.

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
50,000 square feet	150'	40'	20'	20'	30%	45' See Section 305.4

305.4 Special Height Restriction.

On **parcels** adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such **parcels**, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required set back line(s) on sides of the **lot** adjacent to the residential district. However, in no case shall the height exceed 45 feet.

305.5 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

Petition for Zoning Changes vicinity Exit 18

(Little Heater Road and Evans Drive)

29 September 2023

Members of the Lebanon City Council,

As voters of the City of Lebanon, we petition you to make changes to the zoning ordinance.

-Our request is under the provisions of the Zoning Ordinance, Section 1002.2.C..

-Our requests are outlined in AGD letter to the City Council dated 28Sep23

We, the voters, call on the City of Lebanon to make these changes to restore a fair and just zoning for these properties.

[illegible]

- B. To Consider Rezoning Certain Properties Located on Heater Road and Route 120, Lebanon, NH, from a General Commercial Zoning District to a Residential Office-One Zoning District. The following properties, identified by tax map and lot number, are included: A portion of Tax Map 64, Lot 32; Tax Map 64, Lot 17; Tax Map 64, Lot 16; Tax Map 64, Lot 15; Tax Map 64, Lot 14; Tax Map 64, Lot 9; and Tax Map 64, Lot 18.**

Councilor Balestra moved that the Lebanon City Council reject the motion on the table to change the zone of specified properties from General Commercial to Residential Office-One. Seconded by Councilor Wood.

Councilor Balestra said after public input and detailed deliberation, the Zoning Advisory Committee has unanimously endorsed an alternate proposal which they feel is more rational than the current motion. If the Council passes this motion, an alternative motion will be offered for consideration.

Councilor Hayes asked if a motion is required to take this proposal off the table. Mayor Akins said the previous motion was not tabled, but rather postponed to this date.

Councilor Grigsby said she does not feel comfortable voting on this motion until the Council hears the alternate proposal. Councilor Wood said the proposal is in the packet. Councilor Balestra said the previous proposal is relatively narrow in concept, relating to a somewhat confined geographic area without considering other issues.

Councilor Balestra withdrew the motion. Councilor Wood withdrew his second.

Councilor Wood moved to suspend the rules and consider Item 6B after Item 7A. Seconded by Assistant Mayor Solari.

Councilor Jescavage raised a point of order. He noted a Public Hearing was held on the previous proposal, but no motion was made. The Council does not have to take action on the previous proposal, as there was no motion on the floor. Councilor Wood said the Council can revisit the previous proposal if they want to.

There being no further discussion, a vote was held, and the motion to suspend the rules passed unanimously (9-0).

VII. NEW BUSINESS

A. Rezoning Proposal for the Heater Road/Route 120/Evans Drive/Hanover Street Extension and Lebanon High/Elementary School Area. (This proposal may or may not include Lebanon School District property.)

Councilor Wood referred to a map in the packet and said the Committee's recommendation was for the land shown on the map, including the R-3 land under and adjacent to the school, and the General Commercial land fronting on Old Heater Road, south of Old Heater Road fronting on Route 120, and west fronting on Evans Drive and Hanover Street, to be rezoned RO-1. After their final meeting, the Committee discovered that the Council cannot zone a residential area of this size without a referendum. If there is a referendum, it should be considered with any recommendations made for the residential land further north. They are now recommending that the R-3 land not be addressed until later. The Committee recommends setting a Public Hearing to rezone the GC land to RO-1. He said this proposal makes better sense than the original proposal, which did not treat the intersection of Evans Drive and Route 120 but recommended changing the GC zone behind the auto dealerships. The "character" of the neighborhood depends on where you stand.

Councilor Wood asked if Lake Sunapee Savings Bank has concerns. Ms. Hennessy said they were initially concerned, but they now know they can use the site indefinitely for their activities and can transfer the property to another bank. Councilor Wood said the only commercial use there will be unaffected by the change. The Committee tried to balance interests and look at the present use of the land. They determined that at the two difficult intersections—Heater Road and Route 120 and Evans Drive and Route 120—further commercial development should not be encouraged. Existing commercial uses, and their similar successors, are grandfathered. This change would prevent more intensive commercial development while preserving the commercial zone where commercial activity is.

Councilor Wood said toward the north, the Committee has discussed some residential use, with the possibility of a commercial use for which no zone currently exists, encouraging neighborhood services. The Committee feels this recommendation will dovetail with whatever they are likely to recommend to the north. They also need to look at the possibility of school expansion. The Committee was adamant that they remain blind to current land ownership. He recommended the same to the Council.

Councilor Desrosiers said he agrees with the zoning proposal. His concern was looking at the effect on existing properties.

Councilor Wood said additional commercial development to the north should go toward Old Etna Road or Route 120. The Committee considered changing the zoning of the McKerley property but decided it was not necessary, and they want to preserve the possibility of land to

access as-yet undeveloped commercial land. He said the Council should look hard at the intersection of Old Etna Road and Route 120. They should not intrude on the neighborhood or hurt the traffic on Route 120.

At Mayor Akins' request, Ms. Hennessy compared current to proposed zoning by area.

Councilor Wood moved that the Lebanon City Council hereby sets a Public Hearing for November 21, 2001 at 7:00 p.m. in the Council Chambers to change the cross-hatched area shown as "Existing GC" on the revised page 29 of the Council packet of October 3, 2001 from General Commercial to Residential Office-One. Seconded by Councilor Balestra.

Councilor Wood said nothing will affect the vested Hannaford Brothers application. Assuming the developer's appeal is not upheld, this proposal would prevent access to that land from Heater Road, as you cannot access GC land from a residential district. Councilor Grigsby asked where the access would be. Ms. Hennessy said the lot has frontage on Bixby Street, and zoning would allow access there.

Mayor Atkins said this proposal would also be reviewed by the Planning Board at a Public Hearing, by the Conservation Commission and by attorneys before coming back to the Council.

Councilor Hayes asked if the Committee considered the option of doing nothing. Councilor Desrosiers said there was discussion that something needed to be done. The Committee was established to look at the area, and doing nothing was not an option. Councilor Hayes asked what the driving force was behind this proposal. He has not heard about issues that need to be resolved. Councilor Balestra said there was a recommendation from the Conservation Commission to protect the Great Hollow wetlands.

Councilor Hayes asked how this proposal benefits the wetlands. Councilor Balestra said the proposal would prevent road construction in certain areas and obviate the need to widen existing roads. They also considered the build-out analysis under current zoning. He said there is also a perception of a lack of affordable housing and therefore a need for more residential land. The proposal would minimize the loss of GC land while creating more opportunity for housing. The vision of Lebanon's growth is along major road corridors and a connection between Lebanon and West Lebanon.

Councilor Hayes said he does not understand how this zoning proposal relates to those issues. This is an isolated piece of land.

Councilor Wood said the Committee looked at what would be the most appropriate use of the area, including doing nothing. The Committee does not believe this is an isolated solution because the Council asked the Committee to start with the Route 120 corridor, and they looked at this area first because that portion is under the most duress. The Committee asked what zone

would be most appropriate to attract the type of development that fits there. The School Board has told the Planning Board they would prefer lower-intensity development around the school. The Committee felt a need to work within the existing zones. In time they may suggest one or more new zones. If the Council waits until the Committee plans the entire city, they will lose an opportunity to deal with a pressured part of town.

Councilor Hayes complimented the Committee on their efforts. The issue is balancing the needs of the city versus private property rights. Even if properties are grandfathered, their marketability is negatively affected. He does not see how this proposal alleviates any overriding concerns.

Councilor Jescavage noted that the time and place of the Public Hearing need to be in the motion. He said he also has trouble finding a compelling public purpose for this change. If traffic is the concern, the Council can change provisions in the GC zoning regulations. He said he will support setting the Public Hearing to gain public input. The commercial businesses in that area chose to spend money to locate in Lebanon, and their rights will be affected. Even properties that are grandfathered will have their ability to expand affected.

Councilor Jescavage said the RO-1 zone was created in response to existing, old residential neighborhoods to upzone properties and improve their profitability. Now the zoning is being used where no residences exist.

Assistant Mayor Solari said he shares the concerns expressed by Councilors Jescavage and Hayes. He said according to Committee meeting minutes, Ms. Hennessy suggested that the Committee could amend the Zoning Ordinance, and the Committee said that should not be done at this time. Councilor Wood said they were talking only about dividing very large lots.

Assistant Mayor Solari said he appreciates the thoughts and experiences the Committee brought to their work. He does not see why they cannot wait longer and look at the northern part of the corridor. They need to see how this will affect the entire city. The Committee should consider bigger areas. He would like to have the necessary facts gathered and let the voters decide.

Councilor Wood raised a point of order. He said the motion on the floor deals only with GC land.

Councilor Grigsby said she does not know why the Committee is being faulted for not coming up with a plan in only two weeks. She would feel more comfortable if the whole area was considered. The property rights of business owners are in jeopardy. Multi-family housing units would bring in a lot of children.

Councilor Desrosiers said in the Hanover Street/Evans Drive/Heater Road area, there is a lot of congestion, and some control is needed. Any rezoning will have a negative impact on someone. The Committee tried to do what is fair for everyone. The Committee made a proposal; the

Council can accept it or not.

Dean Sorenson of Wellington Circle, a member of the Committee, said the original proposal came to the Planning Board, they discussed it, and they sent it back to the Council without comment for the Committee's review. The Committee recommends not enacting the original proposal. They had to decide if they should explain why. The Committee decided to offer a specific response to that proposal. The Council charge was to look at traffic and growth in the whole city, and he will offer a logical way to do this. The recommendation will fit in with that plan. The Committee did not want to offer something counterproductive. They had to distill what they wanted the community to look like.

Mr. Sorenson distributed a synopsis of relevant sections from the Master Plan. He said the RO-1 zone is for well-planned neighborhoods of offices and higher-density housing. GC land should be ample lots with good highway access. Off the highway, people should see neighborhoods. Mr. Sorenson said the Master Plan notes Route 120 feels pressure for growth, new housing is needed close to urban centers, and he reviewed the other points. Mr. Sorenson said according to the DHMC traffic study, if they do nothing, by 2005 the wait at Heater Road and Route 120 will be five minutes at peak morning time and nine minutes at peak afternoon time.

Councilor Lavigne said he applauds the Committee's work. This is a start, but they need a vision for the entire city. He is concerned about the rights of property owners. They will find out at the Public Hearing what the public wants.

Councilor Wood said he is less concerned about the effect of rezoning on undeveloped land than he is about existing businesses. They had to work within the existing Zoning Ordinance. He would like the Zoning Ordinance rewritten so as not to prohibit expansion by Smith Auto Sales. They want to prevent a fast food restaurant from opening there. This is the most the Committee could do in three meetings. They can't wait until the Committee looks at the entire city. He said they could not and should not consider the intent of the previous Council. They need to look at the zoning definitions as they are. They could rezone land then change the Zoning Ordinance to soften the blow to existing businesses. He does not think the zoning change would affect the wetlands, although it might discourage someone from applying for something intrusive.

Councilor Wood said the referendum is appropriate for big changes in residential areas, but the Council is responsible for commercial and industrial areas after getting as much public input as possible. Not many people vote, and the result of a referendum depends on how well informed voters are. A well-noticed meeting is as good a gauge. The Council should first look at areas that could change if the Council does nothing. He recommended voting for the Public Hearing. They should move ahead in an orderly way.

Councilor Balestra said they need to start somewhere. Part of the driving force is to prevent Route 120 from looking like Route 12A, especially with the effect on small retail businesses.

The traffic pattern on Route 12A is not conducive to the economy and reduces property rights.

Councilor Hayes said he does not think this is the right proposal to reach a goal. He would prefer to see a zoning change that would prohibit the specific types of businesses the Council would like to avoid. This proposal addresses other things. He urged a realistic vision of the area. He suggested the new proposal does not fit in with the proposed revised Master Plan. He will vote against the Public Hearing until there is a realistic proposal that will not overburden the Planning Board with more work.

Brian Goodwin, a member of the Committee, said there is a substantial ridge in the area. The land to the north is much higher. There is a great ravine that draws drainage toward the Mascoma River. He feels the City made a mistake when they zoned the area Industrial and General Commercial. They should make the entire area RL-3 or conservation land, but that would take away too much land value, so they need to find a way to conserve some of what is left of Great Hollow. They need to protect the wetlands. A lower intensity use will decrease destruction of wetlands. This proposal will not directly affect the wetlands. It doesn't make sense to have GC land wrapped around a school.

Dr. McKibbin said he is an abutter to the Hannaford property. He said holding a Public Hearing on the day before Thanksgiving is not a good idea. He asked Councilor Hayes if he recommended selling the school and moving it. Councilor Hayes said he did not. Dr. McKibbin said they need to protect the school where it is and think about expanding it. He felt the access to the supermarket hurt his rights. The fact that this land is next to the school has been a motivating factor for concerned citizens. The area could be safe and slow, like Bank Street. He said the GC land behind him has always been zoned wrong, as it is land-locked without Route 120 access.

Councilor Jescavage said there is an overlay wetlands zone in the city, so a change in zoning will not affect the Wetlands District regulations. He learned from Ms. Hennessy that a non-conforming use can be expanded by special exception. Ms. Hennessy said the applicant does not have to prove a hardship. It is subject to Zoning Board and Planning Board approval. If a business can justify a special exception, the Zoning Board is obligated to grant it.

David Loney said he owns 190 Hanover Street. He asked that this proposal be sent back to the Committee. He renovated the entire building, and this comes as a shock to him. No one on the Committee approached him for his opinion about traffic. He asked that the Committee get a professional involved. The alternative is going to court. He asked if the change will help the wetlands. Mr. Goodwin said in his opinion, less intensive development is less destructive. Mr. Loney said the biggest traffic problem results from DHMC and the high school, which let out at the same time. Only a few acres are involved in this proposal.

Dale Rowell said he owns Lebanon Motor Toys. When he bought the land, it was on the tax rolls for \$1,400. He paid \$500,000 for the land. The City was getting \$400 per year in taxes, and they

are now getting \$25,000-\$30,000 per year in taxes. His is a good, clean GC business, what the city needs. The wetlands are protected by an overlay and will not improve. Virtually all of the land in the area is developed. There is only one piece of developable land that is not developed.

Doug Smith of Smith Auto Sales said he sold the land to Mr. Rowell about one year ago. If this proposal goes ahead, there will be a cloud over Mr. Rowell's business. With the Hannaford issue pending, the idea is moot. His area is clearly commercial. If a fast food restaurant wanted to locate at the site, they would already be there. Traffic will be affected more by Dartmouth College and DHMC expansion.

Jim Ward said he is the broker for the owner of the Densmore Brickyard property. He said he requested a workshop session to get Planning Board input regarding development of the parcel, and he has written letters to the Master Plan Committee. Now, on one day of notice, there is a proposal to rezone the area without input from them. He does not know why the brickyard was included in this proposal, as it abuts commercial property, I-89 and Dartmouth College land. There are no significant neighborhoods in the area. There are other solutions besides downzoning. A different zone, a "no zone" should be established, giving the Planning Board complete creative control with the landowner. He asked that mixed use be considered. Centerra and DHMC will expand. The Densmore property is more isolated from residential areas. If they build a bridge to Hanover Street, that would be a great way to reduce traffic.

Councilor Balestra moved to limit discussion. Seconded by Councilor Hayes. A vote was held, and the motion to limit debate passed by a vote of 7-2. Voting for the motion to limit debate: Mayor Akins, Councilors Balestra, Desrosiers, Grigsby, Hayes, Lavigne, Wood. Voting against: Assistant Mayor Solari, Councilor Jescavage.

A vote was held on the main motion, which passed by a vote of 5-4. Voting for the main motion: Mayor Akins, Councilors Balestra, Desrosiers, Lavigne, Wood. Voting against: Assistant Mayor Solari, Councilors Grigsby, Hayes, Jescavage.

There was discussion about changing the date of the Public Hearing. Ms. Hennessy said the Public Hearing must be at least 30 days after Oct. 11.

Assistant Mayor Solari moved to reconsider the previous motion. Seconded by Councilor Wood. There being no further discussion, a vote was held, and the motion to reconsider passed unanimously (9-0).

Councilor Wood moved to amend the motion to change the Public Hearing date to December 5. Seconded by Councilor Balestra.

Mr. McSweeney said there is only one business meeting in December, as the second meeting is the budget hearing. He suggested that this Public Hearing be on a separate evening, not a

Wednesday. The Council has a minimum of nine meetings in November.

Councilor Wood said the reason they wanted the Public Hearing sooner is because there are properties that are affected by the first Public Hearing, and they should make a decision in a timely way.

There being no further discussion, a vote was held on the motion to amend, which passed by a vote of 6-3. Voting for the motion to amend: Mayor Akins, Councilors Balestra, Desrosiers, Jescavage, Lavigne, Wood. Voting against: Assistant Mayor Solari, Councilors Grigsby, Hayes.

There being no further discussion, a vote was held on the amended main motion, which passed by a vote of 7-2. Voting for the amended main motion: Mayor Akins, Assistant Mayor Solari, Councilors Balestra, Desrosiers, Jescavage, Lavigne, Wood. Voting against: Councilors Grigsby, Hayes.

VI. OLD BUSINESS

- B. To Consider Rezoning Certain Properties Located on Heater Road and Route 120, Lebanon, NH, from a General Commercial Zoning District to a Residential Office-One Zoning District. The following properties, identified by tax map and lot number, are included: A portion of Tax Map 64, Lot 32; Tax Map 64, Lot 17; Tax Map 64, Lot 16; Tax Map 64, Lot 15; Tax Map 64, Lot 14; Tax Map 64, Lot 9; and Tax Map 64, Lot 18.**

Councilor Balestra moved that the Lebanon City Council not adopt rezoning of the parcels listed under Item 6B. Seconded by Councilor Wood. There being no further discussion, a vote was held, and the motion passed unanimously (9-0).

VII. NEW BUSINESS

- B. Request for Guardrail on Stevens Road**

Mr. McSweeney said this is a scenic road that was rehabbed. They had discussed guardrails in different locations, but the Council motion did not include guardrails. If the Council wants guardrails, they must waive a portion of the Design, Construction and Maintenance Standards for Scenic Roads. Because of the soil, the posts must be aluminum.

Maxine Wallace of Stevens Road said it is dangerous, and guardrails are needed. She does not care if they are metal or wood.

Councilor Wood moved that the Lebanon City Council hereby authorizes the City

conforms with the intent of the draft Land Use chapter of the Master Plan.

Hearing no other public comment, Mayor Akins declared the Public Hearing closed.

3. TO CONSIDER APPROPRIATING THE SUM OF \$20,000 IN CONNECTION WITH REPAIRS TO A POMA LIFT TOWER AT STORRS HILL.

Mayor Akins read the item.

Mr. McSweeney said the Council has heard from the Recreation Department regarding a needed repair of a tower at the ski lift.

Frank Casale of the Lebanon Outing Club said they had moved the process along to get funding from this year's budget, and they did not receive a written estimate for the repair until after the process had begun. The actual estimate for the repair is \$24,000. He said the lift has been there since 1972 and was used at that time. The uppermost tower, which supports the cable and a counterweight, has gradually slid down by as much as 20 degrees. The State inspects the lift each year. The tower has not slipped since last year, but there was a new inspector, and he said the tower was no longer safe.

Mr. Casale said it was the Outing Club's intention to bring this problem to the Council next year as part of the CIP, but they have to comply with the State's request. One problem is that the State inspects the lifts in the fall, so that is why they found out so late that the repair must be done. The Outing Club was concerned about the weather, and they have events planned, so they wanted to get this project started before the ground freezes. The board of the Outing Club unanimously agreed to do the repair, even if the Council did not fund it. The engineering is done, the foundation is in place, and the lift should be operational by the week of December 10.

Hearing no other public comment, Mayor Akins declared the Public Hearing closed.

4. TO CONSIDER REZONING AN AREA OF LAND IN THE ROUTE 120/HEATER ROAD/EVANS DRIVE AREA FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL-OFFICE 1 (R-O-1)

The proposed zoning to R-O-1 involves 12 parcels of land, identified by Map, Lot and Plot Number on the City of Lebanon Assessor's Tax Maps, as follows: Map 64, Lots 14, 15, 16, 17 and 32; part of Map 63, Lot 33; Map 63, Lot 4; Map 78, Lot 40, Plots 1 and 2; Map 48, Lots 3, 4 and 5.

Ms. Hennessy showed a map of the involved properties. She said it involves properties on Heater Road, down Route 120, all of Evans Drive, to Hanover Street Extension, including Adelphia, the vacant Wilson property, and the Loney property. The Council can make this change. At one

point, the parcel included the R-3 area around the high school, but that was excluded from the Public Hearing because it requires a ballot vote. The change from GC to R-O-1 will eliminate all retail uses, including restaurants and vehicle sales.

David Loney, owner of the old Hanover Street Schoolhouse, said the Planning Board has been looking into this carefully. Their goals are similar, but they are taking a less radical approach. This proposal will lower the value of the high school property by millions of dollars. People have said housing is needed, which increases the school population and increases school costs. This property is near the interstate, which is where general commercial land belongs. He can see a future Council needing to find more commercial land further away from the interstate. He said the Planning Board is discussing a new mixed-use zone for this area.

Ms. Cormen read language from the most recent draft of the Land Use chapter of the Master Plan regarding Route 120: "Determine appropriate level of future light industrial development while minimizing commercial development and limiting impact upon traffic, the school complex, existing residential neighborhoods and wetlands."

Dale Rowell, owner of Lebanon Motor Toys on Evans Drive, said he supports the City's effort to direct their future. The 12 parcels included in this measure are mostly developed. He spent \$500,000 on one acre, and no one would pay that for housing. This will have significant tax impacts. This area is where development should be taking place. The businesses there do not generate traffic. The traffic is generated by the high school and the hospital. The Council should look at the bigger picture.

Doug Smith of Smith Auto Sales said to change the zoning to outlaw things that are already there with so little buildable land left makes no sense. He cannot imagine anyone wanting to live there with the sirens that are heard on that road. He has two parcels on Evans Drive, one where the dealership is located, and one that is less than an acre with an 80-foot diagonal power company right-of-way. These properties have been zoned commercial for the 35 years Smith has been there, and they have planned accordingly. It would be a shame to change the zoning but not change the nature of the area.

Linda Jasinski, Ward 1, said she supports this. She does not think the high school should be surrounded by commercial property, when there is such a wide range of students there. It would be good for the Council to be proactive and protect that site.

Nancy Archibald, Ward 1, urged the Council to make this zoning change. It is a very vulnerable area. The land use committee looked at all sides and made a fair recommendation. If nothing is done about this area now, they may lose the opportunity. She said not every entrance to the City should be commercial, and this area is close to the school. The change will do no harm to the landowners.

Mr. Brown said the Planning Board has heard different points of view regarding these parcels. The Planning Boards minutes of Oct. 10, 2001 reflect the Board's opinion that General Commercial may not be right for that area, but neither is Residential-Office. He urged patience.

Mary Maxfield, Ward 1, said she is a biology teacher at Lebanon High School, and she likes bringing her students outside, especially in the fall. She feels unsafe as students get closer to the periphery of the property. She said people should not assume that the high school will be rebuilt elsewhere. There seems to be a level number of students in Lebanon for some time. People are concerned about Lebanon being anti-business, but she would like to see it become more pro-school and pro-community. Protecting the school area will make the city better for everyone. Offices would be fine, but operations like fast-food restaurants would make that a very different type of place for a school.

Suellen Balestra, Ward 3, said she supports this change, and she encouraged the Council to support it. The proposal came from a committee formed by the Council. For many years, the Council felt they did not want Route 120 to look like Route 12A. The General Commercial property is not yet built out there. There is a proposal for a more intensive use of the Mosenthal lot, and the development on the McKibbin property could be much more intense. There is a large wetland nearby, and there have been proposals before the Conservation Commission to get parts of it filled in. Residential-Office will help decrease the intensity of the development in that area, as well as protecting the wetland and the school area.

Jared Duval said he fully supports this proposal. They need a more comprehensive Master Plan, but that process takes time. In the meantime, they need to be proactive to make sure appropriate development takes place. They need to reflect the values of Lebanon today. He does not think it is a given that the school will be moved. If the property values go down, it will make it cheaper to buy land to expand the school. Businesses in Lebanon are important, but the existing businesses will be grandfathered, so they will not be hurt. The Council needs to balance the business interests of the city with schools and neighborhoods.

Mayor Akins noted he has received letters from Bayne Stevenson, Dale Rowell and Doug Smith against the change, and letters from Clifford Cary, Faith Henricksen and Margaret Gibson favoring the change.

Ms. Hennessy said the bulk of the proposed Hannaford supermarket will remain General Commercial, but access would be via an R-O-1 lot, if this measure is approved. If Hannaford successfully overturns the Planning Board's denial, that project is vested, and this rezoning would not prevent that development. She also said one of the concerns of the committee was not development of vacant lots but rather the redevelopment of existing commercial lots.

Juliette Duval, a Lebanon High School student, said she supports the rezoning. The zoning has not been changed since the 1970s, and times have changed. They should make sure a big retailer

cannot come into the area and disrupt the learning environment.

Mr. Brown said the Planning Board had concerns about landlocking the remaining General Commercial property. Ms. Hennessy said a zoning change that was made a few years ago gave the Hannaford property frontage on Bixby Street, which could be used as access to the GC parcel if a new plan came forward. Mr. Brown said the Bixby Street access is unlikely to be approved, as the project was not granted access off Heater Road.

Ms. Cormen said the main focus of the Planning Board discussion on Oct. 10, 2001 was the issue of timing. Regarding the draft Land Use chapter, there has been a lot of public comment, and they are not moving as quickly as they had hoped.

Mayor Akins noted that he was the one who abstained on the vote on the motion under discussion, on page 19 of the Planning Board minutes of Oct. 10, 2001, not Dean Sorenson. He abstained because he would be voting on it as a member of the City Council.

Brian Goodwin, Ward 2, said he has two young daughters. Lebanon is in no danger of being considered anti-business; in fact, it is the business center. He said GC zoning does not belong around a school. The Council has an opportunity to correct this.

Joan Monroe, Ward 3, said she attended a discussion at which the Superintendent of Schools said that while there are weaknesses at the high school, the school is not at full capacity, and he is not looking into a new location for a school. The community has said they do not want to relocate the school. The focus is on improving the current facility. She agreed that if the land is less valuable, the school could better afford to buy more. Allowing GC zoning would be sending the wrong message to students.

Mr. Loney said the Council does not want to reduce the value of real estate. The landowners are local people running businesses, using their land as an asset to get loans. He rebuilt his building with a bank loan, and now the property will be worth less.

Georgia Loney, co-owner of the old Hanover Street schoolhouse, said the purpose of the R-O-1 zone is well-planned neighborhoods of offices and multi-family housing. That does not describe this neighborhood. She urged the Council to wait for the Planning Board.

Alice Blackmer said she is the mother of two Lebanon high school students. She agrees with Ms. Monroe. She said it is important to encourage students to be more involved with the environment, rather than surrounding them with corporate endeavors.

Andy McKibbin, Ward 1, is a property owner in the area. He said tonight people have been asking for money to preserve some of the gems in Lebanon. He asked if the schools are not worth protecting. In the long run, it will be less expensive to protect the high school where it is.

The proposal makes sense, as the businesses are grandfathered.

Nancy Davis, Ward 2, said she supports this proposal. She disagrees that this is not already a neighborhood, as she lives one block from Mt. Support Road and less than a mile from the school. Children should not go to school in a GC zone. She would hate to see more development in this area.

Ms. Cormen said the Planning Board motion involved developing something in between what now exists and what others would like to see. The motion asked the Zoning Advisory Committee to change the R-O zone to better reflect the discussions they have been having. The Planning Board's recommendation was to wait for the completion of the Land Use chapter and for the Zoning Advisory Committee to come up with a different transitional zone.

Mr. Perry said Hannaford was purchased by a European holding company.

Mr. Duval said if he were a homeowner, he would not want to buy a house in this area. He would like to make it undesirable for a large business to come into the area, adversely affecting property rates.

Bruce Waters, Lebanon businessman, said the Council is suggesting rezoning to R-O, which is residential and office, and no one will want to have a house there. There is not one piece of land being rezoned that would enhance the attraction of a large national chain. He sees it as more of a local neighborhood. The Planning Board has been discussing the concept of a "village center," which is an attractive concept. If there will be higher-density residential use on Mt. Support Road, the area in the proposal would be a perfect place for some commercial activity. It has the infrastructure and the access to the interstate, and it could help support the residential area.

Hearing no more public comment, Mayor Akins declared the Public Hearing closed.

The regular City Council meeting was called to order at 8:09 p.m.

I. PLEDGE OF ALLEGIANCE

Councilor Wood led the Council in the Pledge.

II. PUBLIC FORUM: Announcement by Mayor

Mayor Akins read the Public Forum announcement.

III. OPEN TO PUBLIC

No members of the public spoke at this time.

concrete was five feet deep, and it is unlikely that it would have ever tipped over. They maintain the lift each year.

Councilor Wood asked if they should set another Public Hearing for the additional \$4,000 needed to complete the repair. Mr. McSweeney suggested that be added to the 2002 budget. Councilor Wood said the Council should consider that.

Councilor Jescavage asked if there is any money left in the Recreation Department budget that can be used for this project. The money could be transferred. Mr. McSweeney said that would not be a transfer but rather an outside payment, and the Recreation Department budget rarely has much money left over.

There being no further discussion, a vote was held, and the motion passed unanimously (9-0).

D. To Consider Rezoning an Area of Land in the Route 120/Heater Road/Evans Drive Area from General Commercial (GC) to Residential-Office 1 (R-O-1)

Councilor Hayes said he is not convinced that this idea has any merit. It is bad policy, bad planning, too limited an approach, premature, discriminatory, against the advice of the Planning Board, against the advice of legal counsel, and it does achieve any articulable purpose for the public good. He has not heard overwhelming public support for this. He will not vote for it. He is willing to put this off until later.

Assistant Mayor Solari said the Zoning Advisory Committee is doing a good job. He wondered what is appropriate for this land. They need to think creatively. They do not have to wait for the Land Use chapter. He does not think R-O-1 solves any problems.

Councilor Jescavage said he appreciates the concern of the proponents, but he cannot support the motion. Using the R-O-1 zone to accomplish the stated goals does not fit. The Council and the committee should come up with a new commercial district that is less than what is allowed in the GC district but will allow the existing businesses as permitted uses. If they down zone, the land would be devalued, and the owners will have less collateral. No one has complained about the existing businesses. The Heater Road R-O-1 district was created because homeowners complained that they could not sell their properties, and they wanted to move. Housing in the area covered by this proposal would not work, as people will not like to live next to the interstate. The wetlands overlay protects the wetlands, regardless of the zoning.

Councilor Jescavage asked if there are any projects pending for this area. Ms. Hennessy said the only application is from a diner, and that was contingent on the zoning change.

Councilor Wood said the committee does not feel the proposal was perfect, but they felt they

needed to work within the existing Zoning Ordinance. This is an area the Council has seen as an area at risk. The GC zone would allow applications to the Planning Board for things that are inappropriate for that neighborhood. They should consider rewriting the Zoning Ordinance with a more appropriate zone for this area and others. They should look at areas that are likely to be developed if no action is taken. There is a strong interest in developing the property behind the car dealer, and there has been a restaurant proposed for the corner of Evans Drive and Route 120. There is nothing to prevent properties on Evans Drive and Hanover Street from attracting the kinds of commercial development they should be trying to avoid.

Councilor Wood said this is not anti-business. He has a business in Lebanon. Private property rights, and how they are affected by City actions, are important. Zoning is the place where the interests of private property owners meet the interests of citizens. Any zoning decision affects property values. The committee looked for the fairest zone within the existing Zoning Ordinance. The change will allow the same level of economic activity. No zoning regulations will affect the ability of an existing business to expand, sell the business or operate a related business. The only thing prohibited would be selling to a completely different business.

Ms. Hennessy said the regulations guarantee the current use indefinitely. Subject to Zoning Board review, they can obtain a change-of-use permit or can expand. Councilor Wood said the land being used commercially now is protected, and with it the underlying value. They cannot make everyone happy, but they need to show the same respect to schools and people as they do to business. GC uses are not appropriate around schools or abutting residential areas. R-O-1 is not the best solution, but there is a lot of economic pressure on the area, and if they wait until the Zoning Ordinance is rewritten, things they feared may come to pass.

Councilor Wood asked the effect of delaying a decision on pending applications. Ms. Hennessy said if an application affected by the zoning was filed after Nov. 24, it is in limbo until the Council takes action. She said some action should be taken fairly soon. The fairest thing to do is to vote the proposal up or down at this meeting.

Councilor Wood moved that the Lebanon City Council hereby acts to rezone the parcels described on pages 6 and 7 of the backup materials for the City Council Regular Session of December 5, 2001 from General Commercial to Residential-Office 1. Seconded by Councilor Balestra.

Councilor Balestra said he was a member of the committee that drafted this. They are getting questions regarding why there is a need to rezone in this area. The reason he has given is that he has heard about traffic complaints in the area. Business owners are concerned about the devaluation of their property if this proposal passes. He said devaluation is a possibility, and this concerns him. Very few people have spoken about the public safety issue, while the biggest piece of land in the area is school property, which is not affected by the current zoning or rezoning, according to the City attorney. That suggests the Council has no responsibility to guard

the safety of schoolchildren, which doesn't sound right. The attorney said there must be a "valid public purpose" for rezoning, and Councilor Balestra feels there is no more valid public purpose than protecting public safety. They should consider the possibility that additional traffic could cause an unsafe situation. According to Lebanon's build-out analysis, light industrial uses generate 7 trips per day 1000 square feet, and the highest use is a fast-food restaurant, which generates 632 trips per day per 1,000 square feet. Residential-Office uses would generate 24 trips per day per 1,000 square feet. Automobile sales generate 47 trips per day per 1,000 square feet. He agrees there is not a problem now, but one purpose of zoning is to anticipate the way things will be. They should educate students in a relatively safe environment.

Councilor Grigsby asked, if this measure passes, whether businesses will have a harder time expanding. Ms. Hennessy said expansion would be subject to approval by the Zoning Board. The business would have to justify the need to expand. Councilor Grigsby said she does not see how this would protect the wetlands. Traffic from the existing businesses is not a problem. The traffic comes from the hospital and from high school students. In some areas, only seniors or honor-roll students are allowed to drive cars. She asked how many students have been injured in the area.

Councilor Desrosiers said he was also on the committee. He said the R-O zone is the best they could do in that area. They have to start somewhere. Another zone may be created in the future. He would rather have Planning Board input, but things take a long time there. He does not think there should be GC land around the high school, and it is not too late to change that. The parking lot at the high school should be reconfigured. There has not been a lot of public input regarding this issue. They have only heard from 12-15 people.

Councilor Lavigne said he lauded the efforts of the committee. They should look at a compromise zone that satisfies the business owners and keeps out uses they do not want.

Councilor Hayes said they need to focus on what is before them. If traffic is the main issue, how does this motion ameliorate traffic problems?

Councilor Wood said they should focus on the future. There is no intention to change existing businesses or affect existing traffic, but this prevents proposed development that would now be permitted in the GC zone. This is the best solution for now. They should find new, more appropriate zones. The intent is not to encourage duplex housing but to change from the GC zone. When the rezoning is completed, the business owners will be pleased.

Councilor Hayes moved to suspend the rules and limit debate. Mayor Akins did not recognize the motion, as not all members had a chance to speak.

Mayor Akins said he will support the motion. He does not think the existing businesses will be harmed. The proposed DHMC expansion is huge. Property values will do nothing but increase. The Planning Board has been working on this for three years. The Council has enough

information to make a decision. Offices should be near residential areas. It was a mistake to zone this area GC. The draft of the Master Plan supports this type of zoning.

Councilor Hayes withdrew his motion to suspend the rules.

Councilor Jescavage said he does not agree that R-O-1 is the best solution. The Zoning Ordinance offers General Commercial and Neighborhood Commercial, and neither is satisfactory for this area. The City employs one of the finest land use attorneys in the state; he could draft a regulation for a midrange commercial district that excludes high intensity uses while respecting existing uses. If this motion is defeated, he will make a motion directing the administration to ask Bernie Waugh to draft a new district.

Councilor Hayes said he agrees with Councilor Jescavage. They should look at a different zone for the area. The attorney has said this proposal has legal problems and will be challenged, and the Planning Board has asked the Council to wait. He asked why they are rushing into this.

Councilor Balestra encouraged Councilors Hayes and Jescavage to explicate what the attorney should draft. He is not sure they see a problem with the current zoning.

Councilor Desrosiers said he does not want this to drag on. This will put a deadline on a resolution. The committee has asked for answers but has not been able to get them. He has heard no other solutions proposed.

Assistant Mayor Solari said he has a problem when this is referred to as “interim.” He does not find R-O-1 to be the solution even in the interim. If he thought doing this in the interim would be effective, he would support it.

Assistant Mayor Solari moved to suspend the rules and limit debate. A vote was held, and the motion passed by a vote of 7-2. Voting for the motion to limit debate: Mayor Akins, Assistant Mayor Solari, Councilors Balestra, Desrosiers, Grigsby, Hayes, Lavigne. Voting against: Councilors Jescavage, Wood.

A vote was held on the motion to rezone, and the motion passed by a vote of 5-4. Voting for the motion: Mayor Akins, Councilors Balestra, Desrosiers, Lavigne, Wood. Voting against: Assistant Mayor Solari, Councilors Grigsby, Hayes, Jescavage.

Mayor Akins declared a recess at 9:41 p.m. The meeting reconvened at 9:50 p.m.

VI. OLD BUSINESS

None

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, October 23, 2023, 6:30 PM
Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Jeremy Rutter (Vice Chair), Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano-Remote, Laurel Stavis, Richard Burley

MEMBERS ABSENT: Matthew Hall (Chair), Karen Zook (City Council Rep)

STAFF PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director)

1. Call to Order

Vice Chair Rutter called the meeting to order at 6:31 PM.

Kathie Romano was out of town and participating remotely.

2. Study Items

A. Pattern Zoning Project Presentation and Discussion

Planner Matthew Petty, Architect Matthew Hoffman, Lindsey Hackett, and Ivy Van appeared to share their presentation as Pattern Zones Company.

Mr. Petty described the program, which is voluntary, and shared the presentation. The goals for this meeting are to inform the Board and receive feedback. The focus of the project is on small-scale project permitting for allowable projects. Several potential building areas for additional housing units were shown, and styles of some themed portfolios were shared. The program is available to view by the public online, and a program for Lebanon would be tailored to the City's specifications. Mr. Hoffman noted that the building types viewed in Lebanon are excellent examples of neighborhood housing.

Mr. Garland inquired about the nature of their company. Mr. Petty stated that they are an ad hoc group that has formed to offer their services to communities.

Ms. Stavis inquired about the process for choosing this company. Mr. Reichert stated that a grant was available for a study that revealed the potential benefits for the kind of growth that would enhance the neighborhoods of Lebanon. Ms. Stavis inquired if the designs developed would be approved. Mr. Reichert stated that the feedback obtained from the Board and the community is essential for creating a program that fits Lebanon.

Mr. Kennelly inquired about a survey of nonconforming housing, which is common in Lebanon. Mr. Hoffman stated that regional adaptations to designs is standard practice.

Mr. Burley inquired about the Riverdale area that has great potential for infill housing and asked if modular housing was part of the program. Mr. Hoffman stated it was not at present. Mr. Burley stated that

1 reducing the density requirement may be unpopular and asked how historic areas would be affected. Mr.
2 Petty stated that historic neighborhoods aren't affected, adding that the changes will not happen overnight
3 or change what is already in Lebanon. Mr. Hoffman stated that the program is different in that the
4 language and vision are clear and readily accessible.

5
6 Ms. Romano stated that the idea is intriguing but will require significant changes to fire codes, and plans
7 for duplexes would be of interest. Mr. Petty stated that the fire code can work well.

8
9 Barry Schuster noted that he lives in a nonconforming neighborhood and cited *The Geography of*
10 *Nowhere* by William Howard Kunstler that characterizes Lebanon as a model town. He inquired about the
11 other boards and groups would be included in the process. Mr. Petty stated that many boards and the
12 public would be included with presentations and obtaining feedback adding that it would take about a
13 year and a half.

14
15 Mr. Reichert stated that all of the regulatory board would have presentations along with several other
16 boards and the City Council. The proposal would be ready by the summer of 2024 with zoning
17 amendments to follow. The zoning referendum would be in 2025. There would also be community
18 presentations. Mr. Petty detailed the scope of programs that are already in process.

19
20 Ms. Stavis inquired about engaging property owners. Ms. Van described how property owners can add
21 units to their property. Mr. Petty stated that infill development can become popular with regional builders.
22 There are many property owners who have difficulty considering projects because it is complicated today.
23 He invited Board members to contact them with questions and suggestions.

24
25
26 B. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and
27 Zoning Map

28
29 Mr. Corwin introduced this year's proposed amendments and the process for review.

30
31 Mr. Garland stated that this year's changes are wording changes rather than substantive changes.

32
33 Mr. Corwin stated that the changes are generated from several sources. The seventh proposed amendment
34 was prompted by a citizen request. Mr. Reichert stated that the legal review of the project noted the
35 potential for an appearance of spot zoning. Jay Campion, owner of the Etna Road properties, noted that
36 the current zoning of Light Industrial doesn't allow the creation of the recreation fields, and the area has
37 wetlands that would be less affected by recreation. He is attempting to swap the zoning of two equal
38 areas.

39
40 Mr. Garland noted the residential units proposed for the property. Mr. Corwin stated that the current
41 regulations allow PUD in Light Industrial.

42
43 Mr. Burley noted that the two pieces of land may not be similar for the proposed type of development.
44 Mr. Campion stated that the land uses would be more suitable if changed.

45
46 Ms. Romano stated that the Recreation Department has needed this type of accessible land for recreation
47 fields.

48
49 Mr. Burley inquired if there is a process of deciding if this plan is appropriate. Mr. Reichert stated that
50 there will be discussions with all the land use boards and the Heritage Commission. There will also be
51 two public hearing sessions. The City Council can decide on it in January.

Vice Chair Rutter inquired about a portion of the property. Mr. Campion stated that there would be a choice of it becoming RL2 or RL3. Mr. Reichert stated that it would not change from RL3 and indicated a better view of the property line in the packet.

Mr. Corwin stated that the Board can recommend all or some of the amendments to the City Council.

A MOTION by Laurel Stavis that the Planning Board accepts and supports the map amendment regarding 0 Etna Road.

The motion was seconded by Andrew Faunce.

Roll Call Vote:

Voting in Favor – Mr. Faunce, Mr. Garland, Ms. Stavis, Mr. Rutter, Mr. Burley, Mr. Kennelly, Ms. Stavis

Voting Against – None

****The MOTION was approved (7-0).***

Mr. Rutter cited Page 7, 6.10.C, and suggested the potential for misuse of the allowed absences for ADU property owners. Mr. Reichert stated that they are attempting to state a time frame. Ms. Stavis inquired about an ordinance requiring residence and its enforcement. Mr. Reichert stated that only one unit can be rented based upon incidents of both units being rented. One unit must be owner-occupied. Ms. Stavis inquired if there could be limits on short-term rentals. Mr. Reichert stated that it was not discussed with the City Council.

Ms. Romano suggested that leaving the property owner's unit vacant would suffice. She noted that Hanover has a new program for apartment inspections that could be worth investigating. Mr. Reichert stated that inspecting apartments can take many forms with the goal of public safety.

A MOTION by Bruce Garland to accept and recommend all the other amendments to the City Council. The motion was seconded by Laurel Stavis.

Ms. Romano noted the need for using language that is easily understood by the public. She also inquired about the extension of 99-year leases for parking spaces. Mr. Corwin stated that the language isn't available at this time.

Mr. Rutter inquired about the structural change versus a cosmetic change. Mr. Reichert stated that it was more for historic buildings.

Mr. Kennelly inquired about the change to Section 6.10.B regarding appearance and character of ADU's. Mr. Corwin stated that it was just language moved from another section. Mr. Reichert stated that architectural language is very specific and is easily interpreted.

Roll Call Vote:

Voting in Favor – Mr. Kennelly, Mr. Garland, Ms. Stavis, Mr. Rutter, Mr. Burley, Mr. Faunce, Ms. Stavis

Voting Against – None

****The MOTION was approved (7-0).***

C. Request by Edwards Properties, LLC, for Conceptual Discussion of Proposed Rezoning at Evans Drive and NH Route 120

Atty. Barry Schuster noted his letter of September 27, 2023, regarding a conceptual discussion of the property that is now the Nissan dealership and was rezoned, making the dealership a nonconforming use.

The goal is to determine a zoning category that would allow the use that has always been for the property. Mr. Reichert stated that the rezoning was an attempt to down-zone the area of the high school with the understanding that the dealership would be affected. Atty. Schuster noted that the Master Plan acknowledges the presence of the dealerships, and a change to a conforming use would be appreciated.

Ms. Stavis noted that the Planning Board is being asked to weigh in on issues that were previously decided by the City Council. Mr. Corwin stated that the actual amendment will appear in the November work session. Mr. Reichert noted three pathways forward, and the Board can make a recommendation. Mr. Rutter suggested continuing the discussion at the November work session. Ms. Stavis noted that there is a need for more detailed information.

D. Discussion re: procedures for making motions relative to development applications

Mr. Corwin stated that this topic relates to reading entire motions into the record when the conditions of approval are already outlined in the Staff Memo. Legal counsel recommends reading the entire motion into the record. There may be ways to shorten the way of making motions by using a case-by-case basis. Mr. Garland stated that other communities do not read the entirety of a motion. Mr. Corwin suggested they proceed on a case by case basis.

3. Committee Reports

A. City Council Subcommittees:

- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee – VACANT

B. Other Subcommittees:

- City Council Representative
- Heritage Commission
- Pedestrian & Bicyclist Advisory Committee – VACANT
- Upper Valley Lake Sunapee Regional Planning Commission
- UV Subcommittee of the Connecticut River Joint Commissions
- Upper Valley Transportation Management Association
- Mascoma River Local Advisory Committee
- West Lebanon Revitalization Advisory Committee
- Planning & Development Department – Task Status

Ms. Stavis noted that the next West Lebanon Revitalization Advisory Committee meeting would be on October 30, 2023 at the Kilton Library and encouraged the Board members and anyone else interested to attend. The findings of a survey regarding use of the properties that were purchased by the City on Main Street will be presented and discussed.

C. Minor Site Plan Committee

4. Other Business

5. Approval of Minutes

A. September 25, 2023

A MOTION by Bruce Garland to approve the Planning Board Minutes of September 25, 2023, as presented.

1 *The motion was seconded by Laurel Stavis.*

2 **The motion was approved (7-0).*

3

4 **6. Adjournment**

5

6 *A MOTION by Laurel Stavis to adjourn the meeting.*

7 *The motion was seconded by Andrew Faunce.*

8 **The MOTION was approved (7-0).*

9

10 The meeting was adjourned at 9:14 PM.

11 Respectfully submitted,

12

13 Holly Howes

14 Recording Secretary

DRAFT

LEBANON PLANNING BOARD
Regular Session
Monday, November 13, 2023, 6:30 PM
Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Chair), Jeremy Rutter (Vice Chair), Karen Zook (City Council Rep), Richard Burley, Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano-Remote, Laurel Stavis

MEMBERS ABSENT:

STAFF PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer)

1. Call to Order

Chair Hall called the meeting to order at 6:30 PM.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before November 13, 2023:

J-Powerhouse Plaza, LLP, 10 Benning Street (Tax Map 115, Lot 19), zoned GC: Applicant requests a Conditional Use Permit per Section 607.6.B of the Zoning Ordinance to reduce the minimum number of required parking spaces for the Powerhouse Plaza shopping center. **PB2023-**

Mr. Corwin stated that the above application does not have the potential for regional impact.

A MOTION by Jeremy Rutter that the application of J-Powerhouse Plaza, LLP, 10 Benning Street (Tax Map 115, Lot 19), zoned GC, does not have the potential for regional impact.

The motion was seconded by Laurel Stavis.

Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against – None

**The MOTION was approved (9-0).*

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

Attorney Barry Schuster appeared in support of the application.

1 Atty. Schuster explained the history of the Heater Road property and the boundary lines. Mr. Corwin
2 noted that the research was undertaken due to concerns expressed by an abutter, and those concerns have
3 been resolved.

4
5 Chair Hall invited Public Comment. There was none.

6
7 Chair Hall closed the Public Hearing.

8
9 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Johanna
10 Cicotte & Edwards Properties, LLC, for a proposed Boundary Line Adjustment between 30 Little Heater
11 Road (Tax Map 78, Lot 61) and 1 Edwards Street (Tax Map 78, Lot 56), PB2023-42-BLA, as shown on a
12 plat titled "Boundary Line Adjustment Plan - Johanna Marie Cicotte and Edwards Properties, LLC",
13 prepared by Paton Land Surveying, LLC, dated August 30, 2022, last revised January 12, 2023, Project
14 No. 2021-282-60A, including any and all supplemental submissions and testimony provided during the
15 public hearing.

16
17 In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical
18 data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the
19 applicable requirements of the Subdivision Regulations except as may reasonably be addressed through
20 the imposition of certain conditions of approval, set forth below.

21
22 This approval is subject to the following conditions:

23
24 If the Board moves to approve the application, then based on the information reviewed by City staff, the
25 Planning and Development Department recommends that the Board approve with the following
26 conditions:

27
28 **A. Conditions to be satisfied prior to the signing and recording of the plat**

- 29
30 1. The applicant shall provide a revised plat depicting the following changes to the
31 satisfaction of the Planning and Development Department:
- 32 a. Remove boundary lines within the former Edwards Street and Foch Street rights-
33 of-ways that were eliminated with the voluntary merger of Lots 78-56, 78-49,
34 and 78-58.
 - 35 b. For clarity, add recording information for reference plans 1 and 2.
 - 36 c. For clarity, add "See Ref Plan 2" to Note 5.
 - 37 d. Correct "Lots Before Boundary Adjustment" and "Lots After Boundary
38 Adjustment" graphics to accurately depict Lot 78-56.
 - 39 e. For clarity, remove all references to lots that no longer exist and/or add a new
40 note (Note 6) regarding the history of Lot 78-56. In the alternative, update notes
41 for Lot 78-56 to identify Lot 78-49 as one of the former lots, include related deed
42 reference, and identify recording information for the Voluntary Lot Merger of
43 Tax Map 78, Lot 56; Tax Map 78, Lot 58; and Tax Map 78, Lot 49 (PB2023-32-
44 VLM) approved on 9/13/23.
 - 45 f. Provide revision date and description of revisions.
- 46
47 2. The applicant shall provide to the Planning and Development Department a draft
48 copy of the deed of the land transfer for review to ensure the transfer will be
49 completed properly for Assessing and recording purposes.
50

3. The applicant shall provide to the Planning and Development Department a digital record drawing (Cad .dwg Format using NH State Plane Coordinate system).

B. General Conditions

1. The plat shall be recorded by no later than two (2) years from the date of the Notice of Action (Section 7.12.B of the Subdivision Regulations).

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against – None

**The MOTION was approved (9-0).*

A MOTION by Jeremy Rutter that the Lebanon Planning Board authorizes the Chair to sign the Boundary Line Adjustment plat of Johanna Cicotte & Edwards Properties, LLC, PB2023-42-BLA, “Boundary Line Adjustment Plan - Johanna Marie Cicotte and Edwards Properties, LLC”, prepared by Paton Land Surveying, LLC, dated August 30, 2022, last revised January 12, 2023, Project No. 2021-282-60A, as revised per the Planning Board’s conditions of approval.

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly, Mr. Faunce, Ms. Romano

Voting Against – None

**The MOTION was approved (9-0).*

- 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)

Airport Manager Karl Gross appeared with Senior Environmental Project Manager Gregg Cohen and Associate Leslie Merrithew of Stantec in support of the application.

Ms. Merrithew shared a presentation and provided an overview of the safety improvements planned for the airport.

Mr. Vincent inquired about the state permits for the project. Mr. Gross noted that two permits will be required, and they are meeting with the State tomorrow.

The Board members inquired about

Chair Hall invited public comment.

1
2 David McLaughlin, an abutter, expressed concern regarding the grading and water runoff. Ms. Merrithew
3 stated that there are no modifications to the terrain. Mr. Cohen explained the purpose of the Alternation of
4 Terrain Permit and the provisions for protecting abutting property. Ms. Merrithew highlighted the new
5 path for drainage away from the McLaughlin property and the plan for buffers to manage drainage.
6

7 Sue Reed inquired about the path of the runoff. Ms. Merrithew described the swales that are being created
8 along with storm drains that will collect and manage stormwater. Mr. Cohen commented on the water
9 conveyance system.
10

11 Chair Hall ended the discussion.
12
13

- 14 B. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Applicant
15 requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to
16 obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to an
17 existing storage building, originally approved on October 25, 2021 (PB2021-13-
18 SPR). **PB2023-36-EXT**
19

20 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
21 to accept jurisdiction and commence review.
22

23 *A MOTION by Jeremy Rutter that the application of Mason Storage, LLC, 38 Spencer Street (Tax*
24 *Map 78, Lot 39), zoned LD, is complete enough for the Planning Board to accept jurisdiction and*
25 *commence review.*

26 *The motion was seconded by Bruce Garland.*

27 *Roll Call Vote:*

28 *Voting in Favor – Ms. Stavits, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
29 *Mr. Faunce, Ms. Romano*

30 *Voting Against – None*

31 **The MOTION was approved (9-0).*
32

33 Mr. Corwin distributed copies of two letters received by the Planning Department, one from Tackle
34 Partners LLC, dated November 10, 2023, and the second from Community National Bank dated
35 November 13, 2023.
36

37 Attorney Barry Schuster, Architect Frank Barrett, Jr., and Jeff Luter of Fulcrum Associates appeared in
38 support of the application. Mason Storage owner Shawn Mason was also in attendance.
39

40 Atty. Schuster reviewed the applicable section of the regulations.
41

42 Mr. Barrett stated that a pre-engineered building is planned for the site. Over the two years, various
43 manufacturers have been reviewed toward creating a budget. Several mitigating circumstances were cited
44 as impacting the schedule. Without the extension, all the work to date would be wasted.
45

46 Mr. Luter stated that he joined as production manager and noted that it now takes 24 months to plan such
47 a project rather than 12 months. Atty. Schuster noted that everything has been submitted to the Planning
48 Department.
49

50 Mr. Corwin stated that both an extension for obtaining a building permit and achieving substantial
51 progress need to be met within the two years already granted. Chair Hall inquired if there would need to

1 be an adjustment to the plan. Mr. Barrett stated that most specifications for the building are the same, and
2 no changes are needed. Mr. Mason stated that they are ready to obtain a building permit, and the changes
3 required have been made.

4
5 Mr. Garland asked that the applicant explain the impact of the pandemic on the project. Mr. Barrett stated
6 that the amount of available labor has decreased, and timeframes have doubled.

7
8 Mr. Faunce inquired about the time required to obtain the building permit and substantial completion. Mr.
9 Barrett stated that the building permit would take two months, and substantial completion could likely be
10 achieved in an additional six months or by June 2024. Mr. Rutter inquired if six months for the building
11 permit and a year for the substantial completion would be acceptable. Mr. Corwin and Atty. Schuster both
12 stated that the requested time would be adequate.

13
14 Ms. Romano suggested that being somewhat generous would be reasonable. It was agreed that a year
15 would be an acceptable time.

16
17 Chair Hall closed the Public Hearing.

18
19 **A MOTION by Jeremy Rutter** that the Lebanon Planning Board **APPROVE** the application of Mason
20 Storage, LLC, PB2023-36-EXT, for an extension of time per Section 4.10.B of the Site Plan Review
21 Regulations to obtain a building permit pursuant to an approved site plan for a 15,000 sq. ft. addition to
22 an existing storage building at 38 Spencer Street (Tax Map 78, Lot 39), zoned LD, originally approved on
23 October 25, 2021 (PB2021-13-SPR), and for an extension of time per Section 8.4.A.3 to achieve active
24 and substantial development, per application materials submitted and including any and all submissions
25 and testimony provided for and during the public hearing.

26
27 In support of its decision, the Board finds that:

- 28
29 1. The applicant **HAS** submitted a complete and timely request for an extension pursuant to
30 Section 4.10.B of the Site Plan Review Regulations;
31
32 2. Per Section 4.10.B, the applicant **HAS** demonstrated that an extension of time to obtain a
33 building permit is warranted, considering the totality of the circumstances, including the
34 extent and complexity of the conditions precedent, the extent of the progress made by the
35 Applicant toward satisfying the conditions-precedent and/or starting construction, and
36 whether the need for more time is attributable to unusual circumstances beyond the control
37 of the Applicant rather than to the Applicant's neglect or failure to proceed with reasonable
38 promptness; and
39
40 3. Per Section 8.4.A.3, the applicant **HAS** demonstrated good cause for an extension of time
41 to achieve active and substantial development.

42
43 This approval is subject to the following conditions:

- 44
45 1. A building permit must be applied for *and issued* by no later than May 13, 2024.
46
47 2. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review
48 Regulations, shall be achieved by no later than October 25, 2024. If active and substantial
49 development is not achieved by October 25, 2024, the development shall be subject to all
50 changes in the City's land use regulations.
51

- 1 3. “Substantial completion,” as defined in Section 8.4.B.1 of the Site Plan Review Regulations,
2 shall be achieved within five (5) years of the October 25, 2021 approval for PB2021-13-
3 SPR. If substantial completion is not achieved within that time, the development shall be
4 subject to all changes in the City’s land use regulations.
5
6 4. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB
7 2021-13-SPR, dated October 25, 2021, and all conditions of approval thereof.
8
9

10 *The motion was seconded by Richard Burley.*

11 *Roll Call Vote:*

12 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
13 *Mr. Faunce, Ms. Romano*

14 *Voting Against – None*

15 **The MOTION was approved (9-0).*
16
17

- 18 C. **195 Mechanic Street, LLC, 195 Mechanic Street (Tax Map 105, Lot 114), zoned GC:**
19 Applicant requests a Conditional Use Permit pursuant to Article III, Sections 305.2,
20 302.4(B) of the Zoning Ordinance to fit up 968 sq ft of space for an animal surgical
21 center. **PB2023-37-CUP**
22

23 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
24 to accept jurisdiction and commence review.
25

26 *A MOTION by Bruce Garland that the application of 195 Mechanic Street, LLC, 195 Mechanic Street*
27 *(Tax Map 105, Lot 114), zoned GC, is complete enough for the Planning Board to accept jurisdiction*
28 *and commence review.*

29 *The motion was seconded by Jeremy Rutter.*

30 *Roll Call Vote:*

31 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
32 *Mr. Faunce, Ms. Romano*

33 *Voting Against – None*

34 **The MOTION was approved (9-0).*
35
36

37 Mr. Corwin apologized for the late Staff Memo.

38 Jeremy Greeley, AIA, of R.T. Mudge & Assoc. Architects and Ed Kerrigan, property owner, appeared in
39 support of the application.
40

41 Mr. Greeley described the request and noted that there are no significant changes to the building. Mr.
42 Kerrigan provided details on the veterinary use.
43

44 Mr. Corwin noted that the Board members can ask questions.
45

46 Mr. Burley inquired about the square footage and asked for confirmation. Mr. Kerrigan stated that Dr.
47 Kelly’s veterinary office in Montpelier sustained significant damage, and there would be a vet working
48 three days a week. There would be no change in the original square footage.

49 Mr. Burley noted that Staff recommended that no animals be housed overnight. Ms. Stavis inquired if this
50 would be a permanent change of the location for Dr. Kelly’s Montpelier office. Mr. Kerrigan stated that

1 the Montpelier location was severely damaged, and Dr. Kelly would like to relocate his veterinary surgery
2 to Lebanon.

3 Mr. Corwin noted that there is discrepancy in the square footage regarding the original approval and the
4 new request. The size of each unit in the commercial space needs to be clarified. Mr. Kerrigan stated that
5 the commercial space is the same as originally approved. He added the size for each use of the space. Mr.
6 Greeley confirmed the parking required.

7
8 ***Jeremy Rutter read the following into the record:***

9 On November 13, 2023, at a duly noticed meeting of the Lebanon Planning Board, there appeared Jeremy
10 Greeley, AIA, and Ed Kerrigan, Owner, on behalf of 195 Mechanic Street, LLC, regarding 195 Mechanic
11 Street (Tax Map 105, Lot 114), zoned GC. Applicant requests a Conditional Use Permit per Section 305.2
12 of the Zoning Ordinance to fit up 968 sq. ft. of space for an animal surgical center. PB2023-37-CUP

13
14 **I. FINDINGS OF FACT**

15
16 Based on testimony given, application materials presented, and supporting documents submitted, the
17 Planning Board makes the following findings of fact:

- 18
19 1. The property is improved with a four (4)-story building containing 27 dwelling units with an
20 attached one-story 4,500 sq. ft. (per City Assessor records) commercial building, constructed
21 in 2021 pursuant to a site plan approved by the Planning Board on November 12, 2019
22 (PB2019-28-SPR).
23
24 2. The applicant proposes to use a 968 sq. ft. portion of the one-story commercial section of the
25 building for an “animal surgical center,” which is considered a “care and treatment of
26 animals” use per the City of Lebanon Zoning Ordinance.
27
28 3. “Care and treatment of animals” is defined in Appendix A of the Zoning Ordinance as, “A
29 veterinary establishment, riding school or kennels,” and, pursuant to Section 305.2 of the
30 Zoning Ordinance, is allowed in the GC District by Conditional Use Permit from the
31 Planning Board.
32
33 4. Per Section 302.4.B of the Zoning Ordinance, the Planning Board may grant a Conditional
34 Use Permit if it finds that the proposal meets the Enhanced Performance Standards set forth
35 in Section 302.4.D.
36

37 **II. CONCLUSIONS OF LAW**

38
39 As a result of the above findings of fact and based on testimony given, application materials presented,
40 and supporting documents submitted, the Planning Board concludes the following with respect to the
41 Enhanced Performance Standards set forth in §302.4.D of the Zoning Ordinance:

- 42
43 1. The site **IS** suitable for the proposal. (§302.4.D.1)
44
45 2. The external impacts of the proposed use on abutting properties and the neighborhood **IS**
46 commensurate with the impacts of adjacent existing uses or other uses permitted in the
47 zoning district. (§302.4.D.2)
48
49 3. The criteria set forth in Section 302.4.D.3, 4 and 5 relate to new construction and, since no
50 new construction is proposed, are inapplicable to the subject application.

1
2
3
4 **III. DECISION**

5
6 Now therefore be it resolved, the Planning Board, on this **13th day of November, 2023**, hereby **GRANTS**
7 the request of 195 Mechanic Street, LLC, for a Conditional Use Permit per Section 305.2 of the Zoning
8 Ordinance to convert a portion of the existing building at 195 Mechanic Street (Tax Map 105, Lot 114) to
9 a care and treatment of animals use as set forth above and per testimony, plans, and materials submitted.

10
11 *The motion was seconded by Bruce Garland.*

12 *Roll Call Vote:*

13 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
14 *Mr. Faunce, Ms. Romano*

15 *Voting Against – None*

16 **The MOTION was approved (9-0).*
17
18

- 19 D. **LVM Residential, LLC, 1 Foundry Street, 25 & 43 Mechanic Street (Tax Map 91,**
20 **Lots 263 & 267 & 106-34) zoned LD:** Pursuant to Section 9.1 of the Site Plan Review
21 Regulations, applicant requests a modification to a previously approved Site Plan (PB2022-
22 36-SPR) for a phased, 196-unit multi-family complex. Applicant proposes to reduce the
23 number of dwelling units to 183 and to revise the building site configuration, together with
24 related modifications to parking, utilities, landscaping, access, and other site improvements.
25 Applicant also requests a Conditional Use Permit pursuant to Section 607.5.A of the
26 Zoning Ordinance to allow off-lot parking at 43 Mechanic Street for the benefit of 1
27 Foundry Street. **PB2023-38-SPA - Completeness review only on 11/13/2023, public**
28 **hearing to commence on 12/11/2023**
29

30 Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board
31 to accept jurisdiction and commence review. The Board members inquired about changing the actual
32 hearing of this application to this evening. Mr. Corwin stated that all the information is available, which
33 was not expected. Chair Hall suggested moving forward and continuing the hearing for public comment.
34 Councilor Zook agreed with the plan.
35

36 *A MOTION by Bruce Garland that the application of LVM Residential, LLC, 1 Foundry Street, 25 &*
37 *43 Mechanic Street (Tax Map 91, Lots 263 & 267 & 106-34) zoned LD, is complete enough for the*
38 *Planning Board to accept jurisdiction and commence review.*

39 *The motion was seconded by Richard Burley.*

40 *Roll Call Vote:*

41 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
42 *Mr. Faunce, Ms. Romano*

43 *Voting Against – None*

44 **The MOTION was approved (9-0).*
45

46 Property Owner John Livadas, Nik Fiore of Engineering Ventures, and Ruthie Kuhlman and Eric
47 Robinson of RODE Architects appeared in support of the application.
48

49 Mr. Livadas stated that one of the buildings was eliminated due to its negative impact on the overall
50 project.
51

1 Ms. Kuhlman shared a presentation detailing the changes to the original plan. There will be fewer units
2 with the same level of parking.

3
4 Mr. Corwin noted that there are proposed conditions of approval.

5
6 Chair Hall inquired about merging the lots. Mr. Livadas stated that it is easier for future development and
7 financing to have them remain separate.

8
9 Mr. Garland asked for a review of the phasing plan. Mr. Livadas shared the phasing plan. Building 2 will
10 be demolished.

11
12 Mr. Burley inquired about an updated plan. Mr. Livadas confirmed that the Mill Yard is the center of the
13 site and is remaining.

14
15 Mr. Kennelly inquired about the parking. Mr. Livadas stated that parking spaces will be assigned. Mr.
16 Rutter also inquired about the parking capacity. Mr. Livadas noted that the amount of parking will remain
17 the same.

18
19 Ms. Romano inquired about handicap accessible parking. Ms. Kuhlman confirmed that it would not
20 change. Ms. Romano asked about the transit pickup location being moved to a pullout where the building
21 is being removed. Mr. Fiore stated that they would be putting in a bus stop by 25 Mechanic St. Ms.
22 Romano noted that other developments have provided a pullout for the bus stop, which provides safety.
23 She inquired about the mill building's location near the river. Ms. Kuhlman stated that the mill building is
24 still adjacent to the flood plain. Ms. Romano inquired about the parking easement. Mr. Livadas stated that
25 the easement would remain in place. They will come back to the Board if the parking changes. There is
26 no option for creating a pullout currently.

27
28 Mr. Faunce inquired about commenting on other aspects of the project outside of the immediate request.
29 Mr. Corwin stated that the discussion should be related to the pending request. Mr. Faunce noted that the
30 previous review of the project overlooked the options for public transportation. He asked that they
31 consider the public transportation.

32
33 Ms. Stavis stated that she agrees with the Chair that the considerations should be limited to the request at
34 hand, and the City should take responsibility for amending the public transit situation. Mr. Corwin stated
35 that there is a condition associated with public transit.

36
37 Mr. Garland inquired about the start date for the project. Mr. Livadas stated that a late summer start is
38 expected, and they are excited about providing access to the river.

39
40 Mr. Faunce stated that it is a beautiful project, and the river access may change with global warming. Ms.
41 Kuhlman noted that the river property does slope down. Mr. Livadas noted that the flood plain slopes
42 away from the buildings.

43
44 ***A MOTION by Jeremy Rutter to continue the hearing until December 11, 2023, at 6:30 PM.***

45 ***The motion was seconded by Richard Burley.***

46 ***Roll Call Vote:***

47 ***Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,***
48 ***Mr. Faunce, Ms. Romano***

49 ***Voting Against - None***

50 ****The MOTION was approved (9-0).***

1 **4. Other Business**

2
3 Chair Hall suggested a discussion of impact fees and the two-year limit for a building permit, which is not
4 currently adequate. Mr. Corwin stated that it is by statute.

5
6 **5. Approval of Minutes**

7
8 A. October 9, 2023

9
10 The motion information missing from the draft minutes due to a sound failure was provided by the Board
11 members.

12
13 *A MOTION by Bruce Garland to approve the Planning Board Minutes of October 9, 2023, as*
14 *amended.*

15 *The motion was seconded by Laurel Stavis.*

16 *Roll Call Vote:*

17 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
18 *Mr. Faunce, Ms. Romano*

19 *Voting Against - None*

20 **The MOTION was approved (9-0).*

21
22 **6. Adjournment**

23
24 *A MOTION by Bruce Garland to adjourn the meeting.*

25 *The motion was seconded by Laurel Stavis.*

26 *Roll Call Vote:*

27 *Voting in Favor – Ms. Stavis, Mr. Burley, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Zook, Mr. Kennelly,*
28 *Mr. Faunce, Ms. Romano*

29 *Voting Against - None*

30 **The MOTION was approved (9-0).*

31
32 The meeting was adjourned at 8:38 PM.

33
34 Respectfully submitted,

35
36 Holly Howes

37 Recording Secretary