



**LEBANON PLANNING BOARD
FEBRUARY 26, 2024 - 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: 377 516 983#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Public Hearing Items

- A. **Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicants request a modification to a previously approved Site Plan (PB2022-06-SPR) to construct a +/- 26,176 sq. ft. commercial self-storage unit facility together with related site improvements. Applicants propose to lower the site 4 ft. and to relocate the garage and entry drive. **PB2024-05-SPA - Continued from February 12, 2024**
- B. **City of Lebanon, Layout of Additional Right-of-Way Areas for Trues Brook Road, 117 Trues Brook Road (186-37), 0 Hall Road (159-6), 133 Trues Brook Rd (186-38), 124 Trues Brook Rd (186-4), 136 Trues Brook Rd (186-3):** Applicant requests a review per RSA 674:40, III, for the layout of additional areas of the existing Class V public highway known as "Trues Brook Road". The proposed additional highway areas are needed to enable construction of a new bridge to replace the existing Trues Brook Road Bridge together with related roadway approaches and associated improvements. **PB2024-07-LAY**

3. Study Items

- A. Cicotte Properties, LLC - Proposal to amend Section 303.2 of the Zoning Ordinance to add "vehicular sales" as a Conditional Use in the Light Industrial (IND-L) District
- B. Master Plan Chapter Update Process
- C. CIP - Recap 2024 adopted Capital Budget, Commence 2025-2030 CIP Process
- D. Strategic Plan - Annual Goals and Workplan

4. Election of Officers

5. Committee Reports

- A. **City Council Subcommittees:**
--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee

- B. **Other Subcommittees:**
 - City Council Representative
 - Heritage Commission
 - Pedestrian & Bicyclist Advisory Committee
 - 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
- C. Minor Site Plan Committee
- 6. **Other Business**
 - A. Vacant subcommittee appointments
- 7. **Approval of Minutes**
 - A. January 29, 2024
- 8. **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](https://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 ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 26, 2024 Meeting

Staff Memorandum – PB2024-05-SPA – *con't from 2/12/24*

APPLICATION INFORMATION

Agenda Item: 2.A

Application ID: PB2022-06-SPR

Application Type:
Site Plan Amendment

Property Location & Tax Map:
92 Riverside Drive (Tax Map 111,
Lot 16)

Applicants/Property Owners:
Oakes Storage, LLC and Oakes
Real Estate SPE, LLC

Zoning District:
Rural Lands One (RL-1) District

Proposed Improvements and Use:
A self-storage warehouse facility;
one-family dwelling to be removed

Overlay Districts:
None

Future Land Use Map:
Residential – Low

LEGAL NOTICE

Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicants request a modification to a previously approved Site Plan (PB2022-06-SPR) to construct a +/-26,176 sq. ft. commercial self-storage unit facility together with related site improvements. Applicants propose to lower the site 4 ft. and to relocate the garage and entry drive. PB2024-05-SPA

PLANS AND APPLICATION MATERIALS

New:

- ▶ Plan titled "Oakes Storage, LLC, Lebanon, Grafton County, New Hampshire, Construction Plans", prepared by Advanced Geomatics, dated January 12, 2021, last revised February 19, 2024, Project No. 20-001

Included in 2/12/24 Planning Board meeting agenda packet:

- ▶ Application form
- ▶ Letter dated January 8, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (application narrative; 1 page)
- ▶ Letter dated January 31, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (response to staff comments; 2 pages)
- ▶ Certified Notification List (1 page)
- ▶ Fee Schedule from Advanced Geomatics (1 page)
- ▶ Memo dated January 8, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (application narrative; 1 page)
- ▶ Plan titled "Oakes Storage, LLC, Lebanon, Grafton County, New Hampshire, Construction Plans", prepared by Advanced Geomatics, dated January 12, 2021, last revised January 25, 2024, Project No. 20-001

On-line only (not included with Planning Board hard copy agenda packets):

- ▶ Letter dated March 10, 2022, to Dan Nash, PE, from M & W Soils Engineering, Inc. (infiltration test pits and field test results; 7 pages)
- ▶ Geotechnical Report for the Oakes Storage Site, dated March 22, 2023, prepared by M & W Soils Engineering, Inc. (26 pages)

STAFF COMMENTS

The public hearing on the subject application was opened on February 12, 2024. At the hearing, the Board observed that the applicant's plan sheets were mismatched. The applicant has since updated the plan set – in particular, the lighting and landscaping plans – to ensure consistency throughout the plant set. Staff notes that the landscaping plan still shows the limits of the now-abandoned Fellows Hill Road right-of-way and should be updated to reflect the current property boundary.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this 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 conditions noted below:

1. Within 14 days of the Planning Board's approval, the applicant shall update the landscaping plan to remove the boundaries of the former Fellows Hill Road right-of-way, and shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.
2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2022-06-SPR, dated April 11, 2022, and all conditions of approval thereof.

Attachments

cc: Oakes Storage, LLC (via e-mail)
Oakes Real Estate SPE, LLC (via e-mail)
Dan Nash, PE, Advanced Geomatics and Design (via e-mail)
File

OAKES STORAGE, LLC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

CONSTRUCTION PLANS

OWNER
OAKES STORAGE, LLC & OAKES REAL ESTATE SPE, LLC
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

APPLICANT
OAKES STORAGE, LLC
209 DARTMOUTH COLLEGE HIGHWAY
LEBANON, NH 03766

CONSULTANTS
CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatrics@comcast.net

LANDSCAPE DESIGNER
MARA LANDSCAPE DESIGN
19 MYRTLE AVENUE
NEWBURYPORT, MA 01950

LIGHTING DESIGN
DEFIANCE ELECTRIC
78 CHOSEN VALE LANE
ENFIELD, NH 03748

SURVEYOR
PATON LAND SURVEYING
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156

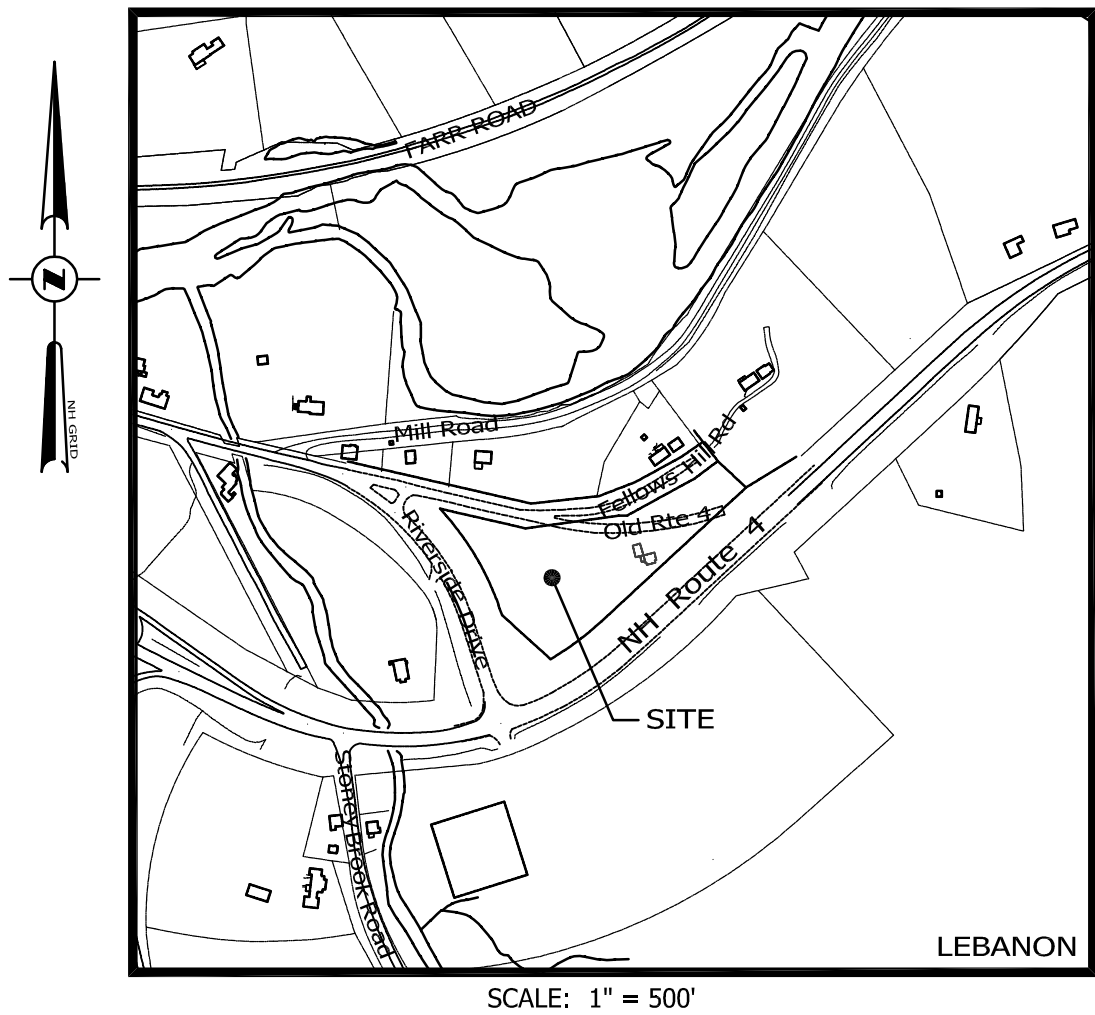


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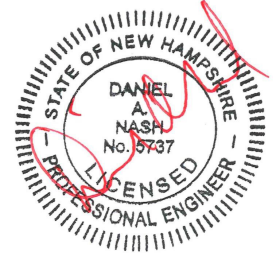
SHEET NUMBER		
2	LEGEND	G-1
3	OVERALL EXISTING CONDITIONS PLAN	OA-1
4	EXISTING CONDITIONS PLAN	X-1
5	BOUNDARY SURVEY	-
6	BUILDING ELEVATIONS	A1
7	LANDSCAPE PLAN	L-1
8	LIGHTING PLAN	L-2
9	LIGHTING FIXTURE DETAILS	ES-101
10	SITE PLAN	C-1
11	DETAILED GRADING PLAN	C-2
12	RECHARGE SYSTEM	C-3
13	RETAINING WALL/GATE PLAN/PROFILES	C-4
14	EROSION CONTROL PLAN	ECP-1
15	SITE DETAILS	D-1
16	DRAINAGE DETAILS	D-4
17	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - RL1 DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	3.53 Acres	3.53 Acres	3 Acres
FRONTAGE: (RIVERSIDE DRIVE)	494'	494'	150'
FRONT YARD: (RIVERSIDE DR)	340'	45'	40'
FRONT YARD: (US ROUTE 4)	16'	40'	40'
REAR YARD: (FELLOWS HILL RD)	10'	32'	30'
SIDE YARD: (TO EAST)	-	283'	25'
BUILDING FOOTPRINT (s.f.):			
BUILDING #1	-	3,400 s.f.	
BUILDING#2	-	7,200 s.f.	
BUILDING #3	-	8,800 s.f.	
BUILDING #4	-	5,800 s.f.	
BUILDING #5	-	576 s.f.	
TOTAL		25,776 s.f.	
% BLDG. COVERAGE	1.4%	17%	15%
IMPERVIOUS AREA (sf)		25,976 s.f.	N/A
% IMPERVIOUS COV.	2.5%	34%	N/A
HEIGHT (BLDGS 1-4)	22'	12'	35'
HEIGHT (BLDG 5)		22'	35'
USE: EXISTING	SINGLE FAMILY RESIDENCE		
USE: PROPOSED	MINI STORAGE WAREHOUSE		
PARKING (REG./HC.)	2	1	N/A

ZONING TABLE NOTES:
1. ALL BUILDINGS ONE STORY
2. GROSS FLOOR AREA AND GROSS SQUARE FOOTAGE IS THE SAME FOR ALL BUILDINGS.
3. BUSINESS HOURS SHALL BE LIMITED TO 6AM TO 8PM PER ZONING VARIANCE GRANTED 1MAR2021, ZB2020-36-VAR.

NOTES:

- THIS PARCEL IS SHOWN AS LOT 111-16 ON THE LEBANON TAX MAPS.
- THIS PARCEL IS NOT SERVED BY MUNICIPAL WATER AND SEWER (CLASS 3).
- THIS PARCEL IS NOT SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
- THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
- SUBJECT PARCEL IS ZONED RL-1.
- THE PROJECT PARCEL IS COMPRISED OF LOT 111-16, A DISCONTINUED PORTION OF FELLOWS HILL ROAD, & LOT 111-3-1. SUBJECT LOTS WERE MERGED BY VOLUNTARY LOT MERGER RECORDED IN THE GCRD AT BOOK 4702-14 ON 19JAN2022.
- PROPOSED USE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).
- PROPOSED BUILDING COVERAGE IS ALLOWED BY VARIANCE GRANTED 1FEB2021 (ZB2020-36-VAR).



2/19/2024 LANDSCAPE/LIGHTING PLANS
~~1/25/2024 REMOVE CONTOURS~~
~~12/1/2023 LOWER SITE~~
~~8/18/2023 FOR CONSTRUCTION~~
~~3/13/2022~~
~~1/24/2022~~
~~12/13/2021~~
SITE PLAN
PN: 20-001

EXISTING LEGEND

Symbol	Object Name	Object Code
	Boundary Corner	X 66.9
	Iron Pipe (Found)	-----
	Rebar (Found)	-----
	Stone Monument (Found)	-----
	Survey Traverse Point	- - - 760 - - -
	Survey Control Disk	-----
	Shrub	-----
	Hardwood Tree	-----
	Softwood Tree	-----
	Cleanout	-----
	Utility Pole	o ----- OET -----
	Light Pole	----- OHE -----
	Bollard Light	----- OHT -----
	Light	----- UETC -----
	Utility Pole Anchor	-----
	U.g. Electric Junction Box	----- -----
	U.g. Electric Transformer	-----
	U.g. Telephone Box	-----
	U.g. Cable Tv Box	-----
	Curb Stop	----- o o o o o o -----
	Gate Valve	----- □ □ □ □ -----
	Fire Hydrant	----- D -----
	Drilled Well	----- UD -----
	Monitor Well	----- W -----
	Catch Basin	----- S -----
	Drain Manhole	----- FM -----
	Sewer Manhole	----- UGE ----- ----- E -----
	Riser	----- UGT -----
	Telephone Manhole	-----
	Electric Manhole	=====
	Communication Manhole	----- UGP -----
	Propane Tank	////
	Sign	o o

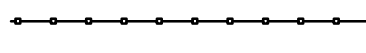
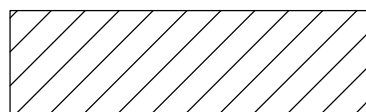
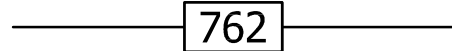
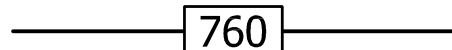
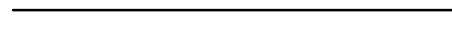
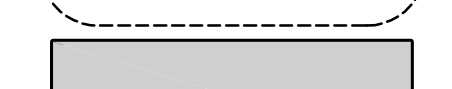
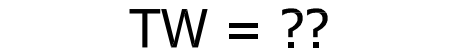
EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1/2' Contour	
Existing 5'/10' Contour	
Curb	
Edge Of Pavement	
Edge Of Gravel	
Painted White Line	
Painted Yellow Line	
Overhead Electric/Telephone	
Overhead Electric	
Overhead Telephone	
U.g. Electric/Telephone/Cable	
Edge Of Brook/River	
Edge Of Wetland	
Guard Rail	
Stonewall	
Wire Fence	
Chainlink Fence	
Rail Fence	
Drain Line	
Underdrain Line	
Water Line	
Sewer Line	
Sewer Forcemain	
U.g. Electric	
U.g. Telephone	
Edge Of Woods	
Retaining Wall	
U.g. Propane	
Edge Of building	

PROPOSED LEGEND

Symbol	Feature Name	Feature Description
	BOLLARD	
	CLEANOUT	
	UTILITY POLE	
	UTILITY POLE ANCHOR	
	LIGHT POLE	
	LIGHT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	RISER	
	CATCH BASIN	
	YARD DRAIN	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	COMMUNICATION MANHOLE	
	PROPANE TANK	
	U.G. TELEPHONE BOX	
	U.G. CABLE TV BOX	
	U.G. ELECTRIC JUNCTION BOX	
	U.G. ELECTRIC TRANSFORMER	
	GATE VALVE	
	CURB STOP	
	FIRE HYDRANT	
	DRILLED WELL	
	SIGN	
	PARKING SPACE NUMBER	
	HANDICAP PARKING SPACE	
	STORM WATER TREATMENT DEVICE	
	DETECTABLE SURFACE (TRUNCATED DOME)	
	SPOT ELEVATION	
	UNDERDRAIN	
	DUMPSTER	
	BIKE RACK	

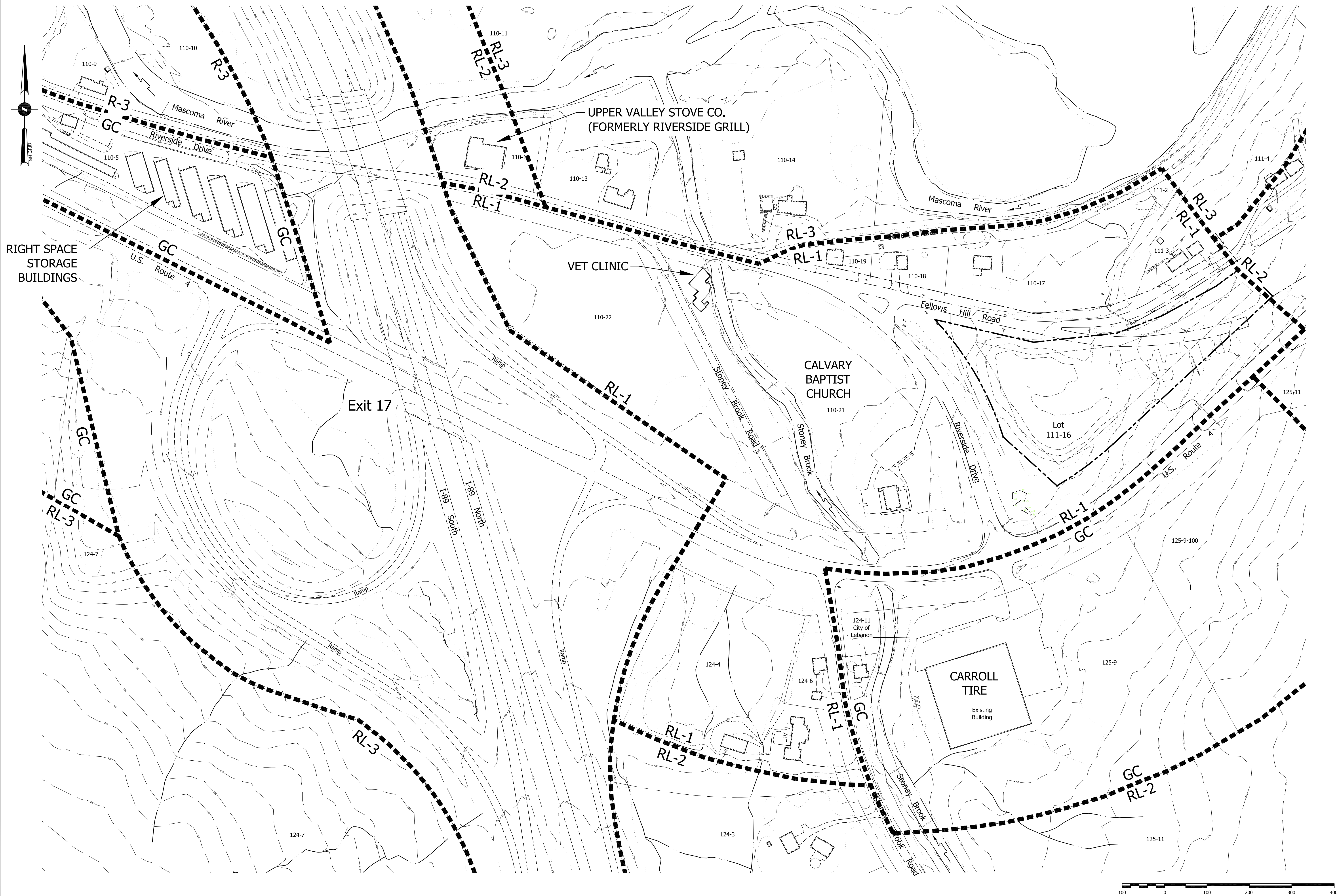
PROPOSED LEGEND(CONT.)

	DUMPPSTER FENCE
	PAINTED/NO PARKING
	2' CONTOUR
	10' CONTOUR
	GAS LINE
	DRAIN LINE
	UNDERDRAIN LINE
	WATER LINE
	SEWER LINE
	SEWER FORCEMAIN
	U.G. ELECTRIC
	U.G. TELEPHONE
	U.G. ELECTRIC/TELEPHONE
	U.G. ELECTRIC/TELEPHONE/CABLE
	RETAINING WALL
	REDI-ROK RETAINING WALL
	CENTERLINE ROAD
	CURB
	EDGE OF WOODS
	LIMIT OF DISTURBED
	BARRIER FENCE
	UNDERGROUND PROPANE TANK
	BUILDING ADDITION
	TOP OF WALL ELEVATION
	GREASE TRAP/GRIT-OIL SEPARATOR

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		LEGEND FOR OAKES STORAGE, LLC IN LEBANON, NEW HAMPSHIRE		1 UPDATE #	01/24/2022 DATE
SURVEYED: DESIGNED: DRAWN: DAN CHECKED: DAN DATE: 12/13/2021		OAKES STORAGE LEGEND		G-1	
© 2021 ADVANCED GEOMATICS & DESIGN DWG: 20001\LEGEND					

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.



SHEET 3 OF 17

OVERALL EXISTING CONDITIONS PLAN

FOR
OAKES STORAGE, LLC
IN

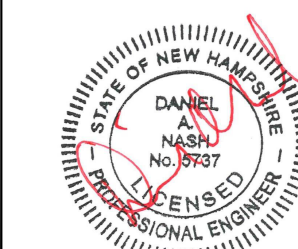
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448 6295

E-MAIL: advancedgeomatics@comcast.net



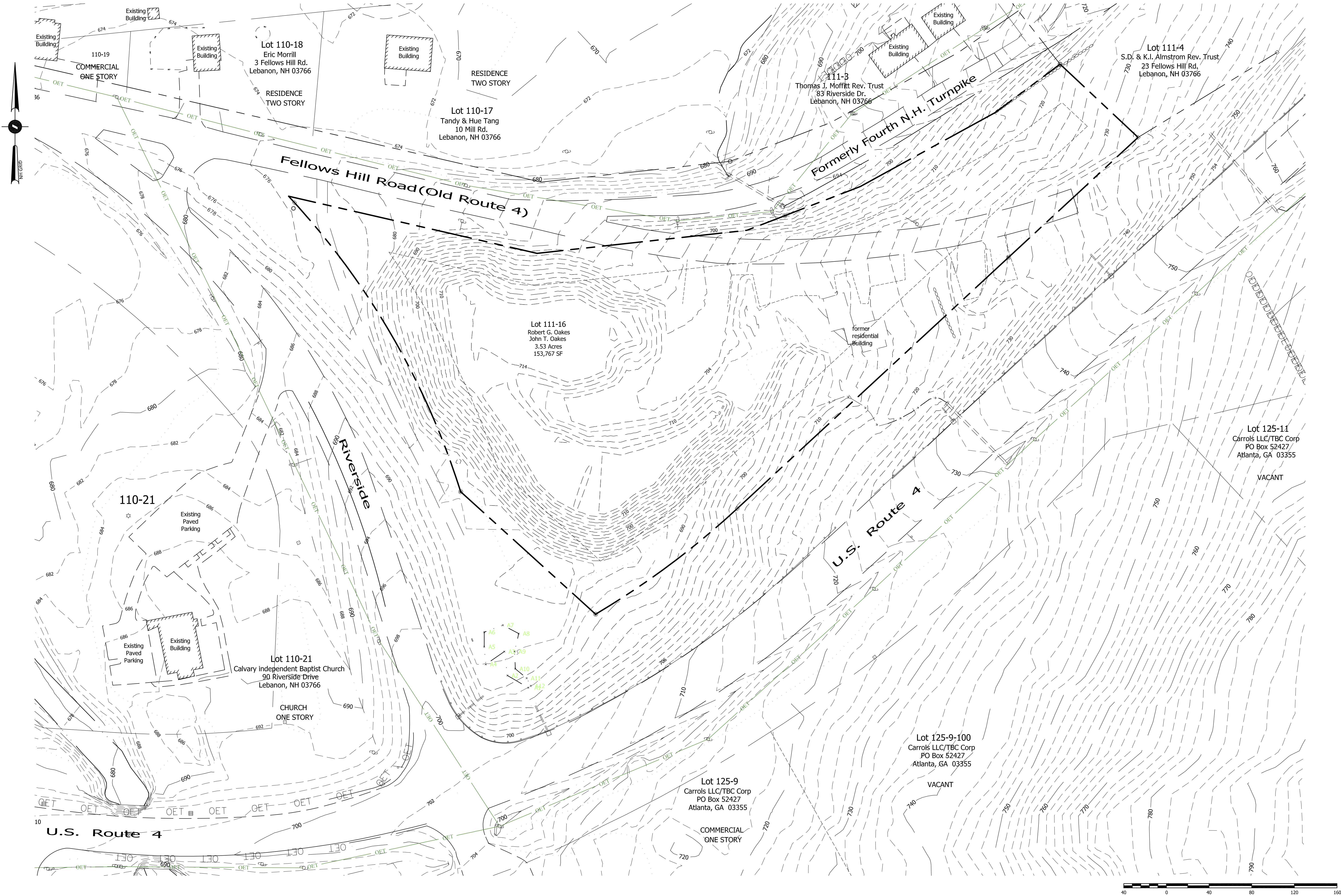
SURVEYED: GIS/PATON
DESIGNED: KH/J
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

OVERALL EXISTING
CONDITIONS

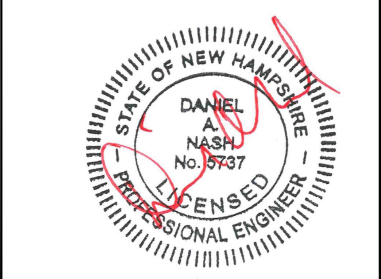
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DWG: 20001\20001-BA



EXISTING CONDITIONS PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net



SURVEYED: GIS/PATON
DESIGNED:
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

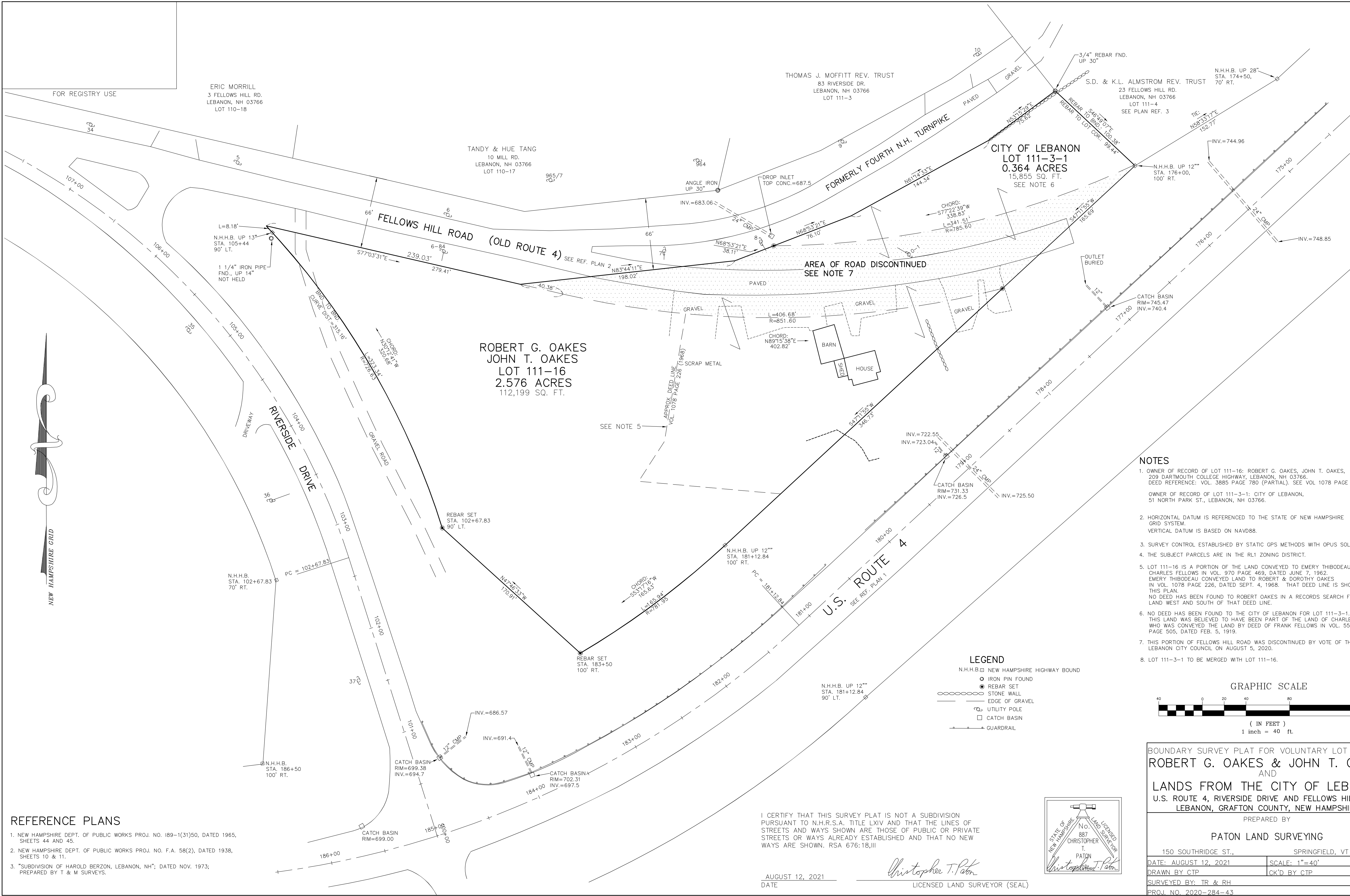
OAKES STORAGE

EXISTING CONDITIONS

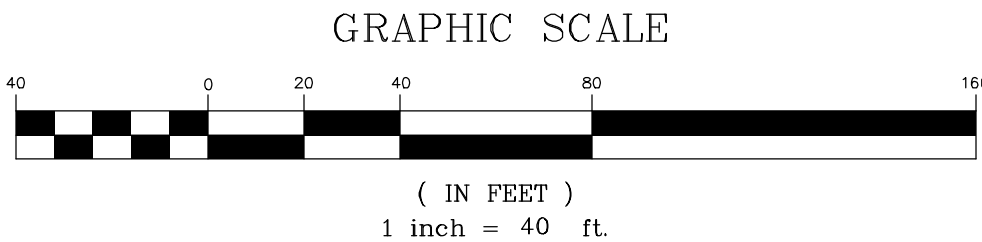
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ADVANCED GEOMATICS & DESIGN
DWG: 20001\20001-BA

REVISIONS	DATE
1 UPDATE	01/24/2022
#	



- NOTES**
- OWNER OF RECORD OF LOT 111-16: ROBERT G. OAKES, JOHN T. OAKES, 209 DARTMOUTH COLLEGE HIGHWAY, LEBANON, NH 03766. DEED REFERENCE: VOL. 3885 PAGE 780 (PARTIAL). SEE VOL 1078 PAGE 226.
 - OWNER OF RECORD OF LOT 111-3-1: CITY OF LEBANON, 51 NORTH PARK ST., LEBANON, NH 03766.
 - HORIZONTAL DATUM IS REFERENCED TO THE STATE OF NEW HAMPSHIRE GRID SYSTEM. VERTICAL DATUM IS BASED ON NAVD88.
 - SURVEY CONTROL ESTABLISHED BY STATIC GPS METHODS WITH OPUS SOLUTION.
 - THE SUBJECT PARCELS ARE IN THE RL1 ZONING DISTRICT.
 - LOT 111-16 IS A PORTION OF THE LAND CONVEYED TO EMERY THIBODEAU BY CHARLES FELLOWS IN VOL. 970 PAGE 469, DATED JUNE 7, 1962. EMERY THIBODEAU CONVEYED LAND TO ROBERT & DOROTHY OAKES IN VOL. 1078 PAGE 226, DATED SEPT. 4, 1968. THAT DEED LINE IS SHOWN ON THIS PLAN. NO DEED HAS BEEN FOUND TO ROBERT OAKES IN A RECORDS SEARCH FOR THE LAND WEST AND SOUTH OF THAT DEED LINE.
 - NO DEED HAS BEEN FOUND TO THE CITY OF LEBANON FOR LOT 111-3-1. THIS LAND WAS BELIEVED TO HAVE BEEN PART OF THE LAND OF CHARLES FELLOWS WHO WAS CONVEYED THE LAND BY DEED OF FRANK FELLOWS IN VOL. 555 PAGE 505, DATED FEB. 5, 1919.
 - THIS PORTION OF FELLOWS HILL ROAD WAS DISCONTINUED BY VOTE OF THE LEBANON CITY COUNCIL ON AUGUST 5, 2020.
 - LOT 111-3-1 TO BE MERGED WITH LOT 111-16.



BOUNDARY SURVEY PLAT FOR VOLUNTARY LOT MERGER
ROBERT G. OAKES & JOHN T. OAKES
AND
LANDS FROM THE CITY OF LEBANON
U.S. ROUTE 4, RIVERSIDE DRIVE AND FELLOWS HILL ROAD
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

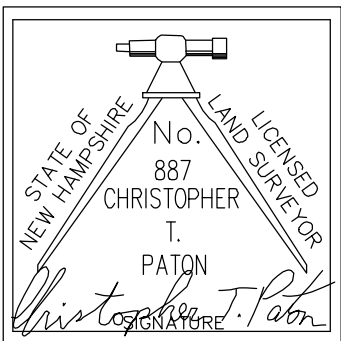
PREPARED BY
PATON LAND SURVEYING
150 SOUTHRIDGE ST., SPRINGFIELD, VT 05156

DATE: AUGUST 12, 2021	SCALE: 1"=40'
DRAWN BY CTP	CK'D BY CTP
SURVEYED BY: TR & RH	
PROJ. NO. 2020-284-43	

- REFERENCE PLANS**
- NEW HAMPSHIRE DEPT. OF PUBLIC WORKS PROJ. NO. 189-1(31)50, DATED 1965, SHEETS 44 AND 45.
 - NEW HAMPSHIRE DEPT. OF PUBLIC WORKS PROJ. NO. F.A. 58(2), DATED 1938, SHEETS 10 & 11.
 - "SUBDIVISION OF HAROLD BERZON, LEBANON, NH", DATED NOV. 1973; PREPARED BY T. & M. SURVEYS.

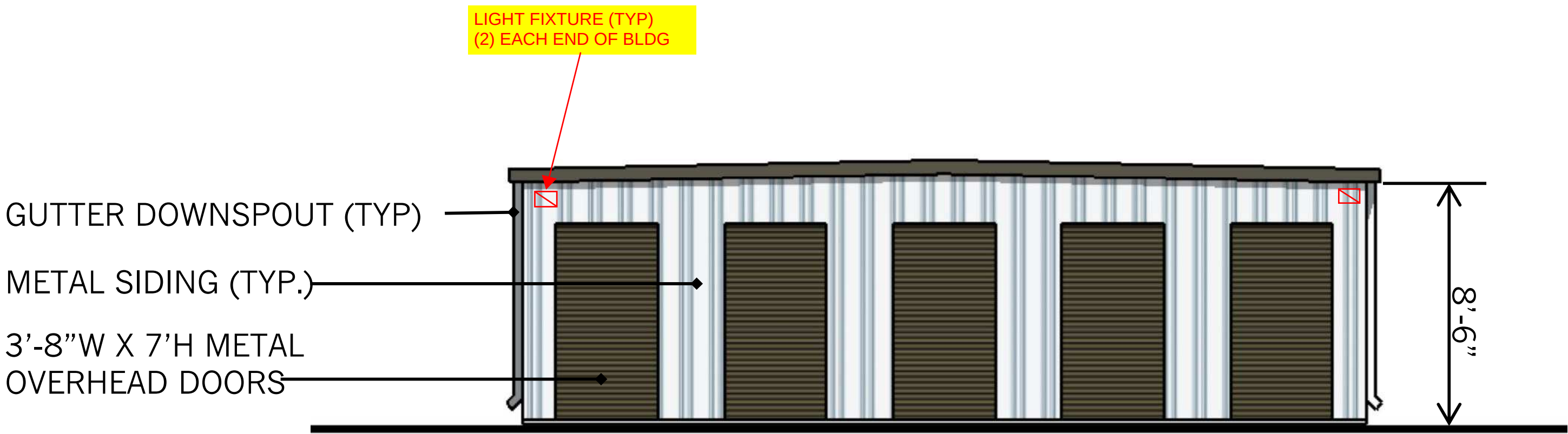
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO N.H.R.S.A. TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. RSA 676:18,III

AUGUST 12, 2021
DATE
Christophe T. Paton
LICENSED LAND SURVEYOR (SEAL)

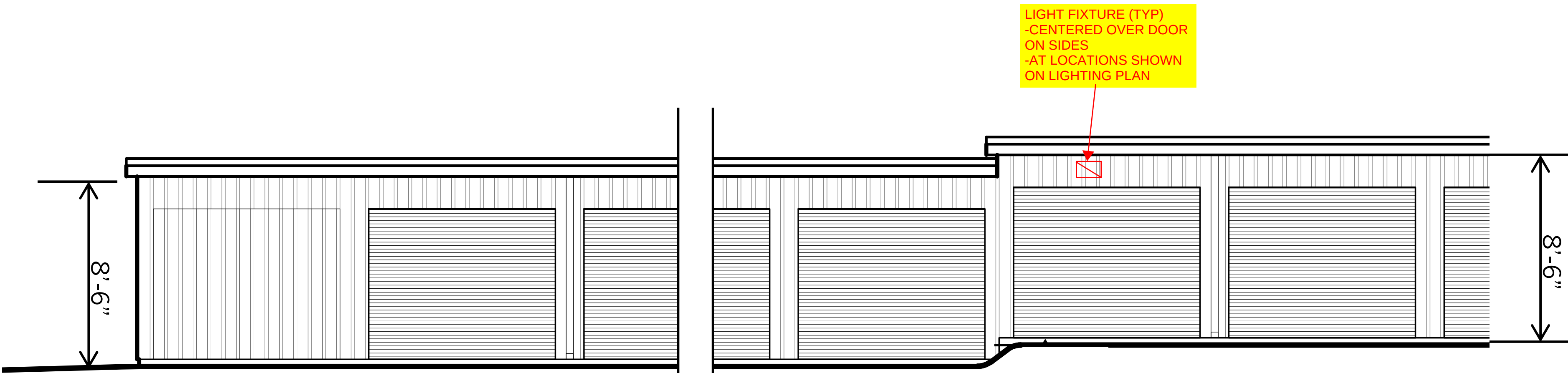




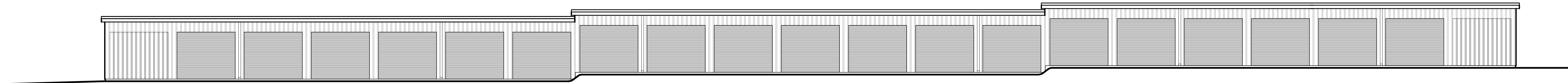
TYPICAL STORAGE BUILDING FRONT & REAR ELEVATION



TYPICAL STORAGE BUILDING SIDE ELEVATION



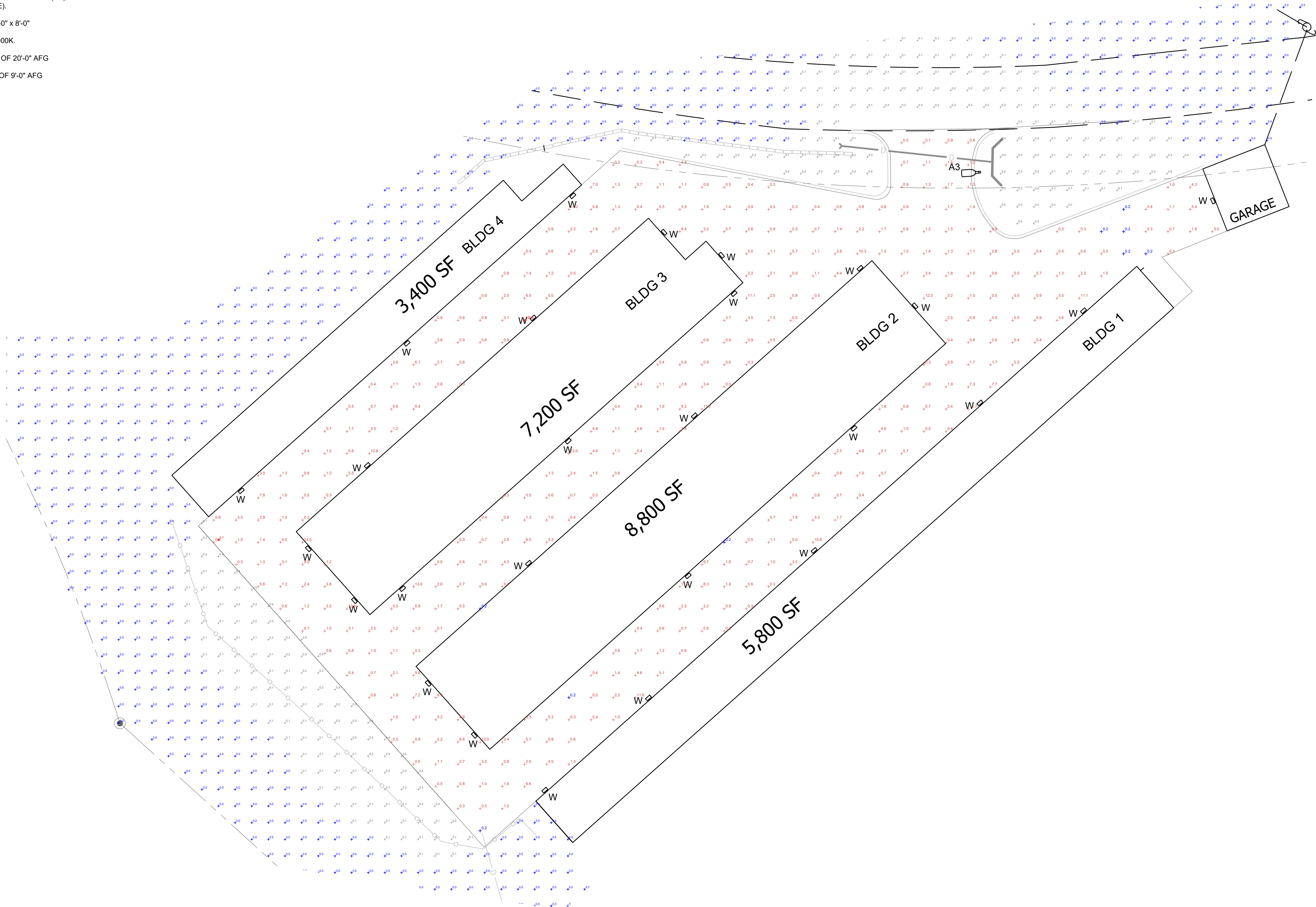
TYPICAL PARTIAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION



TYPICAL STEPPED STORAGE BUILDING FRONT & REAR ELEVATION

GENERAL NOTES

1. LIGHTING LEVELS SHOWN ARE MEASURED IN FOOTCANDLES (FC), WITH A CALCULATION PLANE AT GRADE (0'-0" ABOVE FINISHED GRADE).
2. LOT & ENTRY CALCULATION GRID SPACING = 8'-0" x 8'-0"
3. LUMINAIRE COLOR TEMPERATURE SHALL BE 3000K.
4. TYPE A3 CALCULATED AT A MOUNTING HEIGHT OF 20'-0" AFG
5. TYPE W CALCULATED AT A MOUNTING HEIGHT OF 9'-0" AFG



1 CALCULATED LIGHTING LEVELS
SCALE: 1" = 20'-0"

EXTERIOR FIXTURE SCHEDULE					
LABEL	QTY	DESCRIPTION	LUMENS	WATTS	COLOR TEMP
A3	1	FULL CUTOFF, VISUAL COMFORT DIFFUSED LED AREA LIGHT WITH TYPE 3 DISTRIBUTION, MTD @ 20'-0" AFG AND INTEGRAL PHOTOCELL/MOTION SENSOR	4,189	38 W	3000K
W	26	FULL CUTOFF, LOW GLARE LED WALLPACK MTD @ 9'-0" AFG WITH INTEGRAL PHOTOCELL FOR DUSK-TIL-DAWN OPERATION	2,679	30 W	3000K

EXTERIOR CALCULATED FOOTCANDLES				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
LOT & ENTRANCE	+	2.1 fc	16.5 fc	0.2 fc

DEFIANCE ELECTRIC

SINCE 1978

86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603) 632.4982
info@defianceelectric.com
www.DefianceElectric.com

ELECTRICAL SYMBOLS

- EXISTING UTILITY POLE
- UTILITY METER (1-LINE SYMBOL)
- UTILITY TRANSFORMER (XFRMR)
- CIRCUIT BREAKER
- UNDERGROUND ELECTRICAL DUCT
- PANELBOARD
- UTILITY METER (PLAN VIEW)
- DUCT BANK SECTION DETAIL
IDENTIFICATION, ARROWS INDICATE
DIRECTION FACING.

REVISION SCHEDULE		
No.	Description	Date
1	FOR PERMIT	01/22/24
2	REVISED ENTRANCE	02/16/24

OAKES STORAGE, LLC
RIVER ST.
LEBANON, NH

OAKES STORAGE

CALCULATED LIGHTING LEVELS

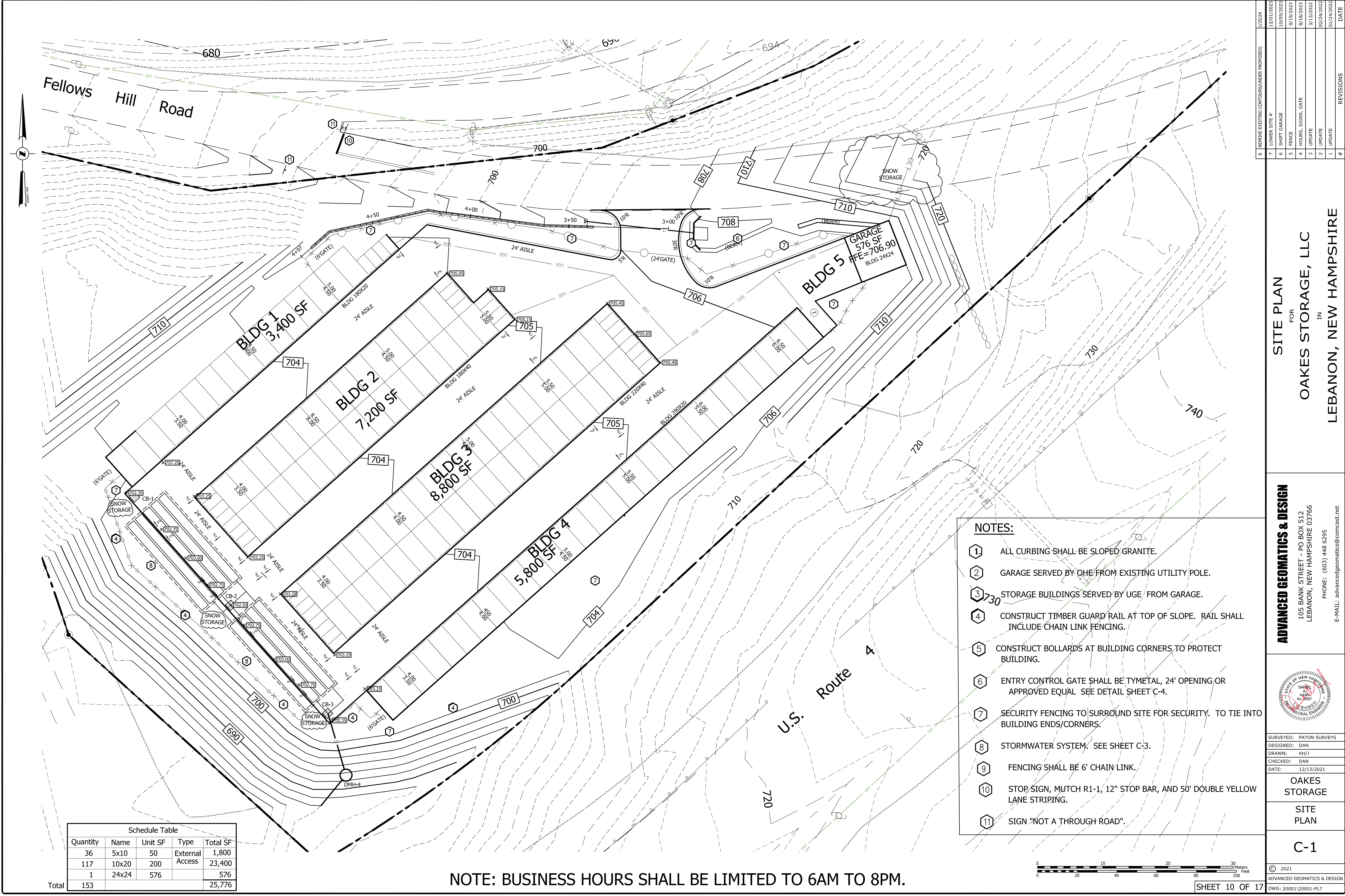
Project number23080

Date02/16/2024

Drawn byT.BOUCHER

L-2

ScaleAS NOTED



Schedule Table				
Quantity	Name	Unit SF	Type	Total SF
36	5x10	50	External	1,800
117	10x20	200	Access	23,400
1	24x24	576		576
Total	153			25,776

NOTE: BUSINESS HOURS SHALL BE LIMITED TO 6AM TO 8PM.

- NOTES:
- 1. ALL CURBING SHALL BE SLOPED GRANITE.
 - 2. GARAGE SERVED BY OHE FROM EXISTING UTILITY POLE.
 - 3. STORAGE BUILDINGS SERVED BY UGE FROM GARAGE.
 - 4. CONSTRUCT TIMBER GUARD RAIL AT TOP OF SLOPE. RAIL SHALL INCLUDE CHAIN LINK FENCING.
 - 5. CONSTRUCT BOLLARDS AT BUILDING CORNERS TO PROTECT BUILDING.
 - 6. ENTRY CONTROL GATE SHALL BE TYMETAL, 24' OPENING OR APPROVED EQUAL SEE DETAIL SHEET C-4.
 - 7. SECURITY FENCING TO SURROUND SITE FOR SECURITY. TO TIE INTO BUILDING ENDS/CORNERS.
 - 8. STORMWATER SYSTEM. SEE SHEET C-3.
 - 9. FENCING SHALL BE 6' CHAIN LINK.
 - 10. STOP SIGN, MUTCH R1-1, 12" STOP BAR, AND 50' DOUBLE YELLOW LANE STRIPING.
 - 11. SIGN "NOT A THROUGH ROAD".

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021

OAKES STORAGE

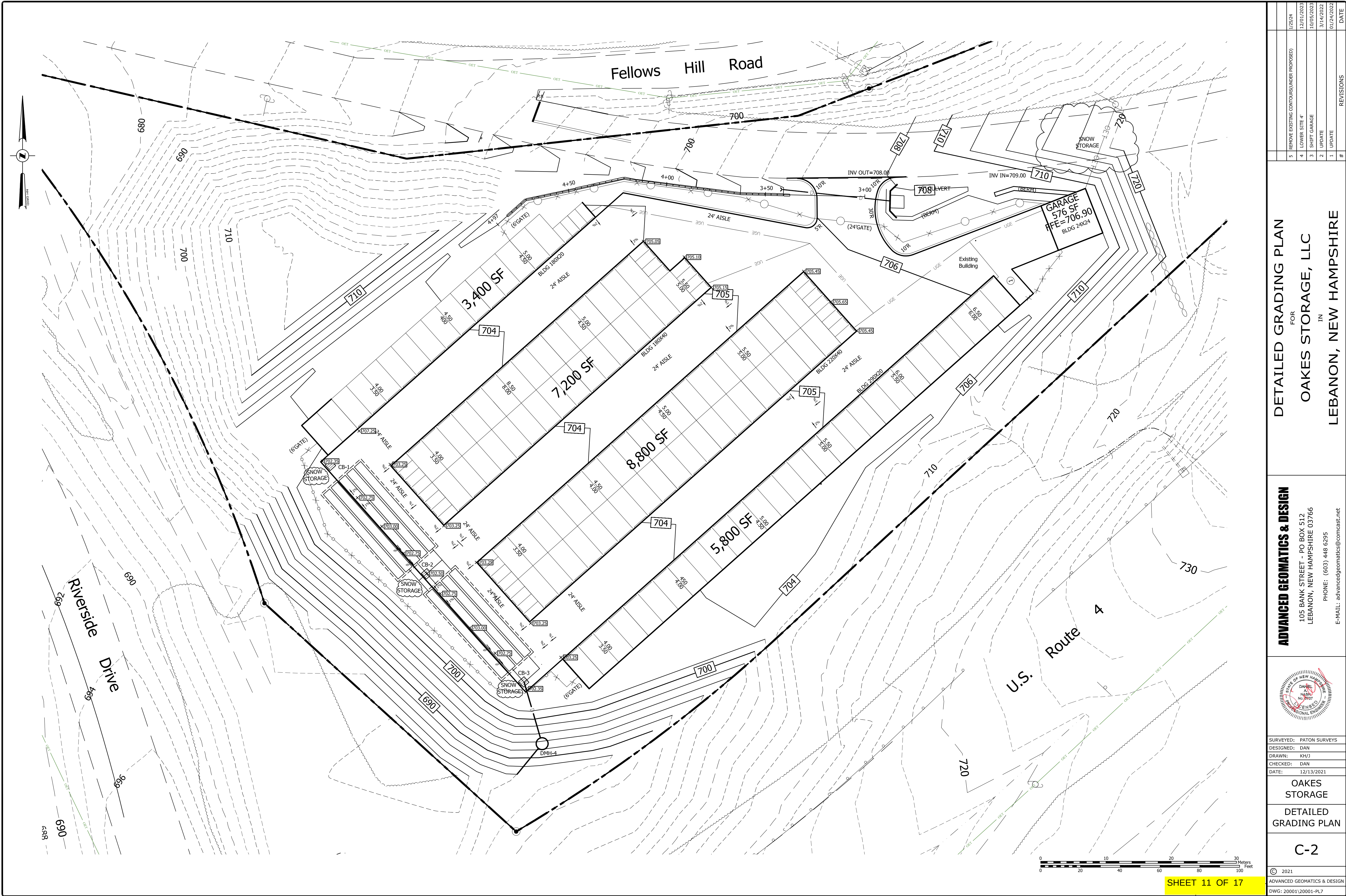
SITE PLAN

C-1

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DWG: 20001\20001-PL7

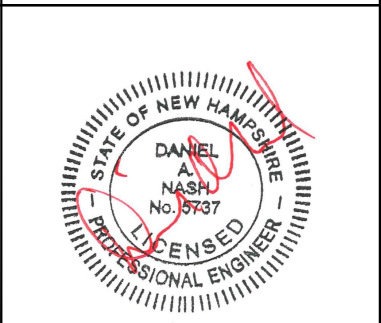
SITE PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

#	REVISIONS	DATE
1	UPDATE	01/24/2022
2	UPDATE	02/24/2022
3	UPDATE	3/13/2022
4	HOURS, SIGNS, GATE	8/18/2023
5	FENCE	9/19/2023
6	SHIFT GARAGE	10/05/2023
7	LOWER SITE 4'	12/01/2023
8	REMOVE EXISTING CONTOURS(UNSEEN PROPOSED)	1/25/24



DETAILED GRADING PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

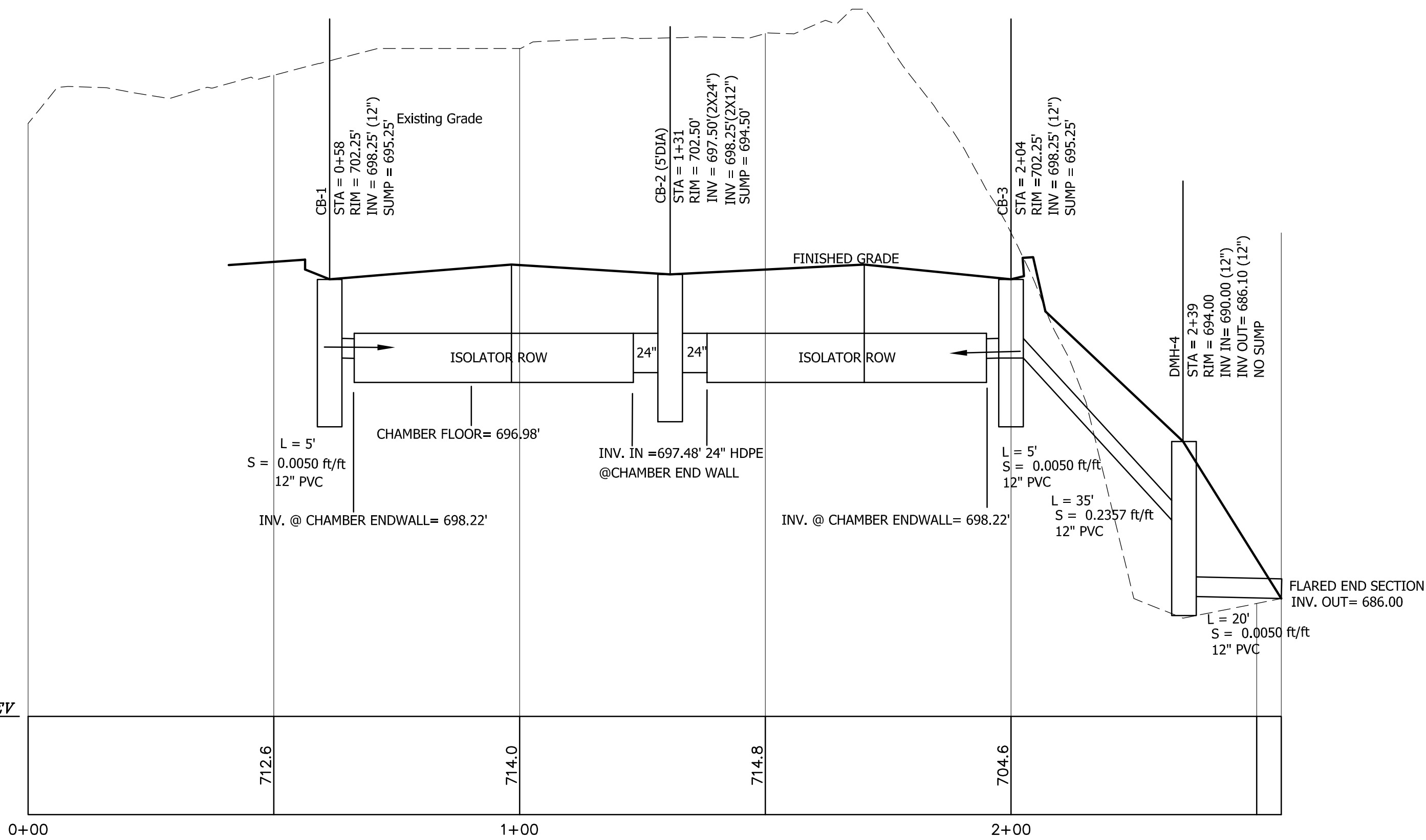
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SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: KH/J
CHECKED: DAN
DATE: 12/13/2021
OAKES STORAGE
DETAILED GRADING PLAN
C-2
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DWG: 20001\20001-PL7

#	REVISIONS	DATE
5	REMOVE EXISTING CONTOURS (UNDER PROPOSED)	1/25/24
4	LOWER SITE 4	12/01/2023
3	SHIFT GARAGE	10/05/2023
2	UPDATE	3/14/2022
1	UPDATE	01/24/2022

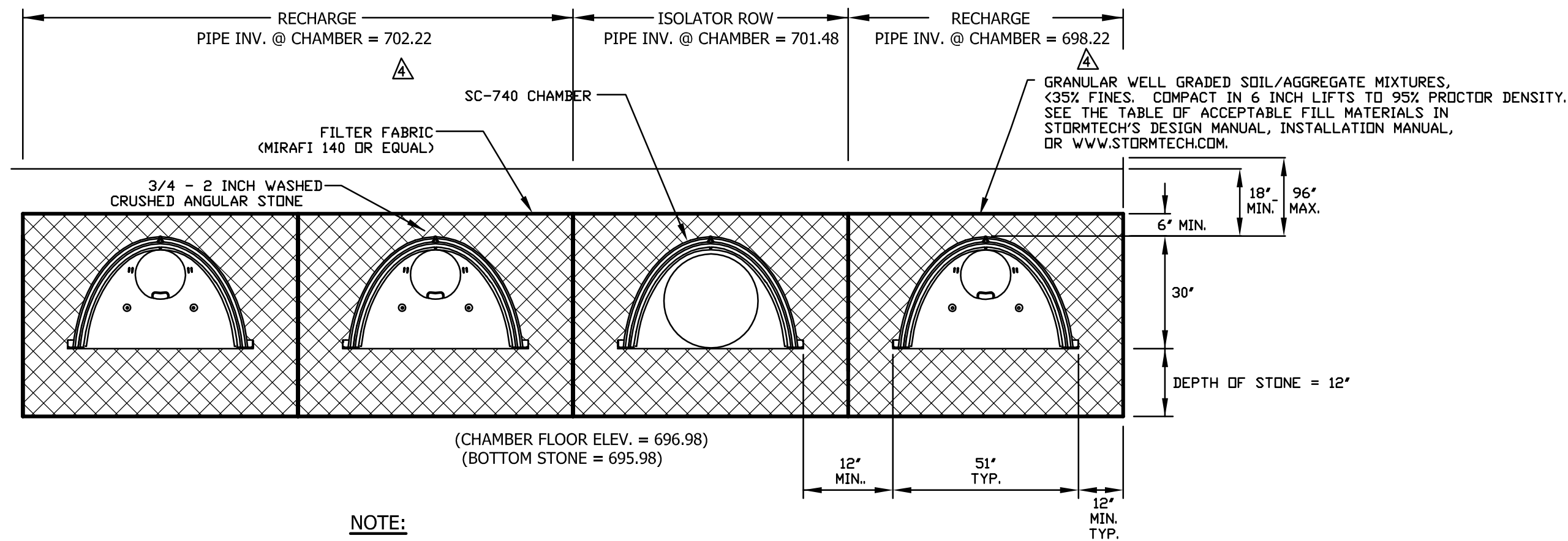
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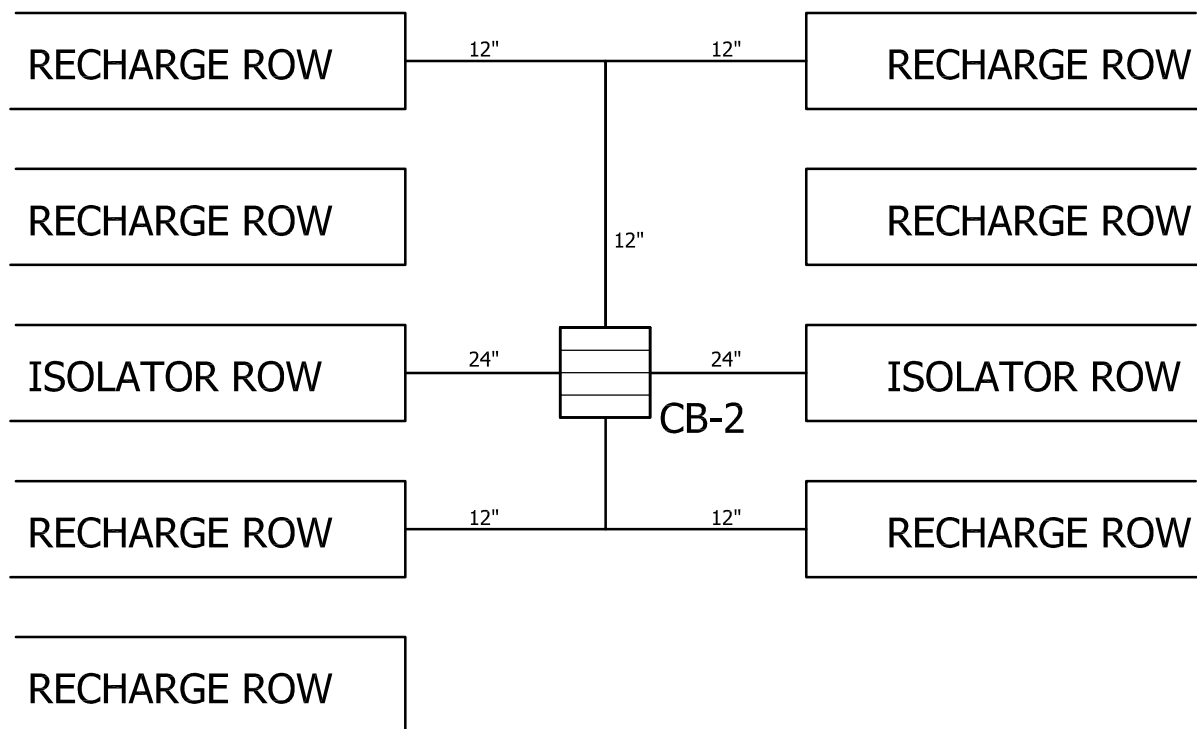
DRAIN PROFILE (CL-D2)
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

NOTES:

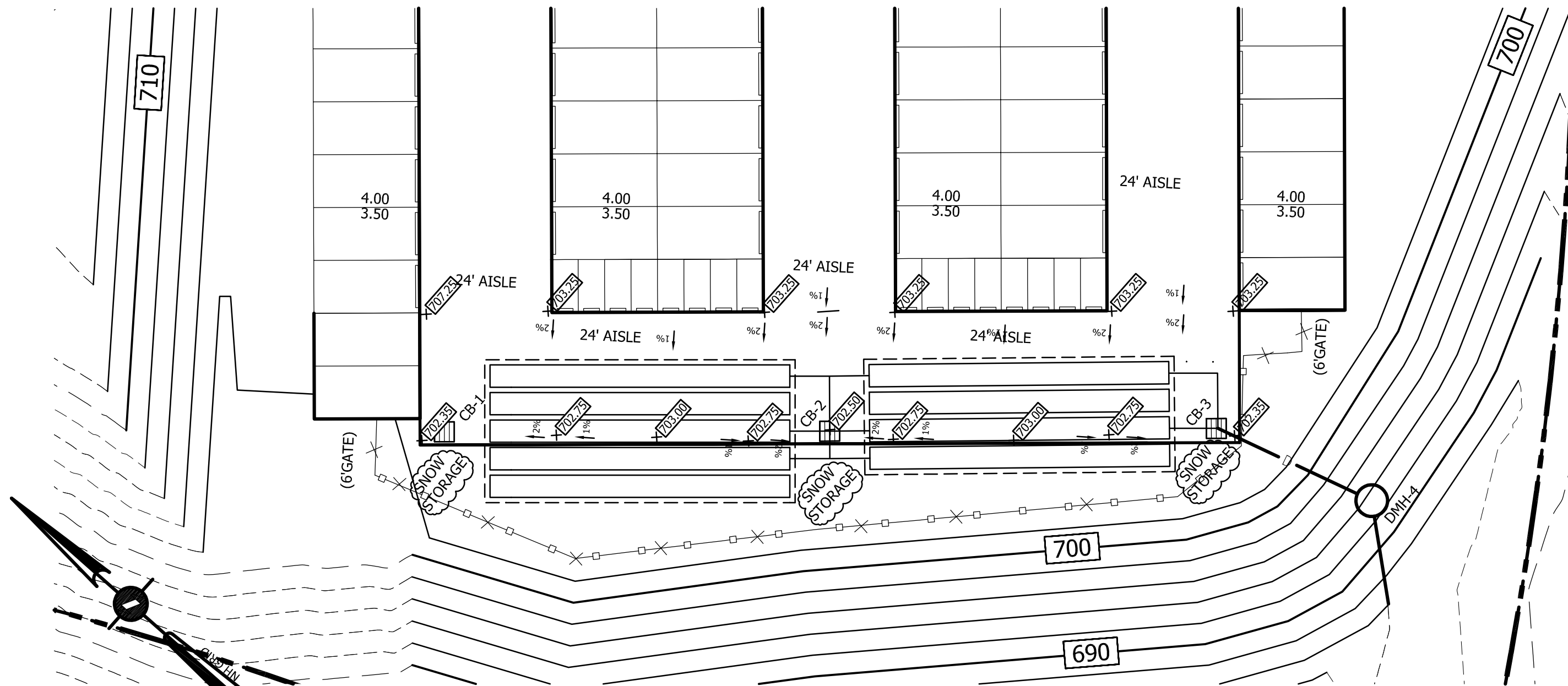
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
- AFTER THE AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION (4 ROWS) DETAIL
NOT TO SCALE



SYSTEM SCHEMATIC
NOT TO SCALE



RECHARGE CHAMBER DETAIL
SCALE: 1" = 20'

SYSTEM ID	CHAMBER LAYOUT	CHAMBER FLOOR
NORTH SEGMENT	1W x 8L (56.9')	ISOLATOR ROW
	4W x 8L (56.9')	TREATMENT/RECHARGE ROWS
SOUTH SEGMENT	1W x 8L (56.9')	ISOLATOR ROW
	3W x 8L (56.9')	TREATMENT/RECHARGE ROWS

NOTES:

- SYSTEM COMPOSED OF STORMTECH SC-740 INFILTRATOR CHAMBERS. TYPICAL CHAMBER DIMENSIONS: 50.5"W x 85.4"L (INSTALLED) x 30" H. CHAMBER WEIGHT 75# EACH.
- ALL DRAIN PIPE SHALL BE PVC, SDR-35, EXCEPT 24" HDPE MAINFOLD AND PIPE TO CHAMBERS.
- REFER TO DRAIN PROFILE (CL-D2) ON THIS SHEET.

SINGLE LAYER SYSTEM DETAIL

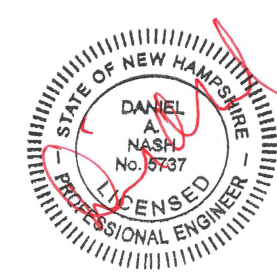
NOTES: (SEE STORMTECH INSTALLATION INSTRUCTION MANUAL)

- REMOVE TOPSOIL AND DELETERIOUS MATERIAL.
- EXCAVATE TO BOTTOM OF STONE LEVEL.
- PLACE STONE.
- STONE BED SHALL BE A MINIMUM OF 12" THICK. ADDITIONAL STONE SHALL BE PLACED TO ACHIEVE CHAMBER FLOOR LEVELS.
- STONE SIZE MUST BE AS FOLLOWS: 1-1/2" - 2" OVERALL DIA. CLEAN, WASHED, CRUSHED STONE. (WASHED ROUNDED STONE NOT ACCEPTABLE).
- USE CATERPILLAR D3 OR EQUIVALENT MACHINE.
- VIBRATORY ROLLER OR PLATE COMPACTOR MUST BE USED AT EACH LEVEL BASED UPON MANUFACTURERS REQUIREMENTS, AS OUTLINED IN THE STORMWATER INSTALLATION INSTRUCTION MANUAL.
- IN SANDY SOILS, GEOGRID MUST BE USED BETWEEN THE TOP OF THE STONE AND THE PAVEMENT.
- A MINIMUM OF 6" OF STONE MUST BE PLACED ON TOP ROW OF INFILTRATOR @ CHAMBERS.
- A MINIMUM OF 18" OF BACKFILL, (INCLUSIVE OF SPECIFIED STONE), MUST BE PLACED ON THE TOP ROW OF INFILTRATOR @ CHAMBERS.
- DO NOT USE WHEELED VEHICLES ON THE BED DURING CONSTRUCTION.
- MATERIAL LIFTS SHALL BE COMPACTED TO 95-98% DENSITY (STANDARD PROCTOR METHOD).
- PROPER SEDIMENTATION CONTROL STRUCTURES MUST BE USED TO LIMIT SILT INTRUSION.

RECHARGE SYSTEM
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN

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SURVEYED: PAYTON SURVEYS
DESIGNED: DAN
DRAWN: J
CHECKED: DAN
DATE: 12/13/2021

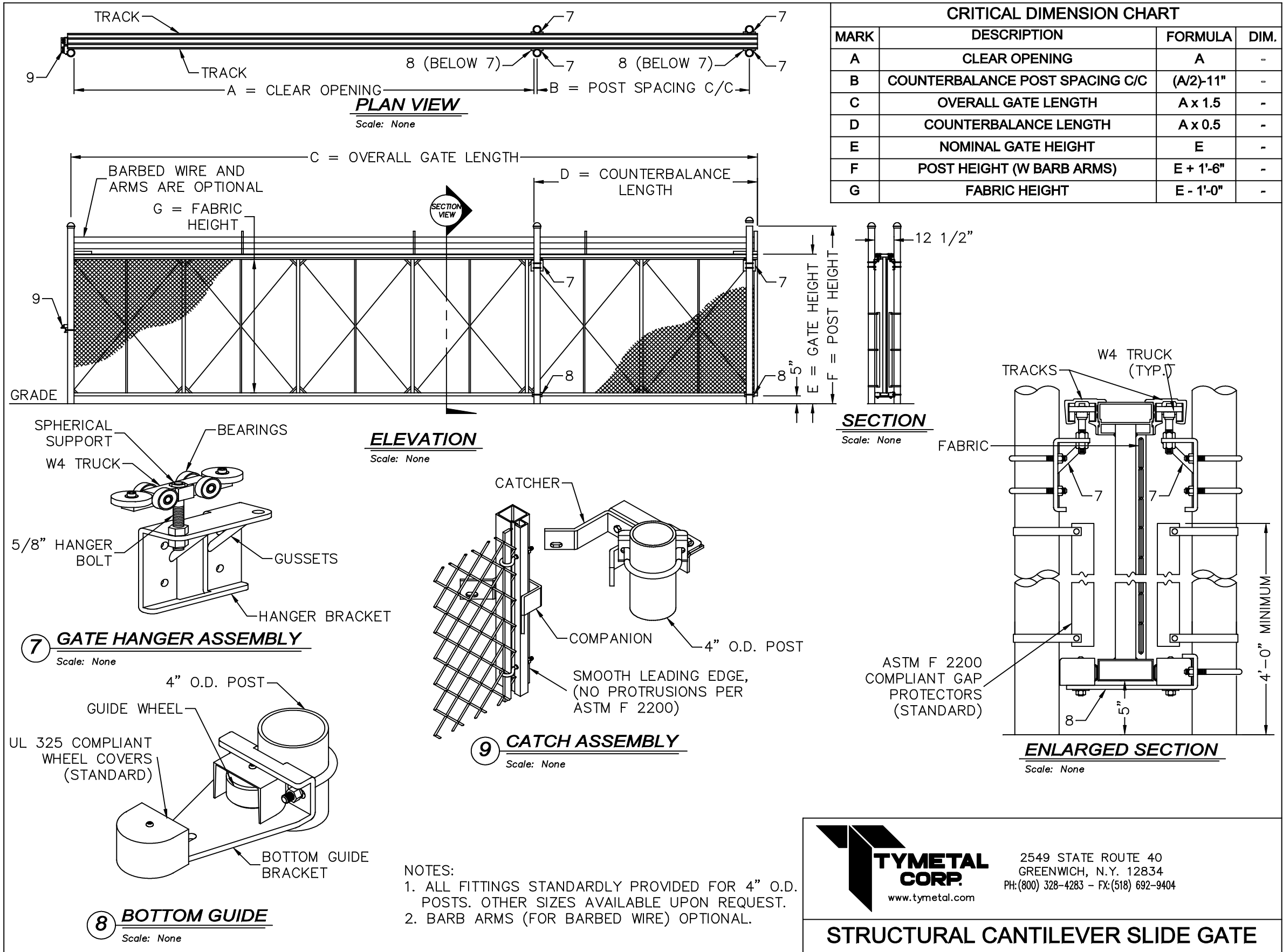
OAKES
STORAGE

RECHARGE
SYSTEM

C-3

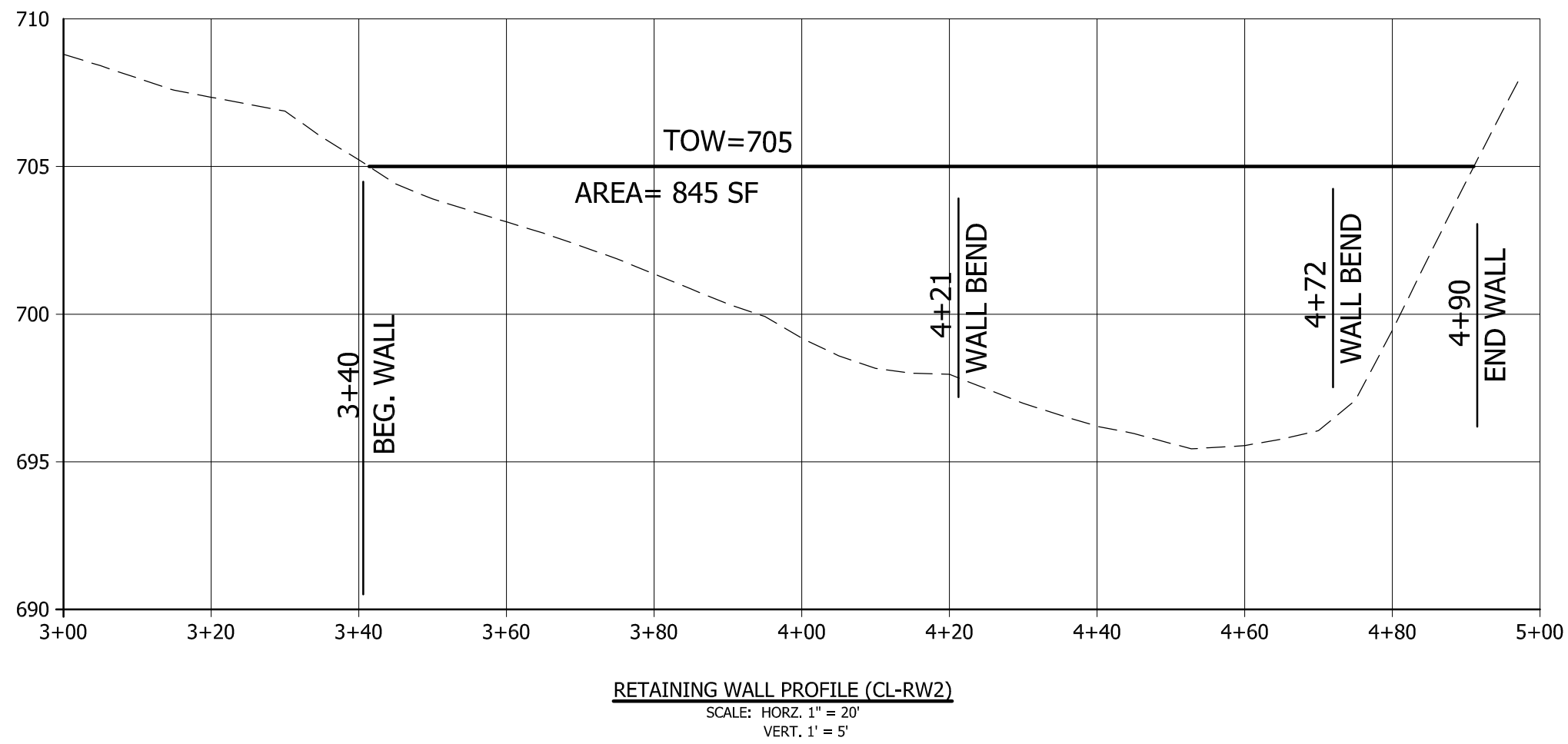
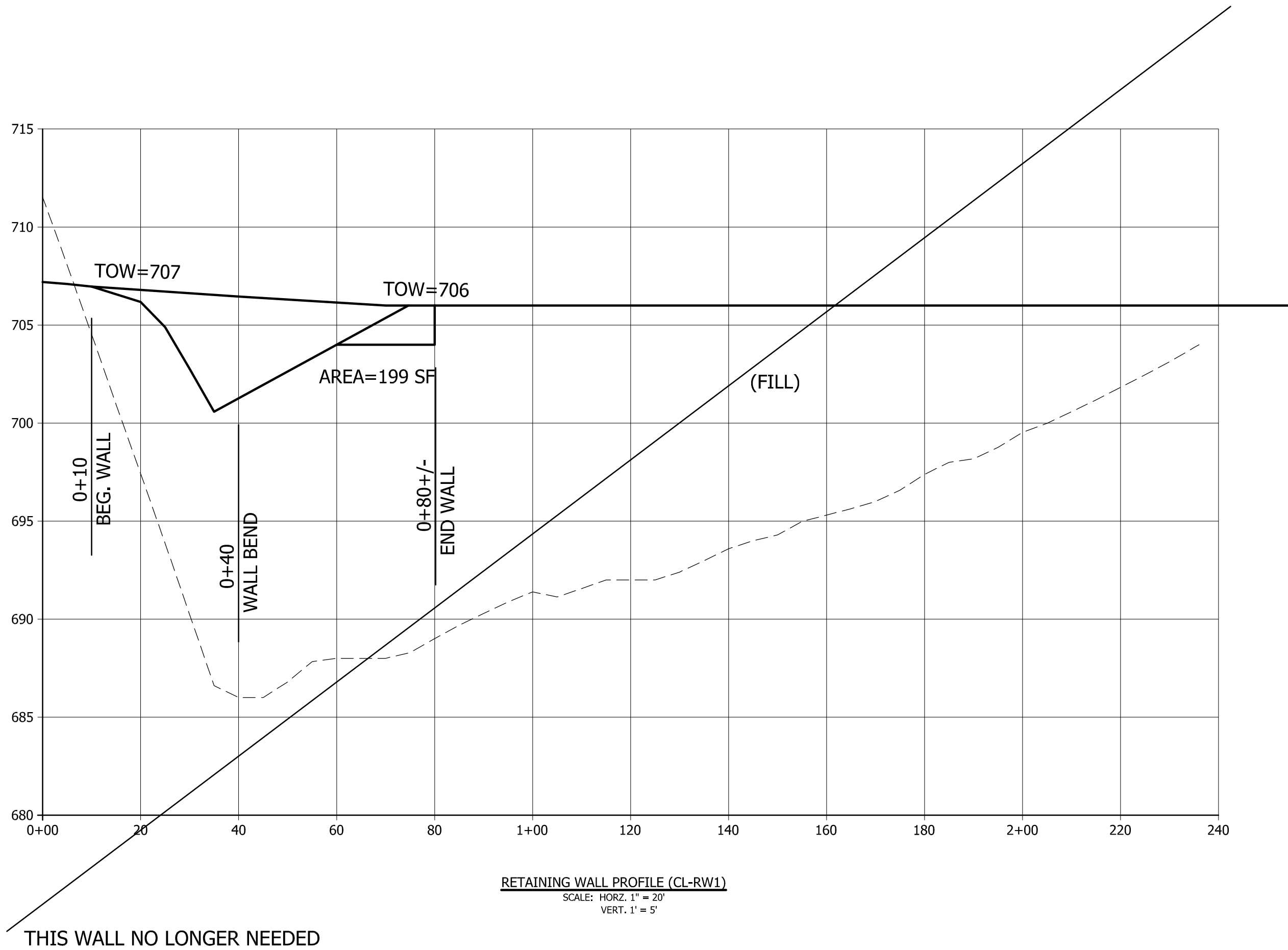
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GATE NOTES:

1. GATE SHALL BE BY TYMETAL CORP. OR APPROVED EQUAL.
2. CLEAR OPENING SHALL BE 24'.
3. OPENING DEVICE SHALL BE OPERABLE BY THE FIRE DEPARTMENT AT ALL TIMES. SPECIFICS TO BE COORDINATED WITH FIRE DEPARTMENT PRIOR TO CITY ISSUING A CERTIFICATE OF OCCUPANCY FOR THE FACILITY.

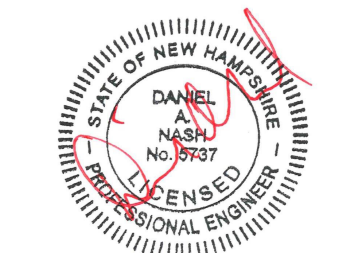


WALL NOTES:

1. WALL SHALL BE BUILT WITH REDI-ROCK OR APPROVED EQUAL.
2. STRUCTURAL DESIGN BY OTHERS.
3. WALL SHALL HAVE SAFETY BARRIER AT TOP.

RETAINING WALL/GATE PROFILES
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
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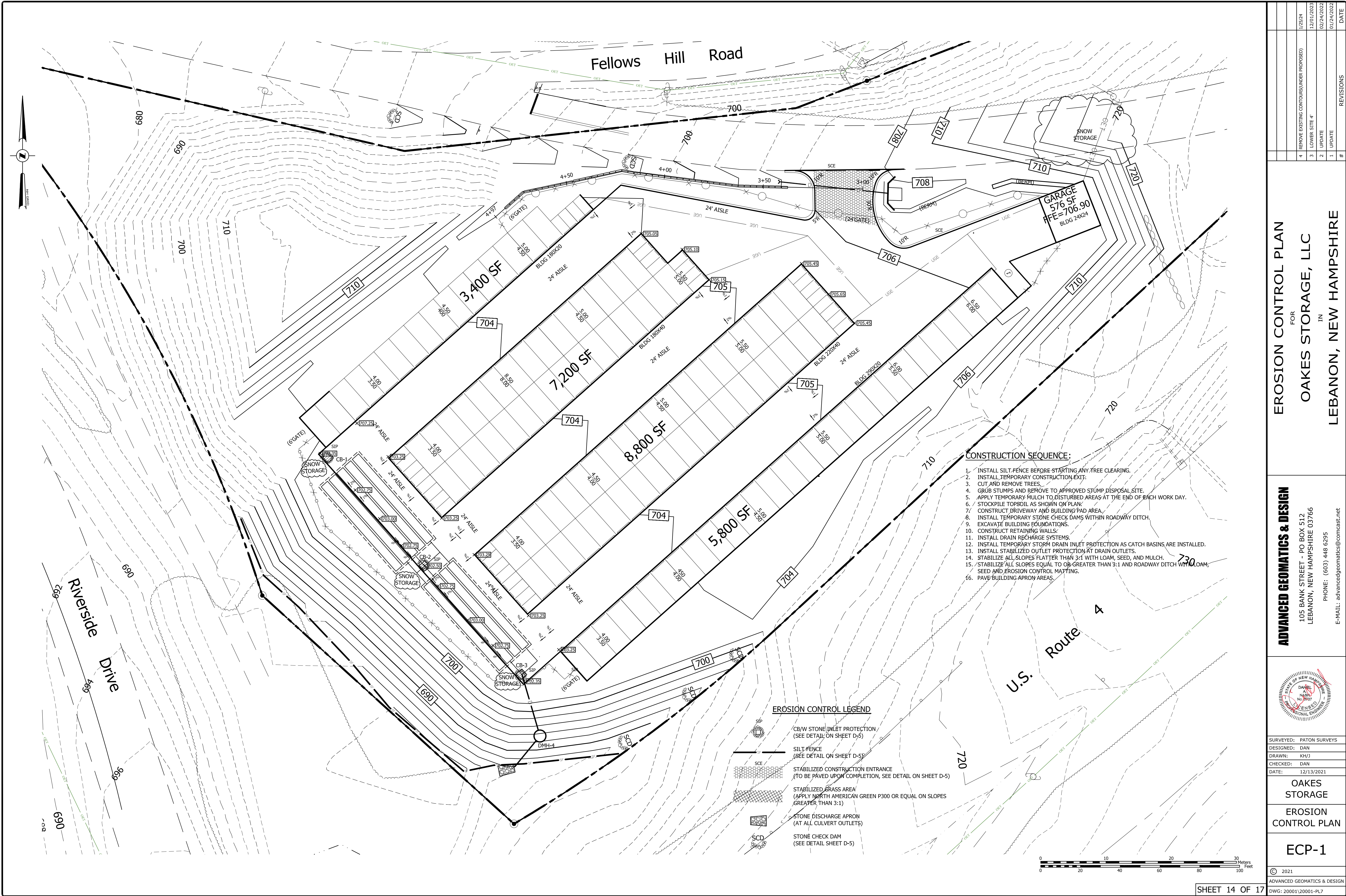


SURVEYED: PATON SURVEYS
DESIGNED: DAN
DRAWN: DAN
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE
RET.WALL/GATE
PROFILES

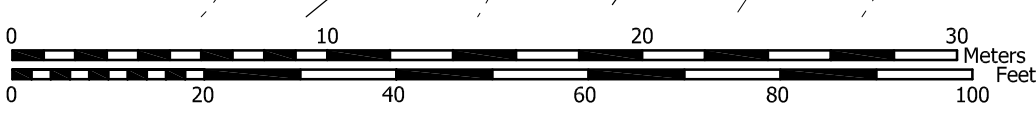
C-4

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- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE BEFORE STARTING ANY TREE CLEARING.
 2. INSTALL TEMPORARY CONSTRUCTION EXIT.
 3. CUT AND REMOVE TREES.
 4. GRUB STUMPS AND REMOVE TO APPROVED STUMP DISPOSAL SITE.
 5. APPLY TEMPORARY MULCH TO DISTURBED AREAS AT THE END OF EACH WORK DAY.
 6. STOCKPILE TOPSOIL AS SHOWN ON PLAN.
 7. CONSTRUCT DRIVEWAY AND BUILDING PAD AREA.
 8. INSTALL TEMPORARY STONE CHECK DAMS WITHIN ROADWAY DITCH.
 9. EXCAVATE BUILDING FOUNDATIONS.
 10. CONSTRUCT RETAINING WALLS.
 11. INSTALL DRAIN RECHARGE SYSTEMS.
 12. INSTALL TEMPORARY STORM DRAIN INLET PROTECTION AS CATCH BASINS ARE INSTALLED.
 13. INSTALL STABILIZED OUTLET PROTECTION AT DRAIN OUTLETS.
 14. STABILIZE ALL SLOPES FLATTER THAN 3:1 WITH LOAM, SEED, AND MULCH.
 15. STABILIZE ALL SLOPES EQUAL TO OR GREATER THAN 3:1 AND ROADWAY DITCH WITH LOAM, SEED AND EROSION CONTROL MATTING.
 16. PAVE BUILDING APRON AREAS.

- EROSION CONTROL LEGEND**
- CB/W STONE INLET PROTECTION (SEE DETAIL ON SHEET D-5)
 - SILT FENCE (SEE DETAIL ON SHEET D-5)
 - STABILIZED CONSTRUCTION ENTRANCE (TO BE PAVED UPON COMPLETION, SEE DETAIL ON SHEET D-5)
 - STABILIZED GRASS AREA (APPLY NORTH AMERICAN GREEN P300 OR EQUAL ON SLOPES GREATER THAN 3:1)
 - STONE DISCHARGE APRON (AT ALL CULVERT OUTLETS)
 - STONE CHECK DAM (SEE DETAIL SHEET D-5)



EROSION CONTROL PLAN
FOR
OAKES STORAGE, LLC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
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SURVEYED: PATON SURVEYS
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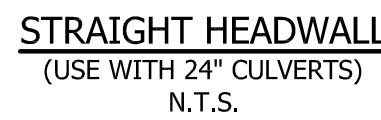
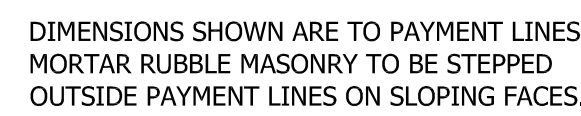
OAKES
STORAGE

EROSION
CONTROL PLAN

ECP-1

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DWG: 20001\20001-PL7

#		REVISIONS	DATE
4	REMOVE EXISTING CONTOURS (UNDER PROPOSED)		1/25/24
3	LOWER SITE 4"		12/01/2023
2	UPDATE		02/24/2022
1	UPDATE		01/24/2022



NOTE:
FOR PLAN OF "L" OR "U"
HEADWALL, SEE DETAIL



- 1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.
- 2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.
- 3) DESIGN SPEED = 15 M.P.H.
- 4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.
- 5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



- NOTES:**
1. BOLLARDS SHALL BE MINIMUM 4" DIAMETER, CONCRETE FILLED.
 2. SPACING SHALL NOT EXCEED 4' ON CENTER.
 3. BOLLARDS SHALL BE SET IN BASES OF AT LEAST 15" DIAMETER, AND AT LEAST 4' DEEP.
 4. BOLLARDS SHALL EXTEND A MINIMUM 4' ABOVE FINISHED GRADE.
 5. BOLLARDS SHALL BE PLACED A MINIMUM OF 3' FROM THE PROTECTED ITEM (DOMES).



- 1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
- 2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.
- 3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PAVEMENT/SIDEWALK/CURB SECTION
N.T.S.

[illegible]

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STOPPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

- 1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.
- 2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE, GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.
- 3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.
- 4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.
- 5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.
- 6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

- 1) TEMPORARY EROSION CONTROL.

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

- 2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDED AND MIX FERTILIZER 15%. THE SEEDED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

- 3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

- 4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

- 5) SEEDING AND MULCHING

ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL- 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

- 6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

- 7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

- 8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

WINTER CONSTRUCTION NOTES:

- 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 FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- 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; AND
- AFTER NOVEMBER 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.

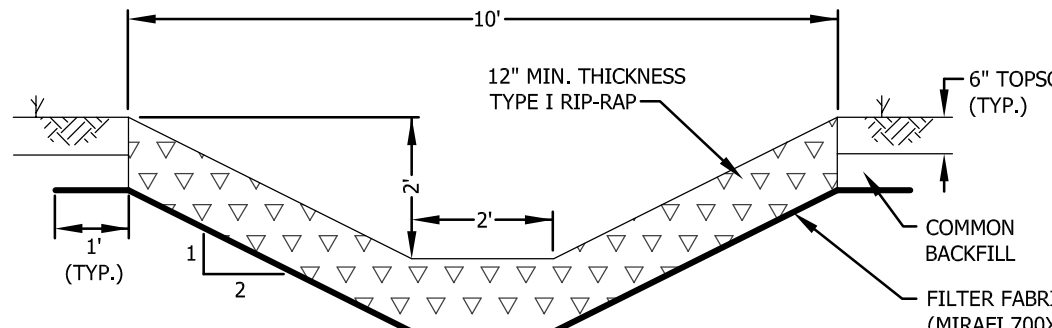
EROSION CONTROL CHART

ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

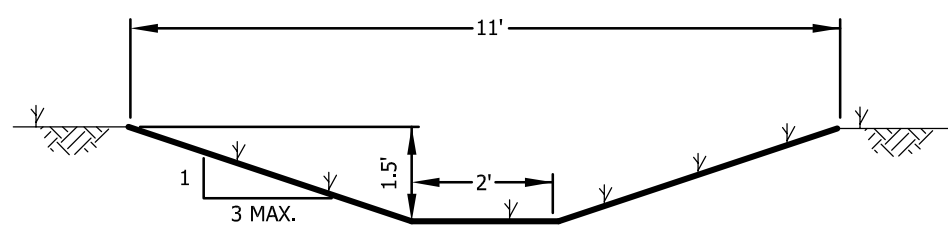
MAINTENANCE INDEX

*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

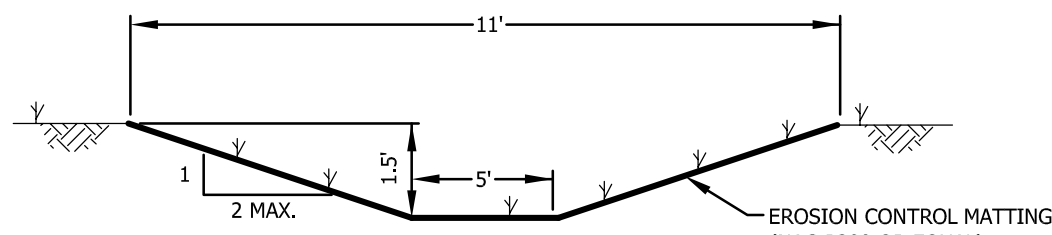
- A) TO BE INSPECTED DAILY.
- B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



GRASS LINED DITCH

STONE FOR RIP-RAP

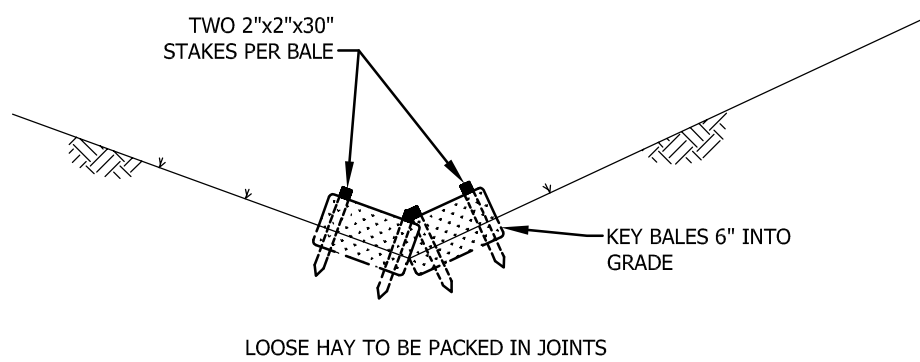
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

- (A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
- (B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

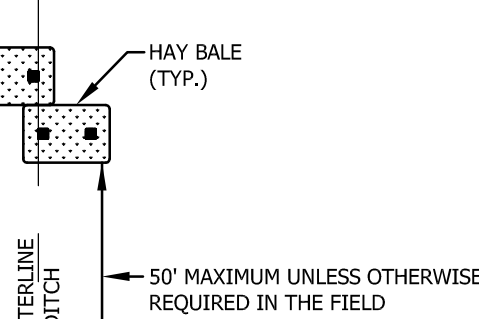
TYPICAL DRAINAGE DITCH SECTIONS

N.T.S.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.

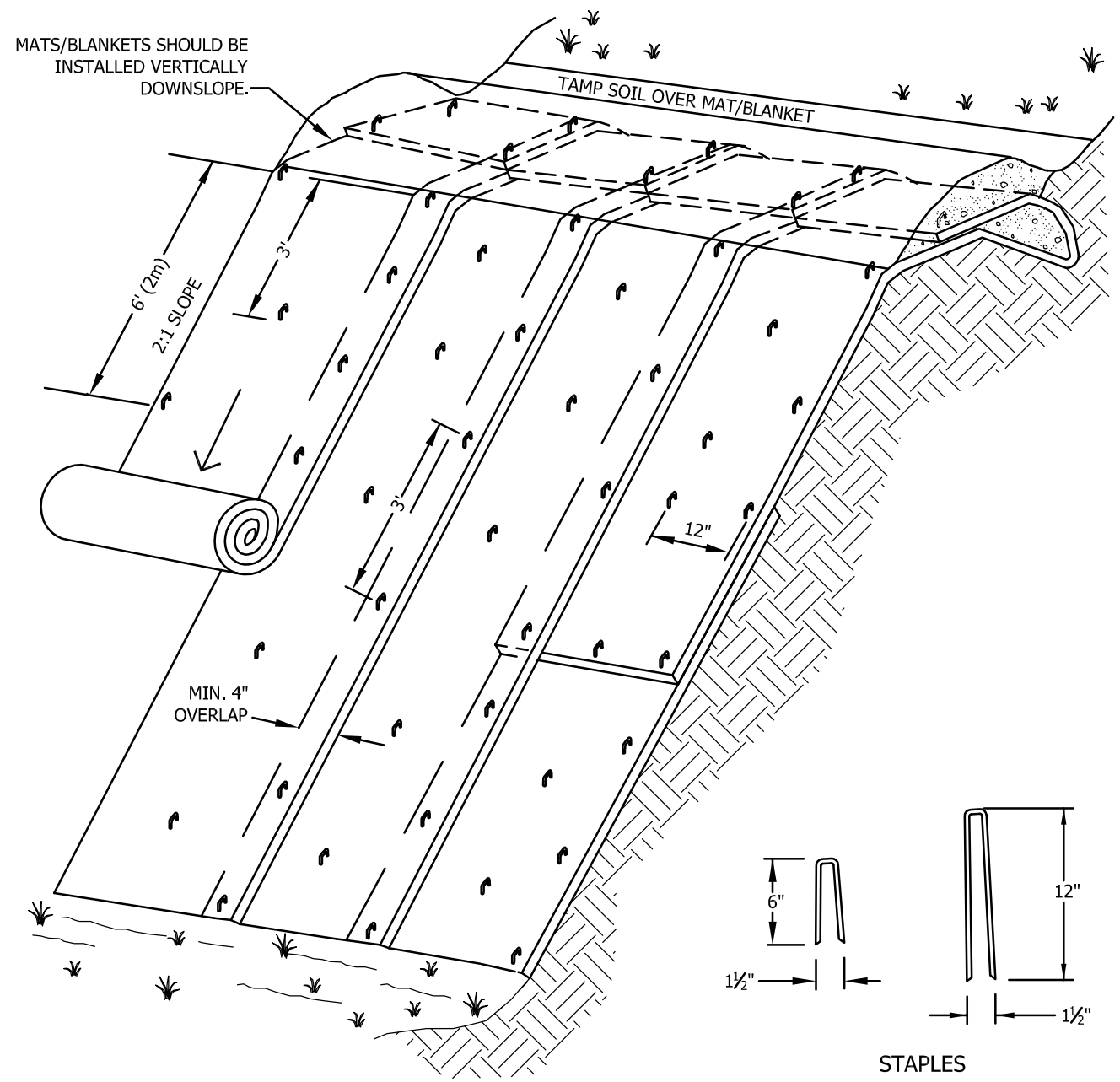


STAKED HAY BALES (BMP-SHB)



STAKED HAY BALES (BMP-SHB)

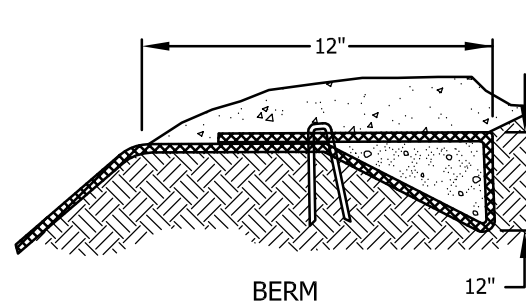
N.T.S.



EROSION CONTROL MATTING

N.T.S.

- 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.



EROSION CONTROL MATTING

N.T.S.

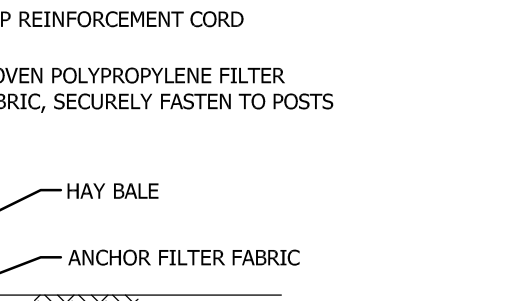
- NOTES:
- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
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EROSION CONTROL MATTING

N.T.S.

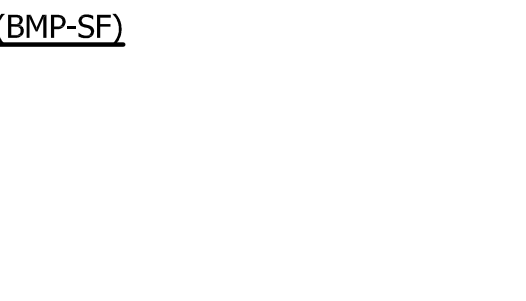
- NOTES:
- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
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EROSION CONTROL MATTING

N.T.S.

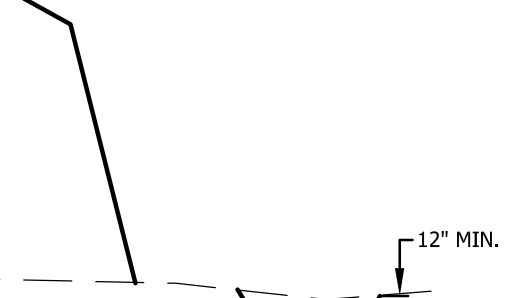
- NOTES:
- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
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EROSION CONTROL MATTING

N.T.S.

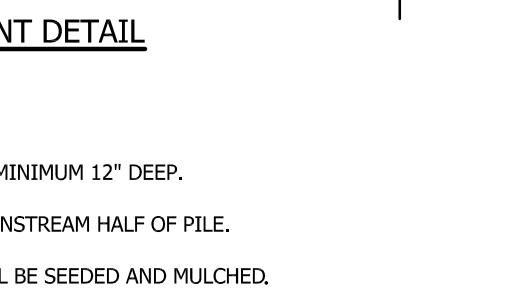
- NOTES:
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EROSION CONTROL MATTING

N.T.S.

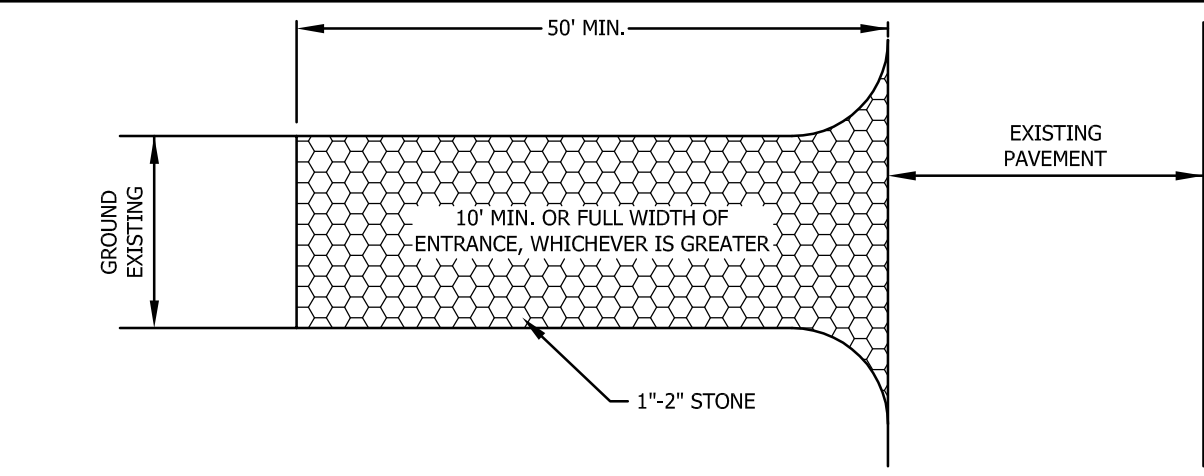
- NOTES:
- 1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.
 - 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
 - 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.



EROSION CONTROL MATTING

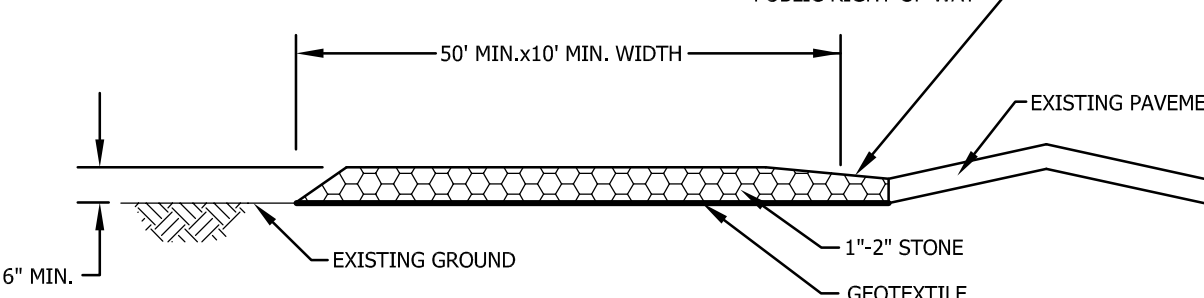
N.T.S.

- NOTES:
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 - 2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.
 - 3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.



STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

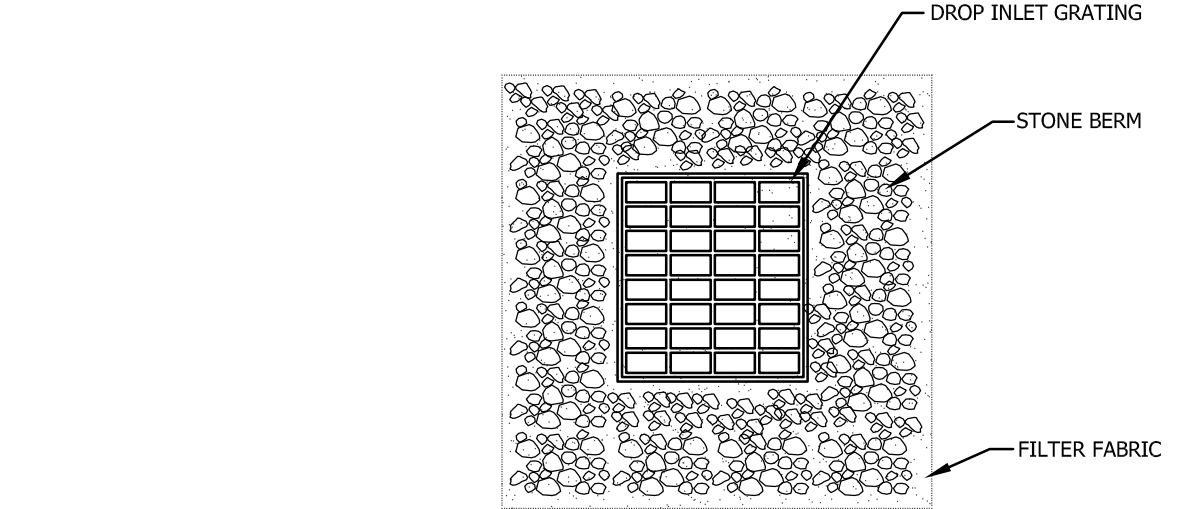
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

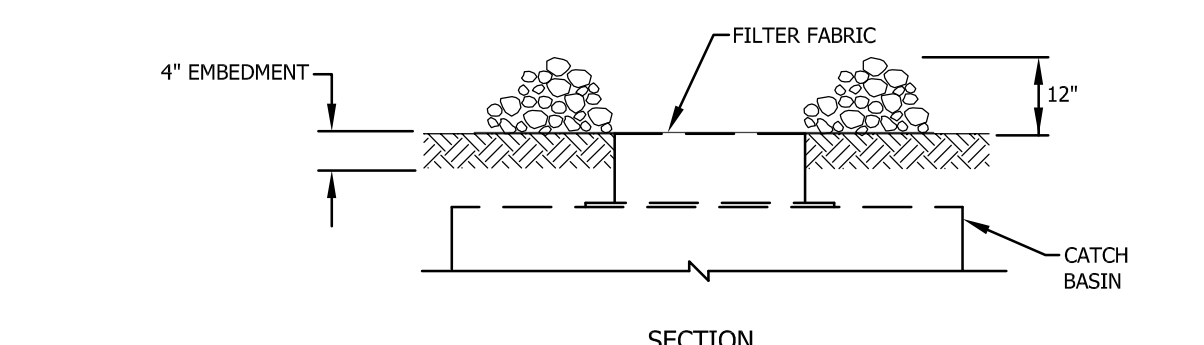
- NOTES:
- 1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
 - 2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

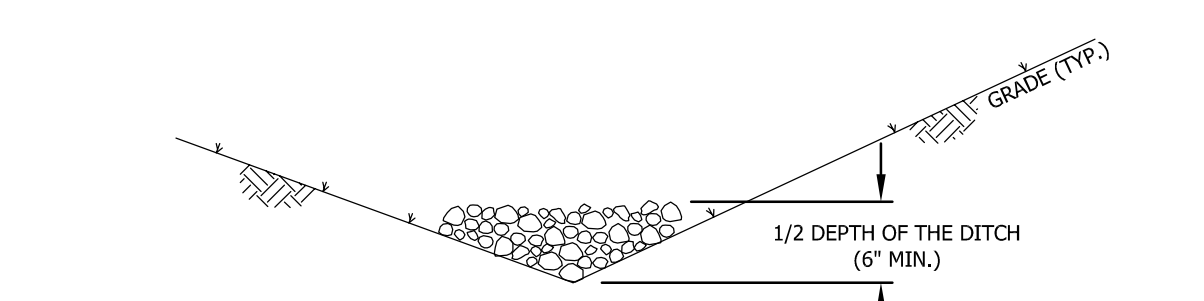
NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN



TEMPORARY STONE INLET PROTECTION (BMP-SIP)

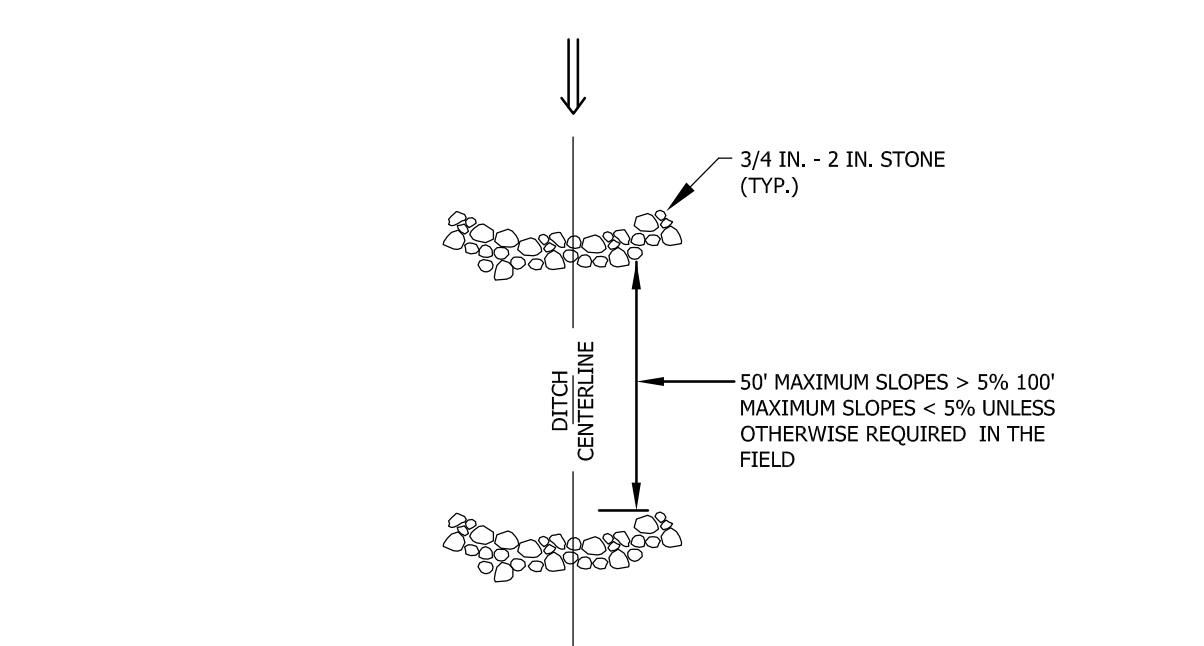
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



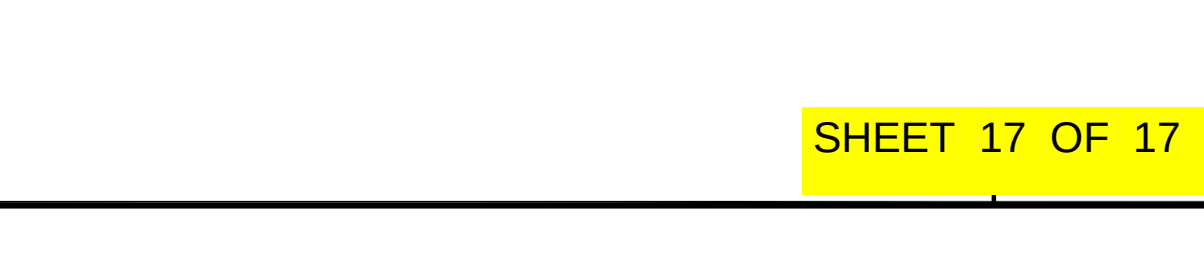
STONE CHECK DAMS (BMP-SCD)

N.T.S.



STONE CHECK DAMS (BMP-SCD)

N.T.S.



STONE CHECK DAMS (BMP-SCD)

N.T.S.

EROSION CONTROL DETAILS

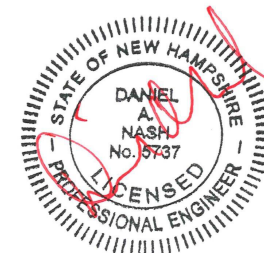
FOR
OAKES STORAGE, LLC
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN

105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A
DESIGNED: DAN
DRAWN: KH
CHECKED: DAN
DATE: 12/13/2021

OAKES
STORAGE

EROSION CONTROL
DETAILS

D-5

© 2021

ADVANCED GEOMATICS & DESIGN

DWG: 20001\20001-DET

SHEET 17 OF 17



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 26, 2024 Meeting

Staff Memorandum – PB2024-07-LAY

APPLICATION INFORMATION

Agenda Item: 2.B

Application ID:
PB2024-07-LAY

Application Type:
Public highway layout

Property Location & Tax Map:

- 117 Trues Brook Rd (186-37)
- 0 Hall Road (159-6)
- 133 Trues Brook Rd (186-38)
- 124 Trues Brook Rd (186-4)
- 136 Trues Brook Rd (186-3)

Property Owner/Applicant:
City of Lebanon

Zoning District(s):
Rural Lands One (RL-1)

Overlay District:
Wetlands Conservation District

LEGAL NOTICE

City of Lebanon, Layout of Additional Right-of-Way Areas for Trues Brook Road, 117 Trues Brook Road (186-37), 0 Hall Road (159-6), 133 Trues Brook Rd (186-38), 124 Trues Brook Rd (186-4), 136 Trues Brook Rd (186-3): Applicant requests a review per RSA 674:40, III, for the layout of additional areas of the existing Class V public highway known as “Trues Brook Road”. The proposed additional highway areas are needed to enable construction of a new bridge to replace the existing Trues Brook Road Bridge together with related roadway approaches and associated improvements. PB2024-07-LAY

APPLICATION MATERIALS

- ▶ Agenda Item 10.C materials from the February 7, 2024 City Council meeting agenda packet, including:
 - City Manager’s office staff memo (2 pages)
 - Petition for Layout of Class V Highway, dated January 26, 2024
 - Plans entitled “Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)” (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00

BACKGROUND

As described in the attached materials, the City of Lebanon proposes to replace the Trues Brook Road bridge that crosses Blood Brook. The location of the bridge is marked by a red star in Figure 1 below. To enable the construction of the new bridge as designed, the City is proposing to expand the Trues Brook Road right-of-way through the acquisition of permanent easements over the following abutting properties:

PARCEL NO.	PROPERTY OWNER	TOTAL AREA OF PARCEL AC	PERMANENT	
			SF	TYPE
MAP 186, LOT 37	THELMA B. MOSSEY	2.50	8461	SLOPE/DRAINAGE
MAP 159, LOT 6	MARGERY H. REED, DAVID MCLAUGHLIN, JOYCE MURRAY	123.30	858	SLOPE
MAP 186, LOT 38	SEAN & DONNA HOUSTON	2.00	1517	SLOPE
MAP 186, LOT 4	MATTHEW S. & SARAH B. BRALEY	2.10	3498	SLOPE/DRAINAGE
MAP 186, LOT 3	COLE M. WARD & JASMIN J. JOHNSON	3.42	8367	SLOPE/DRAINAGE

The proposed permanent easements to expand the Trues Brook Road right-of-way are depicted on the attached irregularly-shaped proposed right-of-way is shown on the attached plans entitled “Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)” (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024.

At its meeting on February 7, 2024, the City Council approved the following motion referring the layout of the widening of Trues Brook Road for review by the Planning Board in accordance with RSA 674:40:

Councilor Wilkie MOVED, that the Lebanon City Council hereby refers the layout of the widening of Trues Brook Road as shown on the plans entitled “Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)” (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00, for review by the Planning Board in accordance with RSA 674:40.

Pursuant to RSA 674:40, III, before the City Council can vote to locate and construct the expanded roadway, the proposed road widening layout must first be submitted to the Planning Board for review. If the Planning Board approves the road widening layout, the City Council may then approve the location and construction of the roadway by simple majority.

If the Planning Board disapproves of the road layout, then a two-thirds majority of the City Council is required to approve the location and construction.

Figure 1. Location Map



Figure 2. Bird's Eye View of Existing Bridge (looking north)



STAFF COMMENTS

Pursuant to NH RSA 674:40, III, Planning Board review is required to create a new public street (or, in this case, the widening of an existing street). If the Planning Board rejects the layout of the proposed widening of Trues Brook Road, the City Council can still approve the layout, but it will require a two-thirds vote of the City Council instead of a simple majority.

STAFF RECOMMENDATION

If agreeable to the layout of the proposed widening of Trues Brook Road across the subject properties [117 Trues Brook Road (186-37), 0 Hall Road (159-6), 133 Trues Brook Rd (186-38), 124 Trues Brook Rd (186-4), 136 Trues Brook Rd (186-3)], the Planning and Development Department recommends that the Board take the following action:

Approve the application of the City of Lebanon, PB2024-07-LAY, for the layout of the widening of Trues Brook Road to facilitate the replacement of the Trues Brook Road Bridge and the reconstruction of the roadway and other improvements approaching each side of the bridge, as shown on the plans entitled "Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)" (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00, as contemplated by the City Council.

Agenda

Lebanon City Council

February 7, 2024

10. New Business:

10.C – Discussion and Set Public Hearing for March 20, 2024:

Layout of Additional Right-of-Way Areas for Trues Brook Road; Scheduling of On-Site Public Meeting for Personal Examination of Proposed Roadway

Background

The Trues Brook Road Bridge was built in 1952 and rebuilt in 1986. The bridge is showing signs of deterioration and has been placed on the NHDOT's Red-List.

The Department of Public Works has an ongoing project to replace the existing structurally-deficient bridge with a new bridge that will be structurally sound and that can safely accommodate traffic and design flood events in a cost-effective manner, while minimizing environmental impacts, construction duration, and project costs. The new bridge will be widened to provide two 11' wide lanes and two 5' wide shoulders to allow both bicycles and walkers to safely share the road with vehicular traffic. The project includes approximately 1,000 feet of roadway reconstruction and improvements approaching each side of the bridge. Additionally, the project includes a temporary bridge, to be constructed adjacent to the permanent bridge, to eliminate the need for closing of the road and creating a long detour from Rte. 12A in the City of Lebanon to the town of Plainfield and vice-versa.

At the current time, the Bridge project is in the final design phase. The layout of the right-of-way widening required for the project and the development of easement plans identifying the required permanent and temporary easements from abutting properties have been completed.

To enable construction of the new bridge, roadway approaches, and the associated improvements, the City Council must, in accordance with RSA 231:8, receive and act upon a petition to "lay out" the widened road right-of-way. A petition was filed on January 26, 2024 and is attached hereto for review and consideration. Pursuant to NH RSA 674:40, III, before the City Council can locate and construct the roadway, the proposed layout must first be submitted to the Planning Board for review. Review by the Planning Board is tentatively scheduled for February 26th.

In addition, RSA 231:11 requires the City Council to make a "personal examination" of the proposed new road layout. Staff recommends that the Council hold a public meeting prior to the public hearing (on the same day, if possible) to review the proposed road location.

Action

The following motion is offered for Council consideration:

MOVED, that the Lebanon City Council hereby refers the layout of the widening of Trues Brook Road as shown on the plans entitled "Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)" (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00, for review by the Planning Board in accordance with RSA 674:40.

BE IT FURTHER MOVED, that the Lebanon City Council hereby schedules a public hearing for Wednesday, March 20, 2024, beginning at 7:00pm in Council Chambers, City Hall, and Remote via the City's Virtual Platform, for the purpose of receiving public input and taking action on approval of the layout of the widening of Trues Brook Road to facilitate the replacement of the Trues Brook Road Bridge and the reconstruction of the roadway and other improvements approaching each side of the bridge, as shown on the plans entitled "Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)" (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00.

BE IT FURTHER MOVED, that an on-site public meeting be scheduled for Wednesday, March 20, 2024, beginning at 5:30pm, for the purpose of personal examination of the proposed roadway layout in accordance with NH RSA 231:11.

Included In This Section:

1. Petition for Layout of Class V Highway, dated January 26, 2024
2. Plans entitled "Trues Brook Road Over Bloods Brook, Easement Plan (1 of 2) and Easement Plan (2 of 2)" (Sheets 8 and 9 of 47), prepared by Hoyle Tanner, dated January 2024, Project No. 21.906414.00

PETITION FOR LAYOUT OF CLASS V HIGHWAY

The undersigned citizen(s) of the City of Lebanon hereby petition the City Council of the City of Lebanon, New Hampshire, pursuant to NH RSA 47:1, RSA 49-C:15, and RSA 231:8, for the layout of additional areas of the existing Class V public highway known as "Trues Brook Road" upon such terms and conditions as the City Council deems reasonable, for accommodation of the public as there is occasion for such layout.

The proposed locations of such additional highway areas are as shown as "permanent easement" on Sheets 8 and 9 of a plan entitled "Trues Brook Road over Bloods Brook, Easement Plan, City of Lebanon, Lebanon, New Hampshire" prepared by Hoyle Tanner, dated January 2024, Proj. No. 21.906414.00 (the "Plan"), which Plan is on file in the City's offices, and are more fully described and bounded as follows:

Area I (a portion of Lebanon Tax Map 186 Lot 37):

Beginning at a point on the northern side of Trues Brook Road, said point being Trues Brook Road Sta 203+19.03, more or less, offset a distance of 28.55 feet, more or less, from the center line of the right of way of Trues Brook Road; thence northeasterly to a point at Sta 203+23.04, more or less, offset a distance of 40.65 feet, more or less, from the center line of the aforesaid right of way; thence easterly to a point at Sta 204+75.00, more or less, offset a distance of 43.43 feet, more or less, from the center line of said right of way; thence easterly to a point at Sta 204+75.00, more or less, offset a distance of 65.43 feet, more or less, from the center line of the aforesaid right of way; thence south to a point at Sta 205+45.45, more or less, offset a distance of 27.84 feet from the center line of the aforesaid right of way; thence northwesterly along the northern side of the aforesaid right of way to the place of beginning.

Said Area I consisting of 3,461 square feet, more or less.

Area II (a portion of Lebanon Tax Map 159 Lot 6):

Beginning at a point on the northern side of Trues Brook Road, said point being Trues Brook Road Sta 205+88.60, more or less, offset a distance of 27.77 feet, more or less, from the center line of the right of way of Trues Brook Road; thence northeasterly to a point at Sta 205+88.60, more or less, offset a distance of 41.20 feet, more or less, from the center line of the aforesaid right of way; thence southeasterly to a point at Sta 206+53.13, more or less, offset a distance of 40.35 feet, more or less, from the center line of the aforesaid right of way; thence southwesterly to a point at Sta 206+54.15, more or less, offset a distance of 27.75 feet, more or less, from the center line of the aforesaid said right of way; thence northwesterly along the northern side of the aforesaid right of way to the place of beginning.

Said Area II consisting of 858 square feet, more or less.

Area III (a portion of Lebanon Tax Map 186 Lot 38):

Beginning at a point on the northern side of Trues Brook Road, said point being Trues Brook Road Sta 206+54.15, more or less, offset a distance of 27.75 feet, more or less, from the center line of the right of way of Trues Brook Road; thence northeasterly to a point at Sta 206+53.13, more or less, offset a distance of 40.35 feet, more or less, from the center line of the aforesaid right of way; thence southeasterly to a point at Sta 207+03.77, more or less, offset a distance of 42.78 feet, more or less, from the center line of said right of way; thence southerly to a point at Sta 207+60.94, more or less, offset a distance of 33.20 feet, more or less, from the center line of said right of way; thence westerly to a point at Sta 207+49.82,

more or less, offset a distance of 22.45 feet, more or less, from the center line of said right of way; thence northwesterly along the northern side of said right of way to the place of beginning.

Said Area III consisting of 1,517 square feet, more or less.

Area IV (a portion of Lebanon Tax Map 186 Lot 4):

Beginning at a point on the southern side of Trues Brook Road, said point being Trues Brook Road Sta 204+94.72, more or less, offset a distance of 22.07 feet, more or less, from the center line of the right of way of Trues Brook Road; thence westerly to a point at Sta 204+94.73, more or less, offset a distance of 42.80 feet, more or less, from the center line of the aforesaid right of way; thence southerly to a point at Sta 205+24.34, more or less, offset a distance of 54.10 feet, more or less, from the center line of the aforesaid right of way; thence southeasterly to a point at Sta 206+19.02, more or less, offset a distance of 54.10 feet, more or less, from the center line of the aforesaid right of way; thence northeasterly and northerly to a point on the southern side of Trues Brook Road at Sta 206+09.09, more or less, offset a distance of 22.28 feet, more or less, from the center line of the aforesaid right of way; thence northwesterly along the southern side of said right of way to the place of beginning.

Said Area IV consisting of 3,498 square feet, more or less.

Area V (a portion of Lebanon Tax Map 186 Lot 3):

Beginning at a point on the southern side of Trues Brook Road, said point being Trues Brook Road Sta 206+14.60, more or less, offset a distance of 22.33 feet, more or less, from the center line of the right of way of Trues Brook Road; thence southerly to a point at Sta 206+50.23, more or less, offset a distance of 66.35 feet, more or less, from the center line of the aforesaid right of way; thence southeasterly to a point at Sta 206+99.67, more or less, offset a distance of 58.83 feet, more or less, from the center line of the aforesaid right of way; thence easterly to a point on the southern side of said Trues Brook Road at Sta 207+43.22, more or less, offset a distance of 27.27 feet, more or less, from the center line of the aforesaid right of way; thence northwesterly along the southern side of said right of way to the place of beginning.

Said Area V consisting of 3,367 square feet, more or less.

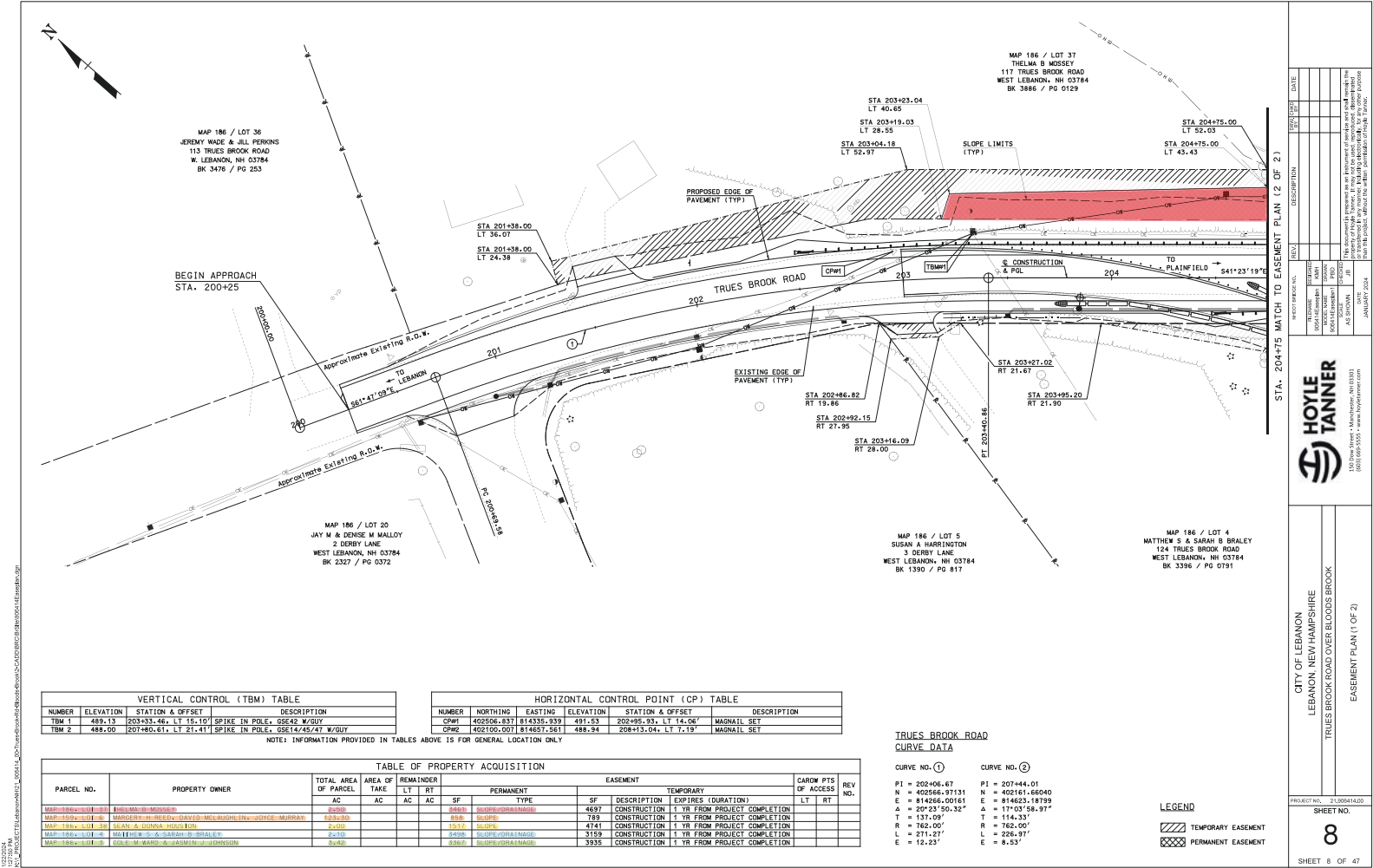
The existing Trues Brook Road highway is shown on City maps. Additional information about the said road in the area of the additional areas of layout presented in this petition may be found in: (a) a plan entitled "Subdivision of Paul J. Fredyma, West Lebanon, N.H." prepared by T&M Surveys, Inc., Project 43075C, dated July 1975, approved by the Lebanon Planning Board on September 8, 1975 and recorded in the Grafton County Registry of Deeds as Plan #1227-0057; (b) a plan entitled "Subdivision of Paul J. Fredyma, West Lebanon, N.H." prepared by T&M Surveys, Inc., Project 4307, dated July 1975, approved by the Lebanon Planning Board on September 8, 1975 and recorded in the Grafton County Registry of Deeds as Plan #1227-0058; (c) a plan entitled "Property of Marion Hall, Lebanon, N.H." prepared by Thomas C. Dombroski, L.L.S., dated January 21, 1986 and recorded in the Grafton County Registry of Deeds as Plan #3399; and (d) a plan entitled "Annexation for Lebanon Municipal Airport, City of Lebanon, Grafton County, N.H." prepared by T&M Surveys, Inc., Project 201686, dated June 1986, and recorded in the Grafton County Registry of Deeds as Plan #4492.

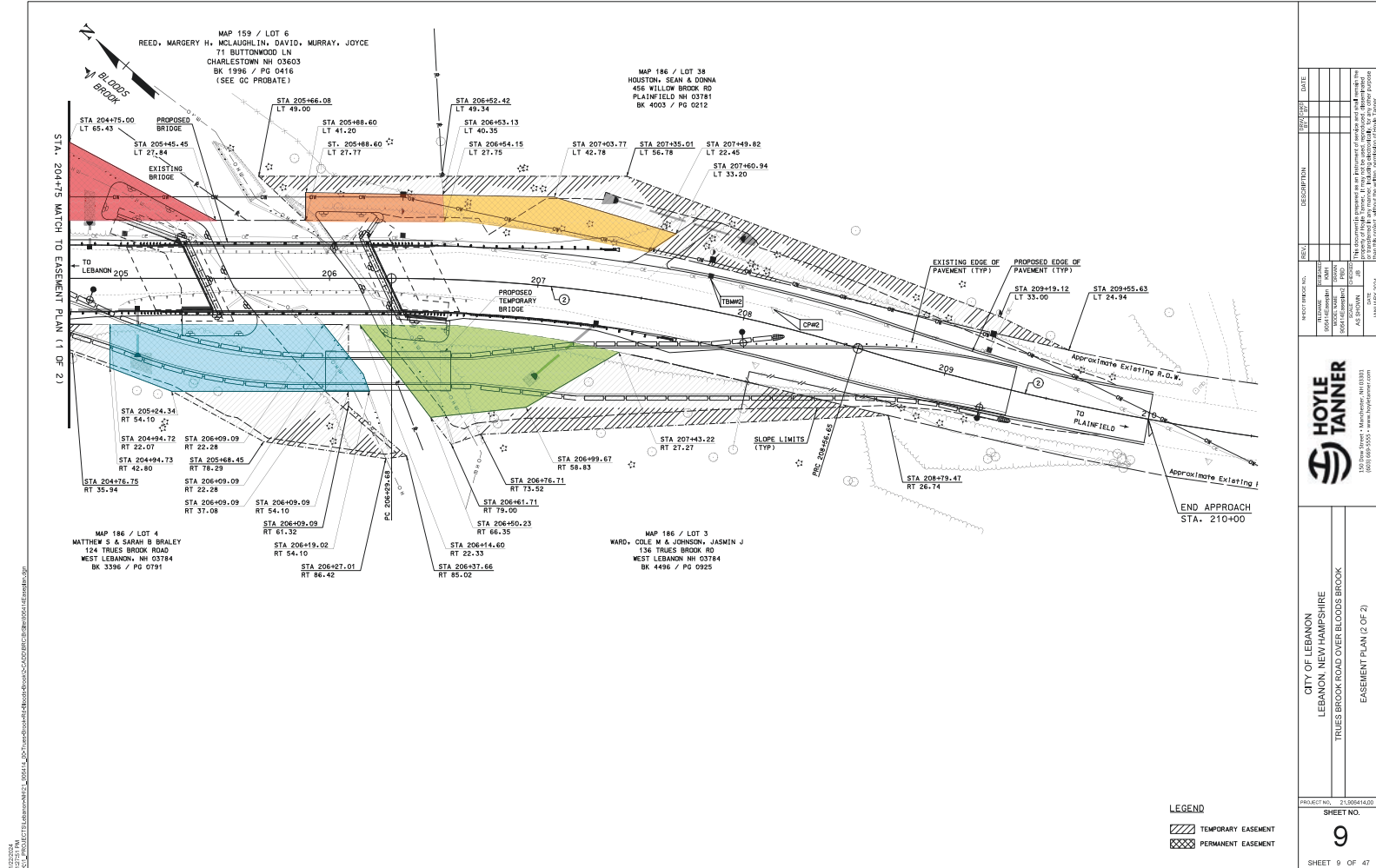
Date: January 26, 2024

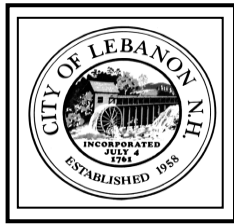
Submitted by:

David R. Brooks
Sign Name:

DAVID R. BROOKS
Print Name:







CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Planning and Development Department Staff

RE: Request by Cicotte Properties, LLC to Amend Section 303.2 of the Zoning Ordinance – IND-L District Table of Uses

DATE: February 22, 2024

On January 4, 2024, 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 an amendment to Section 303.2 of the Zoning Ordinance to allow “vehicular sales” by Conditional Use in the IND-L District. The proposal is discussed in the attached staff memo dated January 9, 2024.

On January 17, 2024, the City Council agreed to submit the petitioner’s proposed amendment to the Zoning Board of Adjustment, Planning Board and Conservation Commission for review and comment, in accordance with Section 1000 of the Zoning Ordinance, as follows:

“Assistant Mayor Below MOVED, that the Lebanon City Council, in accordance with the City of Lebanon Zoning Ordinance, Article X, Section 1000.3, Amendment Procedures, hereby submits the Zoning Ordinance amendment to add “Vehicular sales” to the Light Industrial (IND-L) District Table of Uses as a use allowed by Conditional Use Permit as described in a January 2, 2024 letter from Daniel Nash of Advanced Geomatics & Design to the Planning Board, Conservation Commission, and Zoning Board of Adjustment for their review and comment. The City Council hereby sets the following tentative review schedule:

City Council’s decision to proceed – January 17, 2024

Legal Review – by February 1, 2024

Planning Board – February 26, 2024

Zoning Board of Adjustment March 4, 2024

Conservation Commission – March 14, 2024

City Council Work Session – March 20, 2024

City Council Public Hearing – April 3, 2024”

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. The 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:

- Staff memo to the City Council, dated January 9, 2024, providing a description of the proposed amendment as well as staff's recommendations
- January 4, 2024, rezoning request letter from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, with attachments
- September 28, 2023 rezoning request letter from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, without attachments

A legal opinion on the requested amendment has been requested from the City's attorney and is expected to be provided at the Board's February 26th meeting.

Note that the petitioner discussed the proposed amendment with the Planning Board at the December 11, 2023 Planning Board meeting. However, because that proposal was not formally included with the petitioners other proposed amendments that the Planning Board was asked to consider (pursuant to action taken by the City Council in October), this additional amendment is required to formally proceed through the Section 1000 amendment process.

Once review has been completed by the City's land use boards, the City Council will hold a public hearing followed by a vote on whether to adopt the proposed amendment to Section 303.2.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager
David Brooks, Deputy City Manager

FROM: Planning and Development Department Staff

RE: Request by Cicotte Properties, LLC, to Amend Section 303.2 of the Zoning Ordinance (IND-L District Table of Uses)

DATE: January 9, 2024

On September 28, 2023, the City received a request from Dan Nash, of Advanced Geomatics and Design, 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. Cicotte Properties, LLC's proposed amendments are outlined in the attached September 28, 2023 rezoning request letter from Dan Nash, PE.

As set forth in the attached memo from Mr. Nash dated January 2, 2024, the applicant has narrowed the scope of their zoning amendment request, which is now limited to the following:

1. Amend Section 311A.2 of the Zoning Ordinance to add "vehicular sales" as a use allowed by Conditional Use Permit in the Residential-Office-One (R-O-1) District. ("Cicotte Amendment #1")
2. Amend Section 303.2 of the Zoning Ordinance to add "vehicular sales" as a use allowed by Conditional Use Permit in the Light Industrial (IND-L) District. ("Cicotte Amendment #2")

Regarding Cicotte Amendment #1, a public hearing has been scheduled for January 17, 2024.

As discussed with the Council at its January 3, 2024 meeting, the City's legal counsel considers Cicotte Amendment #2 to be substantially different from the amendments as first presented on October 18th, and concluded that the proposed amendment would need its own review in accordance with the procedures outlined in Section 1000 of the Zoning Ordinance. Based on legal counsel's recommendation, the Council agreed that Cicotte Amendment #2 should be reviewed separately from Cicotte Amendment #1 which was fully reviewed under the Section 1000 process.

Note that Mr. Nash's January 2nd letter and materials refer to adding "auto sales and service" in the IND-L, which is not a use category identified in the Zoning Ordinance. Rather, staff recommends that the Council consider Cicotte Amendment #2 as a request relating to the existing "vehicular sales" category which is defined in Appendix A of the Zoning Ordinance as follows:

The display and sales of new or used motor vehicles, motorcycles, recreational vehicles, manufactured homes, and boats. No retail sale of gasoline or oil is

permitted. Vehicular sales shall include facilities for the short term leasing of automobiles and trucks to the end consumer.

Note that the “vehicular sales” use category includes all uses that are accessory to the primary “vehicular sales” use, including but not limited to auto repair.

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”).

RECOMMENDATIONS:

Staff recommends the City Council consider postponing the applicant’s request in light of a pending land use study of the Route 120 corridor. Pursuant to the recommendations of the Master Plan (as described above), the City has contracted with VHB to prepare a neighborhood plan for the Route 120 corridor extending from Exit 18 to the Hanover line. A project “kick off” meeting was held with staff on January 3, 2024. The study will identify existing land uses and projected development demands along the corridor and will likely result in proposed amendments to the Zoning Ordinance to accommodate desired growth and uses. To add “vehicular sales” at this time on an ad-hoc basis is premature given the pending neighborhood master planning effort, the results of which are expected in the late spring/summer with zoning amendments to be presented to the City Council for “kick off” in October.

Alternatively, should the City Council elect to proceed with consideration of Cicotte Amendment #2 now, the Planning and Development Department recommends that the Council establish a

tentative schedule for review, as is required pursuant to Section 1000.3.A of the Zoning Ordinance. Staff offers the following tentative schedule for review and comment:

City Council decision to proceed: **January 17, 2024**
Legal review: **by February 1, 2024**
Planning Board: **February 26, 2024**
Zoning Board: **March 4, 2024**
Conservation Commission: **March 14, 2024**
City Council setting public hearing: **March 20, 2024**
City Council public hearing: **April 3, 2024**

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Supporting Materials:

- September 28, 2023 rezoning request letter from Dan Nash, of Advanced Geomatics, on behalf of Cicotte Properties, LLC, including attachments
- January 2, 2024 letter from Dan Nash, of Advanced Geomatics and Design, on behalf of Cicotte Properties, LLC, including attachment



TO: NATHAN REICHERT, PLANNING & DEVELOPMENT DIRECTOR

FROM: DANIEL A. NASH, PE

RE: PROPOSED ZONING CHANGES

CC: SHAUN MULHOLLAND, CITY MANAGER

DATE: 2 JANUARY 2024

In reviewing the City Council agenda for 3Jan24, I observed what appears to have been an oversight. On item 10.G., the item includes no mention of the petitioned changes brought before the city council on 18Oct23. At that meeting, the council directed that the petitioned changes track with those prepared by planning staff, being routed to the Zoning and Planning Boards and the Conservation commission.

At the Planning Board meeting on 11Dec23, the petitioned requests were narrowed to include automobile sales and service as a Conditional Use in the RO-1 and IND-L zones. This refinement is acceptable to the petitioner. Attached is a transcription of the motion made by the Planning Board. I have attached recommended changes to the zoning tables for each zone. As I understand, the Zoning Board and Conservation Commission comments do not conflict with the Planning Board recommendation.

Can you please ensure that this information is sent to the City Council as supplemental information for Item 10.G. on their 3Jan24 meeting? Please let me know if you have any questions regarding this request.

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SECTION 303 LIGHT INDUSTRIAL DISTRICT (IND-L).

303.1 Purpose.

The purpose of the IND-L District is to provide land in appropriate locations for the establishment of manufacturing plants and other businesses of a similar nature, which improve employment opportunities and strengthen the economic base of the city. Such activities should not adversely affect the natural environment, adjacent residential areas or community facilities. A variety of manufacturing, distribution and service industries, and certain limited support activities are allowed in the district. However, in order to preserve appropriate land for such uses, residential uses and many types of commercial uses, such as retailing and **personal services**, are not allowed.

303.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Commercial/Non-Residential</u> 1. Airport 2. Bus terminal 3. Essential service 4. Equipment and machinery sales, rental and service 5. Group day care facility per Section 604 6. Health club 7. Light industry 8. Local government use 9. Outdoor storage per Section 303.4 (less than 20%) 10. Plumbing, electrical or carpentry shop 11. Publishing/printing 12. Research laboratory 13. Renewable energy system per Section 612 14. Retail product pickup 15. Retail showroom per Section 303.5 (less than 10%) 16. Trucking terminal 17. Warehouse	<u>Commercial/Non-Residential</u> 1. Care and treatment of animals 2. Contractor's yard 3. Educational facility, college/university 4. Educational facility, vocational school
	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
<u>Planned Developments</u> 18. Industrial PUD per Section 501 19. Planned business park per Section 508	<u>Commercial/Non-Residential</u> 1. Car wash 2. Inpatient rehabilitation facility 3. Office 4. Outdoor storage per Section 303.4 (more than 20%) 5. Retail showroom per Section 303.5 (between 10-20%) 6. Auto sales and Service

SECTION 311A RESIDENTIAL-OFFICE-ONE DISTRICT (R-O-1).

311A.1 Purpose.

The purpose of the R-O-1 district is to provide for well-planned neighborhoods of **offices** and higher density housing by carefully guiding the integration of multi-residential housing and **office** uses. The district balances the goals of: (1) preserving the economic viability of older, large **dwelling**s modified to accommodate multiple residential units or **office** space or both; (2) providing for attractive locations for small **offices**; and (3) providing for new **office** buildings compatible with surroundings.

311A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> One-family dwelling Two-family dwelling Multi-family dwelling (4 dwelling units or less) per Section 601 Accessory dwelling unit (ADU) per Section 610 <u>Commercial/Non-Residential</u> - Construction of new office building (3,000 sq. ft. or less) per Section 601 - Conversion of a dwelling to office use per Section 601 Financial institution Group day care facility per Section 604 Home business per Section 600 - House of worship Personal service Renewable energy system per Section 612 <u>Planned Developments</u> - PURD per Section 501	<u>Residential</u> Multi-family dwelling (5 dwelling units or more) per Section 601 Senior housing complex <u>Commercial/Non-Residential</u> - Construction of new office building (3,001 sq. ft. – 6,000 sq. ft.) per Section 601 Educational facility, college/university Educational facility, primary/secondary Essential service - Funeral home Group residence Health club Hospice Lodging house Public safety facility Recreational facility, indoor Recreational facility, outdoor Tourist home (or bed and breakfast facility)

	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Residential</u> 1. Cottage development per Section 509 2. Auto sales and Service

311A.3 Table of Area, Dimensions and Coverage.

Minimum Lot Size

Class	Area	Width	Additional Area per D.U. After Two	Maximum Height
1	10,000 sq.ft.	75'	3,000 sq.ft.	45'
2	15,000 sq.ft.	75'	5,000 sq.ft.	45'
3	40,000 sq.ft.	100'	15,000 sq.ft.	45'

Minimum Yard

Class	Front	Side	Rear	Maximum Building Coverage
1	20'	15'	20'	25%
2	20'	15'	20'	20%
3	25'	25'	30'	15%

Planning Board Motion

Extracted from meeting media for 11Dec2023 meeting

Motion is on media from time stamp 2:22:28 to 2:25:13.

Richard Ford Burley moved: the Planning Board would like to recommend that

a) it would seem to us to be acceptable that allowing auto sales and service in the IND-L and RO-1 zones only as a Conditional Use could be acceptable as a stop gap measure given the pending Route 120 neighborhood planning effort

b) we would like to strongly encourage matters like the present to be considered in the pending neighborhood planning effort and potential rezoning

c) we believe that Lot 63-4 should be left zoned as RL-3 pending further zoning and environmental review.

Seconded by Jeremy Rutter.

Vote 6-0 in favor.



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

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DRAFT

**LEBANON PLANNING BOARD
REGULAR SESSION
MONDAY, JANUARY 29, 2024 6:30 PM
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Matthew Hall (Chair), Jeremy Rutter (Vice Chair), Richard Ford Burley, Andrew Faunce, Patrick Kennelly, Kathie Romano (REMOTE)

MEMBERS ABSENT: Karen Zook (City Council Rep), Laurel Stavis

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nate Reichert (Director of Planning & Development/Zoning Admin), Catheryn Hembree (Associate Planner) REMOTE

1. CALL TO ORDER

Chair Hall called the meeting to order at 6:30pm. Ms. Romano said she is attending remotely because she is out of town. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before January 8, 2024:

- **Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicants request a modification to a previously approved Site Plan (PB2022-06-SPR) to construct a +/-26,176 sq. ft. commercial self-storage unit facility together with related site improvements. Applicants propose to lower the site 4 ft. and to relocate the garage and entry drive. PB2024-05-SPA**
- **Growthcap, Investments, LLC, 22 Maple Street (Tax Map 73, Lot 70), zoned R-3: Request for a Minor Subdivision of the subject property into two (2) lots. PB2024-06-MIN**

Mr. Corwin said staff recommends that neither application has the potential for regional impact.

A MOTION was made by Andrew Faunce that the applications of Oakes Storage, LLC and Oakes Real Estate SPE, LLC, 92 Riverside Drive (Tax Map 111, Lot 16), zoned RL-1 and Growthcap, Investments, LLC, 22 Maple Street (Tax Map 73, Lot 70), zoned R-3 do not have the potential for regional impact. The motion was seconded by Richard Ford Burley.

Roll Call Vote:

Voting in Favor – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

3. PUBLIC HEARING ITEMS

A. Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to Section 303.2 of the Zoning Ordinance for a proposed office use. PB2024-02-CUP

Mr. Corwin said staff followed up with the applicant and requested additional information, which resulted in significant changes to the site plan. He said staff recommended that the applicant withdraw the Conditional Use permit application and submit a revised Conditional Use permit application and the Site Plan Review together for consideration by the Planning Board at one meeting. He said the applicant instead requested a continuance of the Conditional Use Permit application to the February 12, 2024 Planning Board meeting.

The Board members discussed whether two or three weeks was ample time for the applicant to gather all the needed information.

A MOTION was made by Richard Ford Burley that the discussion of the application of Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to Section 303.2 of the Zoning Ordinance for a proposed office use will be continued to the March 11, 2024 Planning Board meeting. The motion was seconded by Andrew Faunce.

Ms. Romano asked if the applicant would have the answers to questions raised at the last meeting related to parking in time for the proposed March meeting date. Mr. Corwin said the applicant should have the information at that time.

Roll Call Vote:

Voting in Favor – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms. Romano

Voting Against – None

**The MOTION was approved (6-0).*

4. STUDY ITEMS

A. MASTER PLAN CHAPTER UPDATE PROCESS

Mr. Corwin noted that administration, management, updating, and implementation of the Master Plan falls within the purview of the Planning Board. (per RSA 674:1). He said the last discussion about the Master Plan was at the April Planning Board work session. He said one chapter, Chapter 5: Natural Resources, has been updated.

Ms. Hembree gave an overview of what a Master Plan is, how it is reviewed and the process the City has employed to update it. She said volunteers will be involved in the updating process through public forums, advisory committees, and community groups. She also said workgroups will need to be created to work on the following chapters:

- Housing
- Transportation
- Recreation
- Communities Facilities & Services
- Lebanon Central Business District

Ms. Hembree said if anyone is interested in learning more about the Master Plan, she is giving a presentation during the Lebanon Citizens Academy on February 22, 2024.

Chair Hall said he feels the Master Plan is too large and unwieldy to be practical. He said he doesn't see how it has a practical impact on Planning Board activity.

Mr. Ford Burley asked what the timeline is for the creation of the new committees. Ms. Hembree said the working groups will be created by May/April. Mr. Ford Burley suggested the time to create those committees be doubled because it is difficult to find members willing to join committees.

Mr. Rutter said it would be helpful to have a few examples of situations where the Master Plan has impacted the City and how the community has changed because of the Master Plan.

Mr. Corwin noted that the Master Plan will be available via the Citizens Academy and will be added to the Master Plan webpage on the City's website. Mr. Corwin briefly explained what the Citizens Academy is and that there are some spots still available. Ms. Romano said she participated in it several years ago and it is a very good overview of all the departments/functions of the City and the people who run them. Mr. Ford Burley noted the people participating in the Citizens Academy may be interested in joining a committee so it's a good networking opportunity.

Mr. Brandon Hill of West Lebanon said the process of updating the Master Plan may matter more than the document itself. Chair Hall said community input is very important to the updating process. The group discussed how the size of the document and number of chapters makes it difficult to use. Mr. Corwin said chapters can be combined and asked the Planning Board members to consider as

they review the Master Plan. Chair Hall said a possible way to more easily accomplish the City's goals is to streamline the chapters and put the activities that are required by state law first.

B. RECAP 2024 ADOPTED CAPITAL BUDGET, COMMENCE 2025-2030 CIP PROCESS

Mr. Corwin said the Planning Board will discuss the CIP at a meeting next month.

C. STRATEGIC PLAN – ANNUAL GOALS & WORKPLAN

Mr. Reichert gave an overview of the Strategic Plan. He said it is a collection of the objectives that the City is seeking to achieve with measurable results. He said the Strategic Plan is developed from the Master Plan.

Mr. Reichert asked the Planning Board to consider the following:

- What is the City being asked to do in 2024?
- What does the 2025 Strategic Plan look like?
- What are the resources that the City needs to provide in order to meet these objectives?

Mr. Reichert asked the Planning Board to review the Strategic Plan (he said he would provide a link to the document), and then have a more in-depth discussion at the February meetings. He said the Planning Board's collective ideas should then be sent to him for inclusion in the Planning Department's submission to the City Manager.

There was discussion about how the headings/chapters of the Master Plan and Strategic Plan match up, and perhaps the Master Plan should be synergized to the Strategic Plan instead of the other way around. Mr. Rutter asked why the goals are scheduled the way they are – for example, why is Land Use at the very end of the schedule. Mr. Corwin said the preliminary schedule may be up for discussion between City staff and the Planning Board. Chair Hall asked, as with the Master Plan, if the goals that are state law-mandated should come first in the schedule.

Ms. Romano suggested the City publicize the fact that there are spaces available in the Citizens Academy in the newspaper. Chair Hall said perhaps a note could be added to residents' property bills, because he said people do read those.

5. OTHER BUSINESS

None

6. APPROVAL OF MINUTES

None

7. COMMITTEE REPORTS

1 Mr. Corwin said there are vacancies on the Pedestrian & Bicycle Advisory Committee
2 and the Lebanon Energy Advisory Committee, and it would be very beneficial to have
3 Planning Board representatives on those committees. He noted the Regional Planning
4 Commission also has vacancies. Chair Hall said committee vacancies should be an
5 agenda item for the February work session.
6

7 Ms. Romano said she is not sure how active the Mascoma River Committee is but said
8 she would reach out to get a status on the committee.
9

10 Mr. Corwin said he did not have an update on the Minor Site Committee.
11

12 **A. City Council Subcommittee**
13

14 **B. Other Subcommittees**
15

16 Mr. Reichert thanked Matt Hall, who has said he will not continue as Planning Board Chair after
17 February, for his time and commitment to the City on the Planning Board.
18

19
20 **8. ADJOURNMENT**
21

22 *A MOTION was made by Richard Ford Burley to adjourn the meeting at 7:49pm. The motion*
23 *was seconded by Andrew Faunce.*
24

25 ***Roll Call Vote:***

26 ***Voting in Favor – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms.***
27 ***Romano***

28 ***Voting Against – None***

29 ****The MOTION was approved (6-0).***
30

31 The meeting was adjourned at 7:49pm.
32

33 Respectfully submitted,
34 Paula Roux
35 Recording Secretary