



**LEBANON PLANNING BOARD
MARCH 18, 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: 686 355 340#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Edwards Properties, LLC, 135 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 – Continued from January 29, 2024**
- B. **Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L:** In conjunction with a pending Conditional Use Permit application (PB2024-02-CUP), applicant requests Site Plan Review for a conversion of the existing two-family dwelling to a mixed-use building for a proposed office use and a dwelling unit, together with associated site improvements including additional parking spaces and a handicap ramp. **PB2024-08-SPR**
- C. **City of Lebanon, 198 Dartmouth College Highway (Tax Map 108, Lot 23), zoned R-3:** Site plan review for a temporary fire station including the construction of a +/-5,800 sq. ft. garage, two living facility trailers, one office trailer, and additional parking spaces. **PB2024-09-GOV** (*NOTE: This application will be reviewed as a Governmental Land Use pursuant to RSA 674:54*)
- D. **Adimab, LLC, 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600), zoned IND-L:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2020-14-SPR) to change the parking lot surface material, to reduce the tree shading required, and to amend the approved landscaping and lighting plans. **PB2024-10-SPA**
- E. **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
(Rehearing)

4. Other Business

- A. CIP - Recap 2024 adopted Capital Budget, Commence 2025-2030 CIP Process

5. Approval of Minutes

- A. February 12, 2024

6. Adjournment

The order of agenda items is subject to change.

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