



**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

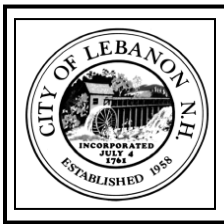
5. Approval of Minutes

- 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.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 18, 2024 Meeting

Staff Memorandum – PB2024-02-CUP – *con't from 1/29/24*

APPLICATION INFORMATION

Agenda Item: 3.A

Application Type: Conditional Use Permit per §303.2 of the Zoning Ordinance for a proposed office use

Property Location & Tax Map:
99/135(?) Heater Road (Tax Map 78, Lot 41)

Applicant/Property Owner:
Edwards Properties, LLC

Zoning District:
Light Industrial (IND-L)

Future Land Use Map: Mixed Use

Property Size (per City Assessor):
+/- .35 acres (15,246 sq. ft.) (the property is non-conforming to the minimum 2-acre lot size required for lots in the IND-L District per §303.3 of the ZO)

Existing Improvements and Use:
1,700 sq. ft. (net) two (2)-story two-family dwelling constructed in 1950 (per City Assessing records) with an attached 528 sq. ft. garage

Proposed Use: A mixed use building with a one-bedroom apartment and an office

Overlay Districts (located to the rear of the property – not impacted by proposed use):
Wetlands Conservation Districts

Other Approvals Required:
Building & Zoning Permit

LEGAL NOTICE

Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L: Request for a Conditional Use Permit pursuant to §303.2 of the Zoning Ordinance for a proposed office use. PB2024-02-CUP

PLANS AND APPLICATION MATERIALS

New:

- ▶ Letter dated March 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (2 pgs)
- ▶ Parking Calculations table (1 pg)
- ▶ Plan sheet titled, "Site Plan for Edward Properties, LLC," prepared by Advanced Geomatics, dated 01/30/2024, revised "07/03/2024"
- ▶ Floor plans for 99 Heater Road, dated 11 Jan 2024 (3 pgs)
- ▶ Letter dated February 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (2 pgs)
- ▶ Application for Conditional Use Permit Support Statement, submitted 3Dec23, revised 7Feb24 (3 pgs)
- ▶ Certified Notification List (1 pg)

Included in 1/8/24 Planning Board meeting agenda packet:

- ▶ Staff memo to Planning Board (5 pgs)
- ▶ Application form (1 pg)
- ▶ Application for Conditional Use Permit Support Statement (3 pgs)
- ▶ Warranty Deed (2 pgs)
- ▶ Parking Calculations table dated 12/21/2023
- ▶ Plan sheet titled, "Site Plan for Lot 78-41," prepared by Advanced Geomatics, dated 12/21/2023

STAFF COMMENTS

1. In the attached March 7, 2024 letter from Dan Nash, the applicant indicates that the proposed parking spaces to the rear of the building "remain gravel surfaced". To allow this, the Planning Board will need to grant a waiver from the Site Plan Review Regulations, as the applicant has requested as part of their site plan application (PB2024-08-SPR). Because the CUP application and site plan review application go hand in hand, staff recommends that both

applications are heard and decided at the same time. This is particularly important where the CUP application assumes the granting of a waiver that can only be considered by the Planning Board as part of the site plan application review for PB2024-08-SPR.

2. The site plan set originally submitted for PB2024-08-SPR (the site plan application for the proposed office conversion) included a handicap accessible ramp at the front of the building. Staff pointed out that the proposed ramp was located within the minimum required front yard and would need to be relocated. In response, the applicant has eliminated the ramp and states that “[a]lternate access options, internal to the building, will be explored.” See attached March 7, 2024 letter from Dan Nash. Staff recommends that, prior to making a determination on the proposed Conditional Use Permit and the accompanying site plan, the applicant should demonstrate how the applicable accessibility requirements will be satisfied. If a Variance is needed from the Zoning Board of Adjustment, such approval will need to be obtained prior to the action by the Planning Board on both the Conditional Use Permit and site plan (PB2024-08-SPR).
3. The applicant’s parking calculations need to be updated per Section 607.1.A of the Zoning Ordinance which requires a minimum of two (2) parking spaces for “dwelling, one-family/two-family detached and attached”, and per Section 607.1.B which requires that the minimum number of off-street parking spaces for lots with more than one principal use shall be determined per Section 607.6 (“Shared Parking”). Note that per staff’s rough calculations, it appears a sufficient number of parking spaces has been provided per Section 607.1 and 607.6 for the proposed uses.

The parking calculations also need to be updated to identify the “warehouse” use as accessory to the office use, and to account for the parking spaces needed for the 2 business trailers identified in the March 7, 2024 letter from Dan Nash.

STAFF RECOMMENDATIONS

If the Board moves to approve the application, staff recommends that the Board include the following conditions:

1. No outdoor storage other than 2 trailers which are required to be parked in the rear parking lot.
2. Impact fees calculated pursuant to Section 213 of the Zoning Ordinance shall be assessed prior to the issuance of a building permit and shall be paid prior to the issuance of a Certificate of Occupancy.
3. The Conditional Use Permit is contingent on approval of the site plan application of Edwards Properties, LLC, for 135 Heater Road (Tax Map 78, Lot 41), LLC for 2 Mascoma Street (Tax Map 91, Lots 254), PB2024-08-SPR, currently pending before the Board. If the site plan is approved, all conditions approval for application PB2024-08-SPR are incorporated herein and shall be considered conditions of approval for the requested Conditional Use Permit.

cc: Edwards Properties, LLC (via e-mail)
Dan Nash, Advanced Geomatics & Design (via e-mail)
File



~~7 February 2024~~
Updated 7 March 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Conditional Use Permit Application Update
PB2024-02-CUP
Lot 78-41, 99 Heater Road

Dear Mr. Corwin:

We provide the following in support of the revised CUP application for 99 Heater Road:

It appears the use will require additional parking. Parking calculations are attached. Our initial calculations were not suitable for staff. We have revised the calculations to reflect that the first and second floor of the apartment will be office use. The basement and garage will be an accessory use, storage (Warehouse). Section 607.1.C requires the separate calculation of the accessory use. The additional parking will be placed in the rear of the unit. Access will be along the west side of the garage. Seven new spaces will be provided. We propose that the new spaces remain gravel surfaced. This will reduce site runoff. In addition, the spaces will be low turnover, unlike public access spaces. To provide a visual buffer, an 8' privacy fence is proposed.

At the 8 Jan 24 PB meeting, there was significant discussion regarding interior building space. Attached are building floor plans indicating building areas and uses. This set of floor plans was used in determining parking requirements.

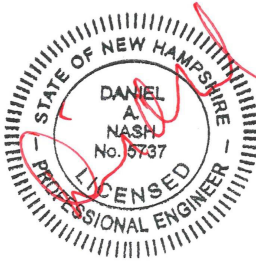
The new parking includes 2 business trailers. Staff has determined that parking registered trailers on-site constitutes "outdoor storage", as permitted by Section 303.4. Our calculations indicate the trailers will occupy 14% of the building area, under the 20% allowed as a permitted use. The footprint of the building is 2,312sf. The area for 2 parking spaces is 324sf (2x9x18).

The external ramp has been eliminated. Alternate access options, internal to the building, will be explored.

99 Heater Road
City of Lebanon
7Mar24

Please let me know if you need any further materials to support this application.

Sincerely,



Daniel A. Nash, PE
Principal

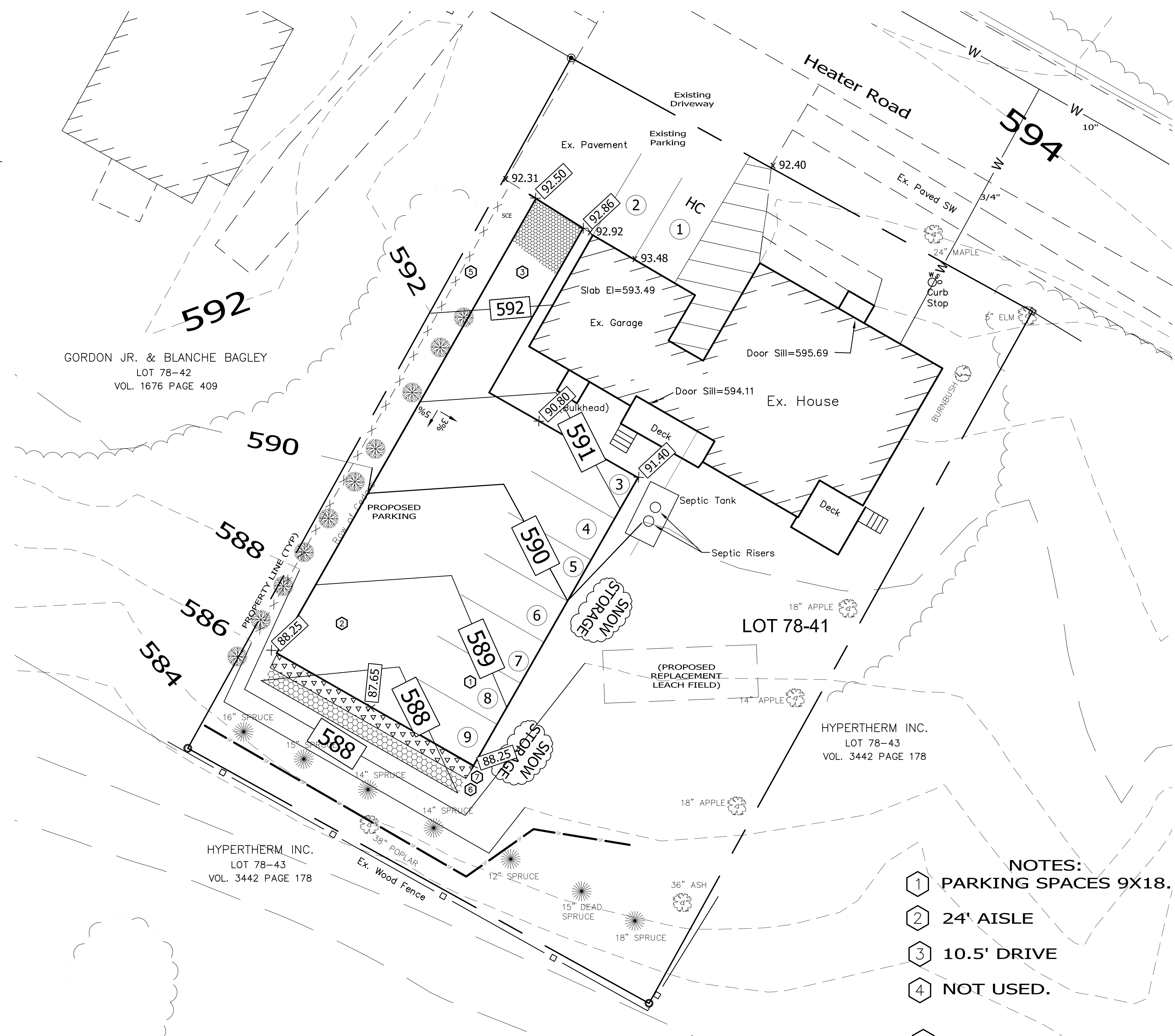
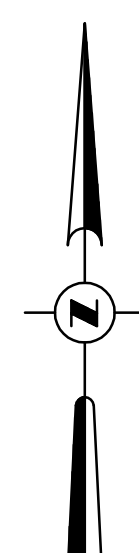
CC: Edwards Properties

Attachments:

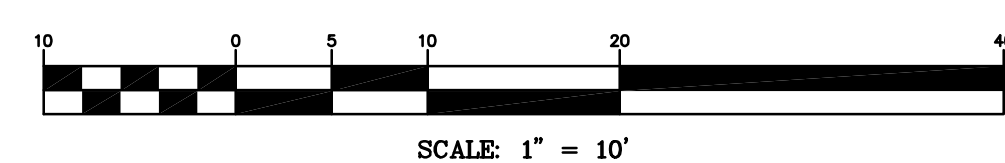
- Parking Calculation
- Site plan, Sheet C-1
- Building Floor Plans
- Updated and 7Feb24 CUP application

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EDWARDS Properties						
99 HEATER ROAD						
LEBANON, NH						
<u>PARKING CALCULATIONS</u>						
	Existing					
	Area				Spaces	
<u>99 Heater Road</u>	(sf)	Use	Rate	Units	Required	
<u>Office</u>						
<u>first floor</u>						
1-din	141					
1-kit	128					
1-foyer	133					
1-porch	74					
1-liv	199					
first floor total	675					
<u>second floor</u>						
2-br	131					
2-bath	45					
2-landing	46					
2-stairs	32					
2-br	168					
second floor total	422					
Office-total	1,097	office	1/250sf	1,097	4.4	
<u>Storage</u>						
garage	528					
basement	600					
basement(under gar)	196					
warehouse(Storage)-total	1,324	warehouse	1/1,000sf	1,324	1.3	
<u>Two BR apartment</u>	1,600	residential	1.5/unit	1	1.5	
			sub-total		7.2	
					(round up)	
			Total required=		8.0	
			20% overage allowed		8.7	(7.2*1.2)
			Total Provided=		9	



SITE PLAN



- NOTES:**
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 NOT USED.
 - 5 8' PRIVACY FENCE.
 - 6 INFILTRATION TRENCH
 - 7 GRASS FILTER STRIP

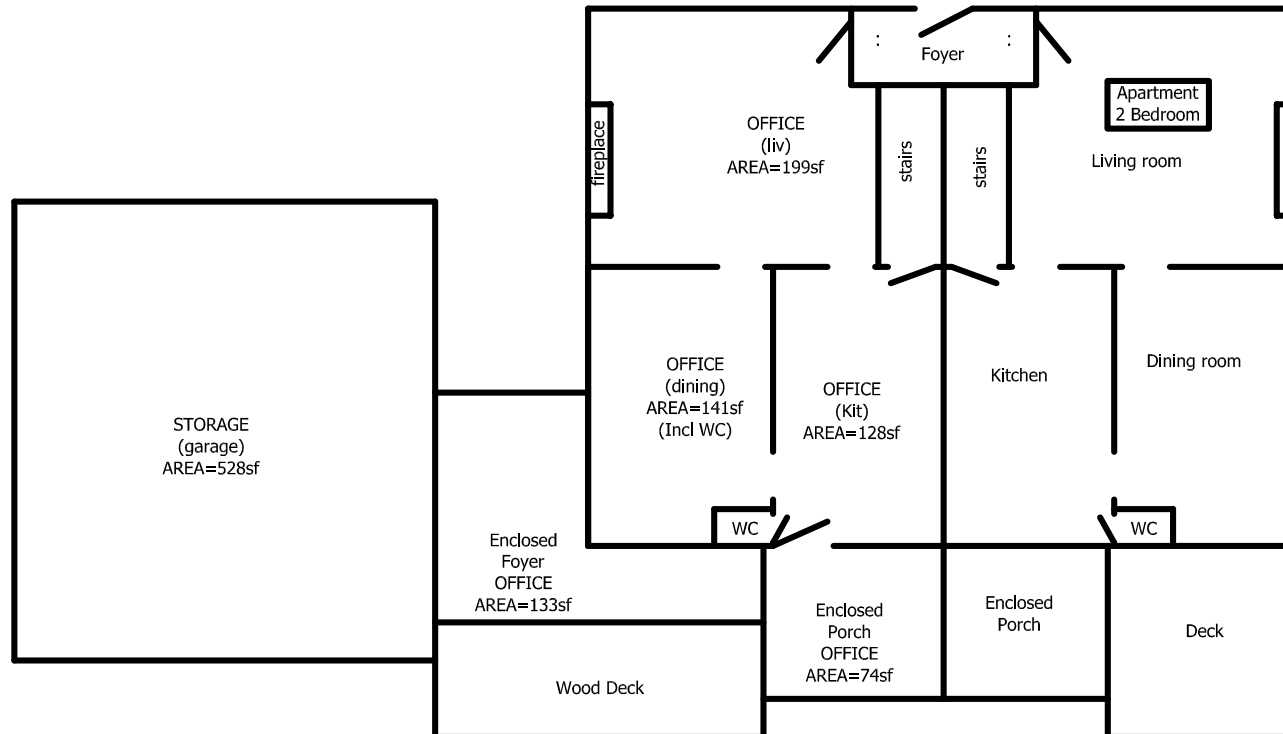
GORDON JR. & BLANCHE BAGLEY
LOT 78-42
VOL. 1676 PAGE 409

HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

LOT 78-41

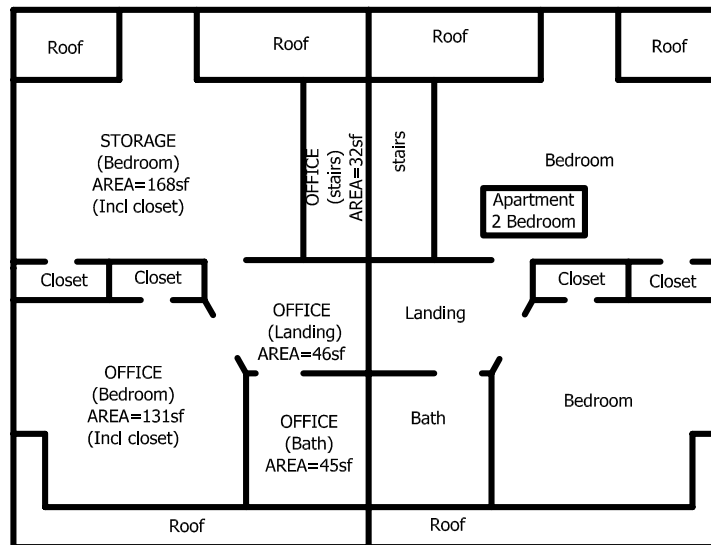
HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

SITE PLAN FOR		EDWARDS PROPERTIES, 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: PATON		DESIGNED: DAN		DRAWN: DAN	
		CHECKED: DAN		DATE: 01/30/2024			
		EDWARDS PROPERTIES		SITE PLAN		C-1	
		© 2024		ADVANCED GEOMATICS & DESIGN		DWG: C:\	
		SHEET 5 OF 11					
				REVISIONS		DATE	
				1. STAFF COMMENTS		07/03/2024	
				#			

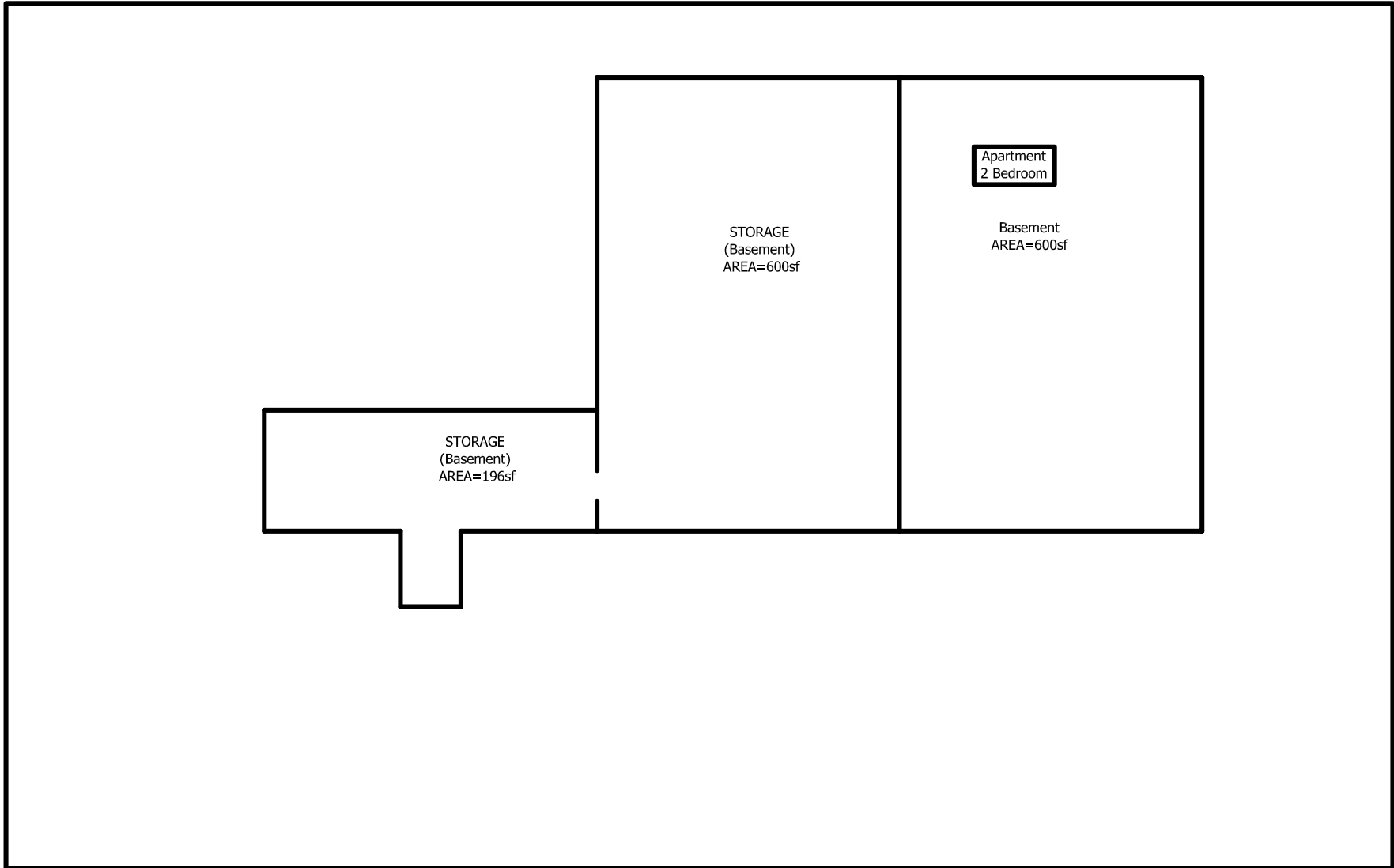


FIRST FLOOR PLAN
SCALE: 1"=10'

99 HEATER ROAD
11 JAN 2024



SECOND FLOOR PLAN
SCALE: 1"=10'



BASEMENT FLOOR PLAN
SCALE: 1"=10'

99 HEATER ROAD
11 JAN 2024



7 February 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Conditional Use Permit Application Update
PB2024-02-CUP
Lot 78-41, 99 Heater Road

Dear Mr. Corwin:

We provide the following in support of the revised CUP application for 99 Heater Road:

It appears the use will require additional parking. Parking calculations are attached. The additional parking will be placed in the rear of the unit. Access will be along the west side of the garage. Seven new spaces will be provided. We propose that the new spaces remain gravel surfaced. This will reduce site runoff. In addition, the spaces will be low turnover, unlike public access spaces. To provide a visual buffer, an 8' privacy fence is proposed.

At the 8Jan24 PB meeting, there was significant discussion regarding interior building space. Attached are building floor plans indicating building areas and uses. This set of floor plans was used in determining parking requirements.

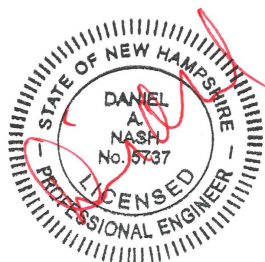
The new parking includes 2 business trailers. Staff has determined that parking registered trailers on-site constitutes "outdoor storage", as permitted by Section 303.4. Our calculations indicate the trailers will occupy 14% of the building area, under the 20% allowed as a permitted use. The footprint of the building is 2,312sf. The area for 2 parking spaces is 324sf (2x9x18).

With the conversion of a housing unit to office, a handicap entrance must be provided. The site plan, Sheet C-2, indicates the ramp. HC ramps between 5-8% must have rails on both sides. To avoid the railings and ease access, the ramp shown has been limited to 5% grade. When finished, it will look like a sidewalk.

Please let me know if you need any further materials to support this application.

Sincerely,

Daniel A. Nash, PE
Principal



99 Heater Road
City of Lebanon
7Feb24

CC: Edwards Properties

Attachments:

- Parking Calculation
- Site plan, Sheet C-1
- Building Floor Plans
- HC access ramp, Sheet C-2
- Updated CUP application

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City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT

SUPPORT STATEMENT

Office Use Only Date Received: _____ Application No.: _____

submitted 3Dec23
revised 7Feb24

I. APPLICATION CHECKLIST

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- *This form, including written responses to the Section 302.4.D requirements, outlined below*
- *A site plan*
- *Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III, Section(s) 303.2 and 302.4 of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

To relocate the existing Aslan's Cleaning business office from 5 Edwards Street to 99 Heater Rd
so that the building will have one existing residential unit along with the office

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article III, Section 303.2 of the Zoning Ordinance which requires the applicant to demonstrate that (*please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project*):

There are no specific criteria that apply for an office in the IND-L zone

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

- a. Adequate vehicular and pedestrian access for the intended use.

Aslan's has been in business for many years at 5 Edwards Street. The location at 99 Heater Road will provide a more efficient office, better access, and convenient location for its operations. At its current location, Aslan's has vehicles parked in the street and 99 Heater Road will provide more suitable parking. The street is served by sidewalks.

- b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

The property is served by public water and sewer and is easily accessible by all municipal services.

correction: site is served by municipal water and one-site septic

- c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

As no changes are intended for the site which is currently developed with a structure with paved parking, there will be no impacts on the site or the area. The property is not in the floodplain and does not have steep slopes.

correction: site will be improved with 7 new parking spaces

- d. The availability of appropriate utilities to serve the intended use including water, Sewage disposal, storm water treatment, electricity, and similar utilities.

The site is currently served with municipal water and sewer, and is on a well-developed section Heater Road. No additional utilities are required for the operation of the Aslan office.

correction: site is served by municipal water and one-site septic

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

The only abutting properties are the Hypertherm facility on the south side, a multifamily building to the west, and across the street is the Elks Lodge. The office generates no external noise, dust, odors, and its hours of operation are early morning to evening, similar to the other business along Heater Road.

-
-
-
-
3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

No changes are anticipated to the existing site layout. The use of the property for an office is compatible with the Hypertherm facility, the Elks Lodge, and nearby Fort Harry's truck stop.

correction: site will be improved with 7 new parking spaces

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

No new buildings are anticipated or required. The existing brick building is a feature of the established neighborhood which is primarily a through street for traffic from Enfield and Lebanon which is headed to DHMC, Centerra or Hanover.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stone walls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

The existing site will be maintained with no expected changes to the site or the building which is usable for an office.

correction: site will be improved with 7 new parking spaces

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: 78-41	MAP & LOT NUMBER: 78-41
PROPERTY OWNER: Edwards Properties, LLC PO Box 600 Lebanon, NH 03766	APPLICANT: Edwards Properties, LLC PO Box 600 Lebanon, NH 03766
MAP & LOT NUMBER: 78-42	MAP & LOT NUMBER: 78-43
ABUTTER/OTHER: Gordon Bagley, Jr PO Box 1157 Lebanon, NH 03766	ABUTTER/OTHER: Hypertherm, Inc PO Box 14 Hooksett, NH 03106
MAP & LOT NUMBER: 51-13	MAP & LOT NUMBER:
ABUTTER/OTHER: Benevolent & Protective Order Elks 150 Heater Road Lebanon, NH 03766	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER /OTHER: Engineer Advanced Geomatics PO Box 512 Lebanon, NH 03766	ABUTTER/OTHER:



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 18, 2024 Meeting

Staff Memorandum – PB2024-08-SPR

APPLICATION INFORMATION

Agenda Item: 3.B

Application ID: PB2024-08-SPR

Application Type:

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

Property Location & Tax Map:

99/135(?) Heater Road (Tax Map 78, Lot 41)

Applicant/Property Owner:

Edwards Properties, LLC

Zoning District: Light Industrial (IND-L)

Future Land Use Map: Mixed Use

Property Size (per City Assessor):

+/- .35 acres (15,246 sq. ft.) *(the property is non-conforming to the minimum 2-acre lot size required for lots in the IND-L District per §303.3 of the ZO)*

Existing Improvements and Use:

1,700 sq. ft. (net) two (2)-story two-family dwelling constructed in 1950 *(per City Assessing records)* with an attached 528 sq. ft. garage

Proposed Use: A mixed use

building with a two-bedroom dwelling unit and an office with accessory warehouse space

Overlay Districts: Wetlands

Conservation District *(per City of Lebanon GIS, the wetland is located to the rear of the property; as such it is not impacted by the proposed use)*

LEGAL NOTICE

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

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 pg)
- ▶ Letter dated February 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (project description; 2 pgs)
- ▶ Letter dated February 6, 2024, from Dan Nash, PE, of Advanced Geomatics & Design ("support statement"; 1 pg)
- ▶ Application for Waivers dated March 7, 2024 (2 pages)
- ▶ Site Plan Review Regulations Technical Checklist dated January 30, 2024 (10 pages)
- ▶ Letter dated March 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (response to Planning staff comments; 3 pgs)
- ▶ Letter dated March 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (response to City Engineer comments; 2 pgs plus 6 pgs of attachments (8 pgs total))
- ▶ Memo dated March 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (response to Planning staff's comments on additional materials submitted for the applicant's Conditional Use Permit application; 2 pgs plus 2 pgs of attachments (4 pgs total))
- ▶ Letter dated March 7, 2024, from Peter Spear of Natural Resource Consulting Services (wetlands investigation; 3 pages)
- ▶ Certified Notification List (1 pg)
- ▶ Memo dated January 30, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (application fees; 1 pg)
- ▶ Plan set titled, "99 Heater Road," prepared by Advanced Geomatics & Design, dated 01/30/2024, revised 03/07/2024, PN: 23-017 (10 sheets)

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

- ▶ Memo dated February 5, 2024, revised March 7, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (drainage report; 20 pgs)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.3 ("Initial Completeness Determination") of the Site Plan Review Regulations. Section 4.7.C.3 provides as follows:

- a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.
- b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]
- c. If the applicant elects not to complete the missing requirements, fails to deliver all missing submission requirements prior to the deadline as described above, or, if applicable, fails to pay engineering review fees, the Planning & Development Department shall recommend that the Board deem the application incomplete. Prior to acting on the recommendation, the Board shall give the applicant a reasonable opportunity to be heard on the limited issue of completeness.

The Planning and Development Department has reviewed the application in accordance with the Site Plan Review Regulations and, per Section 4.7.C.3, has determined that the following requirements of the Site Plan Review Regulations have not been satisfied:

- **5.1.E.4.e.5** – requiring the parking calculations table on the cover sheet to provide the calculations used to determine minimum and maximum parking requirements.
- **5.1.E.4.e.7** – requiring the site information table on the cover sheet to identify the number of existing and proposed loading spaces (if 0, the chart should indicate so).
- **5.1.E.4.e.10** – the proposed use is identified on the cover sheet of the plan set as "office/residential;" however, "residential" is not a use category identified in the Zoning Ordinance.
- **5.1.E.10** – requiring the plan to show sight distances at curb cuts.
- **5.1.E.13** – requiring the applicant to submit building elevations showing the location and height of all building-mounted fixtures.
- **6.2.B.1** – requiring a 15 ft.-wide landscaped area around the perimeter of the lot.
- **6.2.B.2 and 6.2.B.3** – requiring a mix of vegetation within the perimeter landscaped area. The plans do not include provisions for understory trees; do not identify the correct number of needed plants; and do not propose to provide the requisite number of plants.

- **6.2.B.10** – requiring trees along the property frontage every 40 ft.
- **6.2.E.5** – requiring that the perimeter of the parking area “shall be delineated by the curbing, pavement edge, and fencing that encircles the parking area.”
- **6.5.E.2** – requiring that parking areas shall be finished with improved materials. The applicant has requested a waiver from this requirement, but the justification provided in the Application for Waivers does not appear to satisfy the waiver criteria of either Section 7.1.A or B.

Other completeness issues include the following:

- **Accessible Ramp:** The site plan set originally submitted for the subject application included a handicap accessible ramp at the front of the building (which was specifically identified in the legal notice). Staff pointed out that the proposed ramp was located within the minimum required front yard and would need to be relocated. In response, the applicant has eliminated the ramp and states that “[a]lternate access options, internal to the building, will be explored.” See March 7, 2024 letter from Dan Nash included with 3/18/24 Planning Board agenda packet for PB2024-02-CUP. Staff recommends that the applicant demonstrate how the applicable accessibility requirements will be satisfied prior to the Board accepting the application as complete. If a Variance is needed from the Zoning Board of Adjustment, such approval will likewise need to be obtained prior to a completeness determination by the Planning Board.
- The applicant has requested a waiver from the Section 6.2.B.5 buffer requirements and proposes instead to install an “8’ privacy fence” as indicated by the site plan. However, no detail of the privacy fence has been provided, making it difficult for the Board to evaluate the applicant’s waiver request, and making it unknowable as to what the Board would be approving.
- Sheet “D-5” contains multiple design details for features that are found nowhere in the plan set. These design details should either be removed from the plan set or the features that they detail should be added to the plan set.

For the reasons set forth above and pursuant to Section 4.7.C.3.c, staff recommends that the Board deem the application incomplete.

Note that the City Engineer is currently reviewing the applicant’s revised drainage report and the applicant’s responses to the City Engineer’s comments. Based on the City Engineer’s pending review, there may be additional deficiencies related to completeness, particularly with respect to the Section 5.1.E.17 & 6.6.E stormwater management submission requirements and the 6.6.E and F stormwater management design standards. The City Engineer’s comments will be provided to the Board and to the applicant as soon as they are available.

STAFF COMMENTS

Other questions that should be addressed by the applicant include the following:

- Sheets “C-1” and “C-3” of the plan set are identical except that Sheet C-3 provides a design detail and a brief legend. Was this a mistake or intentional? If intentional, what is the purpose of having two identical plan sheets?

- The applicant's Site Plan Review Regulations Technical Checklist dated January 30, 2024 no longer accurately reflects the applicant's submission and should be updated/revised.
- The applicant requests a waiver from Section 6.5.F of the Site Plan Review Regulations, but it is not clear why the waiver is needed or what the granting of the waiver would accomplish.
- In response to staff's comment to identify how the project complies with Section 6.5.G (groundwater protection), the applicant states that, "the project has obtained approval for a replacement septic system." The applicant should provide a copy of the referenced approval to the Planning Board.
- The March 7, 2024 letter from Peter Spear states that, "The evaluation of these wetlands is my opinion and has not been verified." What does it mean that Mr. Spear's evaluation has "not been verified"? Who or what entity performs such verification?
- If the requested waiver from Section 6.5.E.2 is granted and the parking lot is permitted to have a gravel surface, how will the parking spaces be striped as depicted on the site plan?
- On the site plan (Sheet "C-1"), staff had requested that the applicant:
 - provide a legend identifying various symbology.
 - identify proposed uses of the existing building (instead of "ex. Garage" and "ex house" which would be more appropriate for an existing conditions plan, not a site plan that is intended to depict future conditions).
- The survey included with the plan includes a note stating that the property may be "subject to right of way and easements of record". What are these right-of-ways and easements of record? They need to be identified pursuant to the following requirements of the Site Plan Review Regulations:
 - 5.1.E.2 – The names and mailing addresses of the holders of any easements/rights of way (the survey indicates that the property may be "subject to right of way and easements of record".)
 - 5.1.E.5 – The width and location of any rights-of-way and/or easements on the property (the survey indicates that the property may be "subject to right of way and easements of record".)
 - 5.1.E.22 – "Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc." (the survey indicates that the property may be "subject to right of way and easements of record".)

Attachments

cc: Edwards Properties, LLC (via e-mail)
Dan Nash, Advanced Geomatics & Design (via e-mail)
File

APPLICATION FOR

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT
☐ OTHER _____		

PROPERTY OWNER (APPLICANT):

NAME: Edwards Properties, LLC TEL.#: Tel#: 603-448-6363
 MAILING PO Box 600, Lebanon, NH 03766
 E-MAIL ADDRESS: jcicotte1@aol.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Dan Nash TEL.#: 802-356-4928
 MAILING ADDRESS: 105 Bank St, Lebanon, NH 03766
 E-MAIL ADDRESS: AdvancedGeomatics@comcast.net

PROJECT LOCATION:

TAX MAP #: 78 LOT#: 41 PLOT #: ZONE: IND-L
 STREET ADDRESS OF PROJECT: 99 Heater Road
 IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO
 FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Establish office use for Lot 78-41 for local cleaning business
 Add 7 parking spaces and handicap ramp.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☒ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
 PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**
 USE: office

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 11 March, 2024, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:

DATE: Jan 30th 2024

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

PROPERTY OWNER:

DATE: Jan 30th 2024

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
2/7/2024	78/41	PB2024-08-SPR		



City

7 February 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Lot 78-41
Heater Road

Dear Mr. Corwin:

We provide the following in support of the site plan application for 99 Heater Road:

The site is currently a duplex housing unit. Under separate cover, we have applied for a Conditional Use Permit for the site to be used as an office for Aslan's maintenance, a cleaning company. The existing building is divided vertically into two units, essentially along a north-south line. The westerly unit and the garage will host the office use.

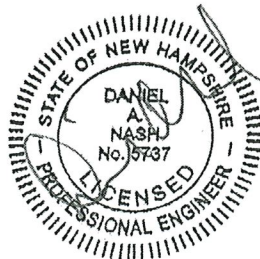
The site requires additional parking, which will be placed in the rear of the unit. Access will be along the west side of the garage. Seven new spaces will be provided. We propose that the new spaces remain gravel surfaced. This will reduce site runoff. In addition, the spaces will be low turnover, unlike public access spaces. To provide a visual buffer, an 8' privacy fence is proposed.

With the conversion of the unit to office, a handicap entrance must be provided. The site plan, Sheet C-2, indicates the ramp. HC ramps between 5-8% must have rails on both sides. To avoid the railings and ease access, the ramp shown has been limited to 5% grade. When finished, it will look like a sidewalk.

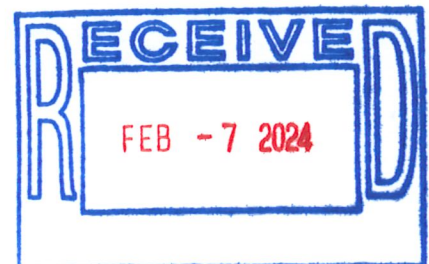
Please let me know if you need any further materials to support this application.

Sincerely,

Daniel A. Nash, PE
Principal



CC: Edwards Properties



99 Heater Road
City of Lebanon
6Feb24

Attachments:

- Application form
- Abutters List
- Fee calculation
- checklist
- support statement
- waiver requests
- Drain report (provided separately)

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6 February 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Support Statement
Site Plan Lot 78-41
Heater Road

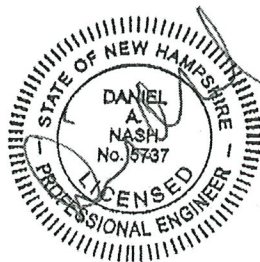
Dear Mr. Corwin:

We provide the following support statement information:

1. Consultants. The team members are listed in the abutters list.
2. Restrictions. We are not aware of any conservation, preservation, or agricultural preservation restrictions on the subject parcel.
3. Utilities. The site is currently served by electric, telephone, and cable services.
4. Zoning. The proposed use is subject to Conditional Use approval by the Planning Board.
5. Drainage. The site includes a drainage infiltration trench that reduces overall site runoff.
6. Timetable. We anticipate a Spring '24 construction start. Work is scheduled to be complete in one or two months.
7. Fire Protection. The site is a low hazard use. The site fronts on Heater Road that is served with a 10" main that provides fire flow for the area.
8. Waivers. Waiver requests will be provided under separate cover.

Sincerely,

Daniel A. Nash, PE
Principal



CC: Edwards Properties

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City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Edwards Properties, LLC

Project Name: 99 Heater Road

Project Address: 99 Heater Road

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

- 6.2.B.5
1. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The south and east sides have healthy tree growth. Shrub planting would disturb tree roots. Also, vegetation on these sides would not be visible to the public. Landscape strip on west side is cedars providing a visual buffer and not wide enough to add shrubs.

- 6.2.B.6
2. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The access to the parking lot is too close to the westerly property line to provide an enhanced vegetative buffer. the strip cannot support the 20' width required between office and Residential uses. We propose an 8'H opaque landscape fence to provide the desired visual buffer. This would be akin to the Hypertherm fence installed on the southerly side of this property for the same purpose.

- 6.2.D.1
3. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The south and east sides will not be visible to the public. The easterly half of the building is residential. we are landscaping the entire frontage at Heater Road. the drive aisle is too close to the building on the west side and the space is too narrow to provide this bed.

- 6.5.F
4. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The new parking area will be very low use and is graded to the center. Curbing is not necessary.

- 6.5.E.2
5. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

we propose a gravel surface. the parking area will be extremely low use. SPR 6.6.E.13 encourages pervious cover, which gravel is.

- 6.7.C.1
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

The parking area will be for employees only and have very little use. The lighting levels provided should be adequate for the proposed business.

7. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

8. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: for [Signature] Date: 7 Mar 24

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 99 Heater Road	
APPLICANT: Edwards Properties, LLC	DATE: 30 Jan 2024
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.B] Submissions must be accompanied by the following information or review of the application may be delayed:

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	✓	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	✓	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	W ✓	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	✓	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	N ✓ A	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	✓	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	✓	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	✓	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	✓	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	N ✓ A	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	✓	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	N ✓ A	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. (Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)	✓	☐

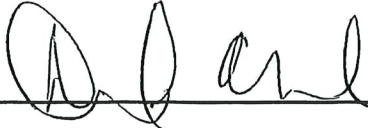
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☒	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☒	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☒	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	N/A	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	N/A	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	N/A	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	N/A	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	N/A	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	N/A	☐
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	N/A	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By:  31 Jan 24

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 99 Heater Road	
APPLICANT: Edwards Properties, LLC	DATE: 30 Jan 2024

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☒ ☒ <i>N/A</i> ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	✓	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	✓	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	W ✓	☐
6.6.D - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	N ✓ A	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Daniel A. Nash, PE

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____



7 March 2024

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Site Plan Amendment Lot 78-41
Heater Road

Dear Mr. Corwin:

This letter is to provide a response to your staff memo on this project dated 27Feb24

- A. City Engineer Review. Response to Engineer review comments have been submitted under separate cover. Copy attached for reference.
- B. Planning and Development-General.
 - 1. Parking. All of the parking calculation information was included in the Conditional use package. Response to further staff comments dated 5Mar24 have been responded to on memo dated 6Mar24, attached.
 - 2. Landscaping plan. Plan attached.
 - 3. Wetland Delineation. A soils scientist has reviewed the site and determined there are no jurisdictional wetlands on the site. Letter attached.
 - 4. Parking lot surface. We have requested a waiver from paving.
 - 5. Lighting plan. Plan attached.
 - 6. Groundwater Protection. The state agency referred to is now NHDES. The project has obtained approval for a replacement septic system.
 - 7. Building Elevations. Acknowledge elevations, and waiver, not required.
 - 8. Solid Waste. The owner will use Wheely bins stored in the garage for trash removal.
- C. Plan Set.
 - 1. Erosion Control. See site erosion controls on Sheet C-3
 - 2. Submission items.
 - names and addresses of abutters on Sheet OA-1
 - We are not aware of any rights of way or easements on the property.
 - Site info table
 - Gross Floor area. Added.
 - parking data added
 - bicycle spaces added
 - no loading spaces
 - Gross Floor area. Added.
 - We are not aware of any rights of way or easements on the property.

- Contours. Elevations are referenced to NAVD88 Datum. See note 3 on survey plan.
- Existing vegetation. Vegetation added.
- Features. No natural or man-made features to be removed, retained or altered.
- Wetland Delineation. A soils scientist has reviewed the site and determined there are no jurisdictional wetlands on the site. Letter attached.
- Wetlands data sheets. N/A. no wetlands on site.
- Zoning district. Shown on Sheet OA-1
- sight distance. Site distance from driveway existing. Over 300' in each direction. No inside radii.
- ADA markings. See Sheet D-1
- public utilities. Size shown on Sheet C-1. (only water adjacent to site)
- Wetlands Conservation District. None on site.
- Stormwater. See Sheet C-3.
- Snow removal. See Sheet C-1
- Easements. We are not aware of any rights of way or easements on the property.
- Perimeter Landscaping. See Sheet L-1.
- Enhanced Perimeter Landscaping. Applicant proposes landscape fence in lieu of wider landscape strip.
- landscaping at building. See sheet L-1.
- parking shading. Waiver requested; gravel parking.
- parking area. Requesting waiver from paving.
- Snow Storage. See Sheet C-1
- Stormwater Design. See Sheet C-3.
- Redevelopment. This site is using an existing building and should be considered re-development.
- Parking lighting. See Sheet L-2..

D. Cover Sheet

1. Address. The applicant purchased the property as 99 Heater Road. The City's assessing records indicate the property is 99 Heater Road. Applicant intends to continue using 99 Heater Road as the site address. It is our understanding that address changes come from Emergency Services/911 department and the Post office. In discussion with the Police Chief and his 911 director on 27Feb24, he told me the issue was still in discussion and not resolved. Until the applicant is duly notified by the proper authorities (PD/911 and Post Office), it makes sense to keep the address the same to avoid confusion and unnecessary revisions.
2. Landscape Plan. See Sheet L-1.
3. Landscape Designer. See Sheet L-1.
4. Landscape Waiver. Waiver will be edited to reflect Sheet L-1.
5. Road removed. Note: Edwards St still exists with TEE turnaround.
6. CU. It makes sense to add this note if and when we get approval.

E. Legend

See Note 3 on legend sheet. This is a standard sheet that may contain symbols not used on this project.

F. OA Sheet

Scale added.

G. Sheet C-1

1. Existing contours removed.
2. Erosion Control legend added. See Sheet C-3
3. Proposed Use. Proposed use is listed on Cover sheet. It is good engineering practice to indicate existing as well as proposed items on plans.
4. Topo. PE stamp is on Sheet C-1 depicting topography. Except under proposed parking, where staff directed it be removed.
5. Drive aisle. Aisle width reduced.
6. Ramp. Ramp removed.

H. Site Details

1. General Notes apply to all projects.

Please let us know if you need any additional materials to support this submittal.

Sincerely,

Daniel A. Nash, PE
Principal

Attached:

- Response to City Engineer Review comments dated 2/26/2024
- Memo to staff re: parking, dated 6Mar24
- Landscape Plan
- Wetlands Delineation Letter
- Lighting Plan
- Updated Waivers

CC: Edwards Properties

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Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

7 March 2024

Re: Response to Review comments
Lot 78-41, 99 Heater Road

Dear Mr. Vincent:

This letter is in response to your review email dated 26Feb24 (copy attached for reference). We offer the following responses:

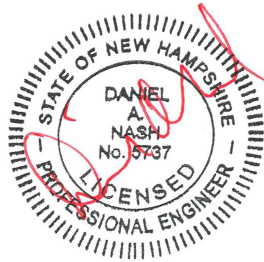
1. Hydraulic Conductivity. The infiltration rate was determined by Connecticut Valley Designs in their field work designing a replacement septic system. They determined the rate to be 5" per hour (see attached design plan).
2. Seasonal High Water Table. The SHWT is 18". See attached septic plan. Finish grade at the practices is around elevation 588, existing grade is around 585. With SHWT at 18", FG to water table is approximately 4.5'.
3. Stormwater details. The infiltration trench detail is on Sheet D-1 of the site plan set. I have moved it to sheet C-3 for your convenience and review.
4. Trench capture. The grading has been revised to capture the entire parking lot. See Sheet C-1.
5. Grading. Grading has been revised. See note 4, above. Revised drain area plan is included in the revised drain report (to be submitted separately)
6. WQV. Water quality volume has been calculated and included in revised drain report.
7. Pre-treatment. Our project proposes two pre-treatment measures. The first is the use of gravel surface for the parking area. Gravel is pervious, creating less runoff. In fact, the Site Plan Regs, Section 6.6.E.13, suggests that to the MEP(Maximum Extent Possible), pervious surfaces should be used. Second, we propose a grass filter strip before the infiltration trench.
8. Subsurface minimum distances. The proposed practice does not appear to be in conflict with required separations noted on the Septic Design Plan. The Designer was aware of the proposed parking area and treatment system.
9. Site Address. I am not sure what this has to do with site plan drainage requirements? The lot number identifying and locating the parcel is on the drain plans. The address is on the cover of the plan set. Am I missing something?

Please let us know if you need any additional materials or information to support this report.

Drainage
Lot 78-41
Heater Road
7Mar2024

Sincerely,

Daniel A. Nash, PE
Principal



Attached:

- Review comments dated 26Feb24
- replacement septic design plan, Connecticut Valley Designs, dated 2/6/24
- Sheet C-3. Stormwater system/Erosion Control Sheet
- Sheet C-1. Site plan/grading
- WQV calculation
- Cover Sheet, plan set.

CC: Edwards Properties, LLC

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Dan Nash

From: Brian Vincent <brian.vincent@lebanonnh.gov>
Sent: Monday, February 26, 2024 8:01 AM
To: Dan Nash
Cc: Tim Corwin
Subject: 99 Heater Road - proposed site plan

Hi Dan,

I have a few comments on your plans and drainage report in connection with the above-referenced site:

1. Please provide the saturated hydraulic conductivity of the receiving soils associated with the proposed infiltration practices as required by Section 6.6 of the Site Plan Review Regulations.
2. Please provide estimated seasonal high-water table of the receiving soils associated with the proposed infiltration practices as required by Section 6.6 of the Site Plan Review Regulations. This is important as the area appears to be adjacent to a larger wetland area with presumably relatively high water table elevations.
3. Please provide a detail of the proposed stormwater infiltration practices shown on the plans.
4. The proposed infiltration trench only catches about half to the proposed parking lot area, based on proposed contours. It appears that the proposed infiltration practice needs to be extended along the west edge of the proposed parking lot in order to capture that flow/runoff. The proposed drainage area map included in the drainage report shows the whole parking lot being captured. Please address.
5. The proposed grading plan shows the contours directing runoff to the southwest of the site. The existing contours appear to direct flow to the southeast of the site. Is there are reason that you want to change the existing/natural flow direction. The abutter to the west may have issues with this proposal.
6. Please provide the anticipated water quality volume as required by Section 6.6 of the Site Plan Review Regulations.
7. Please indicate and show what pre-treatment practices are proposed as part of this project stormwater management design.
8. Please ensure that the proposed infiltration practices are not in conflict with NHDES Subsurface/Septic Design Rules and septic tank, effluent disposal area (leach field), piping minimum distances requirements.
9. One suggestion is to include the site address in the title block of the plan set.

Let me know if you have any question for me.

Brian

Brian A. Vincent, PE
City Engineer

City of Lebanon
Department of Public Works

SYSTEM DETAIL - AEROFIN™

PROFILE INFORMATION - AEROFIN™

SECTIONAL INFORMATION - AEROFIN™

DESIGN INTENT
588.0' (EXISTING GRADE @ HIGH COR OF EDA)
588.0'-1.5' = 586.5' (SHWT AT HIGH CORNER)
SET BOTTOM OF AEROFIN 2.0' ABOVE SHWT;
586.5' + 2.0' = 588.5' (BOT OF AEROFIN)
588.0' - 588.5' = 0.5'
THE BOTTOM OF PIPE SHALL BE CONSTRUCTED AT 588.5'
ELEVATION, IS APPROXIMATELY 0.5'(5") ABOVE EXISTING
GROUND LEVEL AT THE HIGH SIDE OF THE EDA.

SYSTEM REQUIREMENTS
2 BEDROOMS + 2 BEDROOMS = 600 GPD,
WITH PERC. RATE LISTED ABOVE:
LENGTH OF PIPE REQUIRED 320 FT
USE 336 LINEAR FEET OF AEROFIN™ PIPING
SEPTIC TANK VOLUME PROVIDED: 3,000 GAL.
SAND BED AREA REQUIRED: 334 sf
SAND BED AREA PROVIDED: 334 sf

GENERAL NOTES:

- 1) This is not a boundary survey. All property lines shown are approximate. A licensed surveyor should be consulted to accurately determine property lines.
- 2) This Septic System is designed for RESIDENTIAL use.
- 3) There is no surface water within 75' of this system.
- 4) Before installation, the installer must verify all elevations and distances. If system has existing buildings, all inside plumbing elevations must be checked before installation.
- 5) This plan has been prepared for the purpose of obtaining permitting for subsurface waste disposal from the NH Dept. of Environmental Services. The property owner is responsible for obtaining all other local and state permits necessary for construction.

TEST PIT DATA

DATE: 1/23/2024 WATER AT: NOT FOUND

ESTIMATED SEASONAL HIGH WATER TABLE (SHWT) @ 18 INCHES

DEPTH OF LEDGE: NOT FOUND

0-8 10yr 3/2 fsl, friable granular
8-16 10yr 3/6, fsl, friable granular
16-18 2.5y 4/3 fsl, friable blocky
18-72 5y 5/4 Is friable/firm blocky

SOIL DATA:

SOIL MAPS SHOW THIS SITE IS: 310a - Quonset, loamy sand

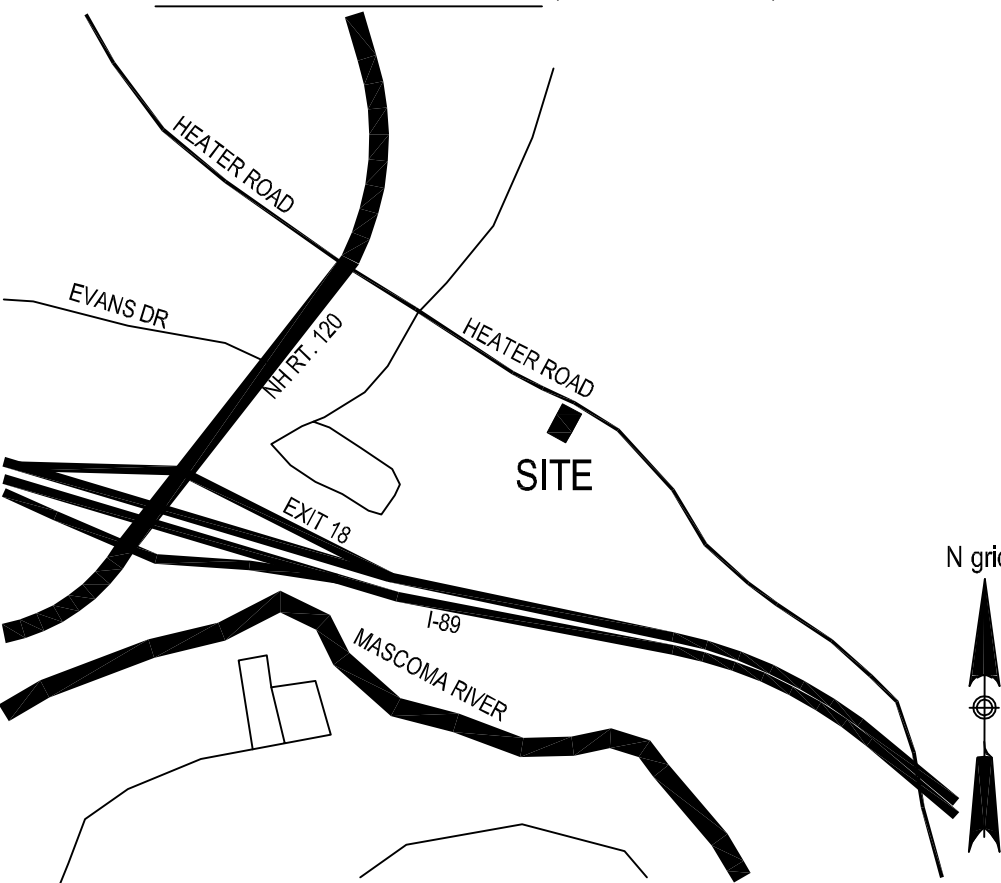
PERCOLATION TEST DATA

DATE: 1/23/2024 PERCOLATION RATE: 5 MIN/INCH

WETLAND DELINEATION NOTES:

- 1) WETLANDS WERE DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.06 BY MICHAEL CARBONNEAU JR., LICENSED DESIGNER #1628 ON 1/23/2024 FOR THE PURPOSE OF LOCATING THE EDA ON THIS PROPERTY.
- 2) NO WETLANDS WERE IDENTIFIED WITHIN 75' OF THE PROPOSED EDA OTHER THAN THOSE DEPICTED ON THIS PLAN.

LOCATION MAP (NOT TO SCALE)



Existing dwelling is 0.2 miles down Heater Road on the right from the intersection of Heater Road and NH Rt. 120. Just after Upole 9/12/20.

SUBMITTED BY:

CONNECTICUT VALLEY DESIGNS
528 HILLTOP DRIVE
LITTLETON,
603-444-1111

PROPOSED REPLACEMENT OF
DISPOSAL FACILITIES FOR
EDWARDS PROPERTY
99 HEATER ROAD, LEBANON, NH

DRAWN BY: JWV SCALE: 1"=20'

CHECKED BY: MWC DATE: 2/8/2024

SHEET 1 OF 1

SYSTEM NOTES:

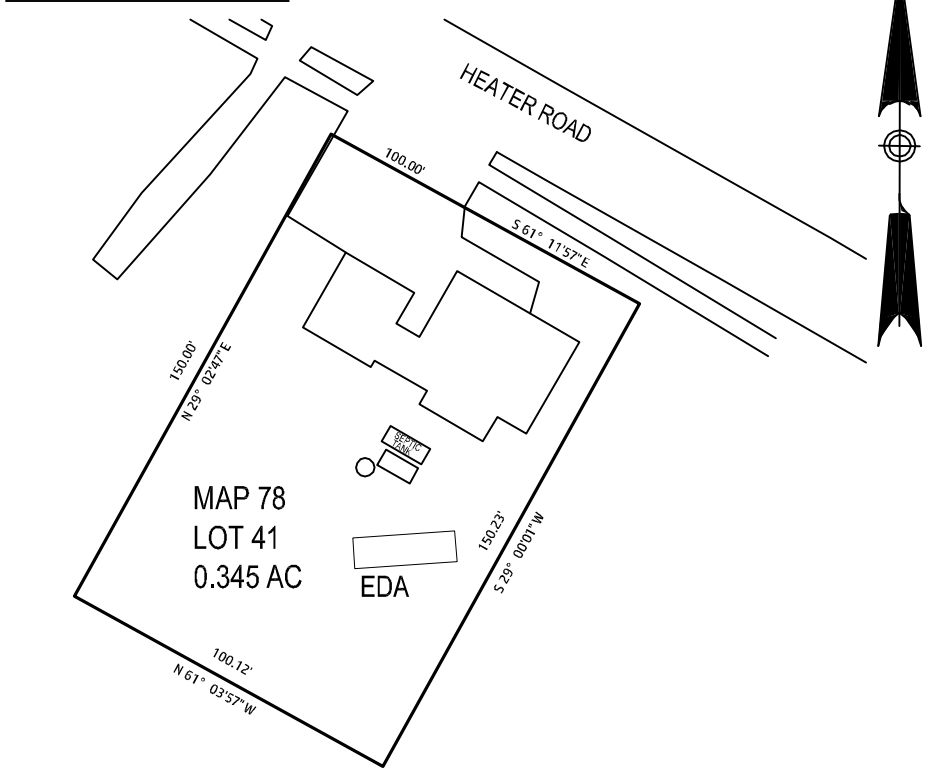
AeroFin™ wastewater treatment systems are approved by NHDES as ITA in accordance with Part Env-Ws 1024. The system is designed in accordance with the Infiltrator AeroFin™ Design and Installation Manual.

- 1) Installation of AeroFin™ System is to be in strict accordance with the AeroFin™ Design and Installation Handbook for the State of New Hampshire
- 2) Minimum of 6" of medium to coarse sand, with less than 3% passing a # 200 sieve, required around and between AeroFin™ pipes (see design & installation manual for complete sand & fill spec.). All fill & sand to be free of debris.
- 3) All Septic Tank(s) perforations to be sealed with a watertight flexible connector.
- 4) AeroFin™ Lines to be installed level.
- 5) Do not install system in frozen ground or leave system uncovered for extended periods of time.
- 6) System may be replaced in same location if necessary.
- 7) If system has existing buildings, all inside plumbing elevations must be checked before installation. Contact the designer if any discrepancies are found.
- 8) No drains, hot tubs, saunas, garbage disposals, water softeners, etc., shall be incorporated into the system unless otherwise specified.
- 9) If the septic tank is less than 75' from the well, open drainage or poorly drained soils; then the tank shall be coated with a sealant to prevent infiltration & exfiltration AND 4" sch 40 PVC must be used between the Tank and the EDA.
- 10) Unless otherwise noted on plan there are no wetlands within 75' of the proposed system in accordance with ENV-WQ 1014.06.
- 11) There is no known burial plot or cemetery on the lot within 100' of the proposed ISDS in accordance with ENV-WQ 1003.13(b)(1)

SYSTEM MAINTENANCE:

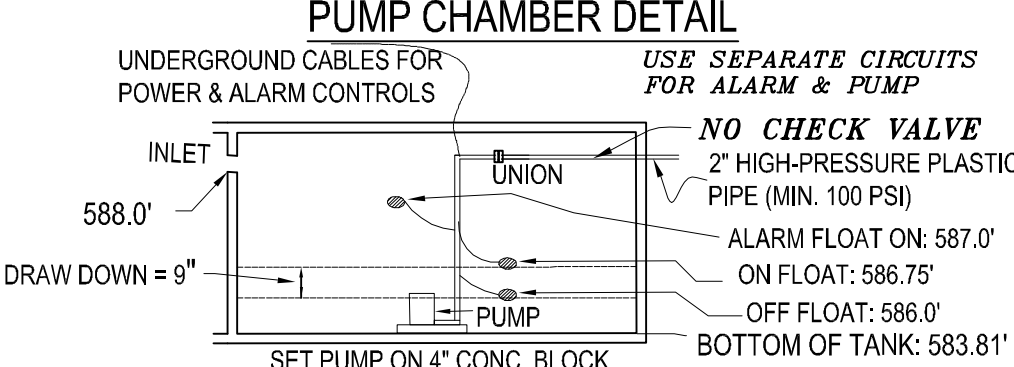
- 1) Septic Tank should be inspected at least once a year, and cleaned as necessary
- 2) Vehicles, heavy equipment and livestock should be kept away from the septic system
- 3) The following items may shorten the life of the system:
 - Certain types of water softeners and purifiers
 - Garbage Disposals
 - Disposal of grease, oils, paints, some cleaners & toxic chemicals
 - Hot Tubs, and excessive water usage

PLOT PLAN SCALE: NOT TO SCALE

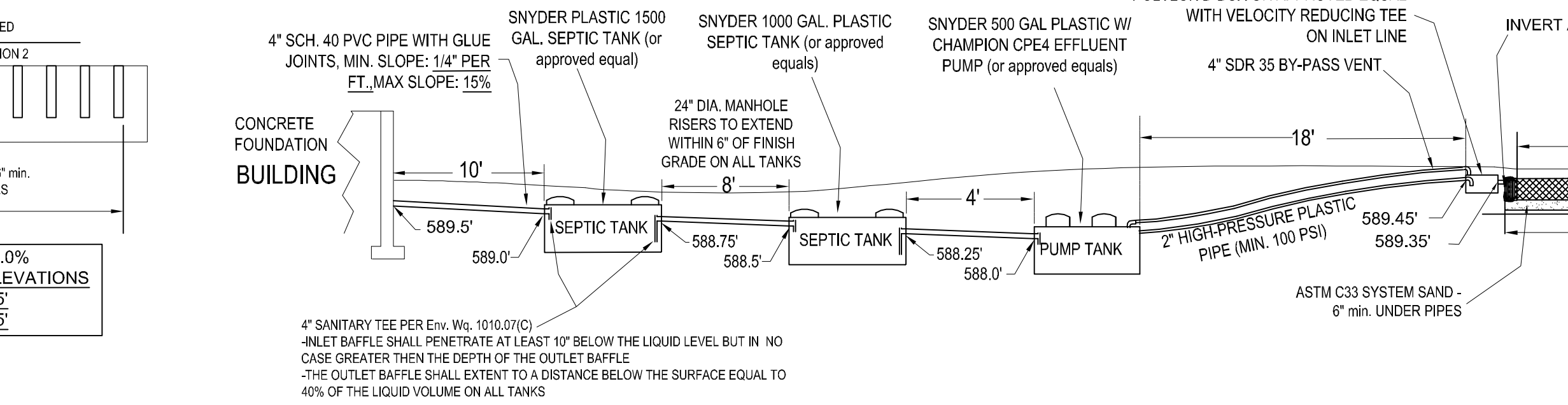


GROUP 3 SOIL, A SLOPE, FACTOR = 1.6
600/2000 X 1.6 = 0.48 ACRES
0.48 ACRES w/TOWN WATER
TOTAL LOT AREA = 0.345 ACRES
NO STEEP SLOPE
NO WETLANDS
CITY WATER
0.345 ACRES PROVIDED. LOT LOADING IS INADEQUATE
HOWEVER USE HAS BEEN THE SAME SINCE 1950
CONSTRUCTION - SEE TAX CARD

PUMP CHAMBER = 500 GAL
SET DRAW DOWN @ 9" OR 75' = 94 GAL. OF TOTAL TANK VOLUME
EFFECTIVE VOL/DOSE = 91.06 GAL (94 GAL - 2.94 GAL DRAIN BACK FROM 2" PIPE)
PUMP RUN TIME PER CYCLE = (91.06 GAL / 56 GPM) = 1.63 MINUTES
THEORETICAL FREQUENCY OF DOSE 600 GPD/91.06 GAL = 6.59 TIMES/DAY



UNDERGROUND CABLES FOR POWER & ALARM CONTROLS
USE SEPARATE CIRCUITS FOR ALARM & PUMP
NO CHECK VALVE
2" HIGH-PRESSURE PLASTIC PIPE (MIN. 100 PSI)
ALARM FLOAT ON: 587.0'
ON FLOAT: 586.75'
OFF FLOAT: 586.0'
BOTTOM OF TANK: 583.81'
SET PUMP ON 4" CONC. BLOCK



4" SCH. 40 PVC PIPE WITH GLUE JOINTS, MIN. SLOPE: 1/4" PER FT, MAX SLOPE: 15%
SNYDER PLASTIC 1500 GAL. SEPTIC TANK (or approved equal)
SNYDER 1000 GAL. PLASTIC SEPTIC TANK (or approved equals)
SNYDER 500 GAL PLASTIC W/ CHAMPION CPE4 EFFLUENT PUMP (or approved equals)
POLYLOK D-BOX OR APPROVED EQUAL WITH VELOCITY REDUCING TEE ON INLET LINE
4" SDR 35 BY-PASS VENT
INVERT AT MANIFOLD = 589.19'
"SEE SYSTEM DETAIL" AEROFIN™ LENGTH
589.56' (TOP OF AEROFIN)
588.5' (BOTTOM OF AEROFIN)
588.0' (BOTTOM OF SYSTEM SAND)
APPLY 3" LOAM MIN. & SEED DENSE SOIL BLANKET AROUND PERIMETER CLEAN SAND, NO STONES LARGER THEN 6" DIA.
ORIGINAL GRADE REMOVE TOPSOIL BEFORE PLACING SAND
ASTM C33 SYSTEM SAND - 6" min. UNDER PIPES
4" SANITARY TEE PER Env. Wq. 1010.07(C)
-INLET BAFFLE SHALL PENETRATE AT LEAST 10" BELOW THE LIQUID LEVEL BUT IN NO CASE GREATER THEN THE DEPTH OF THE OUTLET BAFFLE
-THE OUTLET BAFFLE SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID VOLUME ON ALL TANKS

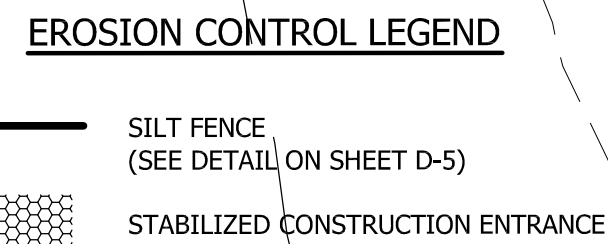
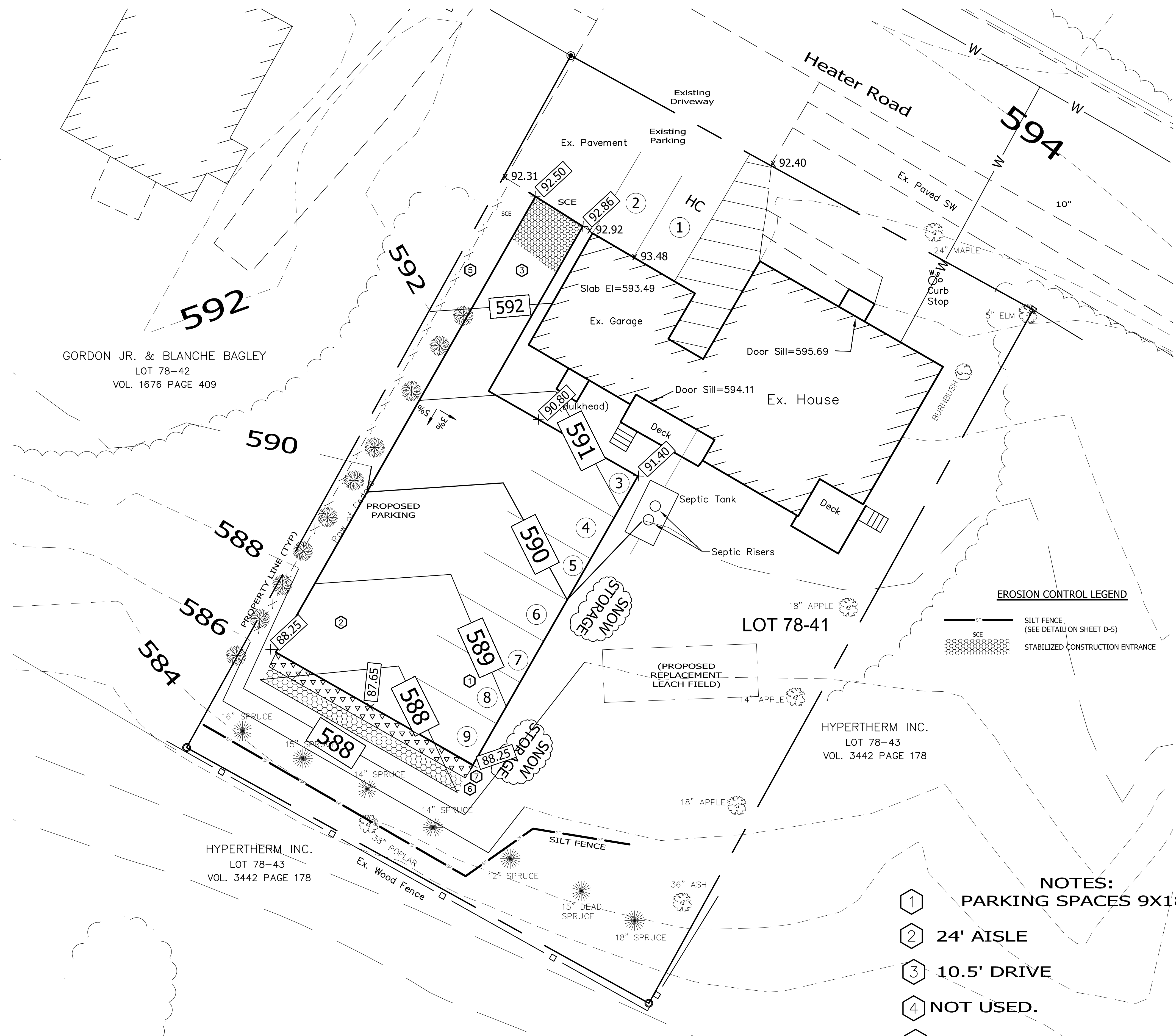
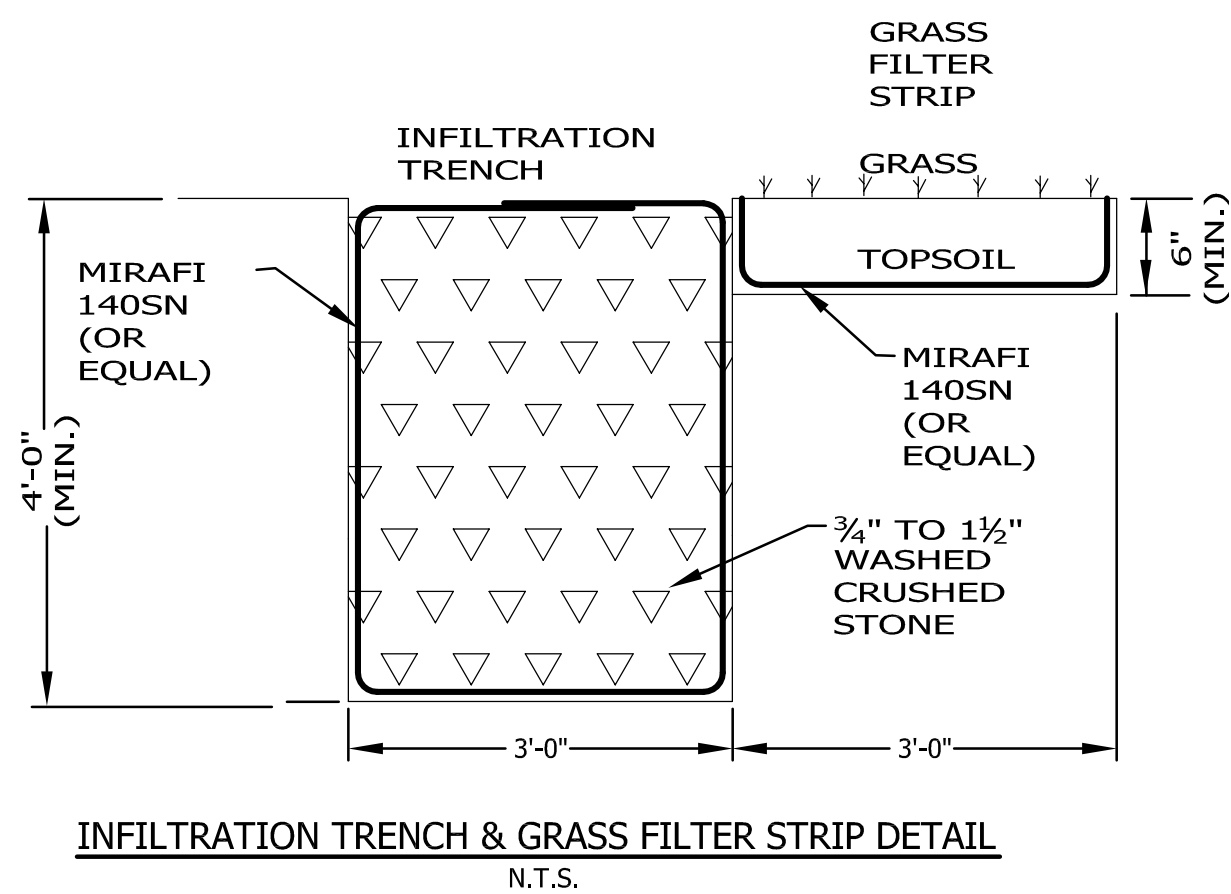
- CONTRACTOR NOTES:
- 1) Remove all Existing Mound System Material within 5' of the Proposed Effluent Disposal Area (EDA). Remove down to Parent Material and rebuild with System Sand.
 - 2) Any contaminated and organic soil to be removed and disposed of properly.

Scope of this Septic Plan

The scope of this plan involves the location and specifications of the Septic System only. The locations and specifications of the house, driveway, foundation and other appurtenances are shown based on information provided by the client. You may be subject to additional state & local requirements such as building setbacks, driveway requirements, wetlands rules, house size limits, building height limits, etc.; that are beyond the scope of this plan. The Property Owner is responsible for compliance with any and all local rules, covenants, association rules and other requirements of any governing bodies.

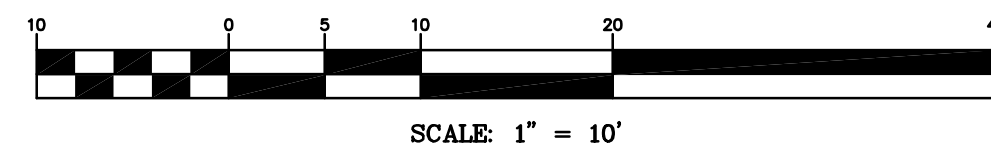
TANK & LEACH FIELD SETBACK NOTES:

- 1) HOUSE MUST BE AT LEAST 5 FEET FROM THE SEPTIC TANK.
- 2) HOUSE MUST BE AT LEAST 15 FEET FROM THE LEACH FIELD.



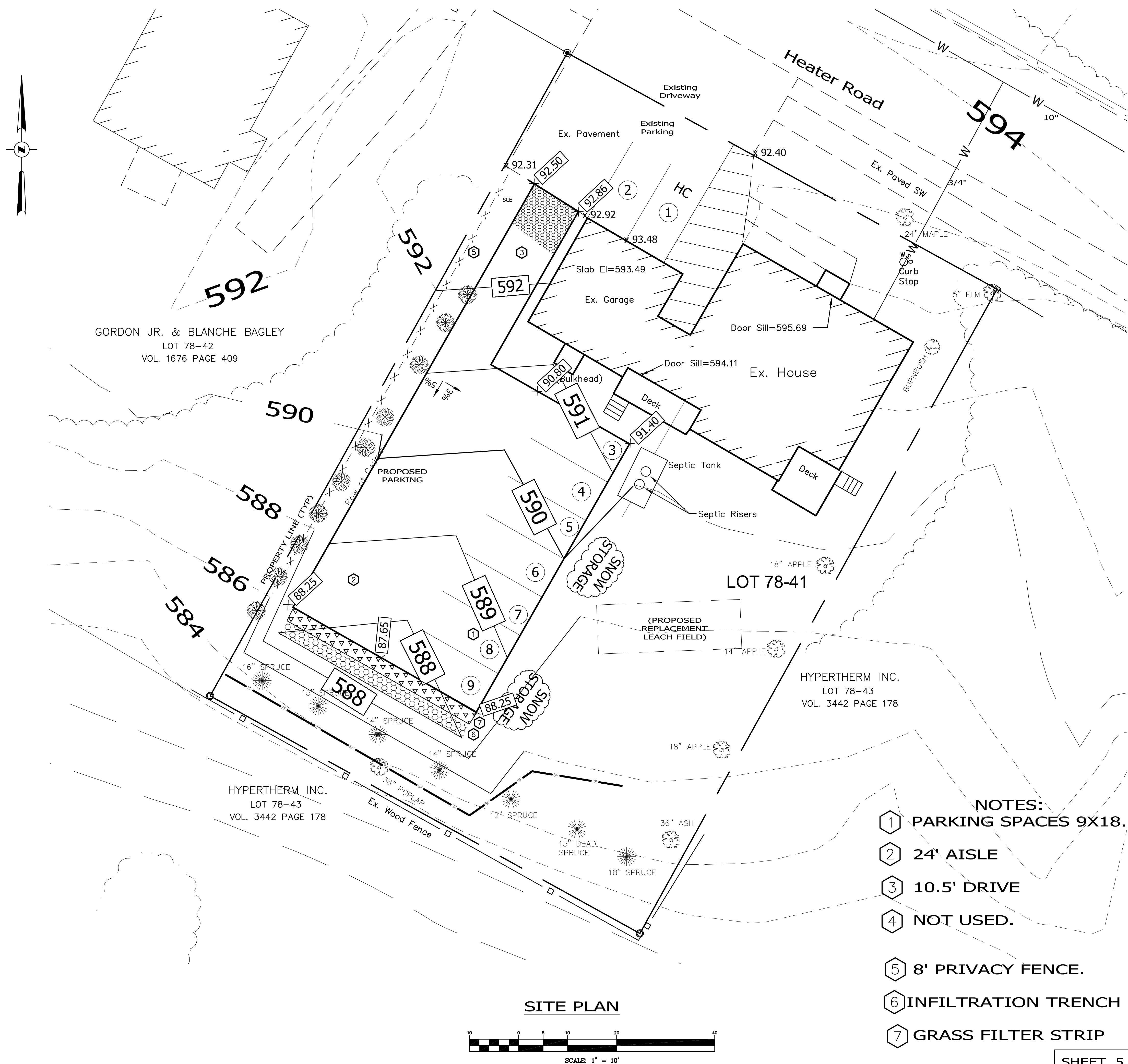
- NOTES:
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 NOT USED.
 - 5 8' PRIVACY FENCE.
 - 6 INFILTRATION TRENCH
 - 7 GRASS FILTER STRIP

STORMWATER & EROSION CONTOL PLAN



SHEET 7 OF 11

STORMWATER/EROSION CONTROL PLAN	
FOR	
EDWARDS PROPERTIES, 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: PATON	
DESIGNED: DAN	
DRAWN: DAN	
CHECKED: DAN	
DATE: 03/07/2024	
EDWARDS PROPERTIES	
STORMWATER EC PLAN	
C-3	
© 2024	
ADVANCED GEOMATICS & DESIGN	
DWG: C:\	

[illegible]

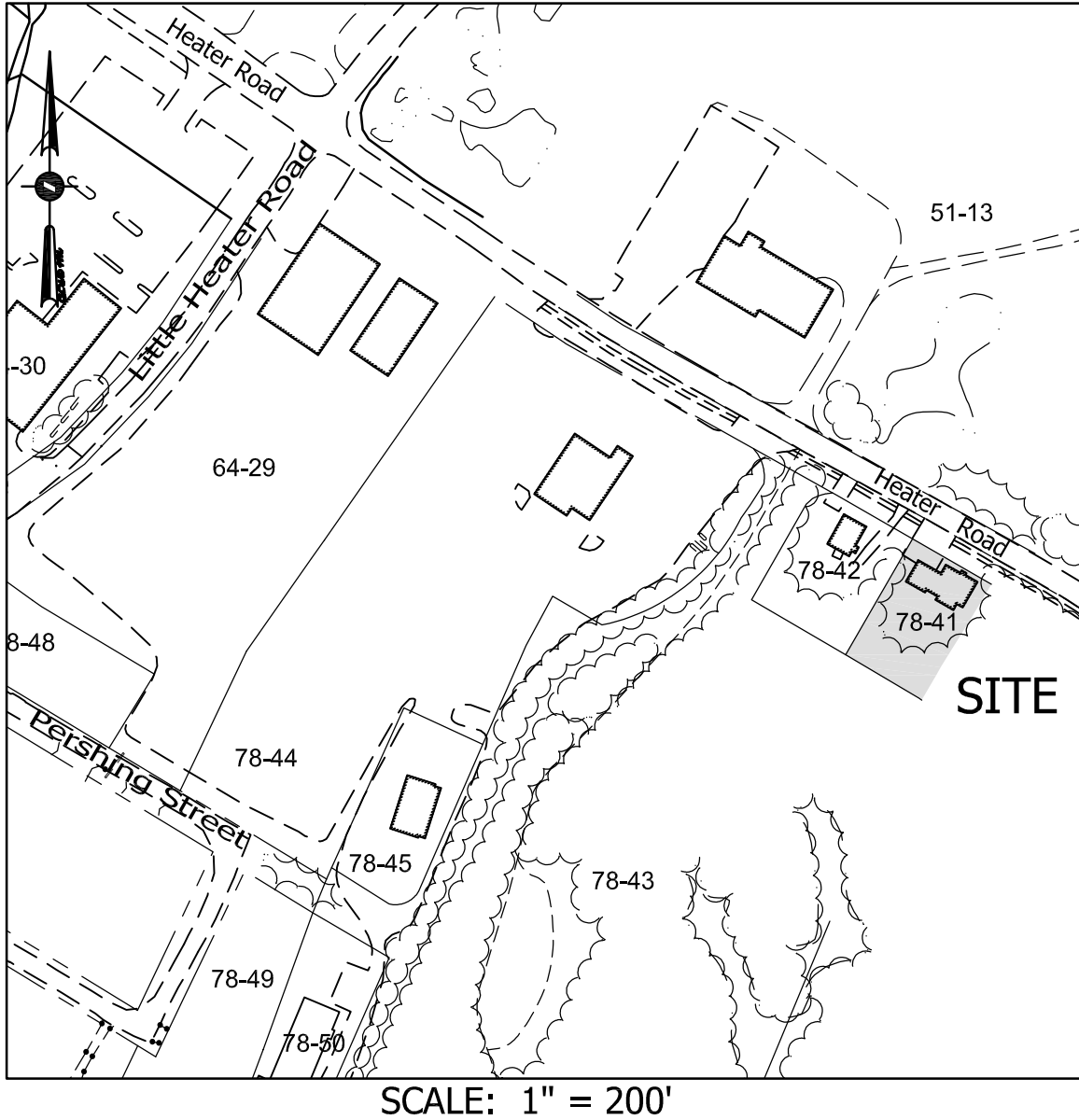
99 HEATER ROAD								
HEATER ROAD								
LEBANON, NH								
<u>WATER QUALITY VOLUMES</u>								
<u>Infiltration Trench</u>								
A	0.300	Ac		A=Area draining to the practice				
Ai	0.080	Ac		Ai=Impervious area draining to the practice				
I	0.267			I=percent impervious area draining to the practice, in decimal form				
Rv	0.290			Rv=Runoff coefficient = $0.05 + (0.9 \times I)$				
WQV(Ac-in)	0.087	Ac-in		WQV = $1" \times Rv \times A$				
WQV(cf)	316	cf		WQV Conversion (Ac-in x 43,560sf/Ac x 1ft/12")				

99 HEATER ROAD

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN

OWNER/APPLICANT
EDWARDS PROPERTIES, LLC
PO BOX 600
LEBANON, NH 03766



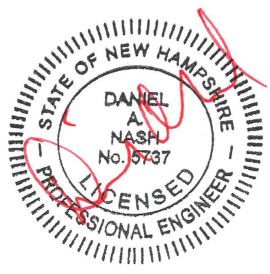
ZONING COMPARISON - IND-L DISTRICT			
	EXISTING	PROPOSED	REQUIRED
LOT SIZE	0.345Ac	0.345Ac	2.0 Ac.
	15,021sf	15,021sf	
GROSS FLOOR AREA			
-BASEMENT	1,396sf	1,396sf	
-FIRST FLOOR	1,745sf	1,745sf	
-SECONDFLOOR	844sf	844sf	
TOTAL	3,985sf	3,985sf	
FRONTAGE: (HEATER ROAD)	100'	100'	200'
FRONT YARD:	17'	17'	40'
SIDE YARD: (TO EAST)	10'	10'	20'
SIDE YARD: (TO WEST)	20'	20'	20'
REAR YARD:	94'	94'	20'
BUILDING FOOTPRINT (s.f.):	2,312sf	2,312sf	
% BLDG. COVERAGE	15.4%	15.4%	50%
IMPERVIOUS AREA (sf)	3,759sf	6,900sf	
% IMPERVIOUS COV.	24.4%	44.8%	NONE
HEIGHT	30±'	30±'	45' max.
USE:	OFFICE/RESIDENTIAL		
PARKING (REG./HC.)			
-RESIDENTIAL	4/0	2	2
-OFFICE	-	4	4
-WAREHOUSE	-	2	2
TOTAL	4/0	8/1	8
BICYCLE PARKING	0	2*	2

*BICYCLE PARKING PROVIDED IN FOYER OR GARAGE.

NOTES:

1. THIS PARCEL IS SHOWN AS LOT 78-41 ON THE LEBANON TAX MAPS. THE PHYSICAL ADDRESS IS 99 HEATER ROAD. A DISCREPANCY HAS ARISEN AND ADDRESS CLAIMED TO BE 135 HEATER ROAD. IF NEEDED, ADDRESS WILL BE CHANGED WHEN MATTER IS RESOLVED.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND ON-SITE SEWER.
3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED IND-L.

TABLE OF CONTENTS			
CONSULTANTS			
CIVIL ENGINEER			
DANIEL A. NASH, PE			
ADVANCED GEOMATICS AND DESIGN			
PO BOX 512			
105 BANK STREET			
LEBANON, NH 03766			
advancedgeomatics@comcast.net			
LAND SURVEYOR			
CHRIS PATON, LLS			
PATON LAND SURVEYS, LLC			
150 SOUTHRIDGE STREET			
HARTLAND, VT 05156			
LANDSCAPE DESIGN			
MARA ROBINSON			
MARA LANDSCAPE DESIGN			
16 MYRTLE AVENUE			
NEWBURYPORT, MA 01950			
SHEET NUMBER			
2	LEGEND	G-1	
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4	BOUNDARY SURVEY/EXISTING CONDITIONS	-	
5	SITE PLAN	C-1	
6	NOT USED	C-2	
7	STORMWATER/EROSION CONTROL PLAN	C-3	
8	LANDSCAPE PLAN	L-1	
9	LIGHTING PLAN	L-2	
10	SITE DETAILS	D-1	
11	EROSION CONTROL DETAILS	D-5	



03/07/2024 STAFF COMMENTS
~~01/30/2024~~
SITE PLAN
PN: 23-017



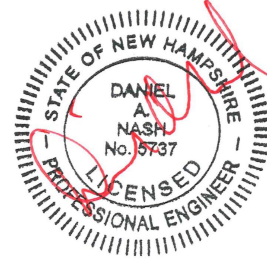
TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: RESPONSE TO 5MAR24 EMAIL
LOT 78-41

CC: EDWARDS PROPERTIES

DATE: 6 MARCH 2024



We offer the following in response to your email:

Site plan. We can certainly include a copy with the CU package.

Parking. Attached is a simplified version of the parking calculation. Basically, the main and second floors are office use. The basement and garage are accessory uses. Per Section 607.1.C, a separate calculation for the accessory use is required. See attached spreadsheet.

Outdoor Storage. The two trailers are registered vehicles. It is our opinion they are not “outdoor storage”. As registered vehicles, they are allowed to use parking spaces as we indicate. Their parking at the site does not increase the parking need for the business. As it turns out, required parking is 7, with 20% overage allowed is 9. We are providing nine, so the concern is covered.

Attached:

- email 5Mar24 from Tim Corwin
- parking calculation spreadsheet

M:\2023_projects\23-017\planning_board\submittal_7mar24\mem_col_parking_6mar2024.doc

Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, March 05, 2024 10:33 PM
To: Dan Nash
Cc: Johanna Cicotte; Nathan Reichert
Subject: 135 Heater Rd_PB2024-02-CUP_Staff Comments

Dan -

The new materials that you provided for the 135 Heater Road Conditional Use Permit application consist of:

- * Cover Letter
- * Floor plans
- * Parking calculations table
- * Revised Support Statement

Please note the following:

1. Site Plan. The CUP application should also include the site plan sheet from the site plan set, revised per staff's comments sent on 2/27 and 3/4 (regarding the front setback issue).

1. Parking. In terms of the parking calculations, you've broken the office use into rooms for purpose of calculating the minimum required parking (resulting in a very confusing and overly complex chart). However, this is inconsistent with what's required by Section 607 of the Zoning Ordinance. Per Section 607, parking for an office use is required as follows:

* 1 parking space per 250 sq. ft. of gross floor area, which is defined in Appendix A of the Zoning Ordinance (as it was in effect at the time the CUP application was submitted) as follows:

[cid:image001.png@01DA6F4A.E9EBAAD0]

Please recalculate the required parking accordingly.

1. Outdoor storage. In your cover letter you write:

[cid:image002.png@01DA6F4B.99DB5710]

Does this mean that 2 of your parking spaces will be used to park the business trailers? If so, please account for the use of these spaces for outdoor storage in your parking calculations table. If not, please update the site plan to indicate where the outdoor storage component of the use will be located.

Thank you,

Tim Corwin, AICP
Deputy Planning and Development Director City of Lebanon

EDWARDS Properties					
99 HEATER ROAD					
LEBANON, NH					
<u>PARKING CALCULATIONS</u>					
	Existing				
	Area				Spaces
<u>99 Heater Road</u>	(sf)	Use	Rate	Units	Required
<u>Office</u>					
<u>first floor</u>					
1-din	141				
1-kit	128				
1-foyer	133				
1-porch	74				
1-liv	199				
first floor total	675				
<u>second floor</u>					
2-br	131				
2-bath	45				
2-landing	46				
2-stairs	32				
2-br	168				
second floor total	422				
Office-total	1,097	office	1/250sf	1,097	4.4
<u>Storage</u>					
garage	528				
basement	600				
basement(under gar)	196				
warehouse(Storage)-total	1,324	warehouse	1/1,000sf	1,324	1.3
<u>Two BR apartment</u>	1,600	residential	1.5/unit	1	1.5
			sub-total		7.2
				(round up)	
			Total required=		8.0
			20% overage allowed		8.7 (7.2*1.2)
			Total Provided=		9



Natural Resource Consulting Services

March 7, 2024

**Mr. Daniel Nash, P.E.
Advanced Geomatics and Design
105 Bank Street
Lebanon, NH 03766**

RE: Wetland Investigation – 99 Heater Road [Lot 78-41], Lebanon

Dear Mr. Nash:

This letter reports on a detailed wetland investigation that my firm, Natural Resource Consulting Services (NRCS), performed at the above-referenced site located south of Heater Road, north of a Hypertherm facility in Lebanon, NH. The site consists of one small residential home and lot with a grassed yard. You requested that we field-delineate and report upon jurisdictional wetlands on and near the subject lot. We performed this work on March 6, 2024 with you in attendance in a snowless and frost-free period.

PREVIOUS WETLAND WORK

Several decades ago I delineated the wetlands on the adjacent [to the south] Hypertherm site in preparation for permitting of same. I am familiar with that area and with the large drainage ditch along the northern border [and entirely on the property] of Hypertherm.

WETLAND DELINEATION

I performed a formal wetland delineation on the site. I used New Hampshire standards as defined in the U.S. Army Corps of Engineers Wetland Delineation Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1987) and the 2012 Regional Soils Supplement, Northcentral and Northeast Region, Version 2.0 to evaluate the presence or absence of on-site jurisdictional wetlands. NH statute defines wetlands as “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Three parameters are diagnostic for wetlands: The presence of hydric (wetland) soils, a preponderance of hydrophytic vegetation (plants adapted for growth in saturated conditions), and wetland hydrology. To be considered a wetland all three criteria must be met on undisturbed sites.

The standard reference to determine whether or not a plant is a wetland species is the Army Corps of Engineers Website. The website classifies all plants into five indicator categories based upon their frequency of occurrence in various habitat types from Obligate Wet through Obligate Upland.

I walked the site and evaluated whether or not there were jurisdictional wetlands on Lot 78-41. I determined vegetative composition, soils, and hydrology of the subject area. I diligently examined the area for vernal pools and found none. The area does not, in my opinion, contain any vernal pools or jurisdictional wetlands.

There is a man-made ditch running parallel to the rear property line of Lot 78-41 but is contained entirely on the neighboring Hypertherm parcel. This ditch drains west.

The entire rear lawn of Lot 78-41 was intentionally filled by a previous owner of the property approximately in the 1950's or 1960's to a depth of about 6-8 feet. Judging from the estimated age of the planted Norway Spruce along the property line the fill is 60-75 years old. That legal fill on Lot 78-41 and the ditching on the Hypertherm land destroyed any wetland hydrology that may have originally been on the subject lot. The vegetation along the Lot 78-41 rear property line consisted of cottonwood, glossy buckthorn, box elder, Canada thistle, Canada goldenrod, Japanese honeysuckle, white clover, sheep fescue and lawn grasses. None of these plants are wetland-obligate.

I am a Certified Wildlife Biologist with a Professional Development Certificate from The Wildlife Society] and I am Certified in Habitat Evaluation Procedures by the U. S. Fish and Wildlife Service [USFWS], I hold a Master's Degree in Wildlife Ecology from Utah State University [1974]. I am also a NH Certified Wetland Scientist [#103] and a co-founder of the New Hampshire Association of Natural Resource Scientists. I began my business in 1979 and have continuously operated it in the ensuing 45 years.

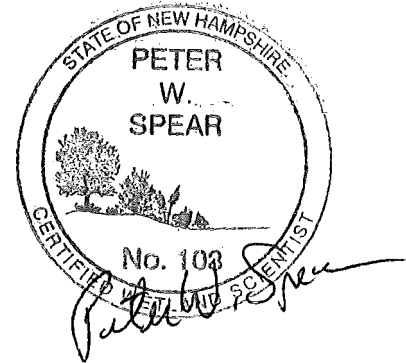
The evaluation of these wetlands is my opinion and has not been verified. I don't believe any of Lot 78-41 is State or Federal jurisdictional wetland. The off-site ditch is man-made and appears to have been excavated into upland soils for the purpose of moving water from the east to the west across upland. There is no evidence that the ditch's purpose was to drain wetlands. I believe State and Federal regulations exclude such areas from jurisdiction.

According to the Grafton County Soil Survey [USDA, 1986], most of the immediate area appears to consist of Soil Type 299, Udorthents. These man-made soils are generally Well Drained. My observations confirmed this.

I have enjoyed working with you on this project. Please contact me to discuss my findings. I have affixed my NH State Wetland Scientist Seal to the bottom of this letter. Thanking you in advance for your confidence in NRCS, I remain,

Very truly yours,

**Peter W. Spear
Certified Wildlife Biologist (TWS)
Professional Development Certificate (TWS)
Certified in Habitat Evaluation Procedures (USFWS)
NH Certified Wetland Scientist (#103)
Professional Wetland Scientist (SWS)**



CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: 78-41	MAP & LOT NUMBER: 78-41
PROPERTY OWNER: Edwards Properties, LLC PO Box 600 Lebanon, NH 03766	APPLICANT: Edwards Properties, LLC PO Box 600 Lebanon, NH 03766
MAP & LOT NUMBER: 78-42	MAP & LOT NUMBER: 78-43
ABUTTER/OTHER: Gordon Bagley, Jr PO Box 1157 Lebanon, NH 03766	ABUTTER/OTHER: Hypertherm, Inc PO Box 14 Hooksett, NH 03106
MAP & LOT NUMBER: 51-13	MAP & LOT NUMBER:
ABUTTER/OTHER: Benevolent & Protective Order Elks 150 Heater Road Lebanon, NH 03766	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER:	MAP & LOT NUMBER:
ABUTTER/OTHER: Engineer Advanced Geomatics PO Box 512 Lebanon, NH 03766	ABUTTER/OTHER: Surveyor Paton Land Surveying 150 Southridge Street Springfield, VT 05156



TO: TIM CORWIN, PLANNING OFFICE

FROM: DANIEL A. NASH, PE

RE: FEE FOR APPLICATION FOR SITE PLAN REVIEW
LOT 78-41

CC: EDWARDS PROPERTIES

DATE: 30 JANUARY 2024

We offer the following to indicate how we calculated the application fee. Please let us know if we need to make any adjustments.

<u>Site Plan</u>	
Filing Fee	\$ 250.00
Advertising Fee	\$ 100.00
Square Footage (no new building)	-
Notification Fee (\$5 + 5.04 x 5)	\$ 5.00
Owner/Applic. 1	\$ 25.20 30.24
Abutters 3	
Professionals <u>1</u>	
To be notified <u>5</u>	
Total Application Fee	\$ 380.20 385.24

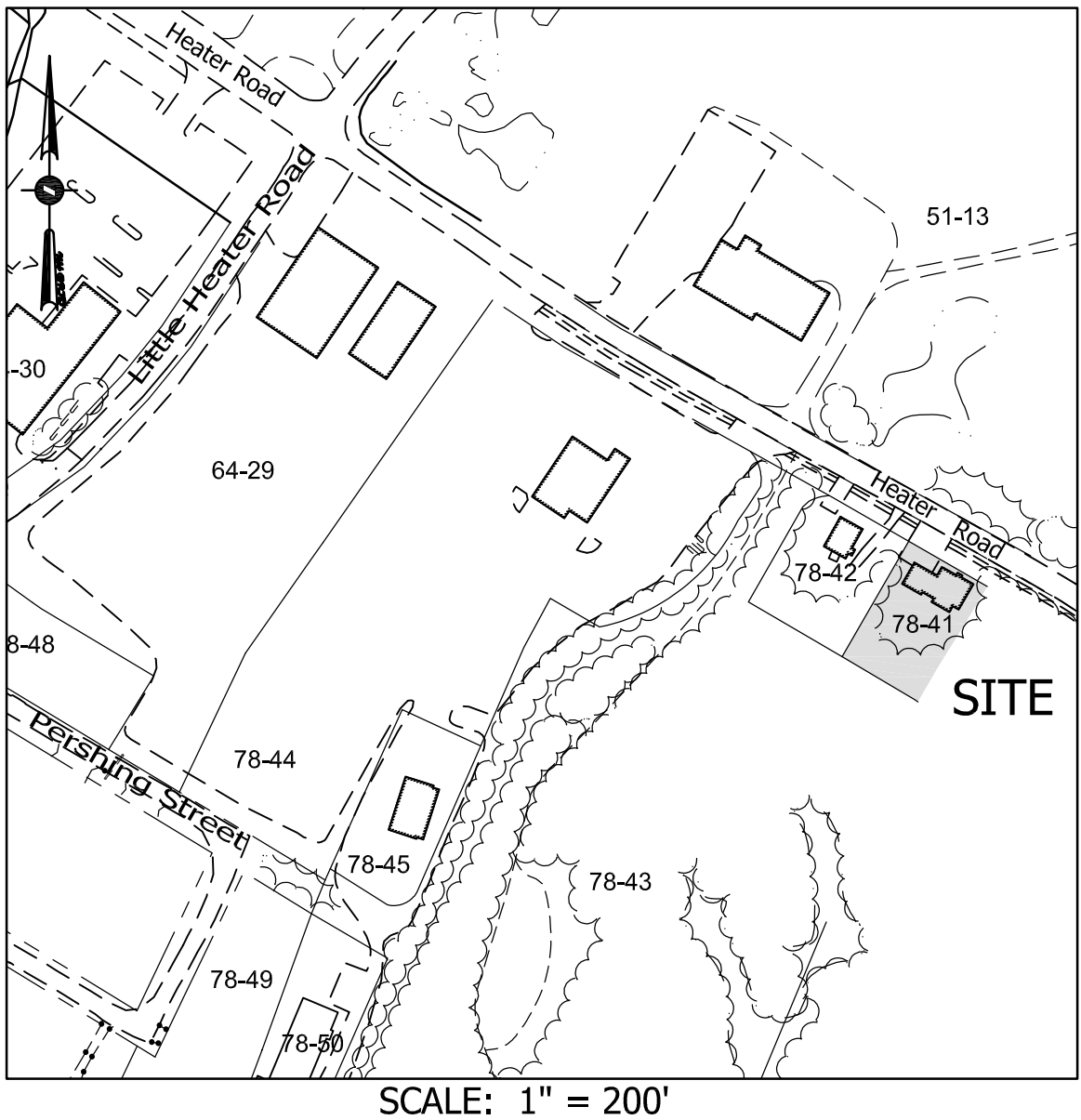
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99 HEATER ROAD

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN

OWNER/APPLICANT
EDWARDS PROPERTIES, LLC
PO BOX 600
LEBANON, NH 03766



CONSULTANTS

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

LAND SURVEYOR
CHRIS PATON, LLS
PATON LAND SURVEYS, LLC
150 SOUTHRIDGE STREET
HARTLAND, VT 05156

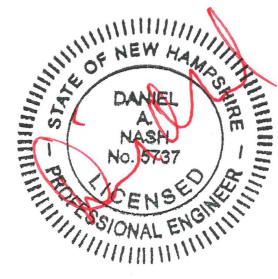
LANDSCAPE DESIGN
MARA ROBINSON
MARA LANDSCAPE DESIGN
16 MYRTLE AVENUE
NEWBURYPORT, MA 01950

SHEET NUMBER	TABLE OF CONTENTS	
2	LEGEND	G-1
3	OVERALL PLAN	OA-1
4	BOUNDARY SURVEY/EXISTING CONDITIONS	-
5	SITE PLAN	C-1
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7	STORMWATER/EROSION CONTROL PLAN	C-3
8	LANDSCAPE PLAN	L-1
9	LIGHTING PLAN	L-2
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ZONING COMPARISON - IND-L DISTRICT			
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PARKING (REG./HC.)			
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-OFFICE	-	4	4
-WAREHOUSE	-	2	2
TOTAL	4/0	8/1	8
BICYCLE PARKING	0	2*	2

*BICYCLE PARKING PROVIDED IN FOYER OR GARAGE.

- NOTES:**
- THIS PARCEL IS SHOWN AS LOT 78-41 ON THE LEBANON TAX MAPS. THE PHYSICAL ADDRESS IS 99 HEATER ROAD. A DISCREPANCY HAS ARISEN AND ADDRESS CLAIMED TO BE 135 HEATER ROAD. IF NEEDED, ADDRESS WILL BE CHANGED WHEN MATTER IS RESOLVED.
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 - SUBJECT PARCEL IS ZONED IND-L.



03/07/2024 STAFF COMMENTS
~~01/30/2024~~
SITE PLAN
PN: 23-017

EXISTING LEGEND

Symbol	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	---

EXISTING LEGEND(CONT.)

Spot Elevation	
Approximate Boundary Line	
Approximate Right-Of-Way Line	
Existing 1 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.)

	DUMPSTER 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

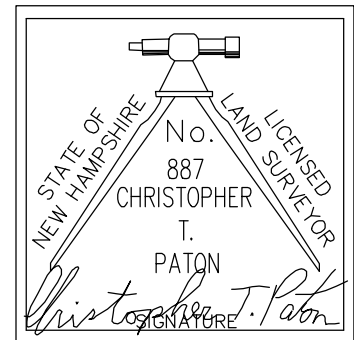
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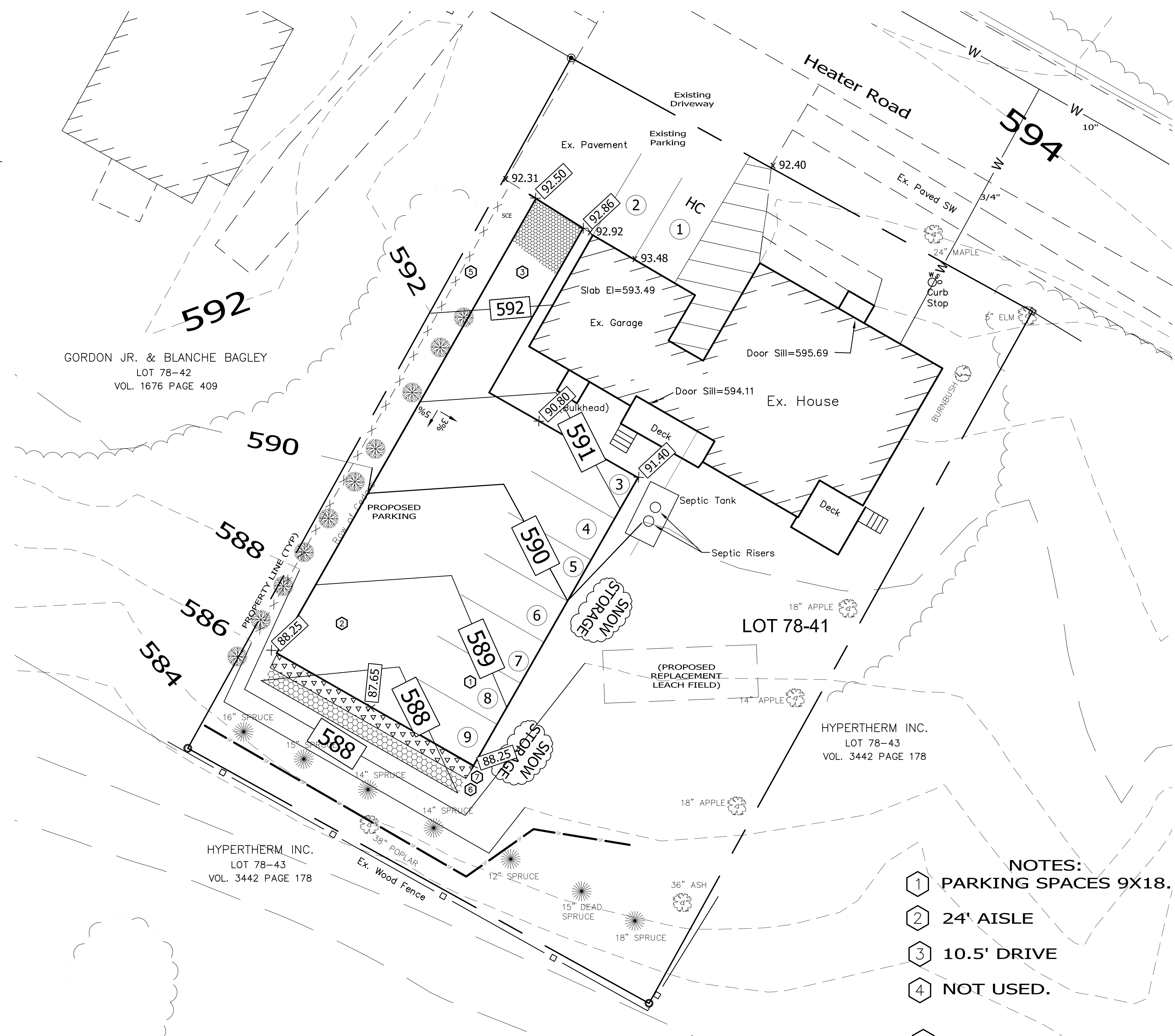
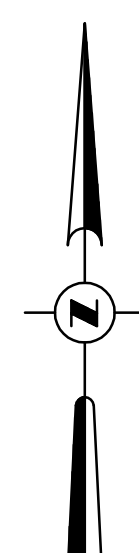
NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.
3. THIS SHEET IS INTENDED TO BE A GENERAL SHEET FOR ALL PROJECTS. ITEMS IN THIS LEGEND MAY NOT APPEAR ON ALL SHEETS IN THIS PLAN SET.



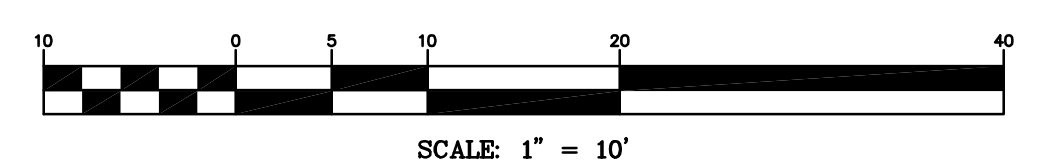
NEW HAMPSHIRE GRID





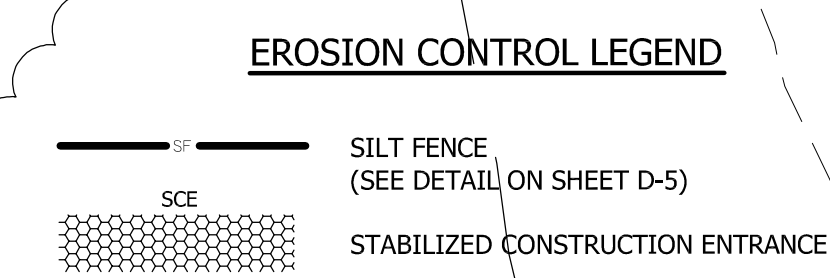
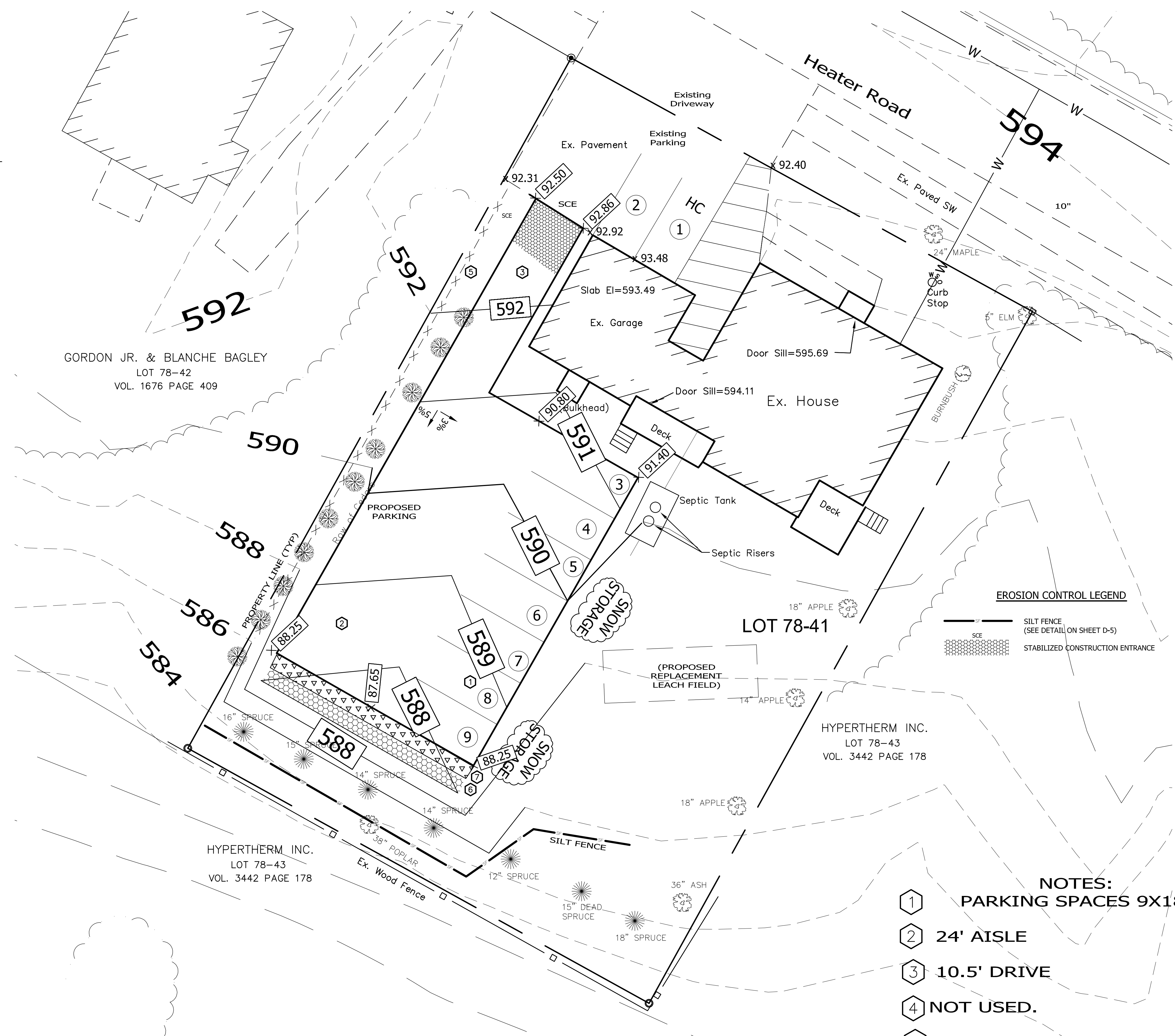
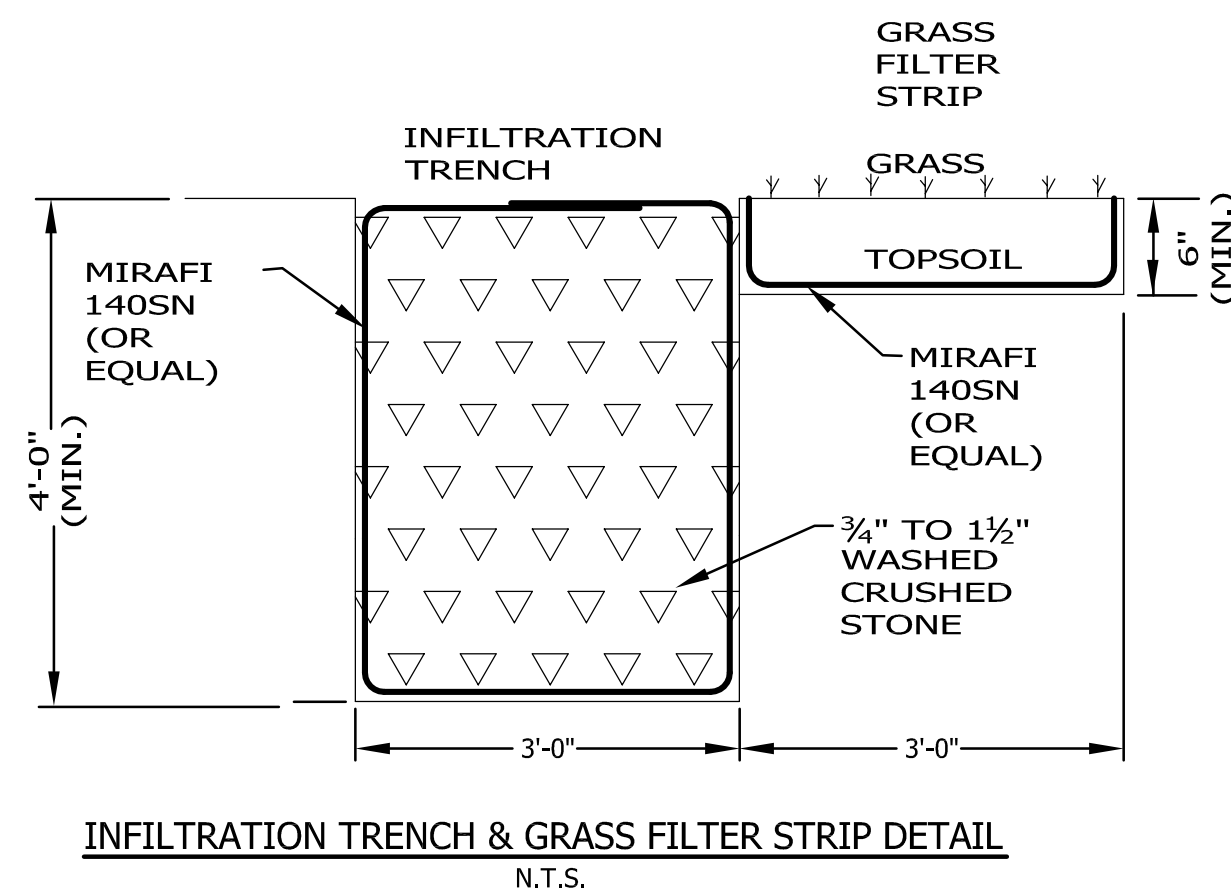
- NOTES:**
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 NOT USED.
 - 5 8' PRIVACY FENCE.
 - 6 INFILTRATION TRENCH
 - 7 GRASS FILTER STRIP

SITE PLAN



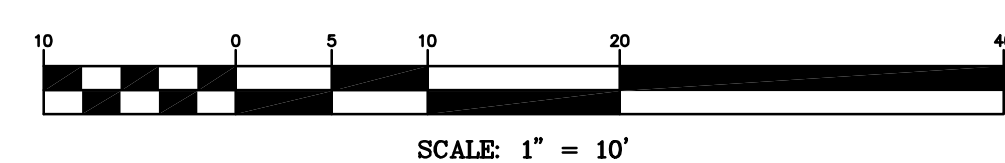
ADVANCED GEOMATICS & DESIGN	
FOR EDWARDS PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net	
SURVEYED: PATON DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 01/30/2024	
EDWARDS PROPERTIES	
SITE PLAN	
C-1	
© 2024 ADVANCED GEOMATICS & DESIGN DWG: C:\	

REVISIONS	
#	DATE
1	07/03/2024
1. STAFF COMMENTS	



- NOTES:**
PARKING SPACES 9X18.
- 1 9X18' PARKING SPACE
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 NOT USED.
 - 5 8' PRIVACY FENCE.
 - 6 INFILTRATION TRENCH
 - 7 GRASS FILTER STRIP

STORMWATER & EROSION CONTROL PLAN



STORMWATER/EROSION CONTROL PLAN	
FOR EDWARDS PROPERTIES, LLC 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: PATON DESIGNED: DAN DRAWN: DAN CHECKED: DAN DATE: 03/07/2024	
EDWARDS PROPERTIES	
STORMWATER EC PLAN	
C-3	
© 2024 ADVANCED GEOMATICS & DESIGN DWG: C:\	
REVISIONS	DATE
1	#

Edwards Properties, LLC Plant Schedule					
Qty	Symbol	Botanical Name	Common Name	Size-See Landscape Notes	
Trees					
1	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5-3" Cal.	B&B
25		Mixed var. deciduous and coniferous		5"-38" Cal.	Existing
Shrubs:					
8	HA	Hydrangea arborescens 'Invincibelle Spirit'	Invincibelle Spirit Hydrangea	3-4'	B&B
2	TO	Thuja occidentalis 'Degroot's Spire'	Degroots Spire Arborvitae	5-6'	B&B

78-42

Landscape Notes:

- 1). Please refer to site plan C-1/C-2 for all UT locations. Some UT locations have been "frozen" in this viewport for clarity.
- 2). All new plant material shall be grown to nursery stock.
- 3). Contractor shall guarantee all plant material for up to one growing season from date of install.
- 4). Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.
- 5). All Plantings shall be planted in loam containing 5% of organic material.
- 6). All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.
- 7). Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."
- 8). Per site plan req. 6.2.B.4 "At the time of planting, all deciduous trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height. All shrubs shall be 24-30" in height or 18-24" in spread."
- 9). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."
- 10). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."

I JR. & BLANCHE BAGLEY
LOT 78-42
VOL. 1676 PAGE 409

HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

15' Landscape Requirement
Total number of trees required= 6,639
Total number of trees provided= 11
Total number of shrubs required= 26 (25 existing mature trees)*
Total number of shrubs provided= 44
Total number of shrubs provided= 10 + existing mix vegetated border
*This parcel has a significant stand of existing native deciduous and coniferous mature trees providing adequate screening, food and wildlife cover, and shade for a favorable microclimate.

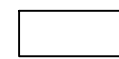
Scale: 1"=10'

Date: 3/6/2026

Landscape Plan
created for:
EdwardsProperties,LLC
Located in:
Lebanon, NH

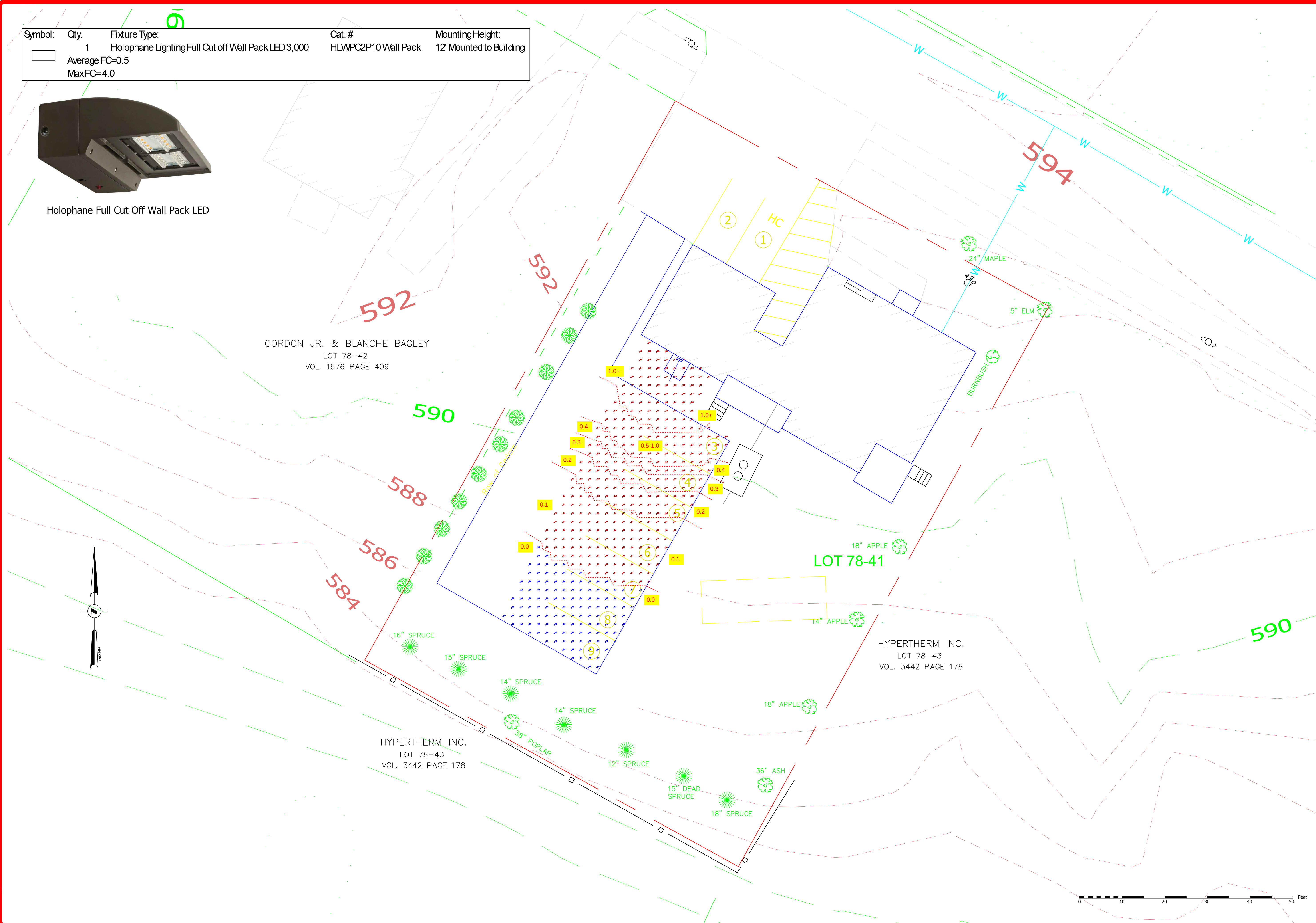
Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766
maralandscape@gmail.com 978.868.0331

L-1

Symbol:	Qty.	Fixture Type:	Cat. #	Mounting Height:
	1	Holophane Lighting Full Cut off Wall Pack LED 3,000	HLWPC2P10 Wall Pack	12' Mounted to Building
		Average FC=0.5		
		MaxFC=4.0		



Holophane Full Cut Off Wall Pack LED



Scale: 1"=10'

Date: 3/6/2024

Lighting Plan
created for:
Edwards Properties, LLC
Located in:
Lebanon, NH

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766
maralandscape@gmail.com 978.868.0331

L-2

Height of symbol:
Minimum = 28 inches
Special = 41 inches

Width of symbol:
Minimum = 24 inches
Special = 36 inches

*Stroke width:
Minimum = 3 inches
Special = 4 inches

Note: Blue background and white border are optional

**RESERVED
PARKING**

**R7-8
Reserved Parking (Accessible)**

CRUSHED GRAVEL (304.3)

BANKRUN GRAVEL (304.2)

SAND OR BANKRUN GRAVEL

6" TOPSOIL

18"

6" (REQUIRED OVER CLAY OR LEDGE SUBGRADE.)

TYPICAL PARKING SECTION
N.T.S.



~~5 February 2024~~
Rev. 7 March 2024

Brian Vincent, PE, City Engineer
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Drainage Report
99 Heater Road
Lot 78-41

Dear Mr. Vincent:

Attached are our drainage calculations for the 99 Heater Road office facility on Heater Road.

The site has one discharge point. The Discharge point, DP#1 is at the southwest corner of the parcel, adjacent to Hypertherm. The entire site is less than one-third of an Acre.

The proposed project adds 7 gravel surfaced parking spaces behind the garage. The use of gravel and an impervious surface and the infiltration trench serve to minimize site runoff.

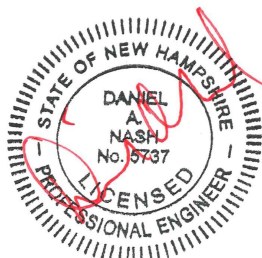
This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project provides a modest overall decrease. Drainage from the new parking will be routed to an infiltration trench. The infiltration trench system captures and keeps runoff levels below pre-development levels.

This revision includes a new DR-2 sheet modifying grading to reflect calculations. The WQV calculation has been added. An OMP is attached.

Please let us know if you need any additional materials or information to support this report.

Sincerely,

Daniel A. Nash, PE
Principal



Drainage
Lot 78-41
Heater Road
7Mar24

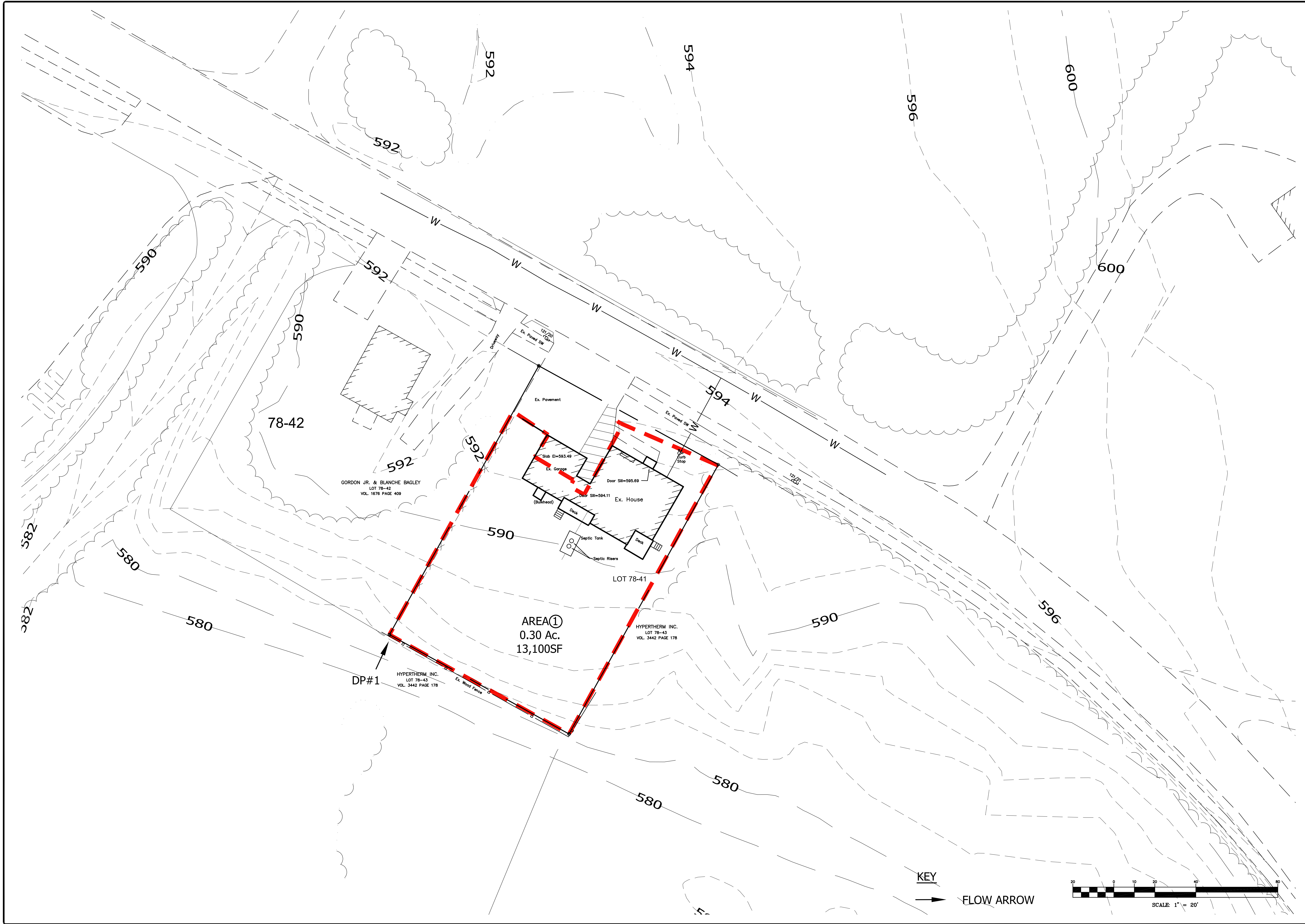
Attachments:

- Comparison Sheet
- Drain Maps, DR-1&2
- Existing runoff calculations
- Post runoff calculations, without infiltration
- Post runoff calculations, with infiltration
- Trench Performance calculations
- Volume calculations, "PRE"
- Volume calculations, "POST"
- Volume calculations, comparison
- WQV calculation
- OMP

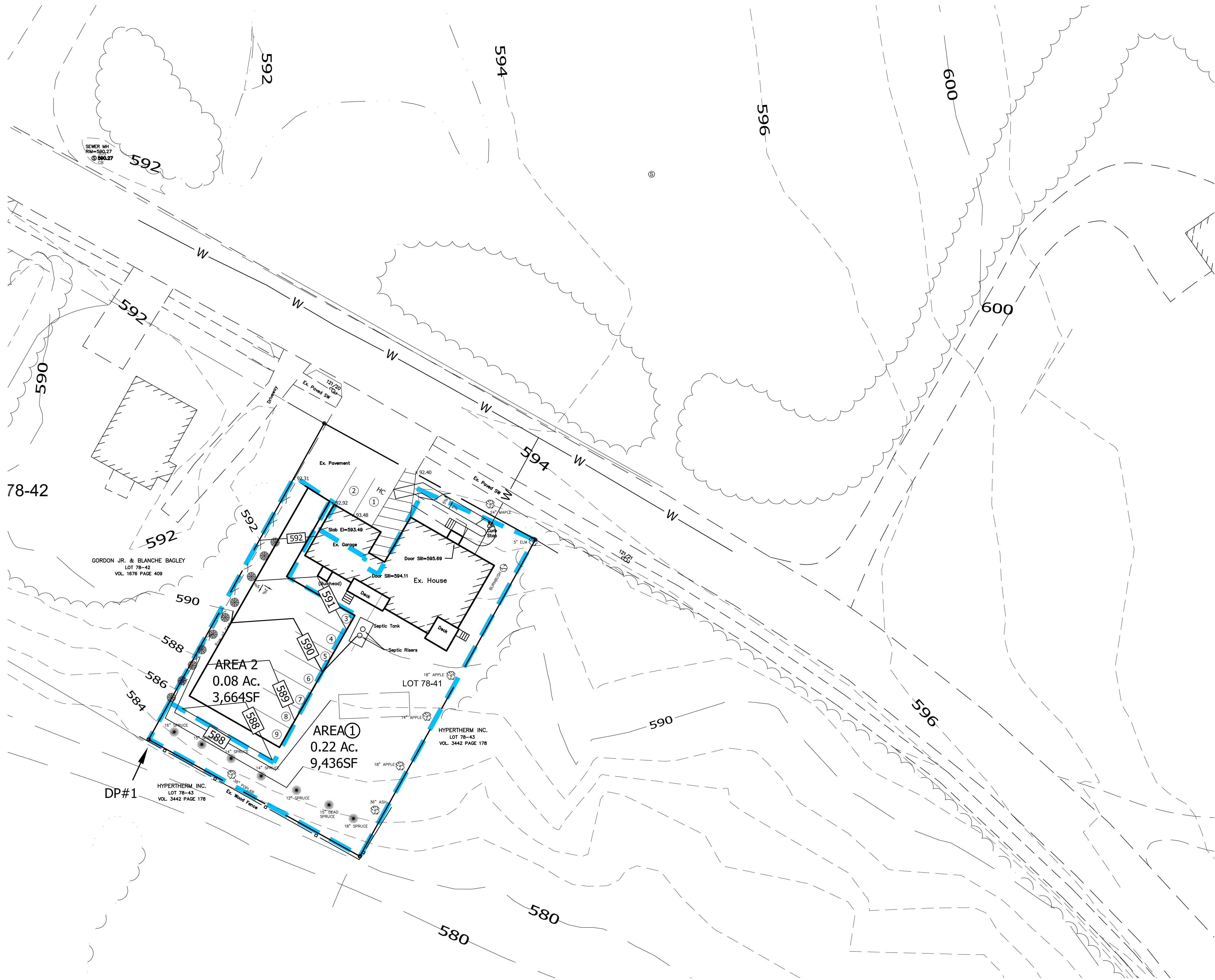
CC: Edwards Properties

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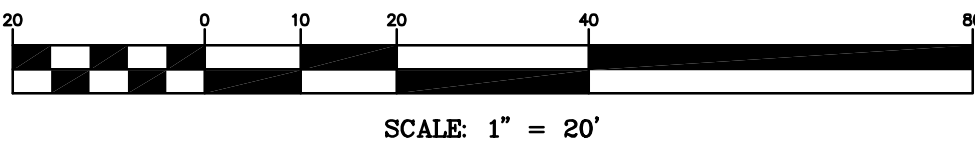
99 HEATER ROAD					
HEATER ROAD					
LEBANON, NH					
<u>PRE/POST COMPARISONS</u>					
<u>2 YEAR STORM COMPARISON</u>					
AREA	PRE Q-2		POST Q-2		POST Q-2
			(without infiltration)		(with infiltration)
DP#1	0.3		0.4		0.3
<u>10 YEAR STORM COMPARISON</u>					
AREA	PRE Q-10		POST Q-10		POST Q-10
			(without infiltration)		(with infiltration)
DP#1	0.5		0.6		0.4
<u>25 YEAR STORM COMPARISON</u>					
AREA	PRE Q-25		POST Q-25		POST Q-25
			(without infiltration)		(with infiltration)
DP#1	0.6		0.7		0.5
<u>50 YEAR STORM COMPARISON</u>					
AREA	PRE Q-50		POST Q-50		POST Q-50
			(without infiltration)		(with infiltration)
DP#1	0.7		0.9		0.6
<u>100 YEAR STORM COMPARISON</u>					
AREA	PRE Q-100		POST Q-100		POST Q-100
			(without infiltration)		(with infiltration)
DP#1	0.8		0.9		0.6

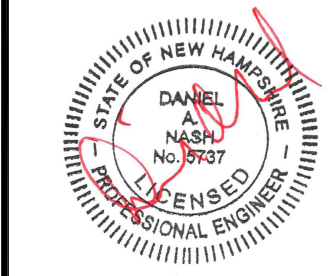


PRE DRAINAGE PLAN		FOR		EDWARDS PROPERTIES, LLC		IN		LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512		LEBANON, NEW HAMPSHIRE 03766		PHONE: (603) 448 6295		E-MAIL: advancedgeomatics@comcast.net	
		SURVEYED: PATON/GIS		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN	
		DATE: 1/31/2024		EDWARDS PROPERTIES		PRE DRAINAGE PLAN		DR-1	
		© 2024		ADVANCED GEOMATICS & DESIGN		DWG: 23017\23017-DR		REVISIONS	
								#	
								DATE	



KEY
→ FLOW ARROW



ADVANCED GEOMATICS & DESIGN		POST DRAINAGE PLAN		EDWARDS PROPERTIES, LLC		REVISIONS		DATE	
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		FOR		IN		1		#	
		EDWARDS PROPERTIES		POST DRAINAGE PLAN		DR-2		© 2024 ADVANCED GEOMATICS & DESIGN DWG: 23017\23017-DR	
SURVEYED: PATON/GIS		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN		DATE: 1/31/2024	

99 HEATER ROAD						
HEATER ROAD						
LEBANON, NH						
DRAIN CALCULATIONS						
<u>EXISTING RUNOFF</u>						
AREA	AREA	AREA	AREA	AREA	weighted	
DESIGNATION	c=.9	c=.5	c=.3	TOTAL	"C"	
-TO DISCHARGE POINT #1						
Area 1	0.05		0.25	0.30	0.40	
sub-totals by type=	0.05	0.00	0.25			
	Sub-total=			0.30	Ac	
		Weighted "c"=			0.40	
<u>Q-2</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-2	"c"	Q-2		
Areas 1-7	0.30	2.7	0.40	0.32		
2 year discharge			Total=	<u>0.32</u>	<u>cfs</u>	
<u>Q-10</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-10	"c"	Q-10		
Areas 1-7	0.30	4.5	0.40	0.54		
10 year discharge				<u>0.54</u>	<u>cfs</u>	
<u>Q-25</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-25	"c"	Q-25		
Areas 1-7	0.30	5.2	0.40	0.62		
25 year discharge				<u>0.62</u>	<u>cfs</u>	
<u>Q-50</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-50	"c"	Q-50		
Areas 1-7	0.30	6.0	0.40	0.72		
50 year discharge				<u>0.72</u>	<u>cfs</u>	
<u>Q-100</u>						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-100	"c"	Q-100		
Areas 1-7	0.30	6.3	0.40	0.76		
100 year discharge				<u>0.76</u>	<u>cfs</u>	
Note: Tc=10 minutes (minimum).						
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour						

99 HEATER ROAD						
HEATER ROAD						
LEBANON, NH						
DRAIN CALCULATIONS						
POST-DEVELOPMENT RUNOFF (WITHOUT INFILTRATION)						
AREA	AREA	AREA	AREA	AREA	weighted	
DESIGNATION	c=.9	c=.6	c=.3	TOTAL	"C"	
-TO DISCHARGE POINT #1						
Area 1	0.05	0.00	0.17	0.22	0.44	
Area 2		0.08		0.08		
sub-totals by type=	0.05	0.08	0.17			
	Sub-total=			0.30	Ac	
		Weighted "c"=			0.48	
Q-2						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-2	"c"	Q-2		
Area 1&2	0.30	2.7	0.48	0.39		
2 year discharge			Total=	0.39 cfs		
Q-10						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-10	"c"	Q-10		
Area 1&2	0.30	4.5	0.48	0.65		
10 year discharge			Total=	0.65 cfs		
Q-25						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-25	"c"	Q-25		
Area 1&2	0.30	5.2	0.48	0.75		
25 year discharge			Total=	0.75 cfs		
Q-50						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-50	"c"	Q-50		
Area 1&2	0.30	6.0	0.48	0.86		
50 year discharge			Total=	0.86 cfs		
Q-100						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-100	"c"	Q-100		
Area 1&2	0.30	6.3	0.48	0.91		
100 year discharge			Total=	0.91 cfs		
Note: Tc=10 minutes (minimum).						
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour						

99 HEATER ROAD							
HEATER ROAD							
LEBANON, NH							
DRAIN CALCULATIONS							
POST-DEVELOPMENT RUNOFF (WITH INFILTRATION)							
AREA	AREA	AREA	AREA	AREA	weighted		
DESIGNATION	c=.9	c=.5	c=.3	TOTAL	"C"		
-TO DISCHARGE POINT #1							
Area 1	0.05		0.17	0.22	0.44		
Area 2	*AREA 2 TO INFILTRATION						
sub-totals by type=	0.05	0.00	0.17				
	Sub-total=			0.22	Ac		
	Weighted "c"=				0.44		
Q-2						With	
-TO DISCHARGE POINT #1						Infiltration	
	Area (Ac)	i-2	"c"	Q-2			
Area 1	0.22	2.7	0.44	0.26			
Area 2				0.00			
2 year discharge			Total=	0.26 cfs			
Q-10							
-TO DISCHARGE POINT #1							
	Area (Ac)	i-10	"c"	Q-10			
Area 1	0.22	4.5	0.44	0.43			
Area 2				0.00			
10 year discharge			Total=	0.43 cfs			
Q-25							
-TO DISCHARGE POINT #1							
	Area (Ac)	i-25	"c"	Q-25			
Area 1	0.22	5.2	0.44	0.50			
Area 2				0.00			
25 year discharge			Total=	0.50 cfs			
Q-50							
-TO DISCHARGE POINT #1							
	Area (Ac)	i-50	"c"	Q-50			
Area 1	0.22	6.0	0.44	0.58			
Area 2				0.00			
50 year discharge			Total=	0.58 cfs			
Q-100							
-TO DISCHARGE POINT #1							
	Area (Ac)	i-100	"c"	Q-100			
Area 1	0.22	6.3	0.44	0.60			
Area 2				0.00			
100 year discharge			Total=	0.60 cfs			
Note: Tc=10 minutes (minimum) .							
From Cornell, i-100, for Tc=10 minutes, i-100=0.105inch/minute; 6.3in/hour							

99 HEATER ROAD												
HEATER ROAD												
LEBANON, NH												
							TRENCH		DISCHARGE			
INFILTRATION TRENCH PERFORMANCE							VOLUME		RATE			
	Area (Ac)	"c"	cA				(cf)		(cfs)			
Area 2	0.60	0.08	0.05				840		0.024			
Area 1	0.44	0.22	0.10									
2 year storm												
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	420
"I" (in/hr)	2.8	1.9	1.6	1.4	1.3	1.1	0.65	0.51	0.43	0.38	0.32	0.29
Q-in (cfs)	0.13	0.09	0.08	0.07	0.06	0.05	0.03	0.02	0.02	0.02	0.02	0.01
Q-out (cfs)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Delta (cfs)	0.11	0.07	0.05	0.04	0.04	0.03	0.01	0.00	0.00	-0.01	-0.01	-0.01
Volume to Store (cf)	33	40	32	26	23	17	26	2	-12	-21	-31	-36
Volume Available (cf)	840	807	767	735	709	686	669	643	641	653	674	705
Balance (cf)	807	767	735	709	686	669	643	641	653	674	705	741
Volume used (cf)	33	73	105	131	154	171	197	199	187	166	135	99
Area 1	0.27	0.18	0.15	0.14	0.13	0.11	0.06	0.05	0.04	0.04	0.03	0.03
Area 2	0	0	0	0	0	0	0	0	0	0	0	0
Total	0.27	0.18	0.15	0.14	0.13	0.11	0.06	0.05	0.04	0.04	0.03	0.03
10 year storm												
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	420
"I" (in/hr)	4.5	3.8	2.6	2.2	1.8	1.7	1.1	0.79	0.65	0.58	0.48	0.40
Q-in (cfs)	0.22	0.18	0.12	0.11	0.09	0.08	0.05	0.04	0.03	0.03	0.02	0.02
Q-out (cfs)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Delta (cfs)	0.19	0.16	0.10	0.08	0.06	0.06	0.03	0.01	0.01	0.00	0.00	0.00
Volume to Store (cf)	58	95	60	49	37	35	104	50	26	14	-3	-17
Volume Available (cf)	840	782	687	627	578	540	506	402	352	326	312	316
Balance (cf)	782	687	627	578	540	506	402	352	326	312	316	333
Volume used (cf)	58	153	213	262	300	334	438	488	514	528	524	507
Area 1	0.44	0.37	0.25	0.21	0.17	0.16	0.11	0.08	0.06	0.06	0.05	0.04
Area 2	0	0	0	0	0	0	0	0	0	0	0	0
Total	0.44	0.37	0.25	0.21	0.17	0.16	0.11	0.08	0.06	0.06	0.05	0.04
25 year storm												
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	420
"I" (in/hr)	5.2	3.8	3.0	2.5	2.2	1.8	1.2	0.9	0.75	0.64	0.55	0.51
Q-in (cfs)	0.25	0.18	0.14	0.12	0.11	0.09	0.06	0.04	0.04	0.03	0.03	0.02
Q-out (cfs)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Delta (cfs)	0.23	0.16	0.12	0.10	0.08	0.06	0.03	0.02	0.01	0.01	0.00	0.00
Volume to Store (cf)	68	95	72	58	49	37	121	69	43	24	9	2
Volume Available (cf)	840	772	677	605	548	499	461	340	271	228	204	195
Balance (cf)	772	677	605	548	499	461	340	271	228	204	195	193
Volume used (cf)	68	163	235	292	341	379	500	569	612	636	645	647
Area 1	0.50	0.37	0.29	0.24	0.21	0.17	0.12	0.09	0.07	0.06	0.05	0.05
Area 2	0	0	0	0	0	0	0	0	0	0	0	0
Total	0.50	0.37	0.29	0.24	0.21	0.17	0.12	0.09	0.07	0.06	0.05	0.05
50 year storm												
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	420
"I" (in/hr)	5.4	3.6	3.0	2.6	2.4	2.4	1.2	0.92	0.74	0.62	0.55	0.49
Q-in (cfs)	0.26	0.17	0.14	0.12	0.12	0.12	0.06	0.04	0.04	0.03	0.03	0.02
Q-out (cfs)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Delta (cfs)	0.24	0.15	0.12	0.10	0.09	0.09	0.03	0.02	0.01	0.01	0.00	0.00
Volume to Store (cf)	71	89	72	60	55	55	121	73	41	21	9	-2
Volume Available (cf)	840	769	680	608	548	493	438	317	245	203	182	174
Balance (cf)	769	680	608	548	493	438	317	245	203	182	174	176
Volume used (cf)	71	160	232	292	347	402	523	595	637	658	666	664
Area 1	0.52	0.35	0.29	0.25	0.23	0.23	0.12	0.09	0.07	0.06	0.05	0.05
Area 2	0	0	0	0	0	0	0	0	0	0	0	0
Total	0.52	0.35	0.29	0.25	0.23	0.23	0.12	0.09	0.07	0.06	0.05	0.05
100 year storm												
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	420
"I" (in/hr)	6.3	4.5	3.8	3.2	2.8	2.6	1.5	1.1	0.86	0.73	0.64	0.57
Q-in (cfs)	0.30	0.22	0.18	0.15	0.13	0.12	0.07	0.05	0.04	0.04	0.03	0.03
Q-out (cfs)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Delta (cfs)	0.28	0.19	0.16	0.13	0.11	0.10	0.05	0.03	0.02	0.01	0.01	0.00
Volume to Store (cf)	84	115	95	78	66	60	173	104	62	40	24	12
Volume Available (cf)	840	756	641	546	468	402	342	169	65	3	-37	-61
Balance (cf)	756	641	546	468	402	342	169	65	3	-37	-61	-73
Volume used (cf)	84	199	294	372	438	498	671	775	837	877	901	913
Area 1	0.61	0.44	0.37	0.31	0.27	0.25	0.15	0.11	0.08	0.07	0.06	0.06
Area 2	0	0	0	0	0	0	0	0	0.01	0.01	0.01	0.00
Total	0.61	0.44	0.37	0.31	0.27	0.25	0.15	0.11	0.09	0.08	0.07	0.06

99 HEATER ROAD														
HEATER ROAD														
LEBANON, NH														
<u>RUNOFF VOLUMES (DP-1)</u>														
DP#1 Overall land area total=	0.3	Ac												
DP#1 Overall weighted "c"=	0.4													
DP#1 cA=	0.120													
<u>2 year storm</u>						1hr		3hr			6hr	12hr	18hr	24hr
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	2.7	2.0	1.6	1.3	1.2	1.1	0.7	0.50	0.44	0.38	0.32	0.20	0.15	0.12
DP#1 cA=	0.120													
Q	0.16	0.24	0.19	0.16	0.14	0.13	0.08	0.06	0.05	0.05	0.04	0.02	0.02	0.01
Volume (cf)	49	144	115	94	86	79	294	216	190	164	138	518	389	311
Cumulative Volume (cf)	49	193	308	401	488	567	861	1,077	1,267	1,431	1,569	2,088	2,476	2,787
												total=		2,787
<u>10 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	4.5	3.2	2.6	2.2	1.8	1.7	1.1	0.8	0.65	0.55	0.49	0.30	0.23	0.18
DP#1 cA=	0.120													
Q	0.27	0.38	0.31	0.26	0.22	0.20	0.13	0.09	0.08	0.07	0.06	0.04	0.03	0.02
Volume (cf)	81	230	187	158	130	122	475	341	281	238	212	778	596	467
Cumulative Volume (cf)	81	311	499	657	787	909	1,384	1,725	2,006	2,244	2,456	3,233	3,829	4,296
												total=		4,296
<u>25 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.3	3.6	3.0	2.5	2.2	1.8	1.3	0.9	0.75	0.58	0.55	0.38	0.27	0.23
DP#1 cA=	0.120													
Q	0.32	0.43	0.36	0.30	0.26	0.22	0.16	0.11	0.09	0.07	0.07	0.05	0.03	0.03
Volume (cf)	95	259	216	180	158	130	562	389	324	251	238	985	700	596
Cumulative Volume (cf)	95	355	571	751	909	1,039	1,600	1,989	2,313	2,564	2,801	3,786	4,486	5,082
												total=		5,082
<u>50 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.4	3.7	3.5	2.8	2.4	2.4	1.5	1.2	0.90	0.78	0.55	0.40	0.30	0.25
DP#1 cA=	0.120													
Q	0.32	0.44	0.42	0.34	0.29	0.29	0.18	0.14	0.11	0.09	0.07	0.05	0.04	0.03
Volume (cf)	97	266	252	202	173	173	648	518	389	337	238	1,037	778	648
Cumulative Volume (cf)	97	364	616	817	990	1,163	1,811	2,329	2,718	3,055	3,293	4,329	5,107	5,755
												total=		5,755
<u>100 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.3	4.5	3.8	3.2	2.8	2.6	1.5	1.1	0.86	0.73	0.64	0.40	0.31	0.26
DP#1 cA=	0.120													
Q	0.38	0.54	0.46	0.38	0.34	0.31	0.18	0.13	0.10	0.09	0.08	0.05	0.04	0.03
Volume (cf)	113	324	274	230	202	187	648	475	372	315	276	1,037	804	674
Cumulative Volume (cf)	113	437	711	941	1,143	1,330	1,978	2,453	2,825	3,140	3,417	4,454	5,257	5,931
												total=		5,931

99 HEATER ROAD														
HEATER ROAD														
LEBANON, NH														
<u>RUNOFF VOLUMES (DP-1)</u>														
	Land area =	0.22	Ac	(non-recharge)										
	Overall weighted "c"=	0.44												
cA=	0.097	(non-recharge)												
<u>2 year storm</u>														
						1hr		3hr			6hr	12hr	18hr	
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	2.7	2.0	1.6	1.3	1.2	1.1	0.7	0.50	0.44	0.38	0.32	0.20	0.15	0.12
Q(cfs)	0.13	0.19	0.15	0.13	0.12	0.11	0.07	0.05	0.04	0.04	0.03	0.02	0.01	0.01
Volume (cf)	39	116	93	76	70	64	237	174	153	132	112	418	314	251
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	39	116	93	76	70	64	237	174	153	132	112	418	314	251
Cumulative Volume (cf)	39	155	248	324	393	457	694	869	1,022	1,154	1,266	1,684	1,998	2,249
<u>10 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	4.5	3.2	2.6	2.2	1.8	1.7	1.1	0.8	0.65	0.55	0.49	0.30	0.23	0.18
Q	0.22	0.31	0.25	0.21	0.17	0.16	0.11	0.08	0.06	0.05	0.05	0.03	0.02	0.02
Volume (cf)	65	186	151	128	105	99	383	275	227	192	171	627	481	376
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	65	186	151	128	105	99	383	275	227	192	171	627	481	376
Cumulative Volume (cf)	65	251	402	530	635	733	1,117	1,392	1,618	1,810	1,981	2,608	3,089	3,465
<u>25 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	5.3	3.7	3.0	2.5	2.2	1.8	1.2	0.9	0.75	0.64	0.55	0.38	0.27	0.23
Q	0.26	0.36	0.29	0.24	0.21	0.17	0.12	0.09	0.07	0.06	0.05	0.04	0.03	0.02
Volume (cf)	77	215	174	145	128	105	418	314	261	223	192	795	565	481
Overflow Q(cfs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	77	215	174	145	128	105	418	314	261	223	192	795	565	481
Cumulative Volume (cf)	77	292	466	611	739	844	1,262	1,575	1,837	2,060	2,251	3,046	3,611	4,091

99 HEATER ROAD														
HEATER ROAD														
LEBANON, NH														
<u>RUNOFF VOLUMES (DP-1)</u>														
	Land area =	0.22	Ac	(non-recharge)										
	Overall weighted "c"=	0.44												
cA=	0.097	(non-recharge)												
<u>50 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.0	3.6	3.0	2.5	2.4	2.4	1.2	0.9	0.74	0.62	0.55	0.40	0.30	0.25
Q	0.29	0.35	0.29	0.24	0.23	0.23	0.12	0.09	0.07	0.06	0.05	0.04	0.03	0.02
Volume (cf)	87	209	174	145	139	139	418	321	258	216	192	836	627	523
Overflow Q(cfs)	0	0	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	87	209	174	145	139	139	418	321	258	216	192	836	627	523
Cumulative Volume (cf)	87	296	470	616	755	894	1,313	1,633	1,891	2,107	2,299	3,135	3,762	4,285
<u>100 year storm</u>														
TIME (minutes)	10	20	30	40	50	60	120	180	240	300	360	720	1080	1440
"I" (in/hr)	6.3	4.5	3.8	3.2	2.8	2.6	1.5	1.1	0.86	0.73	0.64	0.40	0.31	0.26
Q	0.30	0.44	0.37	0.31	0.27	0.25	0.15	0.11	0.08	0.07	0.06	0.04	0.03	0.03
Volume (cf)	91	261	221	186	163	151	523	383	300	254	223	836	648	544
Overflow Q(cfs)	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Overflow Volume (cf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Vol(this period)	91	261	221	186	163	151	523	383	300	254	223	836	648	544
Cumulative Volume (cf)	91	353	574	759	922	1,073	1,596	1,979	2,279	2,533	2,756	3,593	4,241	4,784

99 HEATER ROAD						
HEATER ROAD						
LEBANON, NH						
<u>RUNOFF VOLUME COMPARISONS</u>						
		Vol(cf)		Vol(cf)	Vol(cf)	Vol(cf)
		PRE		DP#1	DP#1(Rech)	POST
<u>2 year storm</u>		2,787		2,249		2,249
<u>10 year storm</u>		4,296		3,465		3,465
<u>25 year storm</u>		5,082		4,091		4,091
<u>50 year storm</u>		5,755		4,285		4,285
<u>100 year storm</u>		5,931		4,784		4,784

99 HEATER ROAD								
HEATER ROAD								
LEBANON, NH								
<u>WATER QUALITY VOLUMES</u>								
<u>Infiltration Trench</u>								
A	0.300	Ac		A=Area draining to the practice				
Ai	0.080	Ac		Ai=Impervious area draining to the practice				
I	0.267			I=percent impervious area draining to the practice, in decimal form				
Rv	0.290			Rv=Runoff coefficient = $0.05 + (0.9 \times I)$				
WQV(Ac-in)	0.087	Ac-in		WQV = $1" \times Rv \times A$				
WQV(cf)	316	cf		WQV Conversion (Ac-in x 43,560sf/Ac x 1ft/12")				

**Edwards Properties, LLC
Lebanon, NH
Operations and Maintenance Plan (OMP)
7 March 2024**

Goal:

This manual was developed by Advanced Geomatics and Design, LLC (A) to assist owners in their regulatory inspections and maintenance (OMP) activities for the stormwater measures implemented at 99 Heater Road

Site Location and Description:

This project is located on Heater Road in Lebanon, New Hampshire. The site consists of an office, and an apartment, and a 7 space parking lot in the rear of the building.

Owner and Operator:

BMP Owner..... **Edwards Properties, LLC**

I&M Responsible Party..... **Edwards Properties, LLC**
(Reporting, inspection, and maintenance activities)

Introduction:

This scope of this manual encompasses the 7 space parking lot in the rear of the building, and the grass filter strip and infiltration basin that collects runoff.

First Few Months Post Construction Activity:

Following construction commencement, the site will need to be inspected after every major storm event for the following three months. Once the infil basins have become more established, less frequent inspections are required.

Key Inspection Check Points (first three months following construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be flourishing. If this is not the case consider watering, removing dead or unhealthy plants, or replanting areas that are poorly established.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
- Inspect inlets and outlets for proper function:

- Clean out debris or leaf litter when necessary.

Post construction Activity:

As the grass filter strip becomes established, less frequent inspections are necessary. Inspection of the grass filter strip and adjacent infiltration basin should be performed biannually for two years after implementation and checked after any major storm events to maintain a productive system. If the grass filter strip has a healthy establishment of vegetation after two years, inspection frequency can decrease to annually.

Key Inspection Check Points (post-construction)

- Inspect drainage:
 - Runoff should be seen to infiltrate after a rain event. Standing high water for long periods of time could indicate sediment inundation or functionality issues.
- Inspect vegetation:
 - Vegetation should be forming a dense root mat and becoming well established. If this is not the case consider watering, removing decaying or unhealthy vegetation, or performing reinforcement planting to develop robust coverage throughout the system.
 - Keep the grass filter mowed to a medium height. :k.
- Inspect for erosion or short circuiting:
 - If erosion or short circuiting is occurring in the grass filter strip, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
 - Look for animal burrowing that could also short circuit the system, burrowing would also need to be filled and re-seeded.
- Inspect inlets and outlets for proper function:
 - Clean out debris or leaf litter when necessary.
 - If there is any evidence of structural damage or deterioration, parts should be replaced.
- Inspect for sediment buildup:
 - Sediment buildup should be removed properly and when needed from the rain gardens.

Inspections Sheets and Documentation:

Upon the completion of construction activities that direct stormwater to the grass filter strip and infiltration basin, I&M activities will be initiated. Owner may choose to contract with outside parties to perform I&M on the site, but Owner will still be responsible for long term effectiveness of the stormwater system.

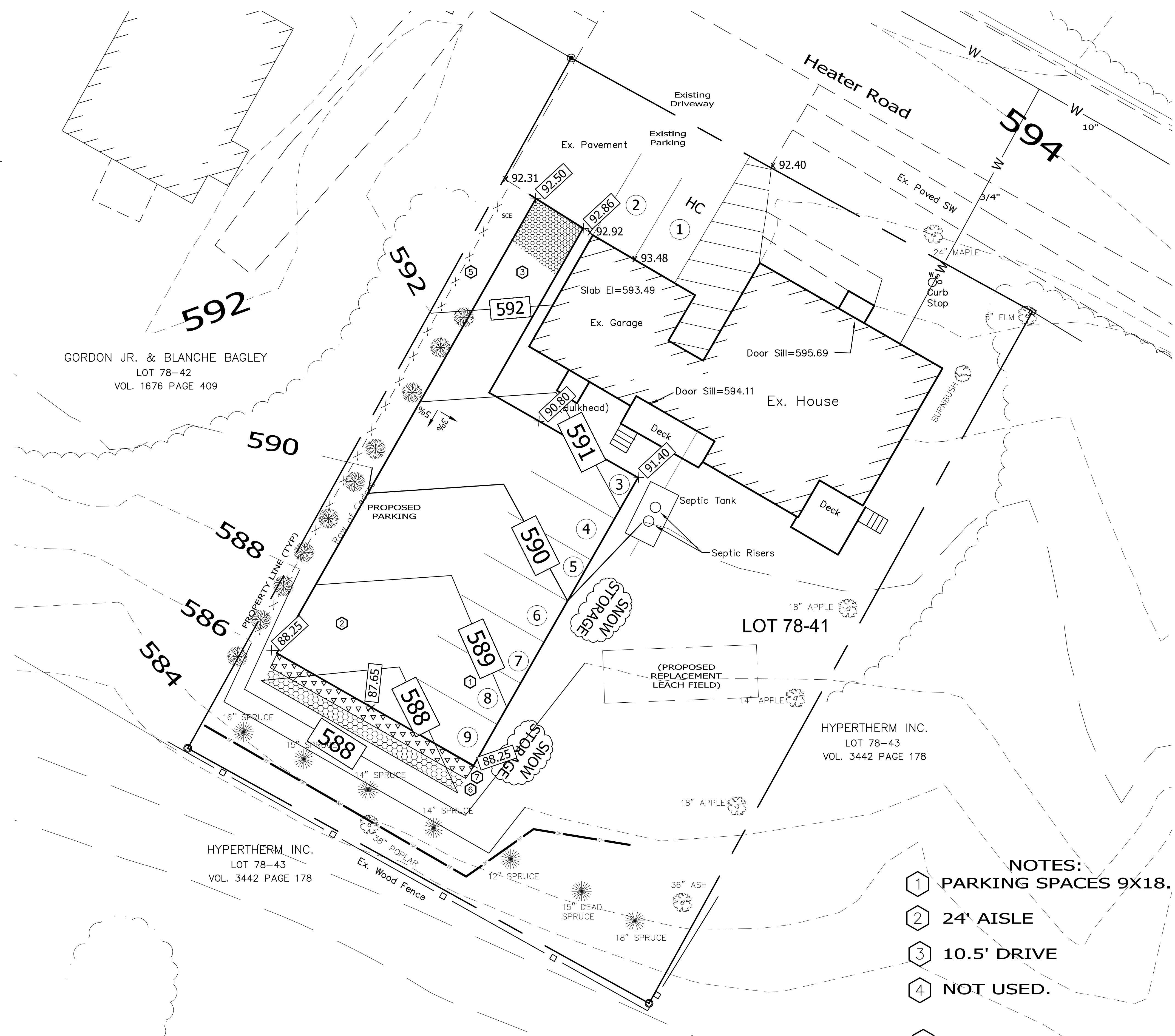
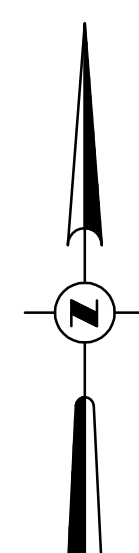
An I&M log will also need to be kept up to date and on file to clearly document the dates of each inspection and maintenance required.

All of the record will need to be kept up to date and maintained by the party responsible and be made available to the department upon request.

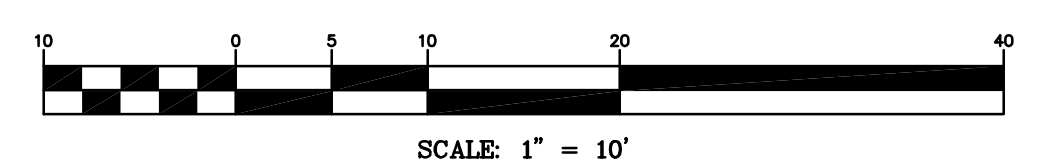
Appendix:

Attachment 1 Sheet C-1, site plan.

Attachment 2 I&M Log



SITE PLAN



- NOTES:
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 NOT USED.
 - 5 8' PRIVACY FENCE.
 - 6 INFILTRATION TRENCH
 - 7 GRASS FILTER STRIP

GORDON JR. & BLANCHE BAGLEY
LOT 78-42
VOL. 1676 PAGE 409

HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

LOT 78-41

HYPERTHERM INC.
LOT 78-43
VOL. 3442 PAGE 178

SITE PLAN FOR		EDWARDS PROPERTIES, 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: PATON		DESIGNED: DAN		DRAWN: DAN	
		CHECKED: DAN		DATE: 01/30/2024			
		EDWARDS PROPERTIES		SITE PLAN		C-1	
		© 2024		ADVANCED GEOMATICS & DESIGN		DWG: C:\	
		SHEET 5 OF 11					
				REVISIONS		DATE	
				1. STAFF COMMENTS		07/03/2024	
				#			

Edwards Properties, LLCInspection and Maintenance (I&M)

**Edwards Properties, LLC
Lebanon, NH
Inspections and Maintenance (I&M) Log**

Facility Name:	Oakes Storage, LLC
Address:	99 Heater Road Lebanon, NH 03766
Begin Date:	

Date of Inspection	Inspected By	Comments and Actions Taken	Other Notes

Edwards Properties, LLC

Inspection and Maintenance (I&M)

Date of Inspection	Inspected By	Comments and Actions Taken	Other Notes



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 18, 2024 Meeting

Staff Memorandum – PB2024-09-GOV

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID#:
PB2024-09-GOV

Application Type:
Governmental Use Site Plan
Review (advisory only)

Property Location:
198 Dartmouth College Highway
(Tax Map 108, Lot 23)

Property Owner/Applicant:
City of Lebanon

Existing Improvements & Use:
Municipal complex including
offices and garage for the
Department of Public Works;
water treatment plant; and City
swimming pool and recreation
facilities

Proposed Improvements:
Temporary City of Lebanon fire
station and associated facilities &
improvements

Property Size:
+/-21.75 acres

Future Land Use Map:
Public Institution

Zoning District:
Residential Three (R-3)

Overlay Districts:
Floodplain District*
Riverbank Protection District*
**not impacted by proposed development*

LEGAL NOTICE

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 NH RSA 674:54).

APPLICATION MATERIALS

- ▶ Application form
- ▶ Letter dated February 12, 2024, from David Fenstermacher, PE, of VHB (project description; 2 pages)
- ▶ Certified Notification List and GIS map (3 pages)
- ▶ Plan set titled, "Temporary Lebanon Fire Station," prepared by VHB, dated February 12, 2024, VHB Project: 53078.00 (11 sheets)

COMPLETENESS REVIEW

This application is being reviewed in accordance with New Hampshire RSA 674:54, Governmental Land Uses. As such, there is no completeness review for this project. In addition, any comments on the proposal by the Planning Board and City staff are considered non-binding on the applicant.

APPLICATION OVERVIEW

The subject property is owned by the City of Lebanon and is currently improved with several municipal facilities and buildings including the offices and garage for the Department of Public Works; the water treatment plant; and the City swimming pool. As described in the attached letter from David Fenstermacher, PE, the City proposes to locate a temporary fire station on the property while reconstruction of Fire Station #1 on South Park Street is underway. Construction of the new Fire Station #1 is expected to take approximately 18 months.

The proposed temporary fire station and related facilities constitute a "major change" as defined in Article II of the Site Plan Review Regulations. Therefore, the project would ordinarily require site plan review from the Planning Board per Section 3.1.D. However, because the proposed temporary fire station will be owned and operated by the City of Lebanon,

the project qualifies as a Governmental Land Use pursuant RSA 674:54 and, therefore, is not subject to the Site Plan Review Regulations. Nevertheless, the Planning Board is permitted to conduct a public hearing on the project, as set forth in NH RSA 674:54, II:

The [...] city [...] shall give written notification to the [...] planning board [...] of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

Although the Planning Board's review and comments (if any) are advisory only, note that all improvements/structures will need to comply with all other applicable rules and regulations including but not limited to the Building Code.

Figure 1. Bird's Eye View of Property (looking north)



Cc (via e-mail): Dave Fenstermacher, PE, VHB
Shaun Mulholland, City Manager
Jim Wheatley, Fire Chief
Jay Cairelli, Director of Public Works

APPLICATION FOR

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: City of Lebanon, c/o Shaun Mulholland TEL.#: 603-448-4220

MAILING ADDRESS: 51 North Park Street, Lebanon, NH 03766

E-MAIL ADDRESS: shaun.mulholland@lebanonnh.gov

CO-APPLICANT, AGENT, OR LESSEE:

NAME: VHB, c/o David Fenstermacher, PE TEL.#: 603-448-4220

MAILING ADDRESS: 2 Bedford Farms Drive - Suite 200, Bedford, NH 03110

E-MAIL ADDRESS: dfenstermacher@vhb.com

PROJECT LOCATION:

TAX MAP #: 108 LOT#: 23 PLOT #: N/A ZONE: R3 - Residential 3

STREET ADDRESS OF PROJECT: 193 Dartmouth College Highway, Lebanon, NH 03766

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☒ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

The project consists of the construction of an 84' by 69' garage to house the fire department vehicles and other necessary items, two living facility trailers for the fire fighters, and an office trailer along with seven parking spaces and utility infrastructure.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL
 PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☒ INDUSTRIAL
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**
 USE: Temporary Fire Station

SIGNATURE BLOCK:

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

PROPERTY

OWNER:  DATE: 2/12/24

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

PROPERTY

OWNER:  DATE: 2/12/24

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
2/12/2024	108-23	PB2024-09-600		



February 12, 2024

Ref: 53078.00

Mr. Timothy Corwin
Deputy Planning and Development Director
51 North Park Street
5th Floor
Lebanon, NH

Re: Lebanon Temporary Fire Station
Site Plan Application
Map 108 Lot 23

Mr. Corwin,

On behalf of our applicant, VHB has prepared the following request for the Site Plan Application of the Lebanon Temporary Fire Station project at 193 Dartmouth College Highway. In support of the requested Site Plan Application, please find the attached items:

- Site Plan Application
- Abutter's List
- Site Plans (7 - 11" x 17")

Development Program

The project consists of the temporary construction of an 84' by 69' garage to house the fire departments vehicles and other necessary items, two living facility trailers for the fire fighters, and an office trailer along with seven parking spaces and utility infrastructure. Associated site work including walkway and stairs will be constructed to support the use. A retaining wall will also be constructed around a portion of the proposed temporary garage to ensure no wetland impacts are made during the construction of the project. The existing site is used by the Lebanon Department of Public Works. The anticipated duration of the temporary use is approximately 18 months to accommodate the reconstruction of Fire Station 1 on S. Park Street. Following the removal of the garage, the paved area will remain for municipal use, the other areas disturbed will be restored accordingly.

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495



Stormwater Handling and Treatment

The proposed project will have a minimal increase of impervious area to the existing site. The runoff from the roof of the garage will flow into a stone trench where it will infiltrate prior to discharging into the existing drainage system. Runoff from the living facility trailers and office trailer will also flow through the existing drainage system. An additional area drain is proposed to capture runoff from the site. In the future condition, the runoff from the newly paved area will be collected via a catch basin and discharge into the existing stormwater system.

Utilities

The structures will require temporary connections to municipal utilities. There is an existing water service line that runs from Dartmouth College Highway to the existing DPW administration building. The project also involves a sewer pump and piping to discharge into the existing sewer system, which also services the existing DPW administration building. There is an existing electric service on site that will be utilized to power the temporary buildings. The project will also include the installation of a propane tank and generator to support the temporary facilities.

Erosion Control Measures

During construction of the proposed project, the contractor shall be responsible for the installation and maintenance of temporary sedimentation and erosion control measures to prevent off-site tracking and waterborne loss of earth sediment and debris. The specific measures proposed as a part of the project plan are shown on the Sedimentation and Erosion Control Plan and the Erosion Control Details included in the Site Plan Package.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read 'D Fenstermacher'.

David Fenstermacher, PE

Project Manager
dfenstermacher@vhb.com

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

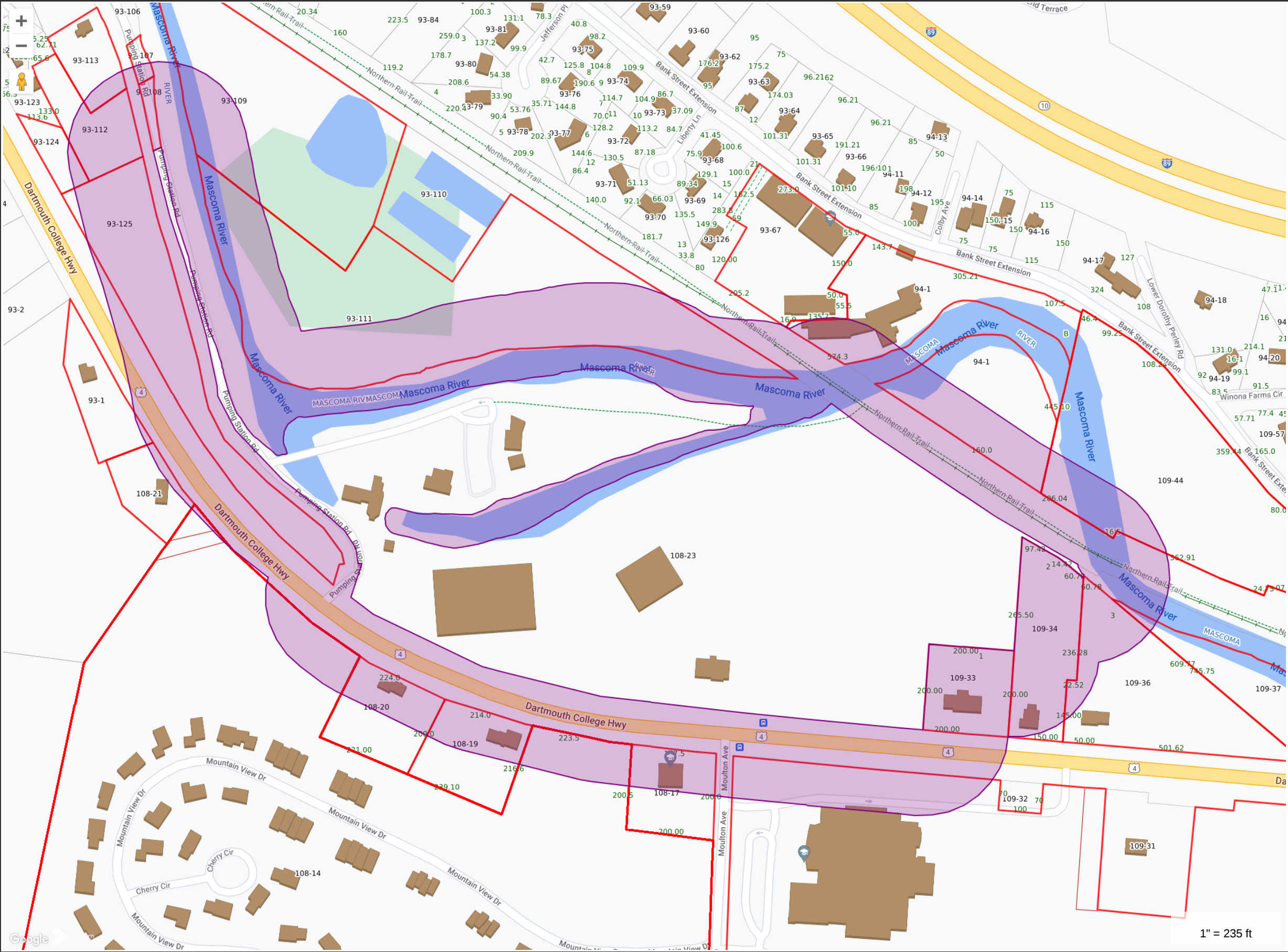
MAP & LOT NUMBER: <u>108-23</u>	MAP & LOT NUMBER: _____
PROPERTY OWNER: City of Lebanon 51 N Park St Lebanon, NH 03766 C/O: Shaun Mulholland	APPLICANT: Same as Owner
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/ <u>OTHER:</u> Wetland Scientist Kristopher Wilkes VHB 2 Bedford Farms Dr - Suite 200 Bedford, NH 03110	ABUTTER/ <u>OTHER:</u> Engineer David Fenstermacher, PE VHB 2 Bedford Farms Dr - Suite 200 Bedford, NH 03110
MAP & LOT NUMBER: 93-108 93-111 93-125	MAP & LOT NUMBER: <u>94-01</u>
ABUTTER/OTHER: 93-109 93-112 City of Lebanon 51 N Park St Lebanon, NH 03766	ABUTTER/OTHER: Execusuite, LLC 31 Elm St Lebanon, NH 03766
MAP & LOT NUMBER: <u>108-14</u>	MAP & LOT NUMBER: <u>108-17</u>
ABUTTER/OTHER: Brady Sullivan Prospect Hill 670 N Commercial St Manchester, NH 03101	ABUTTER/OTHER: Upper Valley Teacher Training 194 Dartmouth College Hwy Lebanon, NH 03766
MAP & LOT NUMBER: <u>108-19</u>	MAP & LOT NUMBER: <u>108-20</u>
ABUTTER/OTHER: Denise B Macleod 184 Dartmouth College Hwy Lebanon, NH 03766	ABUTTER/OTHER: Emanuel Couto Jr. 180 Dartmouth College Hwy Lebanon, NH 03766
MAP & LOT NUMBER: <u>109-30</u>	MAP & LOT NUMBER: <u>109-33</u>
ABUTTER/OTHER: Lebanon School District 20 Seminary Hill West Lebanon, NH 03784	ABUTTER/OTHER: Michael Casey & Ruth W Magera 30 Stevens Road Lebanon, NH 03766

CERTIFIED NOTIFICATION LIST

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PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
PROPERTY OWNER:	APPLICANT:
MAP & LOT NUMBER: <u>109-34</u> _____	MAP & LOT NUMBER: <u>109-36</u> _____
ABUTTER/OTHER: Patricia & Robert G Oakes 209 Dartmouth College Hwy Lebanon, NH 03766	ABUTTER/OTHER: Christine L Collins 213 Dartmouth College Hwy Lebanon, NH 03766
MAP & LOT NUMBER: <u>109-37</u> _____	MAP & LOT NUMBER: <u>109-44</u> _____
ABUTTER/OTHER: Karen R Zook 247 Bank St Ext Lebanon, NH 03766	ABUTTER/OTHER: Karen R Zook 274 Bank St Ext Lebanon, NH 03766
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	MAP & LOT NUMBER: _____
ABUTTER/OTHER:	ABUTTER/OTHER:



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/20/2023
Data updated 11/18/2018

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

Site Plans

Issued for	Local Review
Date Issued	February 12, 2024
Latest Issue	February 12, 2024

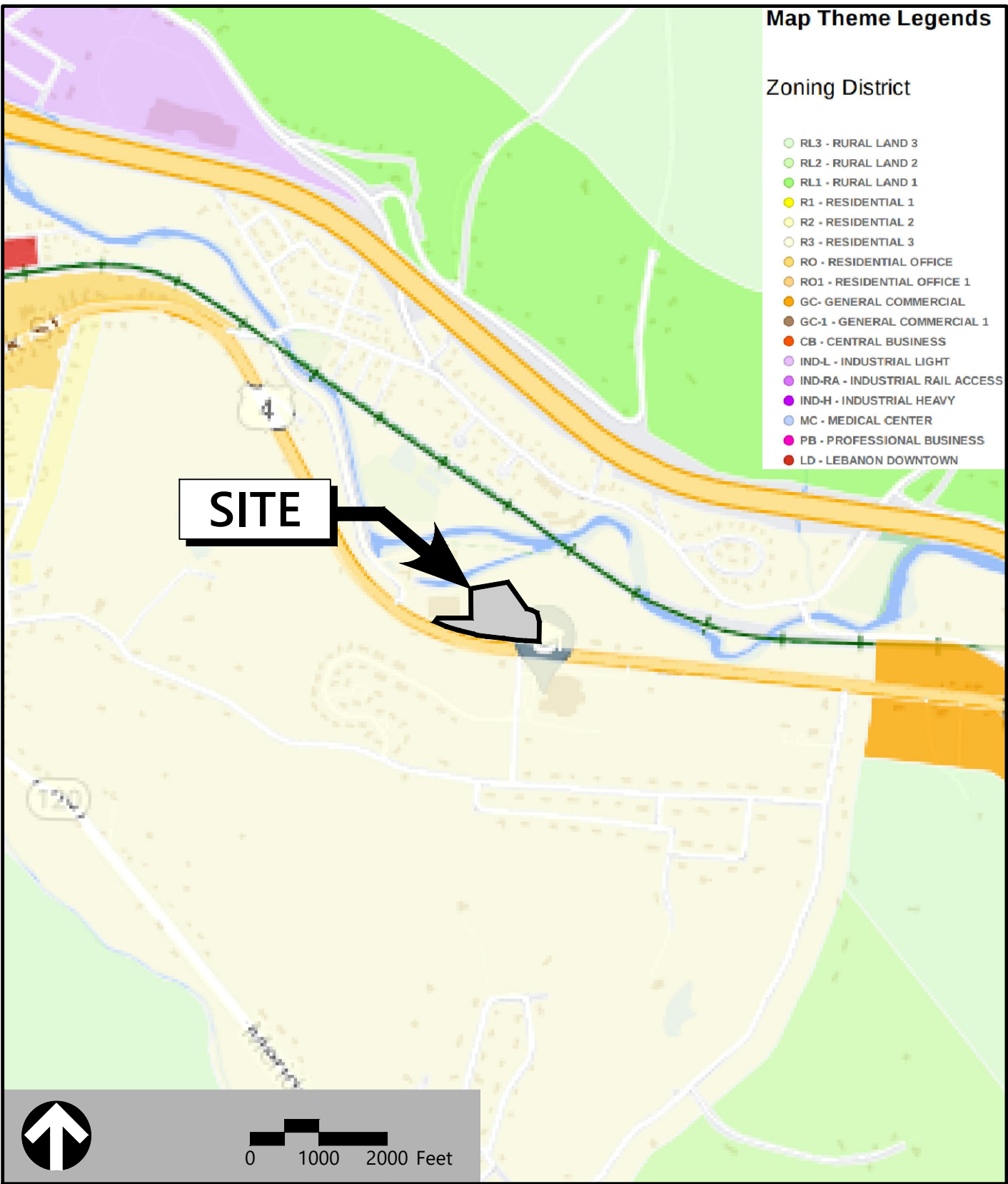
Temporary Lebanon Fire Station

193 Dartmouth College Highway
Lebanon, New Hampshire 03766

Owner/Applicant

City of Lebanon
51 North Park Street
Lebanon, NH 03766

Assessor's Map: 108
Lot: 23



Sheet Index		
No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	February 12, 2024
C2.00	Layout and Materials Plan	February 12, 2024
C3.00	Grading, Drainage, and Utility Plan	February 12, 2024
C4.00	Erosion Control Plan	February 12, 2024
C5.01	Site Details 1	February 12, 2024

Reference Drawings		
No.	Drawing Title	Latest Issue
Sv-1	Compiled Existing Conditions	January 23, 2024
	Sunbelt Rentals: Lebanon, NH Firehouse	January 19, 2024
	Triumph Modular: Fire Station Bunk Room	July 12, 2023
	Pathways Consulting, LLC: Mose E. Sanville Sr. Memorial Public Works Facility Record Plan	April 9, 2007



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Temporary Structures

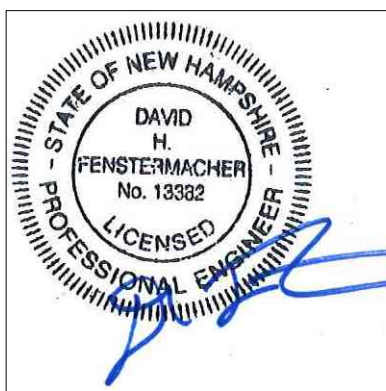
Sunbelt Rentals
660 Gold Street
Manchester, NH 03103
603.483.2900

Civil Engineer

VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Environmental Scientist

VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			CONCRETE EXIT
		BASELINE			TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT			BOTTOM OF CURB ELEVATION
		ZONING LINE			SPOT ELEVATION
		TOWN LINE			TOP & BOTTOM OF WALL ELEVATION
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
		GRAVEL ROAD			FORCE MAIN
		EDGE OF PAVEMENT			OVERHEAD WIRE
		BITUMINOUS BERM			WATER
		BITUMINOUS CURB			FIRE PROTECTION
		CONCRETE CURB			DOMESTIC WATER
		CURB AND GUTTER			GAS
		EXTRUDED CONCRETE CURB			ELECTRIC
		MONOLITHIC CONCRETE CURB			STEAM
		PRECAST CONC. CURB			TELEPHONE
		SLOPED GRAN. EDGING			FIRE ALARM
		VERT. GRAN. CURB			CABLE TV
		LIMIT OF CURB TYPE			CATCH BASIN CONCENTRIC
		SAWCUT			CATCH BASIN ECCENTRIC
		BUILDING			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING ENTRANCE			DOUBLE CATCH BASIN ECCENTRIC
		LOADING DOCK			GUTTER INLET
		BOLLARD			DRAIN MANHOLE CONCENTRIC
		DUMPSTER PAD			DRAIN MANHOLE ECCENTRIC
		SIGN			TRENCH DRAIN
		DOUBLE SIGN			PLUG OR CAP
		STEEL GUARDRAIL			CLEANOUT
		WOOD GUARDRAIL			FLARED END SECTION
		PATH			HEADWALL
		TREE LINE			SEWER MANHOLE CONCENTRIC
		WIRE FENCE			SEWER MANHOLE ECCENTRIC
		FENCE			CURB STOP & BOX
		STOCKADE FENCE			WATER VALVE & BOX
		STONE WALL			TAPPING SLEEVE, VALVE & BOX
		RETAINING WALL			FIRE DEPARTMENT CONNECTION
		STREAM / POND / WATER COURSE			FIRE HYDRANT
		DETENTION BASIN			WATER METER
		HAY BALES			POST INDICATOR VALVE
		SILT FENCE			WATER WELL
		SILT SOCK / STRAW WATTLE			GAS GATE
		MINOR CONTOUR			GAS METER
		MAJOR CONTOUR			ELECTRIC MANHOLE
		PARKING COUNT			ELECTRIC METER
		COMPACT PARKING STALLS			LIGHT POLE
		DOUBLE YELLOW LINE			TELEPHONE MANHOLE
		STOP LINE			TRANSFORMER PAD
		CROSSWALK			UTILITY POLE
		ACCESSIBLE CURB RAMP			GUY POLE
		ACCESSIBLE PARKING			GUY WIRE & ANCHOR
		VAN-ACCESSIBLE PARKING			HAND HOLE
					PULL BOX
					MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General
1.

THIS PLAN IS INTENDED FOR LOCAL REVIEW FOR THE PROPOSED TEMPORARY FIRE STATION.
2.

CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
3.

CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
4.

ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
5.

AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
6.

WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
7.

WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
8.

UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
9.

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11.

IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
12.

CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
13.

DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
14.

CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1.
- THE UTILITY COMPANIES SERVICING THE PROJECT AREA ARE:

A. WATER:

CITY OF LEBANON

B. SEWER:

CITY OF LEBANON

C. ELECTRIC:

LIBERTY UTILITIES

D. TELEPHONE:

CONSOLIDATED COMMUNICATIONS

E. CABLE TV:

COMCAST

F. GAS:

PRIVATE

2.

THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

3.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.

4.

SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.

5.

RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

A.

PAVEMENTS AND CONCRETE SURFACES: FLUSH

B.

ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

C.

LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

Existing Conditions Information

1.
- BASE PLAN: THE PROPERTY LINES SHOWN WERE SOURCED FROM THE TOWN OF LEBANON GIS MAPS. THE PHYSICAL FEATURES ARE BASED ON LINWORK FROM MOSE E. SANVILLE SR. MEMORIAL PUBLIC WORKS FACILITY RECORD PLAN DATED APRIL 9, 2007, AND SUPPLEMENTED VIA AERIAL IMAGERY. THE TOPOGRAPHICAL FEATURES ARE BASED OFF OF LIDAR DATA ACQUIRED BY VHB IN JANUARY 2024.

A.

DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB ON JANUARY 4, 2024

B.

FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB IN THE FIELD USING TRADITIONAL WETLAND DELINEATION METHODS
2.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Document Use

1.
- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
4.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
5.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
6.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Temporary Lebanon
Fire Station
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

No.	Revision	Date	Apprvd.

Designed by	SJF	Checked by	DHF
Issued for		Date	

Local Review February 12, 2024

Not Approved for Construction

Drawing Title

Legend and General Notes

Drawing Number

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13562
LICENSED PROFESSIONAL ENGINEER

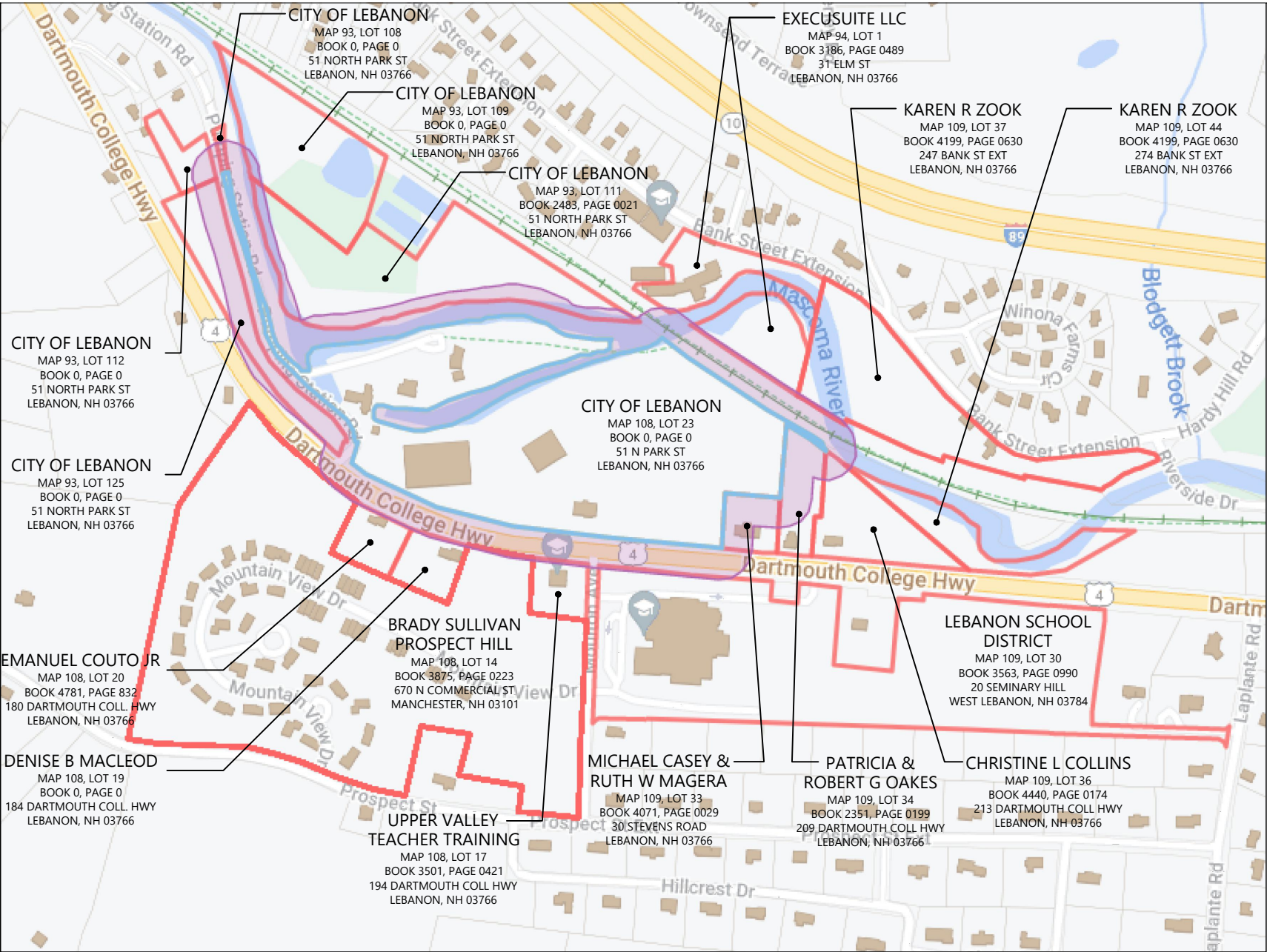
C1.00

Sheet 1 of 5

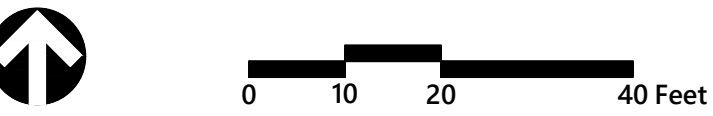
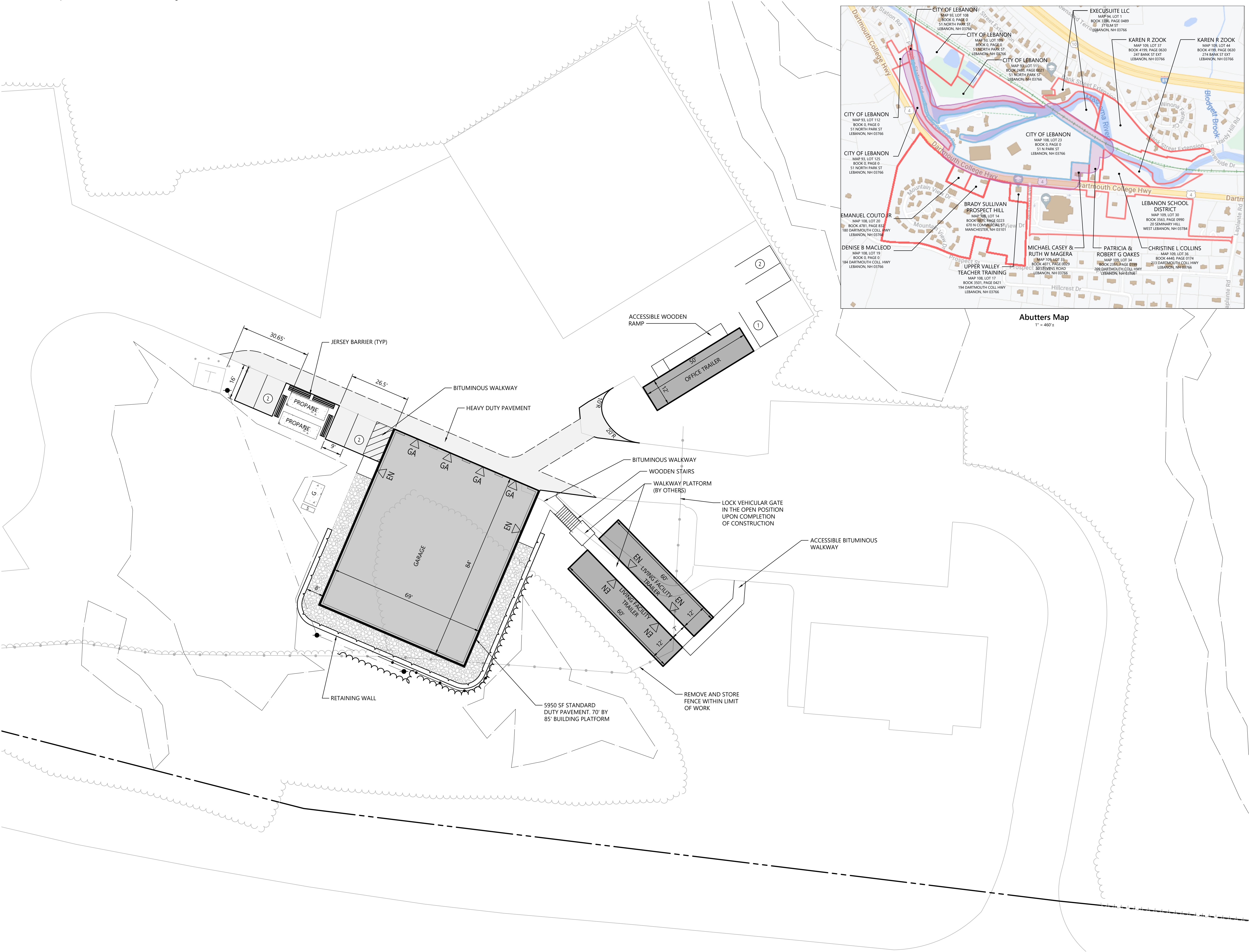
Project Number 53078.00

Saved Wednesday, January 24, 2024 3:55:19 PM JHOWE Plotted Thursday, February 8, 2024 4:29:44 PM Jason Howe

Page 96 of 125



Abutters Map
1" = 400'



**Temporary Lebanon
Fire Station**
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

No.	Revision	Date	Apprd.

Designed by	SJF	Checked by	DHF
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Issued for
Local Review

Date
February 12, 2024

Not Approved for Construction

Drawing Title
Layout and Materials Plan

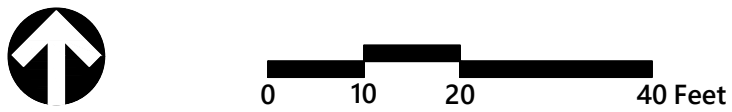
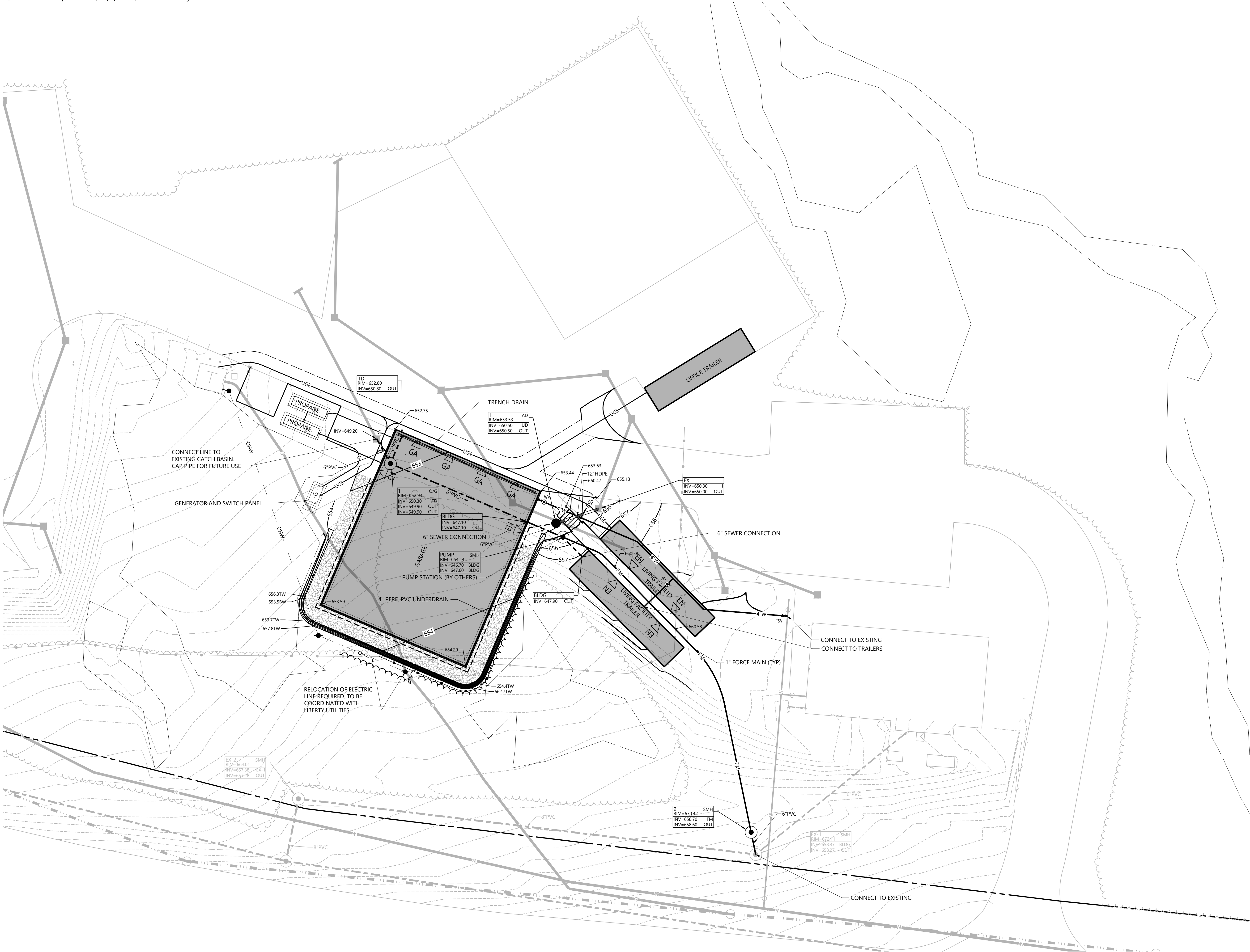
DAVID H. FENSTERMACHER
No. 13552
LICENSED PROFESSIONAL ENGINEER

C2.00

Sheet 2 of 5

Project Number
53078.00

Page 97 of 125



Temporary Lebanon
Fire Station
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd.

Designed by	SJF	Checked by	DHF
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Local Review

Not Approved for Construction

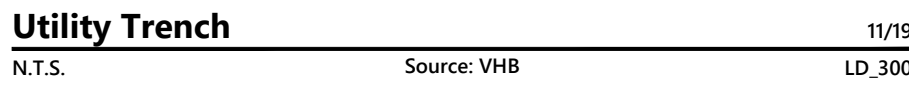
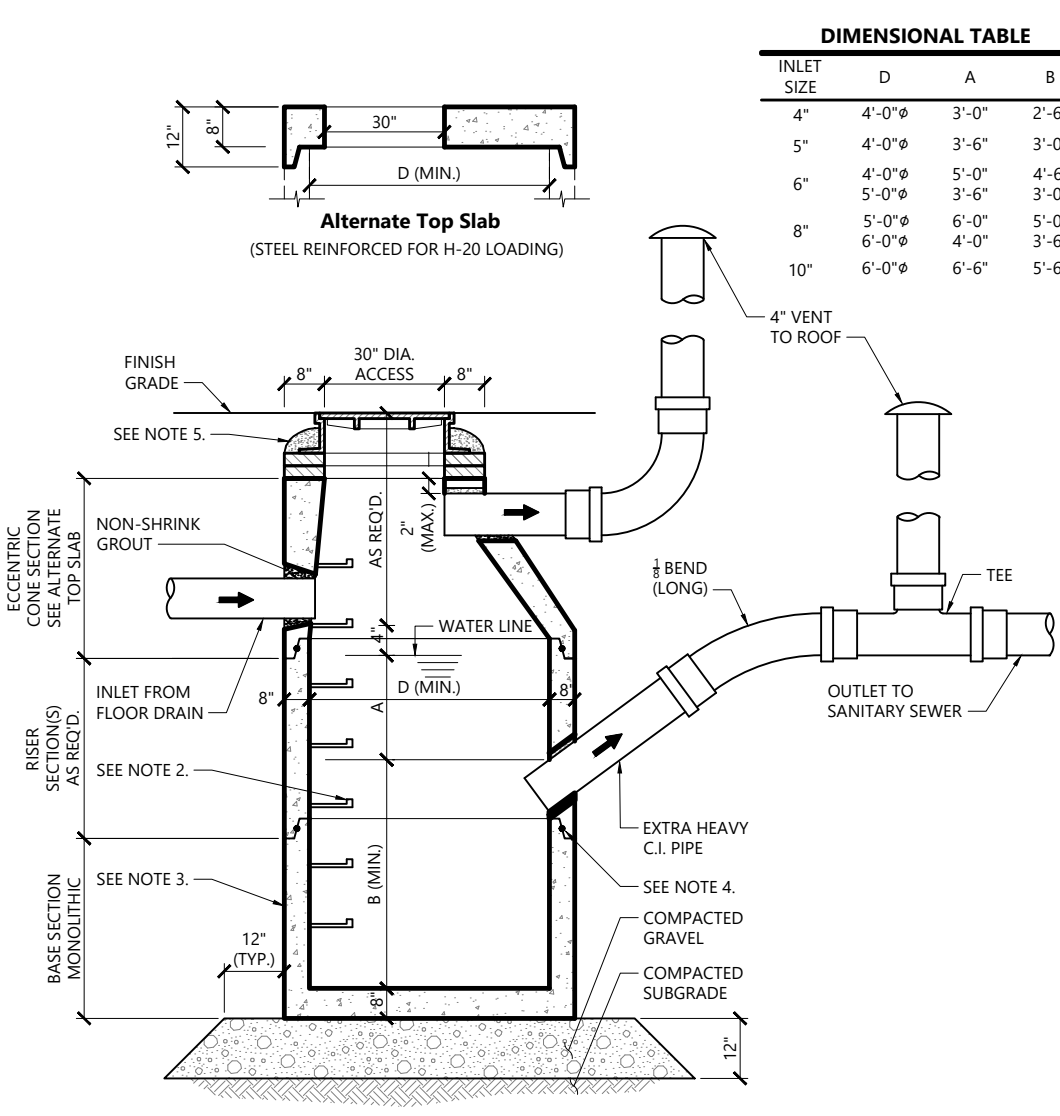
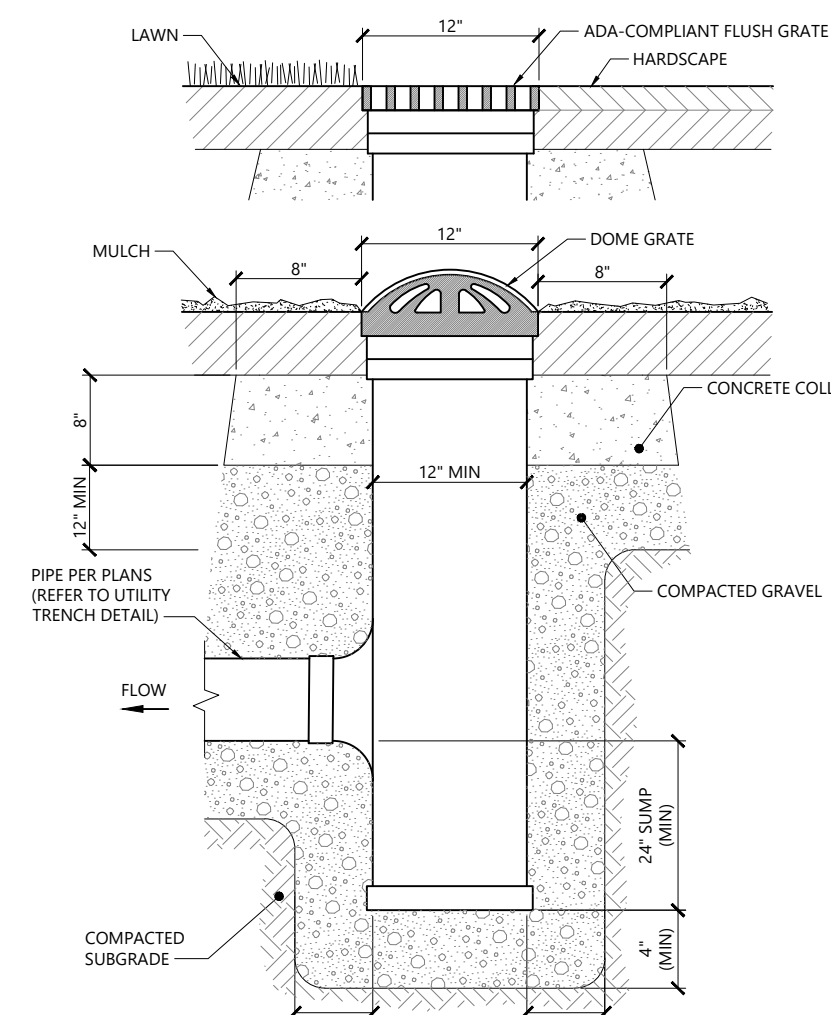
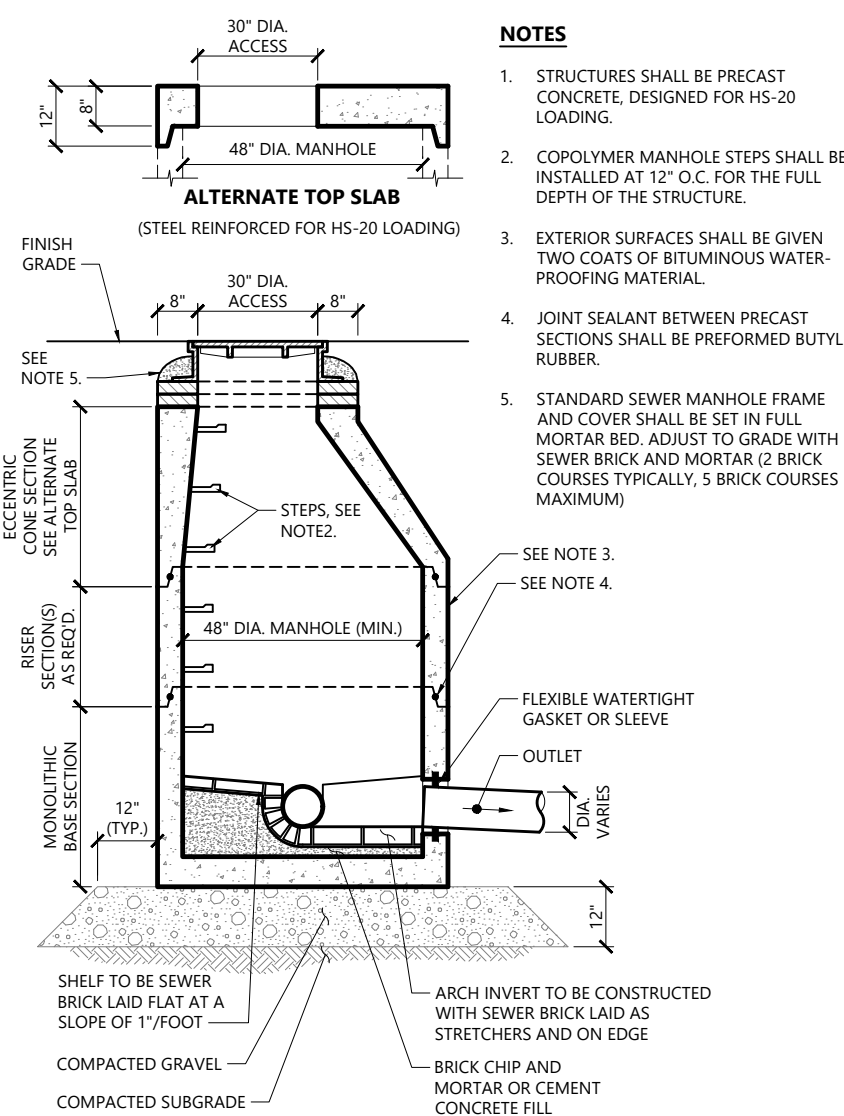
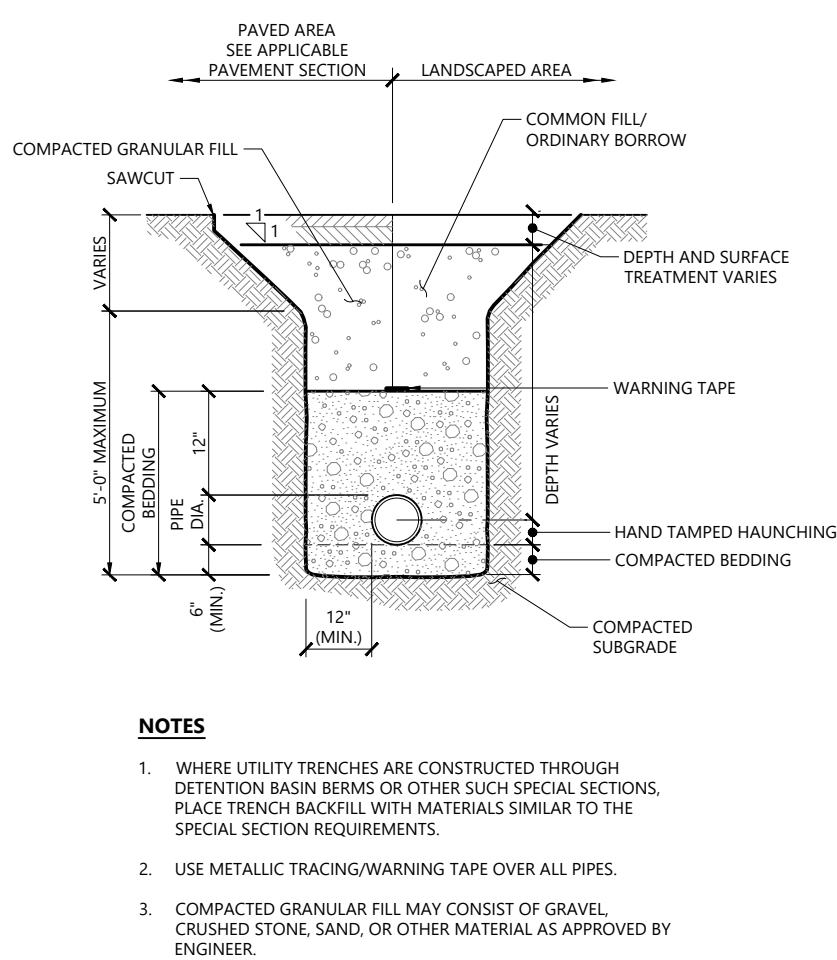
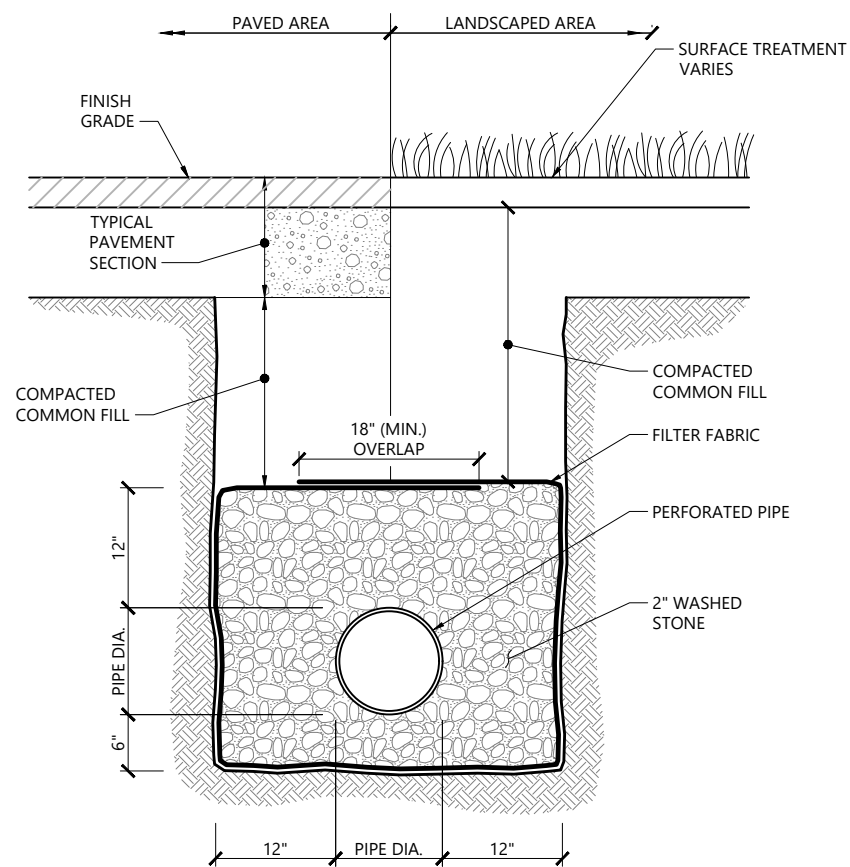
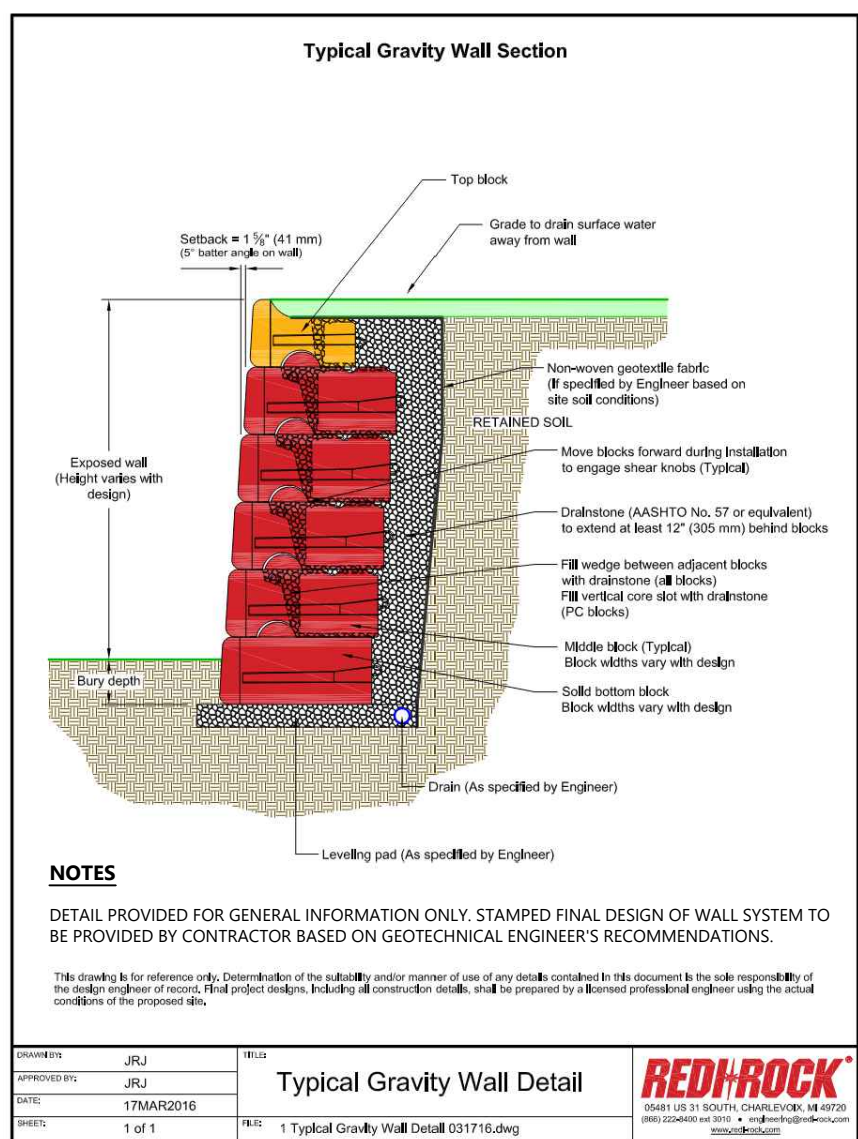
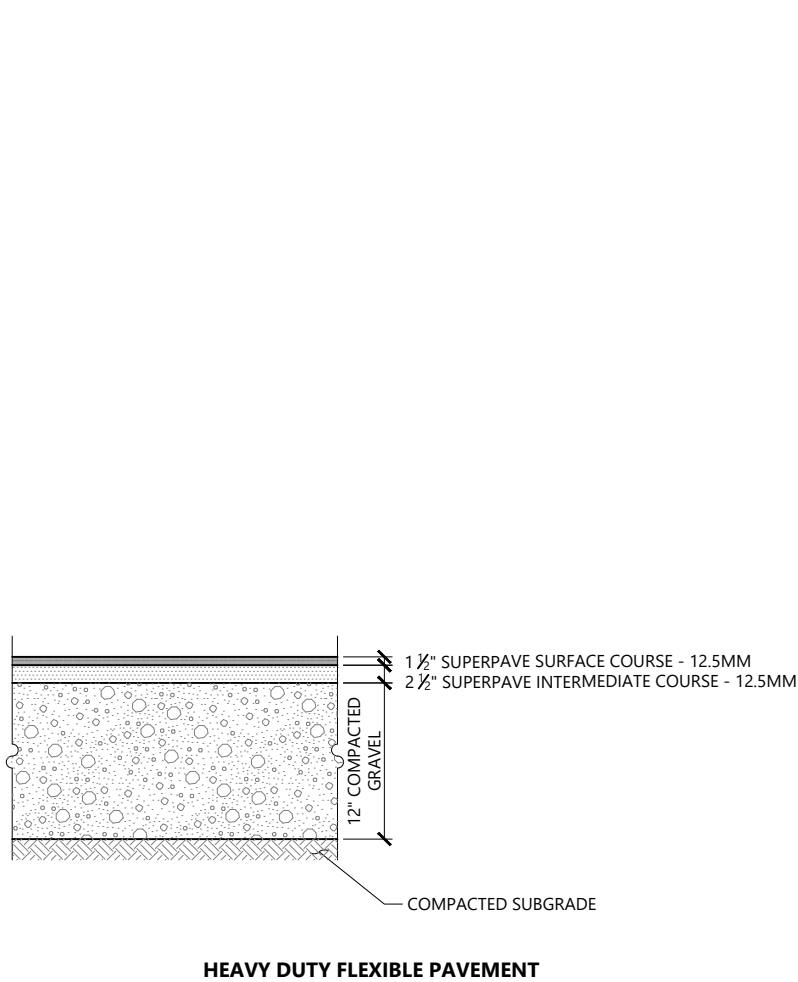
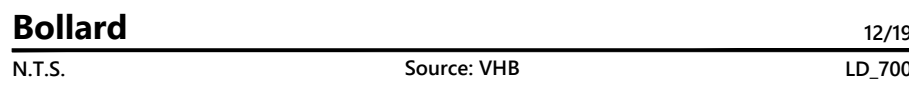
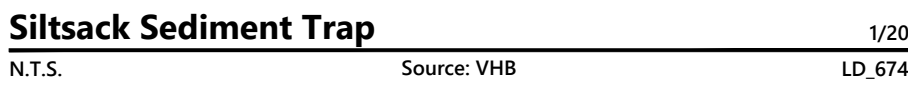
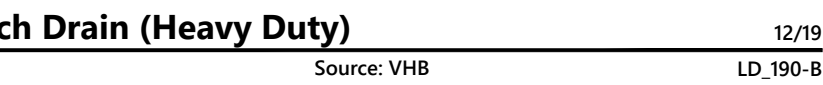
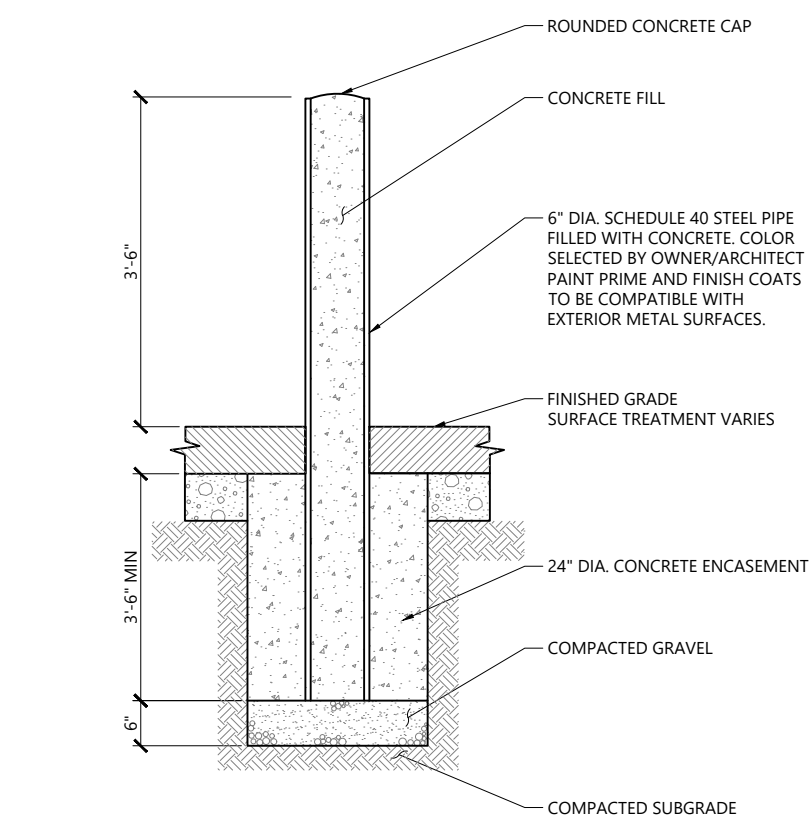
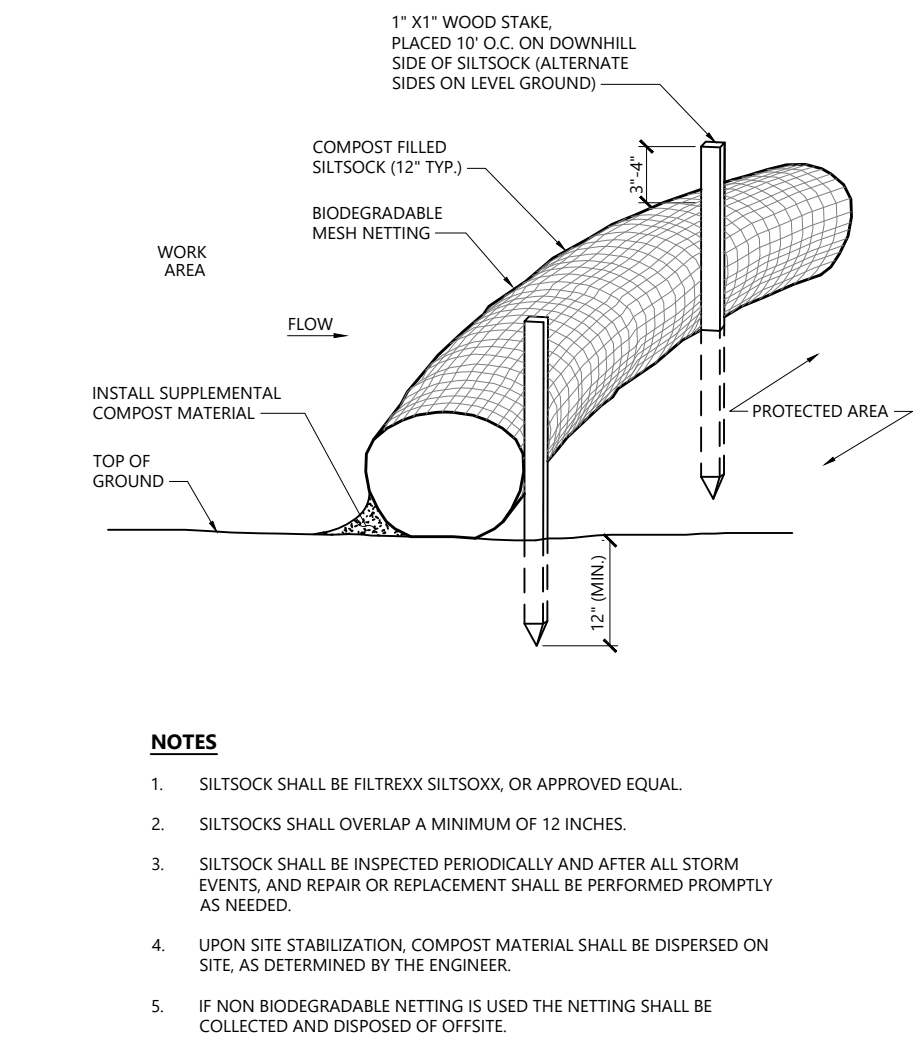
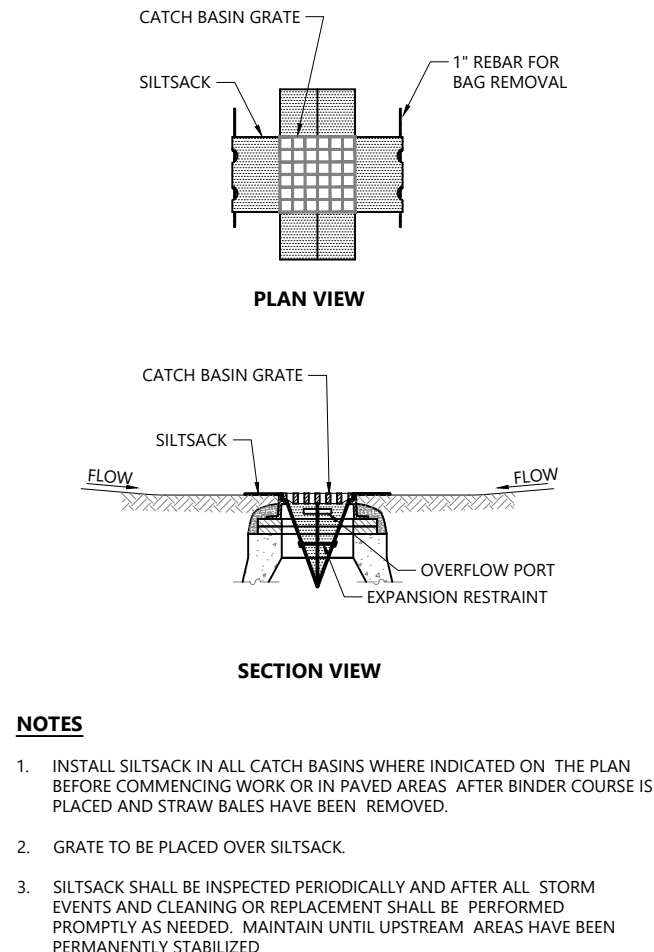
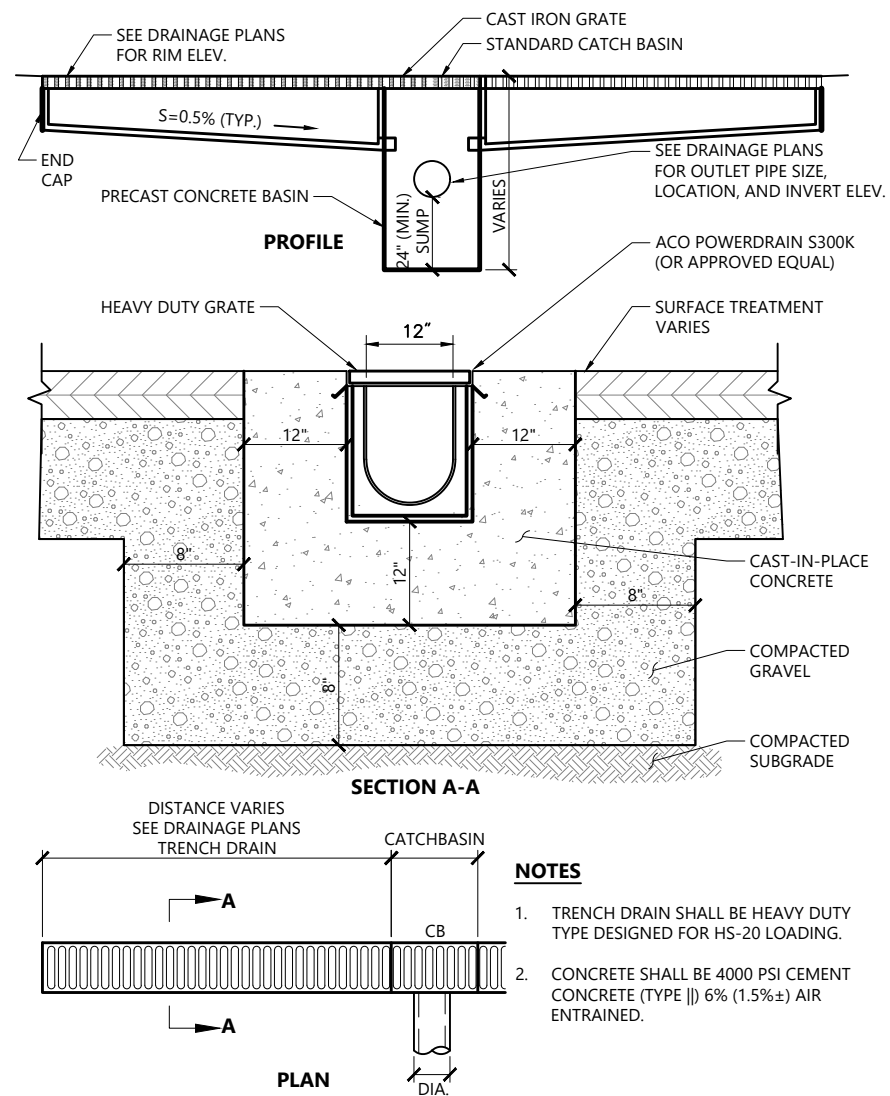
Grading, Drainage, and
Utility Plan

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13562
LICENSED PROFESSIONAL ENGINEER

C3.00

Sheet 3 of 5

Project Number
53078.00



Temporary Lebanon Fire Station

193 Dartmouth College Highway
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd

Designed by	SJF	Checked by	DHF
-------------	-----	------------	-----

Issued for	Date
Local Review	February 12, 2024

Local Review

February 12, 2024

Not Approved for Construction

Site Details 1

Drawing Number

C5.01

Sheet 5 of 5

Project Number
53078.00

Notes

Existing Conditions Information

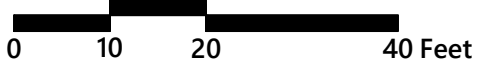
1.

BASE PLAN: THE PROPERTY LINES SHOWN WERE SOURCED FROM THE TOWN OF LEBANON GIS MAPS. THE PHYSICAL FEATURES ARE BASED ON LINWORK FROM MOSE E. SANVILLE SR. MEMORIAL PUBLIC WORKS FACILITY RECORD PLAN DATED OCTOBER 23, 2008, AND SUPPLEMENTED VIA AERIAL IMAGING. THE TOPOGRAPHICAL FEATURES ARE BASED OFF OF DATA ACQUIRED FROM THE LEBANON DPW TITLED "ORIGINAL GRADE 10_2021".
- A.

DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB
- B.

FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB IN THE FIELD USING TRADITIONAL WETLAND DELINEATION METHODS
2.

TOPOGRAPHY: ELEVATIONS ARE BASED ON N.A.D. 1983.



Temporary Lebanon
Fire Station

193 Dartmouth College Highway
Lebanon, New Hampshire 03766

No.	Revision	Date	Appvd.

Designed by	JRH	Checked by	DHF
Issued for		Date	February 12, 2024

Review

Not Approved for Construction

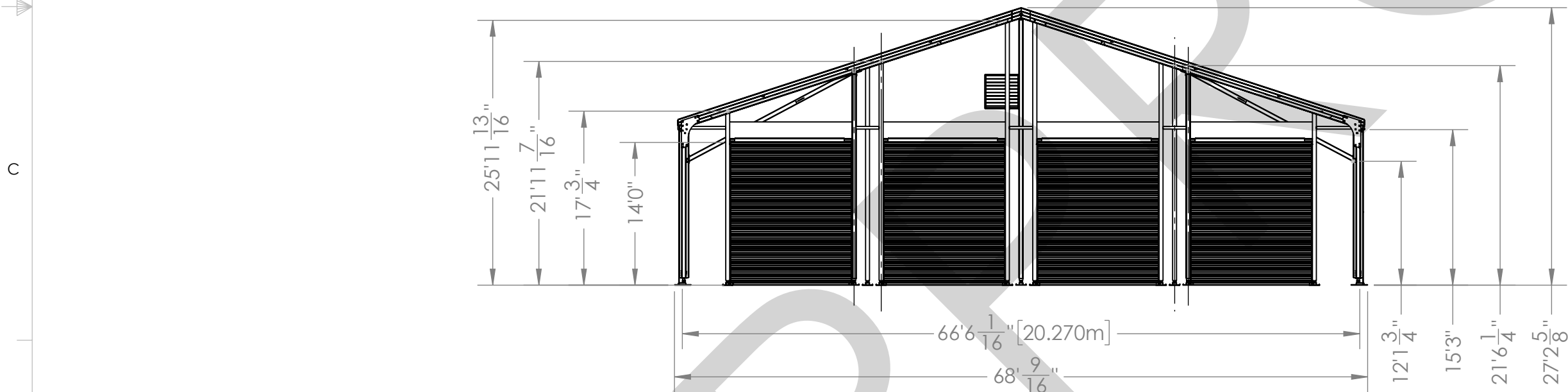
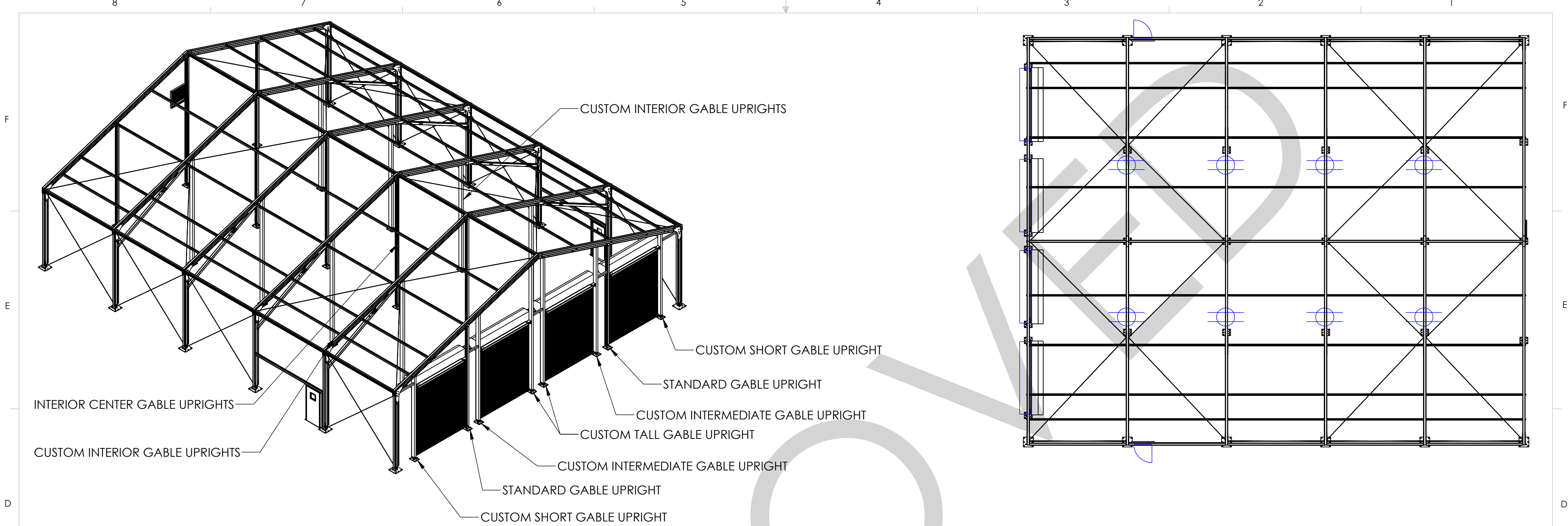
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Compiled Existing
Conditions

Drawing Number

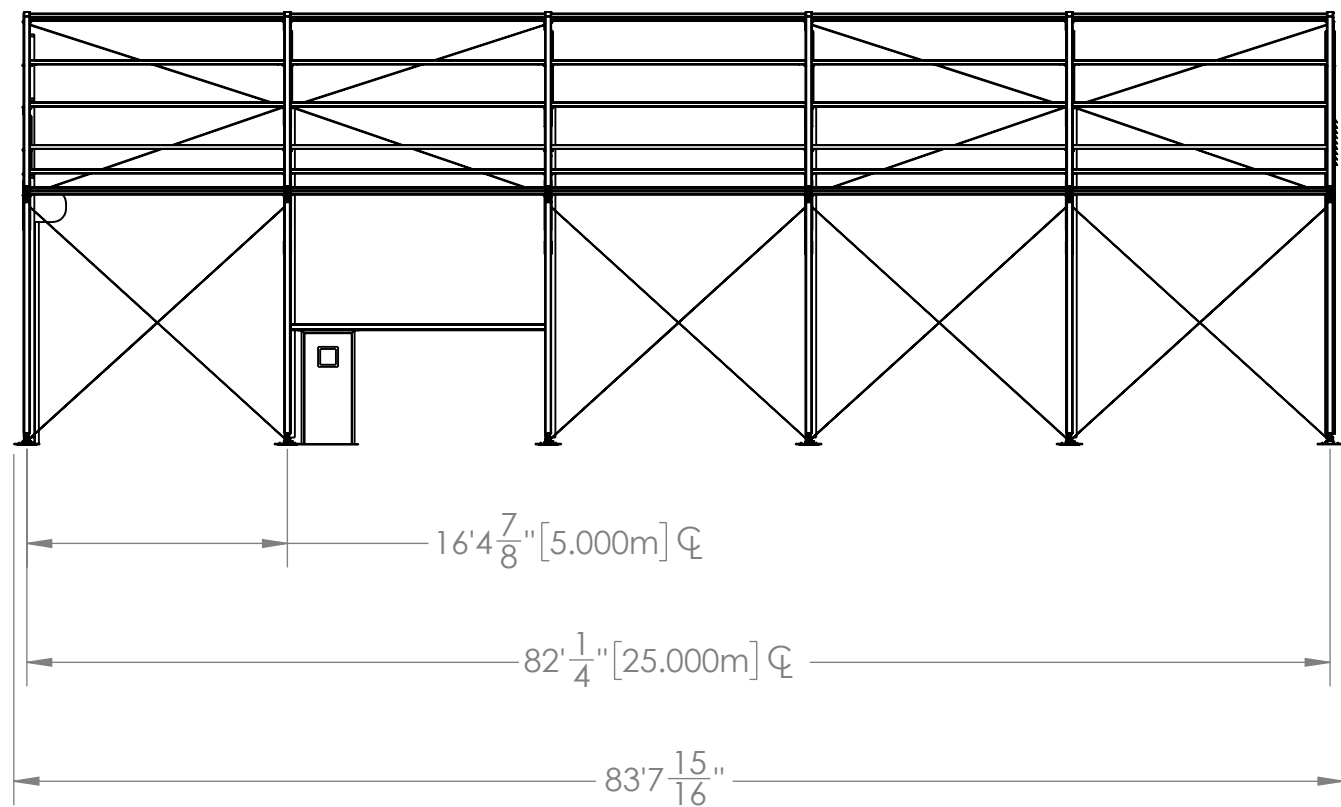
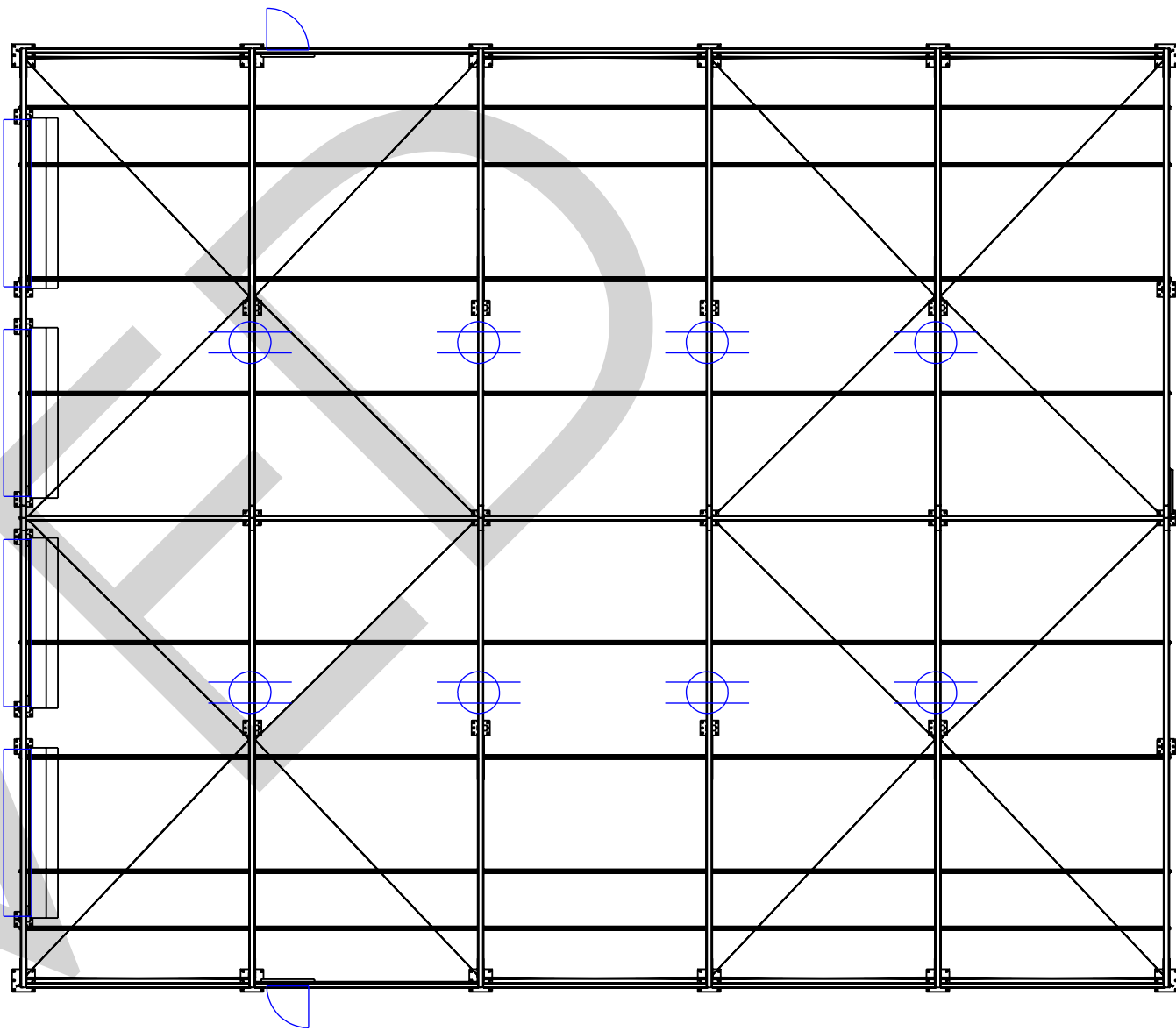
SV-1

Sheet 1 of 1

Project Number
53078.00



ACCESSORIES		
QTY.	DESCRIPTION	NOTES
2	SINGLE DOOR	
2	EXIT LIGHT KIT	
2	FIRE EXTINGUISHER	
1	36X36 GABLE VENT FAN	
8	LED LIGHT	
4	12'X14' ROLL UP DOOR	
4	12' ROLL UP DOOR HEADER	
4	INTERIOR CENTER GABLE UPRIGHT ONLY	
8	CUSTOM INTERIOR GABLE UPRIGHT	
1	CUSTOM GABLE TRUSS- #1 LEFT & RIGHT GU ONLY (QTY-2 GABLE UPRIGHTS)	TOTAL QTY 2
2	CUSTOM GABLE UPRIGHT- TALL	
2	CUSTOM GABLE UPRIGHT- INTERMEDIATE	
2	CUSTOM GABLE UPRIGHT- SHORT	
2	GABLE CORNER KEDER WALL BAR- 3'- 7 3/8"	
2	GABLE INTERMEDIATE KEDER WALL BAR- 2'- 3 1/4"	
1	GABLE CENTER KEDER WALL BAR- 2'- 3 9/16"	



- NOTES:
- IF STRUCTURE IS LOCATED IN AREA THAT HAS HEAVY SNOW OR 130 MPH WIND, STRUCTURE WILL HAVE BRACE BARS AND/OR RIDGE STRUTS OR STRUCTURE MAY FEATURE BRACE BARS AND/OR RIDGE STRUTS IF ENGINEER REQUIRES EXTRA BRACING.
 - SQUARE MEASUREMENT FOR L300 EAVE BASE PLATES 68'5 15/16" [20.878m]

FOR CONSTRUCTION

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SUNBELT RENTALS. ANY REPRODUCTION IN PART OR AS A WHOLE, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE WRITTEN PERMISSION OF SUNBELT RENTALS IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN FEET & INCHES

DRAWN	NAME	DATE
LAST SAVED	SB	12/22/2023
PROJECT MGR.	99050	1/19/2024
ENG EX.	PD	1/6/2024
FINISH	DO NOT SCALE DRAWING	

TITLE

LEBANON, NH
FIREHOUSE

SIZE DWG. NO. REV

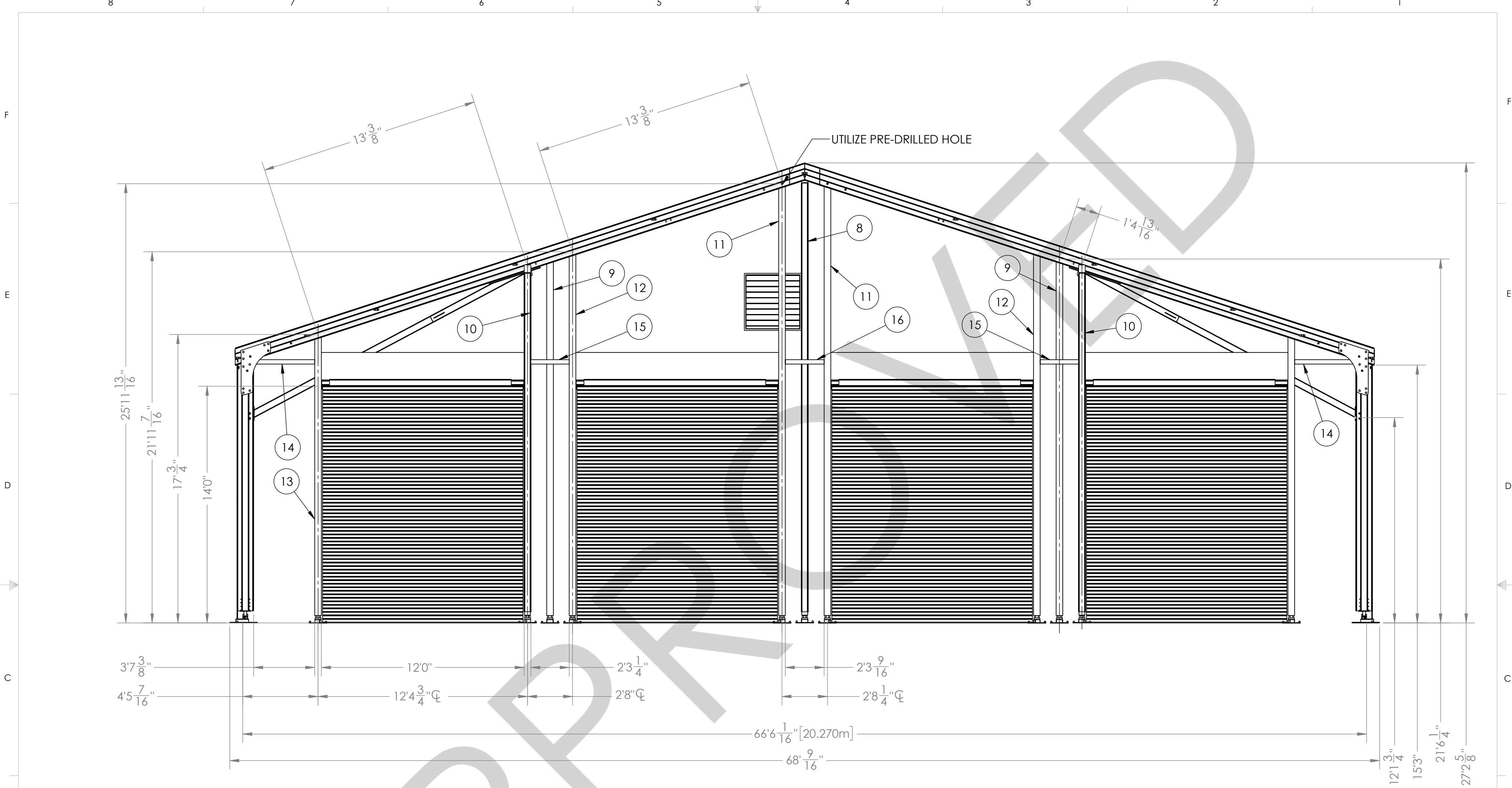
C LEBANON, NH FIREHOUSE-
20MX25M B

SCALE: 1:145 WEIGHT: SHEET 1 OF 2

COMMENTS:

L300 20MX25MX5M

SUNBELT
RENTALS
TEMPORARY
STRUCTURES



ACCESSORIES			
ITEM NO.	DESCRIPTION	QTY.	NOTES
1	SINGLE DOOR	2	
2	EXIT LIGHT KIT	2	
3	FIRE EXTINGUISHER	2	
4	36X36 GABLE VENT FAN	1	
5	LED LIGHT	8	
6	12'X14' ROLL UP DOOR	4	
7	12' ROLL UP DOOR HEADER	4	
8	INTERIOR CENTER GABLE UPRIGHT ONLY	4	LOCATED INTERIOR ONLY
9	CUSTOM INTERIOR GABLE UPRIGHT	8	
10	CUSTOM GABLE TRUSS- #1 LEFT & RIGHT GU ONLY (QTY-2 GABLE UPRIGHTS)	1	TOTAL QTY 2
11	CUSTOM GABLE UPRIGHT- TALL	2	LOCATED FRONT GABLE ONLY
12	CUSTOM GABLE UPRIGHT- INTERMEDIATE	2	
13	CUSTOM GABLE UPRIGHT- SHORT	2	
14	GABLE CORNER KEDER WALL BAR- 3'- 7 3/8"	2	
15	GABLE INTERMEDIATE KEDER WALL BAR- 2'- 3 1/4"	2	
16	GABLE CENTER KEDER WALL BAR- 2'- 3 9/16"	1	

FOR CONSTRUCTION

PROPRIETARY AND CONFIDENTIAL

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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN FEET & INCHES

DRAWN	NAME	DATE
LAST SAVED	SB	12/22/2023
PROJECT MGR.	PD	1/19/2024
ENG EX.		1/6/2024
FINISH		

DO NOT SCALE DRAWING

TITLE
LEBANON, NH
FIREHOUSE

SIZE
C

DWG. NO.
LEBANON, NH FIREHOUSE-
20MX25M

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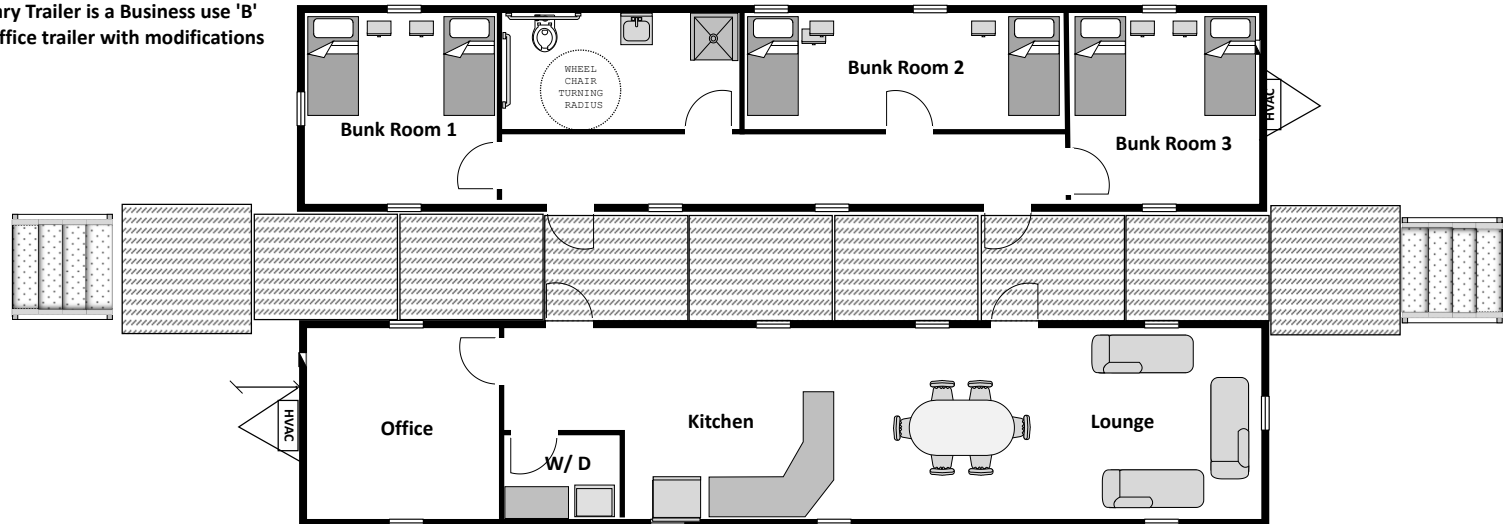
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COMMENTS:
L300 20MX25MX5M

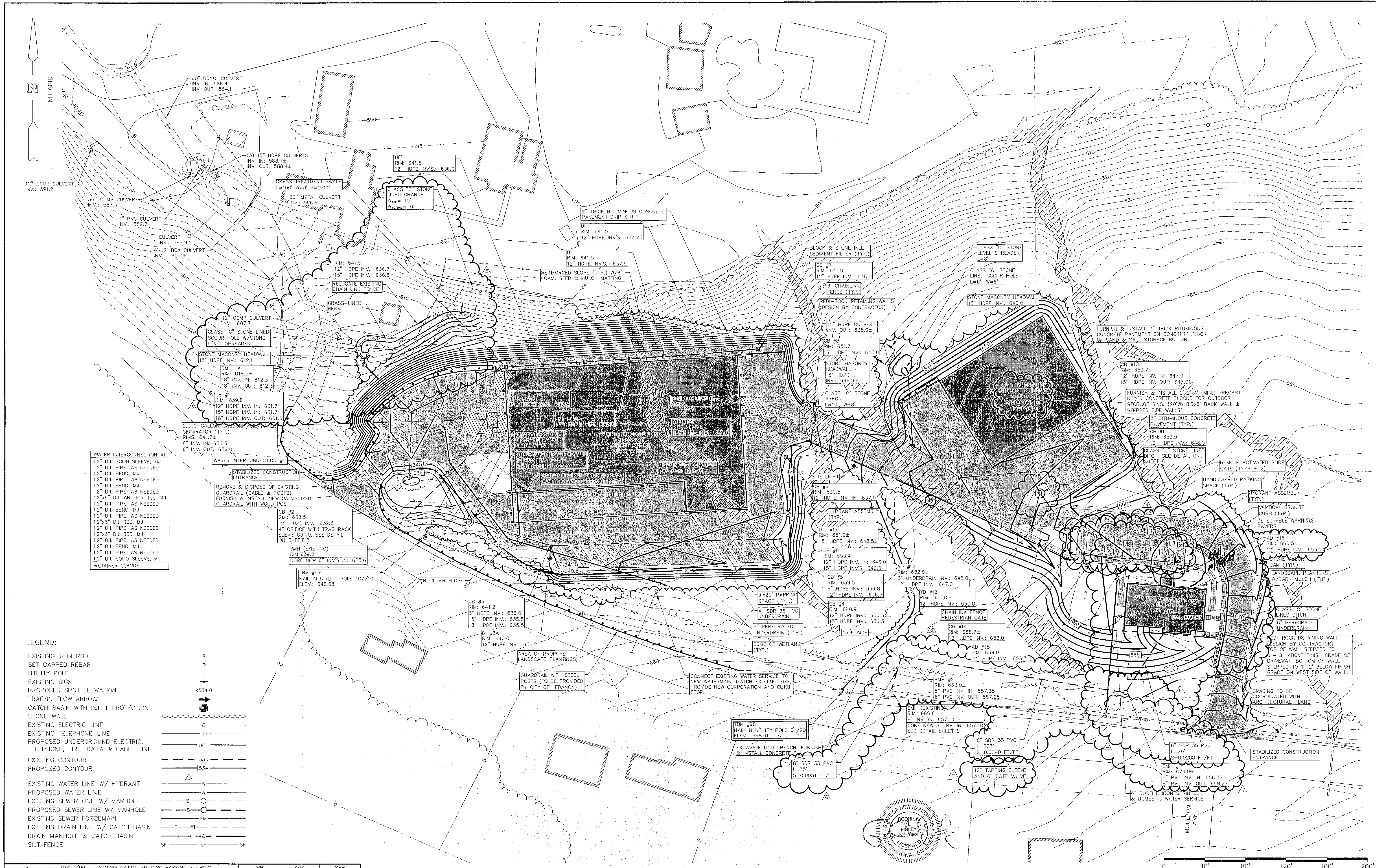


Bunk Trailer to be a new build
R-1 Coded (sleeping quarters)

Secondary Trailer is a Business use 'B'
coded office trailer with modifications



Site:	Fire Station Bunk Room	Drawing:	801518	Project:	ReArch	Drawn:	NEP	Notes:	
Title:	(2) 12'x64' (exterior dimensions including 4' hitch) mobile units	Scale:	NTS	Date:	07/12/2023	Rev:	A		



8	10/23/08	ADMINISTRATION BUILDING PARKING STRIPING	JPH	SMZ	SAH
7	09/16/08	ADMINISTRATION BUILDING/PARKING	AMG	SMZ	SAH
6	08/05/08	LAYOUT EDITS	CLT	CLT	SAH
5	07/28/08	LAYOUT EDITS	SMZ	CLT	SAH
4	07/01/08	LAYOUT EDITS	AMG	CLT	SAH
3	06/08/08	GRADING EDITS	JPH	CLT	SAH
2	04/24/08	REVISED ADMINISTRATIVE BUILDING GRADING	SMZ	CLT	SAH
1	04/14/08	REVISED ADMINISTRATIVE BUILDING	CLT	SAH	SAH
REVISION NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY

GRADING & UTILITY PLAN FOR
MOSE E. SANVILLE SR. MEMORIAL PUBLIC WORKS FACILITY
 U.S. ROUTE NO. 4 - LEBANON, NEW HAMPSHIRE

PATHWAYS CONSULTING, LLC
 240 MECHANIC STREET, SUITE 100
 LEBANON, NEW HAMPSHIRE 03766
 (603) 448-2200

SCALE: 1" = 40'
 DESIGNED BY: SAH
 DRAWN BY: SMZ
 CHECKED BY: JEP/SAH
 DATE: 12/07
 PROJ. NO. 10853-01

5

SHEET 5 OF 10



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 18, 2024 Meeting

Staff Memorandum – PB2024-10-SPA

APPLICATION INFORMATION

Agenda Item:

3.D

Application ID:

PB2024-10-SPA

Application Type:

Amendment to site plan approved for a proposed 27,300 sq. ft. addition to an existing industrial building

Property Location & Tax Map:

7 Lucent Drive (Tax Map 10, Lot 11-2600)

Property Owner/Applicant:

Adimab, LLC

Property Sizes:

+/-5.19 acres (per Boundary Line Adjustment plat approved on 4/27/20, PB2020-12-BLA – recorded at the GRCD on 3/8/21)

Zoning District(s):

Light Industrial (IND-L)

Future Land Use Map:

Mixed Use

Overlay Districts:

Wetlands Conservation District

LEGAL NOTICE

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

COMPLETENESS REVIEW & STAFF COMMENTS

This application has been reviewed in accordance with the Lebanon Site Plan Review Regulations. Pursuant to Section 4.7.C of the Site Plan Review Regulations, staff has provided comments to the applicant. As a result of staffing conflicts and other delays, staff's comments were not provided to the applicant until after the deadline to submit revised plans. Consequently, the applicant requires additional time to respond and requests a postponement of the application to a future meeting. In support of the applicant's request, staff asks that the Board consider postponing review of the application to the March 25, 2023 work session, given the need for the delay is a result of staff's delay in providing comment to the applicant. In the alternative, the application can be postponed to the Board's April 8, 2024 regular meeting.

cc: Adimab, LLC (via e-mail)
Jason Yehle (via e-mail)
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 11, 2024 Meeting

Staff Memorandum – PB2024-07-LAY

APPLICATION INFORMATION

Agenda Item: 3.E

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

The proposed right-of-way expansion, as described below and in the attached application materials, was originally discussed by the Planning Board at a public hearing held on February 26, 2024. Although there is no legal requirement to hold a public hearing, the Planning & Development Department has scheduled public hearings for roadway layouts as a matter of course. In this instance, it was discovered subsequent to the February 26, 2024 public hearing that one of the abutting properties has multiple owners and only one of the owners was notified of the hearing. Out of an abundance of caution, a new hearing has been scheduled for proposed Trues Brook Road widening and the hearing has been properly noticed to all abutting property owners. Unless the March 18th public hearing results in new information, the Board will presumably adopt the same motion as it did at the February 26th meeting, as follows (taken from the draft February 26, 2024, Planning Board meeting minutes:

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves 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 Brooke 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 #21 point 906414.00 as contemplated by the City Council.

In approving, the Planning Board notes that an abutter has expressed concerns regarding the placement of the overhead wires, and the Council may wish to examine that aspect in greater detail.

The remainder of this memo is identical to the staff memo that appeared in the February 26, 2024 Planning Board meeting agenda packet.

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	PERMANENT	
		AC	SF	TYPE
MAP 186, LOT 37	THELMA B. MOSSEY	2.50	3461	SLOPE/DRAINAGE
MAP 159, LOT 6	MARGERIE 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	3367	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.

STAFF MEMORANDUM

PB2024-07-LAY
Trues Brook Rd ROW Expansion
March 18, 2024 PB Mtg
Agenda Item 3.E
Page 3 of 4

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

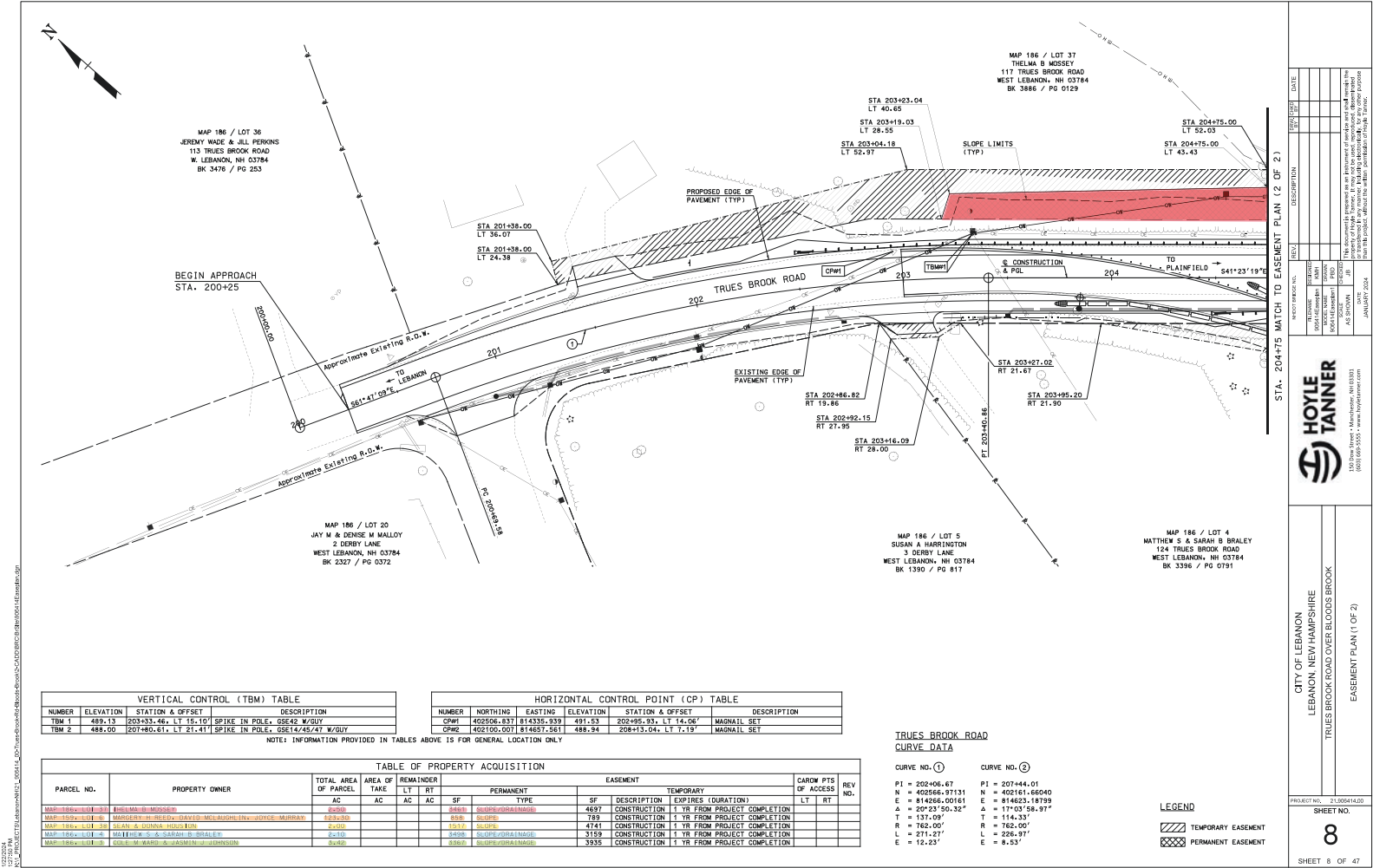
Submitted by:

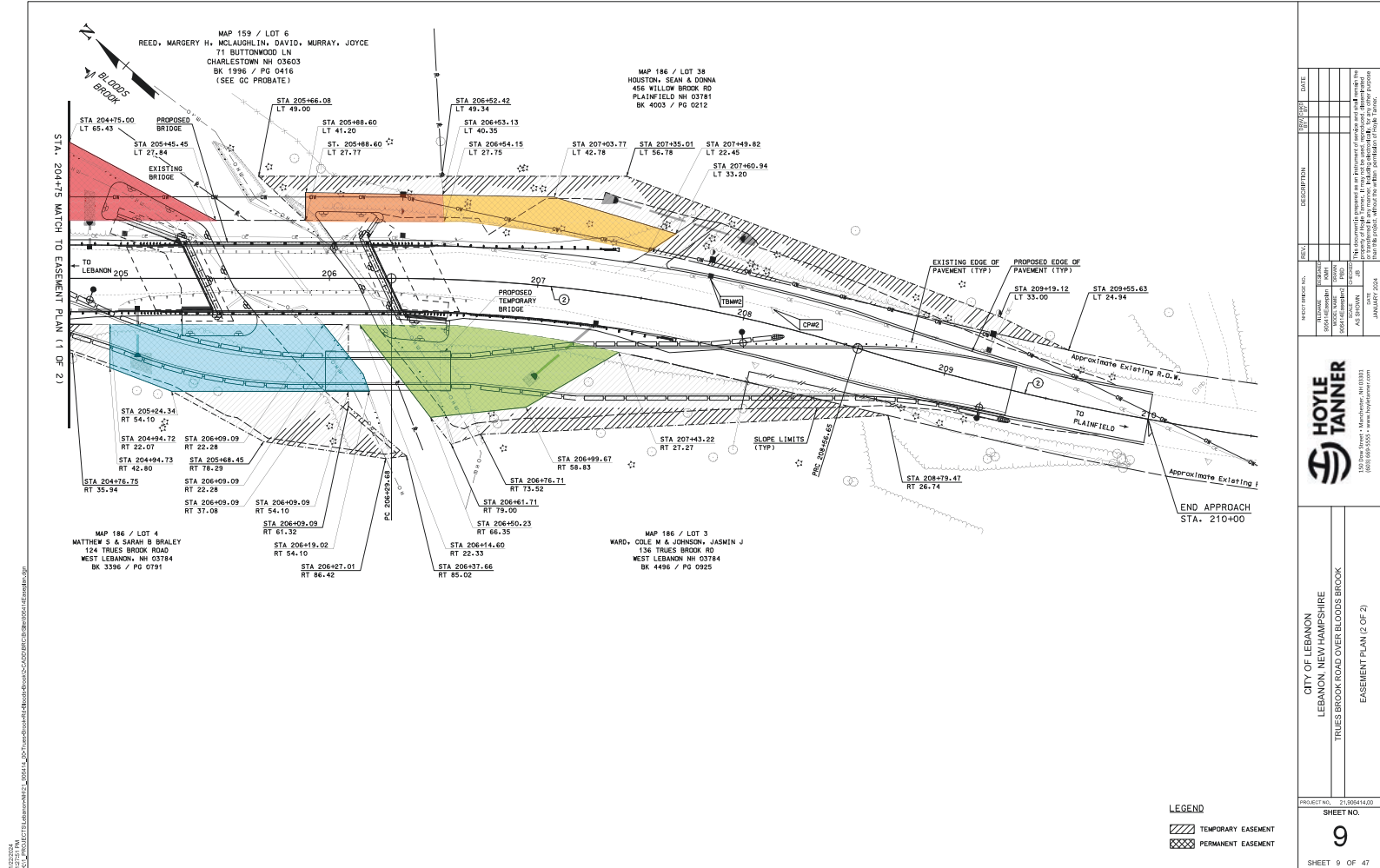
David R. Brooks

Sign Name:

DAVID R. BROOKS

Print Name:





DRAFT

**LEBANON PLANNING BOARD
REGULAR SESSION
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, FEBRUARY 12, 2024 6:30 PM**

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

MEMBERS ABSENT: Laurel Stavis

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

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 February 12, 2024:

- **Edwards Properties, LLC, 99 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**
- **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)**

- **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

Mr. Corwin said staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Richard Ford Burley that the applications of Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41), zoned IND-L, the City of Lebanon, 198 Dartmouth College Highway (Tax Map 108, Lot 23), zoned R-3, and Adimab, LLC, 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600), zoned IND-L do not have the potential for regional impact. The motion was seconded by Jeremy Rutter.

Roll Call Vote:

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

Voting Against – None

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

3. 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

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

A MOTION was made by Jeremy Rutter that the application of 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 is complete enough for the Planning Board to accept jurisdiction and commence review. 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. Zook, Ms. Romano

Voting Against – None

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

2
3 Mr. Dan Nash, of Advanced Geomatics & Design, and Mr. Bobby Oakes were present as the
4 applicants. Mr. Nash gave an overview of the site. He said, because of the excavation waste and
5 other unsuitable materials on the site, the proposal was to lower the land by four feet, which
6 would lessen the weight on the soil and decrease the likelihood of differential settlement. He said
7 the building inspector also asked that the garage be moved farther away from the storage
8 buildings. Mr. Nash said the footprint of the buildings has not changed.

9
10 Mr. Corwin said that, prior to the start of construction activities, all required state permits must
11 be obtained. He said construction is underway, but there is a question of whether a state permit is
12 required from DES Sewage Disposal Division. He said the Planning Board can determine that,
13 because there is still a question if the permit is required, it is not applicable and construction
14 activity would not need to pause. He said, alternately, the Board can determine the DES permit is
15 required, construction would pause, and the Board then would need to modify the Condition of
16 Approval.

17
18 Mr. Corwin read Section 9.1 of the Site Plan Review Regulations related to modifying a
19 condition of approval:

20
21 *“...A request for a modification to an approved plan, which would entail a reversal or relaxation*
22 *of any condition made by the Board as part of its original approval, shall not be heard unless the*
23 *applicant demonstrates that a material change of circumstances has occurred affecting the*
24 *merits of the original application.”*

25 Mr. Corwin explained that, if the Board does require the DES solid waste permit, the delay in
26 construction may cause the project timeline to extend beyond the two-year deadline provided by
27 the active and substantial development threshold.

28 The Board discussed whether construction should be delayed in anticipation that the DES will
29 require the solid waste permit. Mr. Nash said the only item in the “substantial completion” list
30 that has not yet been completed is the installation of a conduit for a new power pole. He said that
31 would be completed by the end of the month. Mr. Nash said it would be costly in time, resources,
32 manpower and funds to delay the project in case the state might say a permit for solid waste is
33 required.

34 The group discussed the status of the construction and what the impact on the project would be if
35 the DES required the permit. Mr. Vincent said the state’s powers exceed that of the City and if it
36 requires the permit and testing on the site, it can shut the project down and may not even have to
37 let the City know it has done it.

38 Mr. Rutter asked if the site plan, included in the meeting materials, included the new plans for
39 lighting and landscaping on the site. Mr. Nash said the new lighting and landscaping were not
40 included on the materials provided to the Board for the meeting. Mr. Corwin said the applicant
41 was asked to provide a full plan set for the Board’s review at this meeting.

42 Chair Hall invited Public Comment. There was none. Chair Hall closed the Public Hearing.

Ms. Romao said it is frustrating to the Board to try to approve something that is not included in the plans they are reviewing. Ms. Zook said she could not remember approving a site plan without having the final plans, especially when changes to light poles and trees are involved.

Chair Hall asked the applicant to return to the next Planning Board meeting with a complete set of updated site plans for the Board to review.

A MOTION was made by Andrew Faunce that the discussion of the application of 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 will be continued to the February 26, 2024 Planning Board meeting. The motion was seconded by Richard Ford Burley.

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

Voting Against – None

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

B. 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 there was a question as to the number of units in the two buildings at the Growthcap Investments, LLC, 22 Maple Street (Tax Map 73, Lot 70) location. He said he has confirmed that the property includes an eight-unit multi-family building and a detached six-unit multi-family building.

Mr. Wayne McCutcheon and Mr. Robert Parpinelli were present as the applicants.

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

A MOTION was made by Andrew Faunce that the application of 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 is complete enough for the Planning Board to accept jurisdiction and commence review. The motion was seconded by Patrick Kennelly.

Roll Call Vote:

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

Voting Against – None

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

1 Mr. McCutcheon said there was an easement given to the City for the construction of a sidewalk
2 at the corner of Maple Street and Pleasant Street. He said there was no deed or plans for the
3 construction easement – just a reference to plans that are “to be recorded.” He also said there was
4 no easement for Pole #5 on Property 5-1. He said he has hired Attorney Barry Schuster to draft
5 easement documentation for the driveway that will be installed once the lots are divided. He said
6 the missing documentation is needed to obtain the easement for the driveway.

7
8 Mr. Corwin said one correction to clarify the new proposed Condition of Approval 1A that, “the
9 access and the egress easement agreement” (for the plot) “shall be recorded at the time of
10 transfer of ownership by the parcel” will be added at the time of filing.

11 Ms. Romano asked how many parking spaces will be required for the existing houses and for the
12 new lot combined. Mr. Corwin said the number of parking spaces is not relevant to the
13 subdivision application. He said the proposed plan does not alter the parking configuration and
14 no spaces will be lost. The group discussed the placement of the driveways and parking areas on
15 the property.

16 Chair Hall invited Public Comment.

17
18 Mr. Steve Peterson, of 26 Maple Street, said he is an abutter to the location. He said historically,
19 the parking lot is pretty much empty, and the driveway area is full of cars. He said it would be
20 hard to manage parking on the site. Mr. McCutcheon said the owner will provide signage that
21 will help direct people where to park.

22
23 Ms. Georgia Tuttle, of Mack Ave, asked what the process would be for the City if the owner
24 wants to build on the second lot, once the lot is subdivided. Mr. Corwin explained that the
25 location is in the R3 district, which is primarily a single-family zoning district. He said the owner
26 would have to submit a building permit for a proposed single-family home that includes a site
27 plan. He said the site plan would have to include two parking spaces. He said there are other
28 permitted uses in the R3 zone, other than single-family homes. He said the Planning Board
29 would not have jurisdiction on a single-family home project. Mr. Corwin said, if the owner
30 proposes anything but a permitted use, he would have to submit a building permit to the Zoning
31 Board and hold a public hearing. He said the only way a two-family duplex could be
32 accomplished in the R3 District is if an existing one-family dwelling were converted to a two-
33 family dwelling, which would require a special exception and public hearing before the Zoning
34 Board.

35
36 Chair Hall closed the Public Hearing.

37
38 ***A MOTION made by Patrick Kennelly that the Lebanon Planning Board APPROVE the***
39 ***application of Growthcap Investments, LLC, for a proposed two (2)-lot Minor Subdivision of***
40 ***22 Maple Street (Tax Map 73, Lot 70), PB2024-06-MIN, as shown on a plat titled “Minor***
41 ***Subdivision Plan of Land Owned by Growth Cap Investments, LLC,” prepared by Wayne***
42 ***McCutcheon Associates, Inc., dated January 4, 2024, last revised January 31, 2024, Project***
43 ***No: 1675923, including any and all supplemental submissions and testimony provided during***
44 ***the public hearing.***

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

This approval is subject to the following conditions:

- 1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:*
 - a. Revise the plat to indicate that an access and egress easement agreement shall be recorded at the time of transfer of ownership of either parcel.*
 - b. Provide the date and description of the plat revisions. (9.5.A.1)*
- 2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).*
- 3. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).*
- 4. Future development on the new lot shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development of the new lot shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.*
- 5. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).*

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

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

Voting Against – None

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

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of Growthcap Investments, LLC, PB2024-06-MIN, titled "Minor Subdivision Plan of Land Owned by Growth Cap Investments, LLC," prepared by Wayne McCutcheon Associates, Inc., dated January 4, 2024, last revised January 31, 2024, and as further revised per the Planning Board's conditions of approval.

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. Zook, Ms. Romano

Voting Against – None

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

4. OTHER BUSINESS

A. Public Hearing determination per RSA 674:54 for Lahaye Drive Multi-Use Path TAP project and Lahaye Drive/Mount Support Intersection Improvements project.

Mr. Corwin explained that, for government use projects, such as the Lahaye Drive project, the statute says the government entity must provide a written notification of the project and the Planning Board has the choice whether or not to hold a public hearing. He said, until now, the Planning Board had automatically held a public hearing for these kinds of government use projects, but it really does have the choice.

The Board members discussed the details of the project with City Engineer Brian Vincent. They discussed how the project has been reviewed and approved. They agreed it is important for the Board to be presented with the plans for government use projects and to then make a decision about holding a public hearing.

Chair Hall called for a straw poll.

Voting in Favor of opening a Public Hearing for the Lahaye Drive Multi-Use Path TAP project and Lahaye Drive/Mount Support Intersection Improvements project - None

Voting Against – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms. Zook, Ms. Romano

The vote against was (7-0).

5. APPROVAL OF MINUTES – January 8, 2024

Mr. Rutter asked that it be added to the minutes that he recognized the excellent minutes prepared by the Recording Secretary.

1 Amendments: Page 3, Line 20: Remove “to be”

2
3 ***A MOTION was made by Jeremy Rutter to approve the Planning Board Minutes of January***
4 ***08, 2024, as amended. The motion was seconded by Andrew Faunce.***

5
6 ***Roll Call Vote:***

7 ***Voting in Favor – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms.***
8 ***Zook, Ms. Romano***

9 ***Voting Against – None***

10
11 ****The MOTION was approved (7-0).***

12
13 **6. ADJOURNMENT**

14
15 ***A MOTION was made by Jeremy Ruter to adjourn the meeting at 7:53pm. The motion was***
16 ***seconded by Andrew Faunce.***

17
18 ***Roll Call Vote:***

19 ***Voting in Favor – Mr. Faunce, Mr. Rutter, Mr. Hall, Mr. Ford Burley, Mr. Kennelly, Ms.***
20 ***Zook, Ms. Romano***

21 ***Voting Against – None***

22
23 ****The MOTION was approved (7-0).***

24
25 The meeting was adjourned at 7:53pm.

26
27 Respectfully submitted,

28 Paula Roux

29 Recording Secretary