



**LEBANON PLANNING BOARD
APRIL 15, 2024 - 7:00 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: 436 695 986#). 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. **Liberty Utilities** - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. **PB2024-11-SCR**
- B. **Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L:** Request for a Conditional Use Permit pursuant to Article III, Section 303.2 and 302.4 of the Zoning Ordinance for a proposed office use. **PB2024-02-CUP – Continued from March 18, 2024**
- C. **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. **PB2024-14-SPR**
- D. **Seale Properties, LLC, 50 Maple Street (Tax Map 73, Lot 65), zoned R-3:** Request for approval of a proposed two (2)-lot Minor Subdivision. **PB2024-13-MIN**

4. Other Business

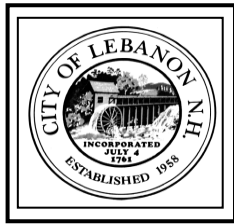
5. Approval of Minutes

- A. March 18, 2024
- B. March 26, 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](https://lebanonnh.gov/live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Tim Corwin, Deputy Planning & Development Director

RE: *Agenda Item 3.A – Liberty Utilities Scenic Road Vegetation Management*
April 15, 2024 Planning Board Meeting

DATE: April 9, 2024

LEGAL NOTICE

Liberty Utilities - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. **PB2024-11-SCR**

BACKGROUND

Poverty Lane has been designated a “scenic road” pursuant to NH RSA 231:157 & 158 and per the Section 134-4 of the City of Lebanon Scenic Road Ordinance (City Code Chapter 134). Copies of the referenced statutes and ordinance are attached for reference.

Additional background information on what “scenic roads” are and how they are regulated can be found in the attached excerpt from the New Hampshire Municipal Association’s A Hard Road to Travel publication, 2015 Edition, pages 83-86.

REQUEST

As described in the attached letter from Heather Green dated February 26, 2024, Liberty Utilities will be performing scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane.

PROCEDURE

The procedures set forth in Section 134-5 of the City’s Scenic Road Ordinance primarily relate to scenic road impacts undertaken by the City. Consequently, for requests made by utilities, the Board must default to the procedures set forth in the statute -- specifically, NH RSA 231:158, II, which provides as follows:

Upon a road being designated as a scenic road as provided in RSA 231:157, [...] any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures [...] shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, **except with the prior written consent of the planning board**, [...], after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing[.]

Note that the public hearing was advertised as required pursuant to the statute.

STAFF RECOMMENDATIONS

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

Moved that the Lebanon Planning Board, pursuant to NH RSA 231:158, APPROVE the request of LIBERTY UTILITIES (PB2024-11-SCR) to perform scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road, as described in application materials dated February 26, 2024, prepared by Heather Green, ISA Certified Arborist for Liberty Utilities.

Attachments

cc: Heather Green, ISA, Liberty Utilities
Jay Cairelli, Department of Public Works Director
Shaun Mullholland, City Manager



February 26, 2024

City of Lebanon
Planning Board
51 North Park St.
Lebanon, NH 03766

Dear Lebanon Planning Board:

Liberty Utilities will be performing scheduled vegetation management for the safety and reliability of the electric distribution system on the following designated scenic roads in the City of Lebanon: **Poverty Lane**

The details for the proposed tree work are enclosed. The planned work can be categorized as follows:

Any and all trees over the 15 inch circumference limit will be pruned to remove dead/dying, weak and structurally poor limbs to conform to the clearances specified by the New Hampshire Public Utilities Commission:

Puc 307.10 Tree-Pruning Standards.

- a) With the land-owner's consent, utilities shall prune trees adjacent to all distribution circuits to the following minimum clearances on no more than a 5 year cycle:
 - 1) 10 feet below the conductors;
 - 2) 8 feet to the side of the nearest conductor; and
 - 3) 15 feet above the conductors, at time of pruning.
- b) Utilities shall implement measures such as mid-cycle reviews to identify and mitigate elevated risk from tree exposure on circuits or sections of circuits that are significantly and/or continually experiencing tree-related interruptions, where it is practical to do so.
- c) Utilities shall not be required to prune to the clearance standards specified in (a) of this section where:
 - 1) The land-owner has refused or restricted permission to prune;
 - 2) A municipality or other local governing body, by ordinance or other official means, has refused or restricted permission to prune; or
 - 3) Pruning to the standards specified in subpart (a) would be detrimental to the health of the tree, in which the utility shall adhere to the guidelines provided in ANSI A300 Part 1–2008 Edition, available as noted in Appendix B.

Trees under the 15 inch circumference limit and brush capable of growing into the energized conductors will be cut with the landowner's consent.



Trees to be removed, based on clearance needs and risk assessment performed by Liberty Utilities and qualified foresters from Environmental Consultants, Inc. (ECI) or Asplundh Tree Experts (ATE) have been marked with red, pink, or orange flagging stapled to the trees. Removals are noted in the enclosed details as an activity = "Rmv," a size = diameter class (ie 05-08") and by land type distinction (Unmaintained (UM), Rural (R) and Maintained (M)).

The newer PUC 307.10 Standards requires our clearance corridor to be wider than in the past. This has required more vegetation work and tree removals and as a result, trees planned for removal are at this time at an inventory state. Currently removals located along single phase construction are being deferred. (Scenic roads are often of this construction.) The removals will be performed as resources are available and will be prioritized by relative risk to other trees found in the inventory process. That is, we expect most of these planned and inventoried removals on the scenic roads to be deferred until a future date.

Please notify as to the date, time and place of the required public hearing at the earliest possible convenience for me to present the project for approval.

Should you have any questions or comments please do not hesitate to contact me at 603-306-8270 or Heather.Green@libertyutilities.com.

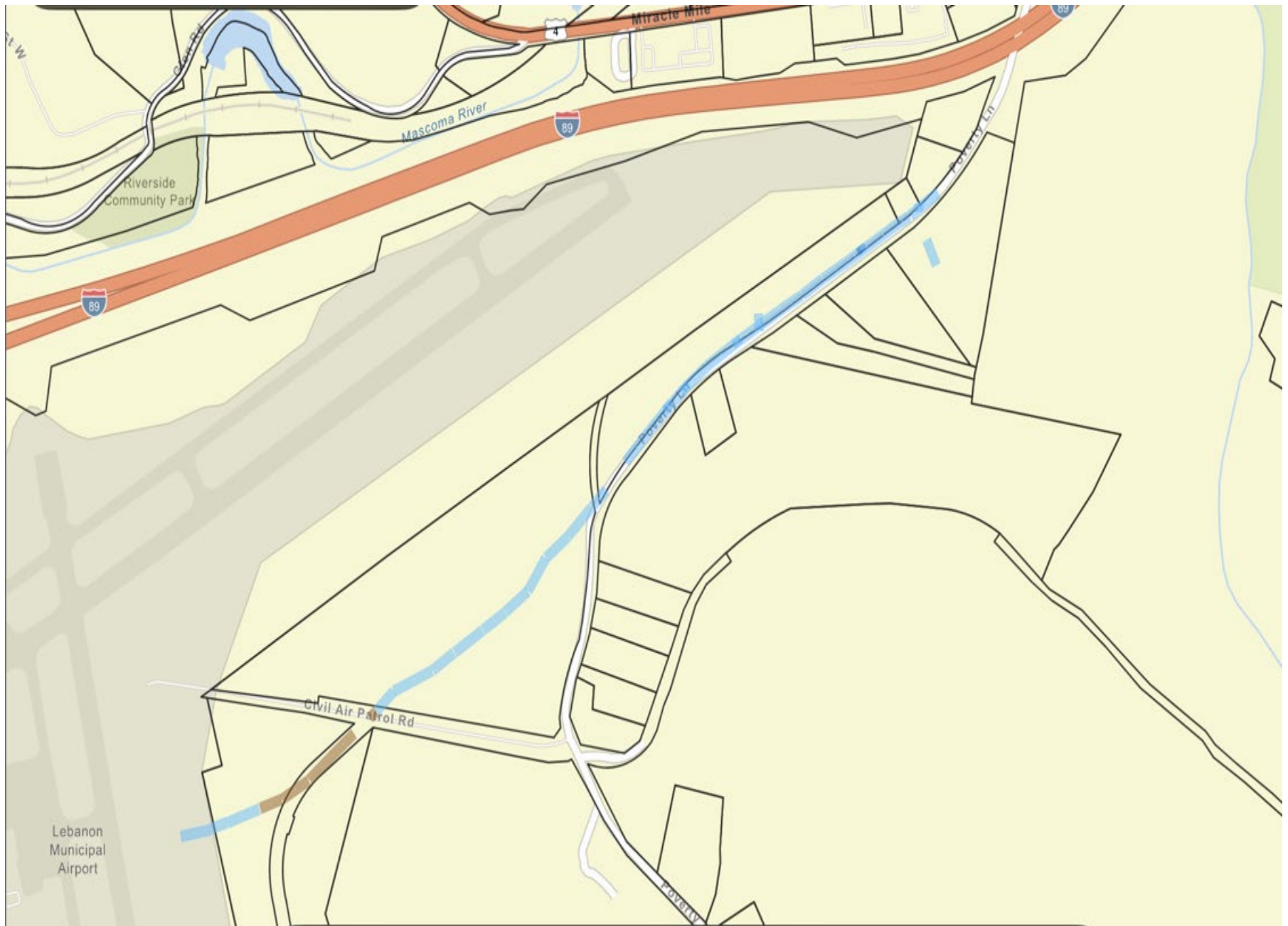
Thank you.

Sincerely,

Heather Green, ISA Certified Arborist IL1344AM
Program Manager Vegetation and Inspections

Liberty Utilities Maintenance Work 2024: Poverty Lane (39L1)

#	Circuit	Activity_Approved	Job #	Physical Address	From Pole	To Pole No
11	39L1	Prune and Flatcut	1		/-	/-
53	39L1	Prune Secondary to Spec	1		/-	/-
30	39L1	Prune and Flatcut	1	17 POVERTY LN, Lebanon, NH,	0189/6-0	0189/7-0
33	39L1	Prune and Flatcut	1	33 Poverty LN, Lebanon nh	0189/7-0	0189/8-50
49	39L1	Prune Guy	1		0189/7-0	0189/7-84
31	39L1	Prune and Flatcut	1	17 POVERTY LN, Lebanon, NH,	0189/7-1	0189/7-2
32	39L1	Prune and Flatcut	1	17 POVERTY LN, Lebanon, NH,	0189/7-50	0189/8-0
29	39L1	Prune and Flatcut	1	17 POVERTY LN, Lebanon, NH,	/-	/-
45	39L1	Prune and Flatcut	2	33 Poverty LN, Lebanon nh	0189/8-50	0189/9-0
34	39L1	Prune and Flatcut	1	33 Poverty LN, Lebanon nh	0189/9-50	0189/10-0
36	39L1	Prune and Flatcut	1	37 POVERTY LN, Lebanon, , 37662706	0189/10-0	0189/11-0
35	39L1	Prune and Flatcut	1	36 A POVERTY LN, Lebanon, , 3766	0189/11-0	0189/11-1
46	39L1	Prune and Flatcut	2	37 POVERTY LN, Lebanon, , 37662706	0189/11-0	0189/12-0
48	39L1	Prune and Flatcut	3	0, Lebanon, , 3766	0189/12-0	0189/13-0
50	39L1	Prune Guy	1	36 A POVERTY LN, Lebanon, , 3766	0189/12-0	0189/12-84
26	39L1	Prune and Flatcut	1	0, Lebanon, , 3766	0189/13-0	0189/14-0
51	39L1	Prune Guy	1	36 A POVERTY LN, Lebanon, , 3766	0189/14-0	0189/14-84
41	39L1	Prune and Flatcut	1	53 POVERTY LN, Lebanon, , 3766	0189/14-0	0189/15-0
40	39L1	Prune and Flatcut	1	53 POVERTY LN, Lebanon, , 3766	/-	/-
52	39L1	Prune Guy	1	36 A POVERTY LN, Lebanon, , 3766	0189/15-0	0189/15-84
42	39L1	Prune and Flatcut	1	53 POVERTY LN, Lebanon, , 3766	0189/15-0	0189/16-0
12	39L1	Prune and Flatcut	1		0189/16-0	0189/17-0
43	39L1	Prune and Flatcut	1	53 POVERTY LN, Lebanon, , 3766	0189/18-0	0189/19-0
18	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0189/19-0	0450/1-0
14	39L1	Prune and Flatcut	1	0 OLD-AIRPORT RD, Lebanon, NH,	0198/6-0	0198/6-5
15	39L1	Prune and Flatcut	1	0 OLD-AIRPORT RD, Lebanon, NH,	0198/6-50	0198/7-0
16	39L1	Prune and Flatcut	1	0 OLD-AIRPORT RD, Lebanon, NH,	0198/7-0	0198/8-0
8	39L1	Prune	1	16 AIRPARK RD, Lebanon, NH,	0198/7-0	0198/7-1
5	39L1	Prune	1	0 TERMINAL RD, Lebanon, NH,	0198/8-0	0198/9-0
38	39L1	Prune and Flatcut	1	5 commerce ave west Lebanon nh	0198/12-1	0198/12-2
39	39L1	Prune and Flatcut	1	5 commerce ave west Lebanon nh	0198/12-2	0198/12-3
37	39L1	Prune and Flatcut	1	43 AIRPARK RD, Lebanon, NH,	0198/13-0	0198/14-0
27	39L1	Prune and Flatcut	1	11 COMMERCE AVE	0442/1-0	0442/2-0
6	39L1	Prune	1	11 COMMERCE AVE	0442/2-0	0442/3-0
28	39L1	Prune and Flatcut	1	12 commerce ave west Lebanon nh	0442/2-0	0442/3-0
7	39L1	Prune	1	12 commerce ave west Lebanon nh	0442/3-0	0442/4-0
9	39L1	Prune	1	19commerce av west Lebanon	0442/3-0	0442/4-0
10	39L1	Prune	1	19commerce av west Lebanon	0442/4-0	0442/5-0
2	39L1	Prune	1		0442/4-0	0442/5-0
3	39L1	Prune	1		0442/5-0	0444/2-0
1	39L1	Prune	1		0444/2-0	0444/3-0
4	39L1	Prune	1		0444/5-0	0444/6-
17	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/1-0	0450/2-0
19	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/2-0	0450/3-0
20	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/3-0	0450/4-0
21	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/4-0	0450/5-0
22	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/5-0	0450/6-0
23	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/6-0	0450/7-0
24	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/7-0	0450/8-0
25	39L1	Prune and Flatcut	1	0 POVERTY LN, Lebanon, , 3766	0450/8-0	0450/9-0
47	39L1	Prune and Flatcut	3		0450/14-0	0450/15-0
44	39L1	Prune and Flatcut	2		0450/15-0	0450/15-50
13	39L1	Prune and Flatcut	1	0 OLD-AIRPORT RD, Lebanon, NH,	450/15-50	0450/16-0



TITLE XX

TRANSPORTATION

CHAPTER 231

CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Scenic Roads

Section 231:157

231:157 Scenic Roads; Designation. – Any road in a town, other than a class I or class II highway, may be designated as a scenic road in the following manner. Upon petition of 10 persons who are either voters of the town or who own land which abuts a road mentioned in the petition (even though not voters of the town), the voters of such town at any annual or special meeting may designate such road as a scenic road. Such petitioners shall be responsible for providing the town clerk with a list of known property owners whose land abuts any of the roads mentioned in the petition. The town clerk shall notify by regular mail within 10 days of the filing all abutters along the road that lies within the town that a scenic road petition has been filed for and that an article to designate such road as a scenic road will appear in the warrant at the next town meeting. The voters at a regular town meeting may rescind in like manner their designation of a scenic road upon petition as provided above. Notice to the abutting landowners shall also be given as provided above. Each town shall maintain and make available to the public a list of all roads or highways or portions thereof within the town which have been designated as scenic roads. Such list shall be kept current by updating not less than annually and shall contain sufficient information to permit ready identification of the location and extent of each scenic road or portion thereof, by reference to a town map or otherwise.

Source. RSA 253:17. 1971, 455:1. 1973, 586:1. 1981, 87:1. 1992, 160:3, eff. July 5, 1992.

TITLE XX

TRANSPORTATION

CHAPTER 231

CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Scenic Roads

Section 231:158

231:158 Effect of Designation as Scenic Roads. –

- I. As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4 feet from the ground.
- II. Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 231:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or any other official municipal body designated by the meeting to implement the provisions of this subdivision, after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing, provided, however, that a road agent or his designee may, without such hearing, but only with the written permission of the selectmen, remove trees or portions of trees which have been declared a public nuisance pursuant to RSA 231:145 and 231:146, when such trees or portions of such trees pose an imminent threat to safety or property, and provided, further, that a public utility when involved in the emergency restoration of service, may without such hearing or permission of the selectmen, perform such work as is necessary for the prompt restoration of utility service which has been interrupted by facility damage and when requested, shall thereafter inform the selectmen of the nature of the emergency and the work performed, in such manner as the selectmen may require.
- III. Designation of a road as scenic shall not affect the eligibility of the town to receive construction, maintenance or reconstruction aid pursuant to the provisions of RSA 235 for such road.
- IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls.
- V. A town may, as part of a scenic road designation under RSA 231:157 or as an amendment to such designation adopted in the same manner, impose provisions with respect to such road which are different from or in addition to those set forth in this section. Such provisions may include, but are not limited to, decisional criteria for the granting of consent by the planning board or other designated municipal body under paragraph II, or protections for trees smaller than those described in paragraph I, designated for the purpose of establishing regenerative growth along the scenic road.
- VI. Any person who violates this section or any local provision adopted under this section shall be guilty of a violation and shall be liable for all damages resulting therefrom.

Source. RSA 253:18. 1971, 455:1. 1973, 586:2. 1981, 87:1. 1983, 122:2. 1991, 134:3, 4. 1992, 160:2, eff. July 5, 1992.

Chapter 134

SCENIC ROADS

§ 134-1.	Title.	§ 134-5.	Effect of designation as scenic road.
§ 134-2.	Statutory of authority.		
§ 134-3.	Declaration of purpose.	§ 134-6.	Definition.
§ 134-4.	Procedure for designation of road as scenic road.	§ 134-7.	Rights of landowner.
		§ 134-8.	Rescission of designation of scenic road.

[HISTORY: Adopted by the City Council of the City of Lebanon 7-19-1989 by Ord. No. 59; effective 7-19-1989. Amendments noted where applicable.]

GENERAL REFERENCES

Petitions for poles in scenic roads — See Ch. 152, Art. III, § 152-18.

§ 134-1. Title.

This chapter shall be known as the "City of Lebanon Scenic Road Ordinance."

§ 134-2. Statutory of authority.

This chapter is enacted pursuant to RSA 231:157 and 231:158 and RSA 47:17. As the procedure for scenic roads as contained in RSA 231:157 is for towns, it is necessary to set up a procedure for action by the City Council.

§ 134-3. Declaration of purpose. [Added 12-15-1993]

The purpose of this chapter is to maintain the character of the landscape along the City's highways and to promote the visible natural and historic features along rural roads.

§ 134-4. Procedure for designation of road as scenic road. ¹ [Amended 6-6-2001 by Ord. No. 2001-5]

Upon petition of 10 persons who are either voters of the City or who own land which abuts a road described in the petition, or by a petition of the Planning Board, or the Conservation Commission, or by its own initiative, the City Council may designate such road as a scenic road pursuant to RSA 231:157. The petition shall be on a form and format as designated by the City Clerk.

- A. The petitioners shall provide the City Clerk with a list of known property owners whose land abuts any of the roads described in the petition. The names shall be taken from the City tax records not more than five days before filing of the petition. It shall be the responsibility of the petitioners to

1. Editor's Note: The following are designated scenic roads: Stevens Road (August 1989); Eastman Hill (March 1990); Poverty Lane (12-15-1993); Slayton Hill (12-15-1993); Great Brook Road (12-15-1993); Sunset Rock Road (August 1989); Pine Tree Cemetery Road (May 2003).

verify that such list contains all abutters along the road entitled to notice.

- B. The City Clerk shall notify by regular mail within 10 days of the filing of the petition with the City Clerk all abutters along the road as set forth in the petitioners list that lie within the City. The notice shall inform the abutter that a scenic road petition has been filed and that a public hearing date will be set by the City Council.
- C. The City Council shall set a date for the public hearing and request a report from the Planning Board as to the effect of the designation of the road as scenic road under the Master Plan.
- D. The City Council shall request a written report regarding the designation of a scenic road from the Conservation Commission prior to the public hearing.²
- E. The City Council shall hold a public hearing on the petition. Notice of the public hearing shall be duly advertised within a newspaper of general circulation as to date, time, place and purpose. The notice shall be published once each week for two weeks on the same day of the week, with the last publication to occur at least seven days prior to the public hearing. The abutters and any other person shall have the right to speak at such public hearing. After the public hearing is closed, the City Council shall vote whether or not to designate all or part of the road described in the petition as a scenic road.

§ 134-5. Effect of designation as scenic road.

Upon a road being designated by the City Council as a scenic road, no tree or stone wall shall be cut or removed within the right-of-way except as permitted herein.

- A. If any repair, maintenance, reconstruction or paving work done with respect to the scenic road shall involve the cutting or removal of trees or the tearing down or destruction of stone walls or portions thereof, the Manager shall obtain the written consent of the Planning Board. A request shall be made by the Manager to the Planning Board for such work with sufficient description to indicate what trees or stone walls will be involved, with a copy sent to the Conservation Commission. The Planning Board shall hold a public hearing on the request. Notice of the public hearing shall be duly advertised within a newspaper of general circulation as to date, time, place and purpose. The notice shall be published once each week for two weeks on the same day of the week, with the last publication to occur at least seven days prior to the public hearing. After the conclusion of the public hearing, the Planning Board shall vote whether or not to consent to such work. The decision of the Planning Board shall be in the form of a notice signed by the Chair and sent to the Manager.
- B. In an emergency situation where public safety is threatened, as determined by the Manager, Public Works Director or designee, the City or a utility company may cut and remove storm damaged trees that are creating an immediate hazard to public safety. Within seven days of cutting or removal of a tree on a scenic road, the City Manager will submit a report to the City Council describing the nature of the emergency and the action taken to resolve the emergency. **[Amended 6-4-1997]**
- C. The Public Works Department may trim and prune trees, cut shrubs, vegetation and other natural or man-made obstructions, from within three feet of the edge of the main traveled portion of the road which interfere with safe travel upon the road without consent of the Planning Board or the Manager.
- D. No person or City department or agency shall cut or remove any tree, as defined herein, or stone wall within the right-of-way of any road designated by the City Council as a scenic road, except as

2. Editor's Note: See Ch. 31, Boards, Committees and Commissions, Art. I, Conservation Commission.

permitted herein.

- E. The right of the City to clear highways as contained in RSA 231:50 shall be subject to the scenic road designation. **[Added 12-15-1993]**
- F. Prior to any change in surface treatment, such as converting an unpaved road to a paved road, or prior to any change in vertical or horizontal profile other than pavement maintenance such as shims and overlays, the Administration will obtain approval of the City Council. The City Council will request a recommendation from the Planning Board. The Planning Board will request review and recommendation by the Conservation Commission prior to making a recommendation to the City Council. A public hearing will be scheduled by the City Council to solicit public comment prior to action by the City Council. All abutters along the Scenic Road will be notified of the City Council public hearing. **[Added 6-6-2001 by Ord. No. 2001-5]**

§ 134-6. Definition.

As used in this chapter, the following terms shall have the meanings indicated:

TREE — Any woody plant which has a circumference of 15 inches or more at a point four feet from the ground.

§ 134-7. Rights of landowner.

- A. The designation of a road as a scenic road shall not affect the rights of an abutting landowner as to planting trees in the right-of-way pursuant to RSA 31:52 and the landowner's rights in those trees as provided in RSA Chapter 231. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his/her own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 471:6 limits the removal or alternation of boundary markers including stone walls.
- B. Any abutting landowner shall have the right to obtain a driveway permit as provided in the driveway and culvert policy and, if a permit is obtained, shall have the right to remove any tree or portion of stone wall as may be required for the construction of a driveway in conformity with such permit, provided that the intent of this chapter is met. Driveway, as provided in the driveway and culvert policy, includes entrances, exits or approaches to the public way, including bar ways or other necessary entrances to fields or forested lands. **[Amended 12-15-1993 ; 9-20-2000 by Ord. No. 70]**

§ 134-8. Rescission of designation of scenic road. [Amended 12-15-1993]

Upon petition of 10 persons who are either voters of the City or who own land which abut the road described in the petition to rescind shall be acted upon by the City Council in the same manner and procedure as set forth in § 134-4 above. After the conclusion of the public hearing, the City Council shall vote whether or not to rescind the designation of a scenic road.

Winter Roads

Roads may be laid out that are open and maintained only between November 15 and April 1. They are called “winter roads.” RSA 231:24. The only way a road can become a “winter road” is to be laid out that way, by petition, through a proceeding under the layout laws. See Chapter 2 for a detailed description of the layout process. Municipalities can charge yearly rentals to the property owners benefited by the winter road layout.

The winter road law was enacted in 1897 and has never been cited in a reported court opinion. The intent of the statute may have been an attempt to legitimize the plowing of private roads by towns, a practice not legally allowed without reimbursement to the municipality by benefited property owners. *Clapp v. Jaffrey*, 97 N.H. 456 (1952). Laying out winter roads for this purpose is not recommended, for several reasons. First, since the winter road law was enacted, highway liability law has changed significantly. New Hampshire municipalities no longer have complete sovereign immunity. Instead, municipalities now have the duty to prevent “insufficiencies” on all town-maintained highways. RSA 231:90 through 92-a. See Chapter 6 for more on liability.

Second, the New Hampshire Supreme Court has held, “Snowplowing alone does not keep a road in a state of repair or preserve it from decline. Maintenance or repair work such as repaving or ‘cold-patching’ in summer is required to protect against and combat the road’s yearly erosion caused by rain, snow, and freezing temperatures.” *Catalano v. Windham*, 133 N.H. 504, 511 (1990). Attempting to confer winter road status on an otherwise private road, where the only work to be done by the town is snowplowing, raises too great a risk that the town may be found liable for road insufficiencies caused by a private party’s off-season maintenance, or lack thereof.

Scenic Roads

What Are They?

Any road other than a Class I or II highway can be designated a scenic road (RSA 231:157) by the legislative body of a city or town. Scenic road designation requires the state and/or the municipality to obtain written permission of the planning board prior to any repair, maintenance, reconstruction, or paving work on the road if such work requires the cutting, damage, or removal of trees, or the removal or destruction of stone walls. Likewise, any utility or other person who wishes to install or maintain poles, conduits, cables, wires, pipes, or similar structures must obtain prior written consent of the planning board if the work involves tree cutting or removal of stone walls. RSA 231:158, II. Scenic road designation does not affect a municipality’s eligibility to receive construction, maintenance, or reconstruction aid. RSA 231:158, III.

Trees Defined. RSA 231:157, I defines “tree” as “any woody plant” that is at least 15 inches in circumference at four feet from the ground.

Designation Procedure

A petition signed by 10 voters, or landowners abutting the road (even if they are not voters), can initiate the scenic road designation process, details of which are found in RSA 231:157. The petitioners must provide the town clerk with a list of the names of owners of property abutting the road. Within 10 days of receiving the petition, the clerk must notify, by regular mail, all the property owners abutting the road, informing them that a scenic road petition has been received and that an article to designate the road will appear in the warrant of the next annual or special town meeting. Designation can be rescinded in like manner at the annual town meeting. In fact, in Neville v. Highfields Farm, Inc., 144 N.H. 419 (1999), the New Hampshire Supreme Court held that town meeting had the authority to rescind scenic road designation in order for the landowner to have a portion of the road relocated and then designate the relocated road as scenic, over the objections of the planning board.

Although the statute provides for a process initiated by petition, RSA 31:131 authorizes the select board to insert in the town meeting warrant any article that can be inserted by petition. The select board then would have the duty to notify the abutters, as required by RSA 231:157.

In cities and in towns with councils, voters or abutting property owners would initiate the scenic road petition, which would then be voted on by the city or town council. Presumably, the council would have authority to initiate the scenic road designation upon notification of abutting property owners.

Public List

Each municipality must maintain a public list of all roads, or portions thereof, that have been designated as scenic. The list must be updated annually and must contain sufficient information to permit ready identification of the location and extent of each scenic road by reference to a town map. RSA 231:157.

Cutting Trees and Removing Stone Walls on Scenic Roads

Notice and Public Hearing. Once a highway has been designated as a scenic road, the municipality and the state are required to seek the written consent of the planning board for any repair, maintenance, reconstruction, or paving work that would involve the cutting, damage, or removal of trees, or the tearing down or destruction of stone walls (or any portion thereof). Utilities must also seek consent before they erect, install, or maintain poles, conduits, cables, wires, pipes, or other structures if the work would similarly affect trees or stone walls. The planning board must hold a public hearing on any such request from the municipality or a utility. Notice of the public hearing must be advertised in a local newspaper two times. The second notice must appear in the newspaper at least seven days before the public hearing. RSA 231:158, II.

Exceptions. There are several important exceptions to the limitations on cutting trees and removing stone walls imposed by the scenic road statute, and local residents or municipal officials do not generally understand these exceptions. Lack of awareness of these exceptions has led to the common miscon-

ception that scenic road designation is a way to prevent tree cutting and stone wall removal altogether on designated roads. But abutting landowners are exempt from the statute's limitations, and road agents and public utilities enjoy significant exceptions as well. Scenic road status is not a way to make sure landowners get notice before trees are cut on the highway right of way adjoining their land. Municipalities are already legally required to give prior notice to owners before cutting trees on any public highway, not just on scenic roads (RSA 231:145 and :146, discussed in Chapter 1). In addition, even without scenic road status, utilities are required not only to give notice to landowners, but also to get their permission to cut trees. RSA 231:172; see Chapter 13. It is also important to note that designating a highway as a scenic road, by itself, does not prevent future development, does not guarantee that a road will remain unpaved, and does not impose any restriction on the use of property or the highway other than the requirement for the government and utilities to obtain planning board permission in most cases before affecting trees and stone walls. See Cormier v. Danville Zoning Board of Adjustment, 142 N.H. 775 (1998). Future use and development along a scenic road may only be accomplished through ordinary land use channels, such as zoning ordinances and historic district ordinances.

Road Agent. The road agent or his/her designee may remove trees that have been designated a public nuisance, in accordance with the process outlined in RSA 231:145 and :146, when the trees pose “an imminent threat to safety or property” without the consent of and prior public hearing by the planning board. However, the road agent must first obtain the written permission of the select board before removing nuisance trees. RSA 231:158, II.

Utility. When a public utility is involved in “the emergency restoration of service,” it may perform work necessary to promptly restore utility service that has been “interrupted by facility damage” without a prior public hearing of the planning board and without written permission of the select board. After performing such work, the utility must inform the select board of the nature of the emergency and the work performed. RSA 231:158, II.

Landowners. Scenic road designation does not affect the rights of landowners to cut trees on their own property, unless the municipality has acquired the trees as shade or ornamental trees under the provisions of RSA 231:139 through :156. Landowners are also free to remove or alter stone walls on their property despite scenic road designation, within the limits provided in RSA 472:6 regarding boundary markers. RSA 231:158, IV. The only way for a municipality to prevent owner/abutters from cutting trees is by acquiring title to the highway strip, or by taking tree rights under the tree warden law. RSA 231:154; see also Chapter 1.

Additional Municipal Provisions

Municipalities can adopt scenic road regulations that are different from or in addition to those outlined above as part of a scenic road designation, or as an amendment to a previous designation. Amendments may be made in the same manner as the original designation. Additional provisions can include, but are not limited to, criteria used by the planning board in deciding upon requests to cut trees or remove stone walls, or protections for trees smaller than 15 inches in circumference at four feet from the ground in order to establish regenerative growth along scenic roads. RSA 231:158, V.

Penalty

Any person who violates the scenic road law or any additional local regulations governing scenic roads is guilty of a violation and shall be liable for all damages resulting from such violation. RSA 231:158, VI.

Constitutionality

In Webster v. Candia, 146 N.H. 430 (2001), the Court held that the provisions of the scenic road statute were not impermissibly vague and that the statute gave adequate warning to the plaintiffs that certain size trees could not be cut without planning board approval. The Court upheld the planning board's denial of a request from a developer to cut trees on a Class VI road designated as scenic in order to improve the road for reclassification as Class V. Under the town zoning ordinance, cluster development was not permitted on Class VI roads. The developer had argued that the statute failed to include standards by which the planning board decides upon the request to cut trees. But the Court wrote, "We find it implied that the planning board will exercise its discretion consistent with the purpose of the road's scenic designation." That purpose, according to the statute's legislative history, was to "encourage the tourist attractiveness of our scenic roads in our towns and...permit the retention of trees and stone walls so characteristic of our New England scenery."

Rights of Way for Lumber Removal

RSA 231:40 through :42 provides a process whereby a landowner who wants to remove "lumber, wood or other material" may petition the select board to lay out a right of way for that purpose over someone else's land. The right of way can be created for a fixed length of time and made subject to other conditions.

Procedure

The procedure is similar to a highway layout, described in Chapter 2, except for some special notice provisions outlined in RSA 231:42. After the select board receives the petition, the board must schedule a time to "examine the premises" and hear from the parties. At least 12 days' notice of the examination and hearing, as well as notice of the time the select board will consider claims for damages, must be provided to one or more of the petitioners and to persons owning or having an interest in lands through which the right of way will pass. The select board must also publish notice in a local newspaper at least 10 days before the hearing. Since this process involves a taking by eminent domain, the procedures outlined in the Eminent Domain Procedures Act (RSA Chapter 498-A) also apply. Because this is a complex procedure, local officials should consult their municipal attorney if they receive a right of way petition for timber removal.

If, in its discretion, the select board decides to lay out a right of way for removal of lumber or other material, any damages to be paid to the owner over whose land it passes must be paid by the petitioner.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 15, 2024 Meeting

Staff Memorandum – PB2024-02-CUP – *con't from 3/18/24*

APPLICATION INFORMATION

Agenda Item: 3.B

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 28, 2024, from Dan Nash, PE, of Advanced Geomatics & Design (2 pgs)
- ▶ Parking Calculations table, dated 3/25/2024 (1 pg)
- ▶ Plan sheet titled, "Site Plan for Edward Properties, LLC," prepared by Advanced Geomatics, dated 01/30/2024, revised 03/28/2024
- ▶ Floor plans for 99 Heater Road, dated 11 Jan 2024 (3 pgs – *previously included with the 3/18/24 agenda packet*)
- ▶ Letter dated March 28, 2024, from Frank J. Barrett, Jr, A.I.A., of Barrett Architecture (ADA accessibility; 1 pg)

Included in 3/18/2024 Planning Board meeting agenda packet:

- ▶ 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

The concerns outlined in the prior staff memo (included with the March 18, 2024 Planning Board agenda packet) have been adequately addressed with the new materials submitted by the applicant (see attached letters dated March 28, 2024 from the project's engineer Dan Nash and from the project's architect, Jay Barrett).

STAFF RECOMMENDATIONS

If the Board moves to approve the application, staff recommends that the Board include the following conditions (as noted in the in the prior staff memo for this application, included with the March 18, 2024 Planning Board agenda packet):

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~~

Updated 28 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 be improved (paved). 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.

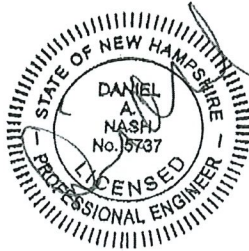
The new parking includes 2 business trailers. Staff has determined that parking registered trailers on-site constitutes "outdoor storage", as permitted by Section 303.4. Our calculations indicate the trailers will occupy 14% of the building area, under the 20% allowed as a permitted use. The footprint 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. See attached letter from Architect.

99 Heater Road
City of Lebanon
28Mar24

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

Sincerely,



Daniel A. Nash, PE
Principal

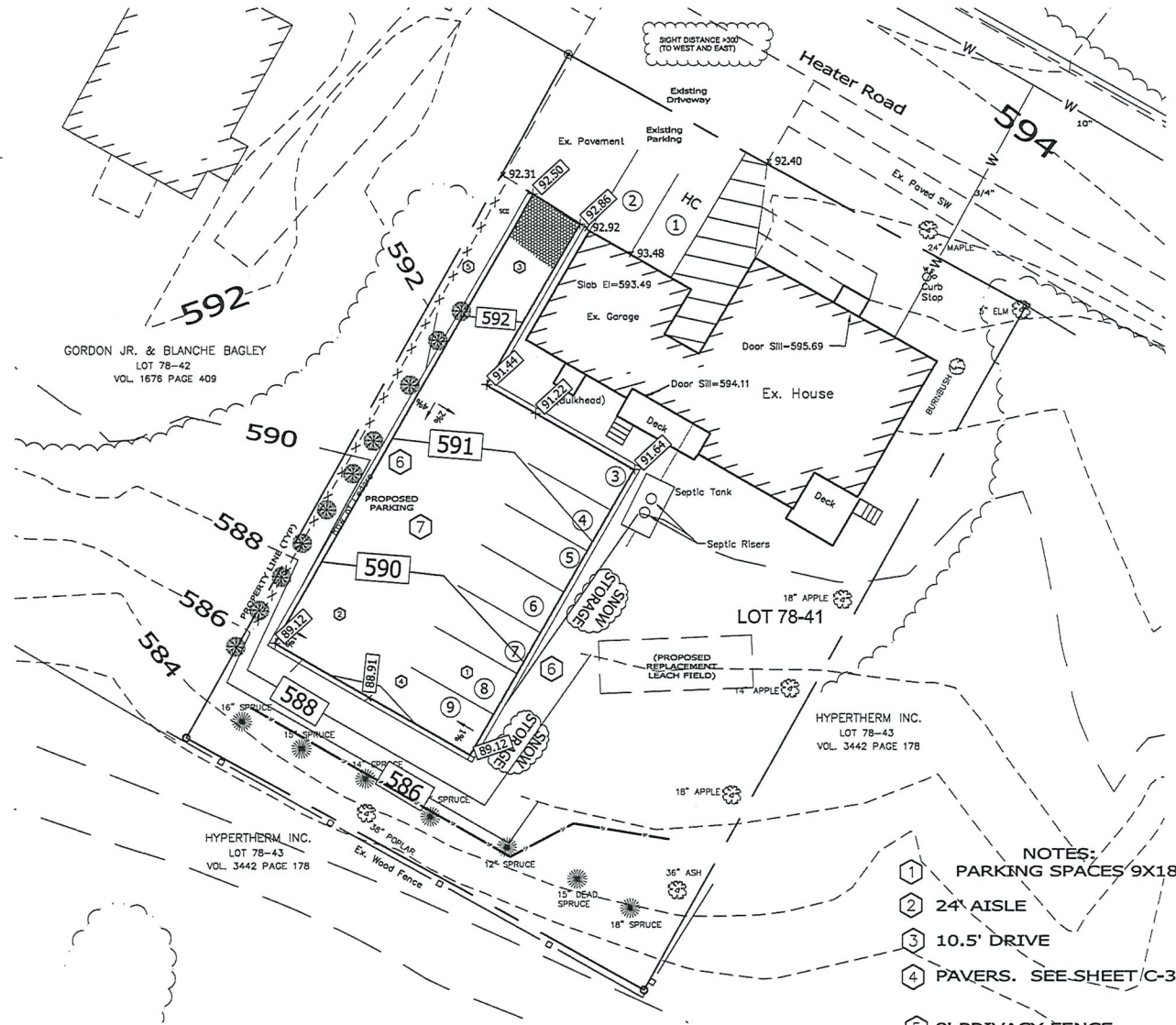
CC: Edwards Properties

Attachments:

- Parking Calculation
- Site plan, Sheet C-1
- Building Floor Plans
- letter from Barrett Architecture dated 28mar24
- Updated and 7Feb24 CUP application

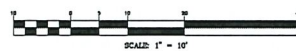
M:\2023_projects\23-017\planning_board\submittal_28Mar24\col_heater_CUP_28mar2024.docx

EDWARDS Properties																
99 HEATER ROAD																
LEBANON, NH																
SHARED PARKING CALCULATIONS																
A						Weekday				Weekend						
Land Use	Table 607.1 Parking Calculations					B		C		D		E		F		
	Existing					Daytime	Adjusted	Evening	Adjusted		Adjusted		Adjusted	Nighttime	Adjusted	
	Area				Spaces	(0900-1600)	Spaces	(1600-2400)	Spaces	(0900-1600)	Spaces	(1600-2400)	Spaces	(2400-0600)	Spaces	
	(sf)	Use	Rate	Units	Required		Required		Required		Required		Required		Required	
Office	1,097	office	1/250sf	1,097	4.4	100%	4.4	10%	0.4	10%	0.4	5%	0.2	5%	0.2	
Two BR apartment	1,600	residential	1.5/unit	1	2.0	50%	1	75%	1.5	100%	2.0	80%	1.6	100%	2.0	
Accessory Use:																
Warehouse(Storage)	1,324	warehouse	1/1,000sf	1,324	1.3	100%	1.3	100%	1.3	100%	1.3	100%	1.3	100%	1.3	
			Totals		7.7		6.7		3.3		3.8		3.1		3.5	



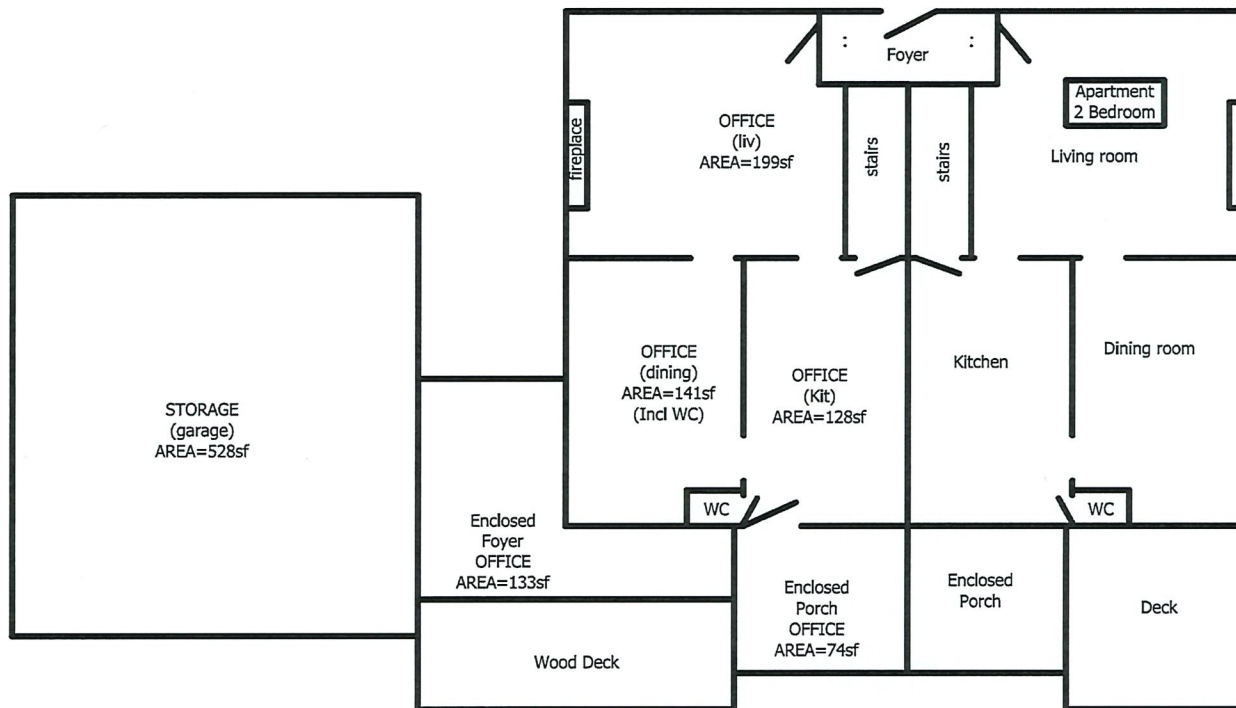
- NOTES:**
- ① PARKING SPACES 9X18.
 - ② 24' AISLE
 - ③ 10.5' DRIVE
 - ④ PAVERS. SEE SHEET C-3.
 - ⑤ 8' PRIVACY FENCE.
 - ⑥ SLOPED GRANITE CURB.
 - ⑦ PROPOSED PAVED PARKING.

SITE PLAN



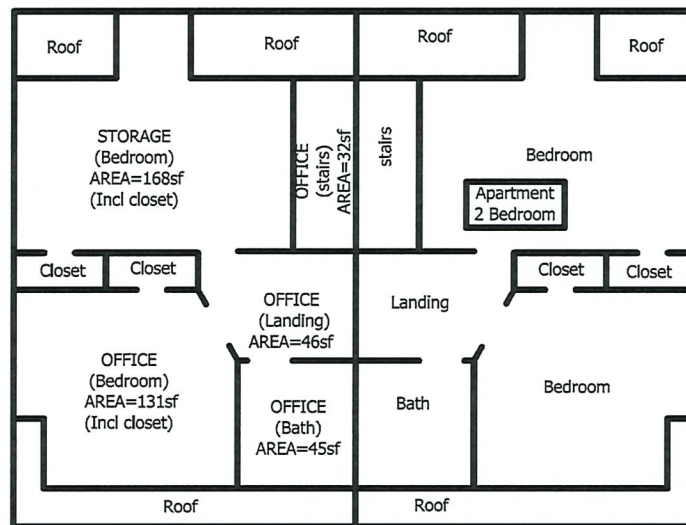
SHEET 5 OF 11

SITE PLAN FOR EDWARDS PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN 105 BANK STREET - 4TH FLOOR LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448-6295 E-MAIL: advancedgeomatics@comcast.net	
SURVEYED: PATON	DATE: 01/25/2024
DESIGNED: DAN	
DRAWN: DAN	
CHECKED: DAN	
EDWARDS PROPERTIES	
SITE PLAN	
C-1	
© 2024 ADVANCED GEOMATICS & DESIGN DWG: C1	



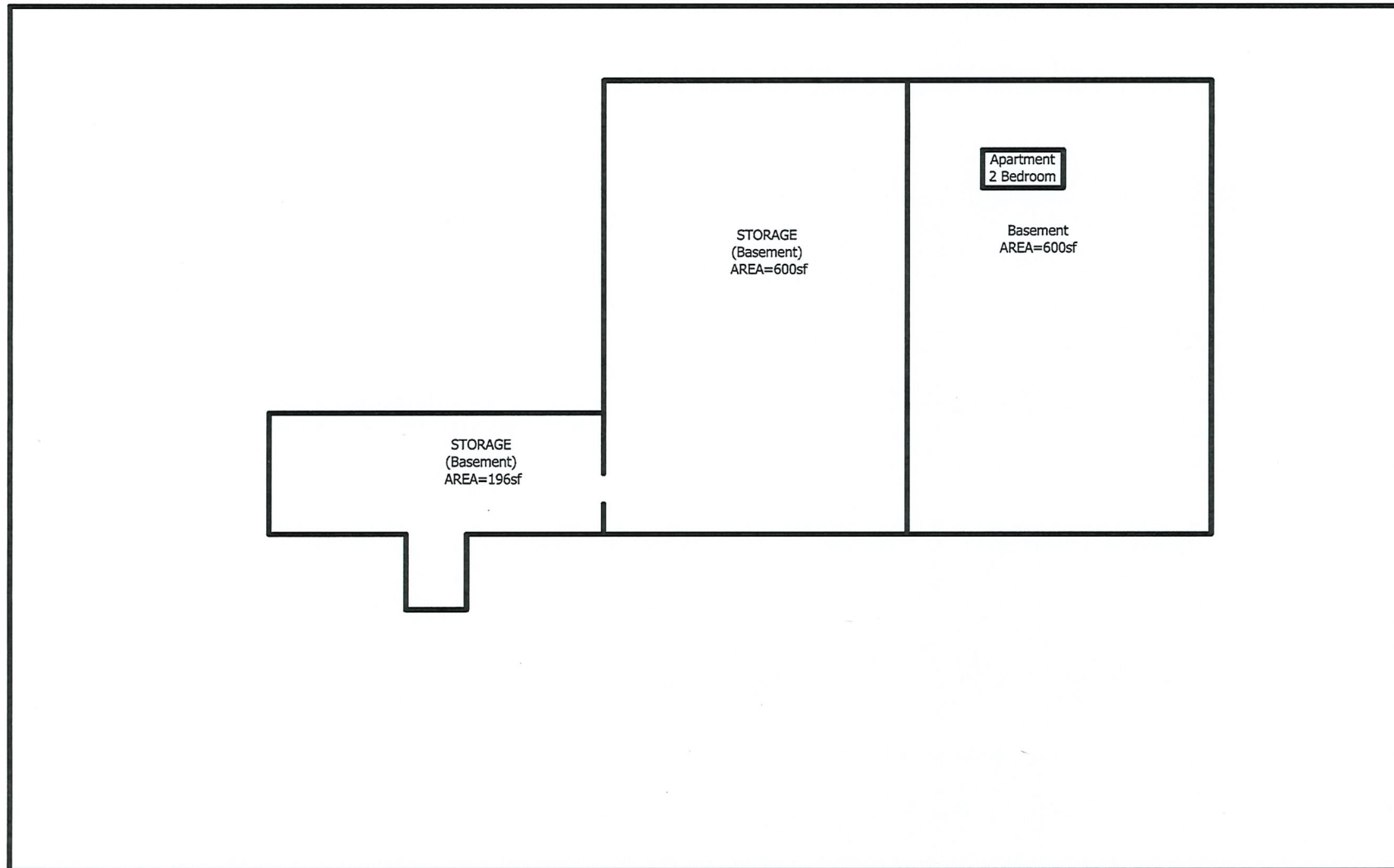
FIRST FLOOR PLAN
SCALE: 1"=10'

99 HEATER ROAD
11 JAN 2024



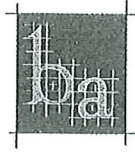
SECOND FLOOR PLAN
SCALE: 1"=10'

99 HEATER ROAD
11 JAN 2024



BASEMENT FLOOR PLAN
SCALE: 1"=10'

99 HEATER ROAD
11 JAN 2024



barrett architecture

FRANK J. BARRETT, JR., AIA

March 28, 2024

City of Lebanon
Planning and Development Department
51 North Park Street
Lebanon, NH 03766

Attn: Tim Corwin, Deputy Planning and Development Director

RE: Edwards Properties, LLC
99 Heater Road; Lebanon, NH
Tax Map 78 / Lot 41

Dear Mr. Corwin,

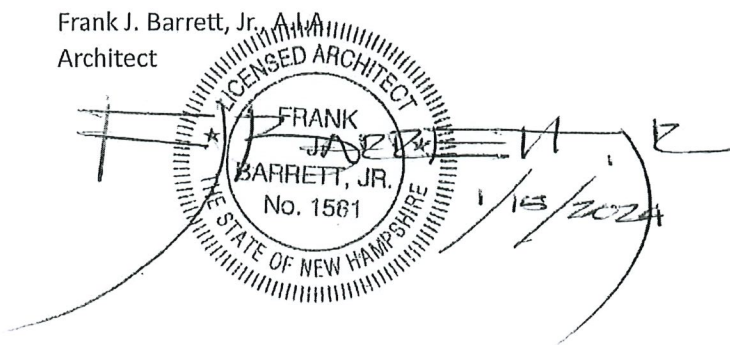
As the Architect of Record for this project, I have reviewed the drawings prepared for City of Lebanon Site Plan Review concerning this project, as prepared by Advanced Geomatics & Design, dated March 28, 2024, relative to meeting applicable HC Accessibility code requirements. In addition to those site related improvements for meeting accessible code requirements, as per site plan drawing C-1, there will be installed, within the existing building itself, a new lift to complete the required accessible route into the existing building, within the area that the change of use is occurring. This interior work will be part of the other proposed minor work to be done on the building interior, and will, of course, require the proper administrative building permit when the time comes.

This letter is to certify that the scope of the proposed alteration work, as it concerns HC Accessibility as referenced above meets the applicable building code requirements of Title XII "Public Safety and Welfare"; Chapter 155-A:5-a; "New Hampshire Building Code"; Section 155-A:5-a "Accessibility Standards for Public Buildings".

Please feel free to contact this office should you have further questions concerning this matter.

Sincerely,

Frank J. Barrett, Jr., AIA
Architect





CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 15, 2024 Meeting

Staff Memorandum – PB2024-14-SPR

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID:

PB2024-14-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)*

Staff Attachments:

- Memo from Duane Egner, Fire Inspector, dated February 27, 2024

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. PB2024-14-SPR

PLANS AND APPLICATION MATERIALS

- ▶ See attached. Application materials appear in the order as submitted by the applicant. Note that the drainage report appears on-line only and is not included in the printed copies of the agenda packet.
- ▶ Application materials may also include those materials submitted for the prior application (PB2024-08-SPR), which was deemed incomplete by the Planning Board on March 18, 2024. Applicant should confirm whether or which of these materials from the prior application should be included as part of the current application.

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 prior site plan application for the proposed project (PB2024-08-SPR) was deemed incomplete by the Planning Board on March 18, 2023. The applicant subsequently submitted revised application materials and, to staff's satisfaction, has addressed the completeness issues outlined in the staff memo for PB2024-08-SPR. However, it should be noted that the attached application materials are confusingly ordered, and the applicant has not identified which of the prior application materials should be included as part of the current application. The applicant should do so prior to the Board making a determination with respect to completeness. For example, the application form and technical checklist for PB2024-08-SPR should presumably be considered part of the current application since both forms are required for a complete application and neither was submitted with the materials for the current application.

APPLICATION OVERVIEW

The property is located within the IND-L District on the south side of Heater Road, and abuts the Hypertherm facility to the rear. The property is currently improved with a two (2)-story, two-family dwelling constructed in 1950 and containing 1,700 sq. ft. of net living area (*per the City's Assessing records*). The two-family dwelling is not an allowed use in the IND-L District and, therefore, is considered "legal non-conforming". The applicant proposes to convert the two-family dwelling to a mixed use building containing (i) a one-bedroom apartment and (ii) an office use accessory warehouse space in the garage. Exterior improvements include a parking area to the rear, stormwater treatment features, lighting, and landscaping.

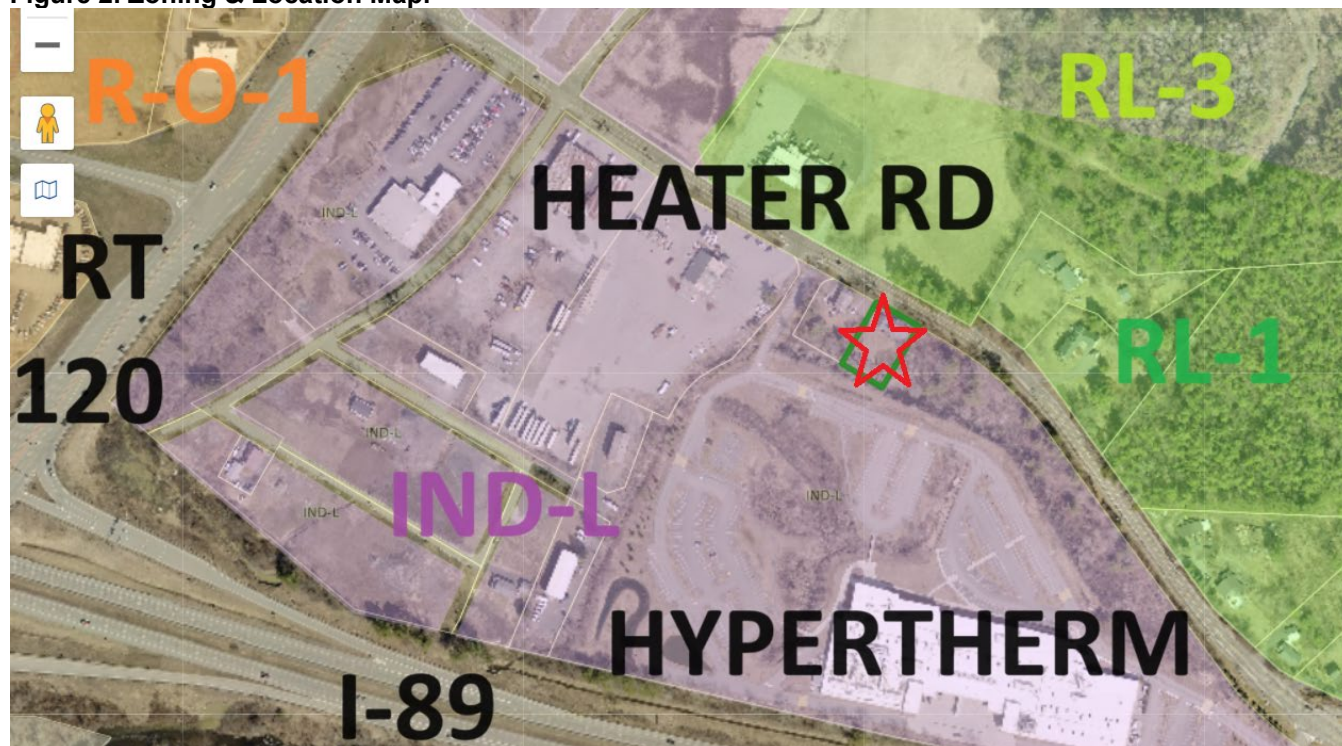
Figure 1. Street view of property.



©2023 Google, <https://lebanonnh.mapgeo.io/> (image date: August 2023)

Keyboard shortcuts © 2024 Google - Image Date: August 2023

Figure 2. Zoning & Location Map.



STAFF COMMENTS

The following staff comment was included in the staff memo prepared for the prior application (PB2024-08-SPR) and should be addressed by the applicant:

- 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?

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

Jurisdiction

The proposed development would ordinarily qualify for Minor Site Plan Review from the Minor Site Plan Committee, except that waivers of applicable requirements have been requested and the Minor Site Plan Committee is not authorized to grant waivers. Consequently, the project requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements.

Waiver Requests

Pursuant to Section 7.1 (“Waiver of Regulations”), the applicant has requested partial waivers from certain provisions of the Site Plan Review Regulations. Two Applications for Waviers were submitted with the attached application materials, one dated March 7, 2023, and another with a revised date of March 28, 2023. Assuming the version dated March 28, 2023, is the most up to date, the applicant has requested

waivers from the following sections of the Site Plan Review Regulations (listed below in the order they appear in the March 28th Application for Waivers):

- **5.1.E.13** – *requiring building elevations depicting proposed lighting fixtures*
- **6.2.B.1** – *requiring a 15 ft. wide perimeter landscaping buffer*
- **6.2.B.10** – *requiring trees at 40 ft. intervals along property frontage*
- **6.7.C.1** – *parking area lighting requirements (average horizontal illuminance and uniformity ratio)*
- **6.2.B.6** – *requiring an additional 5 ft. of perimeter landscaping along the side of the property adjoining the neighboring residential use, together with an opaque screen*

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- 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
- 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.

The applicant's basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

SECTION 5 – SUBMISSION REQUIREMENTS

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. As noted above, it is not clear whether or which of the application materials submitted for the prior application (PB2024-08-SPR), which was deemed incomplete by the Planning Board on March 18, 2024, are intended by the applicant to be part the current application (PB2024-14-SPR). This should be clarified by the applicant.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): The applicant has submitted a landscaping plan in accordance with Section 5.1.E.15 of the Site Plan Review Regulations and the landscaping design standards set forth in Section 6.2. See Sheet 8 of the plan set. As noted above, the applicant has requested waivers from some of the Section 6.2 landscaping design standards.

6.3 (Utilities & Fire Protection): The property is served by on-site sewer and municipal water. As noted in the attached memo from Duane Egner, City of Lebanon Fire Prevention Ordinance #72, Section 72-41.2(E), requires that any commercial property containing a dwelling unit is required to be protected by an automatic fire sprinkler system. This requirement will need to be addressed as part of the applicant's building permit application and will be reviewed by the Fire Department at that time.

6.4 (Fees and Assessments in Effect at time of Connection): The creation of new non-residential square footage will be subject to the City's Impact Fee Ordinance and fee schedule adopted by the Board on October 12, 2021.

6.7 (Lighting): The applicant has submitted a lighting plan in accordance with Section 5.1.E.12 of the Site Plan Review Regulations. A single lighting fixture is proposed and will be mounted to the building to help illuminate the proposed parking lot. See Sheet 9 of the plan set. As noted above, the applicant has requested a waiver from the parking lot illumination design standards set forth in Section 6.7.C.1.

6.8 (Off-Site Improvements): The applicant does not propose any off-site improvements.

6.9 (Premature and Scattered Development): This section provides that the Planning Board “may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations.” Staff does not recommend a finding that the proposed development is scattered and premature as such a finding would appear to be without basis.

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable.*

II. **ZONING ORDINANCE:**

Use: The proposed office use is allowed by Conditional Use Permit per Section 303.2 of the Zoning Ordinance. The applicant has applied for a Conditional Use Permit (PB2024-02-CUP) which will be heard simultaneously as the site plan application.

Parking and Outdoor Storage: The applicant proposes a total of 9 parking spaces for the office/dwelling unit use, with two (2) of the parking spaces for the outdoor storage of trailers associated with the office use. The 7 proposed parking spaces for the office/residential use conforms with the minimum parking requirements of Section 607 of the Zoning Ordinance (*7.7 spaces are required pursuant to the Shared Parking Ratio Reduction Factors set forth in Table 607.6, which may be rounded down to 7 pursuant to the Table of Minimum Off-Street Parking Requirements which provides that the minimum number of required parking spaces required for any use shall be “rounded down to the nearest whole”*).

The two (2) spaces for the trailers (which are spaces 8 and 9 as shown on Sheet 5 (C-1) of the plan set) are allowed pursuant to Section 303.4 of the Zoning Ordinance which provides as follows:

Outdoor storage shall be permitted as an **accessory use** to a permitted use if it occupies an area of 20 percent or less of the footprint area of the **principal building**. Otherwise, outdoor storage shall require a **conditional use** permit from the Planning Board pursuant to Section 302.4. [...] All outdoor storage, including outdoor storage for a **contractor’s yard** and **equipment and machinery sales, rental and service**, shall be appropriately screened from view from abutting **parcels** and shall not occupy required yard areas.

The applicant has demonstrated that the proposed outdoor storage space (consisting of parking spaces 8 and 9 as labeled on Sheet 5 (C-1) will occupy an area of 20 percent or less than the building footprint and, therefore, is permitted “by right” without requiring an additional Conditional Use Permit.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

No comment at this time.

FIRE DEPARTMENT

See attached memo from Duane Egner, Fire Inspector, dated February 27, 2024. With respect to the property address, the City's current position is that the correct address is 135 Heater Road, whereas the applicant believes the correct address is 99 Heater Road. At the time of the writing of this memo, City staff are still working to resolve this discrepancy.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

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

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended February 7, 2024, which are the regulations in effect at the time the application was submitted.
3. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.
4. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
5. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
6. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

10. Within 30 days of the Planning Board's approval, the applicant shall obtain a final determination from the City relative to the correct address for the property.
11. Within 30 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
 - a) Add a note that the property does not contain wetlands and reference the March 7, 2024 letter from Peter Spear.
 - b) On the Cover Sheet:
 - i. Update property address information on cover sheet pursuant to determination by the City referenced in Condition of Approval #10.
 - ii. In the "Zoning Comparison" table on the cover sheet:
 1. clarify that 9 parking spaces are proposed including two spaces for the outdoor storage of two trailers for the office use.
 2. add a footnote that the office use is permitted pursuant to a Conditional Use Permit approved on April 15, 2024 (PB2024-02-CUP)
 3. provide description of plan revisions made pursuant to the Planning Board's approval (5.1.E.4.d).
 - c) On Sheet 5 (C-1):
 - i. add a note identifying how trash pick up will be handled.
 - ii. provide a legend identifying various symbology.
 - iii. identify proposed uses of the existing building (*staff note: 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*).
 - d) On Sheet 8 (L-1), remove Landscape Note #10 which is duplicative of Note #9.
 - e) On Sheet 9 (L-2), clearly identify the color correlated temperature (CCT) and wattage of the proposed building-mounted light fixture.
12. Once approved by staff pursuant to Condition of Approval #11, the applicant shall provide the Planning and Development Department with a digital copy of the final revised plan set saved in a PDF-A format for archival purposes.
13. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

14. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
15. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (*Staff note: applicant can request an invoice from the Department of Public Works*).

Conditions to be Satisfied Prior to the Issuance of a Building Permit

16. The development 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. In accordance with RSA 674:39, the approved site plan 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.
17. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
18. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

19. The impact fee calculated pursuant to Condition of Approval #16 shall be paid.
20. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

Attachments

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



LEBANON FIRE DEPARTMENT

12 South Park Street
Lebanon, NH 03766

Phone: 603-448-8810
FAX: 603-448-8811
James Wheatley,
Fire Chief

February 27, 2024

To: Tim Corwin, Senior Planner and Zoning Administrator
Lebanon Planning Board Members

From: Duane Egner, Fire Inspector

Re: March 11, 2024 Planning Board Application Review

Tim,

The Lebanon Fire Department has reviewed the below Lebanon Planning Board applications and the documents that were submitted to determine compliance with the various applicable fire codes adopted by the State of New Hampshire and City of Lebanon. Below are the results of the review.

- Edwards Properties, LLC, 99 Heater Road (Tax Map 78, Lot 41) – After a review of the application materials, the following concerns were identified:
 - o The parcel address number of 99 appears to be incorrect. The NH E911 system identifies the property as 135 Heater Road. It is recommended that the applicant work with the City, NH E911, and the occupants to resolve this addressing inconsistency.
 - o City of Lebanon Fire Prevention Ordinance #72, Section 72-41.2(E) requires that any commercial property containing a dwelling unit is required to be protected by an automatic fire sprinkler system. This requirement is applicable at the building permit stage, but the applicant should be aware of this requirement as no water main size was indicated on the plans submitted and it is not known if the existing service is large enough to support a sprinkler system.
- City of Lebanon, 198 Dartmouth College Highway (Tax Map 108, Lot 23) – After a review of the application materials, no fire code related concerns were identified.
- Adimab, LLC, 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600) – After a review of the application materials, the following concern was identified:
 - o The proposed photovoltaic shade canopies shall be installed at no less than 13 feet 6 inches to the lowest portion of the canopy to allow for safe movement of fire apparatus through the parking area.

Please let me know if there are any questions.

Sincerely,

Duane E. Egner

ADVANCED GEOMATICS & DESIGN, LLC

PO Box 512 – 105 Bank Street

LEBANON, NH 03766

(603) 448-6295

Email: advancedgeomatics@comcast.net

DATE 28MAR2024

JOB NO. 23-017

ATTENTION: Tim Corwin

Senior Planner

RE: 99 Heater Road

Lebanon, NH

To: City of Lebanon
51 North Park Street
Lebanon, NH 03766

LETTER OF TRANSMITTAL

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	28Mar24		Plan Set (1Fullsize&11-11x17)
1	28Mar24		Updated CU Application
1	7Mar24		Site plan email response (incl. response to CE comments&waivers)
1	28Mar24		Updated Drain Report (includes OMP)
1	28Mar24		response to comments in 18Mar24 PB agenda
1	28Mar24		Response to CE comments dated 15Mar24

THESE ARE TRANSMITTED as checked below:

☐ For approval	☐ Approved as submitted	☐ Resubmit _____ copies for approval
☐ For your use	☐ Approved as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Returned for corrections	☐ Return _____ corrected prints
☐ For Review and comment	☐ _____	
☐ FOR BIDS DUE _____		☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO: Edwards Properties

SIGNED:

Daniel A. Nash, PE



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

M:\2023_projects\23-017\planning_board\submittal_7mar24\col_heater_resptostaffcomments_7mar2024.docx



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:

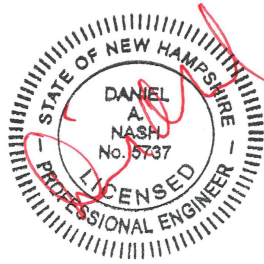
1. Hydraulic Conductivity. The infiltration rate was determined by Connecticut Valley Designs in their field work designing a replacement septic system. They determined the rate to be 5" per hour (see attached design plan).
2. Seasonal High Water Table. The SHWT is 18". See attached septic plan. Finish 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

M:\2023_projects\23-017\drainage\drain_bv_response_7mar24.doc

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

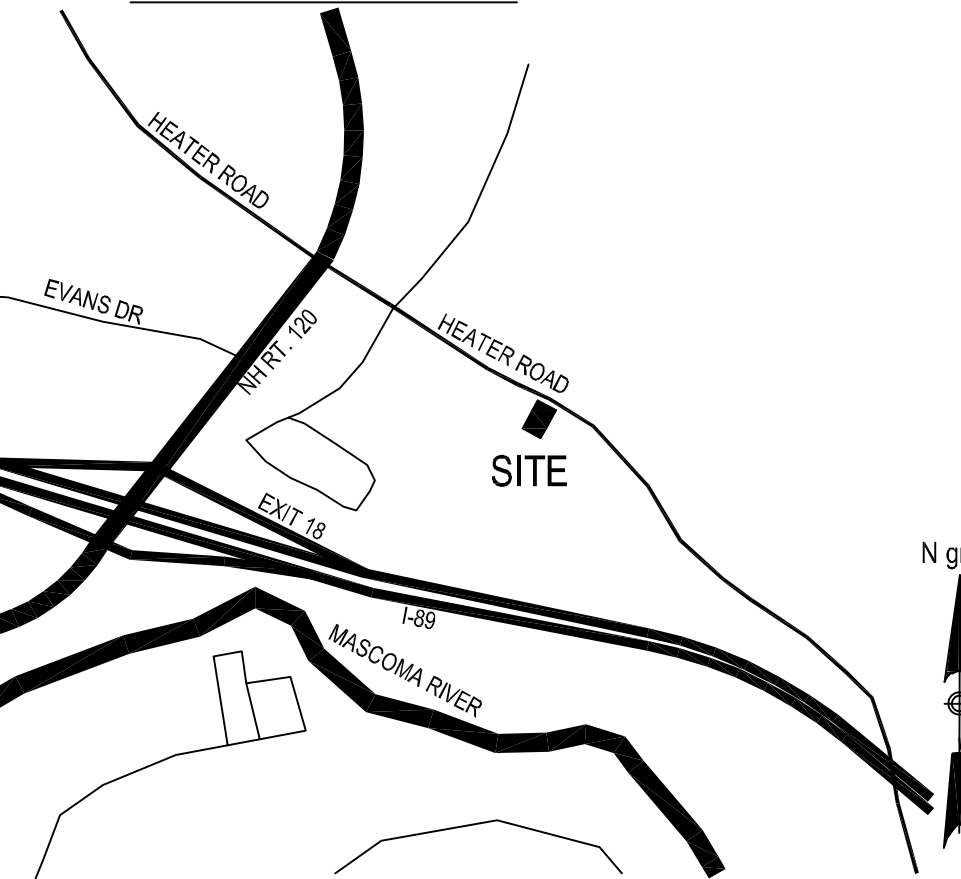
PERCOLATION TEST DATA

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

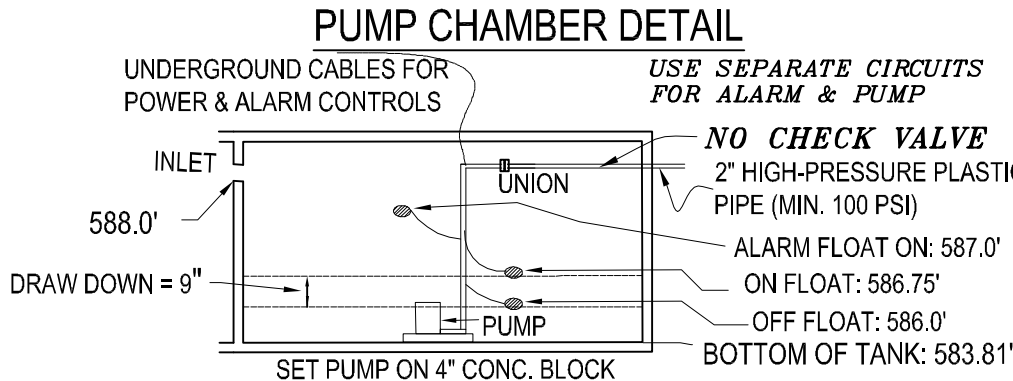
DRAWN BY: JWV SCALE: 1"=20'

CHECKED BY: MWC DATE: 2/8/2024

SHEET 1 OF 1

BASIS OF PUMP DESIGN
VERTICAL HEAD = (588.0-588.35) = 3.35'
PUMP WILL PUMP 56 G.P.M WITH NO RESISTANCE
FITTING LOSS (EQUIV. LENGTH): 9'
EFFECTIVE PIPE LENGTH = 27' (W/ 18' OF PIPE + 9' FROM FITTINGS)
CALCULATE FRICTIONAL LOSS WITH HEAD & FLOW STATED ABOVE:
EFFECTIVE FRICTIONAL HEAD = (0.27' X 1.6 (PER 100 FT OF PIPE)) = 0.23'
TOTAL DYNAMIC HEAD = 3.35' + 0.23' = 3.58'
FROM PERFORMANCE CHART, FLOW RATE = 56 GPM (USING TOTAL DYNAMIC HEAD)

PUMP CHAMBER = 500 GAL
SET DRAW DOWN @ 9" OR 75" = 94 GAL. OF TOTAL TANK VOLUME
EFFECTIVE VOLDOSE = 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



PUMP CHAMBER DETAIL

UNDERGROUND CABLES FOR POWER & ALARM CONTROLS
INLET
588.0'
DRAW DOWN = 9"
SET PUMP ON 4" CONC. BLOCK
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'

SYSTEM NOTES:

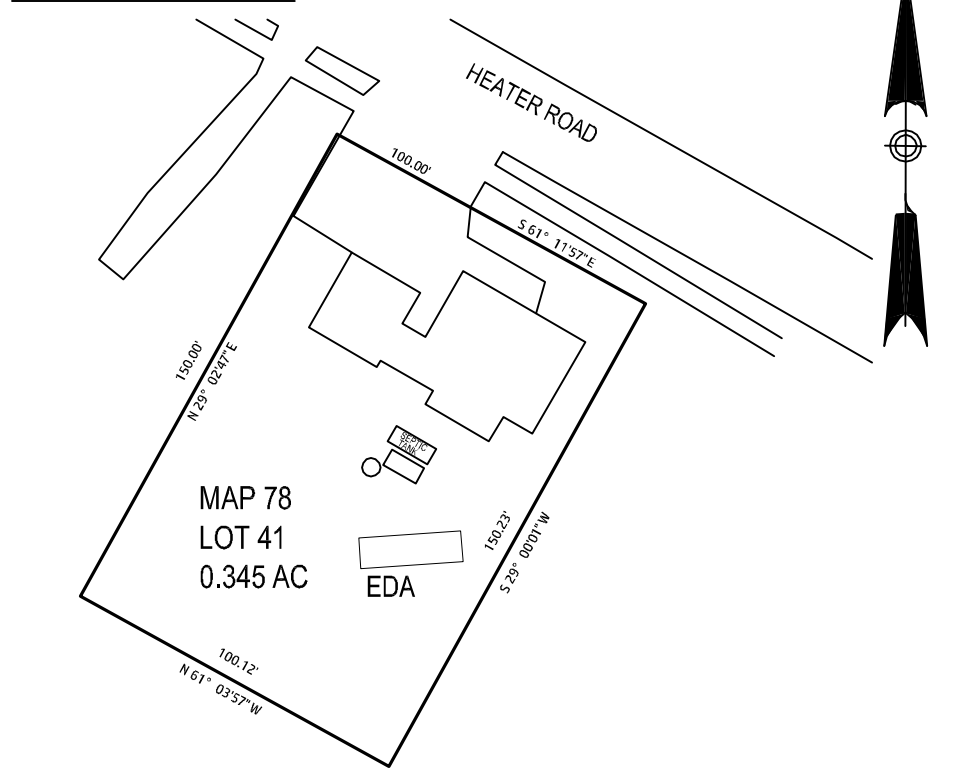
AeroFin™ wastewater treatment systems are approved by NHDES as ITA in accordance with Part Env-Ws 1024. The system is designed in accordance with the Infiltrator AeroFin™ Design and Installation Manual.

- 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

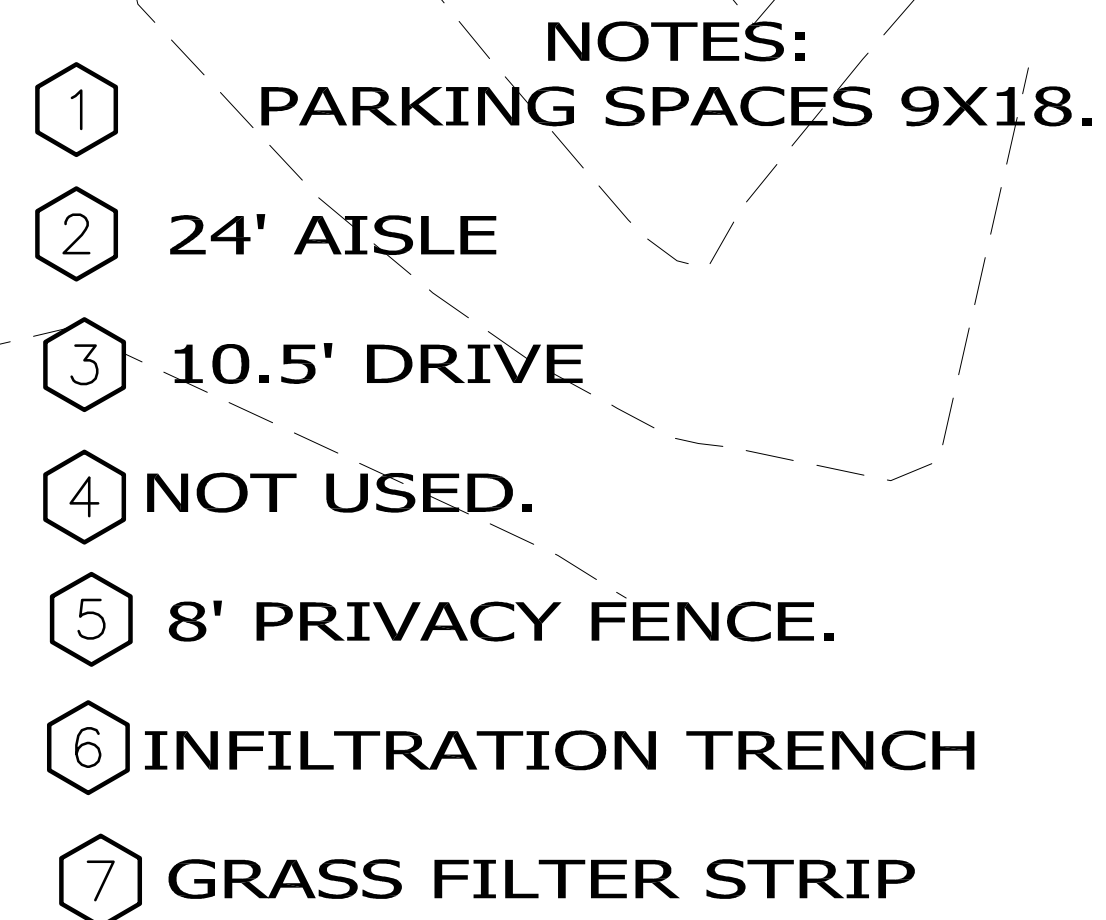
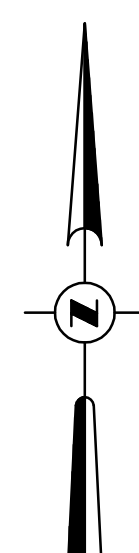
CONTRACTOR NOTES:
1) Remove all Existing Mound System Material within 5' of the Proposed Effluent Disposal Area (EDA). Remove down to Parent Material and rebuild with System Sand.
2) Any contaminated and organic soil to be removed and disposed of properly.

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.

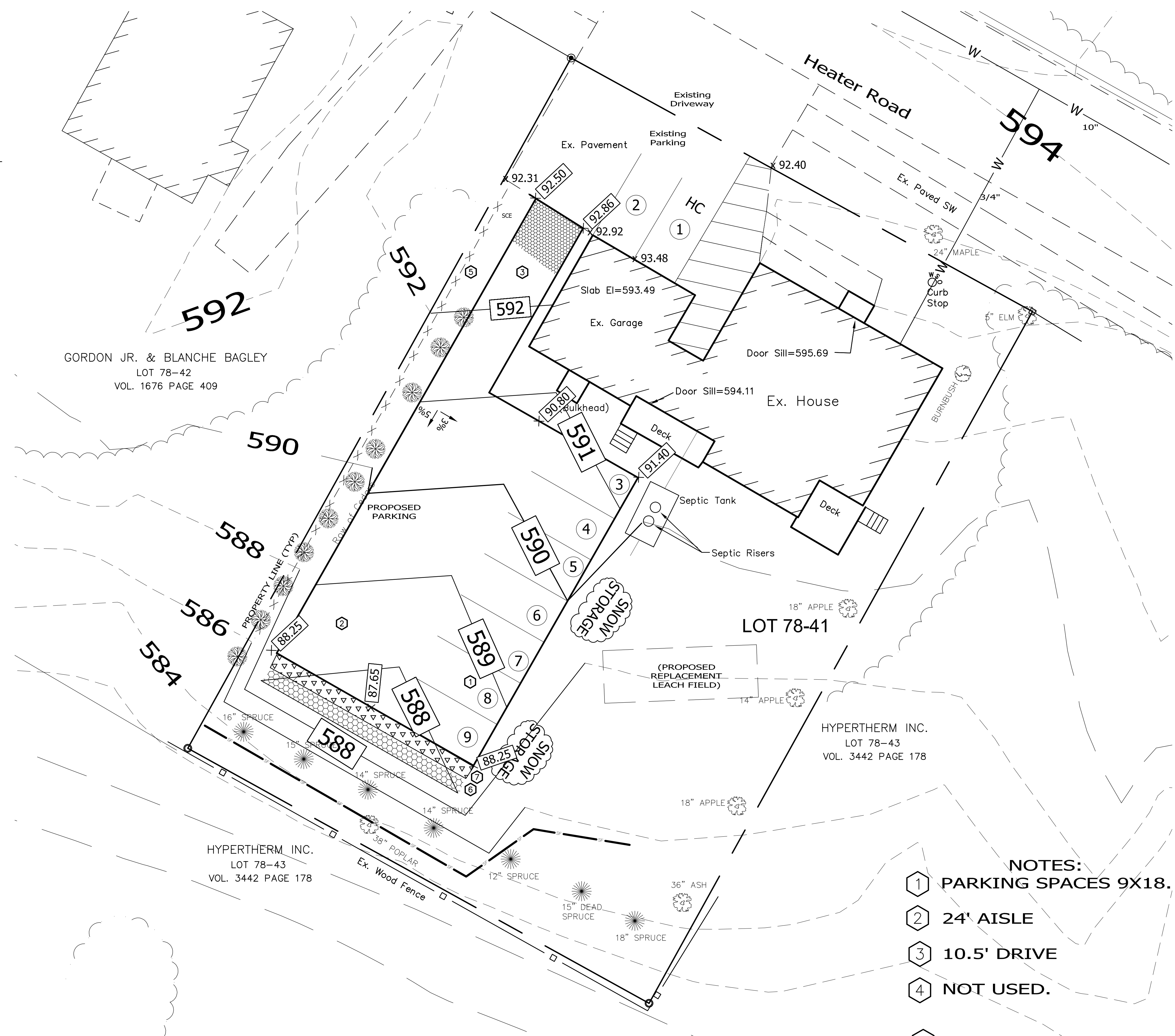
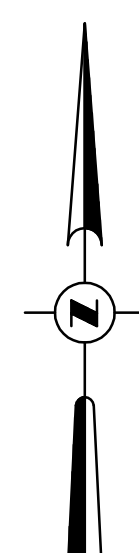
TANK & LEACH FIELD SETBACK NOTES:

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

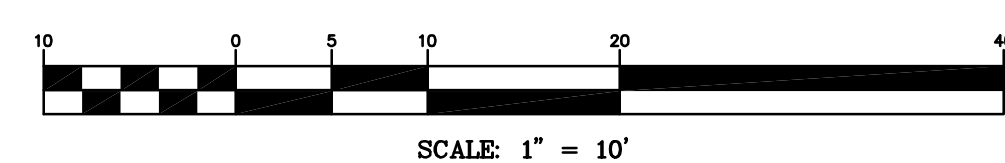


SCALE: 1" = 10'

Page 44 of 150



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

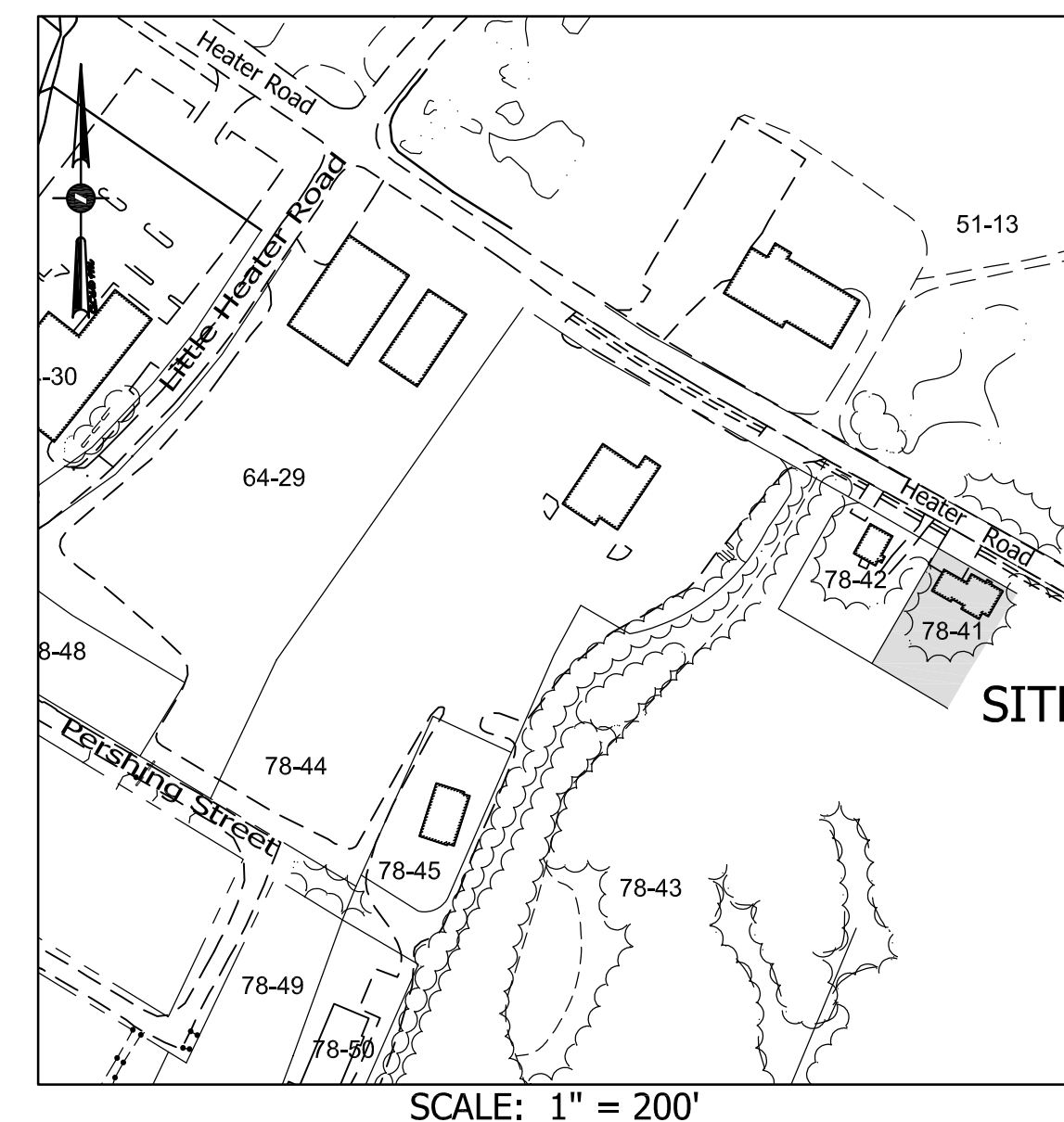
SITE PLAN FOR		EDWARDS PROPERTIES, LLC		IN		LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766		PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net			
SURVEYED: PATON		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN	
DATE: 01/30/2024		EDWARDS PROPERTIES		SITE PLAN		C-1	
© 2024		ADVANCED GEOMATICS & DESIGN		DWG: C:\		SHEET 5 OF 11	
1. STAFF COMMENTS		#		REVISIONS		DATE	

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

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

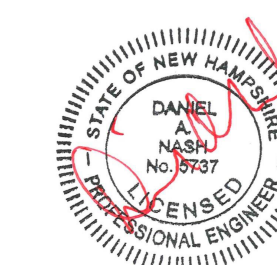
SHEET NUMBER	<u>TABLE OF CONTENTS</u>	
2	LEGEND	G-1
3	OVERALL PLAN	OA-1
4	BOUNDARY SURVEY/EXISTING CONDITIONS	-
5	SITE PLAN	C-1
6	NOT USED	C-2
7	STORMWATER/EROSION CONTROL PLAN	C-3
8	LANDSCAPE PLAN	L-1
9	LIGHTING PLAN	L-2
10	SITE DETAILS	D-1
11	EROSION CONTROL DETAILS	D-5

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.



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



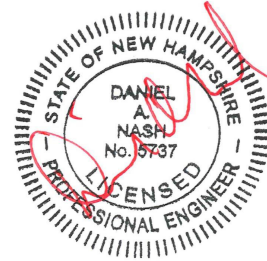
TO: TIM CORWIN, PLANNING OFFICE

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.

Home Office: 167 South Street, Concord, NH 03301
Phone/Fax: 603-228-4600

Field Office: 67 West Shore Road, Grand Isle, VT 05458
Phone/Fax: 802-878-4800

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.

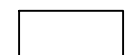
According to the Grafton County Soil Survey [USDA, 1986], most of the immediate area appears to consist of Soil Type 299, Udorthents. These man-made soils are generally Well Drained. My observations confirmed this.

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)**



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

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

LOT 78-41

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

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

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



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



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

27 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 sent through the planning office dated 15Mar24 (copy attached for reference). We offer the following responses:

Note: We have changed the Stormwater System to be a pervious paver panel system. The responses reflect this new system in the plans. See Sheet C-2.

-Stormwater Management.

1. Peak Elevation. The peak elevation with in the practice is the top of the practice. This is noted in the drain calculations. When the system storage capacity is reached, the system overflows. This is noted for each of the calculated storms. Even though the system overflows, the overflow rate is less than the pre-development rate.
2. Trench Volume. On the previous plans, the trench was calculated at 5'. The trench should have been drawn at that width, but was drawn at 3' wide. The current plans show a 9' wide panel and the calculations reflect the same.
3. Separation to ESHWT. The NHDES manual requires 12" separation to ESHWT with Pervious paving. Our proposal is designed to have 18" separation.
4. Vegetated filter strip. This comment no longer applies as the vegetated filter strip is not being used.

-Plans

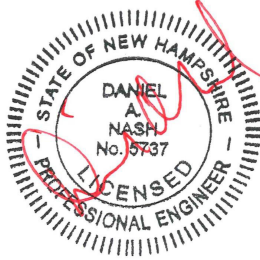
1. Grading. The grading has been softened to 1% at the southerly edge of parking to provide more even distribution to the paver panel.
2. Legend. This is a standard sheet. It is intended to cover items that may be on projects this office designs. This is a common practice. This is not a completeness issue, as the information required is on the plans, and a little extra.
3. Erosion Control Details. Again, this is a standard sheet. It is intended to cover items that may be on projects this office designs. This is a common practice. This is not a completeness issue, as the information required is on the plans, and a little extra.

Drainage
Lot 78-41
Heater Road
27Mar2024

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

Sincerely,

Daniel A. Nash, PE
Principal



Attached:

- Review comments dated 15Mar24
- Sheet C-2. Paver Panel Detail

CC: Edwards Properties, LLC

M:\2023_projects\23-017\planning_board\submittal_28Mar24\drain_bv_response_27mar24.doc

Dan Nash

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Friday, March 15, 2024 8:11 AM
To: Dan Nash
Cc: Johanna Cicotte; Brian Vincent
Subject: 99/135 Heater Rd_PB2024-08-SPR_City Eng Comments

Hi Dan -

Brian has reviewed the revised plans and materials for 99/135 Heater Rd that were submitted on 3/7. Please see his comments below. The items highlighted in yellow will need to be addressed as a matter of completeness. For the item highlighted in blue, staff could support a waiver request if you'd like to apply for one.

If you have any questions about these, please feel free to follow up with Brian directly. -Tim

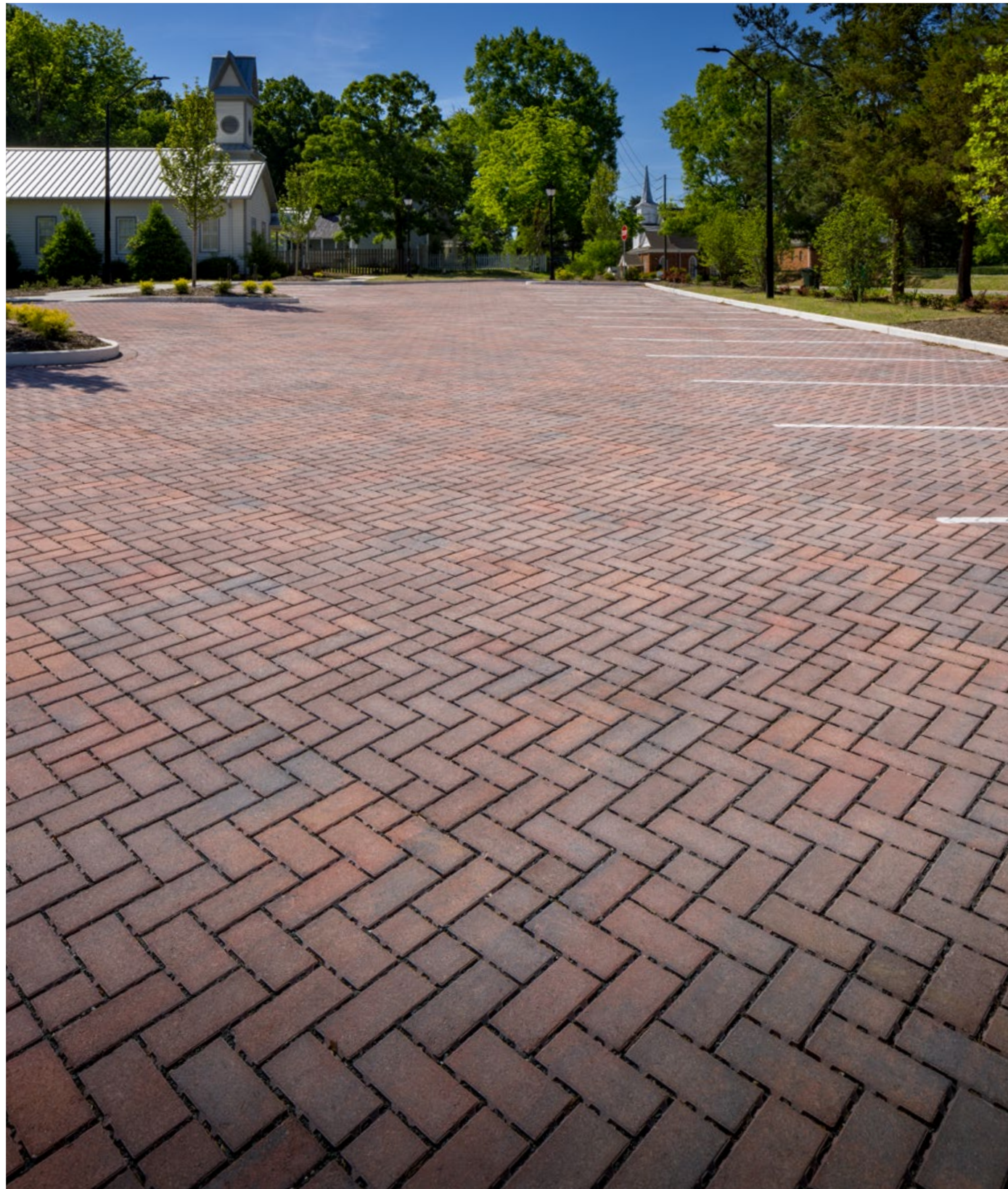
Stormwater Management Calculations:

1. Please provide the estimated peak elevation within the proposed infiltration practice for the 10-year and 50-year storms, consistent with Section 6.6 of the Site Plan Review Regulations (SPRR).
2. The proposed stormwater trench volume is noted as 840 cf in the stormwater management calculations. The dimensions of the infiltration trench are 43 feet long by 4 feet deep by 3 feet wide, which totals 516 cf, and with 40 percent void space, the usable square footage would be approximately 206 cf. Please address.
3. The bottom of the infiltration practice has less than 3 feet separation from the estimated seasonal high water table (ESHWT) as is required by Section 6.6 of the SPRR. Please address.
4. The proposed vegetated filter strip minimum width is 25 feet, consistent with Section 6.6 of the SPRR. The proposed filter strip appears to be 3 to 5 feet wide. Please address.

Plans:

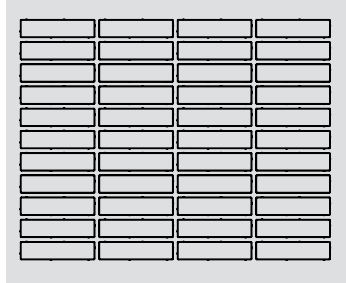
1. The proposed parking lot grading will concentrate stormwater runoff to the center of the proposed infiltration practice. The designer should consider softening the reverse crown of the proposed parking lot/grading to help more evenly distribute the flow.
2. Sheet G-1, Legend, appears to have several elements that are not proposed on this project. Please amend the plan to remove items that are not proposed for this project.
3. Sheet D-5, Erosion Control Details appear to show several proposed BMPs that are not called out on the erosion control plans. Please remove any details or notes that do not apply to this project.

Tim Corwin, AICP
Deputy Planning and Development Director City of Lebanon
(603) 448-1524 (Office)
(603) 442-6127 (Direct)
Tim.Corwin@LebanonNH.gov<mailto:Tim.Corwin@LebanonNH.gov>
Book a time to meet with
me<<https://outlook.office365.com/owa/calendar/PlanningandDevelopment1@lebanonnh.gov/bookings/>>



AQUALINE™
3 X 12
PERMEABLE PAVER
LOW MAINTENANCE AND PROVEN
DURABILITY THAT ALLOWS FOR
FLEXIBLE DESIGN OPTIONS

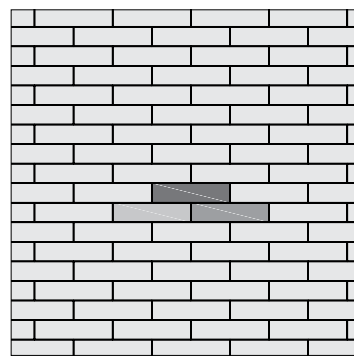
PALLET LAYOUT



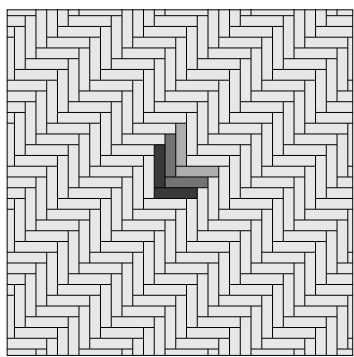
FEATURES & BENEFITS

- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Interlocking spacer bars for increased structural performance
- Smooth surface texture with a micro-chamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Chamfer Width: 3 mm
- Spacer Bar Width: 7 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%

LAYING PATTERNS



RUNNING BOND



HERRINGBONE

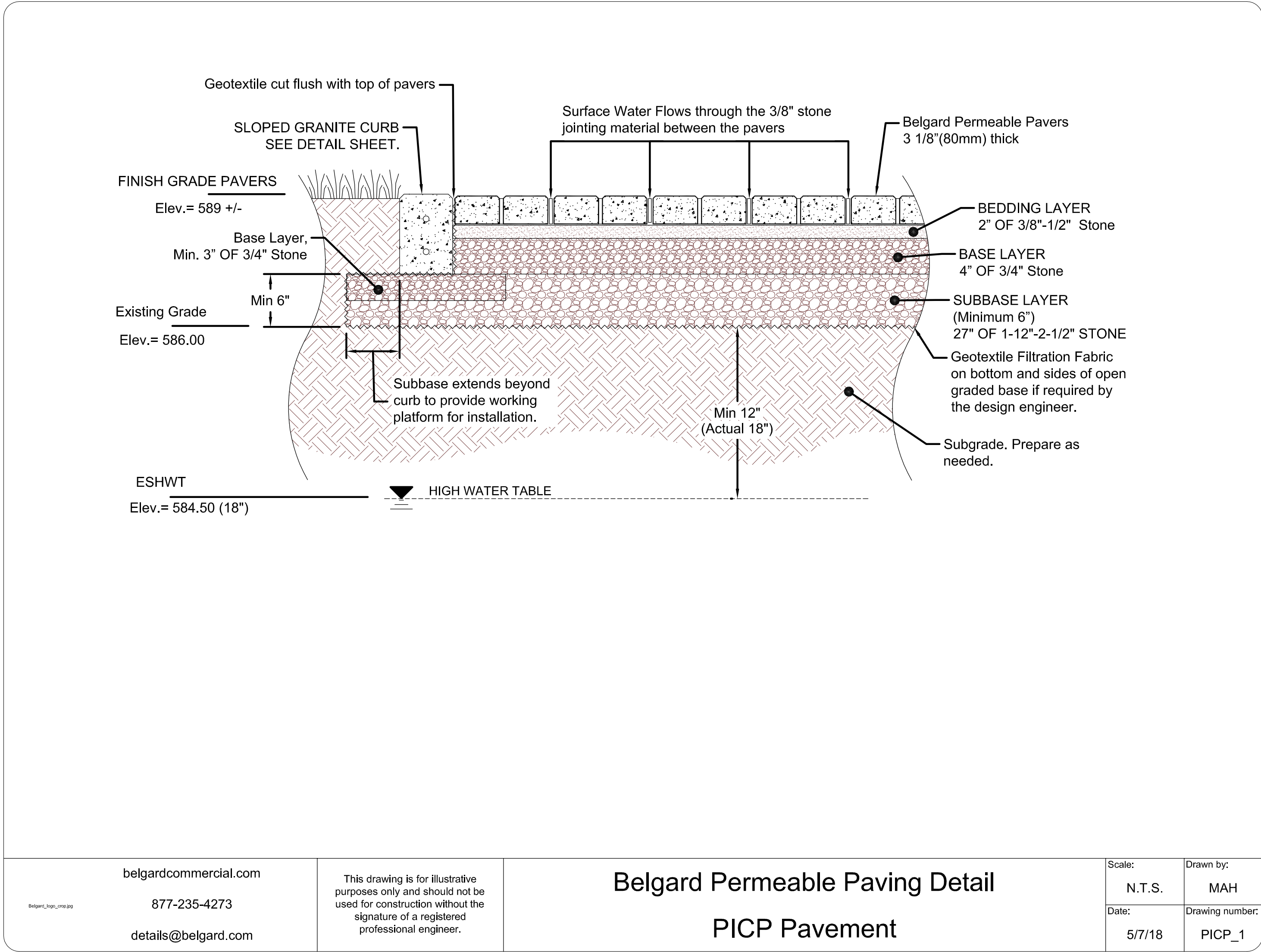
Check with your local Belgard Representative for product availability and color options.



Oldcastle APG - A CRH Company
400 Perimeter Center Terrace, Suite 1000
Atlanta, GA 30346
1-844-495-8210



SHAPES & SIZES



belgardcommercial.com

877-235-4273

details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Permeable Paving Detail
PICP Pavement

Scale:

N.T.S.

Date:

5/7/18

Drawn by:

MAH

Drawing number:

PICP_1

PAVER PANEL DETAIL

N.T.S.

SHEET 6 OF 11

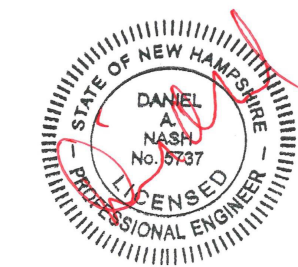
PAVER PANEL DETAIL
FOR
EDWARDS PROPERTIES, LLC
IN
LEBANON, NEW HAMPSHIRE

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: 03/28/2024

EDWARDS
PROPERTIES

PAVER PANEL
DETAIL

C-2

© 2024

ADVANCED GEOMATICS & DESIGN

DWG: C\



~~13 March 2024~~
Rev 28Mar24

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

Re: Response to Completeness Issues
Site Plan Amendment Lot 78-41
Heater Road

Dear Mr. Corwin:

This letter is to provide a response to your staff memo included in the Planning Board pack regarding this project dated 18Mar24. This letter is being revised to reflect updates to the application package and our meeting held on 19Mar24 at DPW.

- 5.1.E.4.e.5 – The parking calculations were included in the packet and even were addressed by a separate piece of correspondence. A revised table is attached. **The shared parking calculation is also included on the cover sheet.**
- 5.1.E.4.e.7 – The loading spaces were addressed in my response to staff comments. Since there are none, it seems reasonable to leave them off of the table. The cover sheet table has been revised to include zero spaces. (attached)
- 5.1.E.4.e.10 – The term “residential” has been replaced by “Dwelling Unit”. See attached revised zoning table **and cover sheet on plan set.**
- 5.1.E.10 – The sight distance was addressed in my response to staff comments. See revised sheet C-1.
- 5.1.E.13 – The lighting plan includes replacing the existing floodlight with a downlit, LED fixture. The attached photo is marked with the fixture and the height.
- 6.2.B.1 – The waivers covers areas where the 15’ strip cannot be provided. See revised waivers.
- 6.2.B2 & 3 – The mix of vegetation is provided. See Sheet L-1.
- 6.2.B.10 – The required frontage trees are included on the plan. A tree on the west side cannot be planted due to existing pavement. The existing tree is mature and has a 5” caliper. The city street tree is 24” caliper. We propose one additional street tree. We believe we meet the spirit and intent of this requirement. See revised waivers.
- 6.2.E.5 – The plan now includes curbing. See Revised Sheet C-1.
- 6.5.E.2 – The plan now includes parking with an improved surface (paving). See Revised Sheet C-1.

Other completeness issues.

-accessible ramp. We intend to address this matter internal to the building. If and when approval is obtained, the matter will be addressed with a building permit; it is not a site plan issue, since any necessary ramp will be interior to the building. See Architect letter included with CUP materials.

-Fence detail. The detail is included on Sheet D-1. See revised sheet D-1.

-Sheet D-5. This sheet provides necessary erosion control details.

Other issues:

-Sheets C-1&3. These sheets are not identical. Sheet C-1 is the site plan. Sheet C-3 is the stormwater plan and the erosion control plan. It indicates the paver panel and erosion control measures.

-Checklist. The checklist is to get the procedure started. The numerous memos serve to provide current status on the project.

-Waiver 6.5.F. This waiver is no longer needed as curbing is being provided.

-6.5.G. Replacement Septic Plan. The state approved plan was provided to the city. It was also provided to the city engineer, and copied to the planning office. It is attached here, again.

-Wetlands letter. The letter clearly states that there are no jurisdictional wetlands on the property.

-Waiver 6.5.E.2. This waiver is no longer needed, as the project proposes a paved surface.

-Sheet C-1. The legend is on sheet G-1. The proposed use of the project is on the cover sheet.

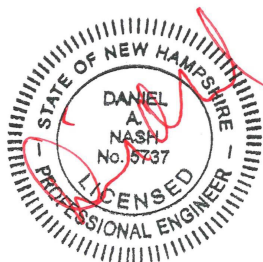
-Survey. There are no known right-of-way or easements on the parcel. The "property may be subject to rights of way and easements of record" is a liability protection clause.

We request that in light of this information, you revise your opinion on completeness of this application.

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

Sincerely,

Daniel A. Nash, PE
Principal



Heater Road
City of Lebanon
28Mar2024

Attached:

- Revised Parking Table, Shared
- Revised Zoning Table
- Revised Sheet C-1
- Photographic Elevation
- Revised Sheet L-1.
- Revised Waivers
- Revised Sheet D-1
- Replacement Septic System plan

CC: Edwards Properties

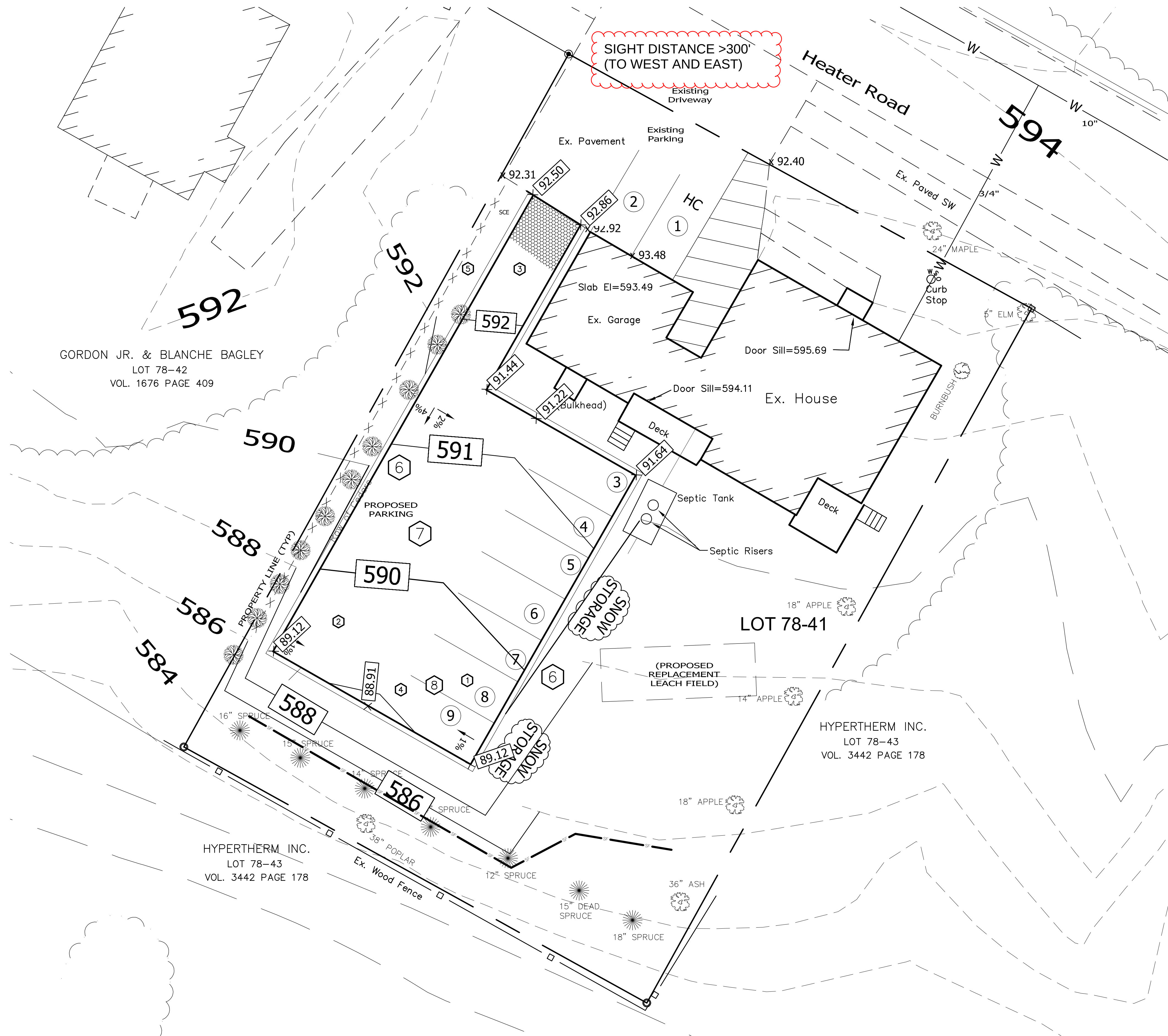
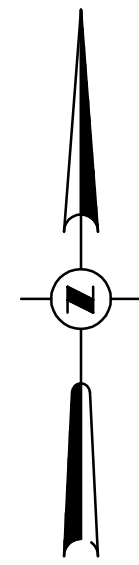
M:\2023_projects\23-
017\planning_board\submittal_28Mar24\col_heater_resptostaffcomments_COMPLETENESS_28mar2024.docx

EDWARDS Properties																
99 HEATER ROAD																
LEBANON, NH																
SHARED PARKING CALCULATIONS																
A						Weekday				Weekend						
Land Use	Table 607.1 Parking Calculations					B		C		D		E		F		
	Existing					Daytime	Adjusted	Evening	Adjusted		Adjusted		Adjusted	Nighttime	Adjusted	
	Area				Spaces	(0900-1600)	Spaces	(1600-2400)	Spaces	(0900-1600)	Spaces	(1600-2400)	Spaces	(2400-0600)	Spaces	
	(sf)	Use	Rate	Units	Required		Required		Required		Required		Required		Required	
Office	1,097	office	1/250sf	1,097	4.4	100%	4.4	10%	0.4	10%	0.4	5%	0.2	5%	0.2	
Two BR apartment	1,600	residential	1.5/unit	1	2.0	50%	1	75%	1.5	100%	2.0	80%	1.6	100%	2.0	
Accessory Use:																
Warehouse(Storage)	1,324	warehouse	1/1,000sf	1,324	1.3	100%	1.3	100%	1.3	100%	1.3	100%	1.3	100%	1.3	
			Totals		7.7		6.7		3.3		3.8		3.1		3.5	

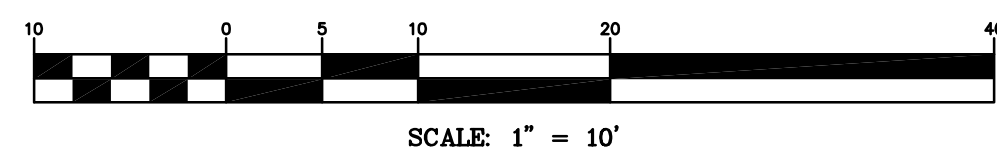
ZONING COMPARISON - IND-L DISTRICT

	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/DWELLING UNIT(2BR APARTMENT)			
PARKING (REG./HC.)			
-DWELLING UNIT (1-2BR APT)	4/0	2.0	2.0/UNIT
-OFFICE (1,097SF)	-	4.4	1/250SF
-WAREHOUSE (1,324SF)	-	1.3	1/1,000SF
SUB-TOTAL	4/0	7.7	7.7
MAXIMUM ALLOWED	-	9.2(8/1)	120%
LOADING SPACES	0	0	0
BICYCLE PARKING	0	2*	2

*BICYCLE PARKING PROVIDED IN FOYER OR GARAGE.



SITE PLAN



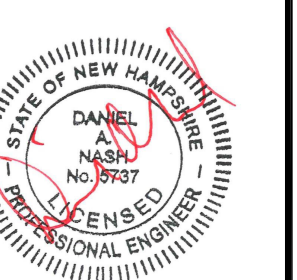
- NOTES:
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 PAVERS. SEE SHEET C-3.
 - 5 8' PRIVACY FENCE.
 - 6 SLOPED GRANITE CURB.
 - 7 PROPOSED PAVED PARKING.
 - 8 SPACES 8&9 TO BE USED FOR TRAILER PARKING.

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: advancedgeomatrics@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-1

Existing Fixture
TO BE REPLACED
Mounting height=14'



Edwards Properties, LLC Plant Schedule

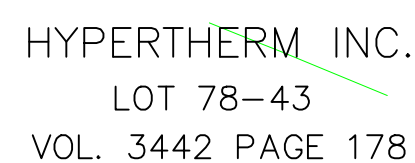
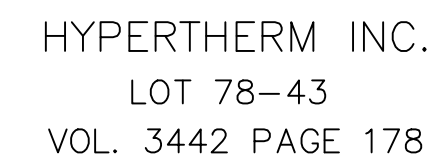
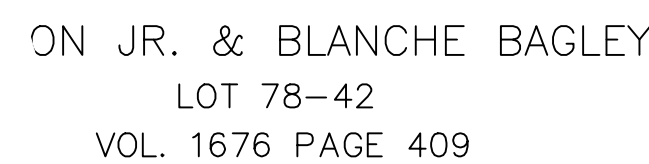
Qty	Symbol	Botanical Name	Common Name	Size-See Landscape Notes	
	Trees				
1	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5-3" Cal.	B&B
2	OA	Oxydendrum arboreum	Sourwood	2.5-3" Cal.	B&B
25		Mixed var. deciduous and coniferous		5"-38" Cal.	Existing
	Shrubs:				
7	CS	Cornus sericea	Red Twig Dogwood	#7 (18-24" min).	
8	FN	Forsythia 'Northern Gold'	Northern Gold Forsythia	#7 (18-24" min).	
5	JV	Juniperus virginiana 'Hetzii'	Hetz Juniper	4-5'	B&B
8	HA	Hydrangea arborescens 'Invincibelle Spirit'	Invincibelle Spirit Hydrangea	3-4'	B&B
2	PA	Picea abies 'Bird's Nest Spruce'	Bird's Nest Spruce	#3 cont. (18-24")	
3	SV	Syringa x Bloomerang	Bloomerang Lilac	#5 Cont. (18-24" min).	
4	TM	Taxus x media canadensis	Canada yew	#3 cont. (18-24")	
2	TO	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	5-6'	B&B
5	VT	Viburnum trilobum 'Wentworth'	Wentworth Viburnum	#3 cont. (18-24")	

Parking Lot Shade Calculations

2,786 s.f. Parking
30% Required to be shaded=836 s.f.
51% Provided=1,414 s.f.

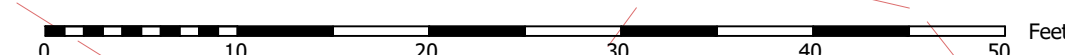
Landscape Notes:

- 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 and 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 and orderly appearance."



15' Landscape Requirement	6,639
Total number of trees required=	11
Total number of trees provided=	26 (25 existing mature trees)*
Total number of shrubs required=	44
Total number of shrubs provided=	44+ existing mix vegetated border

*This parcel has a significant stand of existing native deciduous and coniferous trees that provide habitat for native birds, food and wildlife cover, and shade for a favorable microclimate.



Scale: 1"=10'

Date: 3/6/2026

Revision Date: 3/26/2026

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

Diagram illustrating the dimensions and stroke width for the International Symbol of Access (wheelchair symbol) on a blue background.

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

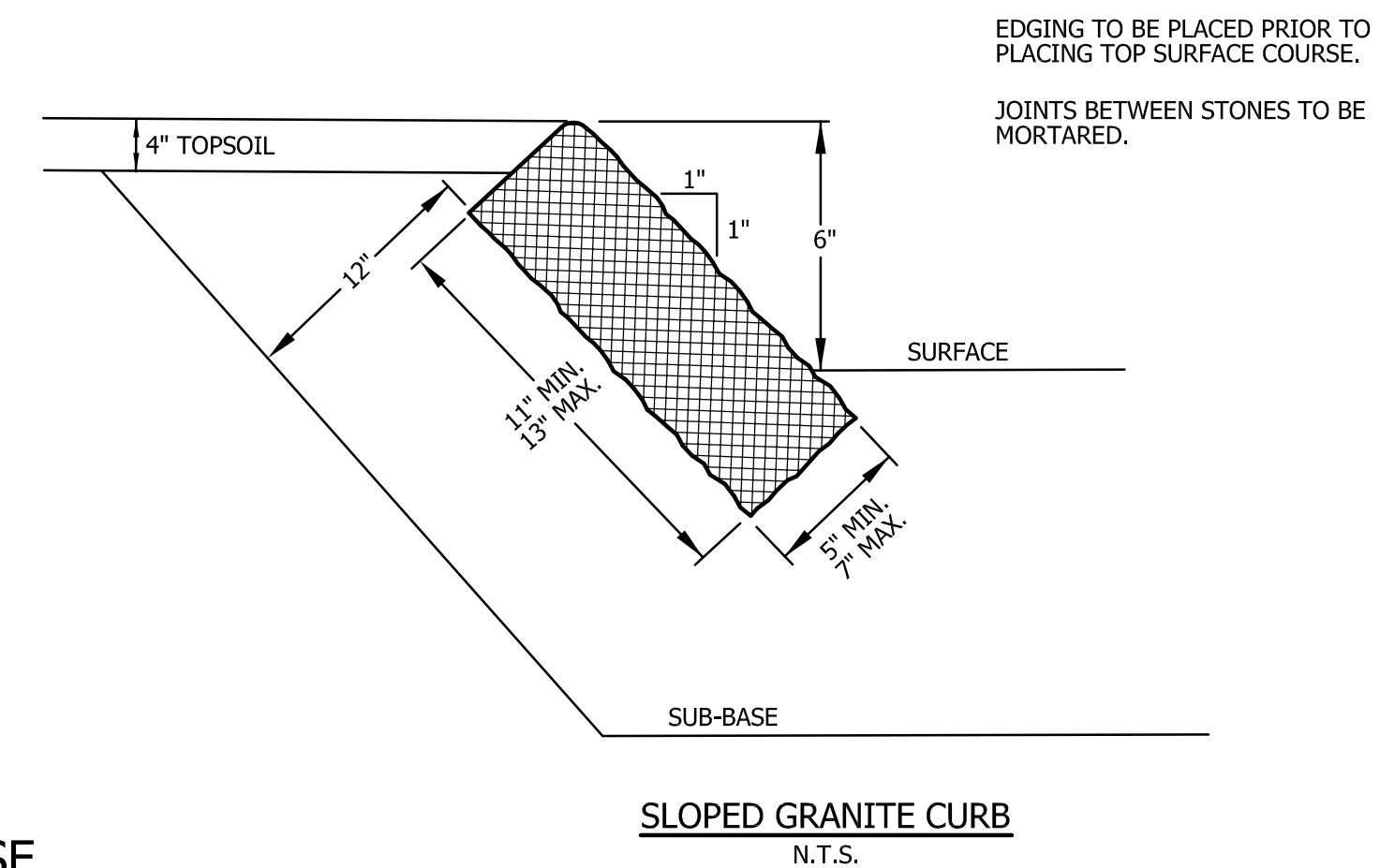
Width of symbol:
 Minimum = 24 inches
 Special = 36 inches

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

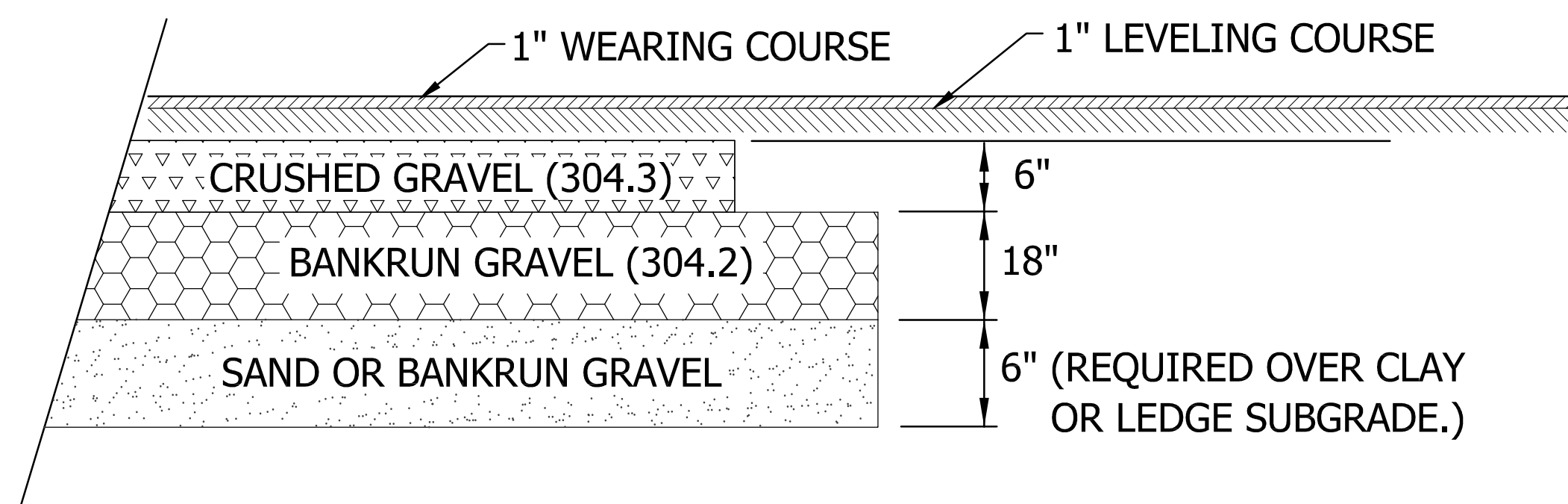
Note: Blue background and white border are optional

A 3D perspective line drawing of a white vinyl fence. The fence features vertical slats and horizontal rails, with three prominent posts visible. It is situated on a green lawn with a pattern of small green and blue dots. The background is a plain white surface.

DETAIL OF NEW FENCE



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



DE.)

CLASS A RESTORATION

SLOPED GRANITE CURB

6"

TOP COURSE OF PAVEMENT

BOTTOM COURSE OF PAVEMENT

6"

NON-STRUCTURAL CONCRETE

UNDISTURBED OR 95% COMPACTED MATERIAL (TYP.)

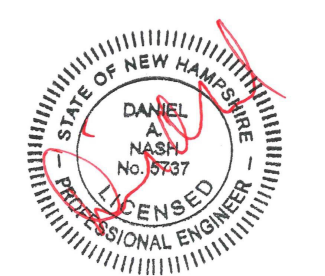
CURB SETTING DETAIL

N.T.S.

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

SITE DETAILS FOR EDWARDS PROPERTIES IN LEBANON, NH

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



SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	1/30/2024

EDWARDS
PROPERTIES

SITE DETAILS

D-1

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: 23017\23017-DET



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).]

- 51.E.13 Bldg Elevations with lighting
1. Section 51.E.13 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

It is our understanding building elevations are not required for existing buildings. We have provided a photo elevation with the light fixture noted in lieu of a drawn elevation.

- 6.2.B.1 15' landscape strip
2. Section 6.2.B.1 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

There is a greater than 15' landscape area on the south and east sides. The following area do not allow for a 15' strip: the western half of the frontage occupied by the existing driveway, the western edge of the property occupied by the parking drive/access, and the east side where only a 10 setback exists.

- 6.2.B.10 frontage trees at 40' interval
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 frontage has trees at 40' intervals. There is an existing tree at the easterly property line, a 24" tree in the ROW, immediately adjacent to the front property line, and a proposed tree at the easterly edge of the existing driveway. Another tree cannot be planted on the western portion of the frontage due to the existing paved driveway.

- 6.17.C.1 lighting std
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 parking area will be for employees only and have very little use. The lighting levels provided should be adequate for the proposed business.

- 6.2.B.6 enhanced vegetative buffer
5. 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.

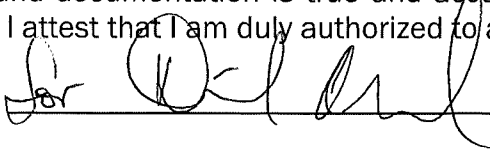
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

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:  Date: _____

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

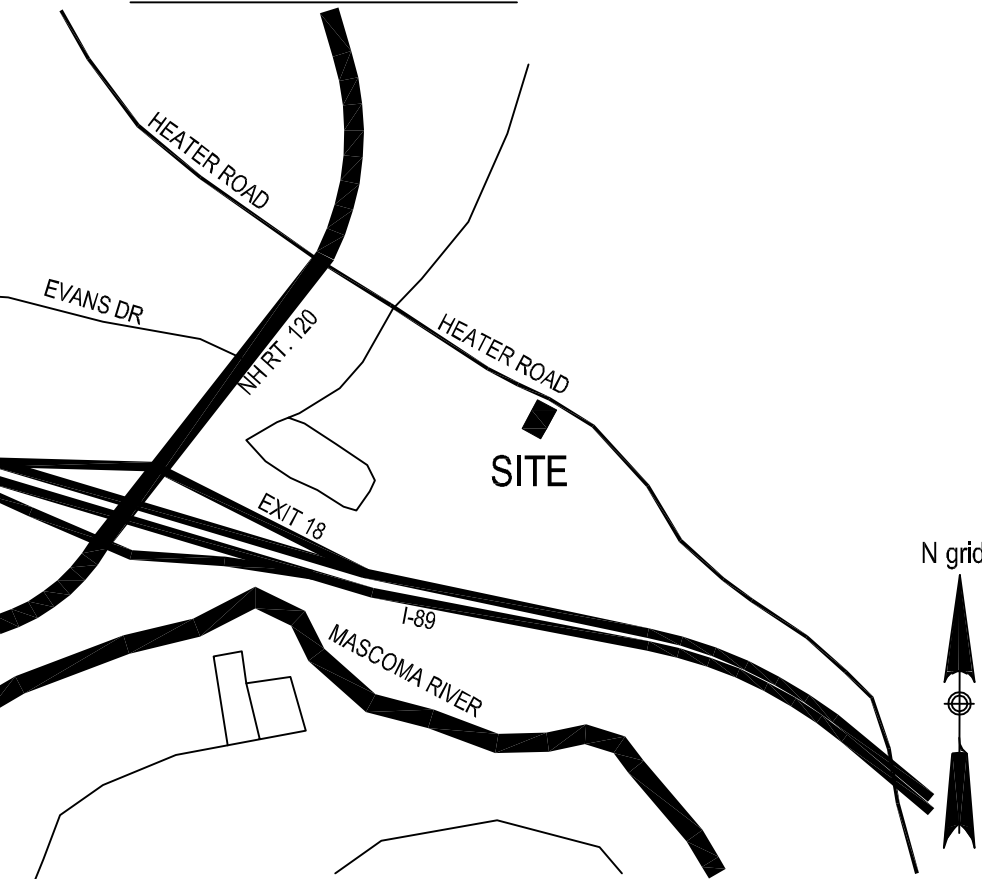
PERCOLATION TEST DATA

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, LITTLETON, NH

DRAWN BY: JWV SCALE: 1"=20'

CHECKED BY: MWC DATE: 2/8/2024

SHEET 1 OF 1

SYSTEM NOTES:

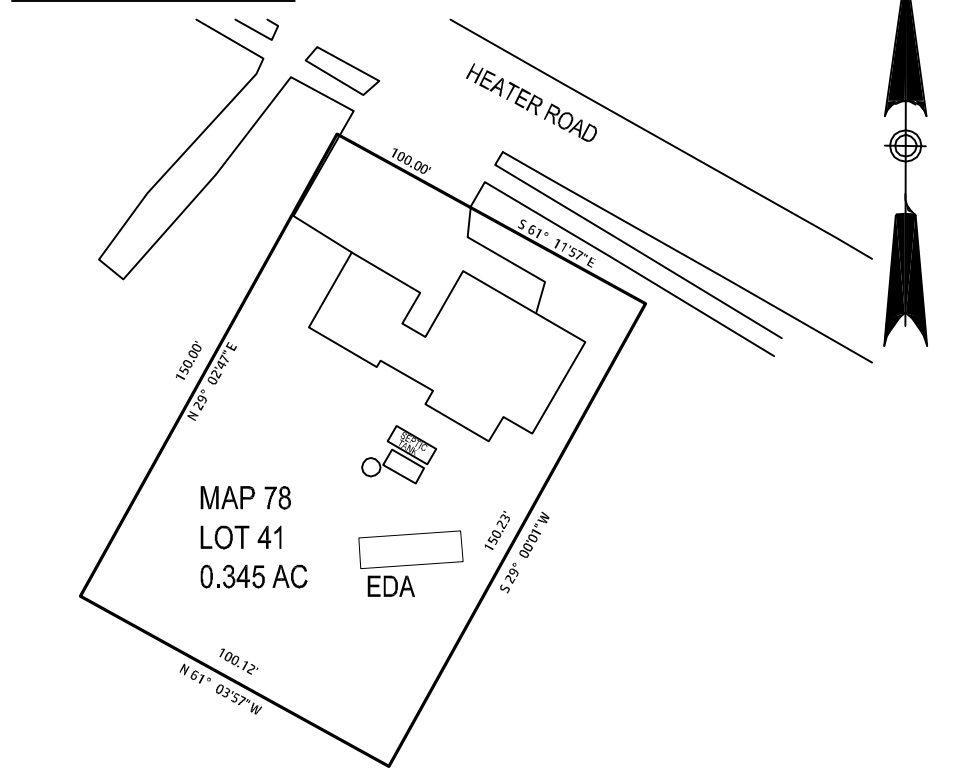
AeroFin™ wastewater treatment systems are approved by NHDES as ITA in accordance with Part Env-Ws 1024. The system is designed in accordance with the Infiltrator AeroFin™ Design and Installation Manual.

- 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)

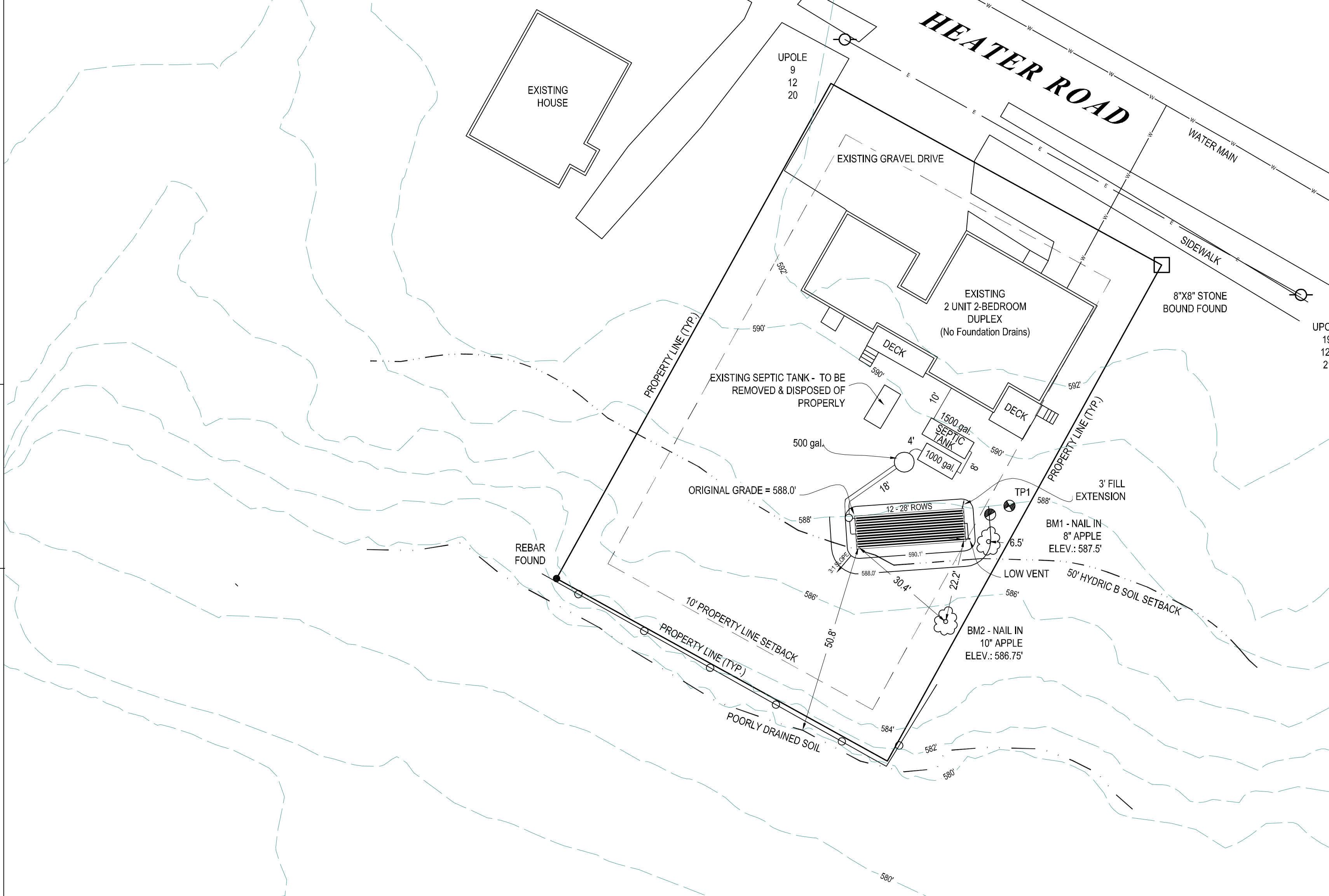
SYSTEM MAINTENANCE:

- 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



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.

99 HEATER ROAD
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
SITE PLAN

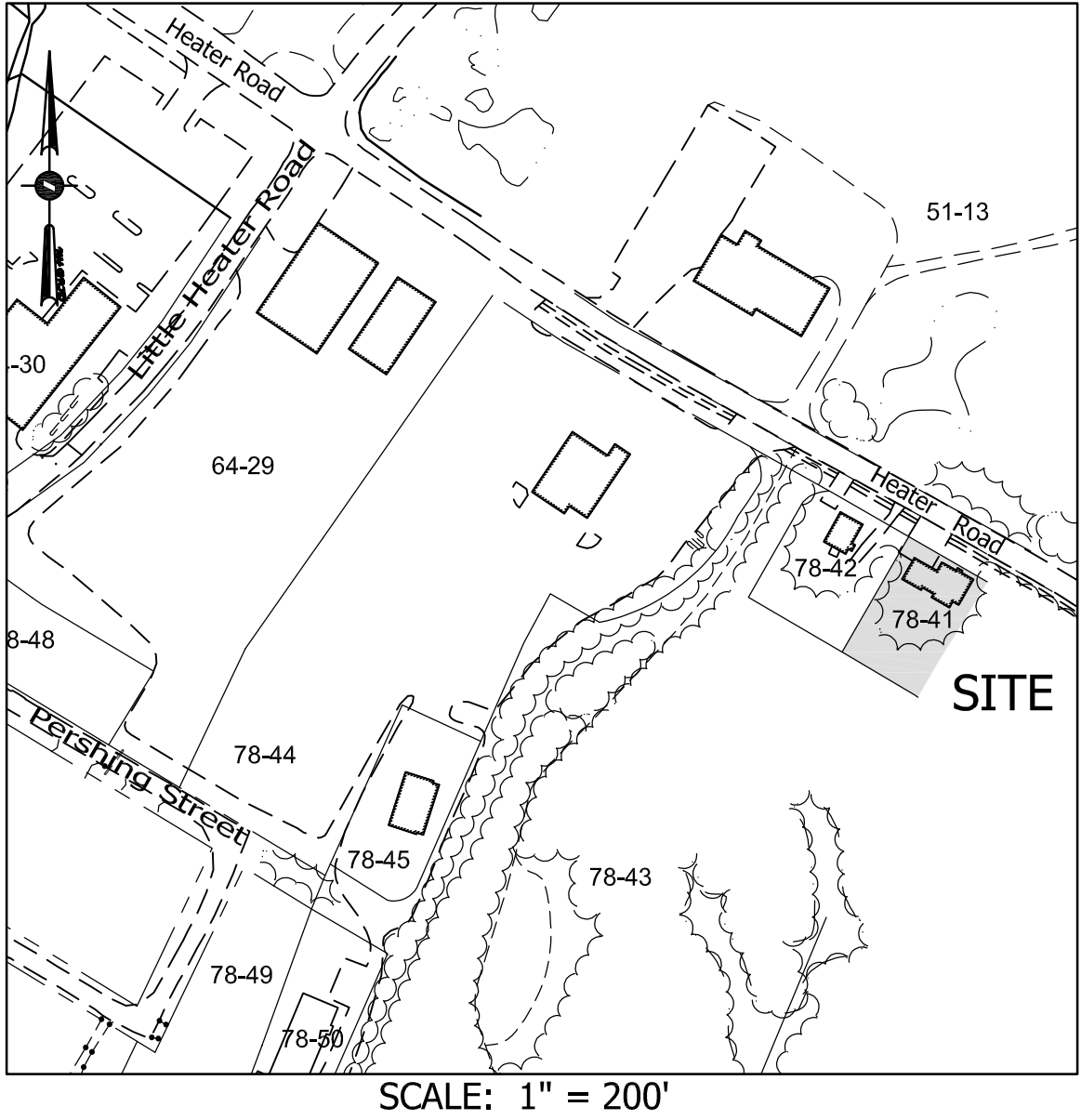
OWNER/APPLICANT
EDWARDS PROPERTIES, LLC
PO BOX 600
LEBANON, NH 03766

CONSULTANTS

CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatrics@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
3 OVERALL PLAN
4 BOUNDARY SURVEY/EXISTING CONDITIONS
5 SITE PLAN
6 PAVER PANEL DETAIL
7 STORMWATER/EROSION CONTROL PLAN
8 LANDSCAPE PLAN
9 LIGHTING PLAN
10 SITE DETAILS
11 EROSION CONTROL DETAILS

TABLE OF CONTENTS

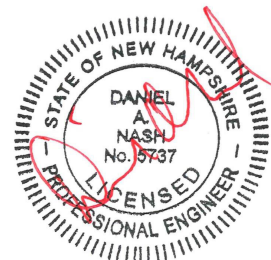
ZONING COMPARISON - IND-L DISTRICT

	EXISTING	PROPOSED	REQUIRED
LOT SIZE	0.345Ac	0.345Ac	2.0 Ac.
GROSS FLOOR AREA	15,021sf	15,021sf	
-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/DWELLING UNIT(2BR APARTMENT)		
PARKING (REG./HC.)			
-DWELLING UNIT (1-2BR APT)	4/0	2.0	2.0/UNIT
-OFFICE (1,097SF)	-	4.4	1/250SF
-WAREHOUSE (1,324SF)	-	1.3	1/1,000SF
SUB-TOTAL	4/0	7.7	7.7
MAXIMUM ALLOWED	-	9.2(8/1)	120%
LOADING SPACES	0	0	0
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.



03/28/2024 STAFF COMMENTS
03/07/2024 STAFF COMMENTS
01/30/2024
SITE PLAN
PN: 23-017

EDWARDS Properties
99 HEATER ROAD
LEBANON, NH

SHARED PARKING CALCULATIONS													
A Land Use	Table 607.1 Parking Calculations					Weekday				Weekend			
	Existing Area (sf)	Use	Rate	Units	Spaces Required	Daytime (0900-1600)	Adjusted Spaces Required	Evening (1600-2400)	Adjusted Spaces Required	(0900-1600)	Adjusted Spaces Required	(1600-2400)	Adjusted Spaces Required
Office	1,097	office	1/250sf	1,097	4.4	100%	4.4	10%	0.4	10%	0.4	5%	0.2
Two BR apartment	1,600	residential	1.5/unit	1	2.0	50%	1	75%	1.5	100%	2.0	80%	1.6
Accessory Use:													
Warehouse(Storage)	1,324	warehouse	1/1,000sf	1,324	1.3	100%	1.3	100%	1.3	100%	1.3	100%	1.3
Totals					7.7		6.7		3.3		3.8		3.1

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 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	

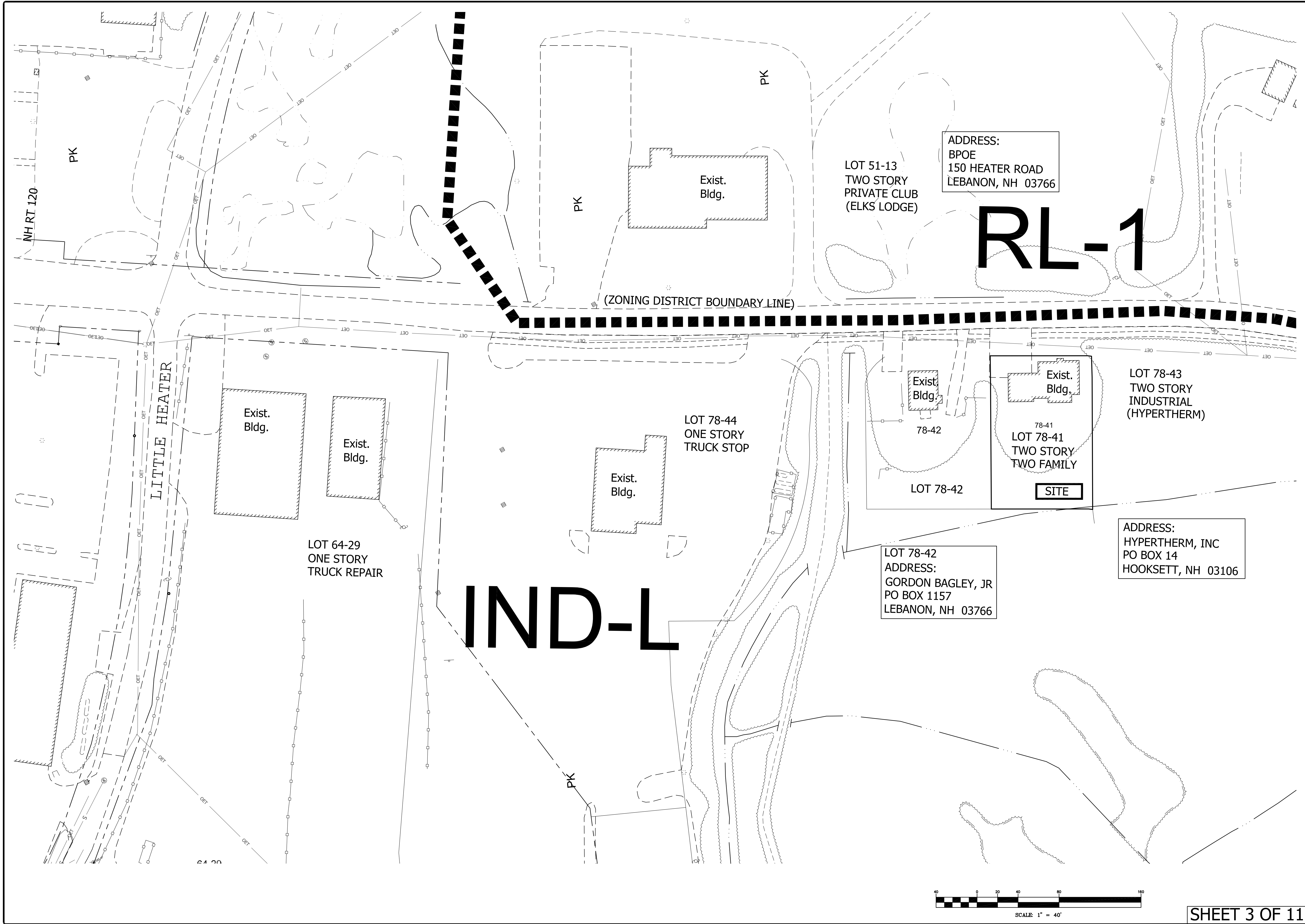
PROPOSED LEGEND(CONT.)

	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

ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		LEGEND FOR EDWARDS PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
SURVEYED: DESIGNED: CHECKED: DATE:		DAN DAN 01/22/2024	
EDWARDS PROPERTIES LEGEND G-1		03/07/2024 DATE REVIEWS #	

NOTES:

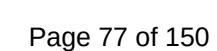
1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.
3. THIS SHEET IS INTENDED TO BE A GENERAL SHEET FOR ALL PROJECTS. ITEMS IN THIS LEGEND MAY NOT APPEAR ON ALL SHEETS IN THIS PLAN SET.

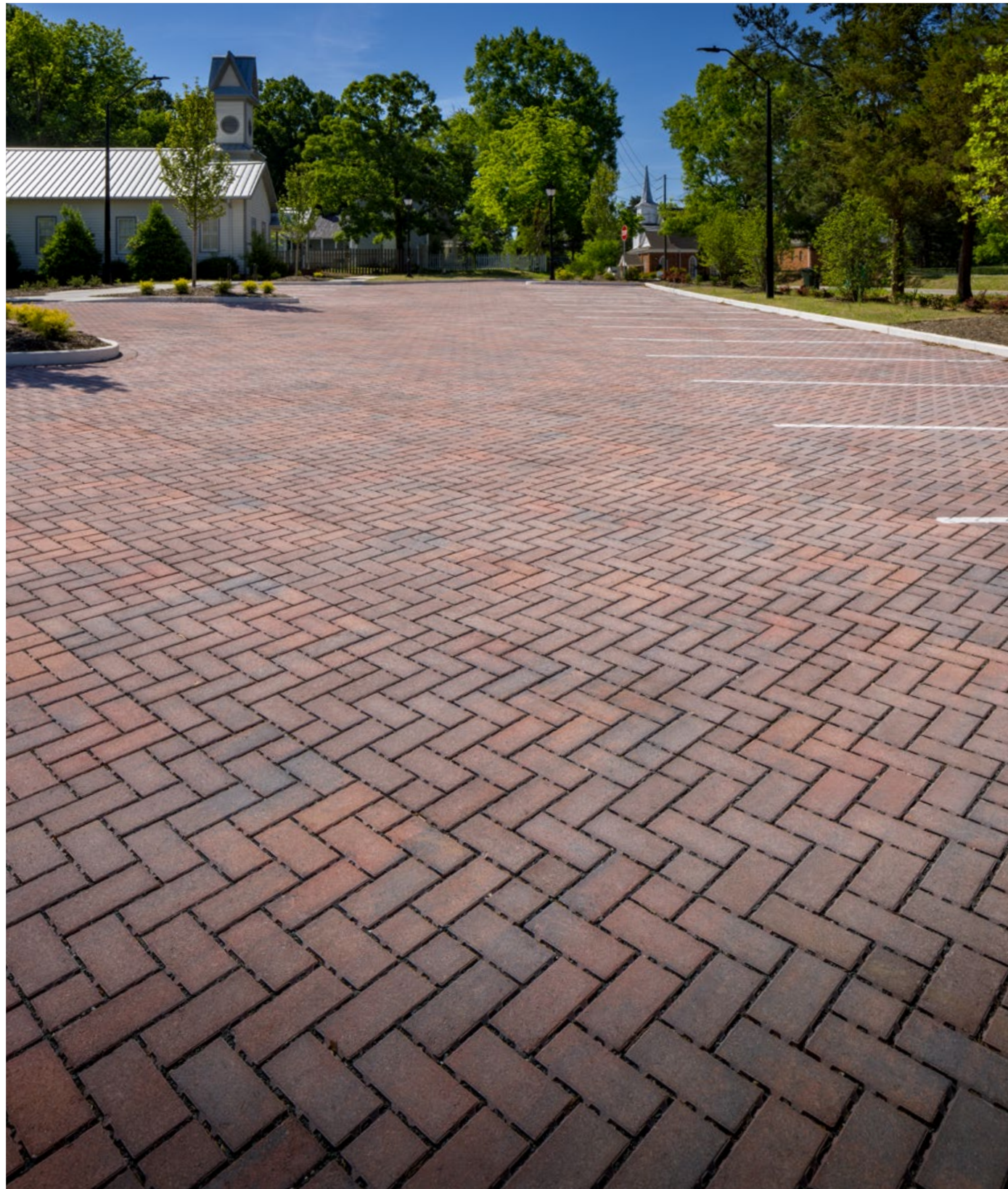


OVERALL PLAN		FOR		EDWARDS PROPERTIES, LLC		IN		LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net		03/07/2024		1		#	
SURVEYED: GIS		DESIGNED: DAN		DRAWN: DAN		CHECKED: DAN		DATE: 01/30/2024	
EDWARDS PROPERTIES		OVERALL PLAN		OA-1		© 2024		ADVANCED GEOMATICS & DESIGN DWG: 23017-BA_OA_HEATER	



NEW HAMPSHIRE GRID



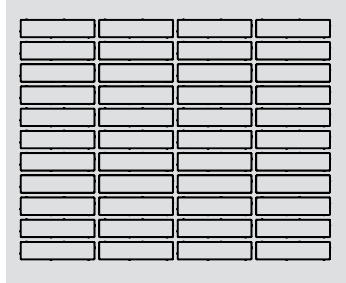


AQUALINE™

3 X 12
PERMEABLE PAVER

LOW MAINTENANCE AND PROVEN
DURABILITY THAT ALLOWS FOR
FLEXIBLE DESIGN OPTIONS

PALLET LAYOUT



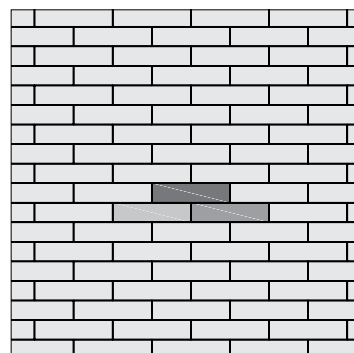
FEATURES & BENEFITS

- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Interlocking spacer bars for increased structural performance
- Smooth surface texture with a micro-chamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Chamfer Width: 3 mm
- Spacer Bar Width: 7 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%

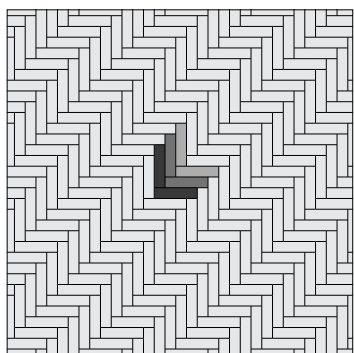
SHAPES & SIZES



LAYING PATTERNS



RUNNING BOND



HERRINGBONE

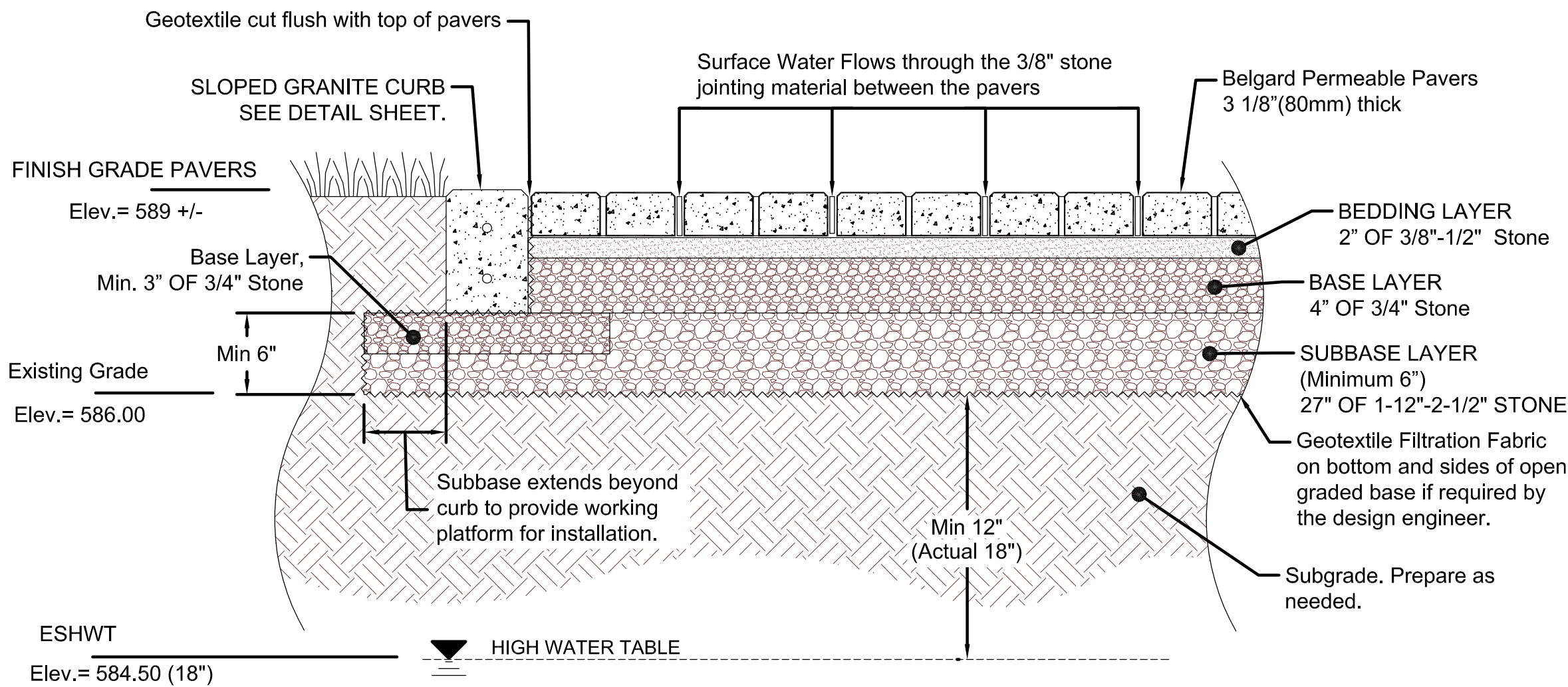
Check with your local Belgard Representative for product availability and color options.



For more info, visit BelgardCommercial.com

Oldcastle APG - A CRH Company
400 Perimeter Center Terrace, Suite 1000
Atlanta, GA 30346
1-844-495-8210

     
© 2023 Oldcastle® APG, A CRH Company All Rights Reserved.
BCL20-202 Rev: 5/17/2023



belgardcommercial.com

877-235-4273

details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Permeable Paving Detail

PICP Pavement

Scale:

N.T.S.

Date:

5/7/18

Drawn by:

MAH

Drawing number:

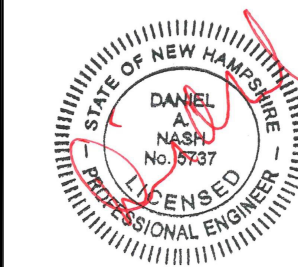
PICP_1

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: 03/28/2024

EDWARDS
PROPERTIES

PAVER PANEL
DETAIL

C-2

© 2024

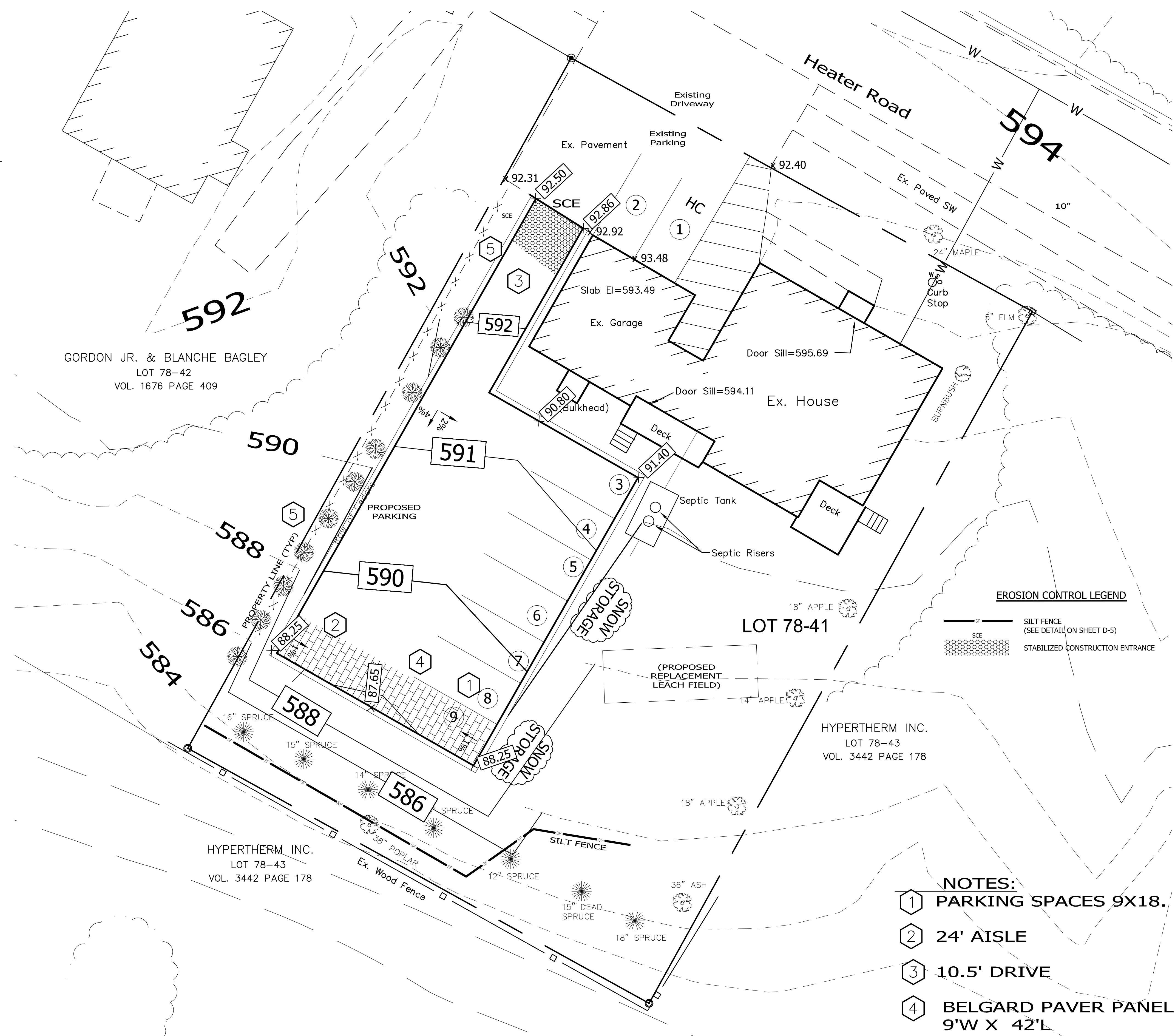
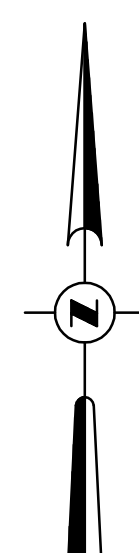
ADVANCED GEOMATICS & DESIGN

DWG: C-1

SHEET 6 OF 11

PAVER PANEL DETAIL

N.T.S.

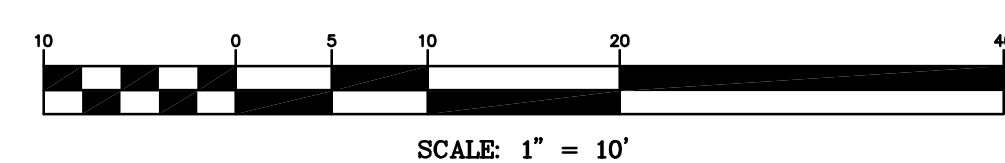


EROSION CONTROL LEGEND

- SILT FENCE (SEE DETAIL ON SHEET D-5)
- STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
- 1. PARKING SPACES 9X18.
 - 2. 24' AISLE
 - 3. 10.5' DRIVE
 - 4. BELGARD PAVER PANEL. 9'W X 42'L
 - 5. 8' PRIVACY FENCE.

STORMWATER & EROSION CONTOL PLAN



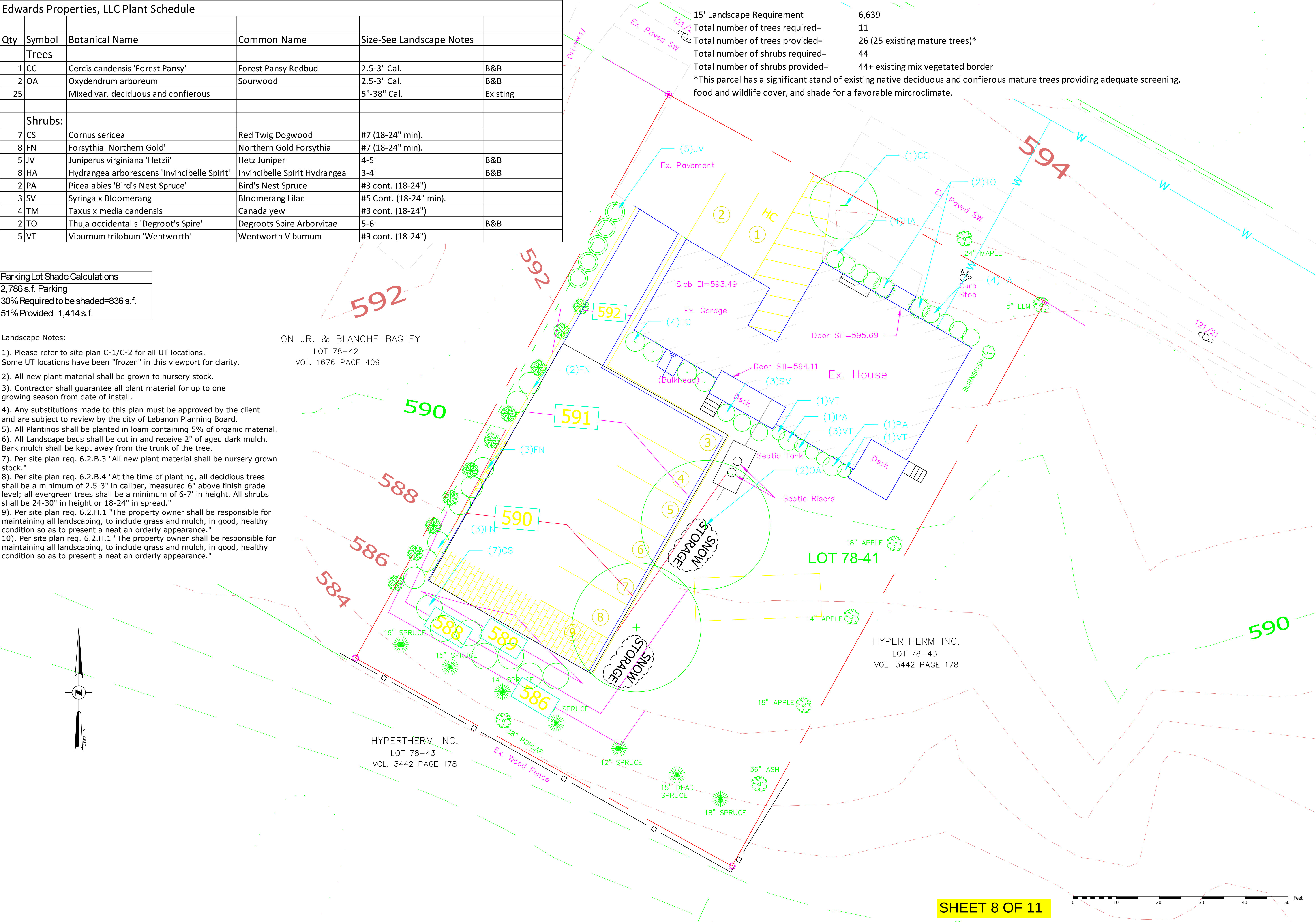
STORMWATER/EROSION CONTROL PLAN	
FOR EDWARDS PROPERTIES, LLC IN LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMATICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net	
SURVEYED: PATON	DATE: 03/07/2024
DESIGNED: DAN	
DRAWN: DAN	
CHECKED: DAN	
EDWARDS PROPERTIES	
STORMWATER EC PLAN	
C-3	
© 2024 ADVANCED GEOMATICS & DESIGN DWG: C:\	
ADD PAVING, PAVERS	REVISIONS
2	1
03/28/2024	03/07/2024
	DATE

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
2	OA	Oxydendrum arboreum	Sourwood	2.5-3" Cal.	B&B
25		Mixed var. deciduous and coniferous		5"-38" Cal.	Existing
Shrubs:					
7	CS	Cornus sericea	Red Twig Dogwood	#7 (18-24" min).	
8	FN	Forsythia 'Northern Gold'	Northern Gold Forsythia	#7 (18-24" min).	
5	JV	Juniperus virginiana 'Hetzii'	Hetz Juniper	4-5'	B&B
8	HA	Hydrangea arborescens 'Invincibelle Spirit'	Invincibelle Spirit Hydrangea	3-4'	B&B
2	PA	Picea abies 'Bird's Nest Spruce'	Bird's Nest Spruce	#3 cont. (18-24")	
3	SV	Syringa x Bloomerang	Bloomerang Lilac	#5 Cont. (18-24" min).	
4	TM	Taxus x media canadensis	Canada yew	#3 cont. (18-24")	
2	TO	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	5-6'	B&B
5	VT	Viburnum trilobum 'Wentworth'	Wentworth Viburnum	#3 cont. (18-24")	

Parking Lot Shade Calculations
2,786 s.f. Parking
30% Required to be shaded=836 s.f.
51% Provided=1,414 s.f.

- 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 and 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 and orderly appearance."

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= 44+ 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.



L-1

Scale: 1"=10'

Date: 3/6/2026

Revision Date: 3/26/2026

Landscape Plan

created for:

EdwardsProperties,LLC

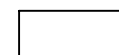
Located in:

Lebanon, NH

Mara landscape design, LLC

16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766

maralandscape@gmail.com 978.868.0331

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

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

LOT 78-41

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

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

Scale: 1"=10'

Date: 3/6/2024

Revision Date: 3/26/2024

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

SHEET 9 OF 11

0 10 20 30 40 50 Feet

Diagram illustrating the dimensions and stroke width for the International Symbol of Access (wheelchair symbol) on a blue background.

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

A 3D perspective line drawing of a white vinyl fence. The fence is composed of vertical slats held together by horizontal rails and supported by square posts. It is shown in a perspective view, receding into the distance. The fence is set on a green lawn with small white flowers.

DETAIL OF NEW FENCE



EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.

JOINTS BETWEEN STONES TO BE MORTARED.

4" TOPSOIL

12"

1"

1"

6"

SURFACE

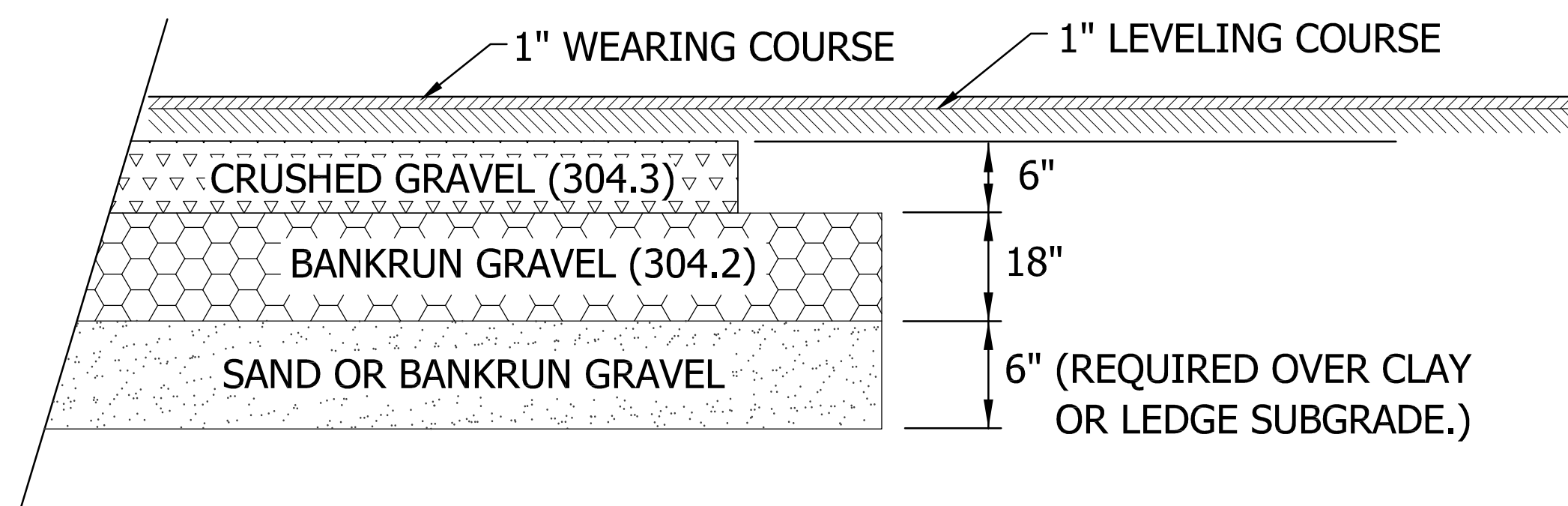
11" MIN.
13" MAX.

5" MIN.
7" MAX.

SLOPED GRANITE CURB

N.T.S.

SLOPED GRANITE CURB
N.T.S.



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

DE.)

6"

SLOPED GRANITE CURB

CLASS A RESTORATION

TOP COURSE OF PAVEMENT

BOTTOM COURSE OF PAVEMENT

6"

NON-STRUCTURAL CONCRETE

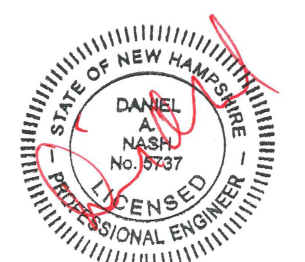
UNDISTURBED OR 95% COMPACTED MATERIAL (TYP.)

CURB SETTING DETAIL
N.T.S.

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

FOR
EDWARDS PROPERTIES, LLC

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



SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	1/30/2024

EDWARDS
PROPERTIES

SITE DETAILS

D-1

© 2024
ADVANCED GEOMATICS & DESIGN
DWG: 23017\23017-DET

SHEET 10 OF 11

EROSION CONTROL PLAN
ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

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

SITE PREPARATION

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

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

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

- 1) TEMPORARY EROSION CONTROL.

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

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

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

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

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

- 2) TEMPORARY SEEDING AND MULCHING

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

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

- 3) ROADWAY

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

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

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

- 6) EROSION CONTROL DURING BUILDING CONSTRUCTION

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

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

- 7) COMMENCEMENT AND COMPLETION

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

- 8) DUST CONTROL

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

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

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

WINTER CONSTRUCTION NOTES:

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

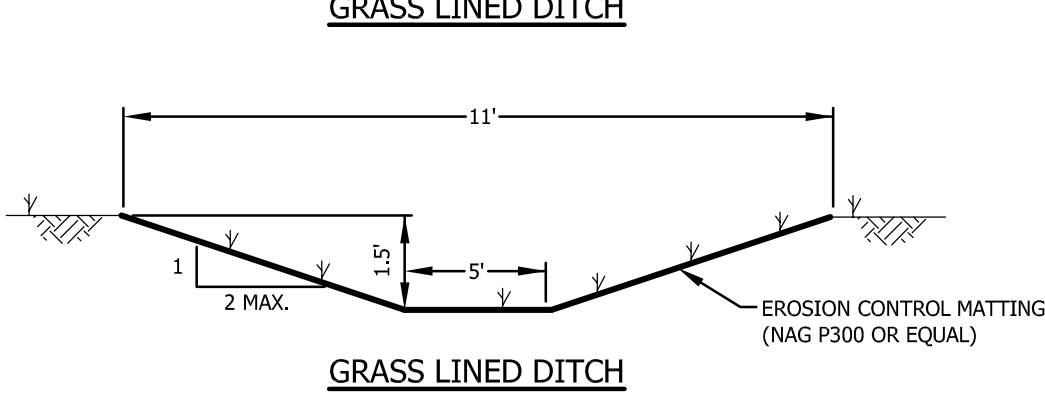
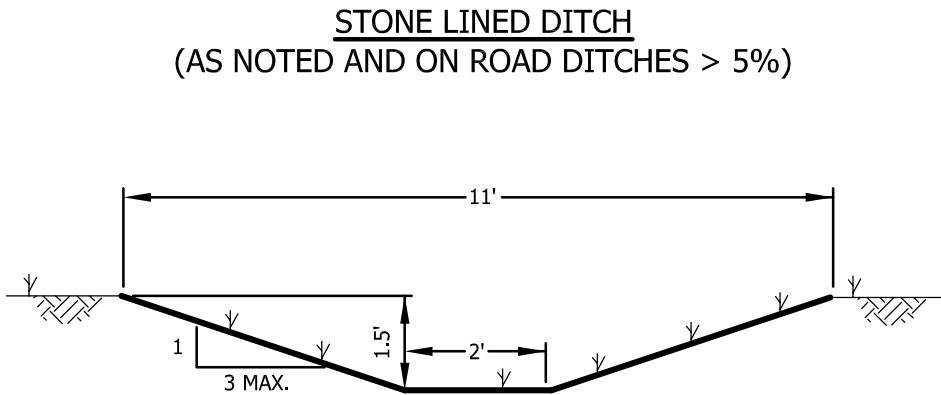
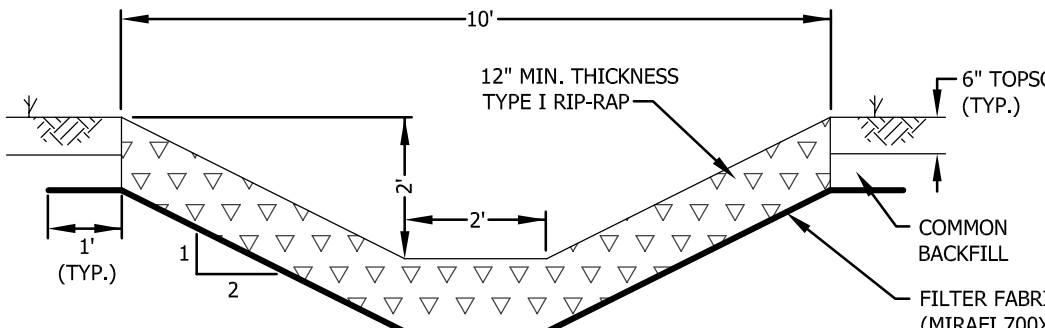
EROSION CONTROL CHART

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

MAINTENANCE INDEX

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

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



STONE FOR RIP-RAP

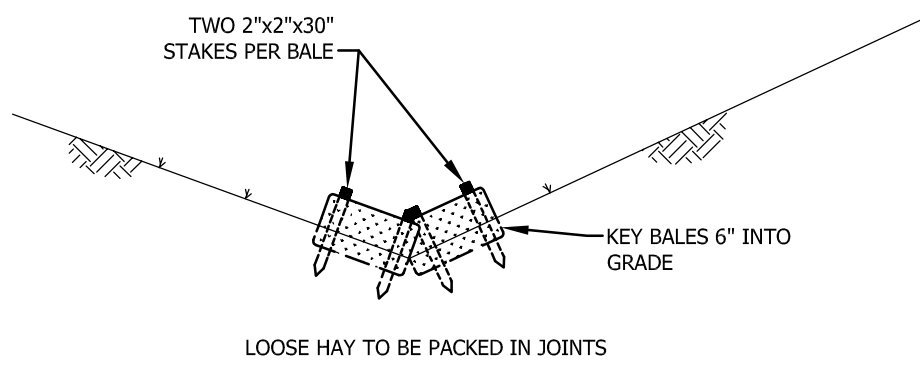
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE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

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

TYPICAL DRAINAGE DITCH SECTIONS

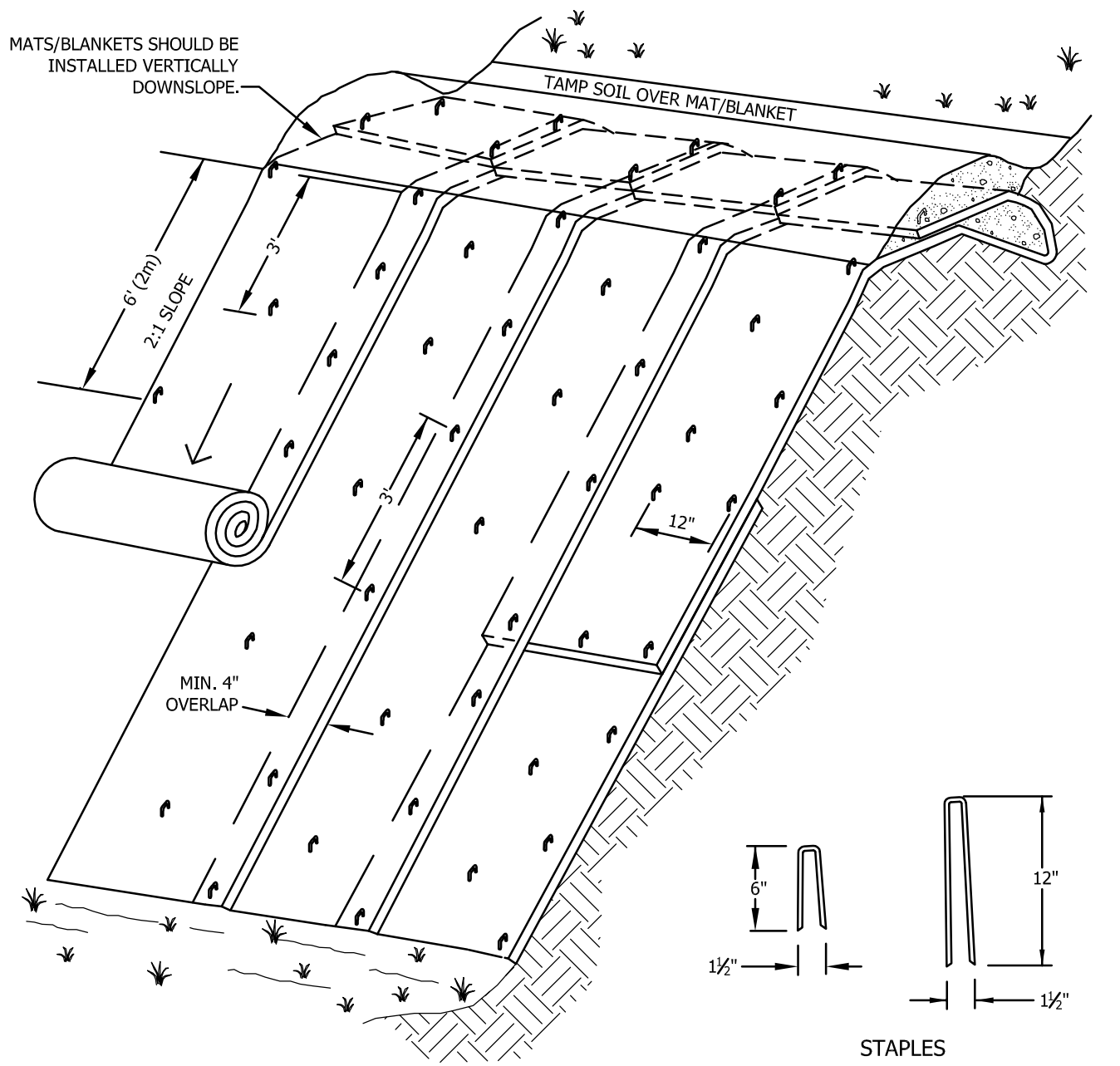
N.T.S.

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



STAKED HAY BALES (BMP-SHB)

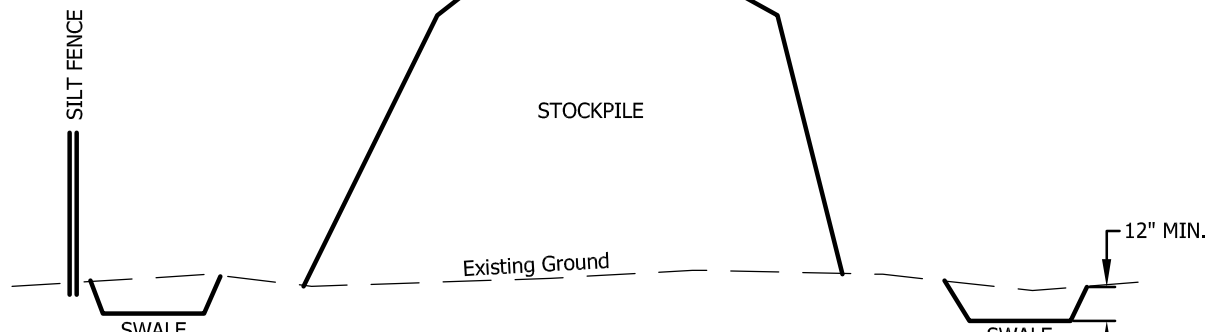
N.T.S.



EROSION CONTROL MATTING

N.T.S.

- NOTES:
- 1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 - 2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - 3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

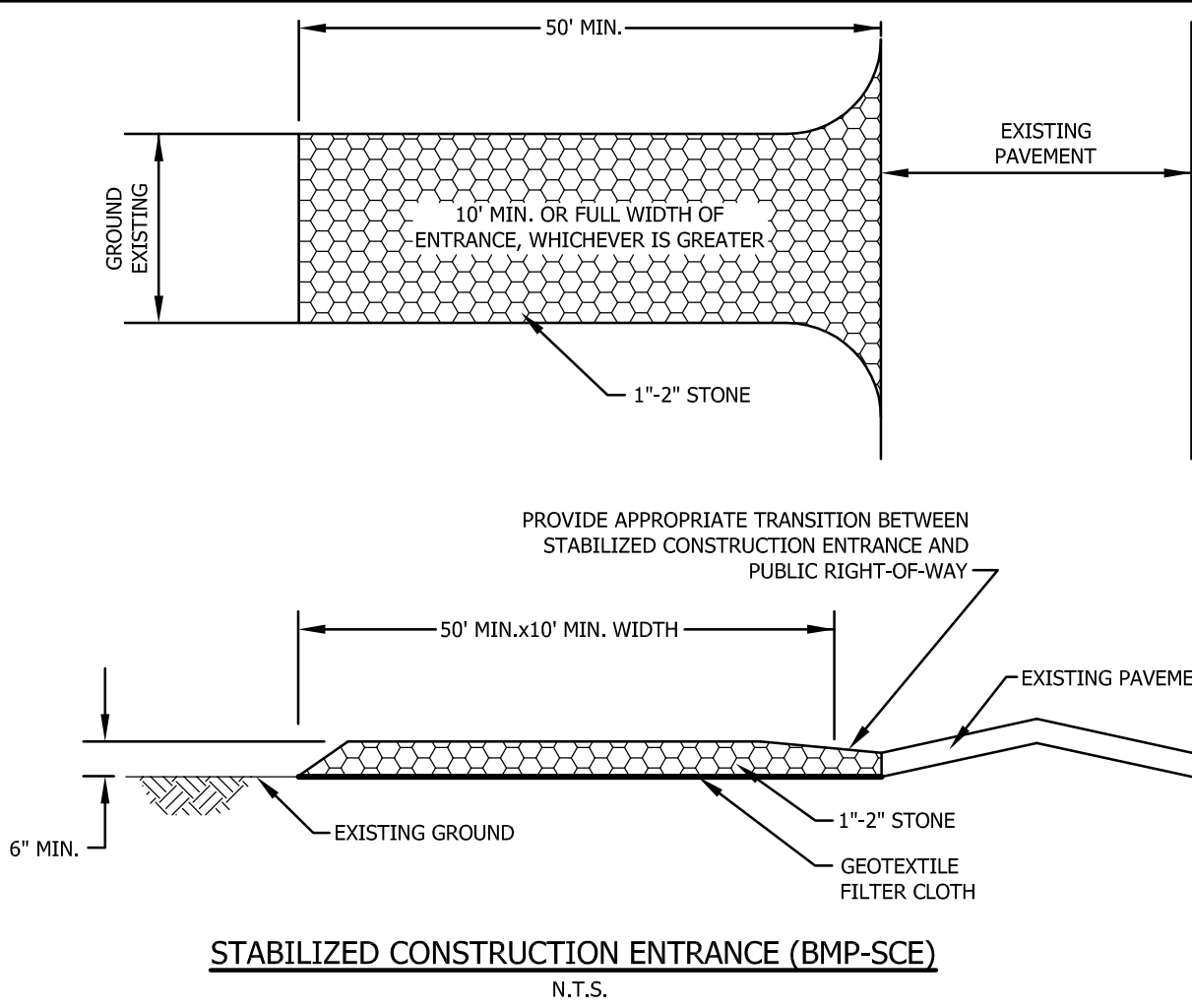


STOCKPILE TREATMENT DETAIL

N.T.S.

NOTES:

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

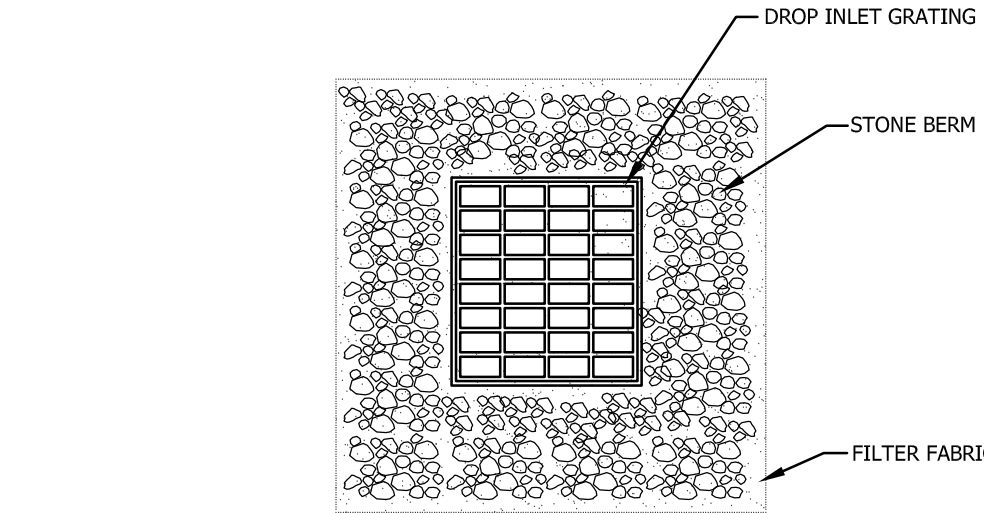


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)

N.T.S.

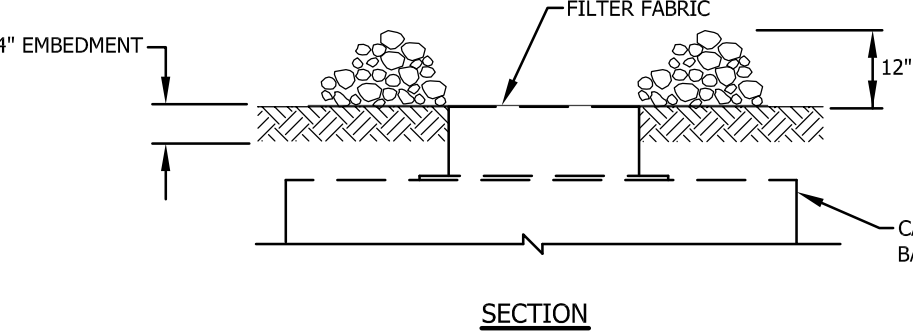
NOTES:

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



PLAN VIEW

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

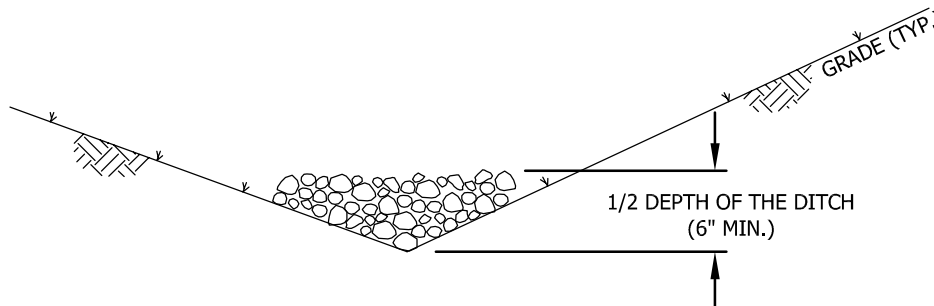


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)

N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS



STONE CHECK DAMS (BMP - SCD)

N.T.S.

EROSION CONTROL DETAILS

FOR EDWARDS PROPERTIES, LLC

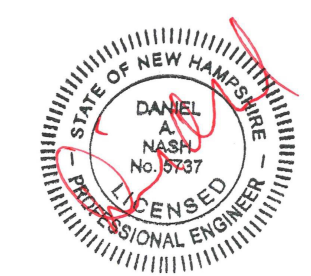
IN LEBANON, NH

ADVANCED GEOMATICS & DESIGN

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

PHONE: (603) 448-6295

E-MAIL: advancedgeomatics@comcast.net



SURVEYED: N/A

DESIGNED: DAN

DRAWN: KH

CHECKED: DAN

DATE: 1/30/2024

EDWARDS PROPERTIES

EROSION CONTROL DETAILS

D-5

© 2024

ADVANCED GEOMATICS & DESIGN

DWG: 23017/23017-DET

SHEET 11 OF 11



~~5 February 2024~~
~~Rev. 7 March 2024~~
Rev. 28 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 paved and curbed parking spaces behind the garage. The use of a pervious paver panel will serve to minimize site runoff.

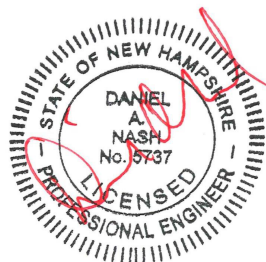
This summary is followed by a comparison sheet. The Sheet compares the 2, 10, 25, 50, and 100 year storms. The project provides a modest overall decrease. Drainage from the new parking will be routed to a pervious pavement paver panel. The paver panel system captures and keeps runoff levels below pre-development 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
28Mar24

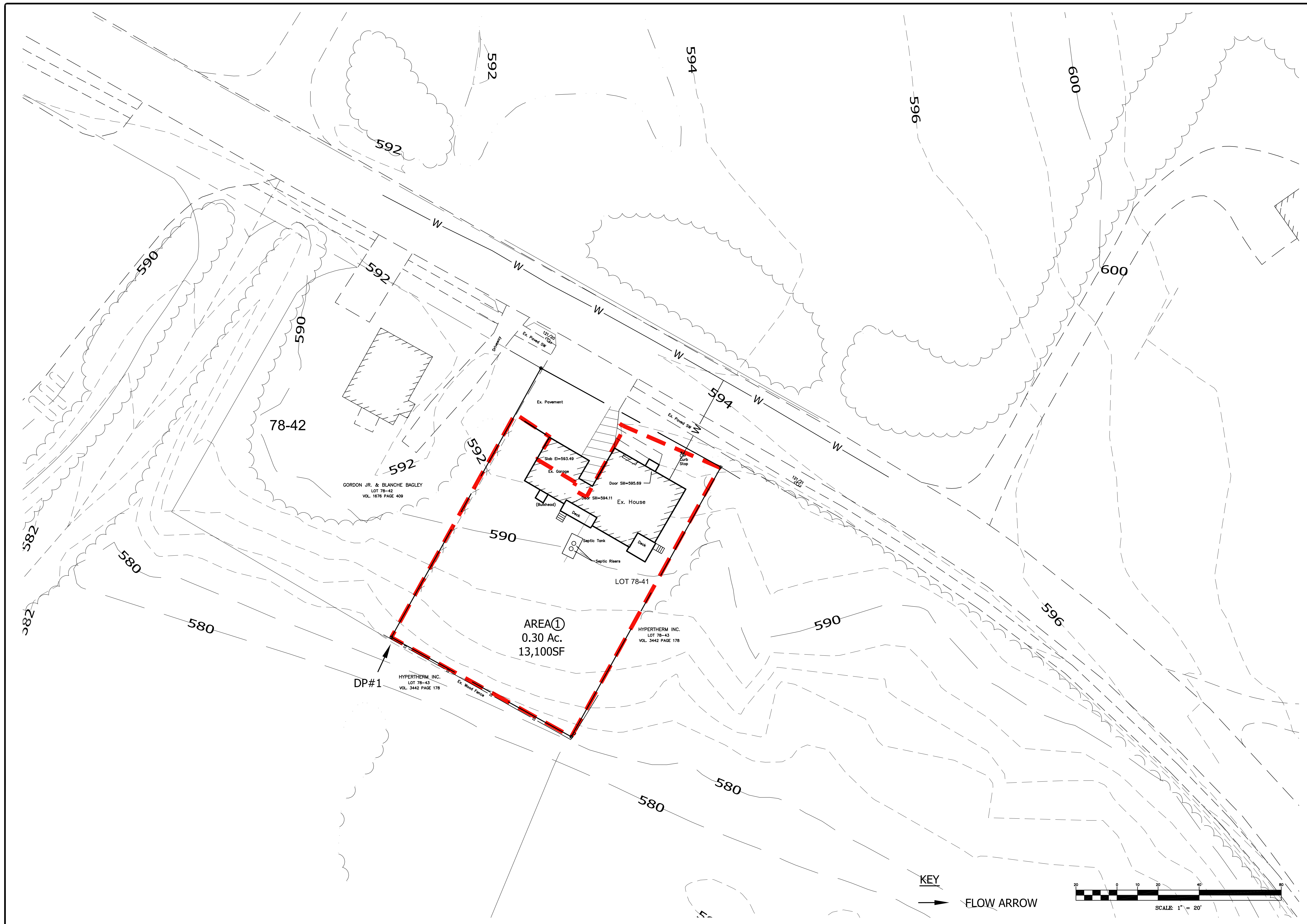
Attachments:

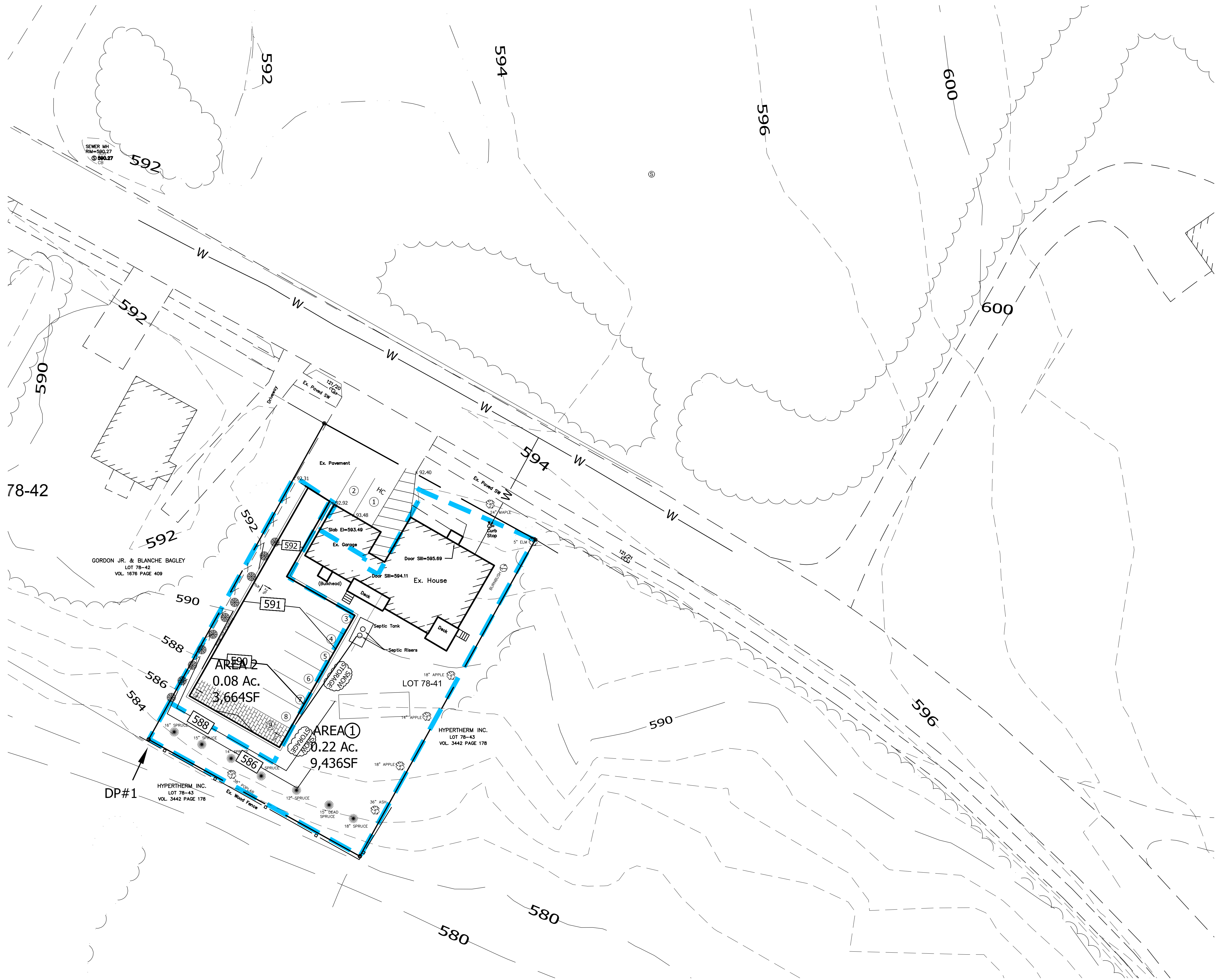
- Comparison Sheet
- Drain Maps, DR-1&2
- Existing runoff calculations
- Post runoff calculations, without infiltration
- Post runoff calculations, with infiltration
- Trench Performance calculations
- Volume calculations, "PRE"
- Volume calculations, "POST"
- Volume calculations, comparison
- WQV calculation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

CC: Edwards Properties

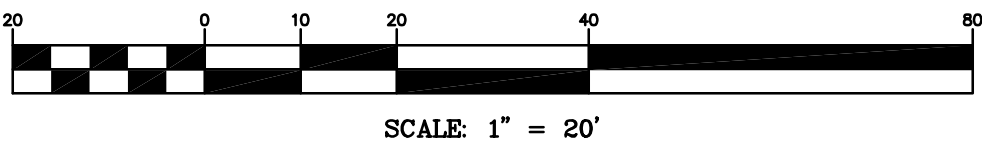
M:\2023_projects\23-017\drainage\drain_Heater_28Mar2024.doc

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		0.5		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		0.8		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		0.9		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		1.0		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		1.1		0.6

[illegible]



KEY
→ FLOW ARROW



ADVANCED GEOMATICS & DESIGN		POST DRAINAGE PLAN	
FOR		EDWARDS PROPERTIES, LLC	
105 BANK STREET - PO BOX 512		IN	
LEBANON, NEW HAMPSHIRE 03766		LEBANON, NEW HAMPSHIRE	
PHONE: (603) 448 6295		#	
E-MAIL: advancedgeomatics@comcast.net		REVISIONS	
DATE		DATE	
1/31/2024		03/28/2024	
DESIGNED: DAN		PAVING, CURBING	
DRAWN: DAN		#	
CHECKED: DAN			
DATE: 1/31/2024			
EDWARDS PROPERTIES			
POST DRAINAGE PLAN			
DR-2			
© 2024			
ADVANCED GEOMATICS & DESIGN			
DWG: 23017\23017-DR			

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	0.00		0.08		
sub-totals by type=	0.13	0.00	0.17			
	Sub-total=			0.30	Ac	
		Weighted "c"=			0.56	
Q-2						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-2	"c"	Q-2		
Area 1&2	0.30	2.7	0.56	0.45		
2 year discharge			Total=	0.45	cfs	
Q-10						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-10	"c"	Q-10		
Area 1&2	0.30	4.5	0.56	0.76		
10 year discharge			Total=	0.76	cfs	
Q-25						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-25	"c"	Q-25		
Area 1&2	0.30	5.2	0.56	0.87		
25 year discharge			Total=	0.87	cfs	
Q-50						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-50	"c"	Q-50		
Area 1&2	0.30	6.0	0.56	1.01		
50 year discharge			Total=	1.01	cfs	
Q-100						
-TO DISCHARGE POINT #1						
	Area (Ac)	i-100	"c"	Q-100		
Area 1&2	0.30	6.3	0.56	1.06		
100 year discharge			Total=	1.06	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						Infiltation	
	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					
DRAIN CALCULATIONS					
PAVER PANEL					
RECHARGE RATE					
PAVER PANEL					
LENGTH (FT)	42				
WIDTH (FT)	9.00				
AREA (sf)	378.00	SF			
PERCOLATION		(RECHARGE			
RATE		RATE - cfs)			
(IN/HR)					
5		0.044			
TRENCH VOLUME					
TRENCH	TRENCH				
AREA (SF)	DEPTH	TRENCH	STORAGE		
		VOLUME	VOLUME		
		(cf)	(35% VOIDS)		
378.00	3.00	1,134	397	CF	
NOTES:					
1) ASSUMES USE OF 3/4" CRUSHED STONE (35% VOIDS).					
2)					
3) INFILTRATION RATE OF 5 IN/HR USED.					
4) RECHARGE RATE=(LEACH AREA-sf)*(INFILTRATION RATE-in/hr)/(12" per foot)/(60 min per hr)/(60 sec per minute).					

99 HEATER ROAD												
HEATER ROAD												
LEBANON, NH												
							TRENCH		DISCHARGE			
							VOLUME		RATE			
	Area (Ac)	"c"	cA				(cf)		(cfs)			
Area 2	0.08	0.9	0.07				397		0.044			
Area 1	0.22	0.44	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)	0.20	0.14	0.12	0.10	0.09	0.08	0.05	0.04	0.03	0.03	0.02	0.02
Q-out (cfs)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Delta (cfs)	0.16	0.09	0.07	0.06	0.05	0.04	0.00	-0.01	-0.01	-0.02	-0.02	-0.02
Volume to Store (cf)	47	56	43	34	30	21	11	-25	-46	-59	-75	-82
Volume Available (cf)	397	350	294	251	217	187	165	154	180	226	285	359
Balance (cf)	350	294	251	217	187	165	154	180	226	285	359	442
Volume used (cf)	47	103	146	180	210	231	242	217	171	112	38	-45
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)	0.32	0.27	0.19	0.16	0.13	0.12	0.08	0.06	0.05	0.04	0.03	0.03
Q-out (cfs)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Delta (cfs)	0.28	0.23	0.14	0.11	0.09	0.08	0.04	0.01	0.00	0.00	-0.01	-0.01
Volume to Store (cf)	84	138	86	69	52	47	128	47	11	-7	-33	-54
Volume Available (cf)	397	313	175	89	20	-31	-79	-206	-254	-265	-257	-224
Balance (cf)	313	175	89	20	-31	-79	-206	-254	-265	-257	-224	-170
Volume used (cf)	84	222	308	377	428	476	603	650	661	654	621	567
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	0.09	0.08	0.04	0.01	0.00	0.00	0.00	0.00
Total	0.44	0.37	0.25	0.21	0.26	0.24	0.15	0.09	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)	0.37	0.27	0.22	0.18	0.16	0.13	0.09	0.06	0.05	0.05	0.04	0.04
Q-out (cfs)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Delta (cfs)	0.33	0.23	0.17	0.14	0.11	0.09	0.04	0.02	0.01	0.00	0.00	-0.01
Volume to Store (cf)	99	138	103	82	69	52	154	76	37	8	-15	-25
Volume Available (cf)	397	298	160	56	-25	-94	-146	-299	-375	-412	-420	-405
Balance (cf)	298	160	56	-25	-94	-146	-299	-375	-412	-420	-405	-380
Volume used (cf)	99	237	340	422	491	543	696	772	809	817	802	777
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	0.14	0.11	0.09	0.04	0.02	0.01	0.00	0.00	0.00
Total	0.50	0.37	0.29	0.38	0.32	0.26	0.16	0.11	0.08	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)	0.39	0.26	0.22	0.19	0.17	0.17	0.09	0.07	0.05	0.04	0.04	0.04
Q-out (cfs)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Delta (cfs)	0.35	0.22	0.17	0.14	0.13	0.13	0.04	0.02	0.01	0.00	0.00	-0.01
Volume to Store (cf)	104	129	103	86	77	77	154	81	34	3	-15	-30
Volume Available (cf)	397	293	164	61	-25	-103	-180	-334	-415	-449	-452	-437
Balance (cf)	293	164	61	-25	-103	-180	-334	-415	-449	-452	-437	-407
Volume used (cf)	104	233	336	422	500	577	731	812	846	849	834	804
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	0.14	0.13	0.13	0.04	0.02	0.01	0.00	0.00	0.00
Total	0.52	0.35	0.29	0.39	0.36	0.36	0.16	0.11	0.08	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)	0.45	0.32	0.27	0.23	0.20	0.19	0.11	0.08	0.06	0.05	0.05	0.04
Q-out (cfs)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Delta (cfs)	0.41	0.28	0.23	0.19	0.16	0.14	0.06	0.04	0.02	0.01	0.00	0.00
Volume to Store (cf)	123	168	138	112	95	86	231	128	65	32	8	-10
Volume Available (cf)	397	274	106	-32	-144	-239	-325	-556	-684	-749	-781	-789
Balance (cf)	274	106	-32	-144	-239	-325	-556	-684	-749	-781	-789	-780
Volume used (cf)	123	291	429	541	636	722	953	1,081	1,146	1,178	1,186	1,176
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	0.20	0.19	0.16	0.14	0.06	0.04	0.02	0.01	0.00	0.00
Total	0.61	0.44	0.57	0.50	0.43	0.39	0.21	0.15	0.10	0.08	0.06	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 VOLUME</u>								
<u>Paver Panel</u>								
A	0.080	Ac		A=Area draining to the practice				
Ai	0.080	Ac		Ai=Impervious area draining to the practice				
I	1.000			I=percent impervious area draining to the practice, in decimal form				
Rv	0.950			Rv=Runoff coefficient = $0.05 + (0.9 \times I)$				
WQV(Ac-in)	0.076	Ac-in		WQV = $1" \times Rv \times A$				
WQV(cf)	276	cf		WQV Conversion (Ac-in x 43,560sf/Ac x 1ft/12")				

**Edwards Properties, LLC
Lebanon, NH
Operations and Maintenance Plan (OMP)
28 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:

The scope of this manual encompasses the 7 space parking lot in the rear of the building, which is paved and curbed, and the pervious paver panel 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 paver panel has 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 slope areas, fill the area with more soil, compact lightly, and re-seed to prevent further erosion.
- Inspect inlets and outlets for proper function:

Remove vegetative material, leaves and grass, as they accumulate.

- Clean out debris or leaf litter when necessary.

Post construction Activity:

As the paver panel becomes established, less frequent inspections are necessary. Inspection of the paver panel should be performed biannually for two years after implementation and checked after any major storm events to maintain a productive system.

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 mate and becoming will established. If this is not the case consider watering, removing decaying or unhealthy vegetation, or preforming reinforcement panting 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 embankments, 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:
 - Sweeping and vacuuming should be done twice per year. replace lost sand filler between paver stones.

Inspections Sheets and Documentation:

Upon the completion of construction activities that direct stormwater to the paver panel, 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.

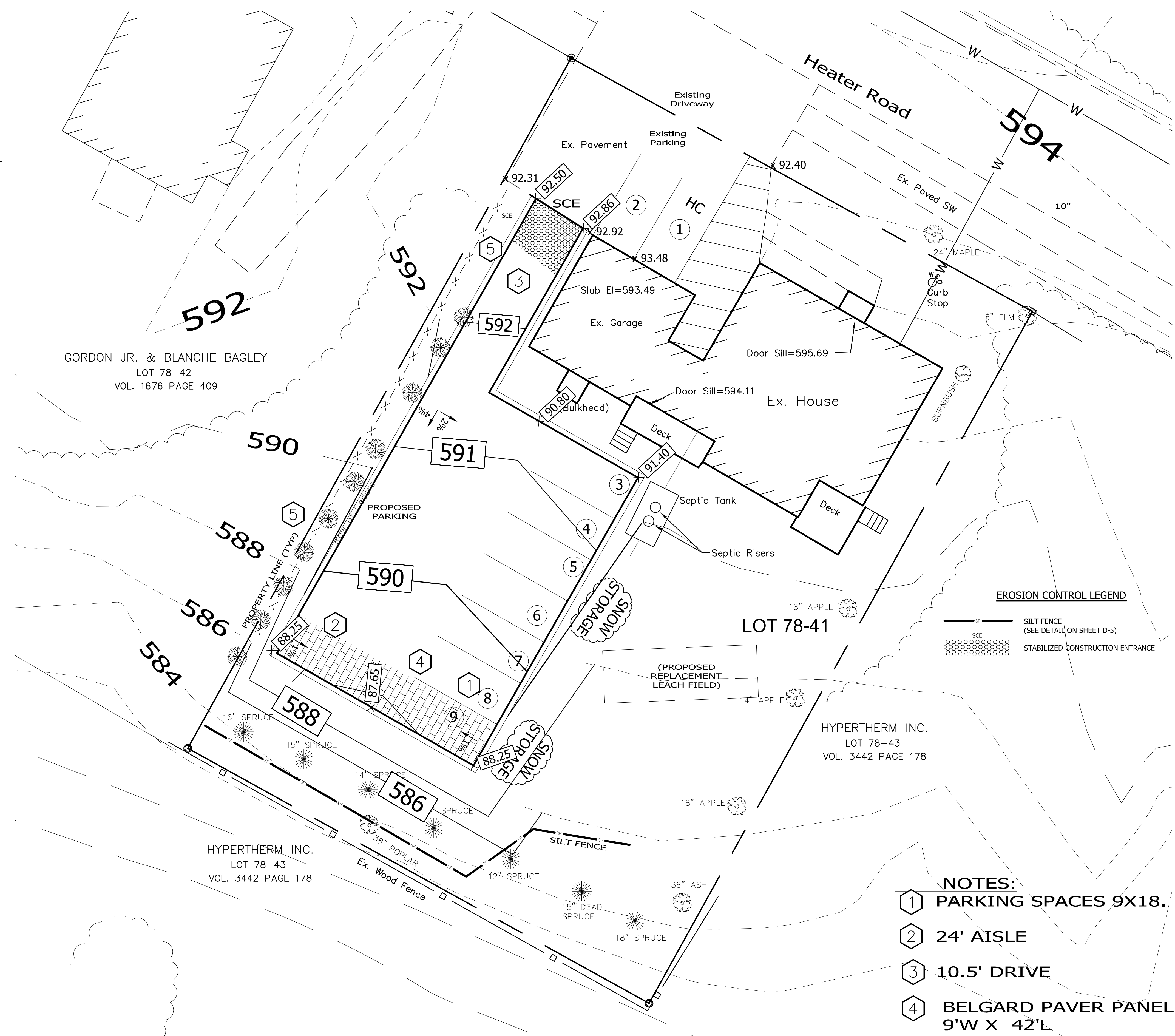
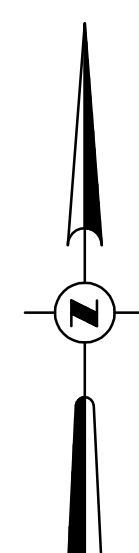
An I&M log will also need to be kept up to date and on file to clearly document the dates of each inspection and maintenance required.

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



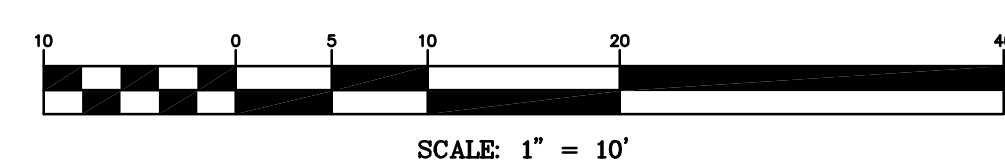
EROSION CONTROL LEGEND

— SILT FENCE (SEE DETAIL ON SHEET D-5)

— STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
- 1 PARKING SPACES 9X18.
 - 2 24' AISLE
 - 3 10.5' DRIVE
 - 4 BELGARD PAVER PANEL. 9'W X 42'L
 - 5 8' PRIVACY FENCE.

STORMWATER & EROSION CONTOL PLAN



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	DATE: 03/07/2024
DESIGNED: DAN	
DRAWN: DAN	
CHECKED: DAN	
EDWARDS PROPERTIES	
STORMWATER EC PLAN	
C-3	
© 2024 ADVANCED GEOMATICS & DESIGN DWG: C:\	
ADD PAVING, PAVERS	REVISIONS
2	1
03/28/2024	03/07/2024
	DATE

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

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		



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

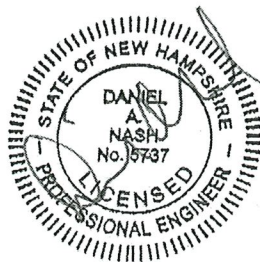
Dear Mr. Corwin:

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

M:\2023_projects\23-017\planning_board\PB_SPR_application_31jan24\col_heater_spt_6feb2024.docx

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.)	✓	☐

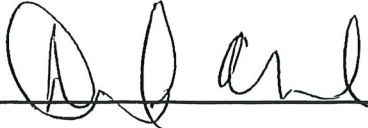
CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

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 Land 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.	☒ ☒ ☒ N/A ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
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: _____



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.

Home Office: 167 South Street, Concord, NH 03301
Phone/Fax: 603-228-4600

Field Office: 67 West Shore Road, Grand Isle, VT 05458
Phone/Fax: 802-878-4800

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.

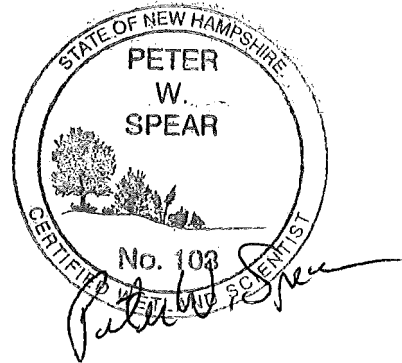
The evaluation of these wetlands is my opinion and has not been verified. I don't believe any of Lot 78-41 is State or Federal jurisdictional wetland. The off-site ditch is man-made and appears to have been excavated into upland soils for the purpose of moving water from the east to the west across upland. 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 <u> </u>	MAP & LOT NUMBER: 78-41 <u> </u>
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 <u> </u>	MAP & LOT NUMBER: 78-43 <u> </u>
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 <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER: Benevolent & Protective Order Elks 150 Heater Road Lebanon, NH 03766	ABUTTER/OTHER:
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER: 	ABUTTER/OTHER:
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
ABUTTER/OTHER: 	ABUTTER/OTHER:
MAP & LOT NUMBER: <u> </u>	MAP & LOT NUMBER: <u> </u>
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

M:\2023_projects\23-017\planning_board\col_fee_cu_5dec2023.doc



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

April 15, 2024 Meeting

Staff Memorandum – PB2024-13-MIN

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID:
PB2024-13-MIN

Application Type:
Minor Subdivision

Property Location:
50 Maple Street

Map/Lot #:
73-65

Property Owner:
Seale Properties, LLC

Applicant:
NA

Zoning District:
Residential Three (R-3)

Property Size (existing):
+/- .789 acres (*per subdivision plat*)

Overlay District(s):
None

LEGAL NOTICE

Seale Properties, LLC, 50 Maple Street (Tax Map 73, Lot 65), zoned R-3: Request for approval of a proposed two (2)-lot Minor Subdivision. PB2024-13-MIN

PLANS AND APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Subdivision Regulations - Technical Checklist – Minor Subdivision (3 pages)
- ▶ Memo dated April 8, 2024, from MacKenzie Engineering and Construction (response to staff comments)
- ▶ Draft Warranty Deeds for Lot 1 and Lot 2 (5 pgs)
- ▶ Public Hearing Notification List (2 pgs)
- ▶ Plat titled, "Minor Subdivision Plat for Seale Properties, LLC," prepared by Rockwood Land Services, LLC, dated March 15, 2024, last revised April 5, 2024, Project No: 1661

COMPLETENESS REVIEW

The Planning and Development Department has reviewed the application in accordance with Section 7.7.C.3.a of the Lebanon Subdivision Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is a +/-0.789 acre parcel owned by the applicant and located in the Residential Three (R-3) District on the east side of Maple Street south of the Maple St/Dana Street intersection in West Lebanon (see Figure 1 below). The property is currently improved with a two-family dwelling constructed in 1890 (according to the City's assessing records) and a detached 3-bay garage.

The applicant proposes to subdivide the property into two (2) lots as follows:

- 50 Maple Street (Tax Map 73, Lot 65) ("Lot 1"): +/-0.259 acres (improved with the existing two-family dwelling and detached garage);

STAFF MEMORANDUM

PB2024-13-MIN

50 Maple St (73-65)

April 15, 2024 Mtg

Agenda Item 3.D

Page 2 of 3

- 48 Maple Street (Tax Map 73, Lot 65, Plot 100) ("Lot 2"): +/-0.53 acres

The new lot will have frontage on Maple and will be served by public water and sewer. A shared driveway is proposed to access the lots from Maple Street in the location of the current driveway.

Figure 1. Bird's eye view of subject property (looking east).



©2021 Eagleview (image taken 4/3/2021)

STAFF COMMENTS**ASSESSING**

No comment at this time.

BUILDING INSPECTION

No comment at this time.

ENGINEERING / PUBLIC WORKS

No comment at this time.

FIRE

No comment at this time.

PLANNING & ZONING:

The proposed lots comply with the minimum lot frontage and lot area requirements for Class 1 lots in the R-3 District, as set forth in Section 310.3 of the Zoning Ordinance.

The Planning and Development Department recommends certain changes to the plat which are identified in proposed condition of approval #1 below.

POLICE

No comment at this time.

STAFF RECOMMENDATIONS

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

Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Add addresses to Lot 1 (50 Maple Street) and to Lot 2 (48 Maple Street).
 - b. Shift the surveyor's stamp and signature to uncover obscured text underneath.
 - c. 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).

General Conditions

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). The plat shall be recorded in accordance with Planning & Development Department procedures. The Warranty Deeds submitted with the application materials shall be executed and submitted together with the plat for contemporaneous recording by the Planning & Development Department.
4. Future development on the new lots 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 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).

Attachments

cc: Seale Properties, LLC

CITY OF LEBANON 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: **SEALE PROPERTIES C/O PERRY SEALE** TEL.#: **603-252-2051**

MAILING ADDRESS: **40 CRAFTS HILL ROAD, LEBANON, NH 03766**

E-MAIL ADDRESS: **OFFICE@SEALEPROPERTIES.CO**

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: **73** LOT#: **65** PLOT #: _____ ZONE: **R3**

STREET ADDRESS OF PROJECT: **50 MAPLE STREET**

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

SCOPE OF PROJECT:

MINOR SUBDIVISION OF EXISTING 0.789+/- PARCEL INTO TWO LOTS: LOT #1 OF 0.349+/- ACRES AND LOT #2 OF 0.440+/- ACRES. EXISTING MULTI-FAMILY STRUCTURE OF LOT #1 TO REMAIN. LOT #2 TO BE SERVICED BY COMMON DRIVEWAY WITH LOT #1.

TYPE OF OCCUPANCY:

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

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on **APRIL 22**, 20**24**, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *Perry Seale* DATE: *March 22, 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: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
3/25/2024	73-65	PB2024-13-min			

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR SUBDIVISION	
PROJECT NAME: MINOR SUBDIVISION OF 50 MAPLE STREET	
APPLICANT: PERRY SEALE	DATE: 3-21-2024
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.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 Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§9.5.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

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 the 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
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision 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. The scale of the plans shall be appropriate to the size of the overall development. 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 Subdivision 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 Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements (cont.)	Info. Provided	Waiver Sought
9.5.A(7) - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
9.5.A(8) - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☒	☐
9.4 - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
9.5.C(1) - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☒	☐
9.5.C(2) - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	☐	☒
9.5.C(3) - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☐	☒
9.5.C(4) - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 OF THE SUBDIVISION 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: 

Planning office Use Only:		
Date Received ___/___/___	Checklist Complete YES or NO	Checked by: _____

(Last Revised 05/22/13)

MacKenzie Engineering and Construction

1313 VT Route 110 So. Royalton, VT 05068

Mobile: 802.356.5617

Email: ian@mack-eng.com

Project: Seale Properties – 50 Maple Street Minor Subdivision
Project Location: 50 Maple Street, West Lebanon, NH
Project No: 2401
Date: 4-8-2024

Response to Tim Corwin Email Dated 4-1-2024

General Items

1. The proposed minor subdivision is to separate lands associated to the existing multi-family structure of 50 Maple Street and create a second lot for future single-family residential structure. Intent of the project is for the existing driveway to serve as a common drive sharing access to the new second lot.
2. Easement document included.
3. Updated checklist included.

Plat Items

1. Plat has been updated to provide clarity including the proposed right-of-way for common drive.
2. Referenced right-of-way line has been updated.
3. Driveway depiction and easement provided.
4. Note added.
5. Note added.
6. Note added.
7. Stamp is on the plat.
8. PZAD-24-1 application for 911 address has provided 48 Maple Street.
9. 20' setbacks have been updated on the plat.
10. 5' setback provided.
11. Area descriptions have been updated.
12. As water and sewer are not in the licensed scope of work for the survey plat, this submittal provides comment. Water and sewer service designs have been drafted and appear initially feasible based on the municipal sewer collection system available at the street as well as the water system within the street. Communications and initial review of both have been performed with Rick Brown of the City of Lebanon Public Works.
13. Typo fixed.
14. Information updated.
15. Information updated.
16. Lot #2 of this subdivision will be Tax Map/Lot # 73-65-200 per assessing department email.
17. As underground utility planning is not in the licensed scope of work for the survey plat, this submittal provides comment. Overhead utility pole exists at the front of 50 Maple Street, and intent is for underground utilities to service Lot #2 be accessed from this utility pole via underground conduits within the right-of-way to the street and common drive.
18. Note added.
19. Note added.
20. Information updated.

WARRANTY DEED
(EXEMPT FROM TRANSFER TAX PURSUANT TO RSA 78-B:2 (V))

SEALE PROPERTIES, LLC, a member-managed New Hampshire limited liability company, of Lebanon, County of Grafton, State of New Hampshire, Grantor, for consideration paid, grant to SEALE PROPERTIES, LLC, a member-managed New Hampshire limited liability company, of Lebanon, County of Grafton, State of New Hampshire, whose mailing address is 52 Maple Street, West Lebanon, NH 03784, Grantee, with WARRANTY COVENANTS:

A certain tract or parcel of land with any buildings and improvements thereon, situated in Lebanon, County of Grafton, State of New Hampshire, shown as "Lot 1" on a plan entitled "Minor Subdivision Plat for Seale Properties, LLC, 50 Maple Street, Lebanon, Grafton County, New Hampshire", Project No. 1661, dated March 15, 2024, Scale 1" = 30' (the "Plan"), recorded as Plan # _____ in the Grafton County Registry of Deeds. Said Lot 1 is bounded and described as follows:

Beginning at a found stone bound, shown as "No. 3" on the Plan, on the eastern side of Maple Street, marking the northwest corner of Lot 1, and running S 06° 30' 40" W a distance of 67.00 feet along the side of Maple Street following a stone retaining wall to a computed point;

Then continuing S 06° 30' 40" W a distance of 25.00 feet to a set capped rebar, shown as "No. 12 on the Plan, marking the southwest corner of Lot 1;

Then turning and running S 84° 13' 20" E a distance of 103.89 feet to a set capped rebar, shown as "No. 11" on the Plan;

Then turning and running N 33° 03' 00" E a distance of 28.12 feet to a computed point;

Then continuing N 33° 03' 00" a distance of 14.59 feet to a set capped rebar, shown as "No. 10" on the Plan;

Then turning and running N 08° 00' 20" E a distance of 58.91 feet to a set capped rebar, shown as "No. 9" on the Plan, marking the northeast corner of Lot 1;

Then turning and running N 86° 17' 40" W a distance of 5.20 feet to a found stone bound, shown as "No. 8" on the Plan;

Then continuing N 86° 27' 20" W a distance of 119.48 feet to the point of beginning.

Containing 0.259 acres, or 11,290 square feet, more or less.

Lot 1 is burdened by a 25-foot right-of-way running over the southern portion of the lot

25022wd

that shall be for the benefit of “Lot 2” as shown on the Plan. The paved driveway running through the right-of-way shall be shared in common with the owner of Lot 2. The owners of Lot 1 and Lot 2 shall share equally in the cost of maintenance of said driveway and easement. The burdens of said easement shall run with the land. The 25-foot right-of-way is bounded as follows:

Beginning at a set capped rebar, shown as No. 12 on the Plan, marking the southwestern corner of Lot 1, and running S 84° 13’ 20” E a distance of 103.89 feet to a set capped rebar, shown as No. 11 on the Plan;

Then turning and running N 33° 03’ 00” E a distance of 28.12 feet to a computed point;

Then turning and running N 84° 13’ 20” W a distance of 116.46 feet to a computed point on the eastern side of Maple Street;

Then turning and running S 06° 30’ 40” W a distance of 25.00 feet to the point of beginning.

The purpose of this deed is to correct and confirm the boundaries of a newly subdivided parcel and a newly created easement and right-of-way.

Meaning and intending to convey a portion only of the same land and premises as conveyed to Seale Properties, LLC, by Warranty Deed of Perry D. Seale and Jill M. Seale, dated January 30, 2018, and recorded in Book 4341, Pages 26-27 of the Grafton County Registry of Deeds.

Subject to all easements, covenants, restrictions and encumbrances of record, if any.

Subject to all undischarged mortgages conveyed by the Grantor prior hereto, if any.

WITNESS my hand this ____ day of April, 2024.

Seale Properties, LLC

By: Perry D. Seale, duly authorized Member

STATE OF NEW HAMPSHIRE
County of Grafton, ss.

Before me, the undersigned officer, this ____ day of April, 2024 personally appeared Seale Properties, LLC, by its duly authorized Member, Perry D. Seale, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public
My commission expires:

WARRANTY DEED
(EXEMPT FROM TRANSFER TAX PURSUANT TO RSA 78-B:2, (V))

SEALE PROPERTIES, LLC, a member-managed New Hampshire limited liability company, of Lebanon, County of Grafton, State of New Hampshire, Grantor, for consideration paid, grant to SEALE PROPERTIES, LLC, a member-managed New Hampshire limited liability company, of Lebanon, County of Grafton, State of New Hampshire, whose mailing address is 52 Maple Street, West Lebanon, NH 03784, Grantee, with WARRANTY COVENANTS:

A certain tract or parcel of land with any buildings and improvements thereon, situated in Lebanon, County of Grafton, State of New Hampshire, shown as "Lot 2" on a plan entitled "Minor Subdivision Plat for Seale Properties, LLC, 50 Maple Street, Lebanon, Grafton County, New Hampshire", Project No. 1661, dated March 15, 2024, Scale 1" = 30' (the "Plan"), recorded as Plan # _____ in the Grafton County Registry of Deeds. Said Lot 2 is bounded and described as follows:

Beginning at a set capped rebar on the eastern edge of Maple Street, shown as "No. 1" on the Plan, which marks the southwestern-most corner of Lot 2, and running N 06° 30' 40" E a distance of 32.24 feet to a capped rebar set, shown as "No. 12" on the Plan, which rebar marks the southwest corner of Lot 1;

Then turning and running S 84° 13' 20" E a distance of 103.89 feet to a set capped rebar, shown as "No. 11" on the Plan;

Then turning and running N 33° 03' 00" E a distance of 28.12 feet to a computed point;

Then continuing N 33° 03' 00" a distance of 14.59 feet to a set capped rebar, shown as "No. 10" on the Plan;

Then turning and running N 08° 00' 20" E a distance of 58.91 feet to a set capped rebar, shown as "No. 9" on the Plan, marking the northeast corner of Lot 1 and a northern corner of Lot 2;

Then turning and running S 86° 17' 40" E a distance of 74.91 feet to a found stone bound, shown as "No. 7" on the Plan;

Then continuing S 84° 52' 40" E a distance of 76.23 feet to a found iron pipe near a wood fence, shown as "No. 5" on the Plan;

Then turning and running S 03° 52' 20" W a distance of 121.38 feet, running partially
25022wd

along a wood fence, to an iron pipe found, shown as “No. 4” on the Plan;

Then turning and running N 86° 32’ 00” W a distance of 279.05 feet to an iron pipe found, shown as “No. 1A” on the Plan;

Then continuing N 86° 32’ 00” W a distance of 2.47 feet to the point of beginning.

Containing 0.530 acres, or 23,120 square feet, more or less.

Lot 2 is benefitted by a 25-foot right-of-way running over the southern portion of Lot 1 as shown on the Plan. The paved driveway running through the right-of-way shall be shared in common with the owner of Lot 1. The owners of Lot 1 and Lot 2 shall share in the cost of maintenance of said driveway and easement. The benefit of said easement shall run with the land. The 25-foot right-of-way is bounded as follows:

Beginning at a set capped rebar, shown as No. 12 on the Plan, marking the southwestern corner of Lot 1, and running S 84° 13’ 20” E a distance of 103.89 feet to a set capped rebar, shown as No. 11 on the Plan;

Then turning and running N 33° 03’ 00” E a distance of 28.12 feet to a computed point;

Then turning and running N 84° 13’ 20” W a distance of 116.46 feet to a computed point on the eastern side of Maple Street;

Then turning and running S 06° 30’ 40” W a distance of 25.00 feet to the point of beginning.

The purpose of this deed is to correct and confirm the boundaries of a newly subdivided parcel and a newly created easement and right-of-way.

Meaning and intending to convey a portion only of the same land and premises as conveyed to Seale Properties, LLC, by Warranty Deed of Perry D. Seale and Jill M. Seale, dated January 30, 2018, and recorded in Book 4341, Pages 26-27 of the Grafton County Registry of Deeds.

Subject to all easements, covenants, restrictions and encumbrances of record, if any.

Subject to all undischarged mortgages conveyed by the Grantor prior hereto, if any.

[SIGNATURE PAGE FOLLOWS]

WITNESS my hand this ____ day of April, 2024.

Seale Properties, LLC

By: Perry D. Seale, duly authorized Member

STATE OF NEW HAMPSHIRE

County of Grafton, ss.

Before me, the undersigned officer, this ____ day of April, 2024 personally appeared Seale Properties, LLC, by its duly authorized Member, Perry D. Seale, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public
My commission expires:

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

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

Map & Lot Number: 73-65	Map & Lot Number:
Property Owner: SEALE PROPERTIES, LLC 40 CRAFTS HILL ROAD LEBANON, NH 03766	Applicant, Co-Applicant, Agent, or Lessee: ROCKWOOD LAND SERVICES, LLC TIM ROCKWOOD, LS 24 COBB HILL ROAD HARTLAND, VT 05048
Map & Lot Number: 73-63	Map & Lot Number: 73-62
ROBERT DALLIS 26 DANA STREET W. LEBANON, NH 03784	LUIS ALVAREZ LEON 28 DANA STREET W. LEBANON, NH 03784
Map & Lot Number: 73-60	Map & Lot Number: 73-59
JAMES DAMREN 6 MACK AVE W. LEBANON, NH 03784	GEORGIA ANNE TUTTLE 10 MACK AVE W. LEBANON, NH 03784

Map & Lot Number: 73-97	Map & Lot Number: 73-50
OLIVET BAPTIST CHURCH CORP PO BOX 5407 W. LEBANON, NH 03784	PHILIP & CATHERINE RENTZ 47 MAPLE STREET W. LEBANON, NH 03784
Map & Lot Number: 73-51	Map & Lot Number: 73-52
THOMAS & REGINA PALYS 49 MAPLE STREET W. LEBANON, NH 03784	FRANK & SUSAN FERRARO PO BOX 84 HANOVER, NH 03755
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

New Hampshire State Plane Grid North
Derived with GPS RTK using the VT CORS



CORNER MONUMENT DESCRIPTIONS

all dimension are outside diameter

No.1 SET a 5/8x 42" blue Rebar with an 2" Orange Plastic Cap straight, firm and flush with the ground

No.1A FOUND a 1-5/8" Iron Pipe buried 12" in the lawn, straight, firm and in good condition

No.2 FOUND a 5/8" Rebar flush with the pavement straight, firm and in good condition

No.3 FOUND a 5"x5" Granite Bound with 5" of reveal and a 1/2" drill hole in the center, partly grown by a 12" maple tree, straight, firm and in good condition

No.4 FOUND a 1-1/2" Iron Pipe with 10" of reveal with a reducer on top, straight, firmed up in place and in good condition

No.5 FOUND a 1-5/8" Iron Pipe buried 10" with the top broken off under the roots of a tree, the remains appears straight, firm and in good condition

No.6 FOUND a 3/4" Iron Pipe with 8" of reveal next to a metal fence post, straight, firm and in good condition

No.7 FOUND a 8"x6" Granite Bound with 5" of reveal and a 3/4" drill hole in the center, straight, firm and in good condition

No.8 FOUND a 8"x7" Granite Bound with 20" of reveal with a forked 1/2" smooth metal in the center, straight, firm and in good condition

No.9-12 SET a 5/8x 42" blue Rebar with an 2" Orange Plastic Cap straight, firm and flush with the ground

72-52
Frank & Susan Ferraro
(51 Maple Street)
PO Box 84
Hanover, NH 03755

72-51
Thomas & Regina Palys
49 Maple Street
West Lebanon, NH 03784

72-50
Philip & Catherine Rentz
47 Maple Street
West Lebanon, NH 03784

73-64
Perry & Jill Seale
(52 Maple Street)
40 Crafts Hill Road
West Lebanon, NH 03784
Deed: Book 3532, Page 783
Plan Book 662, Page 77

73-63
Robert Dallis & Bonnie Barber
26 Dana Street
West Lebanon, NH 03784
Deed: Book 2690, Page 500
Plan Book 662, Page 77

73-62
Luis Alvarez Leon &
Aleksandra van Loggerenberg
28 Dana Street
West Lebanon, NH 03784
Deed: Book 4437, Page 253
Plan Book 662, Page 77

73-60
James Damren & Lisa Garabedian
6 Mack Avenue
West Lebanon, NH 03784
Deed: Book 2125, Page 557
Plan Book 588, Page 43

73-59
Georgia Ann Tuttle
10 Mack Avenue
West Lebanon, NH 03784
Deed: Book 2991, Page 289
Plan Book 588, Page 43

73-97
Olivet Baptist Church
44 Maple Street
PO Box 5407
West Lebanon, NH 03784
Book 3718, Page 582
Plan No. 13809

Legend

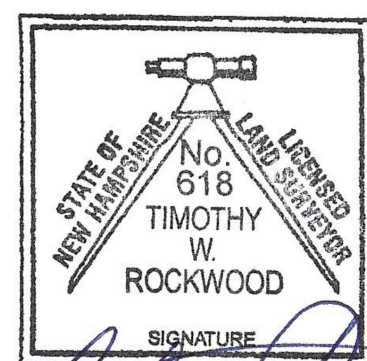
Found Stone Bound	□ as described
Found Iron Pipe or Rebar	○ as described
Set Capped Rebar	⊙ as described
Computed Right-of-Way point	●
Boundary or Lot Line	—
Utility Pole	⊗
Hydrant	⊕
Edge of Pavement	—
Setback limits	—
Sewer Line w/ Manhole	—S—S—S—
Water Line w/Gate Valve	—W—W—W—
Storm Drain w/Catch Basin	—SS—SS—SS—
Overhead Wires	— · · · —
GCRD Deed Reference	Book, Page
GCRD Plan Reference	Plan No.
Wood Fence	—o—o—o—o—o—
Right-of-Way limits	▨
Right-of-Way edge	- - - - -

Lebanon's Statements

The Subdivision Regulations of the City of Lebanon (last revised June 28, 2021) and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action.

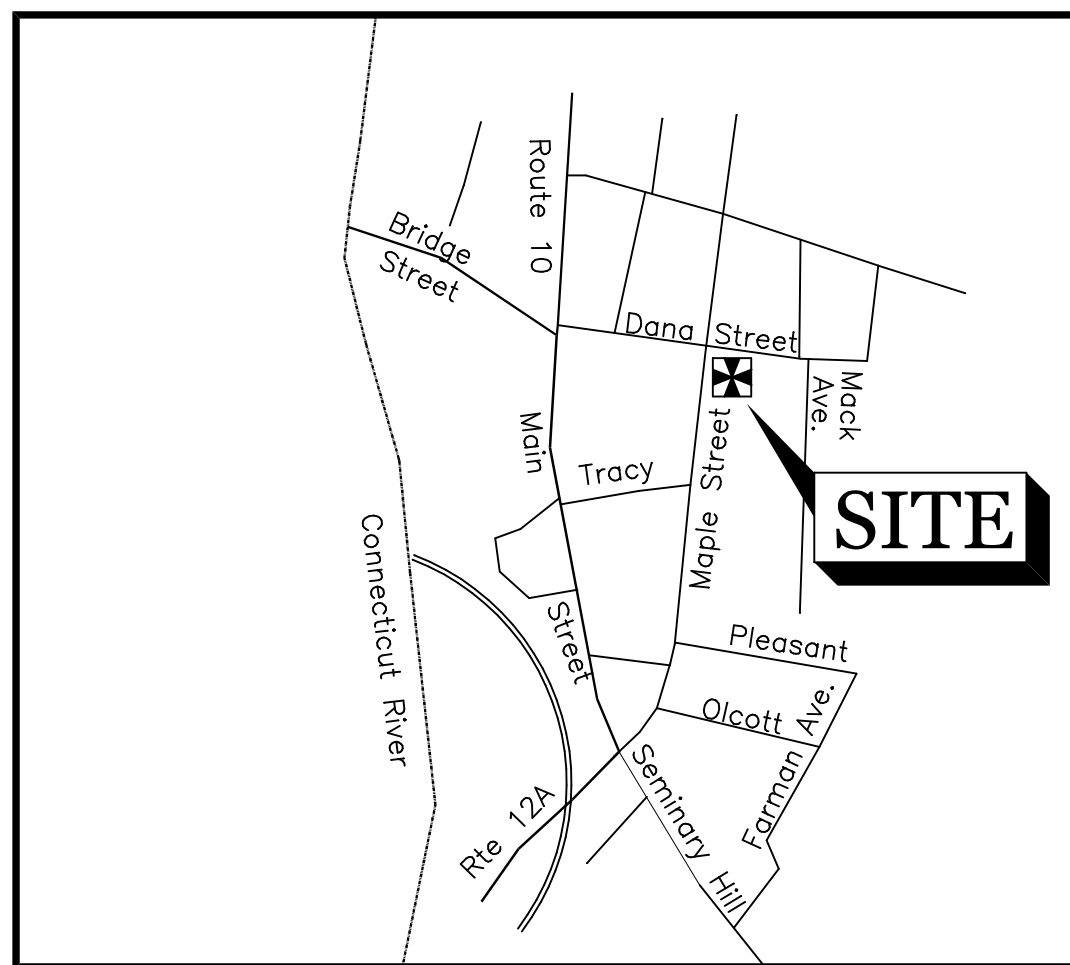
A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor subdivision procedures for a period of three (3) years from the date of the minor subdivision approval.

I hereby certify to the best of my belief and knowledge this boundary survey for Lebanon Parcel 73-65 meets the New Hampshire Urban Survey standard. The boundary lines and corner monuments shown are consistent with the referenced deeds and plan unless otherwise noted and are the basis for this Surveyor's opinion of the boundary lines locations.



[Signature]

LICENSED LAND SURVEYOR
TIMOTHY ROCKWOOD NO 618



SITE LOCATION PLAN
nts

SURVEY NOTES AND REPORT

- The purpose of this Minor Subdivision Plat is to identify and monument the Boundary Lines for Lebanon Parcel Map 73, Lot 65, the Subject Parcel, for a 2 lot subdivision. The Lebanon Planning Board Number is PB2024-14-MIN.
- Surveyor's Report: The deed description for the Subject Parcel is consistent within the deed chain and with the abutting deeds. The subject parcel's deed describes two Parcels. Parcel One includes the structures and has 84.4 ft of frontage and dates back to 1871. Parcel Two is southerly of One with 40 ft of frontage. The lots where first described in the same deed on February 20, 1988 in book 1783 at page 345. The two key deeds are found in book 751, page 136 and 894, page 311. The Plan by S.H. Stevens as recorded in book 662, page 77 dated June 1936 shows lots along Dana Street and the northerly line of the Subject Parcel. This Plan also identifies the Maple Street width as 41.25 feet. The Plan Titled Green Acres as found in book 588 at page 43 shows lots easterly of the Subject Parcel. Plan No. 13809 is a more recent survey showing the Olivert Baptist Church lands. The Iron Pipe identified as No.1A on this Plan description differs with the Iron Pipe described on Plan 13809. Iron Pipe 1A was used as a monument on the boundary line. The Lot line shown on this plan is intended to be consistent with the boundary line shown on Plan 13809.
- The Limits of Maple Avenue is computed holding the existing granite monument No. 3 and extending the street line shown on the 1936 Steven Plan in book 662 at page 77. The current street centerline appears to have shifted slightly to the west.
- The subject lands are currently located in Lebanon's Residential Three (R-3) Zoning District. The setback limits are Front 20', Side 15' and Rear 20'. Both lots are Class 1 and meet the 75 ft lot width requirement.
- Corner monuments noted as SET are not yet placed. All monument dimensions are outside diameters. Field survey commenced in April 2021 and will be complete when corner monuments are placed.
- The subsurface utility connections shown are taken from Lebanon's GIS. No field verification was performed and the underground locations are approximate.
- A) No persons were identified holding conservation, preservation or agricultural preservation restrictions on the subject property .
B) No easements, rights-of-way or other restrictions where found on or over the subject property
C) Lot 2 will be serviced with municipal water and sewer.
D) All utility services to Lot 2, such as electric, telephone, and cable TV, shall be placed underground.

Map 73 Lot 65
0.789 Acres
34,410 sq.ft.

Record Owner
Lebanon Parcel 73-65
Seale Properties LLC
40 Crafts Hill Road
West Lebanon, NH 03784
Deed Reference: Book 4341, page 26

Revised April 5, 2024 - staff comments, adjust lot 2 boundary 5 ft from driveway, 20 ft setback on Lot 2, typo's. Right-of-Way cross hatched with metes and bounds, added note 7, added PB number, lot number

Minor Subdivision Plat for Seale Properties LLC

50 Maple Street, Lebanon, Grafton County, New Hampshire
Project No. 1661 Date: March 15, 2024

0 30 60 90 120 150
Scale: 1" = 30'

ROCKWOOD LAND SERVICES,LLC
24 COBB HILL ROAD, HARTLAND, VERMONT 05048
(802)299-0042 rocks@vermontel.net

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 18, 2024, 6:30 PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Jeremy Rutter, Patrick Kennelly, Brandon Hill, Karen Zook (City Council Rep), Kathie Romano (REMOTE)

MEMBERS ABSENT: Richard Ford Burley (Vice Chair), Laurel Stavis

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nate Reichert (Director of Planning & Development/Zoning Admin), Rod Finley (City Engineer)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:34pm. 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 application was received by the Planning and Development Department on or before March 11, 2024:

- **Dartmouth Hitchcock Medical Center, 1 Medical Center Drive (Tax Map 10, Lot 8), zoned MC: Applicant requests a Site Plan amendment to expand and reconfigure four existing parking lots and to widen a driveway, together with associated site improvements. PB2024-12-SPA**

Mr. Corwin said staff recommends the application does not have the potential for regional impact.

A MOTION was made by Jeremy Rutter that the application of Dartmouth Hitchcock Medical Center, 1 Medical Center Drive (Tax Map 10, Lot 8), zoned MC does not have the potential for regional impact. The motion was seconded by Brandon Hill.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano

Voting Against – None

1
2 ***The MOTION was approved (6-0).**

3 Chair Faunce said Public Hearing Item 3.B. would be discussed first, which is out of the order of
4 the agenda for this meeting.

5
6 **3. PUBLIC HEARING ITEMS**
7

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

8
9 Mr. Dan Nash, of Advanced Geomatics & Design, was present on behalf of the applicant. Mr.
10 Nash gave a brief overview of the project.

11
12 Mr. Corwin said the staff memo notes an addition of an accessible ramp to the project plans. He
13 said, if needed, construction of a ramp would require a variance, which should have been
14 requested prior to the submission of the request for Site Plan Review to the Planning Board. Mr.
15 Johannes Cicotte, the property owner, said he had an architect review the plans. He said the
16 architect said there would be no external handicap access added, so there would be no changes to
17 the exterior of the property and, therefore, no changes need to be made to the site plan. He said
18 the architect would confirm this in writing.

19
20 Mr. Corwin said there are other items related to completeness listed in the staff memo, notably
21 outstanding storm water and drainage concerns. Mr. Corwin said it is the staff recommendation
22 that the applicant take more time to address these issues and waiver requests. He noted that
23 completeness issues typically are left to the Planning Board to decide whether to continue or not,
24 but he said the Planning Board has indicated it wants to follow Site Plan regulations more strictly
25 than it has in the past.

26
27 Ms. Romano said, last time the Board reviewed this application, there were open questions:

- 28
 - Would there be enough room to park vehicles with trailers
 - With all the parking requirements, will there still be room for a certifiable septic system

29
30

31 She noted the materials presented at this meeting include a proposed leach field. She asked if that
32 leach field has been approved. She said she also did not see a large parking area for trailer
33 parking. She said she would like to see those questions addressed if the applicant needs to come
34 back at another meeting.

35
36 Attorney Barry Schuster, also present on behalf of the applicant, said all the items in the staff
37 memo were addressed in a letter to the City dated March 13, 2024. Mr. Corwin said new
38 information had been submitted that was different than what had been reviewed previously.
39

A MOTION was made by Jeremy Rutter the application as submitted is incomplete and that the Planning Board should postpone further consideration of this application to a future date. The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano
Voting Against – None

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

Mr. Corwin noted if the application is deemed incomplete, it must be resubmitted. He said if the applicant can resubmit a full, complete set of materials to the Planning Board by Friday, March 29, 2024, staff would include the review on the April 8, 2024 Planning Board Meeting agenda. [He noted City offices are closed on Fridays, so Thursday, March 28, 2024, is an alternate day acceptable for submittal.]

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

Chair Faunce asked if this conditional use permit request should be considered with the other request by this applicant for this project, which was just postponed to a future meeting. Mr. Corwin noted there are three concerns that affect this request for Conditional Use permit for proposed office use and that must be addressed prior to site plan review:

- The accessible ramp, which was discussed earlier in the meeting
- Parking calculations
- Parking lot having a gravel surface for parking lot, which will require approval via waiver prior to site plan review

A MOTION was made by Kathie Romano to postpone this Conditional Use Permit hearing to coincide with the hearing on the Site Plan Review so all conditions associated with the plans can be handled at one time. The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano
Voting Against – None

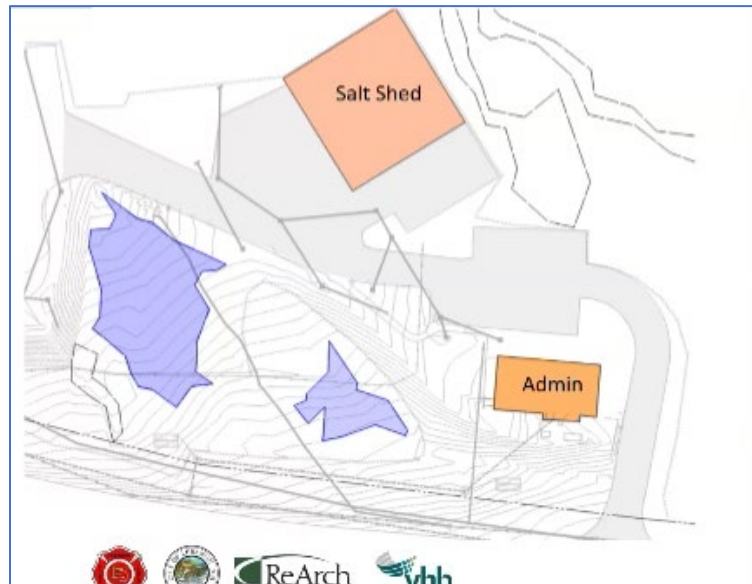
****The MOTION was approved (6-0).***

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)

Ms. Zook said she is an abutter to this property and asked if she should recuse herself from this agenda item. Mr. Corwin suggested she just reserve comment during the discussion.

Mr. David Fenstermacher and Mr. Corey Woloschin (REMOTE) from ReArch, and Lebanon Fire Chief Jim Wheatley were present to discuss the project.

Mr. Fenstermacher gave an overview of the project, which involves temporary housing of the Lebanon Fire Department equipment on an existing DPW site during construction of the new fire station in Lebanon. He said the structure will be removed once the construction is completed.



Chief Wheatley said gravel and rock from the project area has been moved to a different location on the site. Mr. Hill asked how long the fire trucks are. Chief Wheatley said the longest is 37 feet long. He said the temporary structure is 84 feet long, and can house two trucks “double-stacked.” Chief Wheatley reviewed how the trucks would enter and exit the site, and how the fire teams would accommodate pedestrian and vehicular traffic in the area.

Chief Wheatley said the timeline for use of the buildings is 16-18 months, beginning July 2024 and ending (projected) December 2025. He said, once the buildings are taken down, the site will be available to DPW for equipment storage. He said the address of the site is on Pumping Station Road but the address of the temporary station (for 911) is 198 Dartmouth College Highway.

Mr. Kennelly asked several questions about the use of AFFF foam on the temporary site. Chief Wheatley said the foam will not be used and the tanks will not be drained on the site. He said equipment will be cleaned/drained in a storage bin at a site near the Lebanon Airport. He said if there are issues of ground contamination, they will come up during site plan review. He confirmed that the temporary buildings are being leased by the City.

Chair Faunce invited public comment.

Mr. Bruce Garland (Ward 3) said he’s concerned about the cost of the project and the impact it will have on taxes for residents. He asked why the site could not be the permanent site for the new fire house. Chief Wheatley said the site is not large enough to house all the equipment as well as administrative personnel and functions. He said an additional, temporary, Seminary Hill Road site has been established for administrative personnel during the construction.

1 Chair Faunce closed the public hearing.

2
3 Ms. Romano said homes within a certain distance of the downtown fire station have red fire box
4 alarms, and asked how the alarm system will be affected during the construction. Chief Wheatley
5 said the system that monitors the fire alarm boxes will stay on the site in a job trailer so there will
6 be no effect on the operation of the system. He said the alarms will go to a different fire house at
7 a different location.

8
9 **D. Adimab, LLC, 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600), zoned IND-L:**
10 **Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a**
11 **modification to a previously approved Site Plan (PB2020-14-SPR) to change the**
12 **parking lot surface material, to reduce the tree shading required, and to amend**
13 **the approved landscaping and lighting plans. PB2024-10-SPA**

14 Mr. Corwin said the Aidmab application was not ready for this meeting and requested this
15 discussion be postponed to the April 8, 2024 Planning Board meeting.

16
17 *A MOTION was made by Jeremy Rutter to postpone the application of Adimab, LLC, 7 Lucent*
18 *Drive (Tax Map 10, Lot 11, Plot 2600), zoned IND-L: Pursuant to Section 9.1 of the Site Plan*
19 *Review Regulations, applicant requests a modification to a previously approved Site Plan*
20 *(PB2020-14-SPR) to change the parking lot surface material, to reduce the tree shading*
21 *required, and to amend the approved landscaping and lighting plans. PB2024-10-SPA to the*
22 *April 8, 2024 Planning Board meeting. The motion was seconded by Brandon Hill.*

23
24 *Roll Call Vote:*

25 *Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano*
26 *Voting Against – None*

27
28 **The MOTION was approved (6-0).*
29

30 **C. City of Lebanon, Layout of Additional Right-of-Way Areas for Trues Brook**
31 **Road, 117 Trues Brook Road (186-37), 0 Hall Road (159-6), 133 Trues Brook Rd**
32 **(186-38), 124 Trues Brook Rd (186-4), 136 Trues Brook Rd (186-3): Applicant**
33 **requests a review per RSA 674:40, III, for the layout of additional areas of the**
34 **existing Class V public highway known as “Trues Brook Road”. The proposed**
35 **additional highway areas are needed to enable construction of a new bridge to**
36 **replace the existing Trues Brook Road Bridge together with related roadway**
37 **approaches and associated improvements. PB2024-07-LAY (Rehearing)**

38 City Engineer Rod Finley was present to answer questions about the project.

39
40 Mr. Corwin said this project was reviewed by the Planning Board at its February work session.
41 He said the noticing of the public about that meeting erroneously did not include two resident
42 abutters to the project, and therefore the item was being reheard at this meeting to give all
43 abutting residents a chance to give input on the project.

Chair Faunce invited public comment.

Mr. Dave McLaughlin of 38 Hall Road said the Conservation Commission, at its March 14, 2024 meeting, had a discussion about how cutting the trees to accommodate utility wires or poles will change the shade they provide and may affect the fish environment in the brook.

He said the Commission also discussed how the abutment for the existing bridge will be moved back and that rip rap would be installed around the abutment of the bridge.



Mr. Finley outlined the differences between the existing abutment and the proposed abutment. He said no ledge will be removed from the area near the deep fishing hole.

Chair Faunce closed the public hearing.

A MOTION was made by Karen Zook that the 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 MOTION was seconded by Brandon Hill.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano

Voting Against – None

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

4. OTHER BUSINESS

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

Mr. Corwin said this item will be postponed to the March work session meeting (March 25, 2024). He said the Planning Board will also discuss Impact Fees at that meeting.

5. APPROVAL OF MINUTES – February 12, 2024

Amendments: Page 3 Line 14: Change “He said, alternatively,” to “Alternatively, he said”
Page 3 Line 40: Change “Boad” to “Board”
Page 5 Line 20: Change “1A” to “1a”

A MOTION was made by Kathie Romano to approve the Planning Board Minutes of February 12, 2024, as amended. The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano

Voting Against – None

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

6. ADJOURNMENT

A MOTION was made by Jeremy Rutter to adjourn the meeting at 8:14pm. The motion was seconded by Brandon Hill.

Roll Call Vote:

Voting in Favor – Mr. Hill, Mr. Rutter, Mr. Faunce, Ms. Zook, Mr. Kennelly, Ms. Romano

Voting Against – None

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

The meeting was adjourned at 8:14pm.

Respectfully submitted,
Paula Roux
Recording Secretary

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, MARCH 26, 2024, 6:30 PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Jeremy Rutter (REMOTE), Patrick Kennelly, Brandon Hill, Kathie Romano (REMOTE), Doug Whittlesey (City Councilor)

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

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nate Reichert (Director of Planning & Development/Zoning Admin),

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:32pm.

Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

Ms. Romano arrived at the meeting at 6:34pm. She said she is attending remotely because she is out of town.

2. STUDY ITEMS

A. Presentation by Bruce Mayberry of BCM Planning LLC RE: City of Lebanon Impact Fee Update 2024 Report

Mr. Bruce Mayberry gave an overview of the updated Impact Fees Assessment for 2024, based on the presentation included in the meeting agenda packet:

- What are Impact Fees
- A brief history
- How they are calculated
- Comparison of the last few updates
- Capital Cost Basis
- Final Impact Fee Schedule

He said the methodology for arriving at this update is the same as the last few updates. Ms. Romano asked if Impact Fees had to be returned if not used (because of an emergency situation like the pandemic) within a six-year period. Mr. Mayberry said funds can be used for other capital projects so are almost never returned. Ms. Romano noted that fees are charged for units

1 that are 500 square feet or larger and asked if the new, one-bedroom units that have been built in
2 the City recently are 500 square feet. Mr. Mayberry said he had no specific data on the size of
3 one-bedroom units being built in the City.

4
5 Mr. Hill asked if there is a map that identifies the police incident call volume by geographic area.
6 Mr. Corwin said he could provide the Board with that information. Mr. Hill asked why Dover
7 was chosen as the city for comparison with Lebanon. Mr. Mayberry said Dover has diverse
8 development (residential and non-residential) and it is near a border with another state that has
9 sales tax, and he had a lot of other detailed information about it. Mr. Hill also asked whether the
10 large, upcoming projects at DHMC and Dartmouth College will affect the employment
11 projections Mr. Mayberry included in his report. Mr. Mayberry spikes in employment because of
12 these projects will not affect these projections.

13
14 Mr. Mayberry explained that Impact Fees are only charged for two housing categories because
15 the decision was made in the past by the Planning Department to simplify the categories from
16 five categories to two. He said nursing and license care facilities have the highest change in the
17 rate from the last update because of the number of fire department/emergency medical services
18 provided at these facilities. He explained that the Alternatives paragraph included in the report
19 was added to accommodate non-residential facilities that have a higher rate of response
20 rate/demand on City services. He said Lebanon's fee structure has never been legally challenged.
21 Mr. Whittlesey said developers are usually looking to get waivers of the fees as opposed to
22 challenging them.

23
24 Mr. Ford Burley asked if Mr. Mayberry (who recently retired) will be able to update the City's
25 Impact Fees in the next few years. Mr. Mayberry said he could provide the names of other
26 practitioners in New Hampshire that could do the update. Mr. Ford Burley suggested the Board
27 make a note to develop an RFQ in 12 months to have enough time to develop an RFP in time for
28 the next update a few years from now.

29
30 Mr. Mayberry said Lebanon's fees are in line with neighboring towns, but Lebanon does have
31 some of the lowest school enrollment ratios of any city or town, so that impacts the school fees.
32 He said he could provide the data he has on how Lebanon compares to neighboring towns to the
33 Planning Department.

34
35 Mr. Mayberry said waivers should be given when it can be demonstrated that there's no
36 significant impact from the category of development. He said the state statute allows for waivers,
37 provided the criteria is detailed in the ordinance. He said too many waivers can make the fees
38 disproportionate.

39
40 The group discussed whether to accept the updated Impact Fees as presented and when to hold a
41 public hearing about them. Mr. Kennelly asked for a chart of the fees for the years prior to 2021
42 and Mr. Corwin said he would provide that to the Board.

43
44 Mr. Rutter joined the meeting at 7:40pm.
45

1 Mr. Rutter said he would like to have a chart of the fees over the last 10-15 years for 4-5
2 communities near (and including) Lebanon to present at the public hearing. The group discussed
3 how the Impact Fees have been presented to the public in the past (by the Board, the Planning
4 Department, or by an expert such as Mr. Mayberry). Mr. Corwin said he would provide the chart
5 that Mr. Rutter suggested and research how the fees have been presented to the public in the past.
6

7 The group decided to table the discussion and acceptance of the Impact Fee update until the
8 requested information can be provided by the Planning Department. They agreed to review the
9 information and fees update at the April Planning Board work session.
10

11 **B. Recap 2024 Adopted Capital Budget, Commence 2025-2030 CIP Process**

12

13 Mr. Corwin gave an overview of the CIP process and the Planning Board's role in that process.
14 He said the Board will review the 2025-2030 projects and noted CIP projects should support the
15 goals of the Master Plan.
16

17 Mr. Corwin reviewed the Planning Department's CIP Planning document. He outlined the steps
18 that are taken by City staff to identify potential CIP projects and collect them into one document
19 for the Planning Board. He noted that, in the past, a subcommittee was formed (made up of 3-4
20 members of the Planning Board) that ranked the potential CIP projects provided by the City's
21 Department Heads, and then presented them to the full Planning Board. He said it was
22 determined that this subcommittee was not really needed because the Department Heads could
23 prioritize their projects. Mr. Corwin said the Board can provide guidance on this to the
24 Department Heads with the CIP guidelines that are distributed January 1. Mr. Corwin confirmed
25 the Planning Board is tasked with adopting the CIP project list.
26

27 The group discussed the status of the South Main Street Bridge project – known as the Dry
28 Bridge – in West Lebanon, as well as the Phase I Solar Project Buy Out, and grant opportunities
29 that can provide more funding opportunities for projects.
30

31 Chair Faunce asked why some projects are bolded and italicized on the list. Mr. Corwin said
32 those are Planning Board CIP projects related to City growth and the Planning Board should
33 focus on them. Mr. Corwin confirmed that vehicles that are more than \$100,000 are CIP projects
34 (i.e., fire department vehicles) but all others are not. Mr. Hill asked if the Board will be informed
35 of which projects impact taxpayers, and which do not. Mr. Corwin said each project includes a
36 project narrative (with photos or sketches) and a financial breakdown.
37

38 **3. COMMITTEE REPORTS**

39

40 Ms. Romano said there does not seem to be a Mascoma Advisory Committee any longer. Mr.
41 Corwin said he would look into whether that group has disbanded.
42

43 Mr. Rutter asked why "Planning & Development Department – Task Status" was included in the
44 list of Other Subcommittees on the agenda. Mr. Corwin said he believes it should be removed
45 but would speak with Mr. Reichert about it.
46

4. OTHER BUSINESS**A. Preparing for April 29 Special Work Session re: Planning Board Rules of Procedure**

Mr. Corwin told the group that this item was added to the agenda to discuss how to prepare for the upcoming discussion about how the Board can tighten up processes for public hearings, etc. Mr. Ford Burley said he, Chair Faunce, and Mr. Corwin have been reviewing the procedures and making edits/revisions/additions. He said they plan to have a red-line version of the rules/procedures for the Board to use as a starting point during the April 29 special session. He said they would like to change the location of the meeting to a room with a round table to encourage conversation and collaboration. He said he would like to change the way the Planning Board interacts with the Planning Department from a reactive mode to a proactive mode.

Mr. Corwin asked the Board members to review the Site Plan Review regulations in preparation for the meeting. He said the following sections were particularly important:

Section 4.7 – Review for Complete Application

Section 4.8 – Procedure for Site Plan Review

Article 5 – Submission Requirements

He said it helps if everyone knows the Rules of Procedure so if the Board wants to do things differently, it can make a change and update the rules. Mr. Ford Burley suggested the Board members think of the best applications that were received and what made them so readable and whether those elements can be made into requirements.

B. Vacant Subcommittee Appointments

Mr. Corwin noted there are five committees that do not have Planning Board representatives:

- Ped & Bike – meets 1st Tues of the month at 7pm
- LEAC – meets 2nd Thurs of the month at 4pm
- Upper Valley Lake Sunapee Regional Planning Committee – meets Weds at 5pm
- Upper Valley Subcommittee of the Connecticut River Joint Commission
- Upper Valley Transportation Management Association

He discussed the activities of each of these subcommittees. He asked the Board members to consider joining one of the subcommittees.

Mr. Ford Burley suggested the April 8 Planning Board meeting be rescheduled because many people will be viewing the eclipse that day and may not be back in time for the meeting. The group decided to reschedule the April 8 meeting to April 15.

A MOTION was made by Richard Ford Burley to move the April 8, 2024 Planning Board Meeting to April 15, 2024 at 7:00 pm. The motion was seconded by Patrick Kennelly.

Roll Call Vote:

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

Rutter

Voting Against – None

Abstaining from the Vote: Mr. Whittlesey

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

5. APPROVAL OF MINUTES – February 26, 2024

Amendments: Page 2 Line 30: Delete “the motion”

Page 3 Line 35-37: Include full Lot Numbers

Page 4 Line 20-23: Include Lot Number for abutter Dave McLoughlin

Page 5 Line 37: Change “Nova” to “Novo”

Page 6 Line 11: Change “on-going” to “ongoing”

Page 8-9 Line 39-1: Delete “Planning & Development Department – Task Status”

A MOTION was made by Richard Ford Burley to approve the Planning Board Minutes of February 26, 2024, as amended. The motion was seconded by Patrick Kennelly.

Roll Call Vote:

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

Voting Against – None

Abstaining from the Vote: Mr. Whittlesey

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

6. ADJOURNMENT

A MOTION was made by Andrew Faunce to adjourn the meeting at 9:21pm. The motion was seconded by Richard Ford Burley.

Roll Call Vote:

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

Voting Against – None

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

The meeting was adjourned at 9:21pm.

Respectfully submitted,

Paula Roux

Recording Secretary