LEBANON MINOR SITE PLAN COMMITTEE
MAY 23, 2024 - 1:30 PM
MEETING ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

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1. Call to Order

A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 101 190 795#). If you have trouble accessing this meeting, please email nathan.reichert@lebanonnh.gov.

2. Notice of Regional Impact

3. Public Hearing Items

A. **Twin State Sand & Gravel, 73 Elm Street West & 82 Seminary Hill (Tax Map 116, Lots 2 & 3), zoned IND-RA:** Applicant proposes to utilize portions of the property as a contractor's yard. **PB2024-19-MSP**

4. Other Business

5. Approval of Minutes

A. October 12, 2024

6. Adjournment

The order of agenda items is subject to change.

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

CITY OF LEBANON
APPLICATION FOR

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

☒ OTHER Minor Site Plan Review

PROPERTY OWNER (APPLICANT):

NAME: Twin State Sand & Gravel TEL.#: 603-298-8705

MAILING ADDRESS: attn: Seth Ames, PO Box 5243, West Lebanon, NH 03784

E-MAIL ADDRESS: Seth@Blaktop.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures TEL.#: 603-442-9333

MAILING ADDRESS: attn: Nik Fiore, 85 Mechanic St Suite E2-3, Lebanon, NH 03766

E-MAIL ADDRESS: nikf@engineeringventures.com

PROJECT LOCATION:

TAX MAP #: 116 LOT#: 2 & 3 PLOT #: ZONE: IND-RA

STREET ADDRESS OF PROJECT: 73 Elm Street West + 82 Seminary Hill

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Contractor yards on various portions of an existing gravel processing site.

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: Gravel processing and contractor yards

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 May 9, 2024, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Seth Ames DATE: 04/22/2024

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 #			
4/23/2024	116-2+3	PB2024-19-MSP			

(Last Revised 4/04/18)

City of Lebanon, New Hampshire
APPLICATION FOR MINOR SITE PLAN REVIEW
SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed *Public Hearing Notification List* [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

Various portions of the property to be used as contractor yards for the storage of dry goods, materials, and construction related appurtenances. Currently Casella Waste is using Area A to store empty dumpsters waiting to be used elsewhere, RS Audley is using Area B to store pipes, manhole sections, and gravels for use in the I-89 bridge reconstruction project, Notts Excavating is using Area C to store gravel for use elsewhere, and Eastman Tucking is using Area D to park equipment and trucks overnight and not in use for the day. Occupants of these areas will change over time. Types of stored good will vary with time, and storage length will also vary.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	Info. Provided
3.2.B.7.e - Be scaled	☒
3.2.B.7.e - Be prepared utilizing the current approved site plan as a base map, if available	☒
3.2.B.7.e - Identify all abutters	☒
3.2.B.7.e.i - Indicate the site location	☒
3.2.B.7.e.i - Indicate the address of the subject property	☒
3.2.B.7.e.i - Indicate the zoning classification of the subject property	☒
3.2.B.7.e.ii - Describe the size, shape, and use of the subject property	☒
3.2.B.7.e.ii - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
3.2.B.7.e.ii - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☐ NA

The site plan shall:	**Info. Provided**	**Not Applicable**
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of:		
• existing structures	☒	☐
• proposed structures	☐	☒
• expansions to existing structures	☐	☒
• landscaping	☒	☐
• parking areas	☒	☐
• walkways / ramps	☒	☐
• driveways	☒	☐
• lighting fixtures	☐	☒
• stormwater control devices	☐	☒
• exterior waste receptacles	☒	☐
• exterior equipment	☒	☐
• utilities	☒	☐
• all other improvements	☒	☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show:		
• where/how stormwater will be discharged	☒	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show:		
• setbacks (in ft.) of existing buildings and structures	☒	☐
• setbacks (in ft.) of proposed buildings and structures	☐	☒
• existing use(s) of property	☒	X
• proposed use(s) of property	☒	X
• size of each existing and proposed non-residential unit	☒	☐
• number of existing and proposed dwelling units	☐	☒
• number of existing on-site parking spaces	☒	☐
• for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance	☒	☐
• total proposed number of on-site parking spaces	☐	☒

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.

Signature of Applicant

04/23/2024
Date

last revised 11/9/2021

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: 116-2 & -3 102-4 & -62	**Map & Lot Number:**
Property Owner: TWIN STATE SAND & GRAVEL PO BOX 5243 WEST LEBANON, NH 03784	Applicant, Co-Applicant, Agent or Lessee: ENGINEERING VENTURES attn: NICHOLAS A. FIORE 85 MECHANIC STREET, SUITE E2-3 LEBANON, NH 03766
Map & Lot Number: 86-25-100 102-60	**Map & Lot Number:** 86-42
CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766	ROMANO FAMILY REV TRST PO BOX 5087 WEST LEBANON, NH 03784
Map & Lot Number: 86-43, 44, & 45	**Map & Lot Number:** 87-11
YAGER, NICHOLAS T 61 ELM ST WEST WEST LEBANON, NH 03784	JOHNSON, JENNIFER S 15 CRAWFORD AVE WEST LEBANON, NH 03784

Map & Lot Number: 102-12	Map & Lot Number: 102-12-1
WESTBORO WOODS CONDOMINIUM 96 SEMINARY HILL WEST LEBANON, NH 03784	DURFEY, DANIELLE 5 WESTBORO WOODS LN, #F1 WEST LEBANON, NH 03784
Map & Lot Number: 102-12-2	**Map & Lot Number:** 102-12-3
COURTNEY DANIEL 23 WESTBORO WOODS LN B2 WEST LEBANON, NH 03784	CERVENY, GWEN H 55 WESTBORO WOODS LN, UNIT F3 WEST LEBANON, NH 03784
Map & Lot Number: 102-12-4, 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29	**Map & Lot Number:** 102-12-5
CRAGSIDE PROP LLC PO BOX 5243 WEST LEBANON, NH 03784	BROOKER, DAVID K & BARBARA I 78 BUCKINGHAM PL LEBANON, NH 03766
Map & Lot Number: 102-12-6	**Map & Lot Number:** 102-12-7
MCCLURE, EMILY A 3 WESTBORO WOOD LN, UNIT A6 WEST LEBANON, NH 03784	JANG, HYE L 2 WESTBORO WOODS LN #A7 WEST LEBANON, NH 03784
Map & Lot Number: 102-12-8	**Map & Lot Number:** 102-12-9
RICH, ALEXANDRA TAMAN 4 WESTBORO WOODS LN, #A8 WEST LEBANON, NH 03784	SANCHEZ, JED & DEANNA 864 EASTMAN RD S ROYALTON, VT 05068
Map & Lot Number: 102-12-10	**Map & Lot Number:** 102-12-12
PAIBOONBUDSRAKUM, WORARAT 8 WESTBORO WOODS LN, #E10 WEST LEBANON, NH 03784	JAKUBAS, SUNNY 14 WESTBORO WOODS LN WEST LEBANON, NH 03784
Map & Lot Number: 102-12-13	**Map & Lot Number:** 102-12-14
WEST, GEOFFREY D 18 WESTBORO WOODS LN, #D13 WEST LEBANON, NH 03784	SINCLAIR, MELANIE SANTOS 20 WESTBORO WOODS LN #D14 WEST LEBANON, NH 03784

(Revised 2/8/2024)

Map & Lot Number: 102-12-15	Map & Lot Number: 102-12-30
CHRISTENSEN, D P & C B TTEES 22 WESTBORO WOODS LN #F15 WEST LEBANON, NH 03784	HANSEL, NATALIE R 58 WESTBORO WOODS, #A30 WEST LEBANON, NH 03784
Map & Lot Number: 102-12-31	**Map & Lot Number:** 102-12-32
BISHOP CHRISTOPHER 58 WESTBORO WOODS LN A30 WEST LEBANON, NH 03784	RENIER, HUGH P 1311 SOUTH RIDGE RD DULUTH, MN 55804
Map & Lot Number: 102-12-33	**Map & Lot Number:** 102-20
SALLES, MARIBEL 96 SEMINARY HILL, #33 WEST LEBANON, NH 03784	SPURGEON, TROY D 2 HATHORN AVE WEST LEBANON, NH 03784
Map & Lot Number: 102-21	**Map & Lot Number:** 102-25
BOUTIN, TAWNIA L 8 ARMSTRONG AVE WEST LEBANON, NH 03784	NARNE, MADHU BABU & SWAPNA 1283 SYDNEY CT ALTAMONTE SPRINGS, FL 32714
Map & Lot Number: 102-26	**Map & Lot Number:** 116-2-70100
BANCROFT, CASEY A 20 JOHNSON AVE WEST LEBANON, NH 03784	BLAKTOP, INC PO BOX 5243 WEST LEBANON, NH 03784
Map & Lot Number: 116-2-70300	**Map & Lot Number:** 116-1-100
ROMANO, M J & D E TRUSTEES PO BOX 5063 WEST LEBANON, NH 03784	LANDRY III, JOSEPH A 14 HATHORN AVE WEST LEBANON, NH 03784
Map & Lot Number: RAILROAD	**Map & Lot Number:**
NHDOT BUREAU OF RAIL AND TRANSIT PO BOX 483 CONCORD, NH 03302-0483	

(Revised 2/8/2024)

SITE PLAN REVIEW

TOTAL DUE AT TIME OF FILING		$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$
**Engineering Review fees may also be required. See note below.		

OTHER

-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)
-EXTENSION REQUESTS
-CONDITIONAL USE PERMITS

		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW

		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X 33 notices	$ 166.32 (abutter certifieds)
TOTAL DUE		$ 316.32

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICTION FEE: CURRENT FEE as of January 2024 is $5.04 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: 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 AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

PLOTTED: 4/22/2024 4:37 PM

S:\PROJECTS\24135\24134 NH TSSG MINOR SPR\PW\SHEET FILES\24135 C1.1 - STORAGE AREAS.DWG

PARKING SUMMARY

Use	Independent Variable	Independent Variable Value	Min. Spaces Required	120% of Min	150% of Min	Parking Space Provided
Inuastrial	1/600sf	21,400	36	43	54	40±

ABUTTERS LIST

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
86-42	0 BIRCH TER	ROMANO FAMILY REV TRST (1/2)	PO BOX 5087	WEST LEBANON	NH	03784
86-43	0 ELM ST/WEST	YAGER, NICHOLAS T	61 ELM ST WEST	WEST LEBANON	NH	03784
86-44	61 ELM ST/WEST	YAGER, NICHOLAS T	61 ELM ST WEST	WEST LEBANON	NH	03784
86-45	0 ELM ST/WEST	YAGER, NICHOLAS T	61 ELM ST WEST	WEST LEBANON	NH	03784
87-11	15 CRAWFORD AVE	JOHNSON, JENNIFER S	15 CRAWFORD AVE	WEST LEBANON	NH	03784
102-4	118 SEMINARY HILL	TWIN STATE SAND & GRAVEL CO	PO BOX 5243	WEST LEBANON	NH	03784
102-12	96 SEMINARY HILL	WESTBORO WOODS CONDOMINIUM	96 SEMINARY HILL	WEST LEBANON	NH	03784
102-20	2 HATHORN AVE	SPURGEON, TROY D	2 HATHORN AVE	WEST LEBANON	NH	03784
102-21	8 ARMSTRONG AVE	BOUTIN, TAWNA L	8 ARMSTRONG AVE	WEST LEBANON	NH	03784
102-25	17 JOHNSON AVE	NARNE, MADHU BABU & SWAPNA	1283 SYDNEY CT	ALTAMONTE SPRINGS	FL	32714
102-26	18 JOHNSON AVE	BANCROFT, CASEY A	20 JOHNSON AVE	WEST LEBANON	NH	03784
102-60	130 GLEN RD	CITY OF LEBANON	51 NORTH PARK STREET	LEBANON	NH	03766
102-62	0 GLEN RD	TWIN STATE SAND & GRAVEL CO	PO BOX 5243	WEST LEBANON	NH	03784
116-2-70100	0 ELM ST/WEST	BLAKTOP, INC	PO BOX 5243	WEST LEBANON	NH	03784
116-2-70300	0 ELM ST/WEST	ROMANO, M J & D E TRUSTEES	PO BOX 5063	WEST LEBANON	NH	03784
116-3-100	14 HATHORN AVE	LANDRY III, JOSEPH A	14 HATHORN AVE	WEST LEBANON	NH	03784
86-25-100	6 ALDRICH AVE	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
102-12-32	62 WESTBORO WOODS LN F32	RENIER, HUGH P	1311 SOUTH RIDGE RD	DULUTH	MN	55804
102-12-30	58 WESTBORO WOODS LN A30	HANSEL, NATALIE R	58 WESTBORO WOODS, #A30	WEST LEBANON	NH	03784
102-12-29	56 WESTBORO WOODS LN #D29	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-28	54 WESTBORO WOODS LN D28	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-27	52 WESTBORO WOODS LN D27	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-26	50 WESTBORO WOODS LN D26	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-25	48 WESTBORO WOODS LN D25	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-24	46 WESTBORO WOODS LN D24	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-23	44 WESTBORO WOODS LN D23	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-22	42 WESTBORO WOODS LN D22	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-21	40 WESTBORO WOODS LN D21	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-20	38 WESTBORO WOODS LN D20	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-19	36 WESTBORO WOODS LN D19	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-18	34 WESTBORO WOODS LN D18	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-17	28 WESTBORO WOODS LN D17	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-16	26 WESTBORO WOODS LN D16	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-15	22 WESTBORO WOODS LN F15	CHRISTENSEN, D P & C B TTEES	22 WESTBORO WOODS LN #F15	WEST LEBANON	NH	03784
102-12-13	18 WESTBORO WOODS LN D13	WEST, GEOFFREY D	18 WESTBORO WOODS LN, #D13	WEST LEBANON	NH	03784
102-12-12	14 WESTBORO WOODS LN B12	JAKUBAS, SUNNY	14 WESTBORO WOODS LN	WEST LEBANON	NH	03784
102-12-11	10 WESTBORO WOODS LN F11	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-10	8 WESTBORO WOODS LN E10	PAIBOONBUDSRAKUM, WORARAT	8 WESTBORO WOODS LN, #E10	WEST LEBANON	NH	03784
102-12-9	6 WESTBORO WOODS LN E9	SANCHEZ, JED & DEANNA	864 EASTMAN RD	S ROYALTON	VT	05068
102-12-8	4 WESTBORO WOODS LN #A8	RICH, ALEXANDRA TAMAN	4 WESTBORO WOODS LN, #A8	WEST LEBANON	NH	03784
102-12-7	2 WESTBORO WOODS LN A7	JANG, HYE L	2 WESTBORO WOODS LN #A7	WEST LEBANON	NH	03784
102-12-6	3 WESTBORO WOODS LN A6	MCCLURE, EMILY A	3 WESTBORO WOOD LN, UNIT A6	WEST LEBANON	NH	03784
102-12-5	1 WESTBORO WOODS LN A5	BROOKER, DAVID K & BARBARA I (88%)	78 BUCKINGHAM PL	LEBANON	NH	03766
102-12-4	61 WESTBORO WOODS LN B4	CRAGSIDE PROP LLC	PO BOX 5243	WEST LEBANON	NH	03784
102-12-3	55 WESTBORO WOODS LN F3	CERVENY, GWEN H	55 WESTBORO WOODS LN, UNIT F3	WEST LEBANON	NH	03784
102-12-1	5 WESTBORO WOODS LN F1	DURFEY, DANIELLE	5 WESTBORO WOODS LN, #F1	WEST LEBANON	NH	03784
102-12-33	96 SEMINARY HILL 33	SALLES, MARIBEL	96 SEMINARY HILL #33	WEST LEBANON	NH	03784
102-12-14	20 WESTBORO WOODS LN #D14	SINCLAIR, MELANIE SANTOS	20 WESTBORO WOODS LN #D14	WEST LEBANON	NH	03784
102-12-2	23 WESTBORO WOODS LN B2	COURTNEY DANIEL	23 WESTBORO WOODS LN B2	WEST LEBANON	NH	03784
102-12-31	60 WESTBORO WOODS LN A31	BISHOP CHRISTOPHER	59 WESTBORO WOODS LN A30	WEST LEBANON	NH	03784
RAILROAD	RAIL R.O.W.	NHDOT	PO BOX 483	CONCORD	NH	03302

SURVEY NOTES

1. PROPERTY LINES AND PHYSICAL FEATURES SHOWN HERE HAVE BEEN TAKEN FROM AN ALTA SURVEY TITLED "ALTA/ACSM LAND TITLE SURVEY FOR IKE REALTY, LLC", AS PREPARED BY PATHWAYS CONSULTING, LLC, AND DATED DECEMBER 10, 2013.
2. TOPOGRAPHICAL CONTOURS SHOWN HERE ARE DERIVED FROM LIDAR DATA AVAILABLE ON THE NH GRANIT LIDAR DISTRIBUTION SITE AS PREPARED BY THE UNIVERSITY OF NEW HAMPSHIRE.
3. ENGINEERING VENTURES HAS ADDED APPROXIMATE PROPERTY LINES FOR ADJACENT PARCELS, ZONING LINES, ZONING LABELS, PROERTY LINE SETBACKS, APPROXIMATE TREE LINES, BUILDING INFO ON THE SUBJECT PROPERTIES AS WELL AS APPROX. BUILDING FOOTPRINTS ON LOT 101/37 FOR GENERAL REFERENCE.
4. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
5. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE NEW HAMPSHIRE GRID NORTH DERIVED FROM GPS READINGS OBSERVED BY OTHERS.
6. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 88
7. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PAINTED MARKINGS CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

OWNER OF RECORD

TWIN STATE SAND & GRAVEL COMPANY, INC.
C.O. WARREN AMES
POST OFFICE BOX 5267
WEST LEBANON, NEW HAMPSHIRE 03784

SUBJECT PROPERTIES

TAX MAP 116/LOT 2
LOCATION: 73 ELM STREET WEST
LAND USE: SANDGRAVL (4100)
ZONE: IND-RA

TAX MAP 116/LOT 3
LOCATION: 82 SEMINARY HILL
LAND USE: SANDGRAVL-VAC (410V)
ZONE: IND-RA

Stamp

No.	Description	Date

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-5225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

TWIN STATE SAND & GRAVEL
P.O. BOX 5267
WEST LEBANON, NEW HAMPSHIRE 03784

Sheet Title: STORAGE AREAS

Project Title: TWIN STATE SAND & GRAVEL STORAGE AREAS
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #	24135
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 100'
Date:	04/19/2024

C1.1

DRAFT

LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, OCTOBER 12, 2023, 1:30PM
ROOM 1, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

MEMBERS PRESENT: **Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Jeffrey Libbey (Assistant Fire Chief), Alan Lowe (Police Captain), Brian Vincent (City Engineer)**

MEMBERS ABSENT:

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1. Call to Order

Mr. Reichert called the meeting to order at 1:30 PM.

2. Notice of Regional Impact

James Wasser, 9 Allen Street (Tax Map 92, Lot 44), zoned R-2: Applicant proposes to convert the existing two (2)-family dwelling to a four (4) - unit multi-family dwelling. **PB2023-35-MSP**

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

A MOTION by Tim Corwin that the application of James Wasser, 9 Allen Street (Tax Map 92, Lot 44), zoned R-2, does not have the potential for regional impact.
The motion was seconded by Brian Vincent.
****The MOTION was approved (5-0).***

3. Public Hearing Items

A. **James Wasser, 9 Allen Street (Tax Map 92, Lot 44), zoned R-2:** Applicant proposes to convert the existing two (2)-family dwelling to a four (4) - unit multi-family dwelling. **PB2023-35-MSP**

A MOTION by Tim Corwin that the application is complete enough for the Minor Site Plan Committee to accept jurisdiction and commence review.
The motion was seconded by Brian Vincent.
****The MOTION was approved (5-0).***

Jim Wasser of Studio Nexus Architects and property owner appeared in support of the application.

Mr. Wasser described the project stating that the property is currently a two-family building, but he would like to convert the 3-bedroom unit to three studio units.

Assistant Chief Libbey noted that there is a requirement to connect to the fire alarm system and smoke detection throughout. Mr. Wasser stated that the detection system is wired. Assistant Chief Libbey stated that the propane tank needs to be separated from the building. Mr. Reichert commented on the parking

and suggested providing additional space near the shed at the rear of the building. The Committee members discussed parking, plowing, landscaping, and electrical capacity.

Lisa Dustin of 6 Allen Street commented on the parking and inquired about the materials for the addition. Mr. Wasser stated that he is planning to incorporate the new stairs into the design of the neighborhood.

Mr. Reichert noted the fire alarm issues, exterior stairway, LP tank protection, EV ready spaces, and covered stairwell as they pertained to conditions of approval.

The Committee members discussed several aspects of the property and conditions of approval.

A MOTION by Tim Corwin that the Lebanon Minor Site Plan Committee **APPROVE** the application of James Wasser, regarding 9 Allen Street (Tax Map 92, Lot 44), zoned R-2, PB2023-35-MSP, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to convert the existing two (2)-family dwelling to a four (4)-unit multi-family dwelling, as shown on a plan set titled, "9 Allen Street," prepared by Studio Nexus Architects & Planners, dated September 26, 2023 (6 sheets), including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

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. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A).

3. If a dumpster is utilized on site, an amendment to the Minor Site Plan approval will be required.

Conditions to be Satisfied Prior to Application for a Building Permit

4. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department:
   a) Adjust driveway boundaries to facilitate traffic movements into and out of parking spaces and to add an additional parking space.
   b) Provide roof over exterior stairwell and staircase design.
   c) Depict the domestic and sprinkler water line split and show location of valves within the right-of-way.
   d) Demonstrate compliance with the EV regulations set forth in Section 607 of the Zoning Ordinance.
   e) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

   The applicant shall provide the Planning and Development Department with a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

5. 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.

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

6. 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 13, 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.

7. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

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

8. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.

9. 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.

The motion was seconded by Brian Vincent.
****The MOTION was approved (5-0).***

4. Other Business

5. Approval of Minutes

A. September 14, 2023

A MOTION by Captain Alan Lowe to approve the Minor Site Plan Committee Minutes of September 14, 2023, as presented.
The motion was seconded by Assistant Chief Libbey.
****The MOTION was approved (5-0).***

6. Adjournment

A MOTION by Captain Lowe to adjourn the meeting.
The motion was seconded by Assistant Chief Libbey.
****The MOTION was approved (5-0).***

The meeting was adjourned at 2:20 PM.

Respectfully submitted,

Holly Howes
Recording Secretary