



**LEBANON PLANNING BOARD
JULY 8, 2024 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 951 304 871#). 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. **Brickyard One Nominee Trust, 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3:** Site plan review for a proposed 474-unit multi-family residential development totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements. **PB2024-22-SPR**
- B. **Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD:** Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to a site plan to construct two (2) multi-family dwellings containing a total of 152 units together with associated site improvements, originally approved on July 11, 2022 (PB2022-17-SPR). **PB2024-25-EXT**
- C. **Women's Information Service (WISE) of the Upper Valley Inc, 38 Bank Street (Tax Map 92, Lot 116), zoned R-O:** Request for site plan review to replace the existing attached garage with a new two-story +/- 796 sq. ft. addition for use as a garage and an office, together with a new 138 sq. ft. covered open entry porch. **PB2024-26-SPR**
- D. **Edwards Properties, LLC, 135 Heater Road (Tax Map 78, Lot 41), zoned IND-L:** To allow the conversion of a dwelling unit to an office use, applicant requests (i) a Conditional Use Permit pursuant to Section 303.2 of the Zoning Ordinance to expand the office use approved by Conditional Use Permit on April 15, 2024 (PB2024-02-CUP), and (ii) pursuant to Section 9.1 of the Site Plan Review Regulations, a modification to the site plan approved on April 15, 2024 (PB2024-14-SPR). **PB2024-27-CUPSPA**
- E. **SPNH Lebanon North, LLC, 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to the phasing plan for a 204-unit multi-family complex, originally approved on February 14, 2022 (PB2021-33-SPR) and reapproved on October 9, 2023 (PB2023-34-SPR). **PB2024-29-SPA**
- F. **XYZ Dairy, LLC, 0 Beyerle Street & 51 Crafts Avenue (Tax Map 58, Lot 18 & Tax Map 58, Lot 19), zoned R-3:** Request for a Conditional Use Permit pursuant to Sections 310.2 and 509 of the Zoning Ordinance for a proposed cottage development with 16 dwelling units and a community building, together with related site improvements. **PB2024-31-CUP**

4. Other Business

- A. **Gregory W. Hagley & Marlee Dixon, 78 Bank Street (Tax Map 92, Lot 106), zoned R-O:** Request per Section 213.8.B of the Zoning Ordinance to waive the impact fees assessed for the conversion of a previous office use to a one-family dwelling. **PB2024-30-AAD**
- B. **Review of Draft Planning Board/DEI Commission Joint Resolution on Housing**
- 5. **Approval of Minutes**
 - A. None
- 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.