

**FINAL**

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

**MEMBERS PRESENT:** Nate Reichert (Chair) (Director of Planning & Development/Zoning Admin), Tim Corwin (Deputy Planning Director), Alan Lowe (Captain, Lebanon Police Department), Jeff Libbey (Deputy Fire Chief) (REMOTE)

**MEMBERS ABSENT:** Brian Vincent (City Engineer)

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**1. CALL TO ORDER**

Chair Reichert called the meeting to order at 1:30pm.

**2. NOTICE OF REGIONAL IMPACT**

*A MOTION was made by Tim Corwin that the application of Twin State Sand & Gravel, regarding 73 Elm Street West & 82 Seminary Hill does not have the potential for regional impact. The motion was seconded by Captain Lowe.*

*\* The Vote on the Motion was approved (4-0).*

**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**

Mr. Seth Ames, President and CEO of Twin State Sand & Gravel, and Mr. Nik Fiore of Engineering Ventures, were present on behalf of the applicant.

Mr. Fiore gave an overview of the project. He said most of the site is being used by Twin State Sand & Gravel.



He said they have identified four areas on the site that are not being used by Twin State Sand & Gravel, but they would like to make available to other local contractors for storing materials.

Mr. Fiore said the areas are currently being used as follows:

Area A: Casella Waste is storing empty dumpsters

Area B: R.S. Audley is storing parts of I-89 construction projects

Area C: Knox Excavating is storing gravel

Area D: Eastman Trucking is storing heavy equipment

Mr. Ames said the areas are accessed throughout each day for work projects while crews are on their job sites. He said crews are using Glen Road to access the areas. He said three companies would not be using these areas indefinitely; he said only Cassella will use the area permanently.

Mr. Reichert asked if a condition could be put on this use that, as tenants change, notice must be provided to the Planning Department in case additional permitting is needed based on the activities/needs of any new clients. Mr. Ames agreed to that condition.

Mr. Reichert asked whether there are any materials (garbage or waste) in Area A where Cassella is storing empty dumpsters. Mr. Ames confirmed no materials are being stored on that site, and he said he periodically checks to ensure no hazardous materials are being stored.

Mr. Ames said the areas are somewhat dynamic, but he did not foresee them changing or expanding in the future. Mr. Reichert said if the areas are going to be expanded, or more areas are added to the site, the Planning Department needs to be informed.

Mr. Reichert said some of the neighbors in the area are concerned about the truck traffic coming and going on Elm Street West. Mr. Fiore said the concern was that the large trucks might have trouble clearing the Glen Street bridge. He said crews would prefer to go out Elm Street West onto Route 12A, or towards the Hanover Area onto Route 10. Captain Lowe said there may be concerns next year about the extra traffic activity on Elm Street West once the bridge construction begins.

Mr. Corwin asked about the hours that crews would be coming and going from the site, particularly if Cassella would be picking up dumpsters outside of typical daytime hours. Mr. Ames said the activity would depend on their clients' needs. Mr. Reichert suggested a condition could be put on the use that, if the trucks are working outside business hours, they will use Glen Road so the neighbors on Elm Street West are not disturbed outside typical daytime hours.

Mr. Reichert opened the public hearing and invited public comment.

Ms. Alexandra Rich, resident of the Westboro Woods Condo Association, asked whether the areas are already being used, and, if so, why is the public hearing happening after they are already in use? Mr. Corwin said the City was not aware that the users were on site and responded to a concern made to the City Council about truck traffic on Elm Street West. He said the public hearing was scheduled in response to their research into those concerns.

Ms. Rich said their Condo area includes a stone/gravel path and asked if the trucks may ever try to get down that gravel path into the Westboro Woods Condo area. Mr. Ames said that was a construction access road and the sewer line follows that path. He confirmed there is no intention to have the trucks use that path. Ms. Rich thanked the City for thinking about possible hazard waste resulting from future client uses.

Ms. Denise DuCharme, of Hawthorne Ave., said she had also been concerned that hazardous waste or other construction debris might be stored on the site, and she said her concerns have been addressed during the discussion in the meeting.

Mr. Reichert closed the public hearing.

***A MOTION was made by Tim Corwin that the Lebanon Minor Site Plan Committee approves the application of Twin State Sand & Gravel, regarding 73 Elm Street West & 82 Seminary Hill (Tax Map 116, Lots 2 & 3), zoned IND-RA, PB2024-19-MSP, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to utilize portions of the property as a contractor's yard, as shown on a plan sheet titled, "Twin State Sand & Gravel Storage Areas," prepared by Engineering Ventures, PC, dated April 19, 2024, Project #24135, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:***

- 1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval.***
- 2. Any new contractor's yard areas or any substantial expansion of the contractor's yard areas as shown on the approved plan shall require an amendment to the Minor Site Plan approval.***
- 3. No garbage processing or any storage of garbage or hazardous materials shall be allowed without an amendment to the Minor Site Plan approval.***
- 4. The applicant shall notify the Planning & Development Department of any future changes to the tenants of the contractor's yard areas so that a determination can be made as to whether any additional permitting or approvals are required.***
- 5. Storage of materials that require additional containment systems and/or construction of any new buildings shall require an amendment to the Minor Site Plan approval.***
- 6. To the greatest extent practical, the applicant shall encourage the contractor's yard tenants to utilize the Glen Road access, especially outside of normal business hours.***

***The Motion was seconded by Alan Lowe.***

***Roll Call Vote:***

***Voting For: Mr. Libby, Mr. Lowe, Mr. Reichert, Mr. Corwin***

***Voting Against – None***

***\*The MOTION was approved (4-0).***

#### **4. OTHER BUSINESS**

#### **5. APPROVAL OF MINUTES**

##### **A. October 12, 2024**

***A MOTION was made by Tim Corwin to approve the Minor Site Plan Review Committee Meeting Minutes of October 12, 2024. The Motion was seconded by Alan Lowe.***

***\* The Vote on the Motion was approved (4-0).***

#### **4. ADJOURNMENT**

***A MOTION was made by Tim Corwin to adjourn the meeting at 2:11pm. The Motion was seconded by Alan Lowe.***

***\* The Vote on the Motion was approved (4-0).***

The meeting adjourned at 2:11pm.

Respectfully submitted,  
Paula Roux  
Recording Secretary