

FINAL

**LEBANON PLANNING BOARD
SPECIAL MEETING - SITE WALK
174 HANOVER STREET EXTENSION, LEBANON, NH
WEDNESDAY, AUGUST 7, 2024 5:30 PM**

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

MEMBERS ABSENT: Karen Zook (City Council Rep)

STAFF PRESENT: Nathan Reichert (Planning and Development Director), Tim Corwin (Deputy Planning and Development Director), Catheryn Hembree (Associate Planner)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 5:30pm.

2. 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

Chairman Faunce made introductory comments about conducting the meeting and opened the public hearing for the 174 Hanover Street (Brick Yard) application on the green at the south entrance to the site off of Hanover Street.

David Fenstermacher, PE from VHB introduced his consulting team and the application to the meeting. He explained that the meeting would proceed from the entrance to the old Brick Kilns, up the slope to the area where the buildings are proposed to be built at the top of the rise overlooking the pond. At each stop the team would field questions about the site.

Several questions from the audience and discussion took place. Members of the Board, the Applicant and the Public participated.

The group moved clockwise around the site, stopping 8 times at predetermined intervals to respond to various questions from the Public and Board members. Members of the VHB consulting team along with Engineer Fenstermacher sought to answer the questions to the

1 satisfaction of the questioner with a focus on questions concerning the site conditions. Questions
2 about other topics of the application were referred to the Public Hearing set to be conducted at
3 the Planning Board's regular meeting scheduled for August 12th 2024.

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5 The group then proceeded to walk and climb over various obstacles along the way including a
6 large boulder field, dense trees and underbrush as well as a stream crossing. All members of the
7 Board present traversed the boulders, underbrush, and wetlands, exiting the property at the north
8 entrance to the site off of Hannover Street.

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10 Discussion ensued once again and more questions were posed and answered by the Board, the
11 Applicant, Abutters, and the Public.

12
13 Planning Board members Rutter and Romano were excused by the Chair to depart the meeting.

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15 Various members of the Public exited the meeting at the time that the Chair excused Rutter and
16 Romano. The Chair also announced that the meeting would continue to proceed back down
17 Hanover Street and to the walking bridge that crosses Interstate 89. Various members of the
18 Public, the VHB consulting team and the remaining Board members walked to the southern side
19 of the I-89 pedestrian bridge.

20
21 On the south side of the I89 pedestrian bridge the group assembled for further discussion and
22 questions with the Public, Abutters, consulting team, and Board members participating.

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24 It was announced that further discussion of the project is scheduled at a public hearing at City
25 Hall on Monday August 12th 2024 at 6:30 PM in the City Council Chambers.

26 27 **2. ADJOURNMENT**

28
29 *A MOTION was made by Mr. Ford-Burley to adjourn the meeting at 7:15pm. The motion was*
30 *seconded by Mr. Kennelly.*

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32 **The MOTION was approved (4-0) with Faunce, Ford-Burley, Kennelly and Hill voting Aye.*

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34 The meeting was adjourned at 7:15pm.

35
36 Respectfully submitted,
37 Nathan Reichert
38 Director Planning and Development