



**LEBANON HERITAGE COMMISSION
NOVEMBER 13, 2024 - 6:00 PM
MEETING ROOM 1, 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: 814 762 293#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Approval of Minutes

- A. September 11, 2024
B. October 9, 2024

3. Public Review

- A. **City of Lebanon:** Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to add an antenna and related cable to the rear of City Hall/Lebanon Opera House. The property is located at 51 North Park Street, Tax Map 91, Lot 246, Lebanon, NH in the LD zone. HC2024-04

4. Study Items

- A. Further Review and Comments on 174 Hanover Street Ext, Planning Board Application, The Brickyard Project.

5. Other Business

- A. Standing Reports from the other Commissions/Boards
B. Review of the 2025 Heritage Commission Meeting Calendar

6. Open to the Public

7. Future Agenda Items

8. 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.

DRAFT

**LEBANON HERITAGE COMMISSION
SPECIAL MEETING
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY SEPTEMBER 11, 2024 1:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Devin Wilkie (City Council Rep)

MEMBERS ABSENT: Jeremy Rutter (Planning Board Rep.), Karen Zook (Alt. Council Rep)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department)

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 1:04pm.

2. APPROVAL OF MINUTES – August 14, 2024

Amendments:

Page 2, Line 44: Add “Bob Terian, who passed away”

A MOTION was made by Devin Wilkie that the Heritage Commission approves the August 14, 2024 Meeting Minutes as amended. The Motion was seconded by Matt Smith.

** The vote on the Motion was approved (3-0).*

Ms. Hembree reviewed the City’s meeting in-person and REMOTE attendance policies and procedures.

3. PUBLIC REVIEW

None

4. STUDY ITEMS

A. Review and Comment on Planning Board Application: 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 & RL-3: Request for Site Plan Review and a Conditional Use Permit pursuant to Sections 308.2, 310.2, 311A.2, and 501.2 of the Zoning Ordinance for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site

1 **improvements. Applicant also requests a Conditional Use Permit pursuant to**
2 **Section 308.4 of the Zoning Ordinance to allow an increase in the maximum**
3 **permitted building height from 45 ft. to 55 ft. PB2024-22-CUPSPR**
4

5 Ms. Hembree said the applicants may submit a new site plan that includes townhouses, but
6 nothing has been submitted yet.
7

8 Chair Ford Burley said the decision was made not to submit this project to Seven to Save
9 because that program is not intended for controversial sites. She said the Dana House may be a
10 good candidate next year for this program.
11

12 She said of the questions the Commission submitted previously, about 2/3 have been addressed
13 by the applicants. She said they did not address the group's concerns about preserving the site.
14

15 She suggested the group now submit its recommendations regarding the project:

- 16 • Preserve 2 kilns on the site and make them accessible (as a historical resource)
- 17 • Research the archeological potential of the kilns/site
- 18 • Survey of historic vacation cottages
- 19 • Make an accessible historic park-like space with interpretive materials explaining what they
- 20 are and the history of the site
- 21 • Document the existence and history of the old quarries that are in the deep woods on the site
- 22 • Document the site and follow these recommendations
23

24 Chair Ford Burley said she could have the recommendations written and submitted in time to be
25 included in the agenda packet for the October Planning Board meeting, when this project will be
26 discussed again.
27

28 **5. OTHER BUSINESS**

29 **A. Discussion: Shorten Meeting Length**

30 Mr. Wilkie said he's found shortening meeting length from two hours to 60-90 minutes
31 keeps the meeting on focus and keeps the Board members more productive. He said
32 shorter meetings can also encourage volunteers to join committees.

33 The group discussed this concept and agreed it was a good idea to keep meetings to no
34 longer than 90 minutes.

35 ***A MOTION was made by Matt Smith that the Heritage Commission meeting time be***
36 ***limited to 90 minutes going forward. The Motion was seconded by Devin Wilkie.***

37 **** The vote on the Motion was approved (3-0).***
38

39 **B. Reports from other Commissions/Boards**

40 **Arts & Culture Commission:** Mr. Wilkie said a member of A&C has submitted an
41 application to serve on the Heritage Commission, perhaps as an alternate.
42

1 Mr. Wilkie said an artist was approved for the Tunnel Mural project. He said it will now
2 go to the City Manager to draft a contract and approve the funds for the project.

3
4 **City Council:** Mr. Wilkie asked if he should submit an agenda request to the City
5 Council regarding the National Register Historic District Boundary Line Expansion
6 application. Chair Ford Burley confirmed he should do that so it can be discussed by the
7 Council before the application is submitted. Chair Ford Burley said she would present the
8 item at the City Council meeting.

9
10 Ms. Hembree confirmed that the new fire station would be part of the historic district.
11 Chair Ford Burley said she was surprised to see the Village Market included. Mr. Wilkie
12 said it was included because it is a part of the City's history. Chair Ford Burley said a
13 study is being conducted on parking lots and asked if the parking lots for the Village
14 Market would be part of the historic district. She said they were removed from the
15 National Register.

16
17 **West Lebanon Revitalization Committee:** Chair Ford Burley said she met with the
18 West Lebanon Revitalization Committee for a tour of the Dana House and discussed
19 potential historic districts in West Lebanon. She said they are very interested in the
20 potential National Register district being a benefit to property.

21
22 She said some feedback from a property owner on Crafts Ave. (which would potentially
23 be in one of these historic districts) was concern he'd be limited in what he could do on
24 his property if it is considered part of a historic district (ex: have to get approval from
25 Heritage Commission for paint colors, etc.). She said he was also concerned that the
26 designation would change the character of the neighborhood. She suggested a future joint
27 meeting of the Heritage Commission and the WLRC.

28
29 Chair Ford Burley said the smokestack at the River Mill Complex (formerly Mascoma Woolen
30 Mill) is slated for demolition because it was found to be unsafe.

31
32 Mr. Richard Ford Burley (Ward 3), spoke as a member of the public, although he is a member of
33 the Planning Board. He said there is no report require it be taken down, but there is no
34 mechanism for the City to prevent it from coming down. He said, as City Historian, Chair Ford
35 Burley could call the property owner to request the smokestack be preserved as opposed to
36 demolished. Chair Ford Burley noted that Mr. Richard Ford Burley is her spouse.

37
38 ***A MOTION was made by Matt Smith that Heritage Commission Chair Nicole Ford Burley, on***
39 ***behalf of the Lebanon Heritage Commission, makes the recommendation that the Mascoma***
40 ***Woollen Mill smokestack be preserved. The Motion was seconded by Devin Wilkie.***

41 **** The vote on the Motion was approved (3-0).***

42
43 **C. Tunnel Art Update** – discussed during Committee Reports

44 **6. OPEN TO THE PUBLIC**

1 Mr. Bill Lamb (Ward 3) spoke about the historic significance of the kilns at the Densmore
2 Brickyard. He said the developer of the project discussed earlier in this meeting (who has
3 the same name as a developer in Peabody, Mass, who left that town in bad shape because he
4 did not do what he said he would) has suggested he would try to keep the kilns. He said he
5 doesn't believe that (if he's the same developer) he deserves that kind of response. He the
6 City should make preserving the kilns the first item he addresses while he's developing the
7 site. Mr. Lamb also noted that none of the structures planned for the residential project will
8 use brick in their construction. He said the design is out of sync with what the City would
9 like to preserve.

10
11 **7. FUTURE AGENDA ITEMS**

- 12 - Rail Trail Signage
- 13 - Outreach Opportunity to talk about NH Barn Tax Incentive Program
- 14 - Invite the new guardian of the Soldiers' Memorial to a future Heritage Commission
- 15 meeting

16
17 **8. ADJOURNMENT**

18
19 *A MOTION was made by Devin Wilkie to adjourn the meeting at 2:01pm. The Motion was*
20 *seconded by Matt Smith.*

21 ** The vote on the Motion was approved (3-0).*

22
23 The meeting adjourned at 2:01pm.

24
25 Respectfully Submitted,
26 Paula Roux
27 Recording Secretary

DRAFT

**LEBANON HERITAGE COMMISSION
SPECIAL MEETING
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY OCTOBER 09, 2024 6:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Devin Wilkie (City Council Rep), Jeremy Rutter (Planning Board Rep.)

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 6:00pm.

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

2. APPROVAL OF MINUTES – August 14, 2024

Chair Ford Burley noted that these minutes had already been approved at the last meeting.

3. PUBLIC REVIEW

None

4. STUDY ITEMS

A. Tree Advisory Board Presentation

Mr. Andrew Garthwaite, Chair of the Tree Advisory Board, gave an overview of the grant that the Board has received to plant shade trees in Lebanon and West Lebanon over the next five years.

He explained the trees that are planned for the Dana House site. He said apple trees had been planned but were reconsidered because of the maintenance needed for them. He said hawthorn and redbud trees will be planted and reviewed the proposed plan for the site.

He said the trees will grow to about 1"-2" in diameter. He said the hawthorns will be a thornless variety.

Chair Ford Burley said her only concern was the proximity of the trees to the structure and garden area at the Dana House site and said the proposed plan will not be too close for falling branches to damage the site.

Mr. Smith asked if the trees would decrease the visibility of Dana House to the street. Mr. Wilkie noted the trees are mostly located away from the main street side.

The group discussed ways the Tree Advisory Board could promote the Board's work and other ways to educate residents about the Board's goals.

A MOTION was made by Devin Wilkie that the Heritage Commission endorse the Tree Advisory Board's plan for tree plantings at Dana House as presented at the October 09, 2024 Lebanon Heritage Commission meeting. The Motion was seconded by Matt Smith.

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

Chair Ford Burley noted that no remedial action will be taken to repair the "6" of the year of the date on the Soldier's Memorial during the repointing work that DPW is undertaking. Mr. Rutter explained that the year should be 1886 but the "6" was broken in 1888 and to repair the "6" would be altering the historic fabric of the memorial.

B. Northern Rail Trail Signage

Chair Ford Burley said the group had discussed signage at the following locations on the Rail Trail at the July meeting:

Location	Information
Parking lot near CCBA (near the start of the trail)	History of when the railroad came to Lebanon and when it was converted into trail
Near the covered bridge at Chandlers Mill	History of Chandlers Mill
Payne Road at end of Mascoma Lake between Rte 4 and Rte 4A	History of East Lebanon and 1840 Fire
Behind former Junior High School	History of the High School and the Basin

The group discussed these locations and the possible information to be included on the signs at length.

Chair Ford Burley said she would begin to draft text for signs at these locations and bring the drafts to the next meeting for review by the Commission.

The group discussed the proposed residential project planned for the former Densmore Brickyard site. Mr. Corwin confirmed that the project will be discussed but not voted upon at the upcoming

1 October 14, 2024 Planning Board meeting. Chair Ford Burley and Mr. Smith said they would
2 attend the meeting and ask questions about the depth of the pond on the site, its capacity to
3 absorb water, and whether there have been changes to the drainage plans for the site.
4

5 **5. OTHER BUSINESS**

7 **A. Reports from other Commissions/Boards**

8 **Arts & Culture Commission:** Mr. Wilkie said work has begun on the Tunnel Mural
9 project.
10

11 **City Council:** Mr. Wilkie said he submitted an agenda request to the City Council
12 regarding the National Register Historic District Boundary Line Expansion application.
13 He said it should be part of a January or February meeting agenda.
14

15 **Discussion on Consultant Feedback on Recommendations for Historic Districts:**

16 The group discussed the zoning ordinance amendment recommendations and design guidelines
17 for historic districts that had been provided to the members via email.
18

19 Mr. Smith said fencing should be included as part of the landscape, which was not included in
20 the recommendations.
21

22 Mr. Wilkie said he had hoped the recommendations would clarify expectations for

- 23 • What the commission is looking for when reviewing an application
- 24 • What design review might consist of and what the recommendations might be
25

26 He said many of the ordinance recommendations go beyond what the City may intend to adopt,
27 but he said some could be fit into the language of Section 408 of the current zoning ordinance.
28

29 Mr. Smith said he would like to see some of the recommendations for signage be adopted and
30 incorporated into Lebanon's signage ordinance. He said he would not want a second signage
31 ordinance for Lebanon.
32

33 The group agreed that an executive summary and a priorities list of the recommendations would
34 be helpful for them to consider all the ideas.
35

36 The group discussed the recommendation that was related to demolition delay. Mr. Wilkie
37 suggested a better option might be to have the Heritage Commission participate in the review of
38 projects earlier in the process. Mr. Corwin said there is demolition delay language included in
39 Section 408.9 of the current zoning ordinance.
40

41 Chair Ford Burley said that Ms. Hembree would compile the feedback that members had given
42 her via email and from this meeting and send it to the consultant who provided the
43 recommendations. Chair Ford Burley said she'd also like to see the Heritage Commission
44 consulted on projects that may not be part of a historic district. She said she would add this
45 continuing discussion to the next meeting's agenda.
46

1 **6. OPEN TO THE PUBLIC**

2
3 **7. FUTURE AGENDA ITEMS**

4
5 **8. ADJOURNMENT**

6
7 *A MOTION was made by Devin Wilkie to adjourn the meeting at 7:29pm. The Motion was*
8 *seconded by Matt Smith.*

9 ** The vote on the Motion was approved (4-0).*

10
11 The meeting adjourned at 7:29pm.

12
13 Respectfully Submitted,
14 Paula Roux
15 Recording Secretary



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

Heritage Commission Historic District Review Staff Memorandum HC2024-04 November 13, 2024 6:00 P.M.

APPLICATION INFORMATION

Application #: HC2024-04

Agenda Item: 3A

Application Type:
Historic District Review

Location:
51 N. Park Street
Tax Map 19, Lot 246

Applicant:
City of Lebanon City Hall/LOH

Property Owner:
City of Lebanon

Zoning District:
Lebanon Downtown

Property Size:
+/-0.52 acres

Overlay Districts:
Colburn Park Historic District

Previous HC Action (since 2020):
2024 – Exterior Doors
2023 – Exterior lighting
2021 – Exterior Stairs

Other Approvals Required:
Electrical Permit

Attachments:
Application, Photos, and
Memo

HEARING NOTICE

City of Lebanon: Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to add a cable and a small antenna to the rear of the building. The property is located at 51 North Park Street, Tax Map 19, Lot 246, Lebanon, NH in the LD zone. HC2024-02.

COMPLETENESS REVIEW

This application has been reviewed in accordance with section §408 Historic District of the Lebanon Zoning Ordinance. The Planning Office recommends that the Heritage Commission accept the application as complete enough to accept jurisdiction and commence review.

BACKGROUND

The structure on site was constructed in 1923. The building serves at the City Hall for the City of Lebanon and is also the home of the Lebanon Opera House. The front entry is the focal point of the building and noticeable from much of downtown Lebanon. The rear where this project takes place, is noticeable from the parking lots but the project is specifically located where there are similar cables and equipment.

PROPOSAL

The City of Lebanon is proposing to run a cable and install an antenna to the rear of the building. The purpose of this project is to increase communication when responding to emergencies and natural disasters. The antenna will act as a repeater to increase the range and reliability of communication.

ZONING ORDINANCE REQUIREMENTS

Historic Commission – Certificate of Approval

A Historic Commission Certificate of Approval is required Pursuance to: *§408.4 Certificate of Approval Required. A Certificate of Approval shall be obtained from the Heritage Commission in the manner set forth herein prior to the commencement of any of the following activities within any Historic District:*

B. The addition to, alteration, or repair of any existing building which would require the issuance of a building permit pursuant to the provisions of the Lebanon Building Code, unless such addition, alteration, or repair does not, in any way, alter the exterior of such building;

The proposed illumination project requires that the applicant obtain a building / electrical permit and it alters the exterior of the building. Therefore, a Certificate of Approval from the Historic Commission is required.

ZONING ORDINANCE REQUIREMENTS

Historic Commission – Criteria for Review

408.6 Criteria For Review.

In determining whether or not to grant a Certificate of Approval, the Heritage Commission shall keep in mind the purpose set forth in Section 408.2 herein and shall consider, among other appropriate factors, the following:*

A. The historical or architectural value of a building and its setting;

B. In connection with additions, repair or restoration of any existing building, the compatibility of the exterior design, arrangement, texture, and materials proposed to be used in relationship to this existing building, its setting, and the Historic District as a whole; and,

C. The size, scale, and design of proposed construction in relationship to the existing surroundings, including consideration of such factors as a building's overall height, width, street frontage, number of stories, type of roofs, facade openings (windows and doors), and architectural details.

When the Heritage Commission determines that it is necessary or advisable in order to preserve or protect historically and/or architecturally significant buildings, the Commission may require preservation and/or accurate reproduction of exterior architectural features. Preservation and/or reproduction measures shall be completed pursuant to the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Applications for Certificates of Approval may be denied if such denial is required to prevent construction or development which would conflict with the stated purposes of Section 408.2 herein.

**408.2 Purposes.*

The purpose of this Ordinance is to preserve the heritage and cultural resources of the City of Lebanon and, particularly, the City's structures and places of historic, architectural and community value in order to:

A. Establish and preserve districts in the City which reflect elements of its cultural, social, economic, political, community, and architectural history;

B. Conserve property values in such districts;

C. Foster civic beauty;

D. Strengthen the local economy; and,

E. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City.

APPLICATION AND SUPPORT STATEMENT

The applicant has submitted an application received by the Planning and Development Department on October 25, 2024, and has provided support documentation (see attached).

STAFF COMMENTS

Staff recognizes how important the addition of this equipment is to provide secure communication if there is an emergency. The applicant has chosen a location where there is already cables and mechanical equipment. This addition will not stand out from what is already on the building.

Respectfully submitted,

Catheryn Hembree, AICP

Planner, Heritage Commission Staff

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☒	OTHER (Heritage)

PROPERTY OWNER (APPLICANT):

NAME: ~~Shaun Mulholland~~ City of Lebanon TEL#: 603-442-6139

MAILING ADDRESS: 51 North Park Str Lebanon NH 03766

E-MAIL ADDRESS: Rich.Adams@lebanonnh.gov

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 91 LOT#: 246 PLOT #: ZONE: ~~DL~~ L1D

STREET ADDRESS OF PROJECT: 51 North Park Str

IS THIS PROPERTY LOCATED IN THE:

WETLANDS	☐ YES	☐ NO	HISTORIC DISTRICT	☒ YES	☐ NO
FLOOD PLAIN	☐ YES	☐ NO			

SCOPE OF PROJECT: Installation of 23" whip antenna on north facing wall of City Hall. Antenna

will function as a relay for the Civil Air Patrol.

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**: Governmental

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 _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Shawn Mulholland DATE: Oct 24, 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 #

Purpose of proposed installation

To further strengthen the City of Lebanon's emergency preparedness and recovery with negligible City effort, inconvenience, or risk, the Civil Air Patrol has proposed and the City Manager has approved installation of a CAP ReadyOp VHF remote base at City Hall, including a small outdoor antenna on the City Hall rear wall near the existing utility cables and attachments.

The limited coverage of CAP VHF repeaters prevents receiving emergency response and disaster relief VHF communications from outside the Upper Valley.

When responding to emergencies or assisting disaster relief, CAP aircraft and ground units conduct search and rescue, downed aircraft direction finding, pre- and post-disaster damage assessment surveys, aerial photography, and other activities. VHF radio is typically used to communicate with and coordinate these aircraft and ground units.

However, VHF radios have limited range and operate on a line-of-sight basis. Although CAP uses repeaters to enable communication over longer distances, repeaters have limits, too. Distance and mountainous terrain can prevent communicating emergency information to and from City, county, state, and federal emergency response agencies by radio.

CAP operators in the Upper Valley currently cannot connect with other CAP repeaters, even those in New Hampshire. CAP operators outside the Upper Valley currently cannot connect with the CAP repeater here.

A ReadyOp VHF remote base installed at the City of Lebanon City Hall will solve this problem by expanding CAP access to the local CAP repeater.

--

Maj. Carey Heckman

New Hampshire Wing Director of Communications Civil Air Patrol, U.S. Air Force Auxiliary

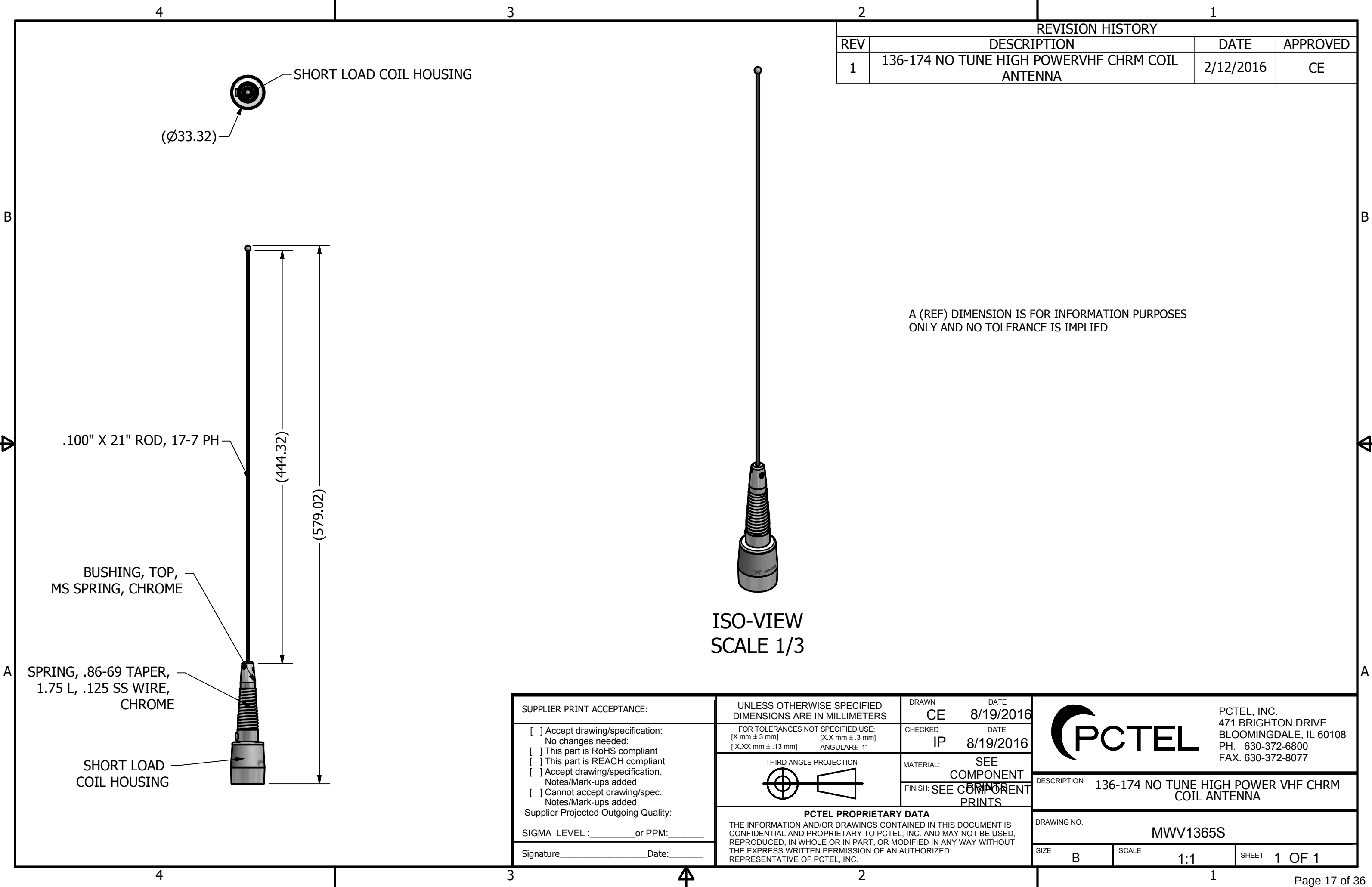
(H) 603-643-8139

(M) 603-359-5801





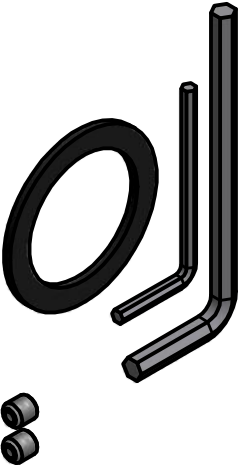
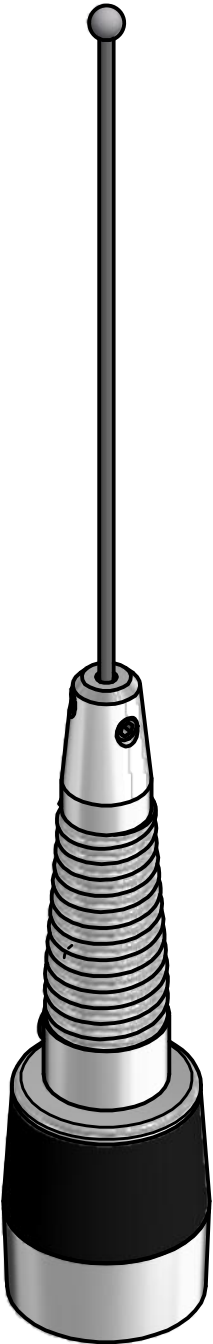
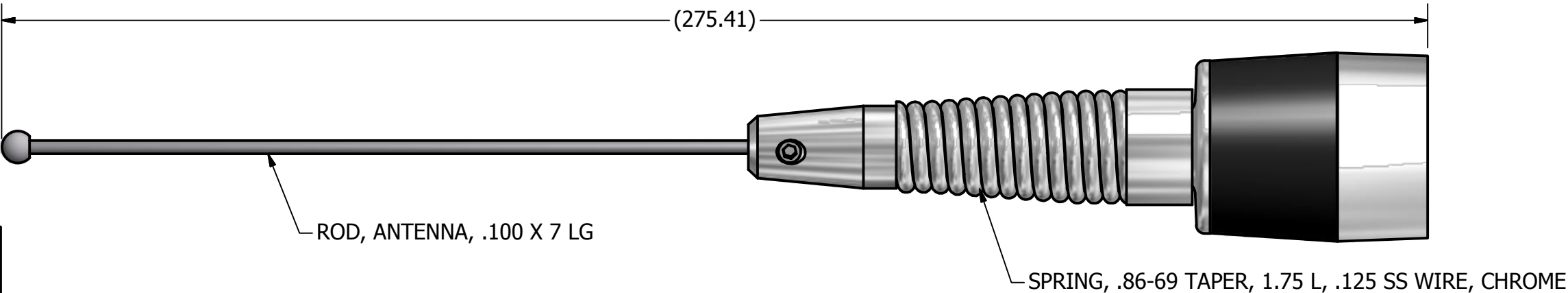
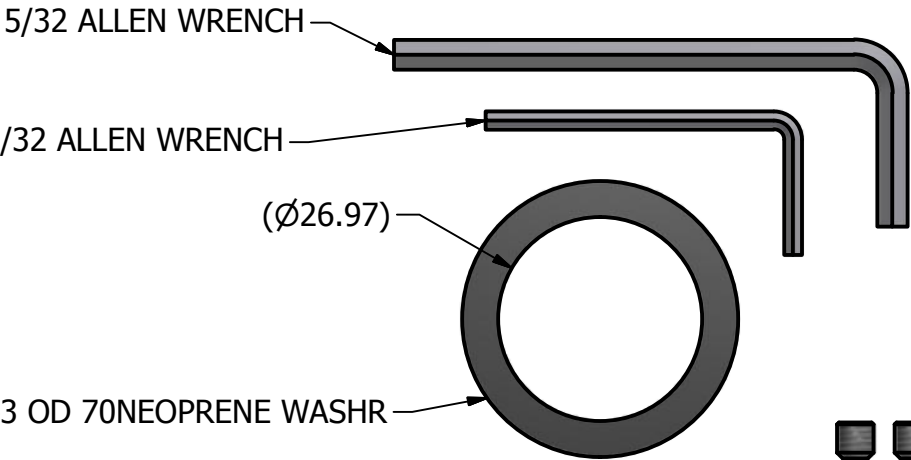
**Heavy-Duty Stand Off Wall Mast Mount Clamps Keep
Your Outdoor Antenna Safe ((3-Leg + 2-Leg))**

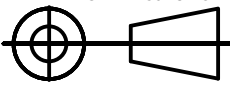


REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
1	380-520 MHz Wideband UHF, 2 DB, BLK	08/30/2016	CE

NOTES: UNLESS OTHERWISE SPECIFIED

1. DIMENSIONS IN PARENTHESIS ARE FOR REFERENCE ONLY
AND NO TOLERANCE IS IMPLIED.

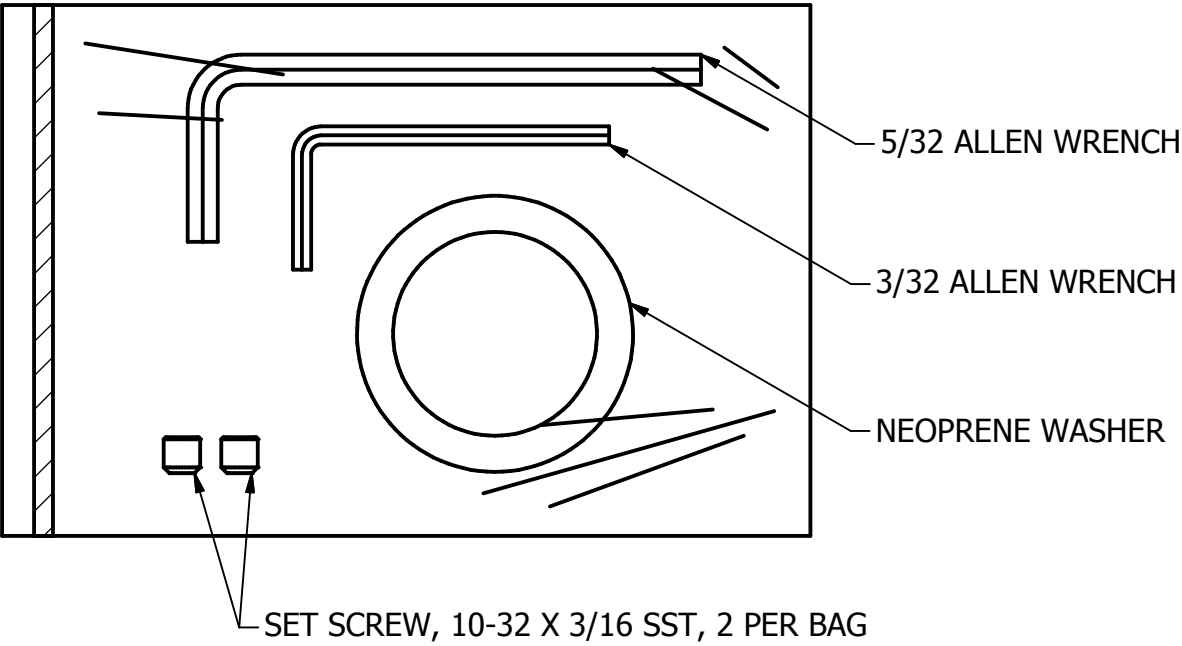
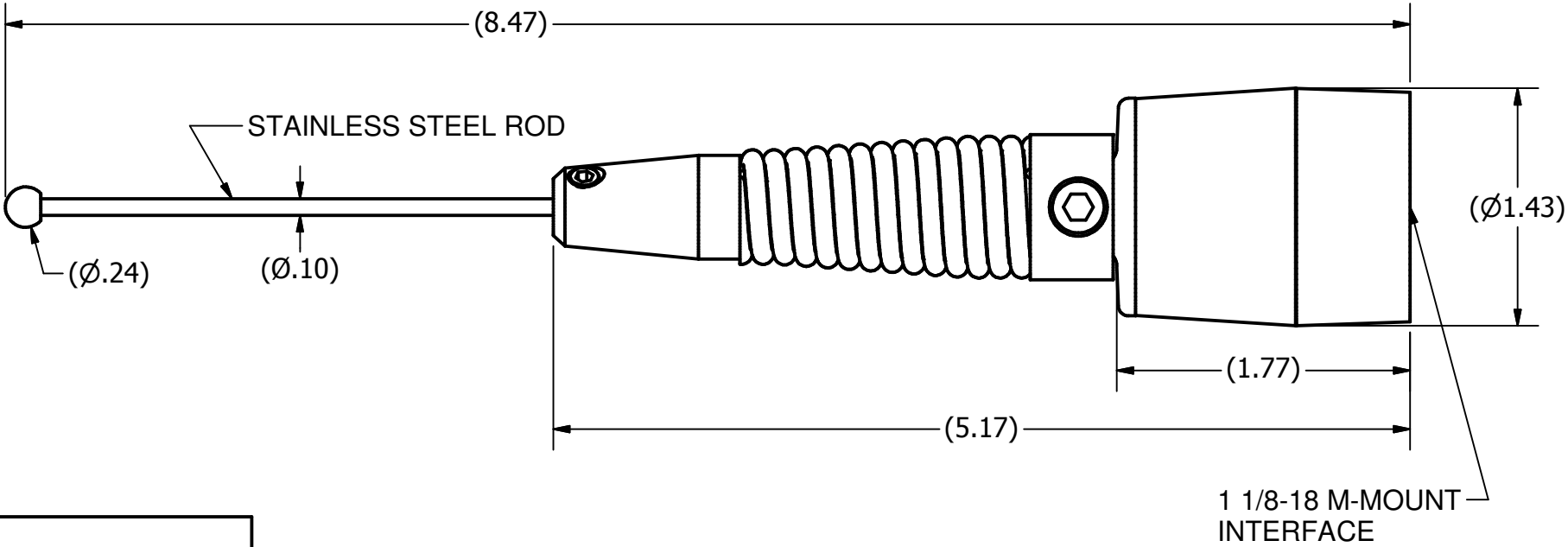


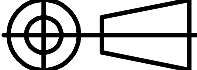
SUPPLIER PRINT ACCEPTANCE:	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS	DRAWN CE	DATE 8/30/2016	 PCTEL, INC. 471 BRIGHTON DRIVE BLOOMINGDALE, IL 60108 PH. 630-372-6800 FAX. 630-372-8077
[] Accept drawing/specification: No changes needed: [] This part is RoHS compliant [] This part is REACH compliant [] Accept drawing/specification. Notes/Mark-ups added [] Cannot accept drawing/spec. Notes/Mark-ups added Supplier Projected Outgoing Quality:	FOR TOLERANCES NOT SPECIFIED USE: [X mm ± 3 mm] [X.X mm ± .3 mm] [X.XX mm ± .13 mm] ANGULAR± 1°	CHECKED IP	DATE 8/30/2016	
	THIRD ANGLE PROJECTION 	MATERIAL: SEE COMPONENT PRINTS		
	PCTEL PROPRIETARY DATA THE INFORMATION AND/OR DRAWINGS CONTAINED IN THIS DOCUMENT IS CONFIDENTIAL AND PROPRIETARY TO PCTEL, INC. AND MAY NOT BE USED, REPRODUCED, IN WHOLE OR IN PART, OR MODIFIED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF AN AUTHORIZED REPRESENTATIVE OF PCTEL, INC.			
SIGMA LEVEL : _____ or PPM: _____				DESCRIPTION 380-520 MHz WIDEBAND UHF, 2 dB, CHR
Signature _____ Date: _____				DRAWING NO. MWU4002S
		SIZE B	SCALE 1:1	SHEET 1 OF 1

NOTES: UNLESS OTHERWISE SPECIFIED

- TEST PER ANTENNA ELECTRICAL SPECIFICATIONS.
FREQUENCY RANGE: 567 - 657 MHz (TUNED TO 612 MHz)
NOMINAL IMPEDANCE: 50 Ohms
NOMINAL GAIN: 2.0 dB
MAX POWER: 200 WATTS
VSWR (MAX) < 2.0:1
- DIMENSIONS IN PARENTHESIS ARE FOR REFERENCE ONLY AND NO TOLERANCE IS IMPLIED.

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	OUTLINE DIMENSIONAL DRAWING RELEASED	19JAN12	ML



UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES		DRAWN IP	DATE 1/19/2012	 PCTEL, INC. BROADBAND TECHNOLOGY GROUP ANTENNA PRODUCTS 471 BRIGHTON DRIVE BLOOMINGDALE, IL 60108 PH. 630-372-6800 FAX. 630-372-8077
FOR TOLERANCES NOT SPECIFIED USE: X.X in ± .1 in, X.XX in ± .01 in, X.XXX in ± .005 in ANGULAR ± 1°, FRACTIONAL ± 1/64		CHECKED	DATE	
THIRD ANGLE PROJECTION 		APPROVED	DATE	
PROPRIETARY DATA THE INFORMATION CONTAINED IN THIS DOCUMENT IS OF A PROPRIETARY NATURE. IT MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION OF PCTEL INC., BLOOMINGDALE, IL 60108		MATERIAL: SEE COMPONENT PRINTS		DESCRIPTION 567-657 MHz (TUNED TO 612 MHz) WIDEBAND UHF
		FINISH: SEE COMPONENT PRINTS		DRAWING NO. ODD_MWU5002S
		SIZE B	SCALE 1:1	SHEET 1 OF 1



City of Lebanon, New Hampshire

APPLICATION FOR CONDITIONAL USE PERMIT

SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST

- [Application form](#)
- [Public Hearing Notification List](#)
- [Filing fee](#)
- This form, including written responses to the Section 302.4.D requirements, outlined below
- A site plan
- Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

I (we) hereby request a Conditional Use Permit as provided for in Article(s) III,
Section(s) 308.4, of the Lebanon Zoning Ordinance.

Please describe your proposed project with as much detail as possible. You can respond in the space provided below or on a separate sheet of paper.

The Project proposes the construction of a 474-unit multi-family development totaling approximately
440,054 SF, with 14 total buildings. Parking, landscaping, access, utilities, and other site
improvements are proposed as part of the Project. This CUP is requested only for the buildings in the
R-1 zone, as buildings within R-0-1 will be 45' maximum in compliance with that zone.

III. CONDITIONAL USE PERMIT CRITERIA

In order to obtain a Conditional Use Permit, you must demonstrate to the Planning Board that the proposal satisfies the applicable criteria set forth in Sections A and B below. You must address each criteria in the space provided or on a separate sheet of paper.

A. Specific Criteria

The Conditional Use Permit is authorized by Article V, Section 501.1.B of the Zoning Ordinance which requires the applicant to demonstrate that (*please address any criteria set forth in the Zoning Ordinance that specifically apply to your proposed use or project*):

The Project is submitting a site plan application for the development as a Planned Unit Residential
Development (PURD). To minimize paved area on-site and provide covered parking for residents, the
proposed apartment building designs include parking below the buildings. Pursuant to Zoning
Ordinance Article III, Section 308.4, a CUP is required in support of building heights up to 55' with
parking below in the R-1 zone.

B. General Criteria per Section 302.4.D

A conditional use permit shall be granted only if the Planning Board determines that the proposal conforms to all of the following standards:

1. The site is suitable for the proposal. This includes:

a. Adequate vehicular and pedestrian access for the intended use.

The Project proposes two driveway and sidewalk connections to Hanover St. providing full circulation through the development. Additional sidewalks and walking paths are also proposed as resident amenities.

b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, safe access, and other municipal services.

Emergency vehicle access and separated sidewalks are proposed through the Site with two connections to Hanover St. Fire hydrants are proposed along the main vehicular route through the site. A fiscal impact analysis discussing municipal service and school system impacts is included with the application package.

c. The absence of environmental constraints (floodplain, steep slope, etc.) proposed to be impacted by the intended use.

Proposed site work minimizes wetland impacts to the maximum extent practicable and is not expected to impact floodplain.

The Project has been designed to work with the natural topography to minimize ground disturbance, and to utilize natural features, such as Densmore Pond, as a resident amenity, providing a walking path overlooking the pond along its length.

d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater treatment, electricity, and similar utilities.

Municipal sewer and water are available in Hanover Street, and stormwater treatment is being provided via infiltration and detention systems in various areas across the Site. Electric and other telecommunication services are available in Hanover Street. Capacities of each utility will be confirmed through the design phase of the Project.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. This shall include, but not be limited to, water runoff, drainage, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood. The proportion of the site proposed to be occupied by impervious surfaces shall be minimized to the extent necessary to preclude unreasonable risk of runoff, erosion, sedimentation, and other potentially adverse on-site or off-site effects.

The Project has taken measures to minimize impacts to abutting properties and the predominately residential neighborhood. PURDs are an allowed use in each zoning district the Site lies within, and multifamily developments are an allowed use in the districts where the apartment buildings are proposed. Stormwater runoff quality and quantity shall be maintained or improved. The redevelopment

of the Site will be an improvement over the existing vacant, deteriorating remnants of the Densmore Brickyard that presents a public safety hazard and visually detracts from the area. Landscaping and architectural design will result in a pleasing and complimentary aesthetic across the currently derelict parcel. Mainly tucked away from the public road, the buildings' scale will be less noticeable and is also consistent with similar developments along the nearby Route 120 corridor. Construction impacts (dust, fumes, traffic) will be limited to the max. extent practicable and subject to US EPA sedimentation/dust control requirements.

3. **Character of the site development:** The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. This shall include, but not be limited to, the relationship of the building(s) to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

The largest proposed structures are located well beyond the required building setbacks, and landscape screening is proposed to address undesirable views. The vast majority of parking will not be visible to abutters, due to distance, vegetative screening, and positioning below the podium construction buildings in additionally screened parking areas. Vehicle and pedestrian access to/from the site will be provided at two driveway connections at Hanover Street that provide continual access across the Site.

4. **Character of the buildings and structures:** The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, locations of access, and visual compatibility with the area.

The design of the new buildings is intended to be similar to other multi-family developments that have been recently built along the Mt. Support Road corridor. The Site also intends to utilize the existing features like Densmore Pond and the existing brick kilns to enhance the site. The heights of the buildings are a maximum of 45' and 55' above grade, as permitted by zoning district in the Zoning Ordinance.

5. **Preservation of natural, cultural, historic, and scenic resources:** The proposed use and layout of the site, including all related development activities, shall to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat and documented wildlife corridors, stonewalls, mature tree lines, identified historic buildings or sites, scenic views, and viewsheds.

The Project has minimized wetland impacts by crossing at the narrowest locations practicable, and aims to maintain and utilize existing elements on-site to enhance the resident's experience. Some of the existing brick kilns will be maintained and multiple patios with overlooks of Densmore Pond are proposed. The elevation of the development provides desirable view corridors from the overlooks into the valley to the east. Cultural and historic resource assessment will be performed prior to ground disturbing activity on-site.



October 25, 2024

Ref: 52933.00

Tim Corwin
Deputy Planning and Development Director
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Trip-Generation Letter
Lebanon Brickyard Residential Development
Hanover Street, Lebanon, New Hampshire

Dear Tim:

VHB prepared and submitted an August 2024 Traffic Impact Study for the proposed Lebanon Brickyard residential development to be located along the west side of Hanover Street in Lebanon, New Hampshire. At that time, the development program consisted of constructing 474 apartment units in 10 four-story buildings. During the local permitting process, the development program has changed to consist of 474 multifamily units to include 422 apartment units, 51 townhouse units, and 1 residential unit for the property caretaker within the maintenance building. VHB has prepared this letter to summarize the trip-generation estimates for the revised build program and provide a comparison to the site trips estimated within the Traffic Impact Study. In summary, the additional trips to be generated by the current development would generally result in the same intersection operational results as those documented within the August 2024 Traffic Impact Study.

Trip Generation Methodology

To estimate the volume of traffic to be generated by the proposed project, trip rates that are published in the Institute of Transportation Engineers (ITE) Trip Generation Manual¹ were reviewed. The site trips were estimated using ITE Land Use Code 221: Multifamily Housing (Mid-Rise) for 301 apartment units (4-10 residential floors), ITE Land Use Code 220: Multifamily Housing (Low-Rise) for 121 apartment units (2-3 residential floors), and ITE Land Use Code 220: Multifamily Housing (Low-Rise) for 51 townhouse units (2-3 residential floors). The property caretaker is not anticipated to generate vehicle trips to and from the site during the peak time periods (i.e., these trips would occur off-peak). Table 1 summarizes the peak hour trip-generation estimates of the proposed development. In addition, Table 1 includes a trip comparison to those estimates evaluated within the August 2024 Traffic Impact Study. The trip-generation calculations are attached to this letter. These site trips may be higher than anticipated as residents may use the other modes of available transportation rather than personal vehicles (e.g., Advance Transit, Upper Valley Loop Trail, and pedestrian bridge over I-89).

¹ Institute of Transportation Engineers. Trip Generation Manual, 11th ed. Washington, DC, Sept. 2021.



Table 1 Trip-Generation Summary

Peak Hour/Direction	Mid-Rise Multifamily Trips ^a	Low-Rise Multifamily Trips ^b	Total Proposed Trips ^c	Traffic Study Trips ^d	Additional Trips ^e
Weekday AM					
Enter	28	18	46	45	1
Exit	93	58	151	152	(1)
Total	121	76	197	197	0
Weekday PM					
Enter	72	60	132	113	19
Exit	46	35	81	72	9
Total	118	95	213	185	28
Saturday Midday					
Enter	62	36	98	97	1
Exit	59	35	94	93	1
Total	121	71	192	190	2

a ITE Land Use Code 221: Multifamily Housing (Mid-Rise) for 301 units.

b ITE Land Use Code 220: Multifamily Housing (Low-Rise) for 172 units (121 apartment units and 51 townhouse units).

c Mid-Rise Multifamily Trips plus Low-Rise Multifamily Trips.

d ITE Land Use Code 221: Multifamily Housing (Mid-Rise) for 474 units.

e Traffic Study Trips minus Total Proposed Trips.



In comparison to the project evaluated within the Traffic Impact Study, the proposed development program is estimated to result in the same total trips during the weekday AM peak hour, 28 additional vehicle trips (19 entering and 9 exiting) during the weekday PM peak hour, and 2 additional vehicle trips (1 entering and 1 exiting) during the Saturday midday peak hour. Based on ITE methodologies² and New Hampshire Department of Transportation (NHDOT) guidance,³ a development may result in a change in vehicular operations (i.e., noticeably drop level of service or increase volume-to-capacity ratios) if the addition of site trips would increase peak hour traffic volumes at an intersection by 100 vehicles or more. In general, traffic increases less than this threshold could be attributed to the fluctuation of vehicles due to driver patterns that occur during the day, on different days of the week, or different months of the year. As shown in Table 1, the additional trips to be generated by the proposed build program would generally result in the same intersection operational results documented within the August 2024 Traffic Impact Study.

Sincerely,

VHB

A handwritten signature in blue ink that reads "Jason R. Plourde".

Jason R. Plourde, PE, PTP
Transportation Systems Team Leader

Attachments

² ITE Recommended Practice: Multimodal Transportation Impact Analysis for Site Development. Washington, DC: Institute of Transportation Engineers. 2023.

³ Bollinger, Robert E. Inter-Department Communication. New Hampshire Department of Transportation, Bureau of Traffic. 17 Feb. 2010.

Attachments

Trip-Generation Calculations

ITE TRIP GENERATION WORKSHEET
(11th Edition, Updated 2021)

LANDUSE: Multifamily Housing (Mid-Rise) - Not Close to Rail Transit: 4-10 stories
LANDUSE CODE: 221 Independent Variable --- Number of Dwelling Units
SETTING/LOCATION: General Urban/Suburban
JOB NAME: 301 dwelling units
JOB NUMBER:

WEEKDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	11	0.93	4.54	3.76	5.40	201	60	330	50%	50%
	AM PEAK OF GENERATOR	23	0.89	0.35	0.13	0.53	226	21	1,168	26%	74%
	PM PEAK OF GENERATOR	22	0.93	0.39	0.19	0.60	221	21	1,168	60%	40%
	AM PEAK (ADJACENT ST)	30	0.91	0.37	0.15	0.53	173	26	490	23%	77%
	PM PEAK (ADJACENT ST)	31	0.91	0.39	0.19	0.57	169	26	490	61%	39%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	1,368	684	684	1,390	695	695
	AM PEAK OF GENERATOR	105	27	78	102	27	76
	PM PEAK OF GENERATOR	117	70	47	112	67	45
	AM PEAK (ADJACENT ST)	111	26	86	121	28	93
	PM PEAK (ADJACENT ST)	117	72	46	118	72	46

SATURDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	5	0.91	4.57	4.03	5.31	250	140	330	50%	50%
	PEAK OF GENERATOR	5	0.92	0.39	0.34	0.43	250	140	330	51%	49%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	1,376	688	688	1,346	673	673
	PEAK OF GENERATOR	117	60	58	121	62	59

SUNDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	5	0.85	3.77	3.06	4.24	250	140	330	50%	50%
	PEAK OF GENERATOR	5	0.79	0.32	0.26	0.42	250	140	330	55%	45%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	1,136	568	568	1,092	546	546
	PEAK OF GENERATOR	96	53	43	94	52	42

ITE TRIP GENERATION WORKSHEET
(11th Edition, Updated 2021)

LANDUSE: Multifamily Housing (Low-Rise): 2-3 Story - Not Close to Rail Transit
LANDUSE CODE: 220 Independent Variable --- Number of Dwelling Units
SETTING/LOCATION: General Urban/Suburban
JOB NAME: 172 dwelling units
JOB NUMBER:

WEEKDAY

RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	22	0.86	6.74	2.46	12.50	229	33	494	50%	50%
	AM PEAK OF GENERATOR	40	0.76	0.47	0.25	0.98	234	12	1,103	24%	76%
	PM PEAK OF GENERATOR	38	0.80	0.57	0.25	1.26	231	12	1,103	62%	38%
	AM PEAK (ADJACENT ST)	49	0.79	0.40	0.13	0.73	249	12	1,103	24%	76%
	PM PEAK (ADJACENT ST)	59	0.84	0.51	0.08	1.04	241	12	1,103	63%	37%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	1,160	580	580	1,178	589	589
	AM PEAK OF GENERATOR	81	19	61	88	21	67
	PM PEAK OF GENERATOR	98	61	37	107	66	41
	AM PEAK (ADJACENT ST)	69	17	52	76	18	58
	PM PEAK (ADJACENT ST)	88	55	32	95	60	35

SATURDAY

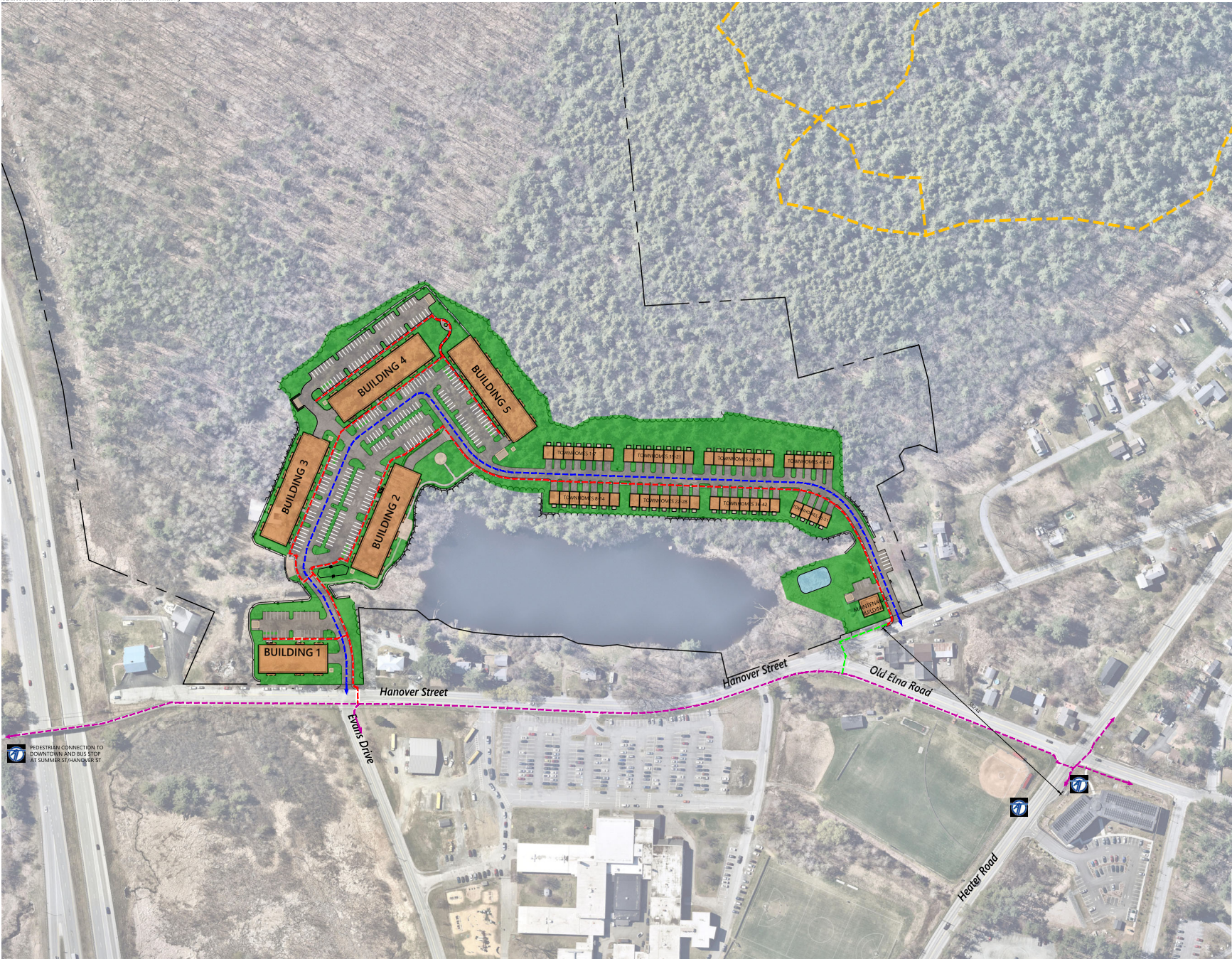
RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	1	--	4.55	4.55	4.55	282	282	282	50%	50%
	PEAK OF GENERATOR	1	--	0.41	0.41	0.41	282	282	282	51%	49%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	784	392	392	--	--	--
	PEAK OF GENERATOR	71	36	35	--	--	--

SUNDAY

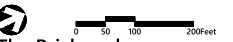
RATES:		# Studies	R^2	Total Trip Ends			Independent Variable Range			Directional Distribution	
				Average	Low	High	Average	Low	High	Enter	Exit
	DAILY	1	--	3.86	3.86	3.86	282	282	282	50%	50%
	PEAK OF GENERATOR	1	--	0.36	0.36	0.36	282	282	282	55%	45%

TRIPS:		BY AVERAGE			BY REGRESSION		
		Total	Enter	Exit	Total	Enter	Exit
	DAILY	664	332	332	--	--	--
	PEAK OF GENERATOR	62	34	28	--	--	--



Legend

- PEDESTRIAN PATH TO PUBLIC R.O.W.
- VEHICLE PATH TO PUBLIC R.O.W.
- EXISTING PEDESTRIAN PATHS
- UPPER VALLEY MOUNTAIN BIKE ASSOCIATION TRAILS
- POTENTIAL FUTURE PEDESTRIAN PATH



**The Brickyard
Residential Development**

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revisions	Date	Appr'd
1	Compliance Review Comments	07/02/24	DF
2	Response to Comments Update	08/09/24	DF
3	Revised Layout Resubmission	10/04/24	DF

Prepared by	TMD	Checked by	MJV
Scale		Date	May 10, 2024

Permitting

Not Approved for Construction

Access and Circulation Plan



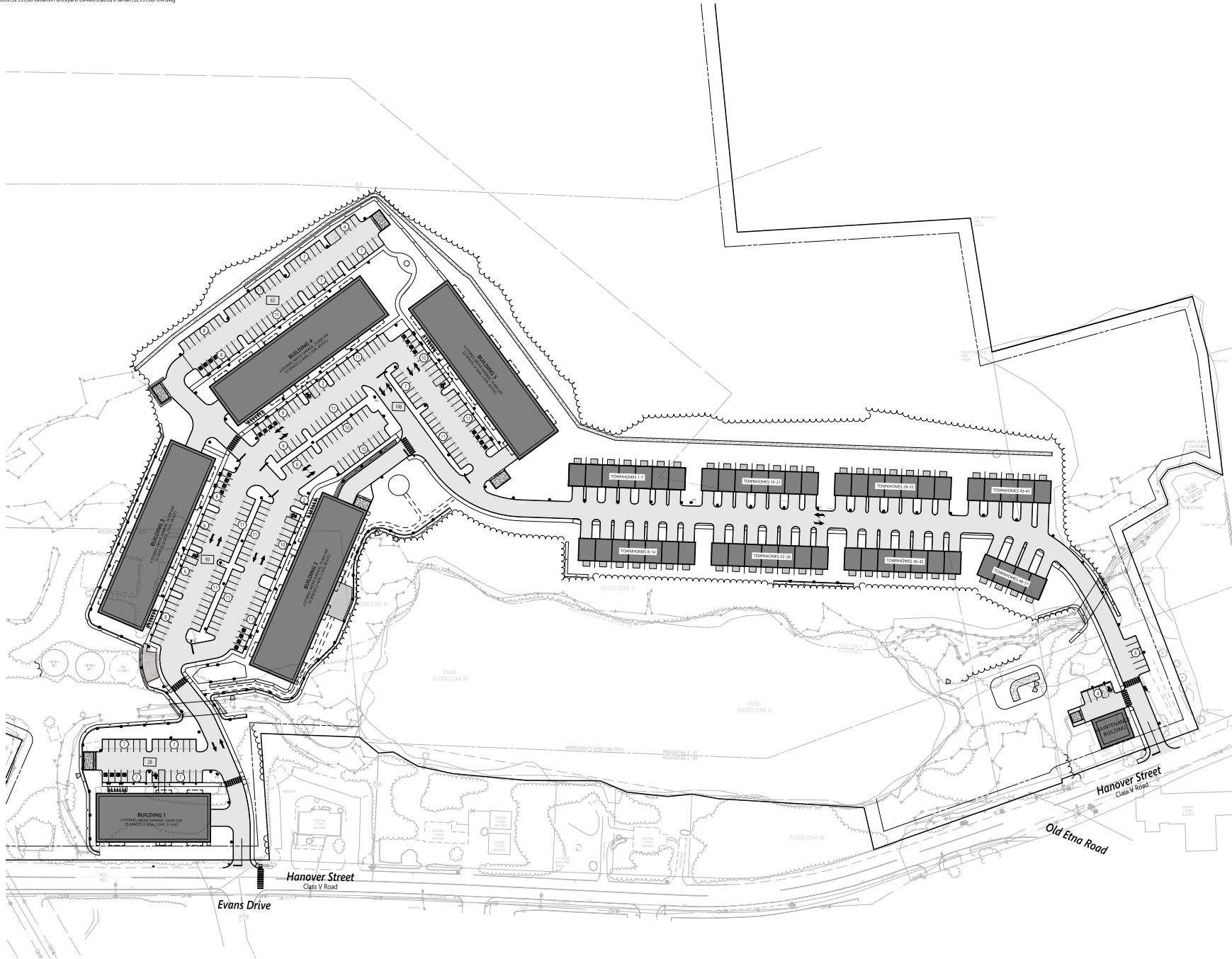
Drawing Number

C1.3

Sheet 4 of 50

Project Number: 52933.00

Professional Seal: STATE OF NEW HAMPSHIRE, DAVID PERENICH, No. 10508, LICENSED PROFESSIONAL ENGINEER



Notes

- EVC ELECTRIC VEHICLE CAPABLE PARKING SPACE
- EVR ELECTRIC VEHICLE READY PARKING SPACE



**The Brickyard
Residential Development**

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revisions	Date	Appr'd
1	Response to Comments Update	08/06/24	DF
2	Revised Layout	10/09/2024	DF
3	Revised Layout Resubmission	10/09/24	DF

Prepared by	TMD	Checked by	MJV
Issue No.		Date	May 10, 2024

Permitting

Not Approved for Construction

Overall Site Plan



Drawing Number

C1.4

Sheet 5 of 50

Professional Engineer
52933.00

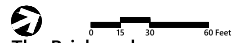


2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Sign Summary

M.U.T.C.D. Number	Specification	Width	Height	Desc.
R1-1	30"	30"		STOP
R7-1	12"	18"		NO PARKING
R7-8	12"	18"		NO PARKING
R7-8P	12"	6"		NO PARKING
D9-11B	12"	18"		EV CHARGING
D9-11BP	12"	12"		EV CHARGING

SNOW STORAGE AREA



The Brickyard Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revisions	Date	Appr.
1	Complete Review Comments	07/02/24	DF
2	Response to Comments Update	08/09/24	DF
3	Revised Layout Resubmission	10/04/24	DF

Prepared by	TMD	Checked by	MJV
Drawn by		Date	

Permitting May 10, 2024

Not Approved for Construction

Layout and Materials
Plan 1



C2.1

Sheet 7 of 50

Project Number
52933.00





174 Hanover Street Extension
Lebanon, New Hampshire 03766

Designed by	TMD	Checked by	MJV
Issued for		Date	

Permitting	May 10, 2024
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Not Approved for Construction

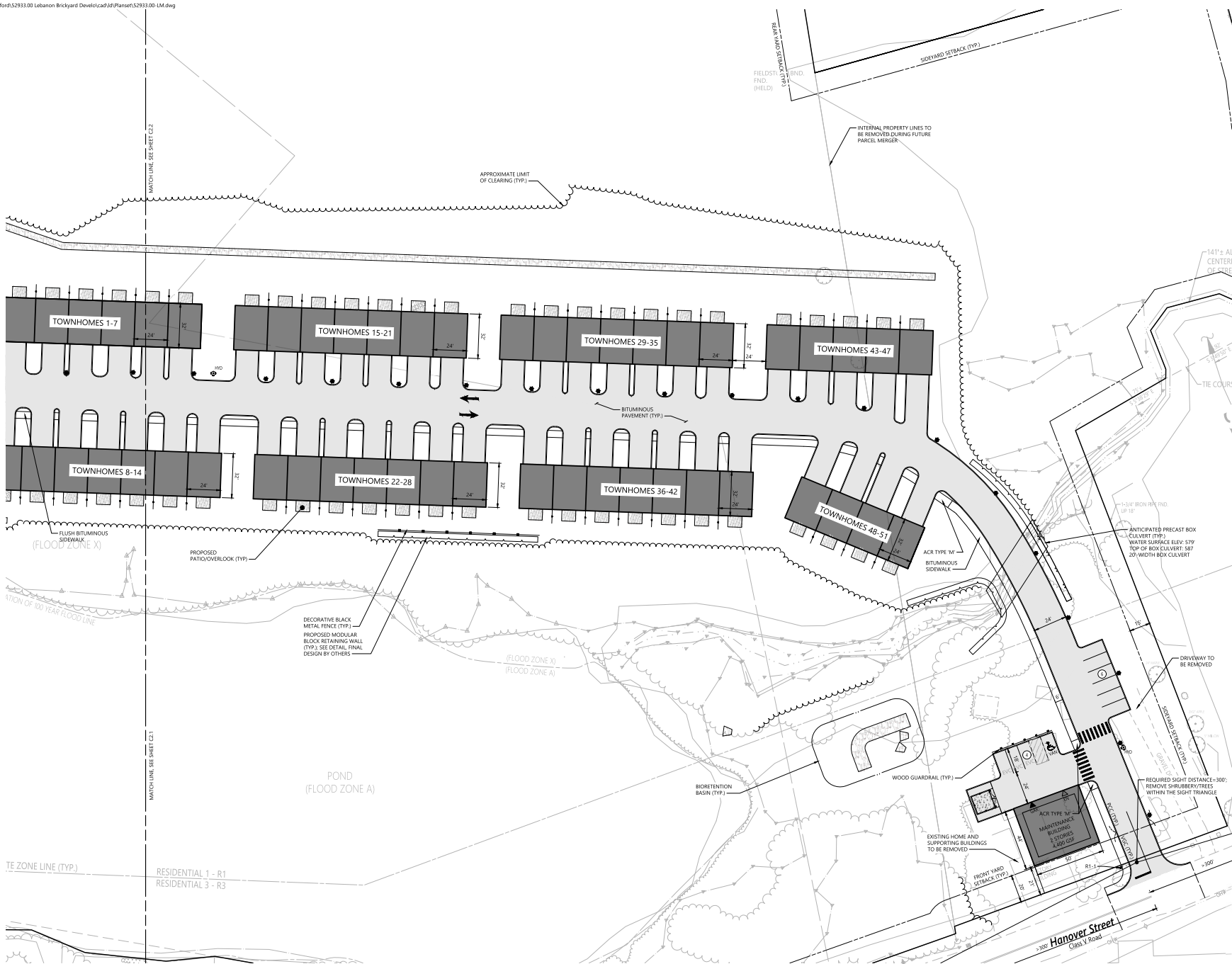
Layout and Materials Plan 2

Drawing Number

C2.2

Sheet 8 of 50

project Number
52933.00



The Brickyard
Residential Development

174 Hanover Street Extension
Lebanon, New Hampshire 03766

No.	Revisions	Date	Appr.
1	Complete Review Comments	07/02/24	DF
2	Response to Comments Update	08/06/24	DF
3	Revised Layout Resubmission	10/04/24	DF

Submitted by: TMD
Reviewed by: M/V
Date: May 10, 2024

Permitting

Not Approved for Construction

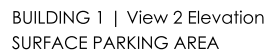
Layout and Materials
Plan 3

Sheet Number: C2.3

Sheet 9 of 50

Project Number: 52933.00

Please note that the plans and elevations are design intent only. The architectural details shown for illustrative purposes are refinements that may be necessary as the design phase progresses.



PROJECT
Lebanon NH

DRAWING NAME	
BUILDING 1 & MAINTENANCE BUILDING PROPOSED PLAN & ELEVATIONS	
DRAWING NO.	REV
0089-1201-P3	P3

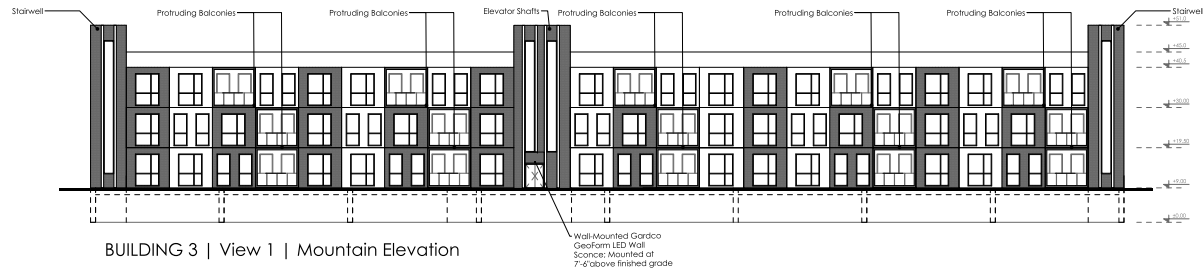
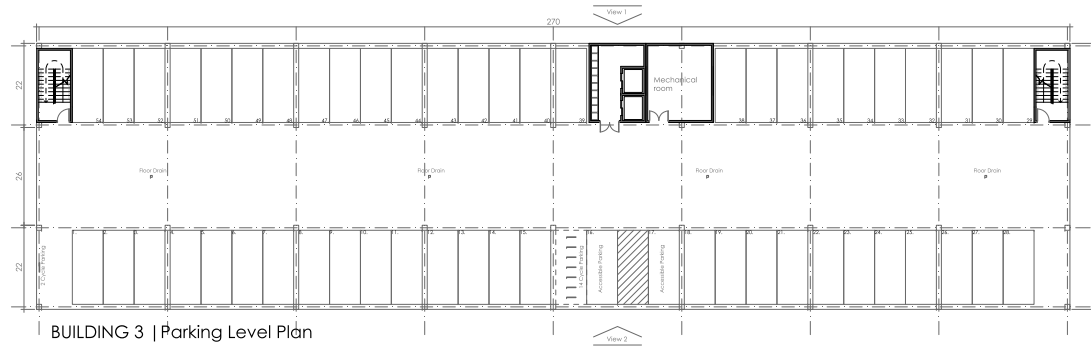
11b, Russell Road, London, W14 8JA,
+44 7473 601144, www.studio4techno.co.uk



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5. Plans and Elevations are not for construction
6. Plans and Elevations are subject to change

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Sheet 48 of 50

REV	DESCRIPTION	DATE
P1	Submission	01/08/2022
P2	Submission	01/08/2022
P3	Submission	01/08/2022
REV	DESCRIPTION	DATE



CLIENT

PROJECT
Lebanon NH

DRAWING STATUS
PLANNING

DRAWING NAME
BUILDING 2 | PROPOSED PLAN & ELEVATIONS

DRAWING NO.	REV
0201-2024-03	P3

DATE	DRAWN
24/08/2022	SS
SCALE	CHECKED
1/16" = 1' (BA)	VT



10, Keston Road, London, W14 8BA
+44 (0)20 7360 1166 - www.studiointegrate.co.uk

**Meeting Schedule
Lebanon Heritage Commission
2025**

Meeting Date	Cutoff
January 8, 2025	December 23, 2024*
February 12, 2025	January 28, 2025
March 12, 2025	February 25, 2025
April 9, 2025	March 25, 2025
May 14, 2025	April 29, 2025
June 11, 2025	May 27, 2025
July 9, 2025	June 24, 2025
August 13, 2025	July 29, 2025
September 10, 2025	August 26, 2025
October 8, 2025	September 23, 2025
November 12, 2025	October 28, 2025
December 10, 2025	November 25, 2025

Note: All meetings begin at 6:00pm unless otherwise noted on the meeting agenda. All Heritage Commission meetings are the 2nd Wednesday of the month. Cutoffs for applications shall be made no later than 12:00pm (noon) of the 15th calendar day prior to a regularly scheduled meeting of the Heritage Commission. Unless indicated.

*Cut off is a day early because of the holiday on December 24th