



**LEBANON PLANNING BOARD
NOVEMBER 12, 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: 477 794 320#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Notice of Regional Impact

3. Deliberation

- A. **XYZ Dairy, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & Tax Map 44, Lot 7), zoned CBD, IND-L and R-3:** Applicant requests a 2-year extension of the River Park Subdivision approval (PB2011-01-FMAJ) and Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). **PB2024-34-EXT - Deliberation continued from October 14, 2024**

4. Public Hearing Items

- A. **XYZ Dairy, LLC, River Park Drive (Tax Map 44, Lots 21 - 30, and Tax Map 44, Lot 7), zoned CB, IND-L and R-3:** Appeal of administrative decision made on September 10, 2024, that conditions 1, 2, 4, 5, 7 and 14-4 of the River Park development Site Plan approval as set forth in the Notice of Action dated September 9, 2019, for PB2018-34-SPA, have not yet been satisfied and, consequently, that construction of Phase 1 may not commence. **PB2024-40-AAD - Continued from October 14, 2024**
- B. **Irma Muzzy Estate & City of Lebanon, 192 Mascoma Street (Tax Map 90, Lot 19) and 0 Mascoma Street (Tax Map 90, Lot 20), zoned R-3:** Request for approval of a Boundary Line Adjustment between lands located at 192 & 0 Mascoma Street. **PB2024-43-BLA**
- C. **Lebanon Housing Authority, 31 Romano Circle (Tax Map 101, Lot 20), zoned R-2:** Request for Site Plan Review to construct a +/- 3,882 sq ft. two story accessory office building for the existing multi-family complex, together with associated site improvements, including relocating a basketball court and new parking spaces. **PB2024-41-SPR - Postponed to December 9, 2024**
- D. **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 improvements. Applicant also requests a Conditional Use Permit pursuant to Section 308.4 of the Zoning Ordinance to allow an increase in the maximum permitted building height from 45 ft. to 55 ft. **PB2024-22-CUPSPR - Continued from October 14, 2024**

5. Other Business

6. Approval of Minutes

- A. September 16, 2024
- B. September 23, 2024
- C. September 30, 2024
- D. October 14, 2024

7. 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.