



**LEBANON ZONING BOARD OF ADJUSTMENT
JANUARY 6, 2025 - 7:00 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 1-929-229-5356 (access code: 187 309 131#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. December 2, 2024

3. Public Hearing Items

- A. **Steven Bickford, 22 Wheatley St (Tax map 77, Lot 15), zoned R-3:**
The applicant previously received a Special Exception to expand an existing dimensionally non-conforming garage with the addition of a 12 ft x 16 ft carport +/- 8 ft from the right-side property line (ZB2023-14-SE) and is now requesting further relief from Section 310.3, pursuant to Sections 703.1 and 801.3 of the Zoning Ordinance to increase the size of the carport to 12 ft x 20 ft, +/- 7 ft from the right-side property line.
ZB2024-24-SE - Continued from 12/2/2024 meeting
- B. **Mary Hitchcock Memorial Hospital & Families Flourish Northeast, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1:** The applicant requests a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow wetland impacts associated with construction of a group residence and associated infrastructure. **ZB2025-01-SE**
- C. **Mary Hitchcock Memorial Hospital & Families Flourish Northeast, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1:** The applicant requests a Special Exception from Section 308.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow the construction of a group residence with associated infrastructure. **ZB2025-02-SE**

4. Staff Comments

5. 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.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457,

Lebanon Zoning Board of Adjustment Agenda
January 6, 2025

or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at LebanonNH.gov/Agendas.

DRAFT

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, December 2, 2024
7:00 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dave Newlove, Paul McDonough, Jennifer Barkley, Michael Morris (alternate)

MEMBERS ABSENT: None

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1. CALL TO ORDER

Chair Koppenheffer called the meeting to order at 7:12 PM.

The Right to Know, RS 91A public announcement was foregone as no one attended the meeting online or by phone.

2. APPROVAL OF MINUTES

A. November 18, 2024

Vice Chair Katz MOVED to approve the November 18, 2024, Minutes as presented in the December 2, 2024, packet with amendments.

Seconded by Mr. Newlove.

Page 6, Line 48; Remove ‘wave’ and Add ‘exit’. Page 8, Line 7; Add ‘Zoning Administrator Reichert testified that the legal bounds of the parking area were approved by the Planning Board in its prior site plan review. Areas that were not approved were not legally allowed for parking. He stated that in order to be grandfathered, the parking use in the large area would have had to be lawful at the time, which it was not’. Page 8, Line 12; Add ‘newly’ in front of paved; Remove ‘this’ and Add ‘is’. Page 9, Line 14 Remove ‘lawful conformity’ and Add ‘pre-existing lawful use in the enlarged area’.

**The Vote on the Motion was (4-0-2).*

Jennifer Barkley and Michael Morris abstained because they were not present.

3. PUBLIC HEARING ITEMS

- A. Steven Bickford, 22 Wheatley St (Tax map 77, Lot 15), zoned R-3:** The applicant previously received a Special Exception to expand an existing dimensionally non-conforming garage with the addition of a 12 ft x 16 ft carport +/- 8 ft from the right-side property line (ZB2023-14-SE) and is now requesting further relief from Section 310.3, pursuant to Sections 703.1 and 801.3 of the Zoning Ordinance to increase the size of the carport to 12 ft x 20 ft, +/- 7 ft from the right-side property line. **ZB2024-24-SE**

1 The applicant is unable to attend the meeting tonight. It was discussed and the Board determined
2 to continue the hearing until the next meeting.

3
4 ***Vice Chair Katz MOVED to continue the Stephen Bickford, 22 Wheatley St. tax map, 77 Watt,
5 15 zoned R3 application to the January 6th, 2025 meeting of the Lebanon Zoning Board of
6 Adjustment.***

7
8 ***Seconded by Mr. Newlove.***

9
10 ****The Vote on the Motion was (6-0).***

11
12 **4. OTHER BUSINESS**

13
14 **A. 2025 Meeting Schedule Review and Approval**

15
16 ***Vice Chair Katz MOVED to approve the 2025 schedule for the Lebanon Zoning Board
17 of Adjustment.***

18
19 ***Seconded by Mr. McDonough.***

20
21 ****The Vote on the Motion was (6-0).***

22
23 **B. 2025 Election of Officers Reminders**

24
25 Mr. Reichert reminded the Board that the first meeting of the year is organizational, and
26 elections are held during the January meeting.

27
28 **5. STAFF COMMENTS**

29
30 Mr. Reichert commented that training for the Board is required as part of a program coming
31 from the State. There is a housing champion designation that's available statewide and the
32 City has applied for it. They have not yet heard whether or not the application has been
33 approved, but if they are able to successfully obtain this application, there may be two or
34 three projects that are currently in development that could benefit from the available grant
35 dollars through this program. One project would allow for a water loop to be put in that
36 would be very key to helping the northern end water supply. As well as to help underwrite
37 potentially the site improvements for cross mod development that is currently underway.
38 They have had a lot of conversations with DHMC.

39
40 The Board was asked if they have areas that members would like additional training. An
41 hour of training once a year would align the Board with Champion requirements. There is
42 also land use training that the City would be able to provide. Mr. Reichert mentioned several
43 ideas for additional training, as it will be an ongoing requirement. It is thought training
44 would elevate the members as a group and improve the decision making for the community.
45 Training could be as individuals or as a group meeting.

46
47 **6. ADJOURNMENT**

1
2 ***Mr. Newlove MOVED to adjourn the meeting at 7:23 PM.***
3 ***Seconded by Mr. McDonough.***

4
5 ****The Vote on the Motion was (6-0).***

6
7 Respectfully submitted,
8 Linda Billings, Recording Secretary



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT WETLAND SPECIAL EXCEPTION STAFF NARRATIVE

**Mary Hitchcock Memorial Hospital & Families Flourish Northeast
424 Mount Support Road**

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development and Zoning Administrator*

Date: January 6, 2025 – Regular Meeting

Application Number: ZB2025-01-SE

HEARING NOTICE:

Mary Hitchcock Memorial Hospital & Families Flourish North East, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1: The applicant requests a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow wetland impacts associated with construction of a group residence and associated infrastructure. ZB2025-01-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is a vacant 2.16 acre (+/- 94,089 sq ft) parcel per the City Assessor's records, and is conforming to the R1 zoning district, Class 1 lot minimum size requirement of 10,000 sq ft with and is within the wetlands overlay district. There has been no previous ZBA action since 1995.

PROPOSAL:

The applicant proposes to construct a 3-story group residence facility with associated infrastructure and parking that will temporarily impact 799 sq ft of wetland resulting from the construction of a small retaining wall along the northern edge of the parking area and permanently impact 5,638 sq ft of wetland resulting from the construction of the building, parking spaces, and driveway.

ZONING ORDINANCE REQUIREMENTS:

In order to grant the requested Special Exception, the Board must make each of the following findings per Section 401.5 of the Zoning Ordinance, as applicable:

- A. The use for which the exception is sought cannot feasibly, after consideration of all alternatives, be carried out on a portion or portions of the lot which are outside the Wetlands Conservation District; and
- B. Due to the provisions of the Wetlands Conservation District, as applied to the particular characteristics, setting and environment of the property, the lot cannot reasonably be used for any of the uses permitted or allowed by special exception, without some form of special exception under this section; and
- C. The design and construction of the proposed use is consistent with the purpose and intent of Section 401.1 (A), (B) and (C) of this Ordinance, and adequate conservation measures shall be taken to mitigate the detrimental effects of the proposed use on the natural function of the wetlands. Such measures may include but are not limited to wetland restoration or enhancement, wetland preservation, or the construction

and maintenance of new wetland areas adjacent to the proposed use to replace those portions of the natural wetland affected by the proposed use; and

- D. The proposed construction design of pipelines, powerlines and other transmission lines shall include provisions for restoration of the site as closely as possible to its original grade and conditions; and
- E. The proposed use shall not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of ground water, or any other reason; and
- F. All required Federal and State wetlands permits have been applied for. Note: A zoning permit shall not be issued until all such permits have been granted; and
- G. The project is capable of conforming to all existing best management practices, as referenced in Appendix A, and will be implemented in a way which conforms to those practices, and which complies with any other conditions imposed by the Zoning Board of Adjustment.

STAFF COMMENTS:

The Lebanon Conservation Commission considered the application and its advisory opinion to the Lebanon Zoning Board in the matter. The following motion was made:

Mr. James MOVED that the Conservation Commission approve this project as it has been designed and amended, with an important proviso that significant mitigation be implemented to account for the wetland impacts on functions and values in this area.

Seconded by Mr. Lacey.

Discussion:

Mr. Lacey suggested some invasive species work somewhere in Lebanon as mitigation.

Ms. Hirai suggested that a variance from the Zoning Board could be sought to allow for less parking on the site. Ms. Tanner explained that there will be a certain amount of parking needed for those accessing the site.

In response to a question from Ms. Hirai, Ms. Tanner explained that due to the proposed funding for the project, this building has to be for a pregnant and parenting women, for the purposes of mental health and substance use disorder treatment, for the next 30 years.

The Commission discussed potential conditions, such as encouraging DES and the applicant to work to find a local mitigation project, preferably on one of the landowner's properties in Lebanon; and that the developer continue to explore options to reduce the amount of impermeable surface created by parking, which would act as a way of lowering the wetland impacts.

Mr. James AMENDED the motion that the Conservation Commission approve this project as it has been designed and amended, with the following conditions:

- *to encourage DES and the applicant to work to find a local mitigation project, preferably on one of the landowner's properties in Lebanon*
- *that the developer continues to explore options to reduce the amount of impermeable surface created by parking, which would act as a way of lowering the wetland impacts.*

Seconded by Mr. Lacey.

** The Vote on the MOTION was approved (6-0-0).*

The Commission discussed its comments to the Zoning Board on the special exception application for this project. There was discussion regarding the City prioritizing a natural resource over parking requirements.

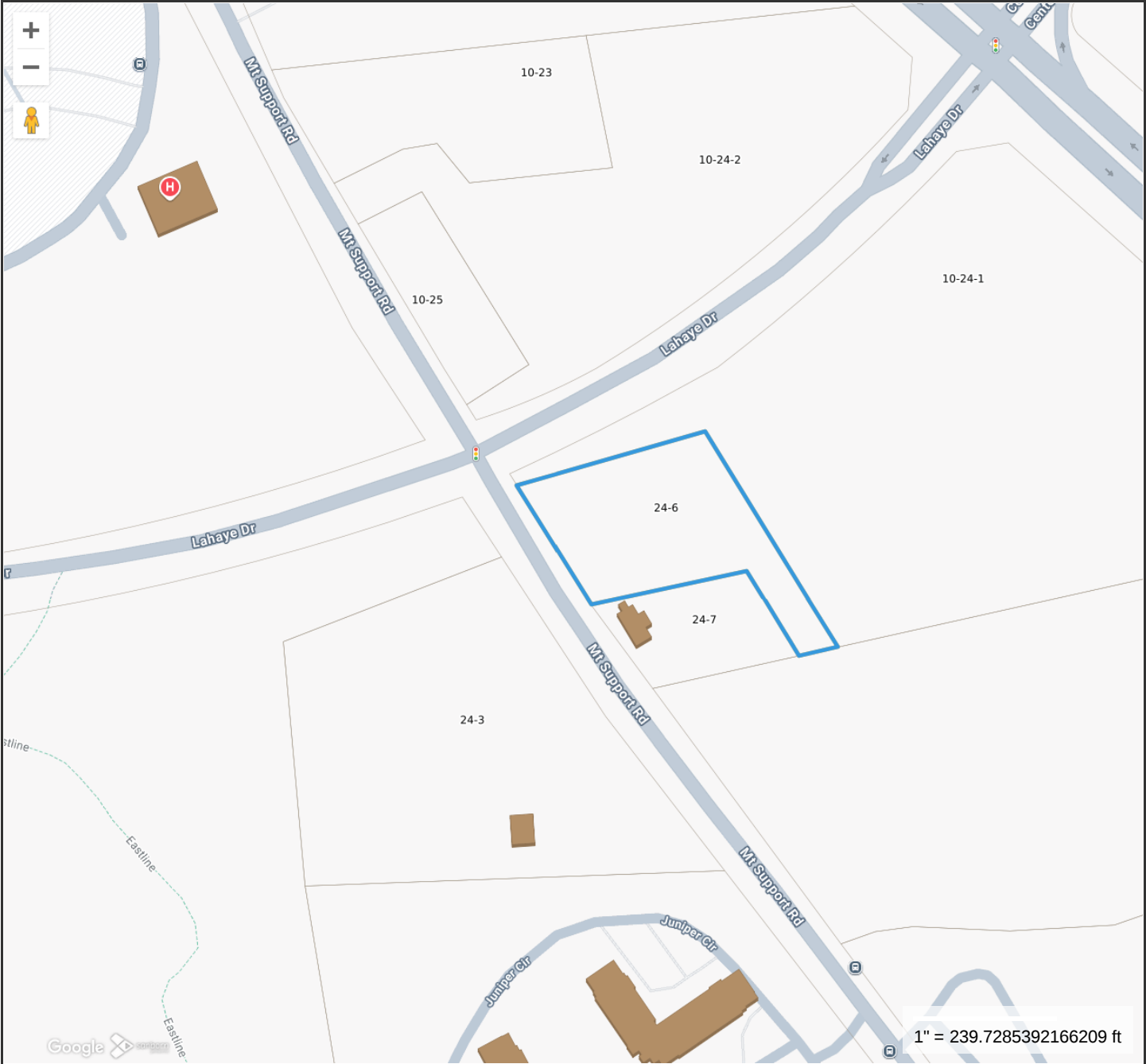
Chair Riley suggested that the applicants work with the Planning Department and the ZBA to be creative and consider ways of adjusting the parking or driveway requirements in order to further minimize wetland impacts.

Chair Riley MOVED that the Conservation Commission recommend the special exception application for this project to the ZBA, with the following conditions:

- *that the developer continues to explore options to reduce the amount of impermeable surface created by parking, which would act as a way of lowering the wetland impacts.*

Seconded by Mr. James.

** The Vote on the MOTION was approved (6-0-0)*



Property Information

Property ID 24-6
Location 424 MOUNT SUPPORT RD
Owner MARY HITCHCOCK MEM HOSPITAL



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2024
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION

Draft Motion

**Mary Hitchcock Memorial Hospital & Families Flourish Northeast
424 Mount Support Road**

DRAFT MOTION for:

Agenda Item: 3.B

Case: ZB2025-01-SE

Request for Special Exception per Section §401.5

Motion made by: _____

On January 6th, 2025, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 424 Mount Support Rd (Tax Map 24, Lot 6). The applicant requests a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow wetland impacts associated with construction of a group residence and associated infrastructure.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. The applicant seeks to construct a group residence and associated infrastructure.
2. The construction of the safety improvements will impact a total of _____ sq. ft. of wetlands.
3. The applicant has applied for a wetlands permit from the NH Department of Environmental Services. The wetlands permit was reviewed by the Conservation Commission at its December 12, 2024, meeting. The applicant now seeks a Special Exception pursuant to Section 401.5 of the Zoning Ordinance to allow the proposed wetland impacts.
4. There are no known existing zoning violations on the property.
5. _____

6. _____

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Special Exception criteria set forth in §401.5 of the Zoning Ordinance:

1. The use for which the exception is sought can / cannot feasibly, after consideration of all alternatives, be carried out on a portion or portions of the lot which are outside the Wetlands Conservation District. (§401.5.A)

2. Due to the provisions of the Wetlands Conservation District, as applied to the particular characteristics, setting and environment of the property, the lot can / cannot reasonably be used for any of the uses permitted or allowed by special exception, without some form of special exception under this section. (§401.5.B)

3. The design and construction of the proposed use is / is not consistent with the purpose and intent of §401.1 (A), (B) and (C) of the Zoning Ordinance, and adequate conservation measures will / will not be taken to mitigate the detrimental effects of the proposed use on the natural function of the wetlands (§401.5.C)

4. The criteria set forth in Section 401.5.D relates to pipelines, powerlines, and other transmission of lines and, therefore, is not applicable.
5. The proposed use will / will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of ground water, or any other reason. (§401.5.E)

6. The project is capable of complying with all State and Federal wetlands and wetlands permitting requirements. (§401.5.F)

7. The project is / is not capable of conforming to all existing best management practices, as referenced in Appendix A of the Zoning Ordinance, and will / will not be implemented in a way which conforms to those practices (§401.5.G)

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 6th day of January 2025 hereby **GRANTS / DENIES** the requested Special Exception pursuant to Section §401.5 of the Zoning Ordinance to allow wetland impacts associated with construction of a group residence and associated infrastructure at 424 Mount Support Road, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. _____

2. _____

Motion seconded by: _____

Vote: _____

CITY OF LEBANON APPLICATION FOR

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

PROPERTY OWNER (APPLICANT):			
NAME: Mary Hitchcock Memorial Hospital c/o David Duncan		TEL.#: 603-650-5880	
MAILING ADDRESS: One Medical Center Drive, Lebanon, NH 03756			
E-MAIL ADDRESS: David.F.Duncan@hitchcock.org			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: Families Flourish North East c/o Tom Sullivan		TEL.#: 603-647-1777	
MAILING ADDRESS: 258 South River Road, Bedford, NH 03110			
E-MAIL ADDRESS: tsullivan@sullivanconstruction.com			
PROJECT LOCATION:			
TAX MAP #: 24	LOT#: 6	PLOT #:	ZONE: R1
STREET ADDRESS OF PROJECT: 424 Mount Support Road			
IS THIS PROPERTY LOCATED IN THE:			
WETLANDS		☒ YES ☐ NO	HISTORIC DISTRICT ☐ YES ☒ NO
FLOOD PLAIN		☐ YES ☒ NO	
SCOPE OF PROJECT:			
A multi-family, residential, treatment and recovery center for pregnant and parenting mothers and their children.			
The 3-story building will have 12 residential room and additional program spaces.			
TYPE OF OCCUPANCY:			
EXISTING	☒ VACANT	☐ ONE FAMILY	☐ TWO FAMILY
PROPOSED	☐ VACANT	☐ ONE FAMILY	☒ MULTI-FAMILY
		☐ TWO FAMILY	☐ COMMERCIAL
			☐ INDUSTRIAL
IF USE IS COMMERCIAL OR INDUSTRIAL , PLEASE NOTE SPECIFIC USE: _____			
SIGNATURE BLOCK:			
 David F. Duncan PROPERTY OWNER V.P. Facilities - Dartmouth Health DATE: 11/27/24			
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.			
DATE: _____			
PROPERTY OWNER			

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
12/9/24	24-6	ZB2025-01-SE			

(12/07/07)

December 4, 2024

City of Lebanon Zoning Board of Adjustment
51 North Park St
Lebanon, NH 03766

RE: Wetlands Special Exception Application
Families Flourish Northeast, 424 Mt Support Rd
Tax Map 24 Lot 6

Dear City of Lebanon Zoning Board of Adjustment,

On behalf of Mary Hitchcock Memorial Hospital (Owner) and Families Flourish Northeast (FFNE) (Co-Applicant), Engineering Ventures, PC (EV) is pleased to submit the enclosed application package for a Wetlands Special Exception for a project located at 424 Mt Support Rd (Tax Map 24 Lot 6).

The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,853 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026.

Please refer to the attached materials for detailed information on the project.

Thank you for your time and consideration with this project. We look forward to reviewing this project with you and the City staff. In the meantime, please do not hesitate to call or email if you have any questions or need additional information.

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Vice President
Direct: (603) 727-7029

Enc: Application Form
Certified Notification List
Fee Schedule
Supplemental Narrative
Support Statement
Site Development Plans: 3 half-size copies.

Supplemental Narrative

Project Description

The proposed project involves the construction of a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will have a footprint of approximately 5,853 square feet and will be three stories tall. Work will also include the construction of a driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026.

The property is currently owned by Mary Hitchcock Memorial Hospital. Families Flourish Northeast (FFNE) may lease the property from the Hospital. Options are currently being considered and an agreement will be finalized prior to construction.

Project Location / Existing Conditions

The project is located at 424 Mount Support Road (Parcel ID 24-6) in Lebanon. This is a 1.81-acre property that is situated to the southeast of the Lahaye Drive and Mount Support Road intersection. The property consists of a mowed field that is surrounded by forested wetland. The majority of the field is upland, although the wetland wraps around the edge and extends slightly into the field. A large, forested wetland is located east of the property, beyond the project limits. This wetland extends to Lahaye Drive and NH Route 120 and drains south toward a tributary of the Mascoma River. A building and parking lot are located to the south of the project area, on the adjacent parcel.

Wetlands on the property were delineated in May 2024. Additional information on the wetland resources is provided in the enclosed Wetland Delineation report.

There are no streams, prime wetlands, or mapped floodplains within the project area.

The project area is not within a designated river corridor and will not impact any impaired, Class A, or outstanding resource waters.

According to the Wildlife Action Plan, the project area is not mapped as Highest Ranked Habitat in NH or the Region.

Wetland Impacts

The project proposes approximately 6,437 square feet of wetland impact. This includes approximately 5,638 square feet of permanent wetland impact and approximately 799 square feet of temporary wetland impact. The permanent impacts will result from the construction of the building, parking spaces, and driveway. The temporary impacts will result from the construction of a small retaining wall along the northern edge of the parking area. These temporary impacts are necessary for access during construction and will be restored once work is completed.

Appalachian barren-strawberry (*Geum fragarioides*), a state-listed threatened plant species, is present in the forested area along the northern edge of the property. The project will result in approximately 704 square feet of permanent impact to wetland areas that contain this species and approximately 490 square feet of permanent impact upland areas that contain this species.

Wetland Impact Summary

	Permanent Wetland Impact	Temporary Wetland Impact	Total Wetland Impact
Forested Wetland	4,004 SF	799 SF	4,803 SF*
Emergent Wetland	1,634 SF	0 SF	1,634 SF
Total	5,638 SF	799 SF	6,437 SF

*Includes 704 SF of impact to wetland that contains a rare plant species.

Project Alternatives and Avoidance & Minimization Measures

Avoidance of wetland impacts was not possible due to the extensive wetlands on the property. The property at 424 Mount Support Road is preferred by FFNE due to its proximity to Dartmouth Hospital. Alternative sites are not currently accessible to the organization due to a lack of available properties near Dartmouth Hospital and cost considerations.

In 2022 FFNE entered into discussions with Alice Peck Day Hospital to locate their transitional housing at The Homestead Building at 127 Mascoma Street at the entrance to the Hospital. Over the next 14 months FFNE developed plans and met with City officials to renovate and develop the property. Unfortunately, FFNE was unable to come to an agreement and began the search for another property. FFNE engaged with Chip Brown of Brown Commercial Real Estate, LLC in March of 2024. Chip looked at all available properties and also looked at other properties that were not on the market but might be a good fit. The only property that fit FFNE's requirements is the land at 424 Mount Support Road in Lebanon. This property is owned by Mary Hitchcock Memorial Hospital. There are no other currently available properties that will meet FFNE's requirements.

Since wetland impacts could not be avoided, several alternative layouts were considered during the design process to minimize impacts. The following provides a summary of the alternative site layouts that were evaluated.

1. Parking lot on north side with two driveways (refer to enclosed "Alternative Layout 1" Plan) – This alternative was the initial layout that was presented to the Lebanon Conservation Commission on September 12, 2024. It included two driveways and a proposed parking lot on the north side of the building. This would result in more impacts to the forested wetland and rare plant population on the north side of the property. The total amount of permanent wetland impact would be approximately 9,045 square feet.
2. Taller building (4 floors) with a smaller footprint – This alternative would result in a smaller amount of wetland impact but the taller building would not meet zoning ordinances and would result in a more expensive building construction type (per the building code) and less efficient and more costly operations for FFNE.

Most of the proposed impacts are located within lower-functioning portions of the wetland within and adjacent to a mowed field. Impacts to the large, forested wetland to the north and east were avoided and minimized as much as possible by shifting the parking area to the south/west and rotating the building. A small retaining wall is proposed along the northern edge of the parking lot to reduce the wetland and rare plant impacts.

A functional assessment was completed using the US Army Corps of Engineers Highway Methodology. Functions provided by the wetlands within the project area include groundwater recharge and wetland-dependent wildlife habitat. Both of these functions are provided at a lower level. Portions of the wetland are regularly mowed and have limited vegetation diversity. Evidence of past fill is present along the southern

edge of the wetland, both on the 424 Mt Support Road property and the adjacent property to the south (420 Mt Support Road). The forested wetland on the northern side of the project area also provides threatened/endangered species habitat. Appalachian barren-strawberry, a state-listed threatened plant species, occurs along the northern edge of the project, extending north and northeast toward Lahaye Drive.

The large, forested swamp to the east of the project provides more functions since it has a greater diversity of vegetation, more extensive wetland hydrology, well developed hydric soils, and less evidence of past disturbance. This wetland extends to the east and southeast beyond the property and is part of a large wetland complex located between Mt Support Road and NH Route 120. Functions provided by this larger wetland include nutrient and sediment trapping, flood storage, groundwater recharge, noteworthiness, and wetland-dependent wildlife habitat. The functions are provided at a principal level.

The project will preserve wetlands that provide flood protection, recharge groundwater supply, provide wildlife habitat, and enhance water quality. The proposed impacts are located at the edges of the wetland, in areas that provide fewer functions. The higher-functioning portions of the wetland in the forested area to the east of the project will remain undisturbed. The total wetland area on the Lot 24-6 is approximately 55,000 square feet. Approximately 5,638 square feet (10% of the total wetland area on the property) will be permanently impacted. The remaining 90% will continue to provide flood storage and groundwater recharge.

Drainage and Stormwater Treatment

Stormwater will be collected from roofs and from surface flow and routed through a treatment and detention system prior to discharge. Stormwater will first flow through a hydrodynamic separator to pretreat the runoff, then flow through a proprietary treatment system (Jellyfish© filter by Contech Engineered Solutions), and then into underground detention chambers. An outlet control structure will regulate release from the underground chambers so that flow rates into the adjacent wetlands do not exceed existing conditions.

Mitigation

Wetland impacts were minimized where possible, however the project will involve a small amount of permanent impact to a wetland that contains a state-listed plant species. Consultation with the NH Natural Heritage Bureau (NHB) regarding impacts and proposed mitigation measures is ongoing. It is anticipated that mitigation may be required for Priority Resource Area (PRA) impacts, but the rare plant impacts still need to be discussed with NHB and NHDES.

Threatened & Endangered Species

State-Listed Species

The NHB report (NHB24-3391) indicated that Appalachian barren-strawberry (*Geum fragarioides*) is known to occur within the vicinity of the project. A field survey for this species was conducted in May 2024. The species is present in the forested area along the northern edge of the property. A small patch was also noted to the east of the project limits, near wetland flag B-34. The approximate extent of *G. fragarioides* is shown on the enclosed plans. Since the wetland in the northern and eastern portion of the property has documented occurrences of this species, it meets the definition of a Priority Resource Area under Env-Wt 103.65.

G. fragarioides is relatively abundant to the north and northeast of the project area. GM2 Associates conducted plant surveys in 2021-2023 for a separate project and estimated that 20,000+ plants are located in the wooded area southeast of the Lahaye Drive/Mount Support Road intersection (this number was extrapolated from two sample plots located southeast of the project area).

The proposed project will impact an estimated 1,195 square feet of the mapped *G. fragarioides* population (704 square feet within the mapped wetlands). This area contains scattered *G. fragarioides* plants. The impacts will result from the construction of the parking lot and will occur along the southwestern edge of the *G. fragarioides* patch. Impacts to the rare plants were minimized by shifting the proposed building and parking lot to the south. Consultation with NHB regarding impacts and proposed mitigation measures is ongoing.

Federally-Listed Species

The USFWS IPaC report indicated that tricolored bat (proposed endangered) and monarch butterfly (candidate species) may occur within the project area. A determination of “may affect – not likely to adversely affect” was received using the Northern Long-Eared Bat and Tricolored Bat Range-Wide Determination Key in IPaC.

Coordination with Federal Agencies

The project has not yet been discussed with the US Army Corps of Engineers or the US Environmental Protection Agency.

Coordination with Lebanon Conservation Commission

The project was presented to the Lebanon Conservation Commission on September 12, 2024 to obtain initial feedback on the proposed layout and the wetland impacts. Minutes from this meeting are enclosed. The conceptual layout presented to the Commission had approximately 9,045 square feet of impact, primarily from a proposed parking lot on the northern side of the building. Although the Commission was generally in support of the project, it had concerns regarding the amount of wetland impact, especially considering the recent impacts to this wetland from the City’s intersection improvement project. The Commission made several suggestions to reduce impacts, including off-site parking, reconfiguring the parking lots, constructing a taller building with a smaller footprint, selecting another site, redesigning deck areas, locating office space at another site, and rotating the proposed building.

These suggestions were considered and incorporated into the project design where feasible. Off-site parking is not allowed in the R-1 zoning district and a variance would be difficult to obtain, so this suggestion was not practicable. The proposed office space is necessary to support the goals of the organization and was kept on-site. The other suggestions, including rotating the building and reconfiguring the layout, were evaluated, as summarized above. Through this reconfiguration, permanent wetland impacts were able to be reduced by 3,407 square feet or approximately 38%.

The project is scheduled to be presented to the Lebanon Conservation Commission again in December 2024.

Construction Sequence / Erosion & Sediment Control

Proposed Construction Sequence:

1. Install perimeter control methods and protections for rare plants.
2. Install stabilized construction entrance.
3. Clear forested areas within project limits.
4. Rough grade site.
5. Install building foundation and construct building.
6. Install utility services and stormwater controls.
7. Fine grade site and install retaining walls, parking lots, and walkways.
8. Finish grade site and install topsoil, landscaping, and mulch.
9. Once disturbed areas are stabilized, remove perimeter controls.

Families Flourish Northeast
424 Mt. Support Road
Lebanon, NH

Proposed erosion and sediment controls are shown on the attached plans. Fiber rolls or a similar perimeter control will be installed around the edge of the work area. Areas of exposed soil will be stabilized with seed/mulch after final grading is complete and as needed for temporary stabilization during construction. Monitoring of erosion and sediment controls will be completed by the Contractor.

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Date: December 4, 2024

To: City of Lebanon Zoning Board of Adjustment

From: Engineering Ventures, Nicholas A. Fiore, P.E.

Re: Support Statement - Wetlands Special Exception

On behalf of Mary Hitchcock Memorial Hospital (Owner) and Families Flourish Northeast (FFNE) (Co-Applicant), Engineering Ventures, PC (EV) hereby requests a Wetlands Special Exception pursuant to Article IV, §401.5 of the Zoning Ordinance for the property located at 424 Mount Support Road. The project is not located within the High and Very High Value Wetlands according to *Natural Lebanon: Results of the Phase II Natural Resource Inventory of the City of Lebanon, NH (June 2010)* and further depicted in the Lebanon Wetland Overlay District Map.

Upon application to the Zoning Board of Adjustment, a special exception may be requested to permit the erection of a structure; the construction of streets, roads, and other access ways; for pipelines, powerlines, and other transmission lines; and the construction of fences, footbridges, catwalks and docks within the Wetlands Conservation District, provided that all of the following conditions are found to exist:

- A. The use for which the exception is sought cannot feasibly, after consideration of all alternatives, be carried out on a portion or portions of the lot which are outside the Wetlands Conservation District; and

There are no alternative site designs for this use which would not impact wetlands, and several alternative layouts were considered during the design process to minimize wetland impacts. Avoidance of wetland impacts was not possible due to the extensive wetlands on the property. The property at 424 Mount Support Road is preferred by Families Flourish due to its proximity to Dartmouth Hospital. Alternative sites are not currently accessible to the organization due to a lack of available properties near Dartmouth Hospital and cost considerations.

The following provides a summary of the alternative site layouts that were evaluated:

- Initial Layout (Presented to Lebanon Conservation Commission on September 12, 2024) – The initial site layout included two driveways with the majority of the parking on the north side of the building. The total amount of permanent wetland impact would be approximately 9,045 square feet. This would result in more impact to the forested wetland and rare plant population on the north side of the property compared to the currently proposed layout.
- Taller Building (4 floors) with Smaller Footprint – This would result in a smaller amount of wetland impact but the taller building would not meet zoning ordinances and would result in a more expensive building construction type (per the building code).

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- Alternatives with the long side of the building set to the front setback line did not yield lower impacts.
- Alternatives with the parking lot south of the building (instead of north) did not yield lower impacts.

- B. Due to the provisions of the Wetlands Conservation District, as applied to the particular characteristics, setting and environment of the property, the lot cannot reasonably be used for any of the uses permitted or allowed by special exception, without some form of special exception under this section; and

401.6, B, 1: No septic tank or leach field shall be constructed or enlarged to be within 75 feet of any wetland of low, medium-low or medium value, or to within 100 feet of any wetland of High or Very High Value.

No place on the site is more than 75 feet from a wetland, so an on-site septic system is not possible. The closest connection point to the City's sewer system is 1,300 feet south on Mt Support Road.

A single-family or two-family home could maybe fit on the site without impacting wetlands, but installing a system to connect to the City's system is financially unrealistic for a single-family or two-family home builder/owner.

Any development large enough to afford building a connection to the City's system will impact wetlands on the site.

A development like FFNE could arguably be smaller than other developments because it has access to grants to help offset costs, where others might not.

- C. The design and construction of the proposed use is consistent with the purpose and intent of Section 401.1 (A), (B) and (C) of this Ordinance, and adequate conservation measures shall be taken to mitigate the detrimental effects of the proposed use on the natural function of the wetlands. Such measures may include but are not limited to wetland restoration or enhancement, wetland preservation, or the construction and maintenance of new wetland areas adjacent to the proposed use to replace those portions of the natural wetland affected by the proposed use; and

The project team fully believes it can meet these criteria. Stormwater treatment and management will be a key component. We will work with NH DES to determine the best approach regarding the measures listed above.

A functional assessment was completed using the US Army Corps of Engineers Highway Methodology. Functions provided by the wetlands within the project area include groundwater recharge and wetland-dependent wildlife habitat. Both of these functions are provided at a lower level. Portions of the wetland are regularly mowed and have limited vegetation diversity. Evidence of past fill is present along the southern edge of the wetland, both on the 424 Mt Support Road property and the adjacent property to the south (420 Mt Support Road). The forested wetland on the northern side of the project area also provides threatened/endangered species habitat.

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Appalachian barren-strawberry (*Geum fragarioides*), a state-listed threatened plant species, occurs along the northern edge of the project, extending north and northeast toward Lahaye Drive.

The large, forested swamp to the east of the project provides more functions since it has a greater diversity of vegetation, more extensive wetland hydrology, well developed hydric soils, and less evidence of past disturbance. This wetland extends to the east and southeast beyond the property and is part of a large wetland complex located between Mt Support Road and NH Route 120. Functions provided by this larger wetland include nutrient and sediment trapping, flood storage, groundwater recharge, noteworthiness (threatened/endangered species habitat), and wetland-dependent wildlife habitat. The functions are provided at a principal level.

The project will preserve wetlands that provide flood protection, recharge groundwater supply, augment stream flow during dry periods, provide wildlife habitat, and enhance water quality. The proposed impacts are located at the edges of the wetland, in areas that provide fewer functions. The higher-functioning portions of the wetland in the forested area to the east of the project will remain undisturbed. Impacts to the Appalachian barren strawberry plants along the northern portion of the property were minimized by shifting the building and parking lot to the south. The total wetland area on the Lot 24-6 is approximately 55,000 square feet. Approximately 5,638 square feet (10 %) of the total wetland area on the property will be permanently impacted. The remaining 90% will continue to provide flood storage and groundwater recharge.

The project is not expected to contribute to increased flooding or pollution of surface or groundwater. The project is also not expected to result in unnecessary or excessive expenses to the City of Lebanon for essential services and utilities because of the incompatible use of wetlands. Stormwater will be collected from roofs and from surface flow and routed through a treatment and detention system prior to discharge. Stormwater will first flow through a hydrodynamic separator to pretreat the runoff, then flow through a proprietary treatment system (Jellyfish© filter by Contech Engineered Solutions), and then into underground detention chambers. An outlet control structure will regulate release from the underground chambers so that flow rates into the adjacent wetlands do not exceed existing conditions.

Since the proposed amount of permanent wetland impact is over 5,000 square feet, wetland mitigation is anticipated to be required by the US Army Corps of Engineers. There are no opportunities for wetland creation on-site since this would require additional wetland impact. Although there is potential to enhance the lower-functioning wetlands on the property, USACE requires a ratio of 1:10 for vegetation enhancement and this could not be met on-site. Post-construction, approximately 4,000 square feet of wetland that is suitable for enhancement would remain. Approximately 56,380 square feet would be needed to meet the USACE-required ratio of 1:10. Off-site opportunities for wetland creation, restoration/enhancement, or preservation are not preferred since there are few available properties in the vicinity of the project and this could substantially increase costs for the applicant, both for property acquisition and long-term monitoring requirements. The USACE also prefers that applicants use a mitigation bank or in-lieu fee program, if available, instead of permittee-responsible mitigation (such as wetland creation).

- D. The proposed construction design of pipelines, powerlines and other transmission lines shall include provisions for restoration of the site as closely as possible to its original grade and conditions; and

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N/A

- E. The proposed use shall not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of ground water, or any other reason; and

The project team fully believes that this project will not create a hazard to individual or public health, safety and welfare. Stormwater management will be a key component to meeting this criterion. Having residences adjacent to wetland provides a beneficial educational opportunity.

- F. The project is capable of complying with all State and Federal wetlands and wetlands permitting requirements. Note: Applications for required Federal and State wetland permits need not have been applied for, but a zoning permit shall not be issued until all such permits have been granted.

Appropriate applications will be made to NHDES and US Army Corps.

- G. The project is capable of conforming to all existing best management practices, as referenced in Appendix A, and will be implemented in a way which conforms to those practices, and which complies with any other conditions imposed by the Zoning Board of Adjustment.

The project team fully believes that these best management practices can and will be met.

Standard erosion and sedimentation control measures will be implemented during construction of the project. Silt fencing will be installed along the downhill edges of the site work and where otherwise indicated on the plans. Stone construction entrances will be implemented to prevent vehicles from transporting dirt and soil off the site. Once the catch basins are installed, inlet protections will be used until the site is stabilized. Once final grades are established, landscaping features will be installed for the project area.

Once constructed, stormwater will be collected from roofs and from surface flow and routed through a treatment and detention system prior to discharge. Stormwater will first flow through a hydrodynamic separator to pretreat the runoff, then flow through a proprietary treatment system (Jellyfish© filter by Contech Engineered Solutions), and then into underground detention chambers. An outlet control structure will regulate release from the underground chambers so that flow rates into the adjacent wetlands do not exceed existing conditions.

801.3 Special Exceptions.

- A. To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

1. That the special exception is specifically authorized by a provision of this Ordinance.

Section 401.5 of the Lebanon Zoning Ordinance authorizes special exceptions for the construction within the subject wetlands.

2. That all special conditions required of the special exception have been met.

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The special conditions presented in Section 401.5 for a Wetlands Special Exception are addressed above.

3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.

The subject property is currently a vacant lot and there are no known existing violations of the Ordinance on the property.

4. That the character of the area shall not be adversely affected.

As stated above, only 10% of the property's wetlands will be impacted by this project. The overwhelming majority will be unaltered, and these wetlands connect to a much larger wetland complex off site. The relatively minor impacts will not adversely affect the character of the surrounding wetlands complex.

5. That no hazard or nuisance will be created.

No hazard or nuisance will be created by the impacts to the wetlands on site. On site stormwater controls will ensure that downstream wetlands are not inundated.

6. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

This project is completely contained within its own parcel save for one driveway onto Mount Support Road. The location of the driveway has been coordinated with the City's Engineering Department and their design team for the reconstruction of the Mount Support Road and Lahaye Drive intersection. Traffic to and from the site will be minimal. Not only will the capacity of existing or planned community facilities and services not be adversely impacted, but the project site design is accommodating of the City's bike path which is partially within the subject lot.

7. That granting the special exception will not result in undue municipal expense.

All stormwater and wetlands in the site drain to the east, away from the City right-of-way. The building will be served by utilities constructed at the owner's expense. There is no opportunity for undue municipal expense associated with this project.

8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

To meet the spirit and intent of the Ordinance, several design options were considered for this project in an effort to minimize the wetlands impacts. The project team discussed a preferred (at the time) option with the Lebanon Conservation Commission on September 12, 2024 and came away with additional ideas and options to consider. While some of those ideas proved infeasible, the discussion did lead to some critical thinking by the design team and alterations to the site design. This resulted in a reduction in the wetland impacts from 9,045± square feet of

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permanent impacts in the September 12 plan to 5,638± square feet of permanent impacts and 799± square feet of temporary impacts.

9. That the general welfare of the City will be protected.

The project team fully believes that this project will not create a hazard to the general welfare of the City. Stormwater management will be a key component to meet this criterion regarding site design. Having residences adjacent to wetland provides a beneficial educational opportunity. And a facility that provides these essential services improves the general welfare of the City.

FAMILIES FLOURISH NORTHEAST

424 MOUNT SUPPORT ROAD

SITE DEVELOPMENT PLANS

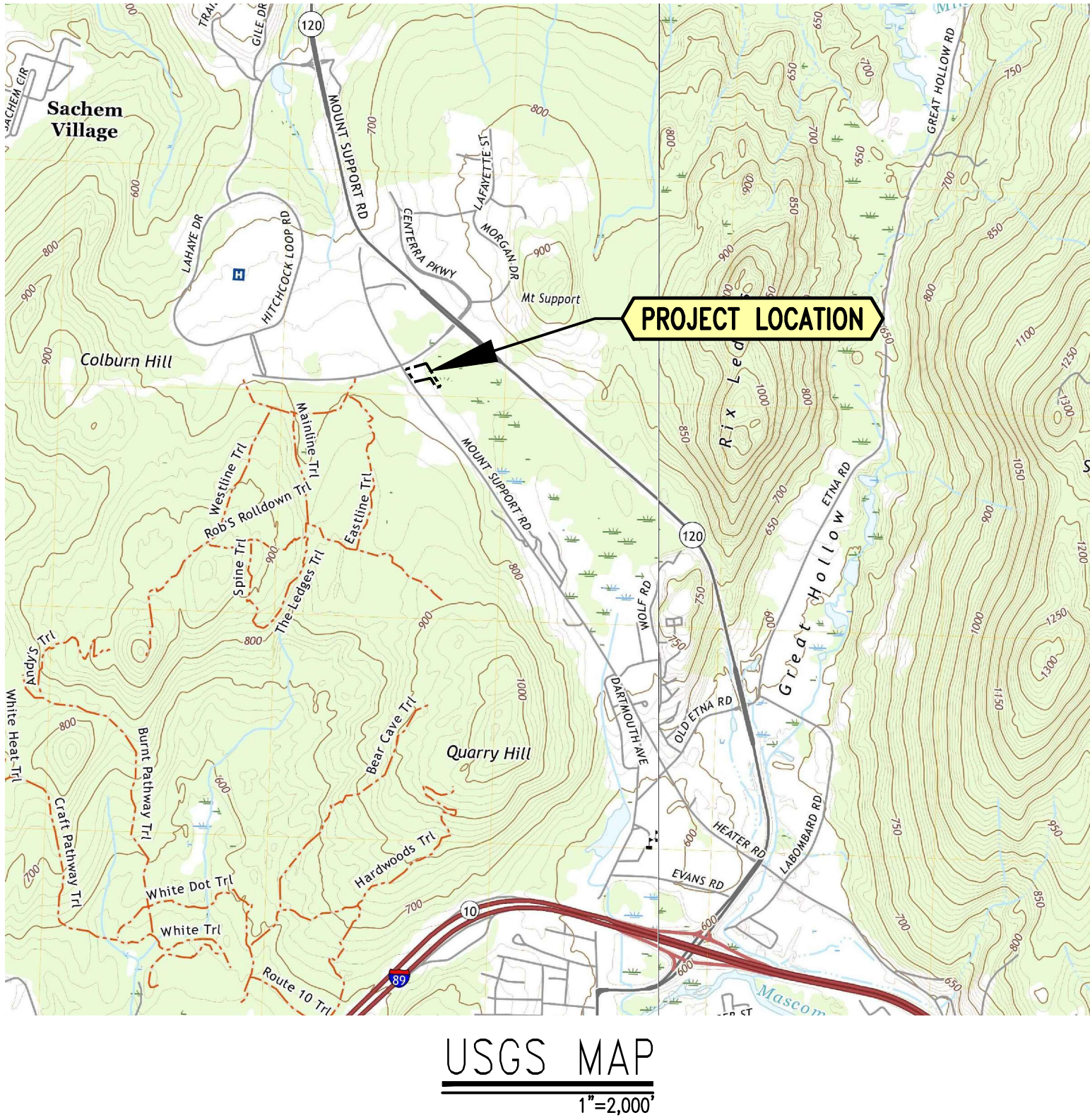
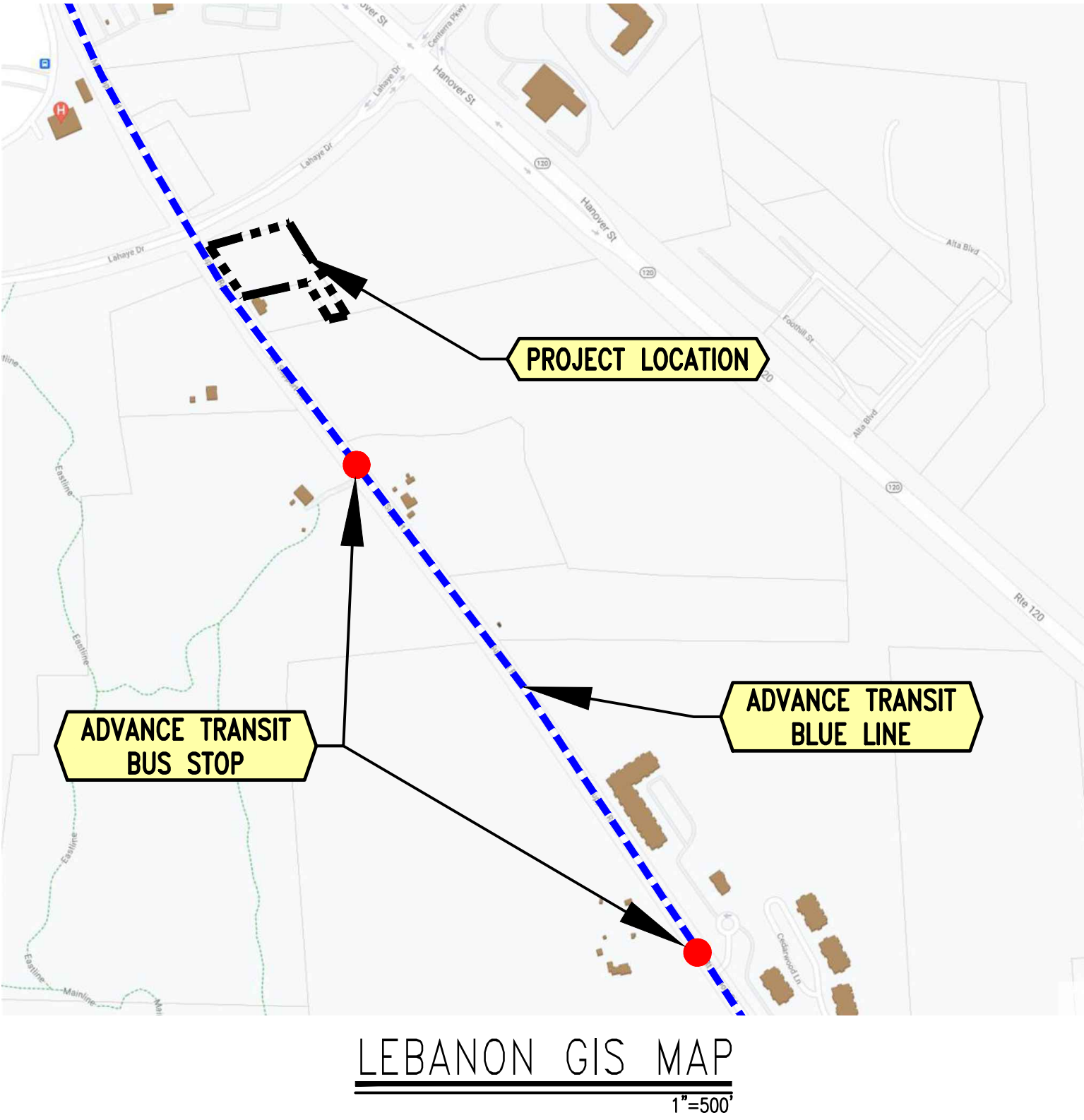


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SUBJECT PROPERTY:

TAX MAP 24 LOT 6
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

OWNER\APPLICANT:

MARY HITCHCOCK MEMORIAL HOSPITAL
FACILITIES MANAGEMENT
ONE MEDICAL CENTER DRIVE
LEBANON, NEW HAMPSHIRE 03756

CONSULTANTS:

CIVIL ENGINEER:
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MONTPELIER, VERMONT 05602
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TOPOGRAPHIC SURVEY:
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SCOTT SANBORN, LLS
32 PEASLEE ROAD
ORANGE, NEW HAMPSHIRE 03741
(603) 523-7535

WETLAND SCIENTIST:
GWZ ASSOCIATES, INC.
JENNIFER RIORDAN, CWS
197 LOUDON ROAD
CONCORD, NH 03301
(603) 856-7854

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ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
FFNE 235 Whitford Street Manchester, NH, 03104	
COVER SHEET	FAMILIES FLOURISH NORTHEAST LEBANON, NH
Sheet Title	Project Title
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	NO SCALE
Date:	12/03/2024
C0.0	

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	CL	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POINT OF VERTICAL INTERSECTION	PVI	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DA	GATE VALVE	GV	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PROPERTY LINE	PL	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	PERC TEST, POINT OF TANGENCY	PT	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POND	PND	TOP OF CURB	TOC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TYPICAL	TYP
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC		
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

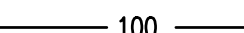
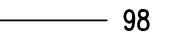
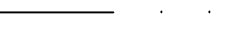
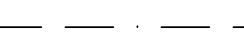
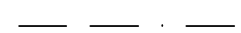
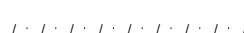
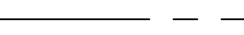
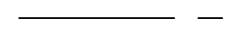
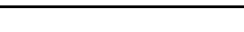
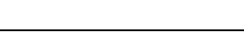
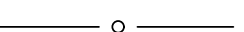
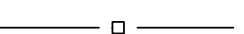
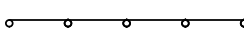
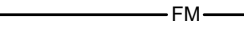
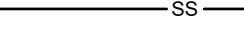
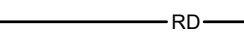
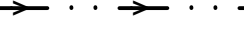
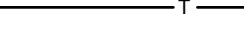
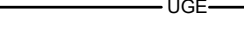
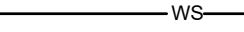
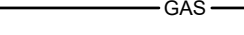
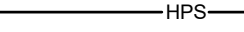
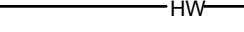
GENERAL NOTES

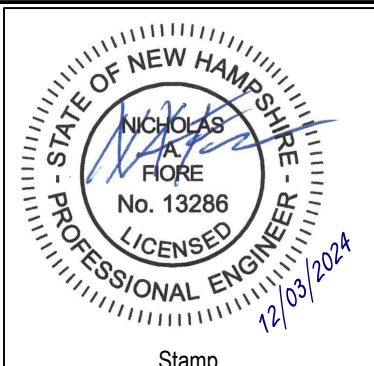
- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXITING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
 - DIG SAFE (TEL: #811)
 - NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
 BOUND	 BOUND
 BENCHMARK	 BENCHMARK
 DRILL HOLE	 DRILL HOLE
 SURVEY POINT	 SURVEY POINT
 IRON PIN	 IRON PIN
 TP1	 TP1
 B1	 B1
 BORING	 BORING
 P1	 P1
 PERC TEST	 PERC TEST
 CATCH BASIN (SQUARE)	 CATCH BASIN (SQUARE)
 CATCH BASIN (ROUND)	 CATCH BASIN (ROUND)
 HEADWALL	HEADWALL
 FLARED END SECTION	FLARED END SECTION
 STONE APRON	STONE APRON
 DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
 DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
 SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
 SANITARY CLEAN OUT	SANITARY CLEAN OUT
 HYDRANT	HYDRANT
 WATER SHUTOFF	WATER SHUTOFF
 TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
 GATE VALVE	GATE VALVE
 WELL	WELL
 UTILITY POLE	UTILITY POLE
 GUY POLE	GUY POLE
 ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
 BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
 LIGHT POST	LIGHT POST
 TELEPHONE MANHOLE	TELEPHONE MANHOLE
 NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
 COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
 BOLLARD	BOLLARD
 SINGLE POLE SIGN	SINGLE POLE SIGN
 DOUBLE POLE SIGN	DOUBLE POLE SIGN
 SPOT ELEVATION	SPOT ELEVATION
 ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
 DRAINAGE FLOW	DRAINAGE FLOW
 DECIDUOUS TREE	 DECIDUOUS TREE
 CONIFEROUS TREE	 CONIFEROUS TREE

LINETYPE LEGEND

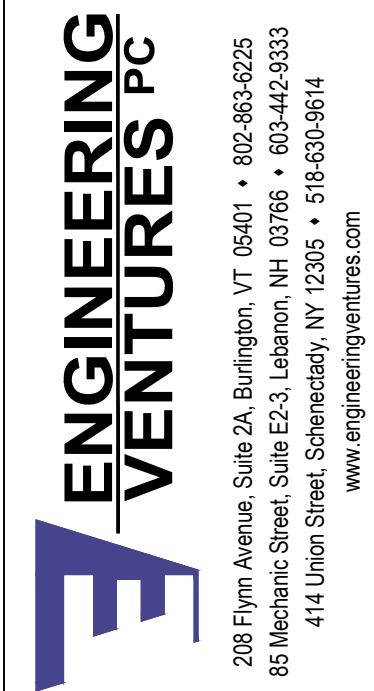
PROPOSED FEATURES	EXISTING FEATURES
 100 MAJOR CONTOUR	 100 MAJOR CONTOUR
 98 MINOR CONTOUR	 98 MINOR CONTOUR
 EDGE OF RIVER	 EDGE OF RIVER
 EDGE OF POND	 EDGE OF POND
 FLOOD PLAIN	 FLOOD PLAIN
 PROPERTY LINE	 PROPERTY LINE
 RIGHT OF WAY	 RIGHT OF WAY
 SETBACK	 SETBACK
 EASEMENT	 EASEMENT
 LIMIT OF CONSTRUCTION	 LIMIT OF CONSTRUCTION
 LIMIT OF DISTURBANCE	 LIMIT OF DISTURBANCE
 SILT FENCE/ STRAW FIBER ROLL	 SILT FENCE
 SEDIMENT/TURBIDITY CURTAIN	 SEDIMENT/TURBIDITY CURTAIN
 DEMOLITION WORK	 DEMOLITION WORK
 CENTERLINE	 CENTERLINE
 EDGE OF PAVEMENT	 EDGE OF PAVEMENT
 EDGE OF GRAVEL	 EDGE OF GRAVEL
 EDGE OF CONCRETE	 EDGE OF CONCRETE
 CURB	 CURB
 FENCE (BARBED WIRE)	 FENCE (BARBED WIRE)
 FENCE (CHAIN LINK)	 FENCE (CHAIN LINK)
 FENCE (WOODEN)	 FENCE (WOODEN)
 GUARD RAIL	 GUARD RAIL
 TREE LINE	 TREE LINE
 EDGE OF WETLANDS - DELINEATED	 EDGE OF WETLANDS - DELINEATED
 EDGE OF WETLANDS - APPROXIMATE	 EDGE OF WETLANDS - APPROXIMATE
 EDGE OF RARE PLANTS - DELINEATED	 EDGE OF RARE PLANTS - DELINEATED
 STONE WALL	 STONE WALL
 SANITARY SEWER	 SANITARY SEWER
 SANITARY SEWER APPROX.	 SANITARY SEWER APPROX.
 SEWER FORCEMAIN	 SEWER FORCEMAIN
 SEWER SERVICE	 SEWER SERVICE
 DISPOSAL AREA LATERAL	 DISPOSAL AREA LATERAL
 STORM LINE	 STORM LINE
 STORM LINE APPROX.	 STORM LINE APPROX.
 UNDER DRAIN	 UNDER DRAIN
 FOUNDATION DRAIN	 FOUNDATION DRAIN
 ROOF DRAIN	 ROOF DRAIN
 DITCH/SWALE	 DITCH/SWALE
 TELECOMM	 TELECOMM
 TELECOMM APPROX.	 TELECOMM APPROX.
 UNDERGROUND TELECOMM	 UNDERGROUND TELECOMM
 OVERHEAD TELECOMM	 OVERHEAD TELECOMM
 ELECTRIC LINE	 ELECTRIC LINE
 ELECTRIC APPROX.	 ELECTRIC APPROX.
 UNDERGROUND ELECTRIC	 UNDERGROUND ELECTRIC
 OVERHEAD ELECTRIC	 OVERHEAD ELECTRIC
 ELECTRICAL SITE LIGHTING	 ELECTRICAL SITE LIGHTING
 WATER LINE	 WATER LINE
 WATER APPROX.	 WATER APPROX.
 WATER SERVICE	 WATER SERVICE
 GAS LINE	 GAS LINE
 GAS APPROX.	 GAS APPROX.
 CABLE TV	 CABLE TV
 UNDERGROUND CABLE TV	 UNDERGROUND CABLE TV
 OVERHEAD CABLE TV	 OVERHEAD CABLE TV
 STEAM LINE	 STEAM LINE
 LOW PRESSURE STEAM	 LOW PRESSURE STEAM
 HIGH PRESSURE STEAM	 HIGH PRESSURE STEAM
 HOT WATER	 HOT WATER
 CHILLED WATER	 CHILLED WATER



STATE OF NEW HAMPSHIRE
NOAH FLORES
No. 13286
LICENSED PROFESSIONAL ENGINEER
12/29/2024

Stamp

Date					
Description					
No.					



ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

FFNE
235 Whitford Street
Manchester, NH, 03104

SHEET TITLE

FAMILIES FLOURISH NORTHEAST
LEBANON, NH

EV Project # 22063
Drawn By: JWF
Checked By: NAF
Scale: 1" = 10'
Date: 12/02/2024

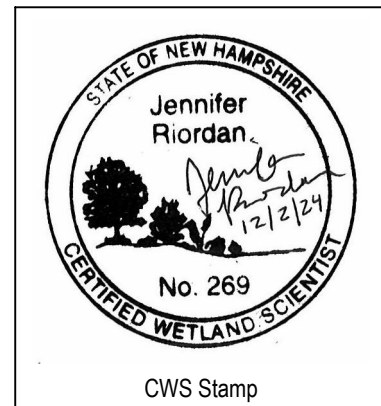
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WETLAND NOTES

JURISDICTIONAL WETLANDS WERE DELINEATED BY JENNIFER RIORDAN, CWS# 269, OF GM2 ASSOCIATES, INC. ON MAY 7, 2024 UTILIZING THE FOLLOWING STANDARDS:

- 1) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. *FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES*, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) *FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND*, VERSION 4. APRIL 2019. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
- 3) *U.S. ARMY CORPS OF ENGINEERS, 2020 NATIONAL WETLAND PLANT LIST, VERSION 3.5*. ([HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)).
- 4) *U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL*. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 5) *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION*. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 6) *CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES*. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

GM2 GM2 ASSOCIATES, INC.
197 LOUDON RD., CONCORD, NH 03301
603-856-7854



WETLAND CLASSIFICATIONS

PEM1E - PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED/SATURATED
PFO1E - PALUSTRINE, FORESTED, BORAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED

SURVEY NOTES

Horizontal Datum and Bearing Reference:

NH State Plane Coordinate System (NAD83)
(Reference Station NGS K49X, Lebanon)

Topography:

Instrument Determined, On Site: 5/30 - 6/17/2024

Contour Interval: 2'

Datum: NAD83 (Reference Station NGS K49X, Lebanon)

Reference Plans:

- A. "Theresa M. Lahaye" dated Feb. 18, 1981 by K.A. LeClair Assoc., Inc., Plan # 1029.
- B. "Property of Roger K. Warren" dated September 1974 by T&M Surveys, Plan # 1157.
- C. "Survey Plat Prepared for South Main Street Housing Trust Inc.," dated May 30 2002 by Pathways Consulting, LLC, Plan # 10467.
- D. "Lahaye Drive at Mount Support Road Intersection Improvements, City of Lebanon DPW..." dated October 2022 by Weston & Sampson Engineers, Inc.

Zone: R1

Lot Classification: 3 (No municipal sewerage. Municipal water available.)
Setbacks - Front (Street): 25' Side: 25' Rear: 30'

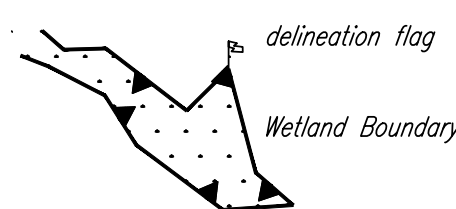
Wetlands Conservation District - 100' High Value Wetland buffer not applicable.

Notes:

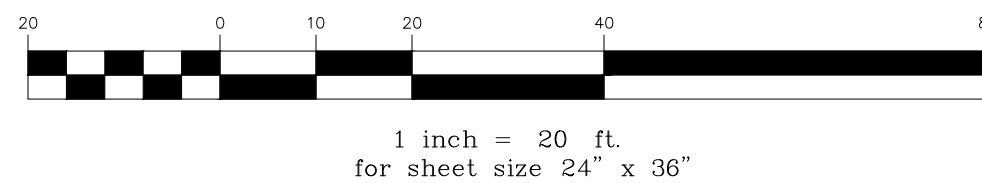
1. This drawing represents site conditions as of 17 June 2024. Diligent effort has been made to map observable utility structures and pertinent site features; however additional structures or site features that this office is unaware of may exist, and no guarantee is expressed or implied against additional features that may impact future site design, construction and/or alteration, and it is the responsibility of the end user to confirm and verify such information as pertinent to the activity. No responsibility is accepted for site alterations made subsequent to the publication of this drawing unless so noted with an applicable revision date.
2. Buried utilities are shown from observed structures, point markings found on site, and Lebanon GIS maps. Rim and invert elevations, where shown, are from on-site survey/direct measurement. The nearest municipal sewer line (according to GIS maps) is along Route 120.
3. Property boundaries (sidelines) have been ascertained consistent with standards for a Standard Property Survey (urban/suburban) in the NH Code of Administrative Rules Lan 500.
4. The Mount Support right-of-way line is shown based on the documented former locations of established boundary monuments. The bike path lies partially outside the right-of-way as so defined. No recorded grant of property or easement to the City of Lebanon was found, and as of the date on this drawing, the City of Lebanon Engineering Department has not been able to provide any other type of documentation pertaining to easements for the public use. It is noted that Reference Plan D shows the existing right-of-way approximately as depicted hereon.
5. No information was found to suggest that the Mount Support Road right-of-way is owned in fee by the municipality, and the records research conducted suggest that title of the subject premises extends to the center of the easement.
6. The property is not shown in a flood hazard zone on FEMA Flood Insurance Rate Maps.

LEGEND

- Stone Bound
- Concrete Bound
- Iron Rod or Pin (I.R.)
- Iron Pipe (I.P., inside dia. noted)
- Utility Pole
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub
- Tree/Brush Line
- Stone Wall (old farm wall)
- Stone Wall (piled boulders & stones)
- Existing Gravel Surface
- Existing Asphalt Surface
- Existing Concrete Surface
- Culvert
- Overhead Utility Line
- Buried Sewer Line (NOT VERIFIED)
- Buried Water Line (NOT VERIFIED)
- Exterior Building Wall
- Soil Boring
- Hydrant
- Water Valve
- Water Shut-off ("Curb Stop")
- Spot Elevation
- Traffic Signal Base Pole
- Streetlight
- Granite Curb
- Snow Fence
- Scattered Rare Plant Survey Delineation

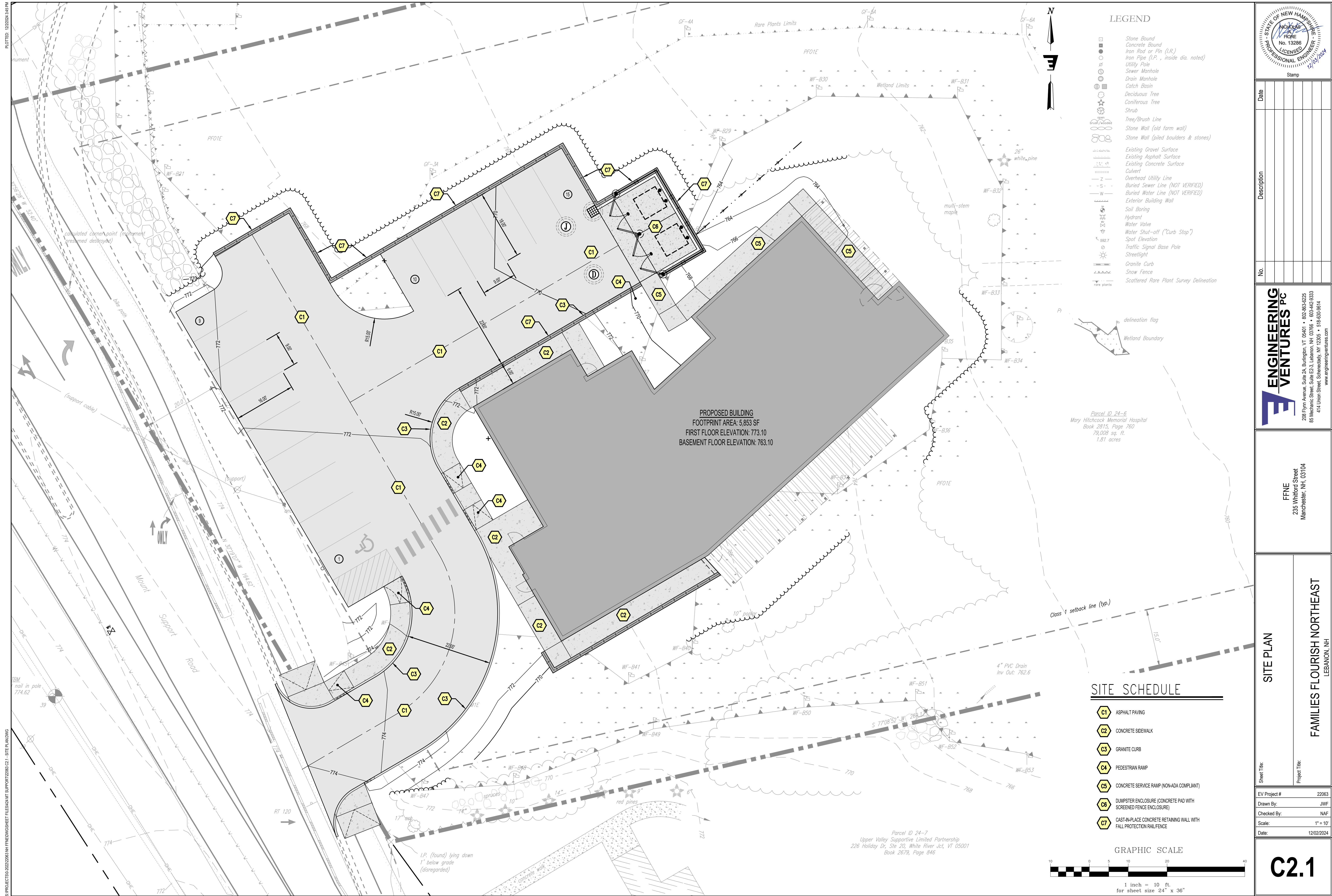


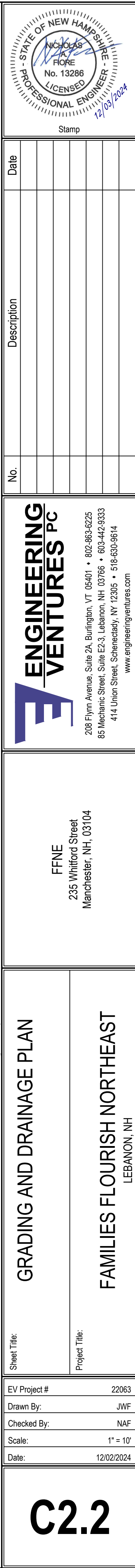
GRAPHIC SCALE



Date	
Description	
No.	
ENGINEERING VENTURES PC	
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-830-9614 www.engineeringventures.com	
FFNE 235 Whitford Street Manchester, NH, 03104	
EXISTING CONDITIONS PLAN	
FAMILIES FLOURISH NORTHEAST LEBANON, NH	
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 1'
Date:	12/02/2024
C1.1	









7

TEMPORARY INLET PROTECTION - INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

PERMANENT EROSION CONTROL NETTING.
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

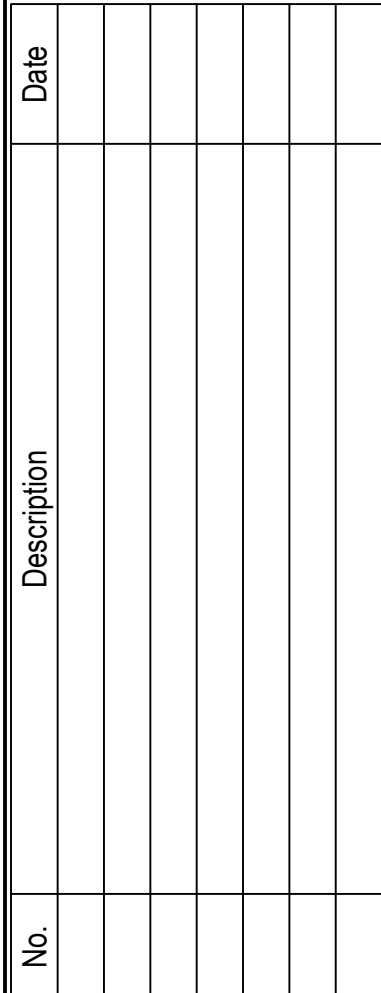
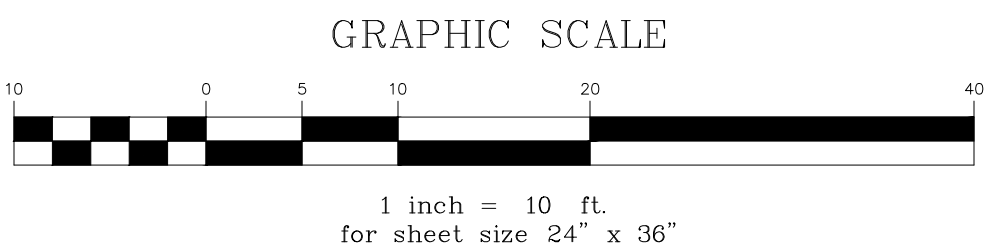
TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY
BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPERARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRs) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRICES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRs ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRs SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

E1	LIMIT OF DISTURBANCE
E2	DOUBLE ROW OF STRAW FILLS
E3	INLET PROTECTION (TYP.)
E4	STABILIZED CONSTRUCTION
E5	CHECK DAM
E6	EROSION CONTROL NETTING



EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 10'
Date:	12/02/2024

EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	1" = 10'
Date:	12/02/2024

C2.4



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION STAFF NARRATIVE

**Mary Hitchcock Memorial Hospital & Families Flourish Northeast
424 Mount Support Road**

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development* and Zoning Administrator

Date: January 6, 2025 – Regular Meeting

Application Number: ZB2025-02-SE

HEARING NOTICE:

Mary Hitchcock Memorial Hospital & Families Flourish Northeast, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1: The applicant requests a Special Exception from Section 308.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow the construction of a group residence with associated infrastructure. ZB2025-02-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is a vacant 2.16 acre* (+/- 94,089 sq ft) parcel per the City Assessor's records, and is conforming to the R1 zoning district, Class 1 lot, minimum size requirement of 10,000 sq ft with and is within the wetlands overlay district. There has been no previous ZBA action since 1995. *Please note there is a minor difference between the stamped survey, and the Assessors record as to the total lot size.

PROPOSAL:

The applicant proposes to construct a 3-story group residence facility that will include 12 residential units and supportive programmatic space. The facility will be used as a substance use treatment and recovery center for pregnant and parenting women and their children.

ZONING ORDINANCE REQUIREMENTS – SPECIAL EXCEPTION:

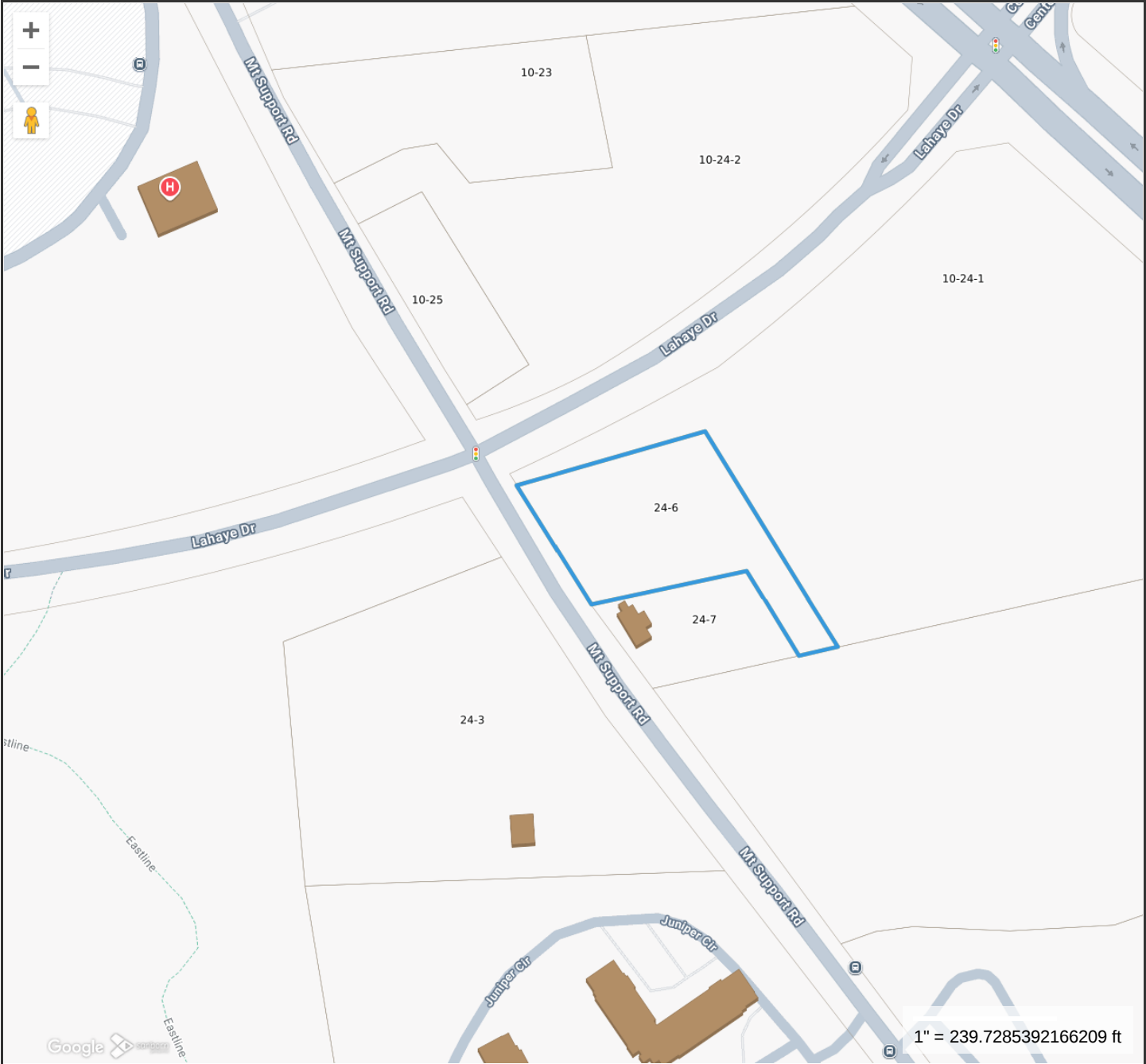
To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

1. That the special exception is specifically authorized by a provision of this Ordinance.
2. That all special conditions required of the special exception have been met.
3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.
4. That the character of the area shall not be adversely affected.
5. That no hazard or nuisance will be created.
6. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

7. That granting the special exception will not result in undue municipal expense.
8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.
9. That the general welfare of the City will be protected.

STAFF COMMENTS:

There appears to be a discrepancy between the City Assessor's records and the applicant's records regarding lot size. The Assessor's records indicate the lot is 2.16 acres and the Applicant's records indicate 1.81 acres. The applicant has



Property Information

Property ID 24-6
Location 424 MOUNT SUPPORT RD
Owner MARY HITCHCOCK MEM HOSPITAL



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2024
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION

Draft Motion

**Mary Hitchcock Memorial Hospital & Families Flourish Northeast
424 Mount Support Road**

DRAFT MOTION for:

Agenda Item: 3.C

Case: ZB2025-02-SE

Request for Special Exception per Section §801.3

Motion made by: _____

On January 6th, 2025, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 424 Mount Support Rd (Tax Map 24, Lot 6). The applicant requests a Special Exception from Section 308.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow the construction of a group residence with associated infrastructure.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. The subject property is a dimensionally conforming vacant lot.
2. At this time, the applicant is seeking a Special Exception pursuant to Article III, Section 308.2 of the Zoning Ordinance to create a group residence within the R-1 zoning district.
3. As described in the application by the applicant, the applicant proposes to construct a 3-story group residence facility that will include 12 residential units and supportive programmatic space. The facility will be used as a substance use treatment and recovery center for pregnant and parenting women and their children.
4. In order to grant a Special Exception, the applicant must demonstrate that their proposal meets the general Special Exception criteria, set forth in Section 801.3. The applicant has submitted testimony addressing the Section 801.3 criteria in an application received by the Planning and Development Department on December 9, 2024.
5. There are no known existing zoning violations on the property.

1. _____

2. _____

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Special Exception criteria set forth in §801.3 of the Zoning Ordinance:

1. The Special Exception is specifically authorized by Section §801.3 of the Zoning Ordinance.
2. The following criteria of Section §803.1 have been / have not been met:
 - a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.

 - b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.

3. There are no / are existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

4. The character of the area will not / will be adversely affected.

5. No / A hazard or nuisance will be created.

6. The capacity of existing or planned community facilities and services (including streets and highways) will not / will be adversely impacted.

7. The granting of the Special Exception will not / will result in undue municipal expense.

8. The proposed Special Exception will / will not be developed in a manner compatible with the spirit and intent of the ordinance.

9. The general welfare of the City will / will not be protected.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 6th day of January 2025 hereby **GRANTS / DENIES** the requested Special Exception pursuant to Section §801.3 of the Zoning Ordinance to allow the construction of a group residence with associated infrastructure at 424 Mount Support Road, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall obtain Planning Board Site Plan approval.
2. The applicant shall obtain a building permit, and shall comply with all applicable local, state, and federal regulations in the construction of the proposed facility.
3. Prior to the issuance of a Building Permit, the Applicant shall obtain applicable City of Lebanon Sewer Use Permit and Water Service Permits from the Lebanon Department of Public Works.

4. _____

5. _____

Motion seconded by: _____

Vote: _____

SPECIAL EXCEPTION	☒	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT
		☐ OTHER _____	

NAME: Mary Hitchcock Memorial Hospital c/o David Duncan TEL.#: 603-650-5880

MAILING ADDRESS: One Medical Center Drive, Lebanon, 03756

E-MAIL ADDRESS: David.F.Duncan@hitchcock.org

NAME: Families Flourish North East c/o Tom Sullivan TEL.#: 603-647-1777

MAILING ADDRESS: 258 South River Road, Bedford, NH 03110

E-MAIL ADDRESS: tsullivan@sullivanconstruction.com

TAX MAP #: 24 LOT#: 6 PLOT #: ZONE: R1

STREET ADDRESS OF PROJECT: 424 Mount Support Road

IS THIS PROPERTY LOCATED IN THE:

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

A multi-family, residential, treatment and recovery center for pregnant and parenting mothers and their children.

The 3-story building will have 12 residential room and additional program spaces.

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:

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: David Duncan

DATE: _____

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

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #		
12/9/24	74-6	ZB2025-02-SE		

Page 20

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

One cover application, one abutters list, a filing fee and ten copies of the site plan must accompany this support statement.

I (we) hereby request a Special Exception as provided for in Article(s) III, Section(s) 308.2, of the Lebanon Zoning Ordinance.

PROJECT DESCRIPTION *(Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)*

Families Flourish Northeast (FFNE) wishes to construct a multi-family residential facility at 424 Mt. Support Road in Lebanon. The purpose of the facility is to provide a residential substance-use treatment center for pregnant and parenting women and their children. The proposed building will include 12 residential units and supportive programmatic space. It will have a footprint of approximately 5,853 square feet and will be three stories tall. Site improvements will include a new driveway, 15 parking spaces, and stormwater management/treatment measures. Construction is expected to occur in 2025-2026. This Special Exception request is for a Group Residence in the R1 zoning district.

In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)

SECTION 801.3 Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- A. That the special exception is specifically authorized by a provision of this ordinance:

Please see the attached written response.

- B. That all special conditions required of the special exception have been met:

Please see the attached written response.

- C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

Please see the attached written response.

D. That the character of the area shall not be adversely affected:

[Please see the attached written response.](#)

E. That no hazard or nuisance will be created:

[Please see the attached written response.](#)

F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:

[Please see the attached written response.](#)

G. That granting the special exception will not result in undue municipal expense:

[Please see the attached written response.](#)

H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:

[Please see the attached written response.](#)

I. That the general welfare of the City will be protected:

[Please see the attached written response.](#)

Please Note:

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614

Date: December 9, 2024

To: City of Lebanon Zoning Board of Adjustment

From: Engineering Ventures, Nicholas A. Fiore, P.E.

Re: Support Statement - Use Special Exception

On behalf of Mary Hitchcock Memorial Hospital (Owner) and Families Flourish Northeast (FFNE) (Co-Applicant), Engineering Ventures, PC (EV) hereby requests a Special Exception pursuant to Article III, §308.2 of the Zoning Ordinance for the property located at 424 Mount Support Road for Group Residence use of the site.

801.3 Special Exceptions – To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- A. That the special exception is specifically authorized by a provision of this Ordinance.

The Lebanon Planning Department has ruled that this facility meets the definition of a Group Residence with is permissible in the R1 zoning district by Special Exception per Section 308.2 of the Lebanon Zoning Ordinance.

- B. That all special conditions required of the special exception have been met.

No special conditions other than those required of 801.3 are required for this special exception.

- C. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.

The subject property is currently a vacant lot and there are no known existing violations of the Ordinance on the property.

- D. That the character of the area shall not be adversely affected.

With a footprint of approximately 5,850 square feet, the FFNE building is significantly smaller than the recently constructed and approved buildings along Mount Support Road. Only a few, if any, of the residents will have vehicles and traffic generated by the facility will be insignificant compared to the existing traffic volumes on Mount Support Road and Lahaye Drive.

As this facility will be a home to recovering women and their children, the vision for the exterior of the building is to have a warm, welcoming, and secure appearance and a composed street

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presence. The exterior of the 3-story building is intended to have a traditional New England feel, with simple massing and roof forms, along with elements such as porches and varied siding patterns to help provide a sense of pedestrian scale. A preliminary elevation view of the building is included with this application to convey the general character of the building.

- E. That no hazard or nuisance will be created.

This residential building with programming and support staff with a recovery orientation, focusing on the whole person and overall lifestyle changes. Participants are encouraged to examine their personal behavior to help them become more pro-social and to engage more in honesty, personal responsibility, hard work, and willingness to learn. These characteristics of the program create a space that is the exact opposite of a hazard or nuisance.

- F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

This project is completely contained within its own parcel save for one driveway onto Mount Support Road. The location of the driveway has been coordinated with the City's Engineering Department and their design team for the reconstruction of the Mount Support Road and Lahaye Drive intersection. Traffic to and from the site will be minimal. Not only will the capacity of existing or planned community facilities and services not be adversely impacted, but the project site design is accommodating of the City's bike path which is partially within the subject lot.

- G. That granting the special exception will not result in undue municipal expense.

All stormwater and wetlands in the site drain to the east, away from the City right-of-way. The building will be served by utilities constructed at the owner's expense. There is no opportunity for undue municipal expense associated with this project.

- H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

The spirit and intent of the Ordinance defining uses and assigning them to zoning districts is to ensure compatibility of properties with their surrounding properties. The Ordinance does define a Group Residence as permissible within the R1 zoning district by special exception, which is a built-in indication that it meets the spirit and intent of the Ordinance. Moreover, this development will be residential in nature like its nearest neighbors in the R1 zoning district, and it will provide treatment services which has some measure of compatibility with the MC zoning district just on the other side of Lahaye Drive. This connection to both zoning districts help cement this location as an ideal place for this building.

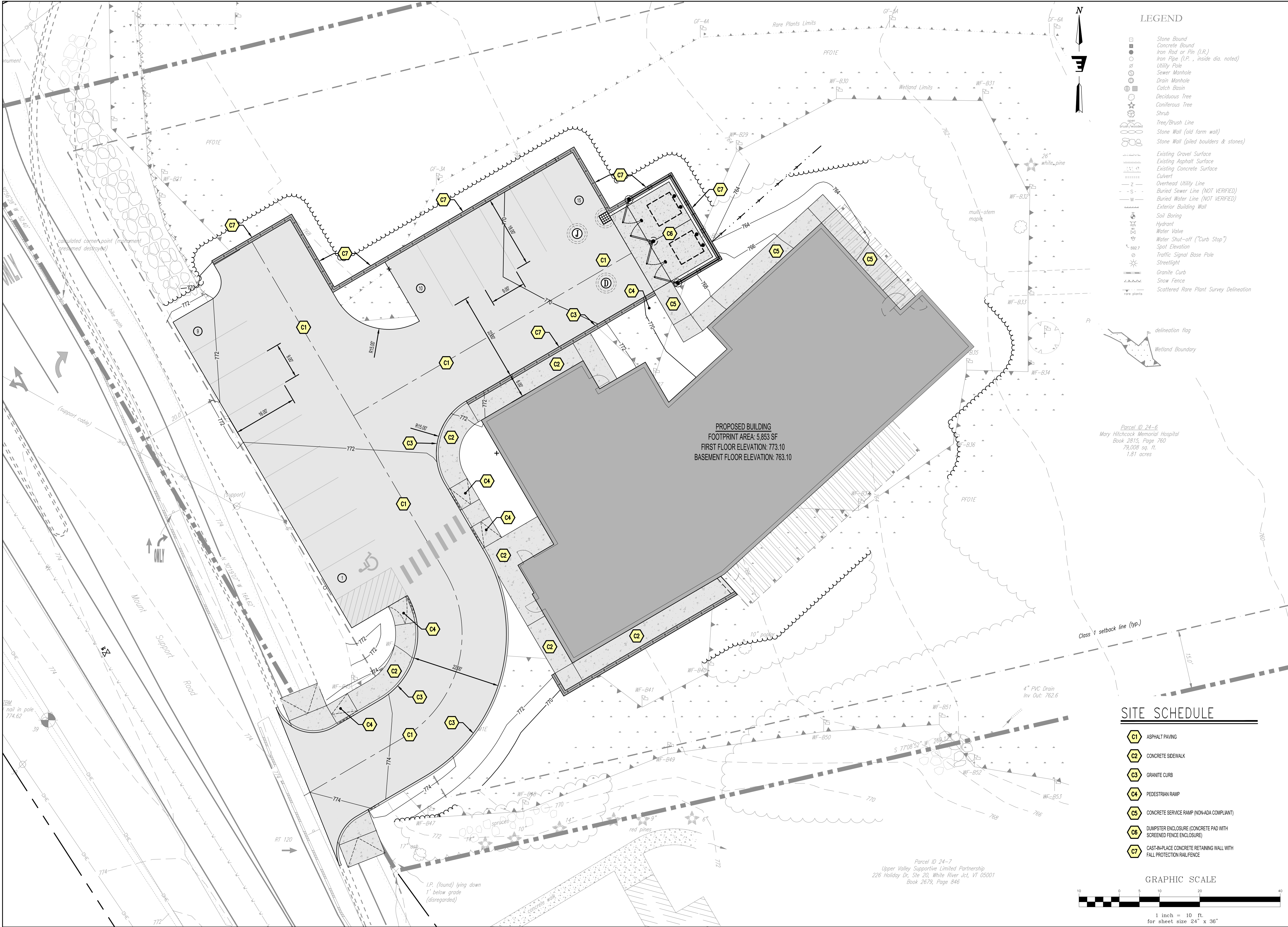
- I. That the general welfare of the City will be protected.

With an emphasis on social learning and mutual self-help, individual participants take on some of the responsibility for their peers' recovery. This support for others is seen as an important part of changing oneself.

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As program participants progress through the stages of recovery, they assume greater personal and social responsibilities in the community. The goal is for participants to leave the program not only drug-free but also employed or in school or training.

For these reasons, the project team fully believes that not only will this project not create a hazard to the general welfare of the City, but that this facility will provide essential services that improves the general welfare of the City and the Upper Valley.



LEGEND

- Stone Bound
- Concrete Bound
- Iron Rod or Pin (L.R.)
- Iron Pipe (I.P., inside dia. noted)
- Utility Pole
- Sewer Manhole
- Drain Manhole
- Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub
- Tree/Brush Line
- Stone Wall (old farm wall)
- Stone Wall (piled boulders & stones)
- Existing Gravel Surface
- Existing Asphalt Surface
- Existing Concrete Surface
- Culvert
- Overhead Utility Line
- Buried Sewer Line (NOT VERIFIED)
- Buried Water Line (NOT VERIFIED)
- Exterior Building Wall
- Soil Boring
- Hydrant
- Water Valve
- Water Shut-off ("Curb Stop")
- Spot Elevation
- Traffic Signal Base Pole
- Streetlight
- Granite Curb
- Snow Fence
- Scattered Rare Plant Survey Delineation

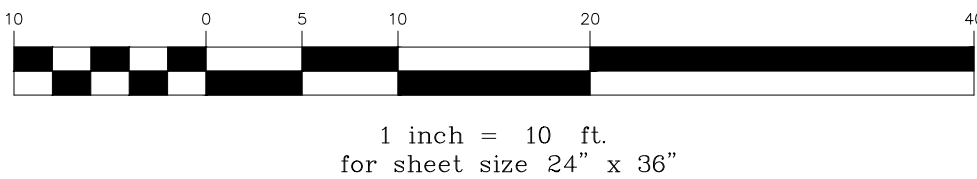
delineation flag
 Wetland Boundary

Parcel ID 24-6
 Mary Hitchcock Memorial Hospital
 Book 2815, Page 760
 79,008 sq. ft.
 1.81 acres

SITE SCHEDULE

- C1 ASPHALT PAVING
- C2 CONCRETE SIDEWALK
- C3 GRANITE CURB
- C4 PEDESTRIAN RAMP
- C5 CONCRETE SERVICE RAMP (NON-ADA COMPLIANT)
- C6 DUMPSTER ENCLOSURE (CONCRETE PAD WITH SCREENED FENCE ENCLOSURE)
- C7 CAST-IN-PLACE CONCRETE RETAINING WALL WITH FALL PROTECTION RAILFENCE

GRAPHIC SCALE



Stamp

Date

Description

No.

ENGINEERING VENTURES PC

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 www.engineeringventures.com

FFNE

235 Whitford Street
Manchester, NH, 03104

SITE PLAN

FAMILIES FLOURISH NORTHEAST

LEBANON, NH

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

Scale:

1" = 10'

Date:

12/02/2024

Sheet Title:

Project Title:

C2.1



Proposed Conceptual Design: Street View

*Families Flourish Mount Support Road Site
Lebanon NH December 9, 2024*