



**LEBANON PLANNING BOARD
JANUARY 13, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 709 849 274#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Grafton County Senior Citizens Council, Inc. and City of Lebanon, 10-12 Campbell Street (Tax Map 92, Lot 23), 0 Flynn Street (Tax Map 92, Lot 17), and 0 Flynn Street (Tax Map 91, Lot 245), zoned L-D:** Request for approval of a Boundary Line Adjustment between Lot 92-23 and Lot 92-17 and a Voluntary Lot Merger of Lot 92-17 and Lot 91-245. **PB2024-46-BLA - Postponed from December 9, 2024**
- B. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. **PB2024-48-SPRCUP - Postponed from December 9, 2024**
- C. **Robert & Brenda Owens and Dustin & Tong Fei Meltzer, 163 Meriden Road (Tax Map 121, Lot 6) and 0 School Street (Tax Map 121, Lot 5), zoned R-3:** Request for a Boundary Line Adjustment. **PB2025-01-BLA**
- D. **CWM All Waste, LLC, 40 N Labombard Road (Tax Map 51, Lot 10), zoned IND-L:** Request for Minor Subdivision approval to create a legal roadway for the proposed Signal Hill Planned Business Park. **PB2025-02-PMAJ - To be postponed to February 10, 2025 and renoticed as a proposed major subdivision.**
- E. **Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21), Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39 Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map 51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15), zoned IND-L and RL-3:** Request for a Conditional Use Permit pursuant to Section 508 of the Lebanon Zoning Ordinance for a proposed Planned Business Park and for Preliminary Major Subdivision approval of a proposed 4-lot subdivision of 0 Etna Road (Tax Map 26, Lot 17). **PB2025-03-PMAJCUP – Completeness review only on January 13, 2025; public hearing to commence at the February 10, 2025 meeting.**
- F. **City of Lebanon, 0 Barrows Street, Tax Map (Tax Map 77, Lot 106), zoned R-3:** Request for Site Plan Review, Major Subdivision approval, and a Conditional Use

Permit per Sections 310.2 and 509 of the Zoning Ordinance for a proposed 5-unit cottage development. **2025-04-FMAJSPRCUP**

4. Other Business

- A. Lyme Properties Request for an Extension of PB2018-34-SPA

5. Approval of Minutes

- A. November 12, 2024
- B. November 25, 2024
- C. December 9, 2024

6. Election of Officers

- A. Chair and Vice Chair

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.