LEBANON MINOR SITE PLAN COMMITTEE
FEBRUARY 13, 2025 - 1:30 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: 587 146 837#). If you have trouble accessing this meeting, please email tim.corwin@lebanonnh.gov.

2. Notice of Regional Impact

3. Public Hearing Items

A. **Sarin Tin (applicant), Georgia Anne Tuttle, TTEE (property owner), 129 Mechanic Street (Tax Map 105, Lot 31), zoned GC:** A request for Site Plan Review of a proposed conversion of the existing medical office use to a take-out food establishment/sandwich shop. **PB2025-06-MSP**

B. **Lebanon Plaza Associates, LLC, 2-8 Market Street (Tax Map 101, Lot 1), zoned GC:** A request for Site Plan Review to construct a +/-900 sq. ft. addition and a +/-252 sq. ft. addition to the existing grocery store building together with related site modifications and a reduction of eight (8) parking spaces. **PB2025-07-MSP**

4. Other Business

5. Approval of Minutes

A. November 14, 2024

6. 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.

CITY OF LEBANON
APPLICATION FOR

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

☒ OTHER Minor Site Plan Review

PROPERTY OWNER (APPLICANT):

NAME: Georgia Tuttle TEL.#:

MAILING ADDRESS: 10 Mack Ave West

E-MAIL ADDRESS: Lebanon, NH 03784

CO-APPLICANT/AGENT, OR LESSEE:

NAME: Sarin Tin / Nicholas Fiore TEL.#: 603-442-9333

MAILING ADDRESS: 18 Elm Street West / Engineering Ventures, 85 Mechanic St, Suite E2-3

E-MAIL ADDRESS: Lebanon, NH 03784 / Lebanon, NH 03766

PROJECT LOCATION:

TAX MAP #: 105 LOT#: 31 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 129 Mechanic St

IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Conversion of a dermatologist's office into a take-out restaurant.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: Existing: Dermatologist's Office. Proposed: Take-Out Restaurant.

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER:_____ 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 OWNER: Georgia A. Tuttle DATE: 1/27/25

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #

(Last Revised 4/04/18)

City of Lebanon, New Hampshire
APPLICATION FOR MINOR SITE PLAN REVIEW
SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed *Public Hearing Notification List* [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

The dermatologist's office at 129 Mechanic St. is to be converted into the new home for the take-out only restaurant Phnom Penh Sandwich Station. Building modifications will include an interior gut-renovation, removing the front foyer, relocating the main entrance from the front of the build to the left side (if looking from the street), and adding an ADA ramp from the font of the building to the new main entrance. The semi-circle driveway in the front is to remain and be signed as one-way. An exterior grease trap will be added if deemed needed by the DPW.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	**Info. Provided**
3.2.B.7.e - Be scaled	X
3.2.B.7.e - Be prepared utilizing the current approved site plan as a base map, if available	X
3.2.B.7.e - Identify all abutters	X
3.2.B.7.e.i - Indicate the site location	X
3.2.B.7.e.i - Indicate the address of the subject property	X
3.2.B.7.e.i - Indicate the zoning classification of the subject property	X
3.2.B.7.e.ii - Describe the size, shape, and use of the subject property	X
3.2.B.7.e.ii - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	X
3.2.B.7.e.ii - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	X

The site plan shall:	**Info. Provided**	**Not Applicable**
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of:		
• existing structures	☒	☐
• proposed structures	☒	☐
• expansions to existing structures	☐	☒
• landscaping	☒	☐
• parking areas	☒	☐
• walkways / ramps	☒	☐
• driveways	☒	☐
• lighting fixtures	☐	☐
• stormwater control devices	☐	☒
• exterior waste receptacles	☒	☐
• exterior equipment	☐	☒
• utilities	☒	☐
• all other improvements	☒	☐
3.2.B.7.e.iv (Article VI design compliance) - Identify or show:		
• where/how stormwater will be discharged	☐	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show:		
• setbacks (in ft.) of existing buildings and structures	☒	☐
• setbacks (in ft.) of proposed buildings and structures	☒	☐
• existing use(s) of property	☒	X
• proposed use(s) of property	☒	X
• size of each existing and proposed non-residential unit	☒	☐
• number of existing and proposed dwelling units	☐	☒
• number of existing on-site parking spaces	☒	☐
• for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance	☒	☐
• total proposed number of on-site parking spaces	☒	☐

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.

Signature of Applicant

01/28/2025
Date

last revised 11/9/2021

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 105 / 31	**Map & Lot Number:**
Property Owner: Georgia Tuttle 10 Mack Ave West Lebanon, NH 03784	Applicant, Co-Applicant, Agent, or Lessee: Sarin Tin 18 Elm Street West Lebanon, NH 03784
Map & Lot Number: 105 / 27 & 28	**Map & Lot Number:** 105 / 29
CITY OF LEBANON 51 N PARK ST LEBANON, NH 03766	KCF ENTERPRISES, LLC 227 MECHANIC ST LEBANON, NH 03766
Map & Lot Number: 105 / 32	**Map & Lot Number:** 105 / 33
UPPER VALLEY UTOPIA, LLC 29 BARKER RD PLAINFIELD, NH 03781	JASON & STEPHANIE GUNN 9 SLAYTON HILL RD LEBANON, NH 03766

Map & Lot Number:	**Map & Lot Number:**
Applicant, Co-Applicant, Agent, or Lessee: Nicholas Fiore Engineering Ventures 85 Mechanic St, Suite E2-3 Lebanon, NH 03766	
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
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Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE		$

MINOR SUBDIVISION

		TOTALS
FILING FEE	$150.00	$150.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees may also be required. See note on page 2.**

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$200.00	$200.00
NUMBER OF LOTS* _____	$30.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)

SITE PLAN REVIEW

TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees may also be required. See note below.**

OTHER

-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)
-EXTENSION REQUESTS
-CONDITIONAL USE PERMITS

		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees may also be required. See note below.**

MINOR SITE PLAN REVIEW

		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X 7 notices	$ 38.78 (abutter certifieds)
TOTAL DUE		$ 188.78

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICTION FEE: CURRENT FEE as of January 2024 is $5.54 per certified notice

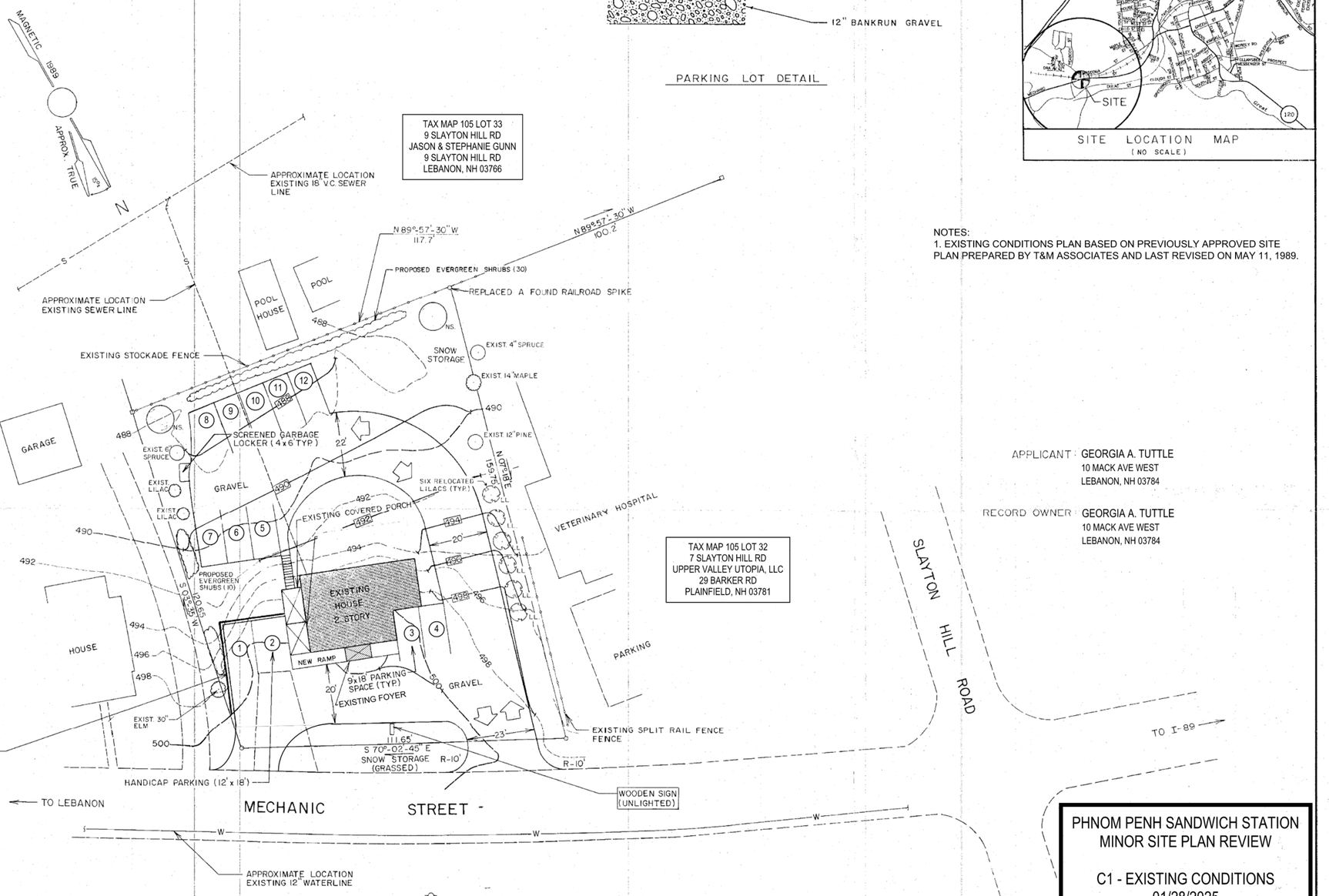
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

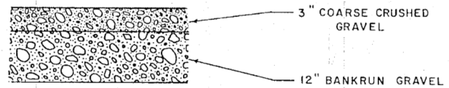
SITE INFORMATION

TAX MAP & LOT NUMBER:	TAX MAP 105 LOT 31
ZONING DISTRICT:	GENERAL COMMERCIAL (GC)
PROPOSED USE:	OFFICE
AREA OF LOT:	0.36 ACRES (15,790 SQ. FT.)
GROSS AREA OF BUILDING:	940 SQ. FT./FLOOR
TOTAL PARKING SPACES PROVIDED:	REQUIRED 8 / PROVIDED 12
LOADING SPACES:	NONE
NUMBER OF STORIES:	2 (EXISTING)
BUILDING HEIGHT:	EXISTING LESS THAN 45'
BUILDING SETBACKS:	REQUIRED / EXISTING/PROPOSED
FRONT YARD:	20' / 24'
SIDE YARD:	15' / 28' (MIN.)
REAR YARD:	20' / 72'
LOT COVERAGE:	ALLOWED 25% / PROVIDED 7.2%
WETLANDS CONSERVATION DISTRICT/ FLOODPLAIN DISTRICT:	THE SITE IS IN NEITHER OF THESE DISTRICTS.
AIR SAFETY REGULATIONS:	SECTION 318, AIR SAFETY REGULATIONS OF THE ZONING ORDINANCE DOES NOT APPLY TO THIS SITE.

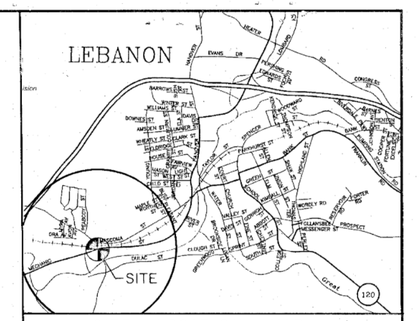
LANDSCAPING

	SYMBOL	PROPOSED	REQUIRED	EXISTING
TREES	○	2 NORWAY SPRUCE	24	5
SHRUBS	⬭	40 EVERGREEN	35	8





PARKING LOT DETAIL



SITE LOCATION MAP
(NO SCALE)

NOTES:
1. EXISTING CONDITIONS PLAN BASED ON PREVIOUSLY APPROVED SITE PLAN PREPARED BY T&M ASSOCIATES AND LAST REVISED ON MAY 11, 1989.

APPLICANT : GEORGIA A. TUTTLE
10 MACK AVE WEST
LEBANON, NH 03784

RECORD OWNER : GEORGIA A. TUTTLE
10 MACK AVE WEST
LEBANON, NH 03784

LEGEND
EXISTING GRANITE BOUND ▭
EXISTING IRON PIPE ○
SET CAPPED REBAR ○

DEED REFERENCE : BOOK 1257, PAGE 172

I HEREBY CERTIFY THAT A CLOSED TRAVERSE TOTAL STATION SURVEY WAS DONE ON THE PROPERTY SHOWN WITH A PRECISION OF 1:9937. BOUNDARY LINES WERE DETERMINED FROM EXISTING MONUMENTATION, PLANS, AND DEEDS AS NOTED.

ENGINEERING VENTURES PC

PHNOM PENH SANDWICH STATION
MINOR SITE PLAN REVIEW

C1 - EXISTING CONDITIONS
01/28/2025

Date	Revision	By
05-11-89	ADDED HANDICAP PARKING &	G. G.
	REVISED PARKING LAYOUT	

SITE PLAN PREPARED FOR
GEORGIA TUTTLE
129 MECHANIC ST - CITY OF LEBANON - GRAFTON COUNTY - NH
0 20 40 60 80 100
SCALE 1" = 20'
MARCH 20,1989
EV PROJECT # 24522
T&M ASSOCIATES, INC. LEBANON, N.H.

SITE INFORMATION

TAX MAP & LOT NUMBER:	TAX MAP 105 LOT 31
ZONING DISTRICT:	GENERAL COMMERCIAL (GC)
PROPOSED USE:	OFFICE
AREA OF LOT:	0.36 ACRES (15,790 SQ. FT.)
GROSS AREA OF BUILDING:	940 SQ. FT./FLOOR
TOTAL PARKING SPACES PROVIDED:	REQUIRED 10 PROVIDED 11
LOADING SPACES:	1 1
NUMBER OF STORIES:	2 (EXISTING)
BUILDING HEIGHT:	EXISTING LESS THAN 45'
BUILDING SETBACKS:	REQUIRED / EXISTING/PROPOSED
FRONT YARD:	20' 24'
SIDE YARD:	15' 28' (MIN.)
REAR YARD:	20' 72'
LOT COVERAGE:	ALLOWED 25% PROVIDED 7.2%
WETLANDS CONSERVATION DISTRICT/ FLOODPLAIN DISTRICT:	THE SITE IS IN NEITHER OF THESE DISTRICTS.
AIR SAFETY REGULATIONS:	SECTION 318, AIR SAFETY REGULATIONS OF THE ZONING ORDINANCE DOES NOT APPLY TO THIS SITE.

LANDSCAPING

	SYMBOL	PROPOSED	REQUIRED	EXISTING
TREES	○	2 NORWAY SPRUCE	24	5
SHRUBS	⬭	40 EVERGREEN	35	8

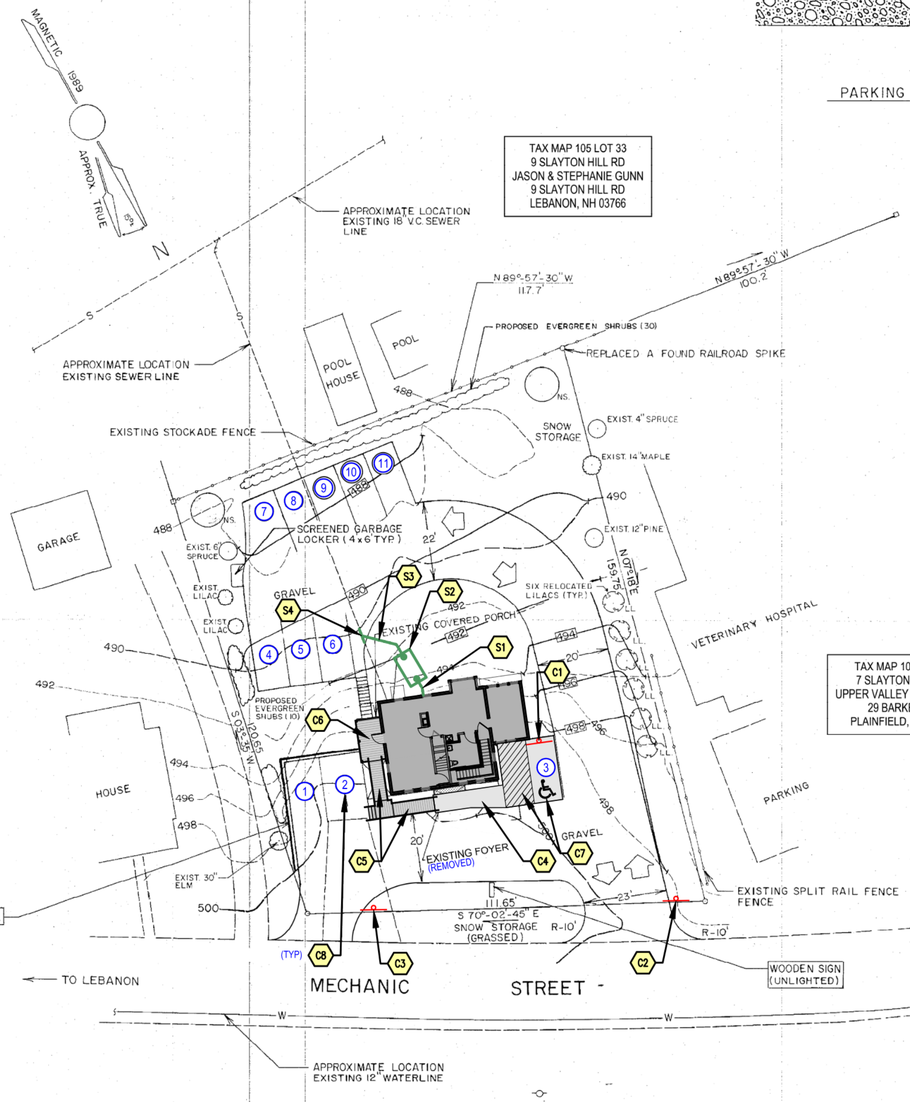
SITE SCHEDULE

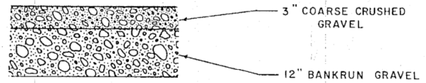
- C1 — SIGN: "RESERVED PARKING" ACCESSIBLE PARKING MUTCD SIGN TYPE: R7-8, 12"X18" SIGN: "VAN ACCESSIBLE" MUTCD SIGN TYPE: R7-8aP, 12"X6"
- C2 — SIGN: "ENTER HERE", 12"X12"
- C3 — SIGN: "EXIT ONLY", 12"X12"
- C4 — PAVED ADA PARKING AND WALKWAY
- C5 — ADA RAMP PER ARCHITECTURAL PLANS AND SPECIFICATIONS
- C6 — RECONSTRUCTED DECK PER ARCHITECTURAL PLANS AND SPECIFICATIONS
- C7 — 8'X18' ADA PARKING SPACE AND ACCESS AISLE WITH 36"X36" BLUE & WHITE ADA PARKING SYMBOL AND 4" WIDE, SSLY, DIAGONAL ACCESS AISLE STRIPING
- C8 — 9'X18' GRAVEL PARKING SPACE

SEWER SCHEDULE

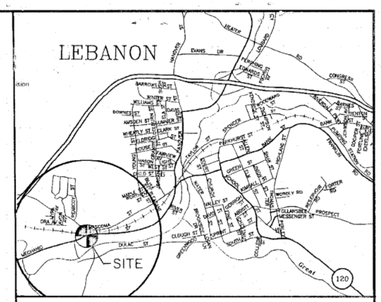
- S1 — 6" DIA, SDR-35, SEWER SERVICE, 4 LF TO SERVE KITCHEN WASTE ONLY
- S2 — 1,000 GALLON GREASE INTERSCEPTOR.
- S3 — 6" DIA, SDR-35, SEWER SERVICE, 13 LF
- S4 — CONNECT NEW SEWER LINE TO EXISTING LINE WITH WYE CONNECTION

LEGEND
EXISTING GRANITE BOUND □
EXISTING IRON PIPE ○
SET CAPPED REBAR ○





PARKING LOT DETAIL



SITE LOCATION MAP
(NO SCALE)

NOTES:
1. EXISTING CONDITIONS PLAN BASED ON PREVIOUSLY APPROVED SITE PLAN PREPARED BY T&M ASSOCIATES AND LAST REVISED ON MAY 11, 1989.

APPLICANT : GEORGIA A. TUTTLE
10 MACK AVE WEST
LEBANON, NH 03784

RECORD OWNER : GEORGIA A. TUTTLE
10 MACK AVE WEST
LEBANON, NH 03784

PHNOM PENH SANDWICH STATION
MINOR SITE PLAN REVIEW

C2 - SITE PLAN
01/28/2025

Date	Revision	By
05-11-89	ADDED HANDICAP PARKING &	G.G.
	REVISED PARKING LAYOUT	

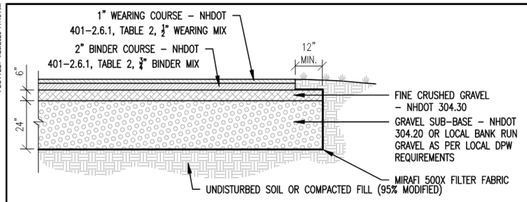
DEED REFERENCE : BOOK 1257, PAGE 172

I HEREBY CERTIFY THAT A CLOSED TRAVERSE TOTAL STATION SURVEY WAS DONE ON THE PROPERTY SHOWN WITH A PRECISION OF 1:9937. BOUNDARY LINES WERE DETERMINED FROM EXISTING MONUMENTATION, PLANS, AND DEEDS AS NOTED.

ENGINEERING VENTURES PC

SITE PLAN PREPARED FOR:
GEORGIA TUTTLE
129 MECHANIC ST - CITY OF LEBANON - GRAFTON COUNTY - NH
0 20 40 60 80 100
SCALE 1" = 20'
MARCH 20,1989 EV PROJECT # 24522
T&M ASSOCIATES, INC. LEBANON, N.H.

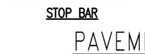
PLOTTED: 1/28/2025 11:18 AM



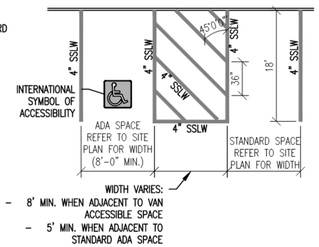
NOTES:
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).
2. ROAD/PARKING LOT PAVEMENT CROSS SECTION BASED ON VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITEM 401, TABLE 2.

PAVEMENT DETAIL 1
NO SCALE

INTERNATIONAL SYMBOL OF ACCESSIBILITY

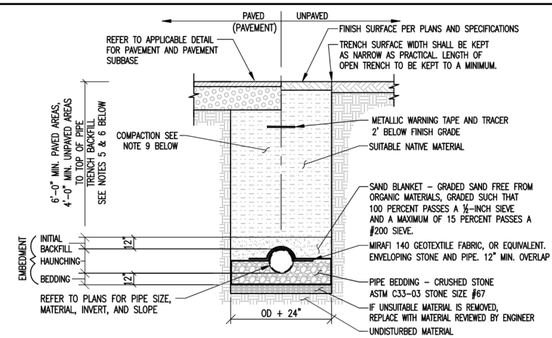


STOP BAR



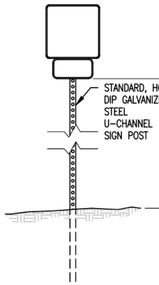
PARKING LOT STRIPING

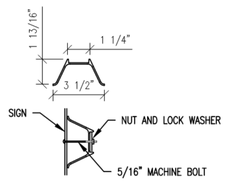
PAVEMENT MARKINGS DETAIL 2
NO SCALE



NOTES:
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. SHALLOWER DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
4. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF TWELVE (12) INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
5. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED IN THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER SYSTEM DURING CONSTRUCTION.
7. ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.
10. PER ENV WQ 704.08, FORCE MAINS SHALL BE TREATED AS GRAVITY SEWERS FOR PURPOSES OF FOUNDATION BEDDING AND BACKFILLING REQUIREMENTS.

GRAVITY SEWER TRENCH DETAIL 4
NO SCALE





POST SECTION AND SIGN MOUNTING

SIGN POST INSTALLATION

SIGN AND POST 3
NO SCALE

INSULATION IN PAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'–3'	NOT ALLOWED BY NHDES	
3'–4'	6'–0"	4"
4'–5'	4'–0"	2"
> 6'	NO INSUL. REQUIRED	

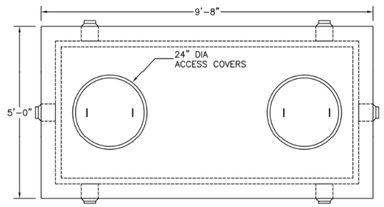
INSULATION IN UNPAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'–3'	NOT ALLOWED BY NHDES	
3'–4'	4'–0"	2"
> 4'	NO INSUL. REQUIRED	

NOTES:
1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.
2. NOTIFY DEPARTMENT OF PUBLIC WORKS TO REVIEW INSTALLATION AND BACKFILL.
3. ALL SHALLOW SEWER INSTALLATIONS MUST BE APPROVED BY ENGINEER.
4. THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 6'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. SHALLOWER DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.

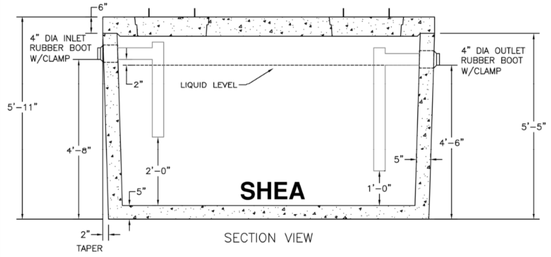
SHALLOW SEWER LINE INSULATION DETAIL 5
NO SCALE

SHEA CONCRETE PRODUCTS — *New England's Premier Precaster* 800-696-7432 (SHEA) www.sheaconcrete.com
BILLING ADDRESS: 87 HAVERHILL RD, AMESBURY MA 01913

GREASE TRAP 1000 GALLON



TOP VIEW



SECTION VIEW

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF GREASE TRAPS CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND BAFFLES SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.

WEIGHT:
BOTTOM = 11,250#
10" TOP = 5,960#
6" TOP = 3,575#

ITEM NO.		
M1000H	H-20 (6" TOP)	
M1000HT10	H-20 (10" TOP)	

SHEA PRODUCT ID:	PREPARED FOR:	FILE NAME:
SEE TABLE		GTM1000.dwg
WEIGHT (LBS):	DRAWN BY:	DATE:
SEE TABLE	ARO	06/11/18
		PAGE: K1

773 Salem Street–Wilmington, MA | 153 Cranberry Hwy–Rochester, MA | 87 Haverhill Road–Amesbury, MA | 160 Old Turnpike Rd–Nottingham, NH
Specifications subject to change without notice

GREASE TRIP DETAIL 6
NO SCALE

Stamp

No.	Description	Date

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 • 518-205-9141
www.engineeringventures.com

PHNOM PENH SANDWICH STATION
SARIN TIN
18 ELM STREET
LEBANON, NH 03784

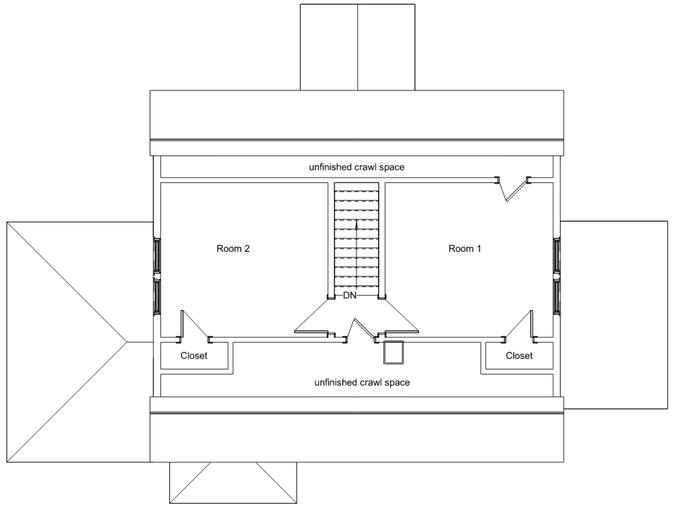
Sheet Title: SITE DETAILS

Project Title: PHNOM PENH SANDWICH STATION RELOCATION
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

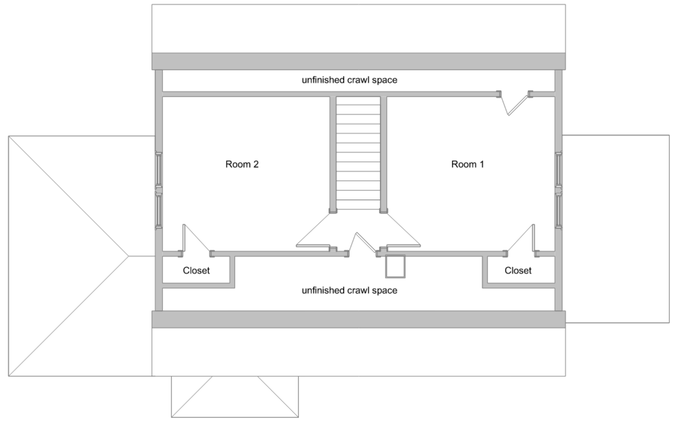
EV Project #	24522.00
Drawn By:	NAF
Checked By:	NAF
Scale:	NO SCALE
Date:	01/28/2025

C3

S:\PROJECTS\5-20\24522 NH PHNOM PENH RELOCATION\DWG\SHEET FILES\24522 C3 CONSTRUCTION DETAILS.DWG



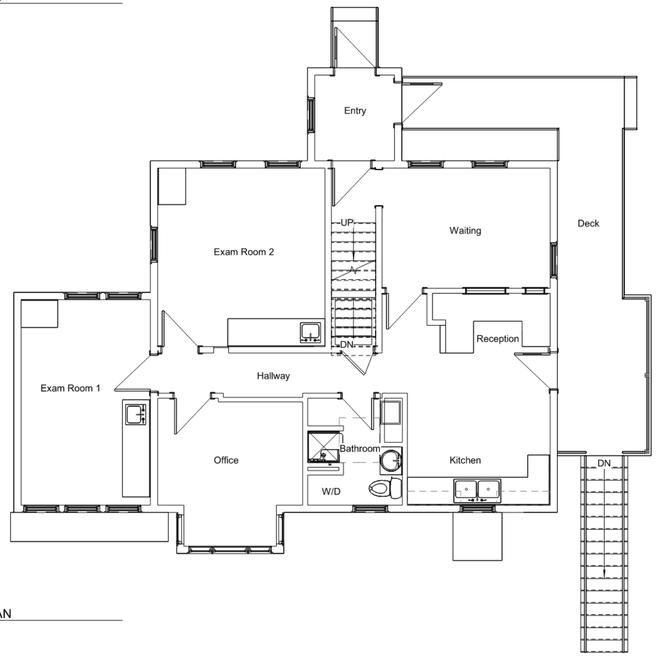
E8 LEVEL 2 - EXISTING PLAN
Scale: 3/16" = 1'-0"



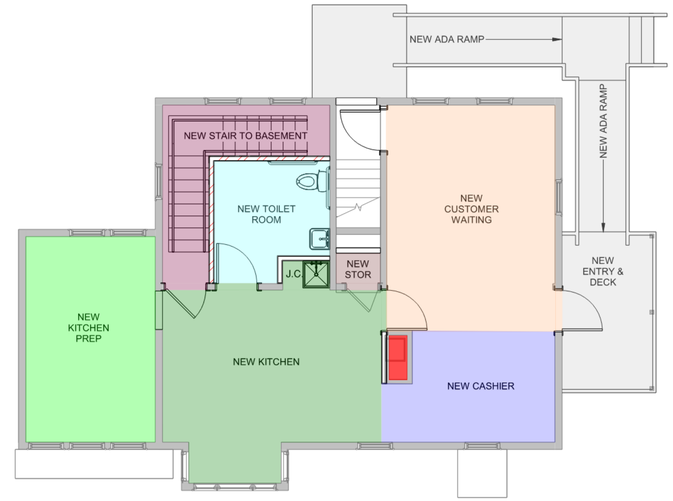
E4 LEVEL 2 - PROPOSED PLAN
Scale: 3/16" = 1'-0"

+/- 325 sqft finished space

(No Changes Proposed on Level 2)

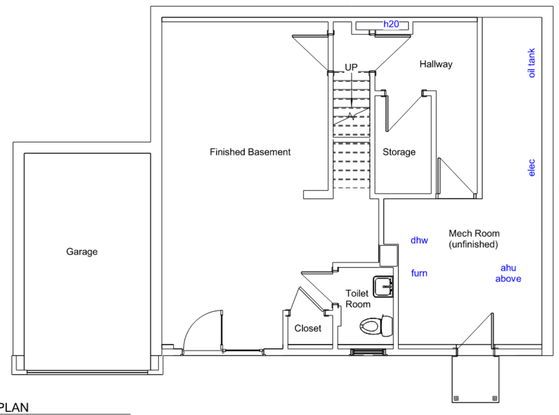


C8 LEVEL 1 - EXISTING PLAN
Scale: 3/16" = 1'-0"

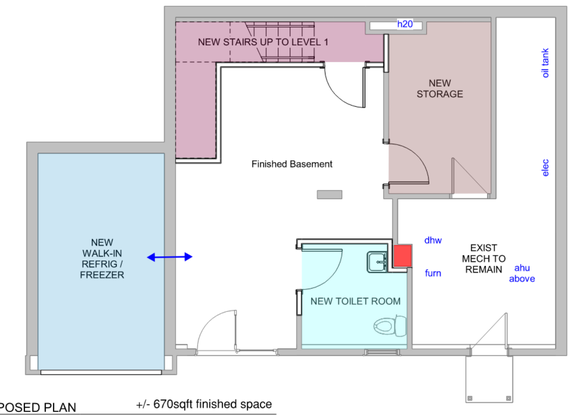


C4 LEVEL 1 - PROPOSED PLAN
Scale: 3/16" = 1'-0"

+/- 910 sqft



A8 BASEMENT - EXISTING PLAN
Scale: 3/16" = 1'-0"



A4 BASEMENT - PROPOSED PLAN
Scale: 3/16" = 1'-0"

+/- 670sqft finished space

banwell ARCHITECTS
THE CARRIAGE HOUSE
6 SOUTH PARK STREET
LEBANON, NH 03766

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TEAM:
OWNER:

CONSTRUCTION MANAGER:

CIVIL:

STRUCTURAL:

ARCHITECT:
BANWELL ARCHITECTS, NH
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448-3778

MEP/FP:

VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

PROGRESS SET FOR CONSTRUCTION

REVISION	DATE	COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT
Phnom Penh

129 Mechanic Street
Lebanon, NH 03766

ISSUED
Feasibility Study

DRAWING TITLE
Concept Plans

PROJECT NO 24-260
DATE 01/21/2025

SHEET NUMBER:
A003

C:\Users\fpamejier\Documents\25 01 07_24-260 129 Mechanic St R23_fnfjofh85QIY.rvt
1/21/2025 1:04:03 PM

CITY OF LEBANON
APPLICATION FOR

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

☒ OTHER Minor Site Plan

PROPERTY OWNER (APPLICANT):

NAME: Lebanon Plaza Associates, LLC TEL.#: 781-772-1452

MAILING ADDRESS: 170 Worcester Rd, Suite 204, Wellesley, MA 02481

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: VHB (Dave Fenstermacher) TEL.#: 603-391-3929

MAILING ADDRESS: 2 Bedford Farms Dr, Suite 200, Bedford, NH 03110

E-MAIL ADDRESS: [redacted]

PROJECT LOCATION:

TAX MAP #: 101 LOT#: 1 PLOT #: ZONE: GC

STREET ADDRESS OF PROJECT: 2-8 Market St, West Lebanon, NH 03784

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

Addition of a 252 SF freezer to the north (rear) of the existing building and a 900 SF cooler to the east (side) of the existing building. The project results in the loss of 8 parking spaces.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: Supermarket

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on February 13, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: J Merrill Lord DATE: 1/14/2025

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - $ AMOUNT	DATE PAID	VOUCHER #

www.vhb.com

January 28, 2025
Ref: 59231.00

Mr. Nathan Reichert
Planning and Development Director
51 North Park Street
City Hall, 5th Floor
Lebanon, NH 03766

Re: Hannaford Supermarket Frozen Storage Expansion
Minor Site Plan Review Application

Mr. Reichert,

On behalf of the applicant, Lebanon Plaza Associates, LLC, VHB is submitting the following materials in support of the Minor Site Plan Review for the proposed frozen storage expansion located at 8 Market Street:

- Signed Application Form
- Signed Minor Site Plan Support Statement
- Application Fee & Calculation
- Certified Notification List
- Site Plans

Thank you for your assistance through this process. Please reach out with any questions.

Sincerely,

Vanasse Hangen Brustlin, Inc.

Dave Fenstermacher, PE

Managing Director

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495

City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW
SUPPORT STATEMENT

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

I. APPLICATION CHECKLIST [per §3.2.B.7 of the Site Plan Review Regulations]

An Application, completed in full and signed by the property owner [§3.2.B.7.a]

This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]

Payment of the appropriate filing fees [§3.2.B.7.c]

A completed *Public Hearing Notification List* [§3.2.B.7.d]

A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format

Optional: photos and any other materials in support of your application

II. PROJECT DESCRIPTION

Describe your proposed project with as much detail as possible, including but not limited to changes to the use(s), to the exterior of the building, and to the site. You can respond in the space provided below or on a separate sheet of paper.

The project proposes the addition of a 252 SF freezer to the rear of the existing Hannaford's Supermarket building and a 900 SF cooler on the right side of the existing building. The freezer will result in the relocation of the existing loading area and the addition of seven bollards surrounding the proposed freezer. The cooler will result in the loss of eight parking spaces and a slight redesign of the existing curb and concrete sidewalk.

III. SITE PLAN TECHNICAL CHECKLIST

The site plan shall:	**Info. Provided**
3.2.B.7.e - Be scaled	☒
3.2.B.7.e - Be prepared utilizing the current approved site plan as a base map, if available	☒
3.2.B.7.e - Identify all abutters	☒
3.2.B.7.e.i - Indicate the site location	☒
3.2.B.7.e.i - Indicate the address of the subject property	☒
3.2.B.7.e.i - Indicate the zoning classification of the subject property	☒
3.2.B.7.e.ii - Describe the size, shape, and use of the subject property	☒
3.2.B.7.e.ii - Describe relevant information about existing site topography, drainage, hydrologic features, vegetation, and other natural features	☒
3.2.B.7.e.ii - Describe proposed changes to site topography, drainage, hydrologic features, vegetation, and other natural features	☒

The site plan shall:	**Info. Provided**	**Not Applicable**
3.2.B.7.e.iii - Show the size, dimensions, location, and height (as applicable) of:		
• existing structures	☒	❒
• proposed structures	☒	❒
• expansions to existing structures	☒	❒
• landscaping	☒	❒
• parking areas	☒	❒
• walkways / ramps	☒	❒
• driveways	☒	❒
• lighting fixtures	☒	❒
• stormwater control devices	☒	❒
• exterior waste receptacles	☒	❒
• exterior equipment	☒	❒
• utilities	☒	❒
• all other improvements	☒	❒
3.2.B.7.e.iv (Article VI design compliance) - Identify or show:		
• where/how stormwater will be discharged	❒	X
3.2.B.7.e.v (Zoning Ordinance compliance) - Identify or show:		
• setbacks (in ft.) of existing buildings and structures	☒	❒
• setbacks (in ft.) of proposed buildings and structures	☒	❒
• existing use(s) of property	❒	X
• proposed use(s) of property	❒	X
• size of each existing and proposed non-residential unit	☒	❒
• number of existing and proposed dwelling units	❒	☒
• number of existing on-site parking spaces	☒	❒
• for each use, the number of required parking spaces per Section 607 of the Zoning Ordinance	☒	❒
• total proposed number of on-site parking spaces	☒	❒

I hereby attest that to the best of my knowledge all of the information on this Support Statement and in the accompanying Minor Site Plan application materials and documentation is true and accurate.

J Merrill Lord
Signature of Applicant

1/14/2025
Date

last revised 11/9/2021

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 101-1	**Map & Lot Number:**
Property Owner: Lebanon Plaza Associates, LLC 170 Worcester Road, Suite 240 Wellesley, MA 02481	Applicant, Co-Applicant, Agent, or Lessee: Same as Property Owner
Map & Lot Number: 101-2	**Map & Lot Number:** 101-5
City of Lebanon 51 North Park Street Lebanon, NH 03766	120 South Main Street, LLC 120 South Main Street West Lebanon, NH 03784
Map & Lot Number: 101-9	**Map & Lot Number:** 101-12
Jinyan Liu 108 South Main Street Lebanon, NH 03784	William S. Davis 5 Waterman Avenue West Lebanon, NH 03784

Map & Lot Number: 101-13	**Map & Lot Number:** 101-33
Lawrence G. Benson Jr. & Tina L 9 Waterman Avenue West Lebanon, NH 03784	Twin State Sand & Gravel CO. PO Box 5243 West Lebanon, NH 03784
Map & Lot Number: 101-37	**Map & Lot Number:** 114-5
Triton Realty Corporation 1 Glen Road, Suite 211 West Lebanon, NH 03784	Rancho Lebanon, LLC 476 Broadway Chula Vista, CA 91910
Map & Lot Number: 115-5	**Map & Lot Number:** 115-11
Macro Retailing, Inc. 10365 Mount Savage Road NW Cumberland, MD 21502	CTR Powerhouse, LLC 23 S Main Street Hanover, NH 03755
Engineer	**Map & Lot Number:**
David Fenstermacher 2 Bedford Farms Drive, Suite 200 Bedford, NH 03110	
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE		$

MINOR SUBDIVISION

		TOTALS
FILING FEE	$150.00	$150.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees may also be required. See note on page 2.**

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$200.00	$200.00
NUMBER OF LOTS* _____	$30.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		$
****Engineering Review fees will also be required. See note on page 2.**		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$
****Engineering Review fees may also be required. See note below.**		

OTHER

-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)

-EXTENSION REQUESTS

-CONDITIONAL USE PERMITS

		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$
****Engineering Review fees may also be required. See note below.**		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X 12 notices	$ 66.48 (abutter certifieds)
TOTAL DUE		$ 216.48

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICTION FEE: CURRENT FEE as of January 2024 is $5.54 per certified notice

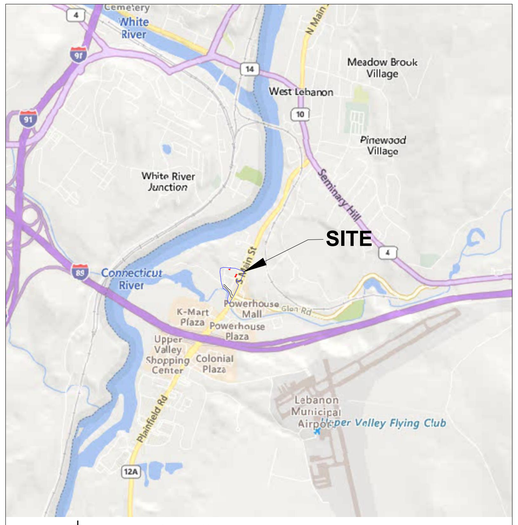
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

Site Plans

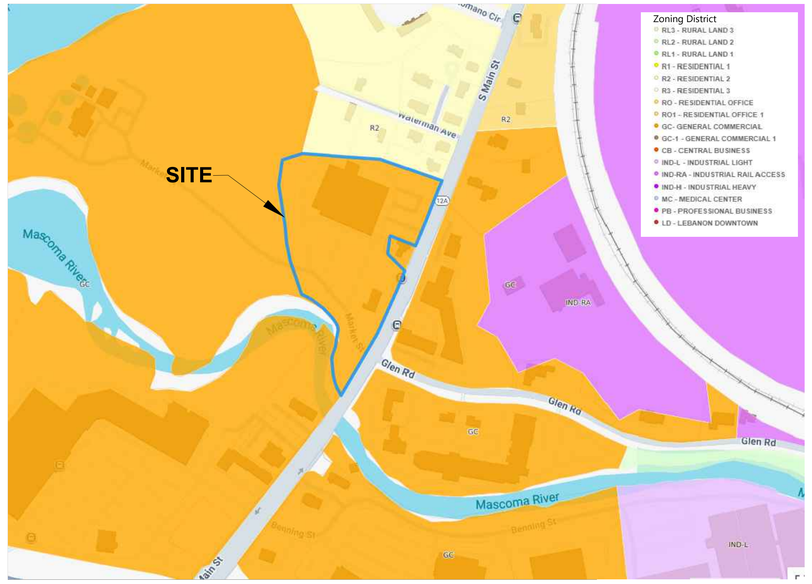
Issued for	Permitting
Date Issued	January 28, 2025
Latest Issue	January 28, 2025

Hannaford Supermarket & Pharmacy

8 Market Street
West Lebanon, New Hampshire 03784
Grafton County



Location Map
1"=2000'



Owner/Applicant
Lebanon Plaza Association LLC
170 Worcester Rd
Suite 204
Wellesley, MA 02481

Assessor's Map/Lot:
Map 101 Lot 1

Table Of Contents

Page No.	Drawing No.	Drawing Title	Latest Issue
1	C-1	Overall Site Plan - Frozen Storage Expansion	January 28, 2025
2	C-2	Elevation Plan	January 28, 2025

Table Of Contents (Reference Drawings)

Page No.	Drawing No.	Drawing Title	Latest Issue
3	C-0	Cover Sheet	June 21, 2017
4		ALTA/ASCM Land Title Sheet 1 of 2	December 1, 2011
5		ALTA/ASCM Land Title Sheet 2 of 2	December 1, 2011
6	C-5	Site Plan, Parking and Traffic Control Plan	September 13, 2010
7	EX-1	Existing Conditions Plan	June 7, 2017
8	OS-1	Overall Site Plan	June 7, 2017
9	C-1	General Notes, Demolition and Erosion Control Plan	June 7, 2017
10	C-2	Grading, Utility and Site Plan	June 7, 2017

Zoning Summary Chart

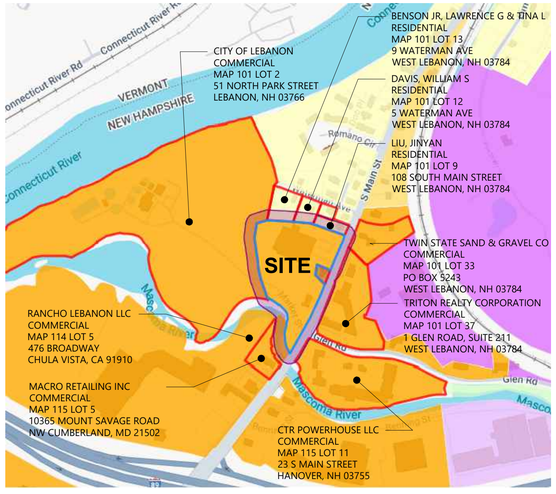
Zoning District(S):	GENERAL COMMERCIAL DISTRICT (GC)
Overlay District(S):	FLOODPLAIN OVERLAY

Zoning Regulation Requirements	Existing	Required*	Provided
MINIMUM LOT AREA	±322,449 SF	50,000 SF	±322,449 SF
FRONTAGE	±685 Feet	150 Feet	±685 Feet
FRONT YARD SETBACK	±41 Feet	40 Feet	±41 Feet
SIDE YARD SETBACK	±61 Feet	20 Feet	±61 Feet
REAR YARD SETBACK	±11 Feet**	20 Feet	±11 Feet**
MAXIMUM BUILDING HEIGHT	< 45 Feet	45 Feet	< 45 Feet
MAXIMUM BUILDING COVERAGE	14.9 %	30.0 %	15.3 %

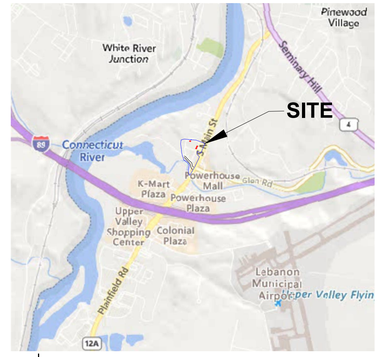
* Zoning regulation requirements as specified in Section 305.3 of the City of Lebanon Zoning Ordinance
** Existing non-conformance from record plan

Parking Requirements:

RETAIL	35,442 SF	x	5 SPACES	/	1,000	=	177 SPACES
STORAGE	13,933 SF	x	1 SPACES	/	1,000	=	14 SPACES
AUTO SERVICE	4 BAYS	x	4 SPACES	/	1 BAY	=	16 SPACES
					TOTAL PARKING REQUIRED	=	207 SPACES
					120% OF PARKING	=	248 SPACES
					TOTAL EXISTING PARKING	=	256 SPACES
					TOTAL PARKING PROPOSED	=	248 SPACES



vhb.com
vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



Location Map
1"=2000'

PROPERTY OWNER:	HANNAFORD FOOD
MAP/LOT NUMBER:	MAP 101 LOT 1
SITE AREA:	7.64± AC
ZONING:	GENERAL COMMERCIAL DISTRICT (GC)
BUILDING AREA:	HANNAFORD SUPERMARKET = ± 49,375 SF

Hannaford Supermarket & Pharmacy

8 Market St
West Lebanon, New Hampshire

No.	Revision	Date	Appvd.

Designed by LEH | Checked by BKF
Issued for: **Permitting** | Date: **Jan. 28, 2025**

Drawing Title
Overall Site Plan
Frozen Storage Expansion

Drawing Number
C-1

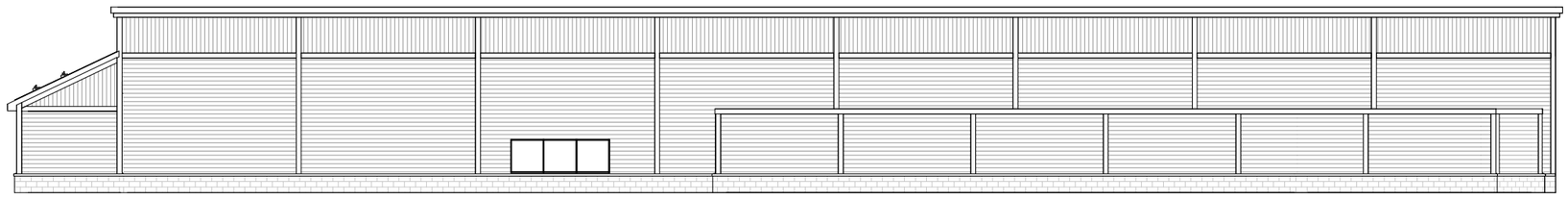
Sheet 1 of 10

Project Number
59231.00

Saved Tuesday, January 14, 2025 5:31:39 PM LHICKIE Plotted Friday, January 24, 2025 10:09:17 AM Lauren Hickie

1 FRONT ELEVATION

Scale: 1/16" = 1'-0"



2 ROAD SIDE ELEVATION

Scale: 1/16" = 1'-0"

Drawing Number

C-2

Sheet of

2 10

Project Number

59231.00

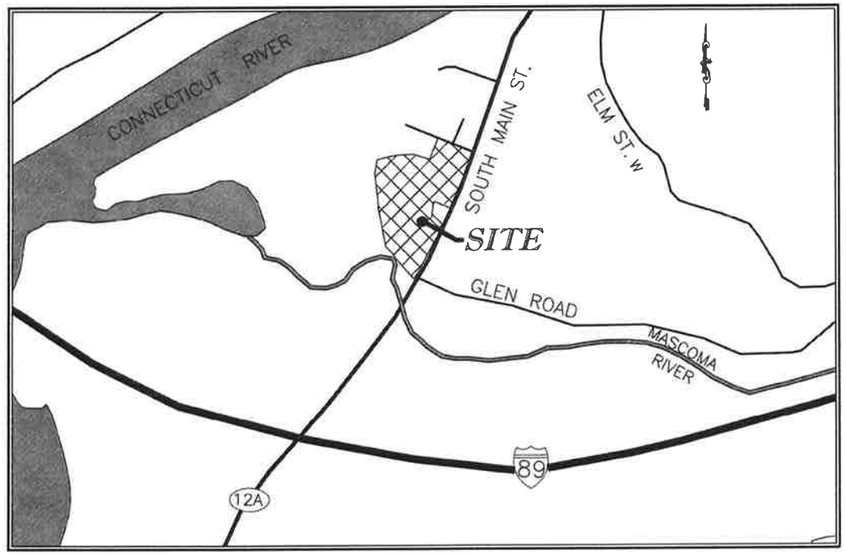
AMENDED SITE PLAN FOR LEBANON PLAZA WEST LEBANON, NH

IN THE COUNTY OF GRAFTON

PREPARED FOR:
LEBANON PLAZA ASSOCIATES, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND PLANNERS
80 MONTVALE AVENUE
STONEHAM, MA 02180
PHONE: 781-279-0180
FAX: 781-279-0173

Drawing Index			
Drawing Date	Last Revision	Drawing	Drawing Description
08/03/2017	06/21/2017	C-0	COVER SHEET
12/01/2011	-	-	ALTA/ASCM LAND TITLE SHEET 1 OF 2
12/01/2011	-	-	ALTA/ASCM LAND TITLE SHEET 2 OF 2
10/19/2010	09/13/2010	C-5	SITE PLAN, PARKING AND TRAFFIC CONTROL PLAN (PREVIOUS APPROVAL)
08/03/2017	06/07/2017	EX-1	EXISTING CONDITIONS PLAN
08/03/2017	06/07/2017	OS-1	OVERALL SITE PLAN
08/03/2017	06/07/2017	C-1	GENERAL NOTES, DEMOLITION AND EROSION CONTROL PLAN
08/03/2017	06/21/2017	C-2	GRADING, UTILITY AND SITE PLAN
08/03/2017	06/07/2017	C-3	MISCELLANEOUS DETAILS
06/07/2017	-	L-1	LANDSCAPE PLAN
06/07/2017	-	SL-1	SITE PHOTOMETRICS PLAN
08/03/2017	-	SE-2	SITE LIGHTING PLAN



LOCUS MAP
SCALE: 1" = 500'

LEBANON, NH ZONING CHART			
ZONE DISTRICT: GENERAL COMMERCIAL DISTRICT (GC) ABUTTING RESIDENTIAL DISTRICT (R2) RETAIL, RESTAURANT AND VEHICULAR REPAIR USE PERMITTED BY RIGHT CITY OVERLAY DISTRITCT: FLOODPLAIN OVERLAY			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	50,000 SF	±321,449 SF	±321,449 SF
MIN LOT FRONTAGE	150 FT	±685 FT	±685 FT
MIN. FRONT SETBACK	40 FT	±41 FT	±41 FT
MIN. SIDE YARD SETBACK	20 FT	±62 FT	±61 FT
MIN. REAR YARD SETBACK	20 FT	±11 FT	±92 FT
MAXIMUM BUILDING COVERAGE	30%	15.6%	15.7%
MAX. BUILDING HEIGHT	45 FT	< 45 FT	< 45 FT
MIN. LANDSCAPED BUFFER FROM PROPERTY LINES	15 FT 20% OF LOT AREA	15 FT 24.7%	15 FT 24.7%
RESIDENTIAL LANDSCAPED BUFFER IN ADDITION TO PROPERTY LINE BUFFER	10 FT		10 FT
PARKING REQUIREMENT			
	REQUIRED		PROPOSED
RETAIL USE (1 STORY) AUTO SERVICE (1 STORY + BASEMENT)	1 SPACE PER 200 SF 47,816 X 1/200 = 239 SPACES 4 SPACES PER BAY 4 BAYS X 4 SPACE/BAY = 16 SPACES TOTAL: 255 SPACES		256 SPACES
PARKING DIMENSION	9' X 18'		9' X 18'
LOADING	1 SPACE FOR 5,000–50,000 SF		2 SPACES

NOTE:
1. FENCES, HEDGES, OR WALLS IN REQUIRED FRONT YARD, SHALL NOT EXCEED 3' IN HEIGHT UNLESS THE SETBACK IS 15' FROM RIGHT-OF-WAY. THE BOARD OF ADJUSTMENT, AS A SPECIAL EXCEPTION, MAY ALLOW FENCES, HEDGES AND WALLS OF A GREATER HEIGHT. THIS REQUIREMENT SHALL NOT APPLY TO FENCES AND WALLS ERECTED FOR AGRICULTURAL, SAFETY OR SECURITY PURPOSES IN THE INDUSTRIAL, COMMERCIAL OR RURAL LAND DISTRICTS.

MAP AND LOT NUMBER		
MAP #	LOT #	ADDRESS
101	1	2-8 MARKET ST.

GROSS FLOOR AREAS OF BUILDINGS	
EXISTING	PROPOSED
50,190 S.F.	50,556 S.F.

EXISTING PARKING, LOADING AND ACCESS DRIVE AREAS	169,500 S.F. (INCL. GRASSED FUTURE PARKING)
PROPOSED PARKING, LOADING AND ACCESS DRIVE AREAS	169,824 S.F.

GOVERNMENT/UTILITY CONTACTS

TOWN MANAGER
CITY OF LEBANON CITY HALL
51 N. PARK STREET
LEBANON, NH 03766
P: 603-448-4220
PAULA MAVILLE

PLANNING DEPARTMENT
CITY OF LEBANON CITY HALL
51 N. PARK STREET
LEBANON, NH 03766
P: 603-448-1524
DAVID BROOKS-CITY PLANNER
TIM CORWIN-SENIOR PLANNER

DEPT. OF PUBLIC WORKS
CITY OF LEBANON
193 DARTMOUTH COLLEGE HWY
LEBANON, NH 03766
P: 603-448-3112
MICHAEL LAVALLA

POLICE DEPT.
CITY OF LEBANON
36 POVERTY LANE
LEBANON, NH 03766
P: 603-448-1212
RICHARD R. MELLO
CHIEF OF POLICE

FIRE DEPT.
CITY OF LEBANON
12 S. PARK STREET
LEBANON, NH 03766
P: 603-448-8810
CHRIS CHRISTOPOULOS,
FIRE CHIEF

WATER DEPT.
WATER TREATMENT PLANT
65 PUMPING STATION ROAD
LEBANON, NH 03766
P: 603-448-2514
JIM ANGERS

SEWER DEPT.
LEBANON WASTEWATER TREATMENT
130 MAIN STREET
LEBANON, NH 03784
P: 603-448-3112
JAY CAIRELLI

ENGINEERING DEPT.
CITY OF LEBANON
193 DARTMOUTH COLLEGE HWY
LEBANON, NH 03766
P: 603-448-0674
CHRISTINA HALL-CITY ENGINEER

TELEPHONE/INTERNET
FAIRPOINT COMMUNICATIONS
119 GATES STREET
WHITE RIVER
JUNCTION, VT 05001
P: 802-295-8175

CABLE COMPANY
COMCAST BUSINESS SERVICES
676 ISLAND POND ROAD
MANCHESTER, NH 03109
P: 603-629-3000

ELECTRIC COMPANY
NATIONAL GRID
407 MIRACLE MILE
LEBANON, NH 03766
P: 800-375-7405

WATER/SEWER LINE MAINT.
CITY OF LEBANON
193 DARTMOUTH COLLEGE HWY
LEBANON, NH 03766
P: 603-448-3112
JAY CAIRELLI

CONSULTANTS:

ARCHITECTURE
ALLEVATO ARCHITECTS INC.
31 HAYWARD STREET
FRANKLIN, MA 02038
P: 508-528-0770
F: 508-528-9454
ATTN: LOU ALLEVATO

SITE ELECTRIC
ENGINEERING ADVANTAGE
2 PARK STREET
BOSTON, MA 02122
P: 617-288-3969
F: 617-825-8922
ATTN: LARRY FARRER

LANDSCAPING
WILLIAM FLEMING & ASSOCIATES
FIVE CENTRAL SQUARE, 3RD FLOOR
STONEHAM, MA 02180
P: 781-438-3088
F: 781-438-3611
ATTN: BILL FLEMING

SURVEY
PATHWAY CONSULTING, LLC
240 MECHANIC STREET,
SUITE 100
LEBANON, NH 03766
P: 603-448-2200
F: 603-448-1221

Sheet 3 of 10

STATE OF NEW HAMPSHIRE – ALBERT KOPEK No. 11728 – LICENSED PROFESSIONAL ENGINEER
8/3/2017

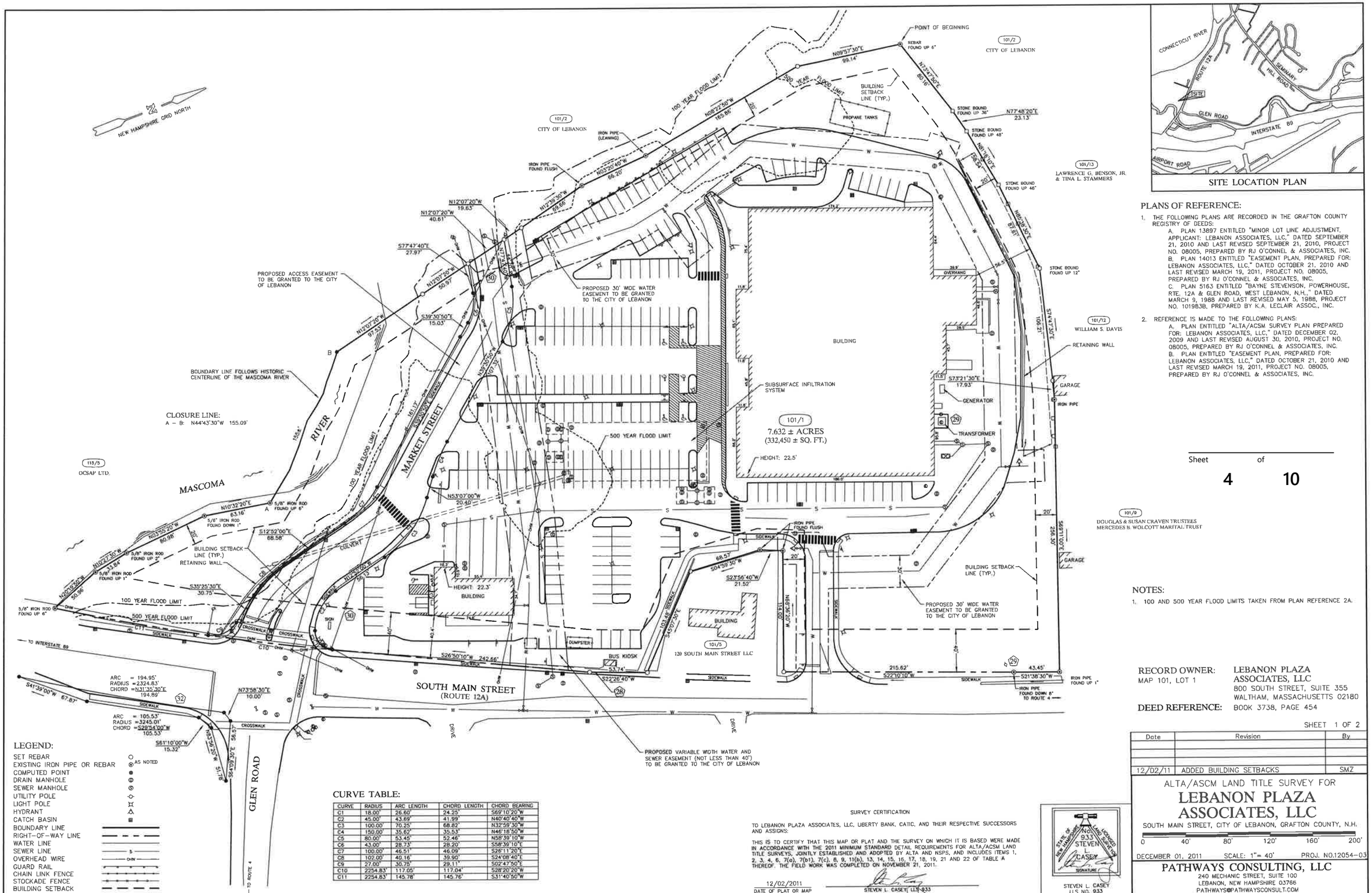
- ☐ NOTICE OF INTENT
- ☐ NOT FOR CONSTRUCTION
- ☐ ISSUED FOR REVIEW
- ☐ ISSUED FOR PERMIT
- ☒ ISSUED FOR BID/PRICING
- ☒ ISSUED FOR CONSTRUCTION

PROPOSED PARKING LOT EXPANSION & FREEZER PLAN

Copyright @ 2017 by RJ O'CONNELL & ASSOCIATES, Inc.

WEST LEBANON, NH

Drawing name: G:\Work\West Lebanon\Mainsheet Brad\Main\170217_C-0 COVER.dwg
Aug 03, 2017 - 11:53am



PLANS OF REFERENCE:

1. THE FOLLOWING PLANS ARE RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS:
   A. PLAN 13897 ENTITLED "MINOR LOT LINE ADJUSTMENT, APPLICANT: LEBANON ASSOCIATES, LLC," DATED SEPTEMBER 21, 2010 AND LAST REVISED SEPTEMBER 21, 2010, PROJECT NO. 08005, PREPARED BY RJ O'CONNEL & ASSOCIATES, INC.
   B. PLAN 14013 ENTITLED "EASEMENT PLAN, PREPARED FOR: LEBANON ASSOCIATES, LLC," DATED OCTOBER 21, 2010 AND LAST REVISED MARCH 19, 2011, PROJECT NO. 08005, PREPARED BY RJ O'CONNEL & ASSOCIATES, INC.
   C. PLAN 5163 ENTITLED "BAYNE STEVENSON, POWERHOUSE, RTE. 12A & GLEN ROAD, WEST LEBANON, N.H.," DATED MARCH 9, 1988 AND LAST REVISED MAY 5, 1988, PROJECT NO. 1019838, PREPARED BY K.A. LECLAIR ASSOC., INC.
2. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. PLAN ENTITLED "ALTA/ACSM SURVEY PLAN PREPARED FOR: LEBANON ASSOCIATES, LLC," DATED DECEMBER 02, 2009 AND LAST REVISED AUGUST 30, 2010, PROJECT NO. 08005, PREPARED BY RJ O'CONNEL & ASSOCIATES, INC.
   B. PLAN ENTITLED "EASEMENT PLAN, PREPARED FOR: LEBANON ASSOCIATES, LLC," DATED OCTOBER 21, 2010 AND LAST REVISED MARCH 19, 2011, PROJECT NO. 08005, PREPARED BY RJ O'CONNEL & ASSOCIATES, INC.

Sheet 4 of 10

NOTES:

1. 100 AND 500 YEAR FLOOD LIMITS TAKEN FROM PLAN REFERENCE 2A.

RECORD OWNER: LEBANON PLAZA ASSOCIATES, LLC
MAP 101, LOT 1
800 SOUTH STREET, SUITE 355
WALTHAM, MASSACHUSETTS 02180

DEED REFERENCE: BOOK 3738, PAGE 454

SHEET 1 OF 2

LEGEND:

SET REBAR	○
EXISTING IRON PIPE OR REBAR	⊙ AS NOTED
COMPUTED POINT	●
DRAIN MANHOLE	ⓓ
SEWER MANHOLE	Ⓢ
UTILITY POLE	◇
LIGHT POLE	☼
HYDRANT	⅄
CATCH BASIN	■
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
WATER LINE	
SEWER LINE	S
OVERHEAD WIRE	OHW
GUARD RAIL	
CHAIN LINK FENCE	
STOCKADE FENCE	
BUILDING SETBACK	

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.00'	26.60'	24.25'	S69°10'20"W
C2	45.00'	43.69'	41.99'	N40°40'40"W
C3	100.00'	70.25'	68.82'	N32°59'30"W
C4	150.00'	35.62'	35.53'	N46°18'50"W
C5	80.00'	53.45'	52.46'	N58°39'10"W
C6	43.00'	28.73'	28.20'	S58°39'10"E
C7	100.00'	46.51'	46.09'	S26°11'20"E
C8	102.00'	40.16'	39.90'	S24°08'40"E
C9	27.00'	30.75'	29.11'	S02°47'50"E
C10	2254.83'	117.05'	117.04'	S28°20'20"W
C11	2254.83'	145.78'	145.76'	S31°40'50"W

SURVEY CERTIFICATION

TO LEBANON PLAZA ASSOCIATES, LLC, LIBERTY BANK, CATIC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14, 15, 16, 17, 18, 19, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2011.

12/02/2011
DATE OF PLAT OR MAP

STEVEN L. CASEY, LLS-933

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 933 STEVEN L. CASEY SIGNATURE

STEVEN L. CASEY
LLS NO. 933

Date	Revision	By
12/02/11	ADDED BUILDING SETBACKS	SMZ

ALTA/ASCM LAND TITLE SURVEY FOR
LEBANON PLAZA ASSOCIATES, LLC
SOUTH MAIN STREET, CITY OF LEBANON, GRAFTON COUNTY, N.H.

0 40' 80' 120' 160' 200'

DECEMBER 01, 2011 SCALE: 1"= 40' PROJ. NO.12054-03

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
PATHWAYS@PATHWAYSCONSULT.COM

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATED IN THE STATE OF NEW HAMPSHIRE, COUNTY OF GRAFTON, CITY OF LEBANON, BEING ON THE WEST SIDE OF SOUTH MAIN STREET (ROUTE 12A).

MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:.

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE AREA HEREIN DESCRIBED AT AN ANGLE POINT BETWEEN LAND NOW OR FORMERLY OF THE CITY OF LEBANON, THENCE TURNING AND RUNNING;

N 73°47'50" E	80.16 FEET TO A STONE BOUND FOUND UP 36", SAID LAST COURSE BEING BY LAND NOW OR FORMERLY OF THE CITY OF LEBANON; THENCE TURNING AND RUNNING;
N 77°48'20" E	23.13 FEET TO A STONE BOUND FOUND UP 48", THENCE TURNING AND RUNNING;
N 81°16'10" E	58.54 FEET TO A STONE BOUND FOUND UP 48", THENCE TURNING AND RUNNING;
N 85°38'30" E	87.61 FEET TO A STONE BOUND FOUND UP 12", SAID LAST THREE COURSES BEING BY LAND NOW OR FORMERLY OF BENSON; THENCE TURNING AND RUNNING;
S 74°47'30" E	106.21 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
S 73°21'30" E	17.93 FEET TO A IRON PIPE, SAID LAST TWO COURSES BEING BY LAND NOW OR FORMERLY OF DAVIS; THENCE TURNING AND RUNNING;
S 69°11'00" E	256.30 FEET TO A IRON PIPE FOUND UP 1" ON THE WESTERLY SIDELINE OF SOUTH MAIN STREET. SAID LAST COURSE BEING BY LAND NOW OR FORMERLY KOENIG; THENCE TURNING AND RUNNING;
S 21°38'30" W	43.45 FEET TO A IRON PIPE FOUND DOWN 8", THENCE TURNING AND RUNNING;
S 22°10'10" W	215.62 FEET TO A SET REBAR, SAID LAST TWO COURSES BEING BY THE WESTERLY SIDELINE OF SOUTH MAIN STREET; THENCE TURNING AND RUNNING;
N 68°36'20" W	114.00 FEET TO A IRON PIPE FOUND FLUSH, THENCE TURNING AND RUNNING;
S 23°56'40" W	21.52 FEET TO A IRON PIPE FOUND FLUSH, THENCE TURNING AND RUNNING;
S 04°59'30" W	68.57 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
S 45°07'30" E	103.48 FEET TO A SET REBAR ON THE WESTERLY SIDELINE OF SOUTH MAIN STREET. SAID LAST FOUR COURSES BEING BY LAND NOW OR FORMERLY OF 120 SOUTH MAIN STREET LLC; THENCE TURNING AND RUNNING;
S 22°26'40" W	53.74 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
S 26°50'10" W	242.66 FEET TO A POINT OF CURVATURE, THENCE TURNING AND RUNNING;
SOUTHWESTERLY	BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 2254.83 FEET, AND A LENGTH OF 262.83 FEET TO A ⅝" IRON ROD FOUND UP 6". SAID LAST THREE COURSES BEING BY THE WESTERLY SIDELINE OF SOUTH MAIN STREET; THENCE TURNING AND RUNNING;
N 20°19'50" W	50.96 FEET TO A ⅝" IRON ROD FOUND UP 1", THENCE TURNING AND RUNNING;
N 10°27'30" W	33.84 FEET TO A ⅝" IRON ROD FOUND UP 2", THENCE TURNING AND RUNNING;
N 03°55'20" W	80.98 FEET TO A ⅝" IRON ROD FOUND DOWN 1", THENCE TURNING AND RUNNING;
N 10°32'20" E	63.16 FEET TO A ⅝" IRON ROD FOUND UP 6". SAID LAST FOUR COURSES BEING BY LAND NOW OR FORMERLY OF OCSAP LTD; THENCE TURNING AND RUNNING;
WESTERLY	155 FEET MORE OR LESS, BY THE HISTORIC CENTERLINE OF THE MASCOMA RIVER TO A POINT, WITH A CLOSURE LINE OF N 44°43'30" W 155.09 FEET. SAID LAST COURSE BEING IN PART BY LAND NOW OR FORMERLY OF OCSAP LTD. AND LAND NOW OR FORMERLY OF WINDALIER WEST LEBANON LLC; THENCE TURNING AND RUNNING;
N 12°07'20" W	97.53 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
N 12°07'20" W	111.21 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
N 12°39'30" W	69.66 FEET TO A IRON PIPE FOUND FLUSH, THENCE TURNING AND RUNNING;
N 03°20'40" W	66.20 FEET TO A IRON PIPE FOUND LEANING, THENCE TURNING AND RUNNING;
N 08°22'50" W	165.86 FEET TO A SET REBAR, THENCE TURNING AND RUNNING;
N 09°57'30" E	99.14 FEET TO THE POINT OF BEGINNING. SAID LAST SIX COURSES BEING BY LAND NOW OR FORMERLY OF THE CITY OF LEBANON.

CONTAINING 332,450 SQUARE FEET MORE OR LESS OR 7.632 ACRES MORE OR LESS. THIS AREA INCLUDES THE AREA OF THE RIGHT-OF-WAYS FOR TREATMENT PLANT ROAD AND MARKET STREET.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXCEPTIONS:

EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. _____ REVISED _____.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

9. TRACT 5 – EASEMENT FROM RICHARD S. DANIELS AND ANNA L. DANIEL TO GRANITE STATE ELECTRIC COMPANY DATED 5/5/72 AND RECORDED IN VOLUME 1166, PAGE 239 OF THE GRAFTON COUNTY REGISTRY OF DEEDS
(NOT SHOWN)

10. TRACT 5 – EASEMENT FROM JOES EQUIPMENT SERVICES, INC. TO GRANITE STATE ELECTRIC COMPANY RECORDED IN VOLUME 1166, PAGE 242 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

11. TRACT 5 – NOTICE OF CONDEMNATION TO THE STATE OF NEW HAMPSHIRE DATED 5/3/76 AND RECORDED IN VOLUME 1280, PAGE 77 AND PLAN RECORDED IN VOLUME 1248, PAGE 10 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

12. TRACT 5 – PETITION AND COMMISSIONER'S RETURN DATED 8/1/74 AND RECORDED IN VOLUME 1308, PAGE 87 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

13. TRACT 5 – EASEMENT TO GRANITE STATE ELECTRIC COMPANY DATED 1/24/69 AND RECORDED IN VOLUME 1089, PAGE 170 OF THE GRAFTON COUNTY REGISTRY OF DEEDS
(NOT SHOWN)

14. TRACT 6 – RIPARIAN RIGHTS AND OTHER RIGHTS INCLUDING RIGHTS OF FLOWAGE AS RECITED IN DEED FROM EDWARD P. DRAKE AN MARY E. DRAKE TO RICHARD S. DANIELS AND ANNA L. DANIELS DATED 7/7/72 AND RECORDED IN VOLUME 1168, PAGE 164 OF THE GRAFTON COUNTY REGISTRY OF DEEDS. THESE RIGHTS WERE RELEASED BY THE CITY OF LEBANON AT VOLUME 3766, PAGE 329 BUT SUBJECT TO AN OUTSTANDING LEASE TO MASCOMA HYDRO CORP. EVIDENCED BY A NOTICE OF LEASE AT VOLUME 1782, PAGE 744 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

15. TRACT 6 – EASEMENT FROM EDWARD P. DRAKE AND MARY E. DRAKE TO GRANITE STATE ELECTRIC COMPANY DATED 545/72 AND RECORDED IN VOLUME 1166, PAGE 241 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

16. TRACT 6 – NOTICE OF CONDEMNATION DATED 4/19/76 AND RECORDED IN VOLUME 1279, PAGE 98 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

17. TRACT 6 – PETITION AND COMMISSIONER'S RETURN OF HIGHWAY LAYOUT DATED 4/5/77 AND RECORDED IN VOLUME 1308, PAGE 87 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

18. TRACT 6 – NOTICE OF CONDEMNATION RECORDED IN VOLUME 1197, PAGE 341 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

19. SHORELAND PERMIT RECORDED IN VOLUME 3738, PAGE 519 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(CONDITIONS NOT SHOWN)

20. RIGHTS OF TENANT IN POSSESSION GREAT NORTH STEREO WAREHOUSE OF NH, INC. UNDER AN UNRECORDED LEASE AS AFFECTED BY UNRECORDED ASSIGNMENT OF LEASE BY WEST LEBANON REALTY, LLC TO LEBANON PLAZA ASSOCIATES. (CAN BE REMOVED IF SNDA OBTAINED AND RECORDED AS RECITED IN REQUIREMENTS SECTION)
(NOT SHOWN)

21. SOUTHWEST PARCEL – MINERAL RIGHTS RESERVED BY LIZZIE FLORENCE WOOD IN HER DEED TO CARL JOHNSON DATED 5/18/20 AND RECORDED IN VOLUME 556, PAGE 591 OF THE GRAFTON COUNTY REGISTRY OF DEEDS (NOT SHOWN); THIS POLICY AFFIRMATIVELY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUFFERED BY THE FORCED REMOVAL OF ROADWAY AND SIDEWALK IMPROVEMENTS LOCATED WITHIN THE INSURED APPURTENANT EASEMENT AS A RESULT OF THE ENFORCEMENT OF THE RIGHTS AS DESCRIBED IN THIS EXCEPTION.

22. SOUTHWEST PARCEL – RIGHTS OF ACCESS, AIR, LIGHT AND VIEW AND THE RIGHT TO RELOCATE THE MASCOMA RIVER AS RECITED IN DEED TO THE STATE OF NEW HAMPSHIRE IN VOLUME 1287, PAGE 150 OF THE GRAFTON COUNTY REGISTRY OF DEEDS (NOT SHOWN); THIS POLICY AFFIRMATIVELY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUFFERED BY THE FORCED REMOVAL OF ROADWAY AND SIDEWALK IMPROVEMENTS LOCATED WITHIN THE INSURED APPURTENANT EASEMENT AS A RESULT OF THE ENFORCEMENT OF THE RIGHTS AS DESCRIBED IN THIS EXCEPTION

23. SOUTHWEST PARCEL – COMMISSIONERS RETURN OF HIGHWAY LAYOUT AT VOLUME 1308, PAGE 87 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

24. SOUTHWEST PARCEL – EASEMENT FROM DEXTER SHOE COMPANY TO GRANITE STATE ELECTRIC COMPANY DATED 5/3/78 AND RECORDED IN VOLUME 1341, PAGE 719 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

25. SOUTHWEST PARCEL – RIGHTS OF ACCESS, AIR, LIGHT AND VIEW AS RECITED IN DEED TO THE STATE OF NEW HAMPSHIRE IN VOLUME 1004, PAGE 112 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

26. SUBJECT TO ALL NOTATIONS, FACTS, EASEMENTS AND ISSUES AS SHOWN ON PLAN #13897 AND 14013 RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

27. NOTICE OF VOLUNTARY MERGER OF LAND, TAX MAP 101 LOTS 1, 3, 4, 6, 7 AND 8 AT VOLUME 3756, PAGE 458 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.

(28) 28. SIDEWALK EASEMENT TO THE CITY OF LEBANON DATED 10/19/10 AND RECORDED IN VOLUME 3768, PAGE 326 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.

(29) 29. EASEMENT TO GRANITE STATE ELECTRIC COMPANY DATED 12/8/10 AND RECORDED IN VOLUME 3767, PAGE 977 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.

(30) 30. EASEMENT TO GRANITE STATE ELECTRIC COMPANY AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC, DBA FAIRPOINT COMMUNICATIONS DATED 12/8/10 AND RECORDED IN VOLUME 3767, PAGE 997 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.

31. PROPERTY USE AGREEMENT DATED 6/8/11 AND RECORDED IN VOLUME 3797, PAGE 981 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

(32) 32. OBLIGATIONS RECITED IN EASEMENT AT VOLUME 3797, PAGE 967 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.

33. THE FOLLOWING MATTERS AS SHOWN ON A PLAN OF LAND ENTITLED "ALTA/ACSM SURVEY PLAN" PREPARED BY RJO'CONNELL & ASSOCIATES, INC., DATED 12/02/09 AND LAST REVISED 10/7/10.
C. OVERHEAD WIRES SERVICING THE INSURED PROPERTY CROSS PROPERTY OF 120 SOUTH MAIN STREET, LLC.
I. A UTILITY POLE IS LOCATED ON THE PREMISES AND HAS OVERHEAD WIRES ENTERING FROM THE RIGHT OF WAY AND EXITING ONTO LAND NOW OR FORMERLY OF OCSAP LTD MACRO RETAILING, INC.
J. SEWER, DRAIN, WATER, ELECTRIC, GAS, TELEPHONE AND OTHER LINES (UNDERGROUND AND OVERHEAD) CROSSING OVER PROPERTY BOUNDARY LINES AND ACCOMPANYING POLES, MANHOLES, CATCH BASINS, GATES, HYDRANTS AND VALVES LOCATED ON AND OFF THE PREMISES

35. APPURTENANT EASEMENT – RIGHTS, FLOWAGE RIGHTS, EASEMENTS, WATER RIGHTS, RESTRICTIONS, RESERVATION, CONDITIONS, AGREEMENTS, ENCUMBRANCES AND PRIVILEGES RECITED IN DEED FROM GRANITE STATE ELECTRIC COMPANY TO CITY OF LEBANON DATED 12/29/69 AND RECORDED IN VOLUME 1110, PAGE 29 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

36. APPURTENANT EASEMENT – WATER MAIN RIGHTS AND RIGHT OF WAY TO THE CITY OF LEBANON AS RETAINED IN DEED OF THE CITY OF LEBANON TO BAYNE STEVENSON D/B/A BAY-SON COMPANY DATED 8/29/84 AND RECORDED IN VOLUME 1521, PAGE 304 AND RE-RECORDED IN VOLUME 1575, PAGE 334 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

37. APPURTENANT EASEMENT – EASEMENT FROM BAYNE STEVENSON D/B/A BAY-SON COMPANY TO THE CITY OF LEBANON DATED 10/11/91 AND RECORDED IN VOLUME 1945, PAGE 705 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

38. APPURTENANT EASEMENT – RIGHTS OF ACCESS, AIR, VIEW AND LIGHT ALONG WITH EASEMENTS TO RELOCATE THE MASCOMA RIVER, SLOPES AND EMBANKMENTS, AND DRAINAGE CONTAINED IN DEED FROM THE CITY OF LEBANON TO THE STATE OF NEW HAMPSHIRE DATED 5/28/76 AND RECORDED IN VOLUME 1287, PAGE 158 OF THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

39. APPURTENANT EASEMENT – SUBJECT TO ALL NOTATIONS, FACTS, EASEMENTS AND ISSUES AS SHOWN ON PLAN #5163 RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS.
(NOT SHOWN)

12/01/2011
DATE OF PLAT OR MAP

STEVEN L. CASEY, LLS-933

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 933 STEVEN L. CASEY SIGNATURE

STEVEN L. CASEY
LLS NO. 933

Sheet 5 of 10

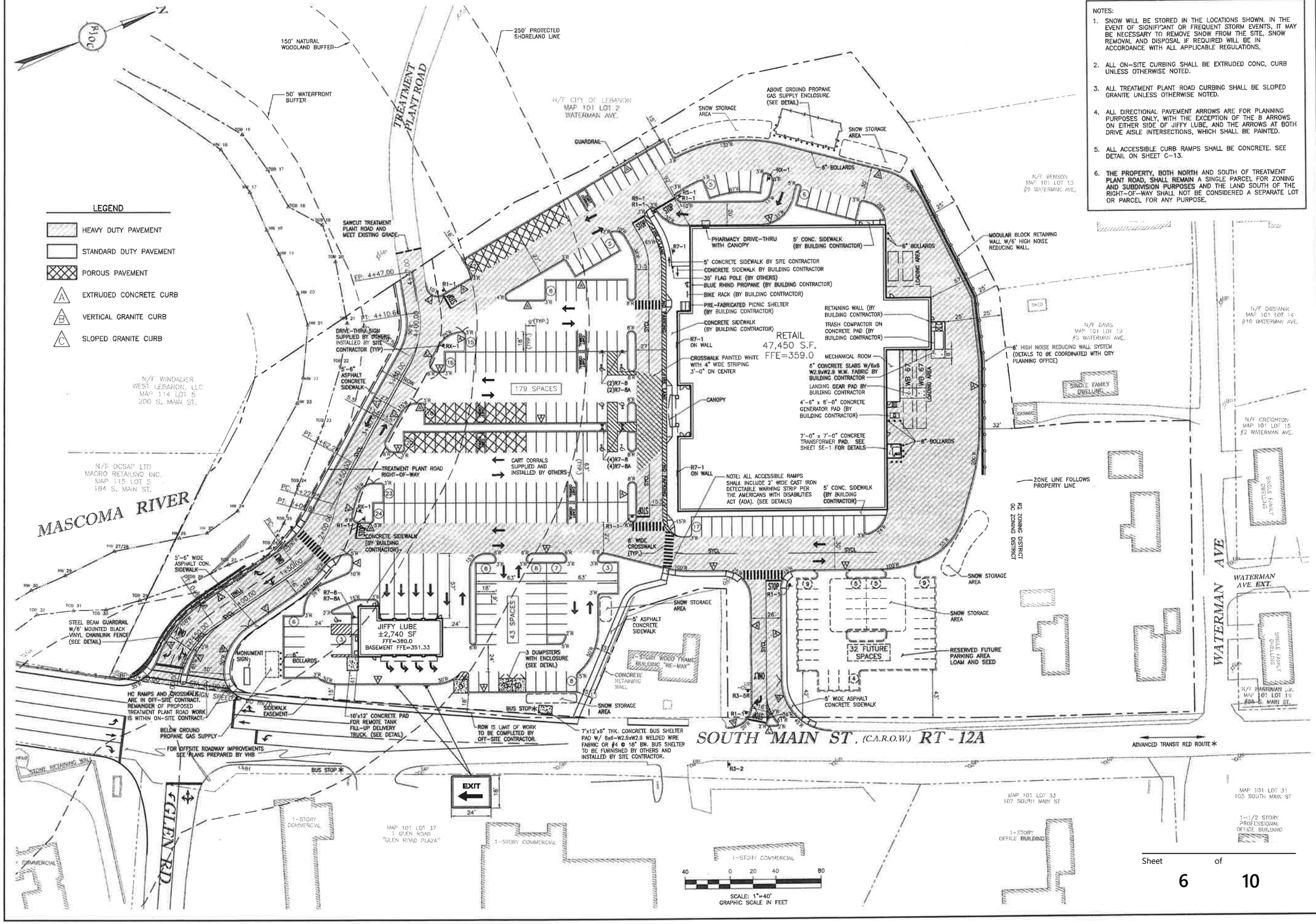
Date	Revision	By

ALTA/ASCM LAND TITLE SURVEY FOR
LEBANON PLAZA ASSOCIATES, LLC
SOUTH MAIN STREET, CITY OF LEBANON, GRAFTON COUNTY, N.H.

0 40' 80' 120' 160' 200'

DECEMBER 01, 2011 SCALE: 1"= 40' PROJ. NO.12054-03

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
PATHWAYS@PATHWAYSCONSULT.COM



No.	Date	Revision
12.	10/19/10	FINAL PLAN SET TO CITY PLANNING
11.	09/13/10	BULLETIN #2
10.	07/19/10	ISSUED FOR SEWER PERMIT
9.	07/15/10	ISSUED FOR FLOODPLAIN PERMIT
8.	07/13/10	ADDENDUM NO. 1
7.	06/25/10	REVISED PER CITY STAFF COMMENTS
6.	06/23/10	ISSUED FOR BIDS
5.	05/28/10	ISSUED FOR PROJECT TRM REVIEW
4.	05/14/10	REVISED PER CITY STAFF COMMENTS
3.	04/16/10	REVISED PAVED PARKING PER PLANNING BOARD COMMENTS
2.	02/22/10	REVISED PER CITY STAFF COMMENTS
1.	02/04/10	ISSUED FOR SITE PLAN REVIEW
No.	Date	Revision

Seal: STATE OF NEW HAMPSHIRE — BRIAN P. DUNDON No. 10460 LICENSED PROFESSIONAL ENGINEER — 10-19-10

Designed by:	JTA
Drawn by:	MCR
Checked by:	RJO/TMD
Scale:	1"=40'
Date:	02/04/2010

Prepared for:
LEBANON PLAZA ASSOCIATES, LLC
600 SOUTH STREET
SUITE 3B5
WALTHAM, MA 02453

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
LEBANON PLAZA
WEST LEBANON, NH

Drawing Name:
SITE PLAN, PARKING AND TRAFFIC CONTROL PLAN

Drawing No.: **C-5**
Project No.: 08005

Sheet 6 of 10

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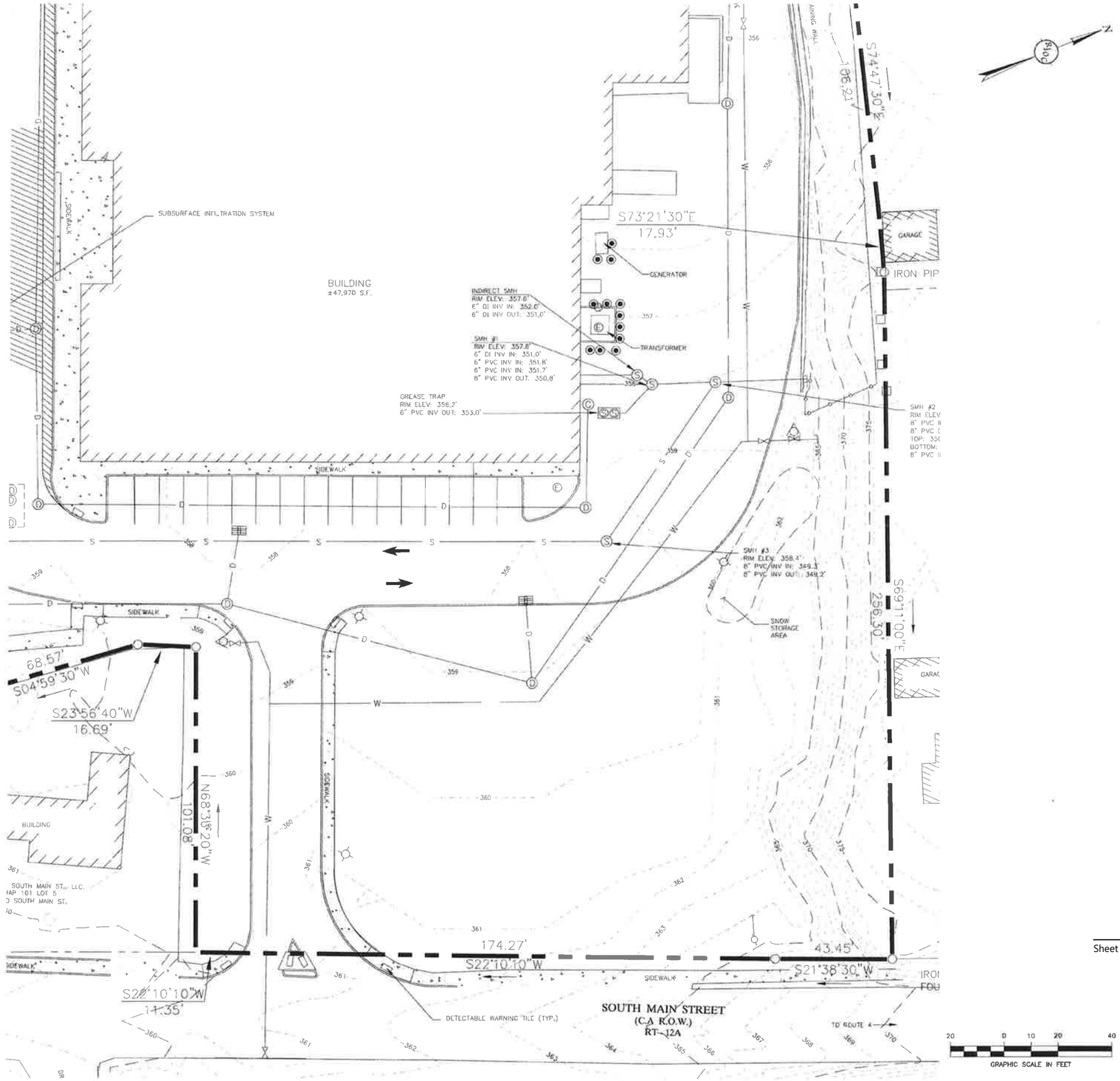
Drawing name: G:\WK\West Lebanon\Second Generation\South Main Street\Main\Site Plan\08005_C-5 PTE.dwg
Oct 19, 2010 - 10:04am



Sheet 7 of 10

No.	Revision	Date
2	ISSUED FOR CONSTRUCTION	08/03/2017
1	SUBMIT FOR SITE PLAN REVIEW	06/07/2017

Seal: STATE OF NEW HAMPSHIRE – ALBERT KOPEK No. 11728 – LICENSED PROFESSIONAL ENGINEER – 8/3/2017

Designed by:	AK
Drawn by:	MCR
Checked by:	AK
Scale:	1"=20'
Date:	06/07/2017

Prepared for:
LEBANON PLAZA ASSOCIATES, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
LEBANON PLAZA
WEST LEBANON, NH

Drawing Name:
EXISTING CONDITIONS PLAN

Drawing No.:
EX-1

Project No.: 17027

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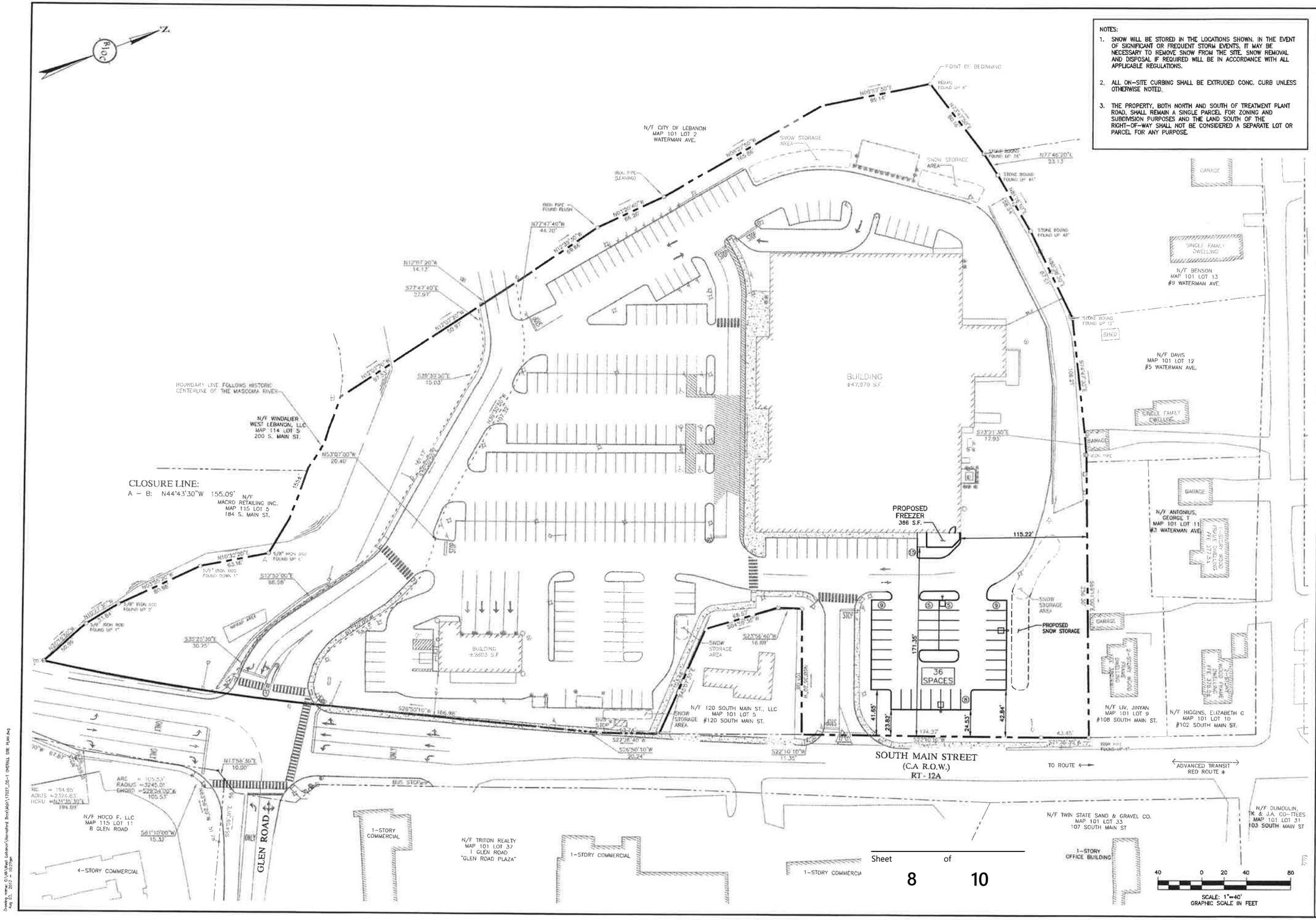
Drawing name: G:\NH\West Lebanon\Hannaford Bros\Math\17027_EX-1 EXISTING CONDITIONS.dwg
Aug 03, 2017 - 10:26am

NOTES:

1. SNOW WILL BE STORED IN THE LOCATIONS SHOWN. IN THE EVENT OF SIGNIFICANT OR FREQUENT STORM EVENTS, IT MAY BE NECESSARY TO REMOVE SNOW FROM THE SITE. SNOW REMOVAL AND DISPOSAL IF REQUIRED WILL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. ALL ON-SITE CURBING SHALL BE EXTRUDED CONC. CURB UNLESS OTHERWISE NOTED.
3. THE PROPERTY, BOTH NORTH AND SOUTH OF TREATMENT PLANT ROAD, SHALL REMAIN A SINGLE PARCEL FOR ZONING AND SUBDIVISION PURPOSES AND THE LAND SOUTH OF THE RIGHT-OF-WAY SHALL NOT BE CONSIDERED A SEPARATE LOT OR PARCEL FOR ANY PURPOSE.



Sheet 8 of 10

No.	Revision	Date
2.	ISSUED FOR CONSTRUCTION	06/07/2017
1.	SUBMIT FOR SITE PLAN REVIEW	06/07/2017

Seal: STATE OF NEW HAMPSHIRE – ALBERT KOPEK No. 11728 – LICENSED PROFESSIONAL ENGINEER 6/5/2017

Designed by:	AK
Drawn by:	MCR
Checked by:	AK
Scale:	1"=40'
Date:	06/07/2017

Prepared for:
LEBANON PLAZA ASSOCIATES, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
FAX: 781-279-0173

Project Name:
LEBANON PLAZA WEST LEBANON, NH

Drawing Name:
OVERALL SITE PLAN PLAN

Drawing No.: **OS-1**

Project No.: 17027

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GENERAL EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

2. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A COMPILATION OF RECORD AND PROPOSED PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW HAMPSHIRE STORM WATER MANAGEMENT MANUAL VOLUME 3 – CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008.

5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

6. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED SILTATION BARRIER TO PREVENT AND/OR CONTROL SILTATION AND EROSION.

7. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

8. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF THE INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
 A. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
 B. STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES).

9. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE TEMPORARY DRAINAGE SWALES & SEDIMENT BASINS. DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

10. THE LOCATION OF TEMPORARY DRAINAGE SWALES AND SEDIMENTATION TRAPS SHALL BE REVISED AS REQUIRED AS CONSTRUCTION PROGRESSES. DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING WATER TO THEM.

11. INLET PROTECTION AND FILTER BAGS SHALL BE PLACED AROUND CATCH BASINS AS REQUIRED DURING CONSTRUCTION.

12. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION.

13. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL SILTATION BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION TO MITIGATE ANY EMERGENCY CONDITION.

14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

15. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).

16. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.

17. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. STRICT COMPLIANCE WITH THIS IS REQUIRED OTHERWISE THE CITY WILL SHUT DOWN THE PROJECT.

18. UPON COMPLETION OF ALL SITE WORK CONSTRUCTION SITE CONTRACTOR SHALL INSPECT ALL ON-SITE CATCH BASINS, DRAINAGE SWALES, AND DETENTION SYSTEMS AND REMOVE ALL SEDIMENT AND TRASH DEBRIS THAT HAS ACCUMULATED WITHIN EACH STRUCTURE DURING THE COURSE OF CONSTRUCTION.

19. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF LEBANON'S ENGINEERING DEPARTMENT SPECIFICATIONS, AND SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS PUBLISHED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

20. DUST CONTROL SHALL BE USED DURING GRADING OPERATIONS. DUST CONTROL METHODS SHALL CONSIST OF DAMPENING THE GROUND WITH WATER.

21. THE CONTRACTOR SHALL BE AWARE THAT SOIL, GRADES AND THE MASCOMA RIVER'S PROXIMITY AT THIS SITE MAKE IT PARTICULARLY SUSCEPTIBLE TO SOIL EROSION AND SENSITIVE TO IT'S CONSEQUENCES. IT SHOULD BE NOTED THAT THE SEDIMENT AND EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROL AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION FOR EACH PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF SEDIMENT AND EROSION CONTROL DEVICES AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.

22. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY SEDIMENT AND EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITIONS, SEASON AND EXPECTED FUTURE CONSTRUCTION ACTIVITIES.

23. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.

24. THE CONTRACTOR SHALL AT HIS EXPENSE SURVEY AND MARK OUT IN THE FIELD THE LIMITS OF CLEARING (SILTATION BARRIER LINE) AND THE TOP OF BANK FOR APPROVAL BY THE TOWN PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING ACTIVITIES.

25. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY SITEWORK.

26. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL. COPIES OF EROSION AND SEDIMENT CONTROL INSPECTIONS SHALL BE SUBMITTED TO CITY ENGINEER.

27. INLET PROTECTION SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTS SHALL ENTER THE ON-SITE DRAINAGE SYSTEM AT ANY TIME.

28. TEMPORARY SEDIMENTATION TRAPS SHALL BE CONSTRUCTED AND USED THROUGHOUT CONSTRUCTION AND SHALL BE PERIODICALLY CLEANED DURING CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION. ALL TEMPORARY SWALES SHALL BE DIRECTED TO THE SEDIMENTATION TRAPS.

29. THE LOCATION OF STONE CHECK DAMS SHALL BE FIELD VERIFIED DURING SITE PREPARATION OPERATIONS BY THE CONTRACTOR.

30. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

31. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.

32. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

33. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

34. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONEOR RIPRAP HAS BEEN INSTALLED.
- OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

35. FOR TEMPORARY SEEDING, USE RECOMMENDATIONS IN TABLE 4.1 OF THE NEW HAMPSHIRE STORMWATER MANAGEMENT VOL 3.

36. ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
 a. LESS THAN 5% IN SLOPE.
 b. AT LEAST 100 FEET FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRAIN INLET OR DITCH).
 c. VEGETATED.
 PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING DISPOSAL.

37. DISTURBED AREAS BORDERING AND DRAINING TO ROADS MUST HAVE AN APPROPRIATE SEDIMENT BARRIER SPANNING THE EDGE OF THE DISTURBANCE TO PREVENT WASHING OF SEDIMENT ONTO ROADWAYS OR INTO ROAD DITCHES.

38. WINTER CONSTRUCTION AND STABILIZATION

GENERAL DESCRIPTION
A PROJECT INVOLVING CONSTRUCTION ACTIVITY EXTENDING BEYOND ONE CONSTRUCTION SEASON WILL REQUIRE MEASURES TO STABILIZE THE SITE FOR THE OVER-WINTER PERIOD. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 85% MATURE VEGETATION COVER, OR RIPRAP BY OCTOBER 15, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION. THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 15 THROUGH MAY 15.

CONSIDERATIONS
WINTER EXCAVATION AND EARTHWORK ACTIVITIES NEED TO BE LIMITED IN EXTENT AND DURATION, TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS.
NO MORE THAN ONE ACRE OF THE SITE SHOULD BE EXPOSED (WITHOUT STABILIZATION) AT ANY ONE TIME. GENERALLY, THE EXPOSED AREA SHOULD BE LIMITED TO ONLY THOSE AREAS IN WHICH WORK WILL OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW OR RAINFALL EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE SPECS COUNCIL OF ENVIRONMENT INTERNATIONAL, INC.
- SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED WORK ARE HAS BEEN FULLY STABILIZED.
- AN AREA IS CONSIDERED "EXPOSED" UNTIL STABILIZED WITH GRAVEL BASE ON A ROAD OR PARKING AREA, PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, OR RIPRAP.
- ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD HAVE ROUTINE MAINTENANCE AND CLEANING COMPLETED, AND SHOULD BE INSPECTED AND REPAIRED AS NEEDED IN PREPARATION FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.

MAINTENANCE REQUIREMENTS
MAINTENANCE MEASURES SHOULD CONTINUE A NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUING FUNCTION.

FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING AS ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

SPECIFICATIONS
TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH
- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEW HAMPSHIRE OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE SPECS COUNCIL OF ENVIRONMENT INTERNATIONAL, INC.
- STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
  - o ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 OR 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).
  - o ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
  - o ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
  - o INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
  - o ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
  - o STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
  - o FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.
  - o INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
  - o ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE SPECS COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
  - o ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
  - o AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION SUCH THAT LESS THAN 12% OF THE SAND PORTION, OR MATERIAL PASSING THE NUMBER 4 SIEVE, BY WEIGHT, PASSES THE NUMBER 200 SIEVE.
  - o SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS. SILT FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PRESENT PROPER EMBEDMENT OF THESE BARRIERS.

39. EROSION AND SEDIMENT CONTROL MONITORING
TO ENSURE THE SUCCESSFUL PERFORMANCE OF EROSION AND SEDIMENT CONTROL MEASURES, IT IS ESSENTIAL TO MONITOR THE CONTROL MEASURES AND OTHER CONSTRUCTION ACTIVITIES, AND TO ADJUST, MODIFY, AND INSTALL ADDITIONAL CONTROLS TO ADDRESS EVOLVING CONDITIONS. DURING CONSTRUCTION, SITE CONDITIONS UNDERGO FREQUENT AND SOMETIMES CONTINUAL CHANGE AS EARTHWORK ACTIVITY PROCEEDS, CONSTRUCTION MOVES FROM ONE PHASE TO ANOTHER, AND DISTURBED AREAS ARE STABILIZED. CHANGING WEATHER CONDITIONS, CONSTRUCTION TRAFFIC, AND OTHER CONDITIONS CAN AFFECT THE CONDITION AND PERFORMANCE OF EROSION AND SEDIMENT CONTROL MEASURES. AS TIME PASSES, EROSION AND SEDIMENT CONTROL DEVICES AND FINISHED OR PARTIALLY STABILIZED SURFACES ARE SUBJECT TO WEAR AND INCIDENTAL DAMAGE. CONTROL MEASURES MUST BE MAINTAINED IN SERVICEABLE CONDITION TO REMAIN EFFECTIVE. BECAUSE OF THESE CHANGING SITE CONDITIONS, THE CONTRACTOR MUST CONTINUALLY MONITOR EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY PERFORM AS INTENDED AND THAT THEY RECEIVE APPROPRIATE AND TIMELY MAINTENANCE. FURTHER, THE CONTRACTOR SHOULD PERIODICALLY EVALUATE GENERAL SITE CONDITIONS, TO ASSESS WHETHER ADDITIONAL MEASURES ARE NEEDED TO PREVENT EROSION AND SEDIMENTATIONS.

40. INSPECTION OF EROSION AND SEDIMENT CONTROLS
THE CONTRACTOR SHOULD ASSIGN A QUALIFIED PERSON OR PERSONS AS NOTED BELOW WHO HAVE THE RESPONSIBILITY AND AUTHORITY FOR THE IMPLEMENTATION, OPERATION, MONITORING, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES TO CONDUCT INSPECTIONS OF EROSION AND SEDIMENT CONTROLS. THE QUALIFIED PERSONNEL SHOULD BE KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORMWATER QUALITY AS WELL AS TO ASSESS THE EFFECTIVENESS OF AY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORMWATER DISCHARGES FROM THE CONSTRUCTION ACTIVITY.

THE PERSON'S RESPONSIBILITIES SHOULD INCLUDE:
- ENSURING MEASURES STIPULATED IN DESIGN PLANS AND PERMIT DOCUMENTS ARE INSTALLED IN THE REQUIRED LOCATIONS;
- INSPECTING THE SITE AND ARRANGING FOR INSTALLATION OF ADDITIONAL CONTROLS WHERE AND WHEN REQUIRED;
- PERIODICALLY INSPECTING BMPS THAT HAVE BEEN INSTALLED TO CONFIRM THAT THE MEASURES ARE FUNCTIONAL AND MEETING THEIR INTENDED PURPOSES, AND ARRANGING FOR CLEANING OR REPAIRS AS INDICATED BY SUCH INSPECTION. EACH MEASURE DESCRIBED IN THIS MANUAL HAS INSPECTION REQUIREMENTS INCLUDED IN THE SECTION ENTITLED "MAINTENANCE". MANY OF THE MEASURES REQUIRE INSPECTIONS AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER; OTHERS REQUIRE DAILY INSPECTION OR ONGOING MONITORING, PARTICULARLY DURING PERIODS OF CONTINUAL RAINFALL. MORE FREQUENT INSPECTIONS THAN THOSE IDENTIFIED IN THE MEASURE MAY BE NECESSARY FOR SITES THAT ARE HEAVILY TRAVELED, WHEN WEATHER CONDITIONS ARE SEVERE, AND BEFORE MAJOR STORMS.
- ARRANGING FOR CORRECTIVE ACTION WHEN CONTROL MEASURES FAIL OR ARE FOUND TO BE OTHERWISE INEFFECTIVE. THE PERSON SHOULD COORDINATE WITH A PROFESSIONAL EXPERIENCED IN EROSION AND SEDIMENT CONTROL (AND ANY APPROVING AGENCY WHEN THAT AGENCY'S APPROVAL IS REQUIRED) TO ASSESS THE REASON FOR FAILURE AND DETERMINE A COURSE OF ACTION TO RESTORE THE FUNCTION OF THE MEASURE, OR INSTALL AN ALTERNATIVE MEASURE.
- ENSURING ALL EROSION AND SEDIMENT CONTROLS ARE PROPERLY INSTALLED AND MAINTAINED ON THE CONSTRUCTION SITE BEFORE PREDICTED MAJOR STORMS. A MAJOR STORM IS DEFINED AS A STORM PREDICTED BY THE NATIONAL OFFICE OF ATMOSPHERIC ADMINISTRATION (NOAA) WEATHER SERVICE WITH WARNINGS OF FLOODING, SEVERE THUNDERSTORMS OR SIMILARLY SEVERE WEATHER CONDITIONS OR EFFECTS.
- MAINTAINING RECORDS OF INSPECTIONS, MAINTENANCE ACTIVITIES, CORRECT ACTIONS, REPAIRS, AND COMPLETION OF PERMANENT STABILIZATION MEASURES.

41. CONTINGENCY MEASURES DURING CONSTRUCTION
THE EROSION AND SEDIMENT CONTROL PLAN SHOULD INCLUDE PROVISIONS FOR ADDRESSING CONSTRUCTION CONTINGENCIES, SPECIFICALLY TAILORED TO THE SITE CONDITIONS AND WATER RESOURCES ASSOCIATED WITH THE PROJECT. AT A MINIMUM, THE CONTRACTOR SHOULD PROVIDE FOR THE FOLLOWING:
- A DESIGNATED RESPONSIBLE PERSON(S) FOR CONDUCTING THE INSPECTION AND THE FOLLOW-UP ADJUSTMENTS AND REPAIRS, WITH THE AUTHORITY TO IMPLEMENT NECESSARY ADJUSTMENTS AND ADDITIONS TO EROSION AND SEDIMENT CONTROLS TO MEET EVOLVING CONDITIONS AND ADDRESS EMERGENCY PROBLEMS. AROUND-THE-CLOCK CONTACT INFORMATION FOR THE PERSON(S) SHOULD BE FURNISHED TO MUNICIPAL AUTHORITIES (AND NHDES PERSONNEL, AS APPLICABLE), TO FACILITATE COMMUNICATIONS DURING EMERGENCY EVENTS.
- A DEDICATED STORK OF COMMON MATERIALS FOR USE IN ADDRESSING EROSION OR SEDIMENT CONTINGENCIES. EXAMPLES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:
  - o SPARE SILT FENCE, HAY OR STRAW BALES, OR EROSION CONTROL MIX FOR USE AS TEMPORARY SEDIMENT BARRIERS.
  - o STOCKPILE OF MULCH MATERIAL FOR USE IN STABILIZING AREAS DAMAGED BY WEATHER OR CONSTRUCTION, ALONG WITH MULCH ANCHORING MATERIALS.
  - o SPARE EROSION CONTROL MAT.
  - o STOCKPILE(S) OF STONE SUITABLE FOR REPAIRING CONSTRUCTION EXITS, CHECK DAMS, AND CHANNEL LININGS.

DEMOLITION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.

3. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS. HOWEVER, REUSE OF ASPHALT, BRICK AND CONCRETE FOR FILL OR BASE MATERIALS IS ALLOWED SUBJECT TO THE CONTRACTOR OBTAINING ANY REQUIRED PERMITS AND REGISTRATIONS FROM AUTHORITIES HAVING JURISDICTION (e.g. ABC PERMIT FROM DEC) AND SUBJECT TO MATERIAL MEETING THE GRADATION REQUIREMENTS FOR SPECIFIED MATERIALS.

4. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES WHETHER DESIGNATED ON THESE DRAWINGS OR DISCOVERED IN THE FIELD. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE. ALL CAPPING/REMOVAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/ENTITY STANDARDS.

5. ALL EXISTING LIGHT POLES, BASES, FIXTURES AND CONDUITS SHALL BE DISCONNECTED, ABANDONED, REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.

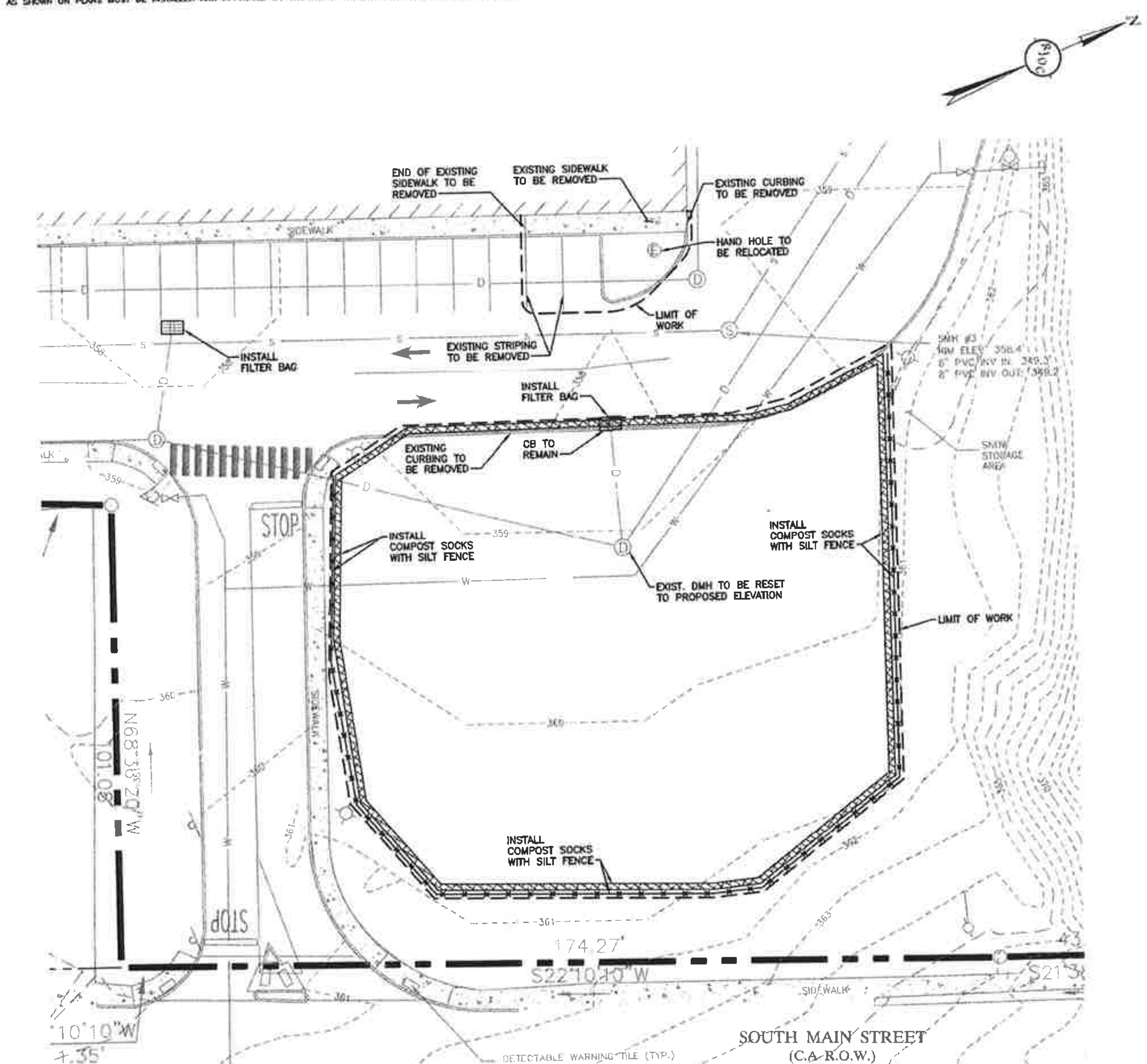
6. EXISTING BITUMINOUS CONCRETE PAVEMENT TO BE REMOVED CAN BE RECLAIMED AND REUSED ON-SITE IN BASE MATERIALS IF IT MEETS REQUIRED GRADATION OF CRUSHED GRAVEL (NHDOT ITEM 304.3) BASE MATERIALS EXCEPT IN TREATMENT PLANT ROAD/EASEMENT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW SITE DRAINAGE AND UTILITIES WHICH ARE TO REMAIN AND/OR BE CONSTRUCTED.

8. DEMOLITION ACTIVITY ON SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS CONTROLLED ON-SITE.

9. SOIL BORING WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.

12. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES THE ON-SITE EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLANS MUST BE INSTALLED AND APPROVED BY THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.



No.	Revision	Date
2.	ISSUED FOR CONSTRUCTION	08/03/2017
1.	SUBMIT FOR SITE PLAN REVIEW	06/07/2017

Seal: STATE OF NEW HAMPSHIRE – ALBERT KOPEK No. 11728 – LICENSED – PROFESSIONAL ENGINEER – 8/3/2017

Designed by:	AK
Drawn by:	MCR
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Scale:	1"=20'
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Project Name:
LEBANON PLAZA
WEST LEBANON, NH

Drawing Name:
GENERAL NOTES, DEMOLITION AND EROSION CONTROL PLAN

Drawing No.: **C-1**
Project No.: 17027

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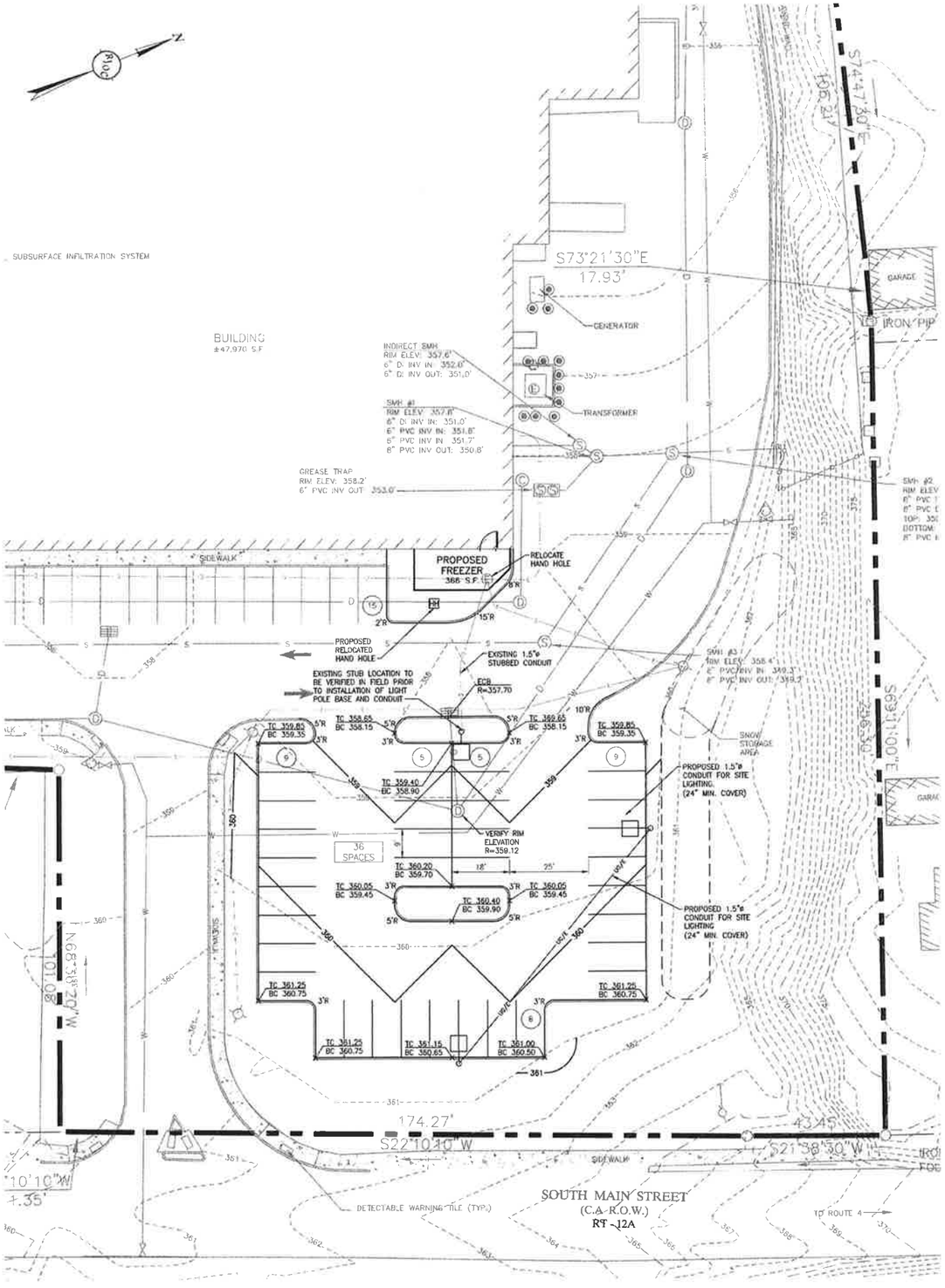
Sheet 9 of 10

Drawing name: G:\NH\West Lebanon\Hannaford Bros\Main\17027_C-1 GENEREAL NOTES-DEMOLITION & EROSION CONTROL PLAN .dwg Aug 03, 2017 - 10:22am



GRADING AND UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 DUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
3. THE EXISTING UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO EXCAVATION AND CONSTRUCTION.
4. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
5. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASUREMENTS INSTALLED, THE CONTRACTOR SHALL COMMENCE WITH THE DEMOLITION ACTIVITIES WITH THE EXISTING STRUCTURE AND EARTHWORK ACTIVITIES TO ROUGH GRADE THE SITE.
6. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 5 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND FEDERAL OSHA REGULATIONS.
9. EXCAVATION PERMIT FROM THE LEBANON PUBLIC WORKS WILL BE REQUIRED FOR EXCAVATIONS IN PUBLIC WAYS (IF REQUIRED).
10. ELECTRIC, TELEPHONE, CABLE CROSSING, WATER/SEWER MAIN SHALL BE ENCASED IN CONCRETE. SEE DETAIL.

PARKING AND TRAFFIC CONTROL NOTES

1. ALL PARKING LOT CURBING SHALL BE EXTRUDED CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE. CURBING IN PUBLIC WAY SHALL BE GRANITE.
2. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
3. ALL STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH. SEE PLANS AND DETAILS FOR DIMENSIONS.
4. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW WITH 2 COATS OF PAINT. THERMOPLASTIC PAINT SHALL BE USED IN PUBLIC RIGHT-OF-WAY.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS, DETAILS AND DIMENSIONS OF CONCRETE SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT UTILITY ENTRANCE LOCATIONS.
6. PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY.
7. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
8. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. SNOW WILL BE STORED IN THE LOCATIONS SHOWN. IN THE EVENT OF SIGNIFICANT OR FREQUENT STORM EVENTS, IT MAY BE NECESSARY TO REMOVE SNOW FROM THE SITE. SNOW REMOVAL AND DISPOSAL IF REQUIRED WILL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
10. ALL ON-SITE CURBING SHALL BE EXTRUDED CONC. CURB UNLESS OTHERWISE NOTED.

AS-BUILT PLAN REQUIREMENTS

1. AS-BUILT PLANS SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LEBANON REQUIREMENTS.
2. CONDUIT INVERT ELEVATIONS AT CROSSINGS WITH EXISTING DRAINAGE PIPES, SEWER PIPES, AND WATER PIPES SHALL BE OBTAINED PRIOR TO BACKFILLING OF CONDUIT.

Sheet 10 of 10

No.	Revision	Date
4.	ISSUED FOR CONSTRUCTION	06/03/2017
3.	SITE LIGHTING CONDUIT LAYOUT	07/12/2017
2.	REVISED PER SITE PLAN REVIEW COMMENTS	06/27/2017
1.	SUBMIT FOR SITE PLAN REVIEW	06/07/2017

Seal: ALBERT KOPEK No. 11728 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

Designed by:	AK
Drawn by:	MCR
Checked by:	AK
Scale:	1"=20'
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Project Name:
LEBANON PLAZA
WEST LEBANON, NH

Drawing Name:
GRADING, UTILITY AND SITE PLAN

Drawing No.: **C-2**
Project No.: 17027

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Drawing Name: Z:\Mc\Wet Lebanon\Planset Brad\Mech\17027_C-2 GRADING-UTILITY & SITE PLAN.dwg
Apr 20, 2017 - 10:42pm

DRAFT

LEBANON MINOR SITE PLAN COMMITTEE
CITY COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
NOVEMBER 14, 2024 1:30 PM

MEMBERS PRESENT: Tim Corwin (Deputy Planning Director), Leigh Hayes (Building Official), Jeff Libbey (Deputy Fire Chief) (REMOTE), Rod Finley (City Engineer)

MEMBERS ABSENT: None

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1. CALL TO ORDER

Mr. Corwin called the meeting to order at 1:30pm. Deputy Fire Chief Libby said is attending remotely because he had several medical calls and was unable to get to City Hall on time. He said there was no one else in the room with him.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin said that the Staff recommends that neither of the Minor Site Plan applications on the agenda have the potential for regional impact.

A MOTION was made by Tim Corwin that the applications on the agenda do not have the potential for regional impact. The motion was seconded by Leigh Hayes.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

3. PUBLIC HEARING ITEMS

A. BRI Hanover Street, LLC, 190 Hanover Street Ext (Tax Map 48, Lot 5), zoned R-O-1: Applicant proposes to convert the third story of the existing office building to three (3) residential units. PB2024-44-MSP

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION was made by Tim Corwin that the application of BRI Hanover Street, LLC, 190 Hanover Street Ext (Tax Map 48, Lot 5), zoned R-O-1 PB2024-44-MSP is complete enough for the Minor Site Plan Review Committee to accept jurisdiction and commence review. The motion was seconded by Rod Finley.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

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

Ms. Elizabeth Loughran was present on behalf of the applicant. She explained that she purchased the property at 190 Hanover Street. She said the bottom floor is occupied by tenants. She said she would like to convert the top floors to two, one-bedroom apartments and one, two-bedroom apartment.

She said there would be no changes to the footprint of the building, and there is existing parking with 24 existing spaces, which is more than required. She said the project would add three kitchens and 3 ½ bathrooms.

The group discussed the tenants on the first floor of the building, which include a medical office. They discussed whether additional handicap-accessible parking spaces would be needed. They also discussed the sprinkler system already installed in the building, and lead paint requirements that the new apartments would have to meet.

Mr. Corwin explained that this committee was created to give applicants and staff the chance to have technical discussions about the building permitting process and to answer applicants' questions. He said the committee hopefully can process smaller applications quickly.

Deputy Chief Libbey said, since the residential properties would be above commercial space, the applicant would need to ensure that pull stations are installed leading to the exterior of the building, and alarms with strobe lights in the apartments. He noted emergency lighting and exit signage, and appropriately sized windows for egress are also recommended.

Mr. Finley said he had been working at Pathways when this plan was developed; he said he wanted to disclose the information because it could be a potential conflict of interest. He said he had planned to do a pre-permit meeting with inspectors and other officials.

Mr. Corwin said this application has an existing site plan for the property, and this application is an amendment to that site plan because the applicant is changing the use. He said there may be aspects of the approved site plan that are inconsistent with the current site plan regulations, but they could require that the site be maintained per the approved site plan. He said one of the one of the default conditions of approval is that, prior to issuance of the Certificate of Occupancy,

staff will visit the site and inspect the property for conformance with the approved site plan.

Mr. Hayes asked which entrance tenants would use, and Ms. Loughran said it would be the front entrance. She said the plan is for tenants to use the parking spaces on the south side (left side of lot). She said signage would be used to direct tenants and clients of the businesses where to park (visitor spaces noted, etc). Mr. Hayes asked about future plans to add additional residential units and Ms. Loughran said they are not sure they will do that. Mr. Corwin also reminded her that there is an Impact Fee related to conversion of an office building to residential space.

Mr. Corwin opened the public comment portion of the public hearing.
Mr. Corwin closed the public comment portion of the public hearing.

A MOTION was made by Tim Corwin that the Lebanon Minor Site Plan Committee APPROVE the application of BRI Hanover Street, LLC, regarding 190 Hanover Street Extension (Tax Map 48, Lot 5), zoned R-O-1, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to convert the third story of the existing office building to three (3) residential units, as shown on a plan sheet titled "Site Plan for 190 Hanover Street" prepared by T&M Associates, dated April 14, 1997, as revised April 27, 1998, and as further revised by the applicant as included with the November 14, 2024 Minor Site Plan Committee agenda packet, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.

2. A building permit must be applied for and issued within two (2) years of the date of this approval.

Conditions to be Satisfied Prior to Application for a Building Permit

3. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

4. The development shall be subject to the City of Lebanon impact fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted in May 2024. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

5. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

6. All improvements depicted on the plan set shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Minor Site Plan Committee in accordance with the Site Plan Review Regulations.
The motion was seconded by Leigh Hayes.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

B. 254 DC HWY, LLC, 254 Dartmouth College Highway (Tax Map 109, Lot 65), zoned GC: Applicant proposes (a) to construct a +/-544 sq. ft. addition to the existing building to be used as a garage for the cleaning and vacuuming of vehicles and (b) install a 12 ft. by 40 ft. storage trailer per Section 211.2 of the Zoning Ordinance. PB2024-45-MSP

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION was made by Tim Corwin that the application of 254 DC HWY, LLC, 254 Dartmouth College Highway (Tax Map 109, Lot 65), zoned GC PB2024-45-MSP is complete enough for the Minor Site Plan Review Committee to accept jurisdiction and commence review. The motion was seconded by Leigh Hayes.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

Mr. Paul Roberts and Mr. Mark Horne were present on behalf of the applicant. He said the project involves building a 16x34-foot garage for the company to house and maintain their vehicles (for the livery business). He said the project would not require additional parking spaces. He said the main existing building was built pre-1980 and had been used for car sales.

Mr. Roberts said they have a fleet of about 18 cars. He said the business' hours of operation are from 8:00 in the morning till 5:00 in the afternoon at the office. He said it goes to an answering service during the evening and the operation itself runs 24/7 and we have cars that are all over

the place. He said no one is at the office after five o'clock usually. He described the business activities.

Mr. Corwin noted that a trailer that has been installed at the property was never permitted and said he suggested that be included as a part of the site plan application. He said it is shown on the site plan submitted. Mr. Robert said a permit had been obtained through the City. Mr. Corwin said it should not have been granted because it requires site plan approval. He said he would look into the circumstances behind which the permit was granted. Mr. Horne said there is no longer a trailer on the site, but they have installed a container that holds tires.

Mr. Hayes asked about the 1,500-gallon and 500-gallon tanks (underground) on the proposed septic plan. He said one of them appears to be where the new garage is supposed to be located. Mr. Hayes said if they are planning to park vehicles in the garage, they will need an oil / water separator will be required.

Mr. Roberts said a new septic system has been submitted to the City and approved by the state. He said the 1,500-gallon and 500-gallon underground tanks are not currently on the site – they are part of a proposed septic plan submitted (included in the agenda packet materials) if the main system fails. Mr. Roberts said he will contact the designer and ask him to submit an updated septic plan. Mr. Hayes noted that the location of the proposed tanks (for the proposed back-up plan) will not be convenient if they have to be used if the main system fails.

Mr. Horne said they have rental space on the second floor of the building. Mr. Hayes said adding a second tenant space is going to have building code and site plan changes that will need to be approved before any other tenants are brought into that building.

Mr. Roberts said a new well had to be drilled on the property behind the parking lot. He said they were not aware the existing well was contaminated before he bought the property.

Deputy Chief Libby asked if the cars would be kept in the garage overnight. Mr. Roberts said the 18 or so cars on site would be parked in the parking lots in parking spots. Mr. Corwin said parking would have to be discussed if a second tenant moves into the building.

Mr. Finley said stormwater regulations or stormwater treatment do not seem to be included in the checklist for this project. Mr. Corwin said there are applicable requirements for a site plan that would apply to this project as well. He said the City is looking for reasonable measures to be made to control or treat stormwater in a site plan. Mr. Roberts said some swales and storm drains have been installed throughout the property area. Mr. Roberts said they may need to use the garage to wash cars. Mr. Hayes said that the garage will have to be attached to an approved sewage disposal system if that’s the case. Mr. Roberts said the designer was told the system needed to be sized to handle that. Mr. Finley said the system for an office is designed for 250 gallons of water per day. He said even if it is upsized it to 300 gallons per day, it is not taking into account any water coming from washing cars so it may need to be upgraded further.

Mr. Roberts said the trailer is not on pavement. Mr. Corwin and Mr. Finley said the plans appear to show it located on pavement. Mr. Finley noted there is an open culvert in front of the garage

and suggested they could build a small bioretention area adjacent to the garage as well. Mr. Finley said he could provide the standard spec details for a bioretention area.

Mr. Corwin noted that there are some differences in the plans that were created by Mr. Finley for Pathways for proposed self-storage use in 2019. Mr. Corwin said the plans were approved but not built. He said they need to make sure what's on the current owner's plans must match what's on the site. He noted the past plans did not have striped spaces in the parking lot and Mr. Roberts said they did stripe the parking lot. Mr. Corwin said the 2019 plans included proposed landscaping along the front of the building and asked if some of that could be included in the current plans. Mr. Roberts said there are three or four trees planted in front of the building. Mr. Corwin said adding an additional tree would be sufficient.

Mr. Corwin opened the public comment portion of the public hearing.
Mr. Corwin closed the public comment portion of the public hearing.

A MOTION was made by Tim Corwin that the Lebanon Minor Site Plan Committee approves the application of 254 DC HWY, LLC, regarding 254 Dartmouth College Highway (Tax Map 109, Lot 65), zoned GC, for Site Plan Review pursuant to Sections 3.1.C and 3.2 of the Lebanon Site Plan Review Regulations to construct a +/-544 sq. ft. addition to the existing building to be used as a garage for the cleaning and vacuuming of vehicles and to install a 12 ft. by 40 ft. storage trailer per Section 211.2 of the Zoning Ordinance, as shown on a plan sheet submitted by the applicant included with the agenda packet November 14, 2024 meeting of the Minor Site Plan Committee, dated October 15, 2024, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

General Conditions

1. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.

2. A building permit must be applied for and issued within two (2) years of the date of this approval.

Conditions to be Satisfied Prior to Application for a Building Permit

3. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the Department of Public Works:
a) Add a stormwater bioretention area to the rear of the proposed garage and include a construction detail.
b) Add a tree at the front of the property to the west of the property using an acceptable tree per Section 6.2 of the Site Plan Review Regulations.

The applicant shall provide the Planning and Development Department with a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

Conditions to be Satisfied Prior to the Issuance of a Building Permit

4. The development shall be subject to the City of Lebanon impact fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted in May 2024.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

5. The impact fee calculated pursuant to Condition of Approval #6 shall be paid.

6. All improvements depicted on the plan set shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Minor Site Plan Committee in accordance with the Site Plan Review Regulations.

7. The applicant shall obtain NHDES approval of a septic plan that accounts for the wastewater generated by the proposed use.

The Motion was seconded by Rod Finley.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

Mr. Hayes noted that, if the proposed framed walls of the garage will be 10 feet tall or higher, they will need an engineered design.

4. OTHER BUSINESS

None

5. APPROVAL OF MINUTES - July 11, 2024

A MOTION was made by Jeffery Libbey to approve the Minor Site Plan Review Committee Meeting Minutes of July 11, 2024. The Motion was seconded by Tim Corwin.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Libbey
Voting Against – None

****The MOTION was approved (3-0 with Mr. Finley abstaining).***

Mr. Corwin said he is working on amending the site plan regulations to clarify that Mr. Hayes will be added as an official member of this committee and the Planning Director will serve as the Chair of this committee. He said he will be designated as Staff to the Committee.

4. ADJOURNMENT

A MOTION was made by Leigh Hayes to adjourn the meeting at 2:50pm. The Motion was seconded by Rod Finley.

Roll Call Vote:
Voting For – Mr. Hayes, Mr. Corwin, Mr. Finley, Mr. Libbey
Voting Against – None

****The MOTION was approved (4-0).***

The meeting adjourned at 2:50pm.

Respectfully submitted,
Paula Roux
Recording Secretary