LEBANON PLANNING BOARD
MARCH 17, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

1. Call to Order

A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 500 175 691#). If you have trouble accessing this meeting, please email Tim Corwin.

2. Notice of Regional Impact

3. Public Hearing Items

A. **XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3**: Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). **PB2025-05-EXT - Continued from February 24, 2025**

B. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. **PB2024-48-SPRCUP -Continued from February 10, 2025**

C. **Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3:** Request for approval of a Boundary Line Adjustment between Lot 136-22, Lot 136-23, and Lot 136-24, and a Voluntary Lot Merger of Lot 136-24 and Lot 136-25. **PB2025-08-BLAVLM**

D. **Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC:** Request for Site Plan Review to construct a +/-880 sq. ft. drive-through refreshment stand/coffee shop within the existing parking lot, together with associated site improvements. **PB2025-09-SPR**

E. **Grafton County Economic Development Council, Inc. & North Country Council, Inc., 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L:** Applicant requests an extension of time per Section 8.4.A.3 of the Site Plan Review Regulations to achieve active and substantial development and per Section 4.10.B to obtain a building permit pursuant to a site plan approved on March 20, 2023 (PB2022-48-SPR) to construct an expansion of the existing parking lot. **PB2025-10-EXT**

4. Study Items

A. **Strategic Plan** - Annual Goals and Workplan

B. Consideration and possible action on Zoning change recommendations to City Council.

5. Other Business

6. Approval of Minutes

A. February 10, 2025

7. Adjournment

The order of agenda items is subject to change.

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

River Park
West Lebanon, NH

March 13, 2025

Lebanon Planning Board
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: River Park West Lebanon, Request for Extension

Dear Board Members:

As I noted at the last hearing, I will not be able to attend the third scheduled hearing on XYZ Dairy's request for a 2-year extension (PB2025-05-EXT) on Monday, March 17, 2025. I respectfully ask that the Board make a final decision, as it is impossible for XYZ to make business decisions and/or advance this project while kept in this limbo.

Despite this matter now requiring a third public hearing– in addition to the four hearings held on the previous request (PB2024-34-EXT) from July to November, 2024– the question before you is quite simple: does the Planning Board support River Park or not?

Granting a two-year extension request allows the River Park project a chance to proceed, acknowledges XYZ's property rights and investments to-date in the project, and accommodates for the obstructions XYZ has faced from the City of Lebanon Administration.

Denying the requested extension— or seeking to rationalize a shorter extension— would align the Board with the disproven opinions and overturned actions of the Lebanon Planning Staff, create further obstructions for the project, and further diminish any chances of progress at River Park.

XYZ Dairy does not believe the opinions expressed in the lateset Staff Memo and previous communications are relevant to your decision and misstates some of the facts and history of this project. XYZ has continued to provide this board with all necessary information.

Whether the Staff and Board believe that XYZ has provided too much information, or too little information, has varied from hearing to hearing. We can't solve that Goldilocks dilemma, other than to reiterate that XYZ has been transparent and provided all relevant information to the Board, Staff, and public throughout the 18 years that we have pursued Mixed Use, Smart Growth, and Public Access to the Connecticut River in West Lebanon.

XYZ Dairy will continue to protect our property rights and approvals as necessary and fulfill all conditions in our Notice of Action as long as municipal action does not continue to put roadblocks in the way of implementation.

This application is before the Planning Board and has been duly advertised and noticed to all abutters pursuant to regulations of the City of Lebanon.

Additional information is provided herein.

Sincerely,

David Clem
Manager, XYZ Dairy, LLC

The logic and business realities of the requested two-year extension

River Park was approved as a Phased Development in the original decision by the Lebanon Planning Board. There were seven (7) phases with two years between phases to file a building permit application for the next phase. The logic of the two year time period, as discussed in numerous public hearings during the entitlement process, was twofold: first, to allow the previous phase to be absorbed/rented by the marketplace; second, to allow one year for the architects/engineers to prepare construction drawings for the subsequent phase sufficient for the Lebanon Building Inspector to grant a building permit.

This was clearly outlined in the Notice of Action, prepared by the Lebanon Planning Staff and voted on by the Planning Board duly constituted at the time of the Site Plan and Subdivision Applications. It is my presumption that the Notice of Action and the Motions for Site Plan and Subdivision Approval were reviewed by municipal counsel at the time.

There have been amendments to the original Notice of Action regarding River Park, including one to amend the phasing to allow the multi-family residential to be the second phase of River Park. No amendments have changed the two-year time period between phases.

Appeal of Staff Actions, leading to N.H. Superior Court Decision

As this Planning Board is aware, the City of Lebanon Building Inspector on February 1, 2024, just prior to retiring, sent XYZ Dairy, LLC a letter terminating our building permit for 1 River Park, the first building phase of the development. A decision the former Building Inspector would later testify involved numerous members of the Lebanon Planning Department and City Manager's office and was an unprecedented action during his decades in the Lebanon Planning Department.

The Staff's decision was appealed to the Lebanon Building Code Board of Appeals and was overturned 4-1.

The City subsequently appealed their decision to the State Building Code Board of Appeals and they reversed the decision on narrow grounds. This Planning Board has been provided the information regarding all of the administrative appeals. However, in that State Building Code Board of Appeals decision, the Assistant N.H. Attorney General who wrote the decision suggested that XYZ may have a municipal estoppel claim against the City of Lebanon; namely, that we had relied on information previously provided by City officials regarding the building permit,

commencement of construction, and the long standing precedent in Lebanon that "off site work" including the modification of design drawings and bidding by construction managers constituted work.

Based on the language of this decision, XYZ did file a municipal estoppel claim in Grafton County Superior Court. The Court ruled that the City had improperly terminated our building permit and the permit was restored. The Court also ruled that our Site Plan expiration date be extended by eleven months and two days for the first phase, due to the building permit appeals process, the only matter before the Court at the time. This Grafton County Court decision overturned the previous action of this Planning Board not to grant an extension of the time allowed to complete the so-called Phase 1 Infrastructure improvements.

11 Months vs. 2 Years: either way, 3 months have already gone by

On November 12, 2024, the Planning Board voted to deny River Park's first request for extension while the N.H. Superior Court had the municipal estoppel case under consideration. The timing of the Board's decision was up to the Board, Staff, and Legal Counsel.

On November 25, 2024 the N.H. Superior Court judge provided an 11 month extension for Phase 1 as part of the Omnibus Order granting a Preliminary Injunction and Temporary Restraining Order

The Court was not asked to address the Phasing Schedule for the entire project, which is why XYZ resubmitted the application to extend each phase of River Park to this Planning Board by two years.

The Judge's decision specifically countered the logic the City of Lebanon Planning Staff, Legal Counsel, and Planning Board in it's November 12, 2024 Notice of Action:

> **"The Court is unpersuaded by the City's argument that XYZ should have completed the Phase 1 infrastructure work without a building permit. As Chet and David Clem testified, the City cannot reasonably expect a developer to pursue infrastructure work without a building permit for the associated building project."** *N.H. Superior Court Omnibus Order, 11/25/2024, pg. 24.*

Having now had our position on these matters confirmed by the Court, and the City's request for reconsideration rejected by the Judge on December 24, 2024, XYZ must once again seek to re-start the multifaceted processes necessary to re-commence the project yet again.

On January 13, 2025, the Planning Board determined that the Judge's decision was sufficient "new, material information" to take up the second requested extension.

Additional roadblocks since Superior Court decision

Subsequent to the Judge's November 25, 2024 decision granting the 11 month extension related to Phase 1, XYZ has been faced with the following additional challenges from the Lebanon Administration and Planning Processes:

1. The Lebanon Planning Director questioned the life science research use at River Park, in issuing an opinion on December 6, 2024 that risked putting other, existing life science companies in Lebanon at risk of non-conformity.
    a. As a result, the Lebanon City Council brought forth a Zoning Amendment to address these issues.

2. The Lebanon DPW has proposed a new, additional $100,000 requirement prior to the temporary relocation of the City's no-easement pipe. This falls outside of the Conditions of the Site Plan Approvals, and is outside of the City's regulatory authority as it is the State of NH DES that regulates stormwater, and the October 30, 2020 memo from the NH DES that addresses the relevant State requirements.

3. In the 112 days (3.5 months) since that ruling, the Lebanon Planning Board has convened three public hearings (January 10, 2025, February 24, 2025, March 17, 2025) on this matter without resolution or decision. That 3/11ths of the extension granted by the Superior Court has been spent navigating Lebanon's procedural process speaks to the pace of municipal delay that makes it impossible for the project to proceed.
    a. Had the extension been granted in 2024 as requested, XYZ could have re-mobilized for the start of the 2025 construction season in two weeks, April 1, 2025.
    b. Instead, as this process drags out and additional challenges are posed, XYZ cannot enter into contractual relationships with necessary project partners.

Staff's Faulty and Disproven Determinations; information previously provided

Of note, in defense of our property rights and in pursuit of this project, for the past 18 years, XYZ has had to repeatedly and successfully disprove the Staff's faulty assumptions and failure to support a project the citizens of Lebanon voted overwhelmingly in favor of. Most recently, in the November 12, 2024 Notice of Action **PB2024-40-AAD,** this Board overturned the Staff's faulty determination that XYZ had failed to complete Conditions necessary for construction of Phase 1 to commence. XYZ had, in fact, complete the four material conditions.

The remaining two conditions, as XYZ acknowledged throughout, were pending and dependent upon the Staff completing its review of the Security Agreement (third party inspection, Condition #4) to allow the Construction Manager to proceed with all on-site conditions (e.g. silt fencing, Condition #5).

In its February 24, 2025 Staff Memo the Lebanon Planning Staff raise the *same* issues that XYZ already addressed in its August 12, 2024 presentation and September 5, 2024 email. This material was provided to the Staff and Board, *again*, via email on February 25, 2025.

Staff's failure to support the project

The Lebanon Planning Department– ostensibly charged with facilitating economic development in Lebanon– has proposed no alternative solution, does not seek to solve the issues they have created, and in their latest Staff Memorandum now request to forgo their job responsibilities as it relates to the River Park project.

> **6. Conditions of Approval. Should the Board grant the requested extension, staff recommends that the Board require that all future determinations relative to the applicant's compliance with the Board's conditions of approval be made directly by the Planning Board (in lieu of staff making such determinations). Staff believes this arrangement would be beneficial to all parties.** *Staff Memorandum, PB2025-05-EXT, February 24, 2025 PB Mtg.*

The Planning Board's suggestion at the last hearing that XYZ was "only delayed 11 months" misses the point, ignores the burdensome reality faced by a private property owner seeking to pursue an approved project against unnecessary and disproven obstructionist actions, and only substantiates our concern that further costly delays will follow since only XYZ feels any repercussions from the Staff's actions and delays.

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 17, 2025 Meeting

Staff Memorandum – PB2024-48-SPRCUP – *con't from 2/10/25*

APPLICATION INFORMATION

Agenda Item:
3.B

Application ID:
PB2024-48-SPRCUP

Application Type:
Site Plan Review and Conditional Use Permit for expanded vehicular storage area for existing vehicular sales use

Property Location & Tax Map
51 Evans Drive (Tax Map 78, Lot 40, Plot 200)

Applicant/Property Owner:
Cicotte Holdings, LLC

Zoning District:
Residential Office One

Future Land Use Map:
Mixed Use

Property Size:
+/-3.32 acres *(per applicant's site plan)*

Overlay Districts:
- Wetlands Conservation District
- Floodplain District

LEGAL NOTICE

Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. PB2024-48-SPRCUP

PLANS AND APPLICATION MATERIALS

New:

- Letter dated March 3, 2025, from Daniel A. Nash, PE, of Advanced Geomatics & Design (description of revisions; 2 pages)
- Letter dated March 12, 2025, from Daniel A. Nash, PE, of Advanced Geomatics & Design (description of additional revisions and application package update; 1 page)
- Application for Waivers dated January 27, 2025, last revised March 12, 2025 (2 pages)
- Document titled, "Perimeter Landscape Exhibit," prepared by AGD, dated February 14, 2025 (1 page)
- Plan set titled, "Lebanon Nissan – Site Plan Amendment," prepared by Advanced Geomatics & Design, dated November 12, 2025, last revised March 12, 2025, PN: 23-006 (12 sheets)
- Lighting specifications by RAB (14 pages)

Plans and application materials submitted for the February 10, 2025 Planning Board meeting were included in the February 10th meeting agenda packet posted on-line here.
(https://lebanonnh.portal.civicclerk.com/event/2225/files/attachment/4466)

WAIVER REQUESTS

Pursuant to the attached revised Application for Waivers (dated 27 Jan 25, last revised 12 Mar 25) the applicant requests waivers or partial waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations, as follows (listed in the order as they appear in the attached Application for Waivers):

1. **Article VI Design Requirements** – The applicant is proposing to redevelop only a portion of the property. However, the Site Plan Review Regulations apply to the entire lot and not just the portion of the property that the applicant proposes to redevelop. Therefore, the applicant is requesting a general waiver from having to comply with the Article VI design requirements outside of the specific area of the lot proposed to be redeveloped.

2. **Section 5.1.E.16** – "Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements."

3. **Section 6.5.D.5** – "The development, except for those in rural lands and heavy industrial zoning districts, shall install sidewalks along the street frontage(s) in order to support a walkable community that has continuous connections between existing and planned sidewalks."

4. **Section 6.7.B.2** – "The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level[.]"

5. **Section 6.2.E.3** *(incorrectly identified as 6.5.E.3 on the Application for Waivers)* – "Any parking area containing three or more rows of parking shall be planted along the perimeter as stated above, and also shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed."

6. **Section 6.2.E.4** *(incorrectly identified as 6.5.E.4 on the Application for Waivers)* – "Any single or double row of parking longer than 100 feet shall be dispersed every 100 feet or less by a landscaped bed that is at least 8 feet by 8 feet, exclusive of curbing."

As noted under Staff Comments below, a waiver is also needed from the following:

7. **Section 6.2.E.2** – "The end of each row of parking shall have a landscape bed to protect any vehicle parked next to a travel lane. End beds shall be at least 8 feet in width, except for corner radii, shall be long enough to protect tree roots and vehicles parked in the adjacent parking spaces, and shall be planted with deciduous trees for shade."

As discussed under Staff Comments below, waivers may also be needed from the following:

8. **Section 6.5.E.3** – "Parking spaces shall measure a minimum of 9 x 18 feet."

9. **Section 6.5.E.4** – "Aisles between parallel rows of spaces shall be a minimum of 24 feet wide."

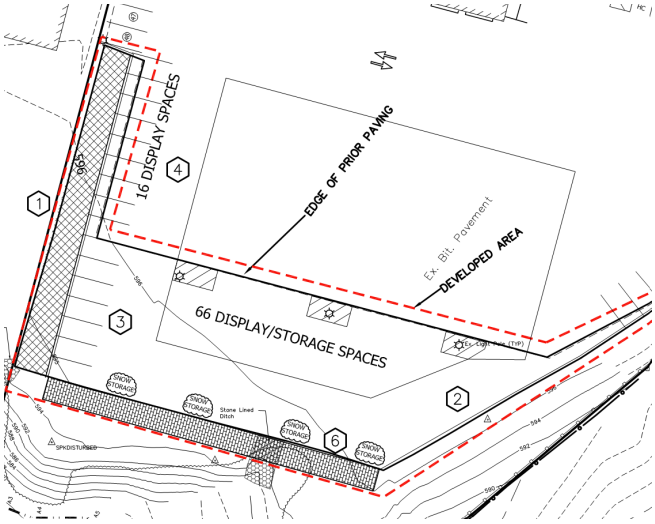
STAFF COMMENTS

- Related to the requested waivers from Section 6.2.E.3 and 4, a waiver from Section 6.2.E.2 is also needed. Staff recommends that the applicant add Section 6.2.E.2 to the Application for Waivers as a matter of completeness (the revised Application for Waivers may be submitted to the Board at the hearing).

- As noted in the attached letter dated March 3, 2025, from Dan Nash, PE, one of the changes to the plan set made since the hearing was opened on February 10th is as follows:

  -Vehicle storage. We have revised the vehicle storage/display area to be a large block. This is due to the changing needs of this space as new vehicles arrive for sale. The earlier plan indicated spaces to arrive at a basis for the calculation, although the parking arrangement may be as dictated by storage requirements.

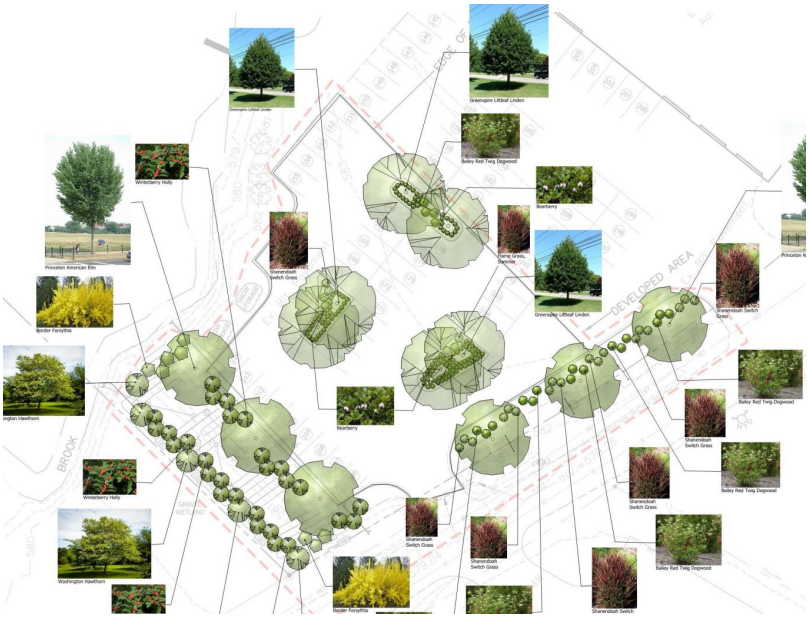
  For direct comparison, below are side by side images of the 66-space parking storage area as originally proposed and as revised:



- In either case – whether the 66-space parking area is striped or unstriped – waivers are needed from the parking lot landscaping requirements of Sections 6.2.E.2, 3 and 4.

- Section 6.5.E.3 requires parking spaces to measure a minimum of 9 x 18 feet, and Section 6.5.E.4 requires aisles between parallel rows of spaces shall be a minimum of 24 feet wide. Without striping, it is not possible to verify whether these requirements are satisfied. Consequently, staff recommends that the applicant request waivers from Sections 6.5.E.3 and 4.

- With respect to the proposed unstriped parking area, whether the City's land use regulations (Zoning Ordinance and Site Plan Review Regulations) should address vehicular storage areas specifically is a valid policy question; but currently they do not. Staff is not specifically aware of any site plans that have been approved for vehicular storage areas that aren't striped and that do not comply with the applicable parking area landscaping requirements of Section 6.2.E and the parking area design requirements of Section 6.5.E. For example, a similar parking lot expansion project was recently approved for the Volvo dealership across Route 120 at 175 Heater Road (PB2023-01-SPR) with the parking spaces striped and the required landscaping provided, as illustrated in this excerpt from the approved landscaping plan:



Attachments

cc: Cicotte Holdings, LLC
Dan Nash, PE, Advanced Geomatics & Design
File

3 March 2025

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Conditional Use Permit and Site Plan Amendment Applications
Lot 78-40-2, 51 Evans Drive
PB2025-04-FMAJSPRCUP

Dear Mr. Corwin:

We provide the additional revisions following in support of the CUP and Site Plan applications for 51 Evans Drive:

Plan revisions

-Parking numbers. The one space discrepancy between the calculated spaces and the tally on the cover sheet was due to rounding. We have carried the rounding to the cover sheet so the numbers match on the calculation sheet, the site plan and the cover sheet tally.
-Flood mapping. The flood plain line is shown on sheet X-1 as it is shown on the flood plain map. Our surveyor is in the process of obtaining a LOMR.
-Landscaping. The landscape plan has been revised. The southern portion of the site has a natural 15' landscape buffer (actually 30-40 ft wide). A calculation sketch is attached to the waiver request.
-Lighting. Attached are cut sheets for the lighting fixtures. The CCT on the cut sheets is indicated to be 3000, the city limit. (see attached)
-Vehicle storage. We have revised the vehicle storage/display area to be a large block. This is due to the changing needs of this space as new vehicles arrive for sale. The earlier plan indicated spaces to arrive at a basis for the calculation, although the parking arrangement may be as dictated by storage requirements.
-Legend. The legend has been modified to include the pervious pavers and the flood line.

Please let me know if you need any further materials to support this application.

Sincerely,

Daniel A. Nash, PE
Principal

51 Evans Drive
City of Lebanon
3Mar25

CC: Cicotte Holdings, LLC

Attachments:
-lighting cut sheets
-Waiver Requests
-perimeter landscape worksheet

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12 March 2025

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Conditional Use Permit and Site Plan Amendment Applications
Lot 78-40-2, 51 Evans Drive
PB2025-04-FMAJSPRCUP

Dear Mr. Corwin:

We provide the additional revisions following in support of the CUP and Site Plan applications for 51 Evans Drive. These revisions arise from the 3Mar25 plan set and our 4 Mar25 meeting.

Plan revisions
-Cover Sheet. New/revision date.
-Sheet C-2. Additional note on display area: No striping.
-Landscaping. The landscape plan has been revised. The plan aligns with data shown on Sheet C-2.

Application Package Update
-Updated waiver requests.
-The stone lined ditch adjacent to the paver area will be replaced with the pavers.
-The dashed line adjacent to the solid line at the edge of the parking area. The dashed line represents the storage area prior to paving. The solid line is the new paving area, adjacent to the former edge of paving.
-The landscaping to be planted is outside of the paver area and does not conflict with it.

Please let me know if you need any further materials to support this application.

Sincerely,

Daniel A. Nash, PE
Principal

Attachments:
-Updated Waiver Requests

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City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: Cicotte Holdings, LLC

Project Name: Nissan Auto Sales & Service

Project Address: 51 Evans Drive

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria *(See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations)*:

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section 6 of the (*circle one*) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because _____

   We request a general waiver for having to satisfy the Site Plan regs for the portion of the site outside of the area proposed for development. The proposed improvement add a mere 21 spaces of vehicle display storage.

2. Section 5.1.E.16 (*circle one*) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (*circle one*) **Criteria A / Criteria B** because _____

   We request a waiver from having to measure and count trees in the existing vegetative buffer. The existing southern portion of the site has a substantial amount of natural, undisturbed vegetation, well in excess of the 15' requirement.

3. Section 6.5.D.5 (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

We request a general waiver for having to provide sidewalks along the property frontage. This property has two very long frontages and does not generate any pedestrian traffic. There are sidewalks on the opposite side of Evans Drive and Route 120 that appear to adequately serve pedestrian traffic.

4. Section 6.7.B.2 (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

Normally, light spill is a concern in residential areas. However, in commercial and industrial areas, public safety prefers light spill to provide better illumination for areas they have to observe to prevent unwanted activity.

5. Section 6.5.E.3 (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

There are no double rows of parking. The large display/storage area is not striped. Vehicle arrangement varies with inventory needs.

6. Section 6.5.E.4 (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

The long single rows along the property line are adjacent to a 15' landscape strip. The regulations allow the board to exclude the requirement for separate islands in this case.

7. Section ___ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

_____

_____

_____

8. Section ___ of the (*circle one*) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

_____

_____

_____

SIGNATURE

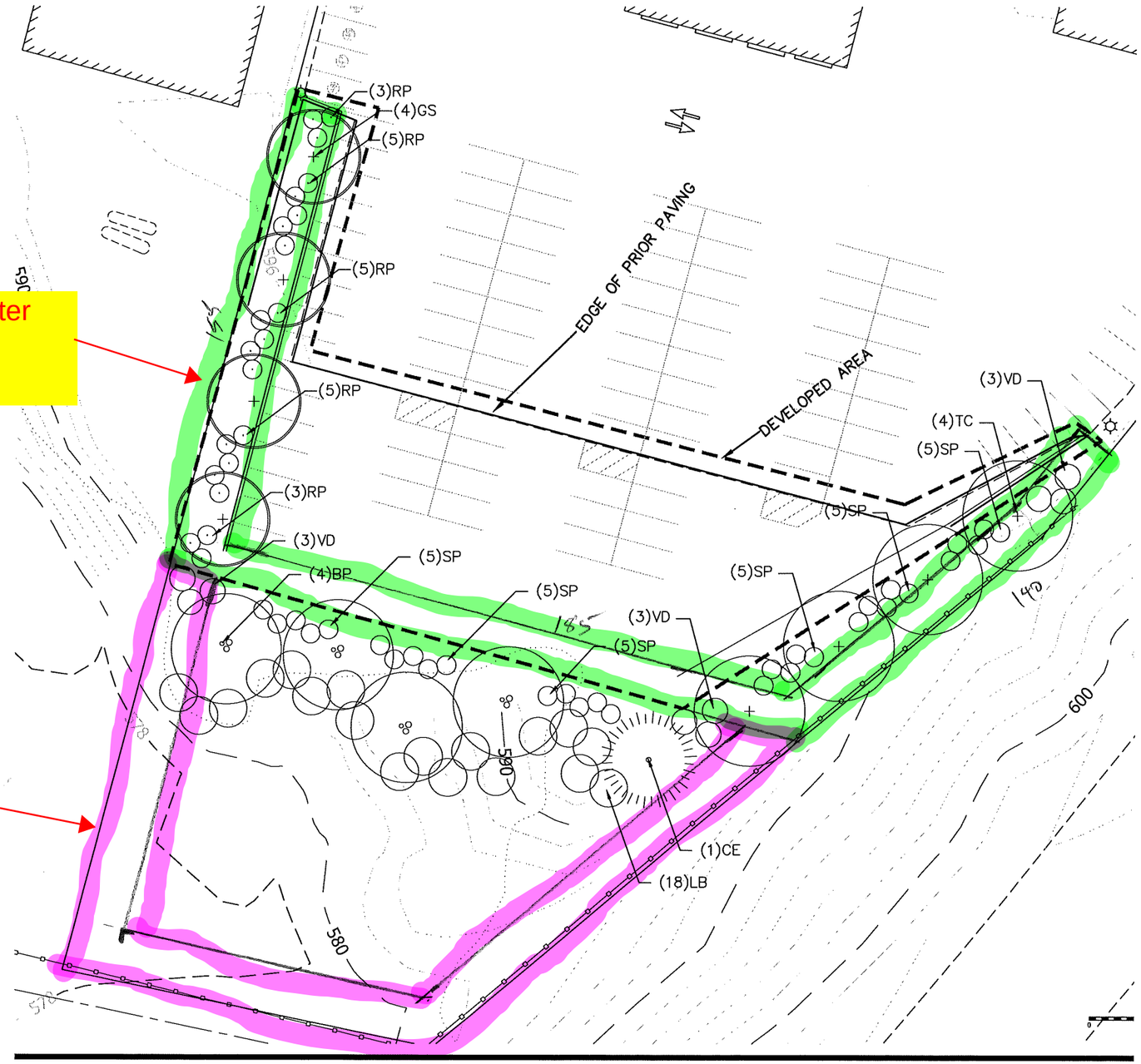
I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: for owner _____ Date: _____

27Jan25
Rev. 3Mar25
Rev. 12Mar25

Proposed Perimeter Landscape Area. Area=7,200sf

Existing Perimeter Landscape Area. Existing vegetation, undisturbed natural buffer. Actually greater that 15'.



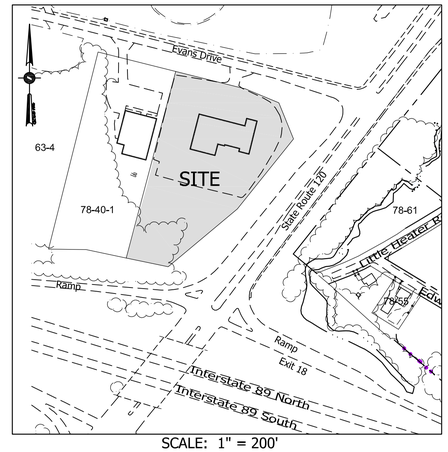
155
185
140
480 Perim
x15
7,200SF Perim L.S.

Perimeter Landscape Exhibit
AGD/DAN
14Feb25

LEBANON NISSAN

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT



SCALE: 1" = 200'

OWNER/APPLICANT
CICOTTE HOLDINGS, LLC
PO BOX 600
LEBANON, NH 03766

CONSULTANTS

CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatics@comcast.net

LAND SURVEYOR-TOPO
CHRIS PATON, LLS
PATON LAND SURVEYS, LLC
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156

LANDSCAPE DESIGN
MARA ROBINSON
MARA LANDSCAPE DESIGN
16 MYRTLE AVENUE
NEWBURYPORT, MA 01950

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6	SITE PLAN	C-1
7	DETAILED GRADING PLAN	C-2
8	PAVER PANEL DETAIL	C-3
9	LANDSCAPE PLAN	L-1
10	LIGHTING PLAN	L-2
11	SITE DETAILS	D-1
12	EROSION CONTROL DETAILS	D-5

ZONING COMPARISON - R-O-1 DISTRICT

	EXISTING	PROPOSED	REQUIRED
LOT SIZE	3.32+/- Ac	3.32+/- Ac	10,000SF
FRONTAGE: (EVANS DRIVE)	302'	302'	200'
FRONT YARD: (EVANS DRIVE)	72'	72'	20'
FRONT YARD: (ROUTE 120)	70'	70'	20'
SIDE YARD: (TO WEST)	94'	94'	15'
REAR YARD: (I-89)	334'	334'	20'
GROSS FLOOR AREA (s.f.):	16,348sf	16,348sf	
% BLDG.COVERAGE	11.3%	11.3%	25%
IMPERVIOUS AREA (sf)	96,375sf	108,926sf	
% IMPERVIOUS COV.	66.7%	75.4%	NONE
HEIGHT - ONE STORY	30±'	30±'	45' max.
USE: VEHICULAR SALES			
PARKING (REG./HC.)			
VEHICULAR SALES	26/2	26/2	27(1/600SF)
SERVICE BAY (12)	46/2	46/2	48(4/BAY)
DISPLAY/STORAGE	88	109	-
TOTAL	160/4	181/4	
LOADING SPACES	1	1	-
BICYCLE SPACES	0	3	3

NOTES:

1. THIS PARCEL IS SHOWN AS LOT 78-40-2 THE LEBANON TAX MAPS PHYSICAL ADDRESS IS 51 EVANS DRIVE.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED R-O-1.

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 7937
LICENSED
PROFESSIONAL ENGINEER

12MAR2025 STAFF COMMENTS
~~3MAR2025 STAFF/PB COMMENTS~~
~~27JAN2025~~
~~12NOV2024~~
SITE PLAN AMENDMENT
PN: 23-006

EXISTING LEGEND

- Boundary Corner
- Iron Pipe (Found)
- Rebar (Found)
- Stone Monument (Found)
- Survey Traverse Point
- Survey Control Disk
- Shrub
- Hardwood Tree
- Softwood Tree
- Cleanout
- Utility Pole
- Light Pole
- Bollard Light
- Light
- Utility Pole Anchor
- U.g. Electric Junction Box
- U.g. Electric Transformer
- U.g. Telephone Box
- U.g. Cable Tv Box
- Curb Stop
- Gate Valve
- Fire Hydrant
- Drilled Well
- Monitor Well
- Catch Basin
- Drain Manhole
- Sewer Manhole
- Riser
- Telephone Manhole
- Electric Manhole
- Communication Manhole
- Propane Tank
- Sign

EXISTING LEGEND(CONT.)

- X 66.9 — Spot Elevation
- Approximate Boundary Line
- Approximate RIght-Of-Way Line
- Existing 1'/2' Contour
- 760 — Existing 5'/10' Contour
- Curb
- Edge Of Pavement
- Edge Of Gravel
- Painted White Line
- Painted Yellow Line
- OET — Overhead Electric/Telephone
- OHE — Overhead Electric
- OHT — Overhead Telephone
- UETC — U.g. Electric/Telephone/Cable
- Edge Of Brook/River
- Edge Of Wetland
- Guard Rail
- Stonewall
- Wire Fence
- Chainlink Fence
- Rail Fence
- D — Drain Line
- UD — Underdrain Line
- W — Water Line
- S — Sewer Line
- FM — Sewer Forcemain
- UGE / E — U.g. Electric
- UGT — U.g. Telephone
- Edge Of Woods
- Retaining Wall
- UGP — U.g. Propane
- Edge Of building

PROPOSED LEGEND

- BOLLARD
- C.O. — CLEANOUT
- UTILITY POLE
- UTILITY POLE ANCHOR
- LIGHT POLE
- LIGHT
- SEWER MANHOLE
- DRAIN MANHOLE
- RISER
- CATCH BASIN
- YARD DRAIN
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- COMMUNICATION MANHOLE
- PROPANE TANK
- U.G. TELEPHONE BOX
- U.G. CABLE TV BOX
- U.G. ELECTRIC JUNCTION BOX
- U.G. ELECTRIC TRANSFORMER
- GATE VALVE
- CURB STOP
- FIRE HYDRANT
- DRILLED WELL
- SIGN
- 5 — PARKING SPACE NUMBER
- HANDICAP PARKING SPACE
- SWTD — STORM WATER TREATMENT DEVICE
- DETECTABLE SURFACE (TRUNCATED DOME)
- ×66.93 — SPOT ELEVATION
- UD — UNDERDRAIN
- D — DUMPSTER
- BR — BIKE RACK

PROPOSED LEGEND(CONT.)

- DUMPSTER FENCE
- PAINTED/NO PARKING
- 762 — 2' CONTOUR
- 760 — 10' CONTOUR
- GAS LINE
- DRAIN LINE
- UNDERDRAIN LINE
- WATER LINE
- SEWER LINE
- SEWER FORCEMAIN
- U.G. ELECTRIC
- UGT — U.G. TELEPHONE
- U.G. ELECTRIC/TELEPHONE
- UETC — U.G. ELECTRIC/TELEPHONE/CABLE
- (RET.) — RETAINING WALL
- (RET.) — REDI-ROK RETAINING WALL
- CENTERLINE ROAD
- CURB
- EDGE OF WOODS
- LIMIT OF DISTURBED
- BARRIER FENCE
- UNDERGROUND PROPANE TANK
- BUILDING ADDITION
- TW = ?? — TOP OF WALL ELEVATION
- GT — GREASE TRAP/GRIT-OIL SEPARATOR
- 100 YEAR FLOODLINE
- PAVEMENT PAVERS

NOTES:

1. Lower case text on all plan sheets indicates existing data.
2. UPPER CASE TEXT ON ALL PLAN SHEETS INDICATES PROPOSED DATA.
3. THIS SHEET IS INTENDED TO BE A GENERAL SHEET FOR ALL PROJECTS. ITEMS IN THIS LEGEND MAY NOT APPEAR ON ALL SHEETS IN THIS PLAN SET.

SHEET 2 OF 12

#	REVISIONS	DATE
1		

LEGEND FOR LEBANON NISSAN IN LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE — DANIEL A. NASH — No. 9537 — LICENSED PROFESSIONAL ENGINEER

SURVEYED:	
DESIGNED:	
DRAWN:	DAN
CHECKED:	DAN
DATE:	12NOV2024

LEBANON NISSAN

LEGEND

G-1

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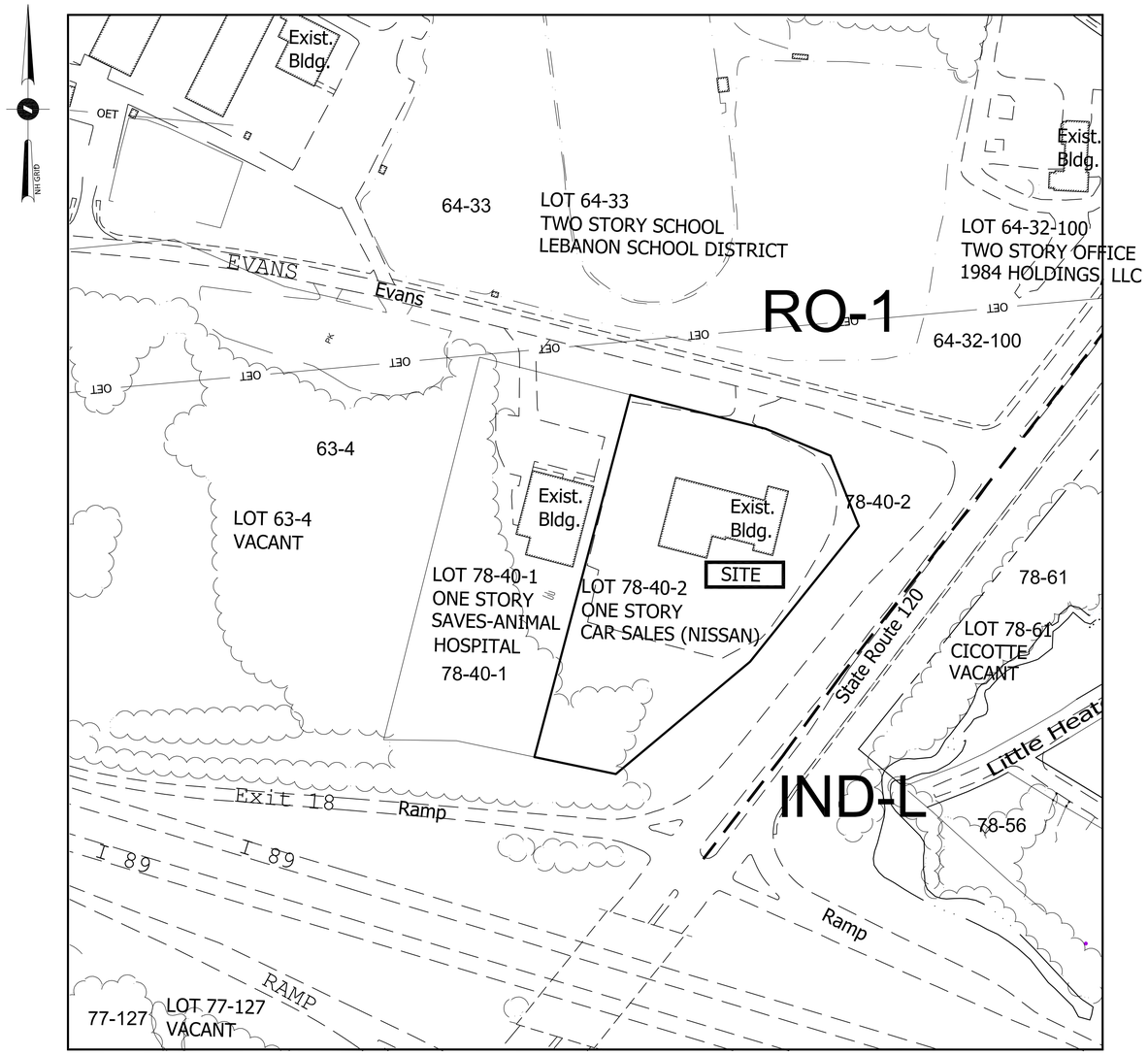
DWG: 23006\LEGEND



0 50 100 150 Meters
0 100 200 300 400 500 Feet

SHEET 3 OF 12

#	REVISIONS	DATE
1	STAFF COMMENTS	27JAN25

OVERALL PLAN
FOR
LEBANON NISSAN
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
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E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL
NASH
No. 9757
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	12NOV2024

LEBANON NISSAN

OVERALL PLAN

OA-1

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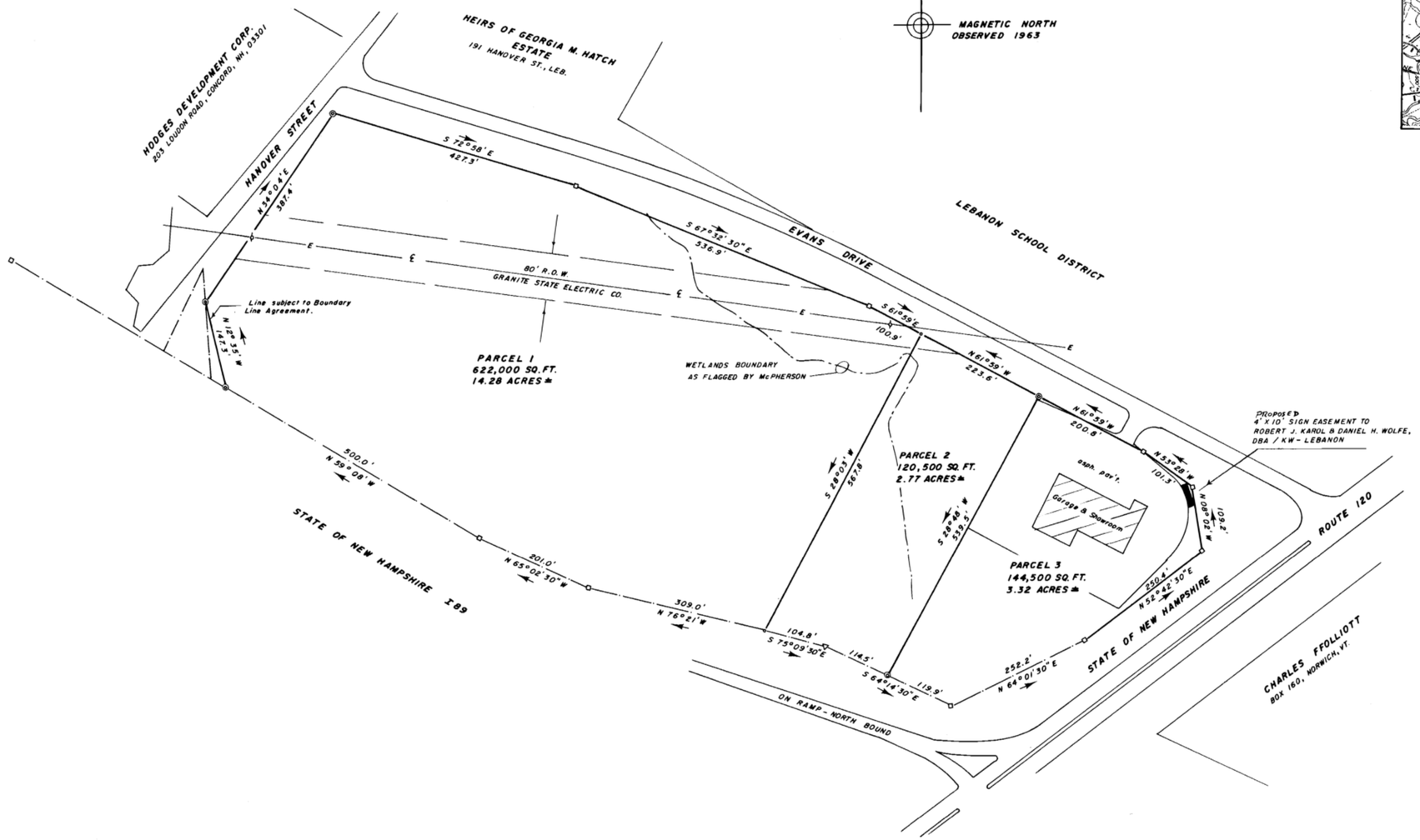
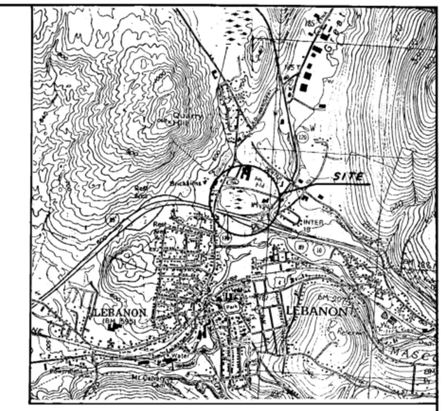
ADVANCED GEOMATICS & DESIGN

DWG: 23006-OA

012771
GRAFTON COUNTY
REGISTRY OF DEEDS
RECEIVED 9:18 Am July 30, 1990
RECORDED: LIBER 1871 FOLIO 152
EXAMINED, ATTEST Carol A. E. Hiatt
REGISTER

Plan # 6670





LOCUS MAP

LEGEND

- EXISTING IRON PIPE
- EXISTING STATE HWY. CONC. BOUND
- BOUNDARY POINT.
- SET IRON ROD
- HWY. FENCE
- UTILITY POLE
- E — POWER LINE

SHEET 4 OF 12

NO. 116 KENNETH A. LECLAIR — LICENSED LAND SURVEYOR — STATE OF NEW HAMPSHIRE

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT SHOWN HEREON AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

K A LeClair

0 100 200 300 400 500

TAX MAP 7 LOTS 30 & 31

ANNEXATION PLAN
PARCEL 2 TO PARCEL 1

SMITH AUTO. SALES, INC.
ROUTE 120, EVANS DRIVE & HANOVER STREET
GRAFTON COUNTY LEBANON, N.H.
Scale 1" = 100' **Date** NOV. 15, 1988
REVISED MARCH 10, 1989
REVISED 12/14/89, SIGN EASEMT.
Proj. No 60587A

K. A. LECLAIR ASSOC., Inc. **Civil Engineers**
HANOVER, N.H.

AA-4-87

UNOFFICIAL COPY

NOTES:

1. PAVEMENT ADDED PRIOR TO SITE PLAN APPROVAL.

SHEET 5 OF 12

#	REVISIONS	DATE
2	FEMA FLOOD LINE	3MAR2025
1	ADD WETLANDS	14JAN2025

EXISTING CONDITIONS PLAN
FOR
LEBANON NISSAN
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
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STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9937
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	12NOV2024

LEBANON NISSAN

EXISTING CONDITIONS

X-1

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ADVANCED GEOMATICS & DESIGN

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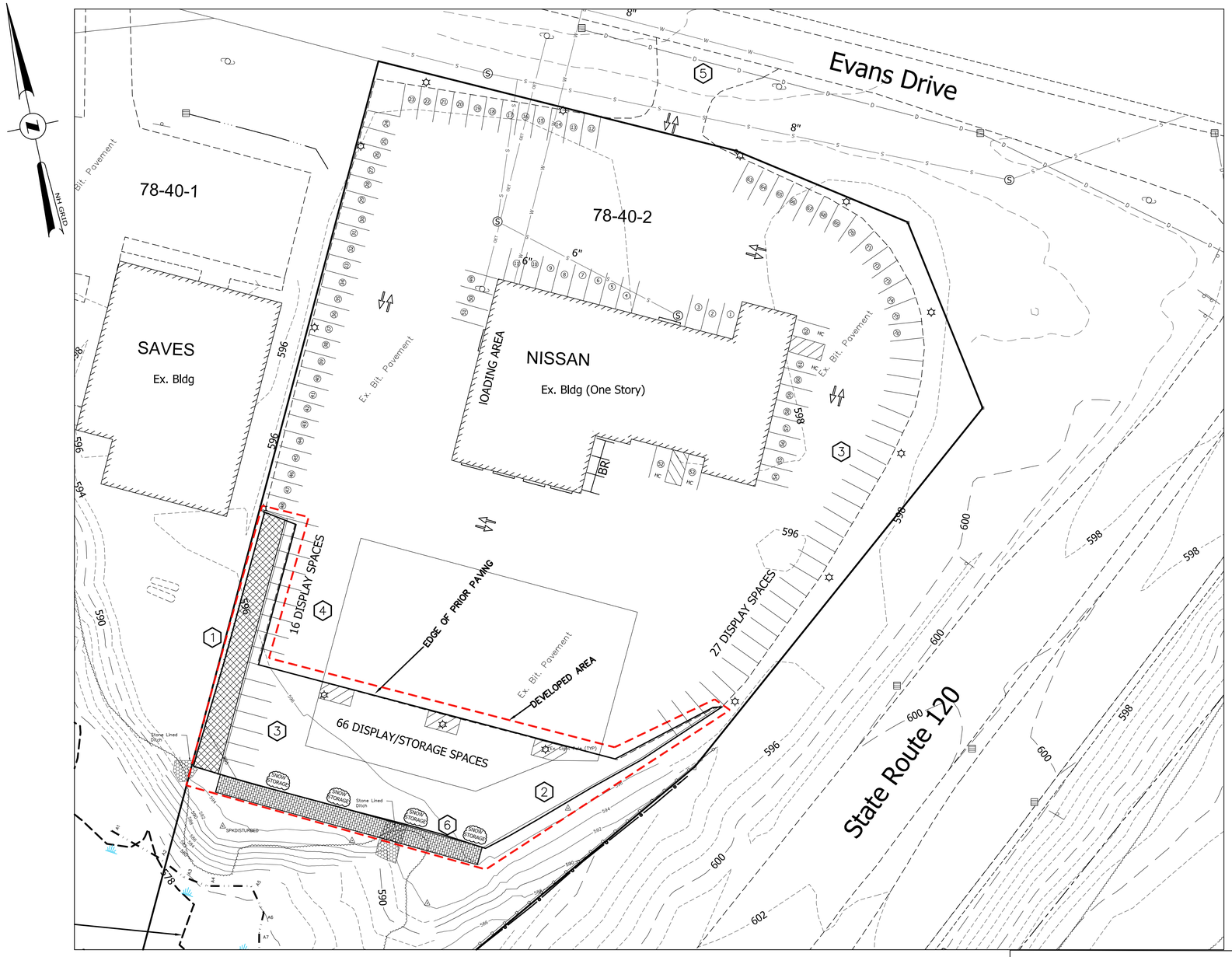

SITE PLAN

KEY:
-TRAFFIC ARROW
BR -BIKE RACK

30 0 15 30 60 120
SCALE: 1" = 30'

NOTES:

1. LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
2. AREA OF PAVEMENT PLACED BEFORE PERMIT=14,416sf+/-.
   PAVEMENT TO BE REMOVED=1,865sf+/-.
   NET NEW PAVEMENT=12,551sf+/-.
3. VEHICLE PARKING/DISPLAY SPACES 9X18 TYPICAL.
4. 24' AISLE
5. SITE DISTANCE GREATER THAN 300', BOTH DIRECTIONS.
6. PAVEMENT PAVERS

SHEET 6 OF 12

#	REVISIONS	DATE
1	STAFF COMMENTS	27JAN25

SITE PLAN
FOR
LEBANON NISSAN
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE DANIEL NASNJ No. 39937 LICENSED PROFESSIONAL ENGINEER

SURVEYED:	PATON
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	11/22/2024

LEBANON NISSAN

SITE PLAN

C-1

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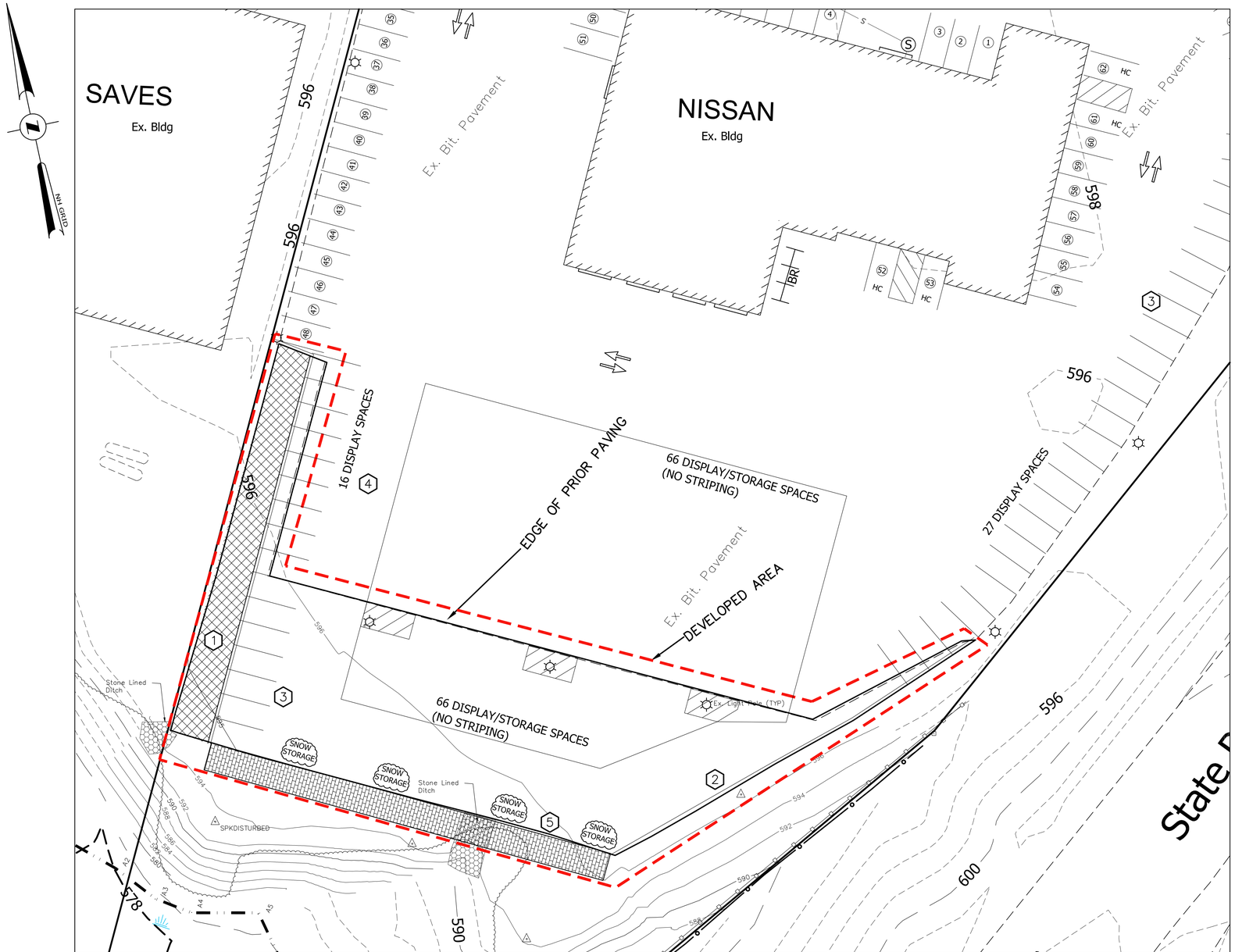
ADVANCED GEOMATICS & DESIGN

DWG: M:\23006-PL.DWG



DETAILED GRADING PLAN

KEY:
-TRAFFIC ARROW
-BIKE RACK

SCALE: 1" = 20'

NOTES:

1. LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
2. AREA OF PAVEMENT PLACED BEFORE PERMIT=14,416sf+/-.
   PAVEMENT TO BE REMOVED=1,865sf+/-.
   NET NEW PAVEMENT=12,551sf+/-.
3. VEHICLE PARKING/DISPLAY SPACES 9X18 TYPICAL.
   REQUIRED SPACES (RETAIL SALES, SERVICE ARE NUMBERED)
4. 24' AISLE
5. PAVEMENT PAVERS

SHEET 7 OF 12

#	REVISIONS	DATE
2	STAFF COMMENTS	12MAR2025
1	STAFF COMMENTS	27JAN25

DETAILED GRADING PLAN
FOR
LEBANON NISSAN
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9937
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	PATON
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	12NOV2024

LEBANON NISSAN

DETAILED GRADING PLAN

C-2

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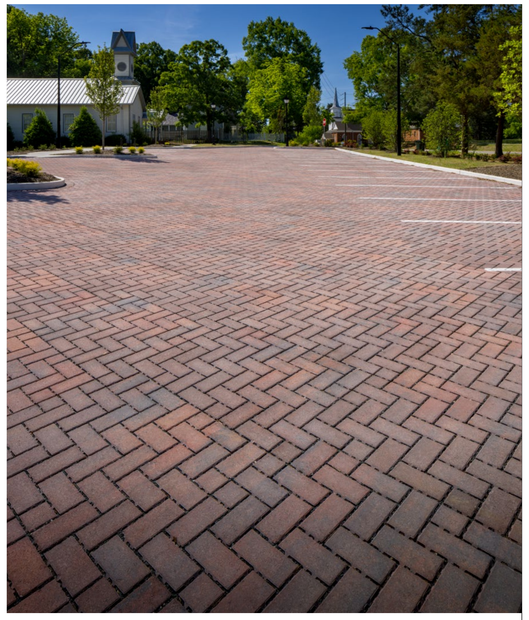
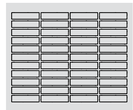


AQUALINE™

3 X 12
PERMEABLE PAVER

LOW MAINTENANCE AND PROVEN DURABILITY THAT ALLOWS FOR FLEXIBLE DESIGN OPTIONS

PALLET LAYOUT

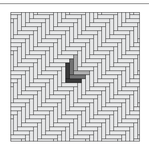


FEATURES & BENEFITS

- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Interlocking spacer bars for increased structural performance
- Smooth surface texture with a micro-chamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Chamfer Width: 3 mm
- Spacer Bar Width: 7 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10%

LAYING PATTERNS

RUNNING BOND



HERRINGBONE

Check with your local Belgard Representative for product availability and color options.

SHAPES & SIZES

PAVER

3 x 12 x 3⅛

BELGARD COMMERCIAL
For more info, visit BelgardCommercial.com

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400 Perimeter Center Terrace, Suite 1000
Atlanta, GA 30346
1-844-495-8210

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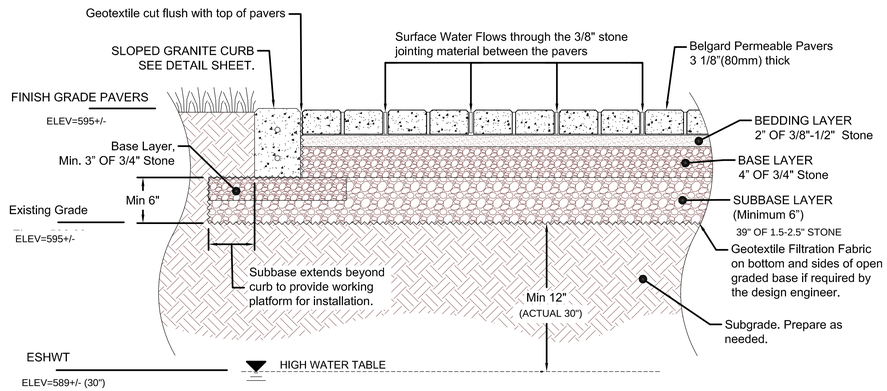
BEL20-202. Rev: 5/17/2023



belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement	Scale: N.T.S. Date: 5/7/18	Drawn by: MAH Drawing number: PICP_1

PAVER PANEL DETAIL

N.T.S.

#	REVISIONS	DATE
1		

PAVER PANEL DETAIL
FOR
LEBANON NISSAN
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 9737
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	PATON
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	11/22/2024

EDWARDS PROPERTIES

PAVER PANEL DETAIL

C-3

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ADVANCED GEOMATICS & DESIGN

DWG: C:\

Nissan Lebanon Plant List					
Qty	Symbol	Botanical Name	Common Name	Size-See Landscape Notes	
	Trees				
1	AC	Abies concolor	White Fir	8-10'	B&B
2	BP	Betula papyrifera	Paperbark Birch	7-8'	Clump B&B
2	CC	Cercis canadensis	Eastern Redbud	2.5"-3"	Cal. B&B
4	GS	Gleditisia 'Shademaster'	Shademaster Honeylocust	2.5"-3"	Cal. B&B
4	TC	Tillia cordata 'Greenspire'	Greenspire littleaf linden	2.5"-3"	Cal. B&B
	Shrubs:				
18	LB	Lindera benzoin	Spicebush	#5 (no < than 24-36")	Cont.
21	RP	Rhododendron PJM	PJM Rhododendron	#5 (no < than 24-36")	Cont.
20	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 (no < than 24-36")	Cont.
9	VD	Viburnum dentatum	Arrowwood Virburnum	4-5'	B&B

15' Landscape Requirement	7,200 s.f.
Total number of trees required=	12
Total number of trees provided=	13+ (Heavily vegetated southerly border approx. 60+')
Total number of shrubs required=	68
Total number of shrubs provided=	68+ (Heavily vegetated southerly border approx. 60+')

30% Shade Parking Lot Req.	
Total s.f. of parking=	12,551 s.f.
Total number of trees provided at perimeter for shade req.=	10
Total % of shade provided=	30%

Landscape Notes:

1). Please refer to site plan C-1/C-2 for all UT locations.
Some UT locations have been "frozen" in this viewport for clarity.

2). All new plant material shall be grown to nursery stock.

3). Contractor shall guarantee all plant material for up to one growing season from date of install.

4). Any substitutions made to this plan must be approved by the client and are subject to review by the city of Lebanon Planning Board.

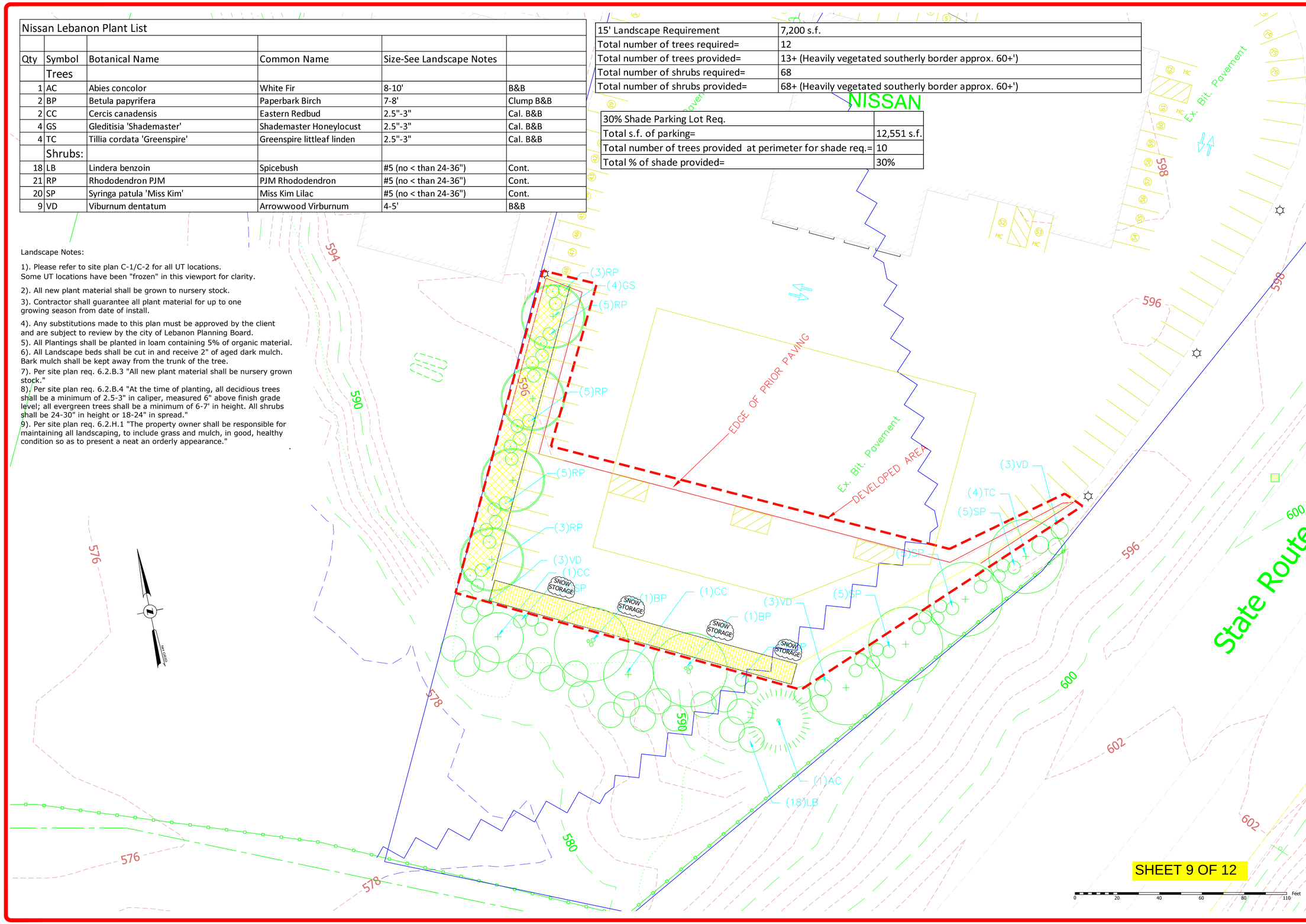
5). All Plantings shall be planted in loam containing 5% of organic material.

6). All Landscape beds shall be cut in and receive 2" of aged dark mulch. Bark mulch shall be kept away from the trunk of the tree.

7). Per site plan req. 6.2.B.3 "All new plant material shall be nursery grown stock."

8). Per site plan req. 6.2.B.4 "At the time of planting, all decidious trees shall be a minimum of 2.5-3" in caliper, measured 6" above finish grade level; all evergreen trees shall be a minimum of 6-7' in height. All shrubs shall be 24-30" in height or 18-24" in spread."

9). Per site plan req. 6.2.H.1 "The property owner shall be responsible for maintaining all landscaping, to include grass and mulch, in good, healthy condition so as to present a neat an orderly appearance."



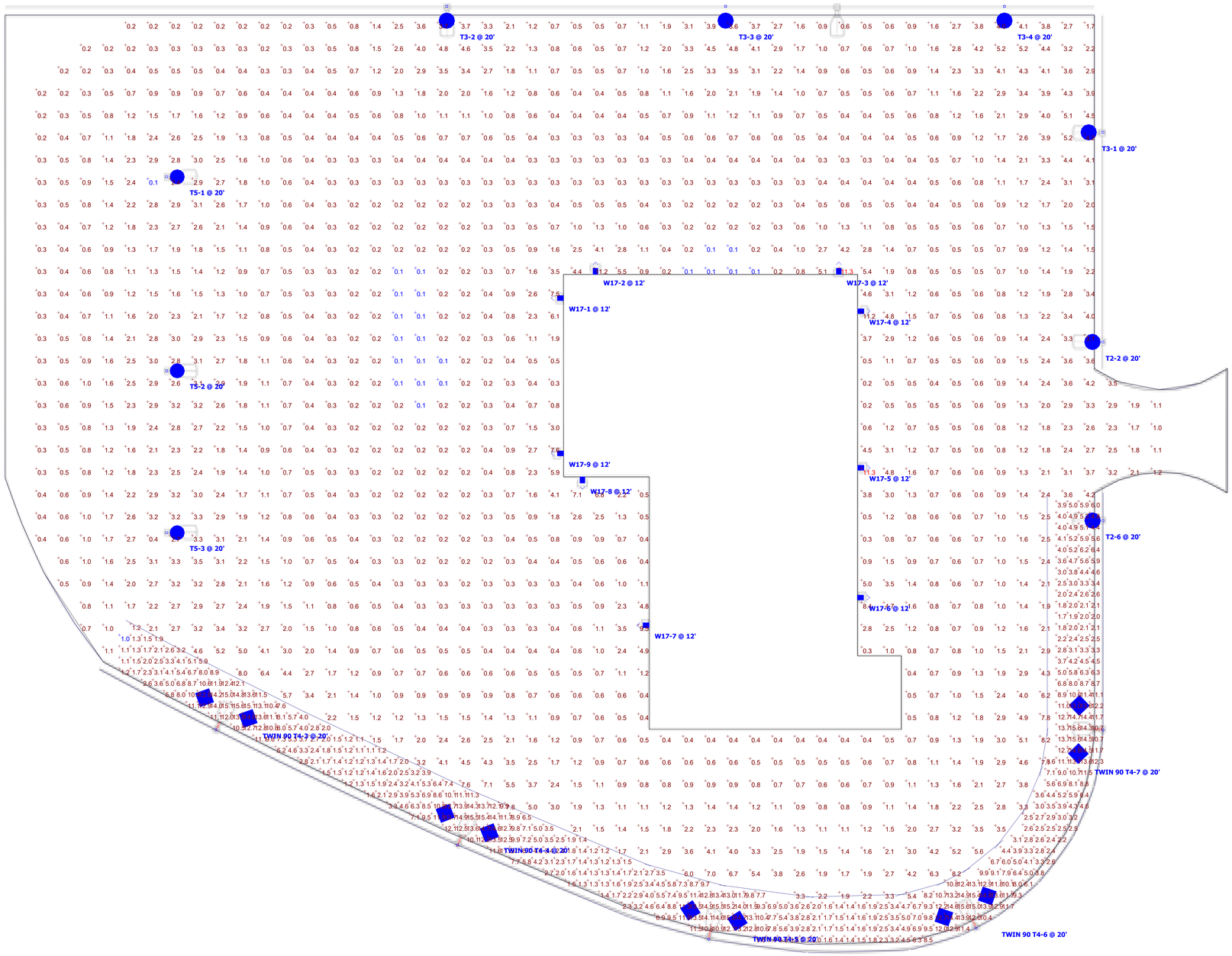
SHEET 9 OF 12

L-1

Scale: 1"=20'
Rev. 1.23.25
Rev. 2.23.25
Rev. 3.10.25

Landscape Plan
created for:
Lebanon Nissan
Located in:
Lebanon, NH

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 01950 105 BANK STREET Lebanon, NH 03766
maralandscape@gmail.com 978.868.0331



Plan View

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	W17	9	RAB Lighting Inc.	W17-30L-830	Ultra Economy Low Profile Wall Pack	2678	27.4729
	T2	2	RAB LIGHTING INC. RC LIGHTING	IVAT2-100LSF730KU		10172	92.7632
	TWIN 90 T4	5	RAB LIGHTING INC. RC LIGHTING	IVAT4-130LSF730KU		13237	234.622
	T5	3	RAB LIGHTING INC.	IVAT5S-100LPA730KU		10036	94.4661
	T3	4	RAB LIGHTING INC. RC LIGHTING	IVAT3-100LPA730KU		9591	91.0899

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Car Line	+	6.5 fc	15.6 fc	1.0 fc	15.6:1	6.5:1
Parking Lot Calc	+	1.4 fc	11.3 fc	0.1 fc	113.0:1	14.0:1

Note

1. AUTO "SHOW LINE" - IES RECOMMENDED LEVELS FOR AUTO RETAIL - LOW ACTIVITY = 5.0 FC AVERAGE @ 4'-0" ABOVE FINISHED GRADE

2. CALCULATION PLANE FOR GENERAL PARKING LOT @ GRADE.

SHEET 10 OF 12

VISUAL

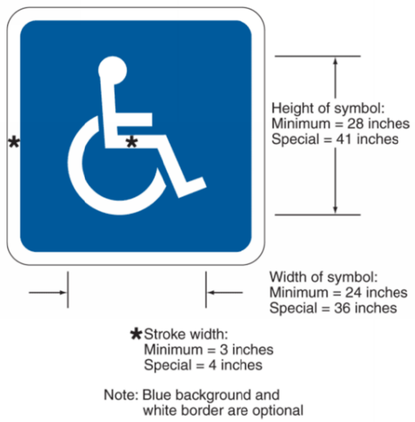
NISSAN LEBANON NH
EXTERIOR PARKING LOT CALCULATED LTG LVLS

Designer
T.BOUCHER
Date
06/23/2022
Scale
Not to Scale
Drawing No.

Summary

1 of 1

Figure 3B-22. International Symbol of Accessibility Parking Space Marking



A blue square with the white International Symbol of Accessibility (MUTCD Figure 3B-22) can be painted in the space and must be between 24" wide x 28" high and 36" wide x 41" high. The "new" symbol of a "dynamic" figure in a wheelchair is not approved for use on signs or markings on public roads as both the FHWA and the Access Board still recognize the traditional symbol.

R7-8
Reserved Parking (Accessible)

GENERAL NOTES:

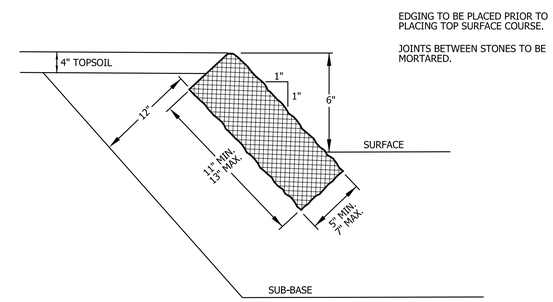
1) ROADWAY CONSTRUCTION SHALL COMPLY WITH NHDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 AND CITY OF LEBANON SUBDIVISION REGULATIONS.

2) GUARD RAIL SHALL BE USED WHERE SIDESLOPES EXCEED 3' HORIZONTAL AND 1' VERTICAL.

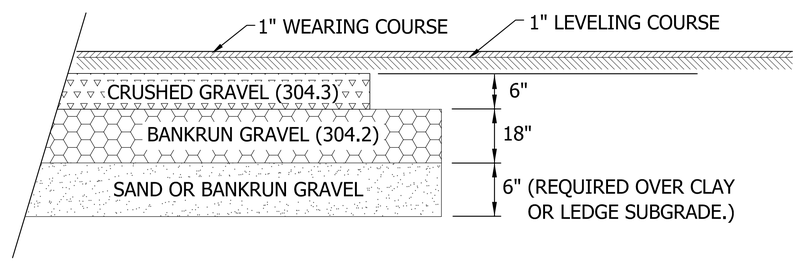
3) DESIGN SPEED = 15 M.P.H.

4) UNDERDRAIN REQUIRED WHERE GROUNDWATER WILL BE LESS THAN 4 FEET BELOW FINISHED GRADE. LOCATIONS TO BE DETERMINED IN THE FIELD.

5) THE DESIGN INTENT IS FOR CATCH BASIN RIMS TO BE SET 0.1 FOOT BELOW THE FINISH GRADE OF ADJACENT PAVEMENT.



SLOPED GRANITE CURB
N.T.S.



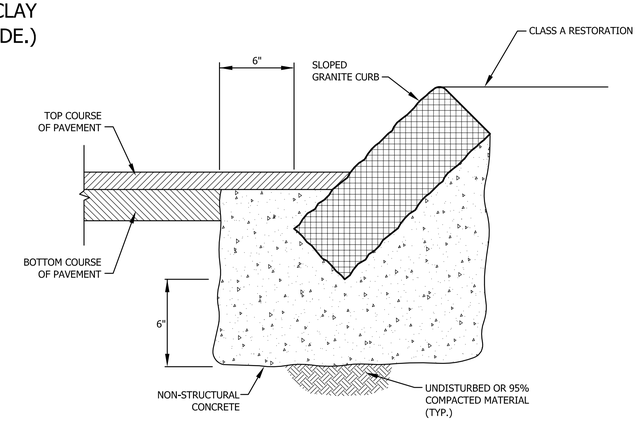
NOTES:

1.) ALL GRAVEL AND SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.

2.) ALL MATERIAL USED SHALL COMPLY WITH NHDOT STANDARDS FOR HIGHWAY CONSTRUCTION.

3.) UNDERDRAIN SHALL BE REQUIRED WHEREVER GROUNDWATER SURFACE IS WITHIN 4' OF FINISH GRADE.

TYPICAL PARKING SECTION
N.T.S.



CURB SETTING DETAIL
N.T.S.

#	REVISIONS	DATE
2		27JAN25
1	STAFF COMMENTS	

SITE DETAILS
FOR
LEBANON NISSAN
IN
LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL
NASH
No. 9737
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	KH
CHECKED:	DAN
DATE:	27JAN2025

LEBANON NISSAN

SITE DETAILS

D-1

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ADVANCED GEOMATICS & DESIGN

DWG: 23006\23006-DET

SHEET 11 OF 12

EROSION CONTROL PLAN

ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION

DESIGN BASIS

THE MAJORITY OF THE SOIL TO BE DISTURBED DURING THE PROGRESS OF CONSTRUCTION ON THIS SITE WILL RESULT DURING THE ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION. CERTAIN CONSIDERATIONS HAVE BEEN MADE AND INCORPORATED IN THE CONSTRUCTION PLAN TO INSURE THAT A RETURN TO THE NATURAL STATE WILL BE EXPEDITIOUS AND RESULT IN PERMANENT CONTROL AGAINST SOIL EROSION AFTER THE PROJECT IS COMPLETE.

SITE PREPARATION

THE ENTIRE CONSTRUCTION SITE MAY BE CLEARED (TREES CUT) ALL AT ONCE BUT STUMPING AND/OR GRUBBING SHALL BE UNDERTAKEN IN A PHASED MANNER ALLOWING FOR COMPLETION WITHIN A REASONABLE TIME PERIOD, USUALLY NOT MORE THAN TWO WEEKS.

1) ALL NECESSARY AND REQUIRED EROSION CONTROL WILL NEED TO BE INSTALLED AND IN PLACE PRIOR TO ANY CLEARING AND GRUBBING.

2) ONCE THE TEMPORARY EROSION CONTROL MEASURES, AS DESCRIBED ON THE PLAN AND AS REQUIRED IN THE FIELD, ARE IN PLACE; GRUBBING, GRADING AND EARTHWORK MAY BEGIN IN PHASES. EACH PHASE, FROM THE BEGINNING OF CLEARING TO FINAL STABILIZATION OF SEEDING AND MULCHING, SHOULD BE ACCOMPLISHED WITHIN A REASONABLE PERIOD OF TIME, USUALLY TWO WEEKS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF DISTURBANCE THROUGH THE APPLICATION OF TEMPORARY OR PERMANENT EROSION CONTROL MEASURES DESCRIBED HEREIN. IN NO CASE SHALL A DISTURBED AREA REMAIN UNSTABILIZED FOR ANY MORE THAN 45 DAYS.

3) ALL BLASTING WILL BE COMPLETED UNDER BLAST MATS OR EARTH OVERBURDEN IN ORDER TO PREVENT UNCONTROLLED EJECTION OF ROCK FRAGMENTS. BLASTING SHALL ALSO CONFORM TO ALL STATE AND FEDERAL STANDARDS.

4) SLOPES WILL BE BROUGHT TO FINAL GRADE AS RAPIDLY AS POSSIBLE. AT THE END OF EACH DAY'S OPERATION, THE SEGMENT OF THE SLOPE UNDER CONSTRUCTION WILL EITHER BE SEEDED AND MULCHED UPON COMPLETION OF FINAL GRADE, OR ALL EROSION CONTROL MEASURES INSPECTED TO INSURE THAT THEY WOULD FUNCTION PROPERLY IN THE EVENT OF A RAIN DURING THE NON-WORKING PERIODS.

5) AREAS GRUBBED AND NOT GRADED SHALL BE MULCHED AND TRACKED IN WITH A BULLDOZER OR ROLLER WITHIN 7 DAYS. ANY GRADED AREAS NOT BEING WORKED (ROADWAYS, BUILDING PADS) SHALL BE MULCHED AND TRACKED IN WITHIN 7 DAYS OF DISTURBANCE.

6) THE DISTURBED AREA SHALL BE KEPT TO THE SMALLEST AREA PRACTICABLE. IN NO CASE SHALL UNSTABILIZED DISTURBED AREA EXCEED 5 ACRES.

THE BASIS OF DESIGN TO INSURE A MINIMUM OF SOIL EROSION DURING CONSTRUCTION IS AS FOLLOWS:

1) TEMPORARY EROSION CONTROL

ALL FINISH GRADED AREAS SHALL BE MULCHED AND SEEDED EXPEDITIOUSLY AS SOON AS THEY ARE SO GRADED. IT SHOULD BE POSSIBLE TO PLACE SEED AND MULCH WITHIN ONE WEEK OF FINISH GRADING. ALL DITCHES, SWALES, AND THE TREATMENT SWALE SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.

PROBLEM AREAS SUCH AS WET SITE AND INTERMITTENT WATER COURSES WILL BE GIVEN PRELIMINARY SEED AND MULCH COATS PRIOR TO FINAL PLANTING AS AN EXTRA PRECAUTION.

TOP SOIL STOCKPILED FOR FUTURE USE IS TO BE PROTECTED FROM EROSION. IF TOPSOIL IS TO BE STOCKPILED, IT SHALL ONLY BE DONE OUTSIDE ANY DRAINAGE WAYS OR WATER COURSES. A SWALE NOT LESS THAN TWELVE INCHES DEEP SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE STOCKPILE AND A SILT FENCE SHALL BE CONSTRUCTED AROUND THE SWALE, ON THE DOWNSTREAM HALF OF THE PILE. IF THE STOCKPILE IS TO REMAIN IN POSITION FOR MORE THAN ONE MONTH IT WILL BE SEEDED AND MULCHED. (SEE STOCKPILE TREATMENT DETAIL)

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% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

2) TEMPORARY SEEDING AND MULCHING

ALL ESSENTIAL GRADING AND ALL TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION SHOULD BE COMPLETED PRIOR TO SEEDING. REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER POSSIBLE. FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED. SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING. WHERE IT IS IMPRACTICABLE TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION.

SPECIES	PER ACRE	PER 1000 SQ.FT.	REMARKS
WINTER RYE	2 BU. OR 112 LBS.	2.5 LBS.	BEST FOR ALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU. OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYEGRASS	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCHES OF SOIL.
PERENNIAL RYEGRASS	30 LBS.	0.7 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1 AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.

3) ROADWAY

THE ROADWAY IS A TYPICAL CUT/FILL OPERATION. IN AREAS WHERE SOILS MAY BE SATURATED BY SEASONAL OR PERMANENT WATER TABLES, IT MAY BE NECESSARY TO PROVIDE ARTIFICIAL SLOPE STABILIZATION BY UNDERDRAIN MEASURES TAKEN AS THEY ARE UNCOVERED DURING CONSTRUCTION. WHERE SATURATED SOILS ARE OBVIOUS WITHOUT EXPLORATION, CUT SECTIONS HAVE BEEN AVOIDED IN AS MUCH AS IS PRACTICAL.

4) CLEARING AND GRUBBING STUMPS ARE TO BE CHIPPED IN PLACE AND ALLOWED TO DECOMPOSE, PLACED IN NON STRUCTURAL FILL SECTIONS OR SHALL BE REMOVED TO AN APPROVED STUMP DUMP.

5) SEEDING AND MULCHING

ALL AREAS WHERE THE NATURAL GROUND SURFACE HAS BEEN DISTURBED AND NATURAL VEGETATION REMOVED OR DESTROYED ARE TO BE SEEDED, FERTILIZED AND MULCHED WITHIN THE WORK PERIOD SPECIFIED TO AVOID SOIL DISPLACEMENT BY EROSION BOTH DURING AND AFTER CONSTRUCTION. STANDARD SOIL CONSERVATION SEED MIX IS TO BE APPLIED AT A RATE OF 60 LBS. PER ACRE (TALL FESCUE - 24 LBS., RED FESCUE - 20 LBS., RED TOP - 2 LBS., AND BIRDSFOOT TREFOIL- 4 LBS.). 10-10-10 FERTILIZER IS TO BE WORKED INTO THE TOP 3 OR 4 INCHES OF SOIL (HYDRAULIC APPLICATION PREFERRED) AT A RATE OF 1,000 LBS. PER ACRE. MULCH CONSISTING OF RIPE SEED CARRYING HAY SHALL BE APPLIED OVER SEEDED AND FERTILIZED AREAS AT A RATE OF 2 TONS PER ACRE.

6) EROSION CONTROL DURING BUILDING CONSTRUCTION

ALL PLACES WHERE NATURAL VEGETATION IS REMOVED OR DESTROYED DURING CONSTRUCTION WILL BE SEEDED AND MULCHED SO AS TO PREVENT DISPLACEMENT OF SOIL BY EROSION. WORK TO BE PERFORMED IN THESE PHASES OF CONSTRUCTION WILL BE SCHEDULED IN SUCH A WAY TO INSURE EROSION WILL BE EFFECTIVELY CONTROLLED.

IN CASES OF PROLONGED INCLEMENT WEATHER LEADING TO RUNOFF, EXPOSURE OF NEW SOIL WILL BE TEMPORARILY HALTED; AND ANY AREAS WHERE SOIL DISPLACEMENT BY EROSION IS OCCURRING WILL BE PROTECTED BY METHODS SUCH AS MULCHING, HAY BALES, DIVERSION DITCHES, ETC.

7) COMMENCEMENT AND COMPLETION

ALL WORK INVOLVING EARTHWORK, LANDSCAPING OR ANY OTHER DISTURBANCES OF THE GROUND SURFACE RESULTING IN THE REMOVAL OR DESTRUCTION OF NATURAL GROUND COVER SHALL NOT BE COMMENCED UNTIL APRIL 1 AND ALL AREAS SO DISTURBED SHALL BE FINISH GRADED, SEEDED AND MULCHED OR TEMPORARILY SEEDED AND MULCHED PRIOR TO NOVEMBER 15. SHOULD THERE BE A NEED TO EXTEND BEYOND THIS DATE, EXTRAORDINARY EROSION CONTROL MEASURES WILL BE INSTITUTED, SUBJECT TO THE REVIEW AND APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND OTHER APPLICABLE PERMITTING AGENCIES. PROCESSES SUCH AS THE PLACEMENT OF GRAVEL, PAVING, PLACEMENT OF STONE FILL, CONSTRUCTION OF HEADWALLS, ETC., MAY BE ACCOMPLISHED OUTSIDE OF THESE INCLUSIVE DATES.

8) DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WITHIN THE PROJECT LIMITS.

CALCIUM CHLORIDE OR WATER WILL BE USED AS NEEDED TO CONTROL DUST.

AT THE END OF EACH DAY OR PRIOR TO CONSTRUCTION SHUTDOWNS FOR WEEKENDS OR FOR LONG PERIODS, ALL EROSION CONTROL MEASURES WILL BE INSPECTED AND WHATEVER MAINTENANCE THAT WOULD BE REQUIRED, BE PERFORMED IN ORDER TO INSURE THAT THE ENTIRE EROSION CONTROL SYSTEM WOULD FUNCTION PROPERLY DURING A RAINFALL EVENT.

IN THE EVENT THAT AN UNUSUAL RAINFALL EVENT OCCURS DURING NON-WORKING HOURS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EROSION CONTROL MEASURES (WHILE IT IS RAINING) AND TAKE WHATEVER MEASURES THAT ARE NECESSARY WHERE EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY.

WINTER CONSTRUCTION NOTES:

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15th, OR WHICH ARE DISTURBED AFTER OCTOBER 15th, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
- AFTER NOVEMBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

EROSION CONTROL CHART

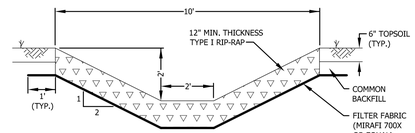
ACTIVITY:	TYPE OF CONTROL:	MAINTENANCE (*):
1) CLEARING AND GRUBBING	SILT FENCE	B
2) ACCESS ROADS AND PARKING	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
	SILT FENCE	B
3) DRAINAGE STRUCTURES	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
4) HOUSE SITES	SILT FENCE	B
	STACKED HAY BALES	B
	GRASS SEED AND MULCH	A
5) UTILITIES	GRASS SEED AND MULCH	A

MAINTENANCE INDEX

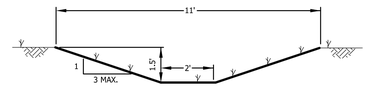
*) DAMAGED EROSION CONTROL MEASURES WILL BE REPAIRED AND/OR REPLACED AS SOON AS POSSIBLE. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES THAT TRAP SEDIMENT WILL BE EMPTIED WHEN HALF FULL. SEE EROSION CONTROL TEXT FOR IMPLEMENTATION OF THESE EROSION CONTROL MEASURES.

A) TO BE INSPECTED DAILY.

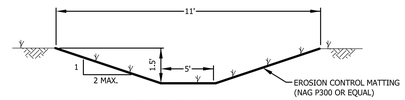
B) TO BE INSPECTED ONCE A WEEK AND AFTER RUNOFF OF 0.5" OR GREATER. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF INSPECTION.



STONE LINED DITCH
(AS NOTED AND ON ROAD DITCHES > 5%)



GRASS LINED DITCH



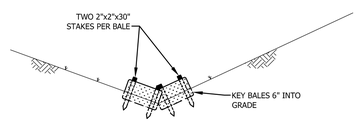
GRASS LINED DITCH

STONE FOR RIP-RAP

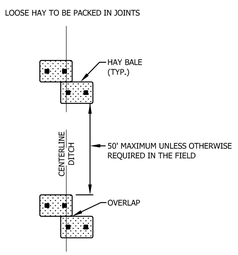
STONE FOR RIP-RAP SHALL BE APPROVED, HARD, BLASTED ANGULAR ROCK OTHER THAN SERPENTINE ROCK CONTAINING THE FIBROUS VARIETY CHRYSOTILE (ASBESTOS). THE LEAST DIMENSION OF THE STONE SHALL BE GREATER THAN 1/3 OF THE LONGEST DIMENSION. THE STONE FILL SHALL BE REASONABLY WELL GRADED FROM THE SMALLEST TO THE MAXIMUM SIZE STONE SPECIFIED SO AS TO FORM A COMPACT MASS WHEN IN PLACE.

(A) TYPE I. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 4 INCHES.
(B) TYPE II. THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 2 INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

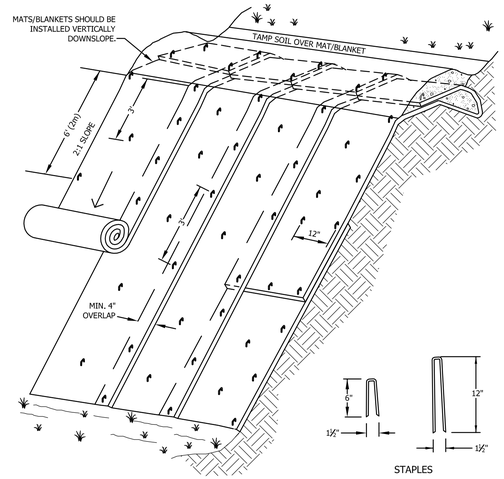
TYPICAL DRAINAGE DITCH SECTIONS
N.T.S.



LOOSE HAY TO BE PACKED IN JOINTS



STAKED HAY BALES (BMP-SHB)
N.T.S.



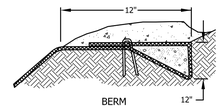
STAPLES

NOTES:

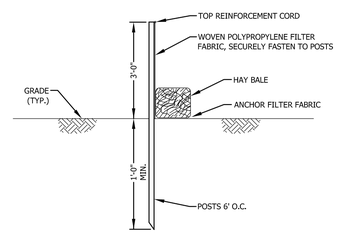
1) SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.

2) APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

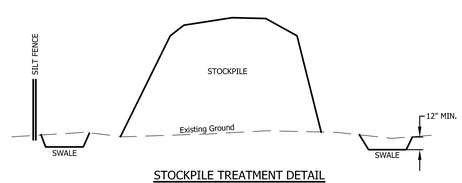
3) LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



EROSION CONTROL MATTING
N.T.S.



SILT FENCE DETAIL (BMP-SF)
N.T.S.



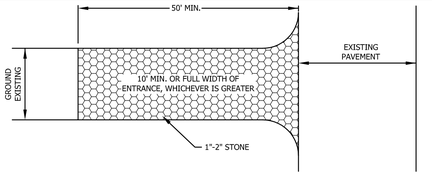
STOCKPILE TREATMENT DETAIL
N.T.S.

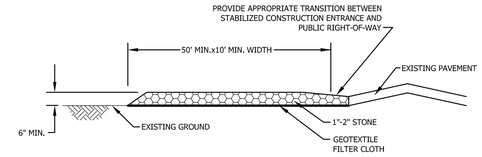
NOTES:

1) SWALE AROUND ENTIRE STOCKPILE, MINIMUM 12" DEEP.

2) SILT FENCE AROUND SWALE ON DOWNSTREAM HALF OF PILE.

3) STOCKPILE LEFT OVER 30 DAYS SHALL BE SEEDED AND MULCHED.



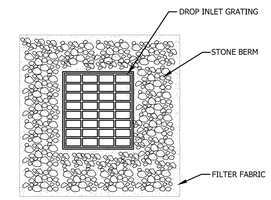


STABILIZED CONSTRUCTION ENTRANCE (BMP-SCE)
N.T.S.

NOTES:

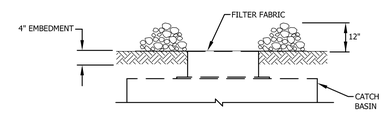
1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, WASHING, OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.

2) ALL SEDIMENT SPILLED, DROPPED, TRACKED OR WASHED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



PLAN VIEW

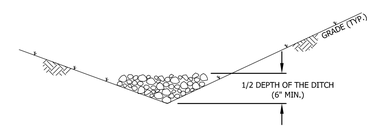
NOTE: PLACE STONE BERM AROUND GRATING AS SHOWN ON EROSION CONTROL PLAN

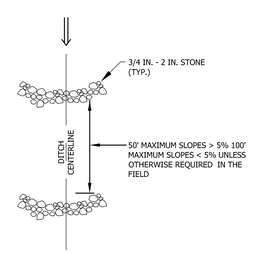


SECTION

TEMPORARY STONE INLET PROTECTION (BMP-SIP)
N.T.S.

*NOTE: TO BE USED AT ALL CATCH BASINS





STONE CHECK DAMS (BMP - SCD)
N.T.S.

DATE	REVISIONS	#

EROSION CONTROL DETAILS FOR LEBANON NISSAN IN LEBANON, NH

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE DANIEL NASH No. 19737 LICENSED PROFESSIONAL ENGINEER

SURVEYED:	N/A
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	27JAN2025

LEBANON NISSAN

EROSION CONTROL DETAILS

D-5

© 2025 ADVANCED GEOMATICS & DESIGN

DWG: 23006\23006-DET

SHEET 12 OF 12

W17-30LY

RAB

Ultra-economy wall pack with a sleek, contemporary look.

Color: Bronze

Weight: 4.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.25A
208V	0.15A
240V	0.13A
277V	0.11A
Input Watts	24.6W

LED Info

Watts	30W
Color Temp	3000K (Warm)
Color Accuracy	82 CRI
L70 Lifespan	50,000 Hours
Lumens	2,720 lm
Efficacy	110.4

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft of the ground.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-LQISUK

Electrical

Driver:
Constant Current, Class P, 120-277V, 50/60Hz, 120V: 0.25A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A

THD:
3.27% at 120V, 6.24% at 277V

Power Factor:
99.7% at 120V, 94.8% at 277V

Surge Protection:
2.5kV

Performance

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Glass

Gaskets:
High-temperature silicone

Green Technology:
Mercury and UV free. RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

Installation

Mounting:
Housing contains two (2) conduit entry points, one on each side, and knockout pattern for junction box or direct wall mounting.

Other

Replacement:
Replaces up to 100W Metal Halide

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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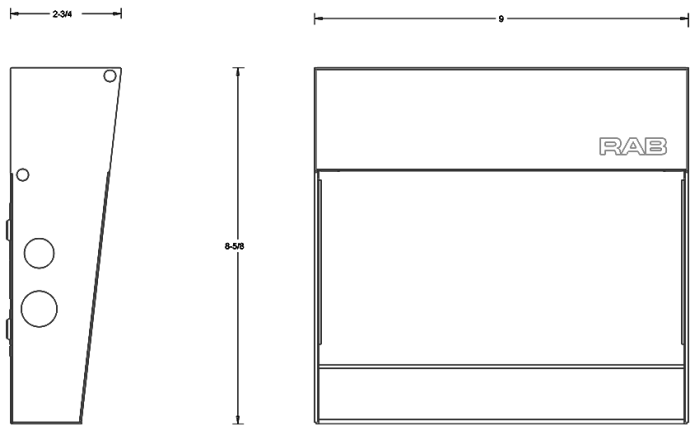
W17-30LY

RAB

Dimensions



Features

- Ultra-economy wall pack with a sleek, contemporary look
- Covers footprint of small HID wall packs
- Available in various lumen packages

Ordering Matrix

Family	Lumen Package	Color Temp	Options
W17	30L	Y	
	30L = Small (2900lm, 30W) **36L =** Small (3600lm, 33W) **55L =** Medium (5500lm, 50W) **75L =** Medium (7500lm, 69W) **90L =** Medium (9000lm, 86W) **150L =** Large (15000lm, 139W)	**Blank =** 5000K Cool **N =** 4000K Neutral **Y =** 3000K Warm	**Blank =** No Option **/PCU =** 120-277V Button Photocell

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IVAT2-100LSF730KU/WSLC

RAB

Low profile, low glare. Edge-lit technology unlike any other.

Color: Black

Weight: 13.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.83A
208V	0.48A
240V	0.42A
277V	0.36A
Input Watts	92.8W

LED Info

Watts	94W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	10,167 lm
Efficacy	109.6 lm/W

Technical Specifications

Lightcloud

Lightcloud Controller Installed:
Fixture, Zone, and plug-load control from one powerful device. Capable of switching, 0-10V dimming, power monitoring. Can also be used to extend the range of the Lightcloud mesh network. Attach to fixture, junction box, or electrical panel. Learn more at www.lightcloud.com

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNAlm-79 andlm-80

Title 24 Compliant:
An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

IP Rating:
Ingress protection rating of IP66 for dust and water

California Title 24:
Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-IOUR41

Electrical

Driver:
Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
4.71% at 120V, 0.879% at 277V

Power Factor:
99.8% at 120V, 96.4% at 277V

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum

IES Classification:
The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

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Technical Specifications (continued)

Lens:
Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:
EPA = 2.1

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Sensor Settings

Multi Level Motion Sensor:
*48 ft diameter maximum coverage from 8 ft height.

Handheld Wireless Configuration Tool:
Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. Handheld wireless configuration tool available here.

Installation

Mounting:
2 3/8" slipfitter mount with stainless steel hardware

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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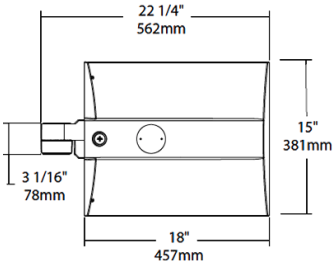
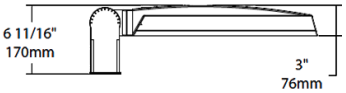
IVAT2-100LSF730KU/WSLC

Dimensions





Features

0-10V Dimming, standard

100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T2	–	100L	SF	730	K	U	/WS	LC
	T3 = Type III * **T4** = Type IV * **T5S** = Type V Square * **FT** = Forward Throw * **T2** = Type II *		**45L** = 4,500lm (38W) **75L** = 7,500lm (67W) **100L** = 10,000lm (94W) **130L** = 13,000lm (117W) [1]	**PA** = Universal Pole Mount **WM** = Wall mount **SF** = Slipfitter	**730** = 70CRI 3000K **740** = 70CRI 4000K **750** = 70CRI 5000K	**Z** = Bronze **W** = White **G** = Roadway Gray **K** = Black	**U** = 120-277V 0-10V Dimming **H** = 347-480V, 0-10V Dimming	**Blank** = No Options **/WS** = 8ft lens Wattstopper **/WS2** = 20ft lens Wattstopper **/WS4** = 40ft lens Wattstopper **/7PR** = 7-Pin receptacle	**Blank** = No Lightcloud® **/LC** = Lightcloud [2]

[1] *Applies to Type IV, V Square*

[2] *Applies 120-277V*

* *All values are nominal with +/- 10% tolerance. See spec sheet for more details.*

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IVAT4-130LSF730ZH/7PRLC

RAB

Low profile, low glare. Edge-lit technology unlike any other.

Color: Bronze

Weight: 13.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	N/A
208V	N/A
240V	N/A
277V	N/A
Input Watts	116.7W

LED Info

Watts	117W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	13,147 lm
Efficacy	112.7 lm/W

Technical Specifications

Lightcloud

Lightcloud Controller Installed:
Fixture, Zone, and plug-load control from one powerful device. Capable of switching, 0-10V dimming, power monitoring. Can also be used to extend the range of the Lightcloud mesh network. Attach to fixture, junction box, or electrical panel. Learn more at www.lightcloud.com

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNAlm-79 andlm-80

Title 24 Compliant:
An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

IP Rating:
Ingress protection rating of IP66 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-1J3WD5

Electrical

Driver:
Class 2, 50/60Hz, 480V 4kV standard, 10kV optional

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
7.01% at 480V

Power Factor:
93.3% at 480V

7-Pin Receptacle:
ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

Wattage Equivalency:
Equivalent to 450W Pulse Start Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum

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Technical Specifications (continued)

IES Classification:
The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Lens:
Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:
EPA = 2.1

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Installation

Mounting:
2 3/8" slipfitter mount with stainless steel hardware

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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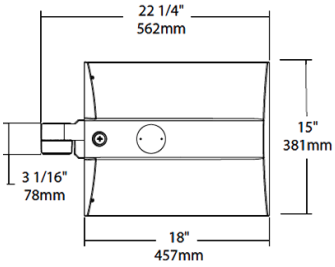
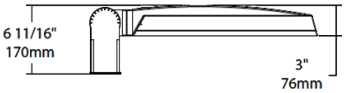
IVAT4-130LSF730ZH/7PRLC

Dimensions





Features

0-10V Dimming, standard

100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T4	–	130L	SF	730	Z	H	/7PR	LC
	T3 = Type III * **T4** = Type IV * **T5S** = Type V Square * **FT** = Forward Throw * **T2** = Type II *		**45L** = 4,500lm (38W) **75L** = 7,500lm (67W) **100L** = 10,000lm (94W) **130L** = 13,000lm (117W) [1]	**PA** = Universal Pole Mount **WM** = Wall mount **SF** = Slipfitter	**730** = 70CRI 3000K **740** = 70CRI 4000K **750** = 70CRI 5000K	**Z** = Bronze **W** = White **G** = Roadway Gray **K** = Black	**U** = 120-277V 0-10V Dimming **H** = 347-480V, 0-10V Dimming	**Blank** = No Options **/WS** = 8ft lens Wattstopper **/WS2** = 20ft lens Wattstopper **/WS4** = 40ft lens Wattstopper **/7PR** = 7-Pin receptacle	**Blank** = No Lightcloud® **/LC** = Lightcloud [2]

[1] *Applies to Type IV, V Square*

[2] *Applies 120-277V*

* *All values are nominal with +/- 10% tolerance. See spec sheet for more details.*

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IVAT5S-100LPA730KU/WS2

RAB

Low profile, low glare. Edge-lit technology unlike any other.

Color: Black

Weight: 15.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.83A
208V	0.48A
240V	0.42A
277V	0.36A
Input Watts	94.5W

LED Info

Watts	94W
Color Temp	3000K (Warm)
Color Accuracy	83 CRI
L70 Lifespan	100,000 Hours
Lumens	10,032 lm
Efficacy	106.2 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNAlm-79 andlm-80

IP Rating:
Ingress protection rating of IP66 for dust and water

California Title 24:
Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-H62Q30

Electrical

Driver:
Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.1% at 120V, 29.3% at 277V

Power Factor:
99.8% at 120V, 96.4% at 277V

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum

IES Classification:
Type VS distributes light in a square symmetrical pattern and is meant for large, commercial parking lot lighting as well as areas where sufficient, evenly distributed light is necessary

Lens:
Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:
EPA = 0.61

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

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Technical Specifications (continued)

Sensor Settings

Multi Level Motion Sensor:
*40 ft diameter coverage from 20 ft height.

Installation

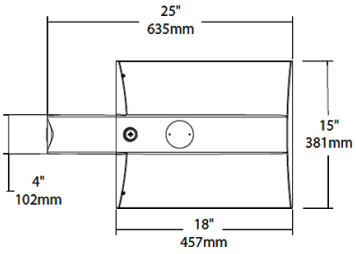
Mounting:
Universal pole adapter

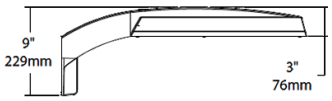
Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions





Features

0-10V Dimming, standard

100,000-Hour LED lifespan

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IVAT5S-100LPA730KU/WS2

RAB

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T5S	–	100L	PA	730	K	U	/WS2	
	T3 = Type III **T4 =** Type IV **T5S =** Type V Square **FT =** Forward Throw **T2 =** Type II		**45L =** 4,500lm (38W) **75L =** 7,500lm (67W) **100L =** 10,000lm (94W) **130L =** 13,000lm (117W)	**PA =** Universal Pole Mount **WM =** Wall mount **SF =** Slipfitter	**730 =** 70CRI 3000K **740 =** 70CRI 4000K **750 =** 70CRI 5000K	**Z =** Bronze **W =** White **G =** Roadway Gray **K =** Black	**U =** 120-277V 0-10V Dimming **H =** 347-480V, 0-10V Dimming	**Blank =** No Options **/WS =** 8ft lens Wattstopper **/WS2 =** 20ft lens Wattstopper **/WS4 =** 40ft lens Wattstopper **/7PR =** 7-Pin receptacle	**Blank =** No Lightcloud® **/LC =** Lightcloud

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IVAT3-100LPA730KU/WSLC

RAB

Low profile, low glare. Edge-lit technology unlike any other.

Color: Black

Weight: 15.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.83A
208V	0.48A
240V	0.42A
277V	0.36A
Input Watts	91.1W

LED Info

Watts	94W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	9,588 lm
Efficacy	105.2 lm/W

Technical Specifications

Lightcloud

Lightcloud Controller Installed:
Fixture, Zone, and plug-load control from one powerful device. Capable of switching, 0-10V dimming, power monitoring. Can also be used to extend the range of the Lightcloud mesh network. Attach to fixture, junction box, or electrical panel. Learn more at www.lightcloud.com

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNAlm-79 andlm-80

Title 24 Compliant:
An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

IP Rating:
Ingress protection rating of IP66 for dust and water

California Title 24:
Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-Q1YBA9

Electrical

Driver:
Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
4.51% at 120V, 8.86% at 277V

Power Factor:
99.8% at 120V, 96.3% at 277V

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum

IES Classification:
The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Lens:
Diffused Polymethyl Methacrylate (PMMA)

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Technical Specifications (continued)

Effective Projected Area:
EPA = 0.61

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Sensor Settings

Multi Level Motion Sensor:
*48 ft diameter maximum coverage from 8 ft height.

Handheld Wireless Configuration Tool:
Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. Handheld wireless configuration tool available here.

Installation

Mounting:
Universal pole adapter

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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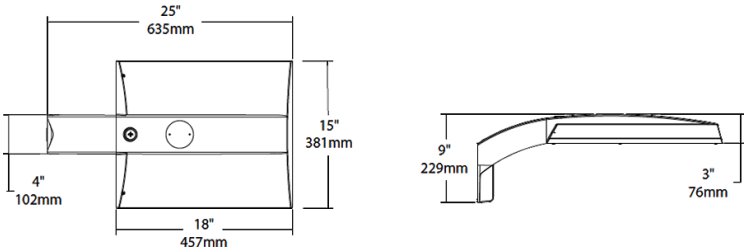
IVAT3-100LPA730KU/WSLC

Dimensions



Features

0-10V Dimming, standard

100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T3	–	100L	PA	730	K	U	/WS	LC
	T3 = Type III * **T4** = Type IV * **T5S** = Type V Square * **FT** = Forward Throw * **T2** = Type II *		**45L** = 4,500lm (38W) **75L** = 7,500lm (67W) **100L** = 10,000lm (94W) **130L** = 13,000lm (117W) [1]	**PA** = Universal Pole Mount **WM** = Wall mount **SF** = Slipfitter	**730** = 70CRI 3000K **740** = 70CRI 4000K **750** = 70CRI 5000K	**Z** = Bronze **W** = White **G** = Roadway Gray **K** = Black	**U** = 120-277V 0-10V Dimming **H** = 347-480V, 0-10V Dimming	**Blank** = No Options **/WS** = 8ft lens Wattstopper **/WS2** = 20ft lens Wattstopper **/WS4** = 40ft lens Wattstopper **/7PR** = 7-Pin receptacle	**Blank** = No Lightcloud® **/LC** = Lightcloud [2]

[1] *Applies to Type IV, V Square*

[2] *Applies 120-277V*

* *All values are nominal with +/- 10% tolerance. See spec sheet for more details.*

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CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 17, 2025 Meeting

Staff Memorandum – PB2025-08-BLA

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID: PB2025-08-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:
- 30 Storrs Hill Road (136-22)
- 28 Storrs Hill Road (136-23)
- 0 Storrs Hill Road (136-24)
- 14 Storrs Hill Road (136-25)

Applicants/Property Owners:
- Clayton Morlock & Sally Shoop (136-22 & co-owner of 136-24)
- Richard & Paula Tobin (136-23 & co-owner of 136-24)
- David & Deborah Roberts (136-25 & co-owner of 136-24)

Property Sizes (existing):
- 30 Storrs Hill Road (136-22): +/-5.3 acres
- 28 Storrs Hill Road (136-23): +/-1.0 acres
- 0 Storrs Hill Road (136-24): +/-7.3 acres
- 14 Storrs Hill Road (136-25): +/-3.0 acres

Property Sizes (proposed):
- 30 Storrs Hill Road (136-22): +/-6.9 acres
- 28 Storrs Hill Road (136-23): +/-2.9 acres
- 14 Storrs Hill Road (136-25): +/-6.8 acres

Zoning District:
Rural Lands Two (RL-2) and Rural Lands Three (RL-3)

LEGAL NOTICE

Clayton Morlock & Sally Shoop, 30 Storrs Hill Road (Tax Map 136, Lot 22), Richard & Paula Tobin, 28 Storrs Hill Road (Tax Map 136, Lot 23) and 0 Storrs Hill Road (Tax Map 136, Lot 24), and David & Deborah Roberts, 14 Storrs Hill Road (Tax Map 136, Lot 25), zoned RL-2 & RL-3: Request for approval of a Boundary Line Adjustment between Lot 136-22, Lot 136-23, and Lot 136-24, and a Voluntary Lot Merger of Lot 136-24 and Lot 136-25.** PB2025-08-BLA

***Note that while the legal notice is technically correct, the proposal is better described as a 3-way split of Lot 136-24, the portions of which will be annexed to the 3 abutting properties (Lots 136-22, 23, & 25).*

PLANS AND APPLICATION MATERIALS

- Application form (1 page)
- Document titled, "Application Signatures" (1 page)
- Document titled, "Description of Lebanon Lot Line Readjustment" (1 page)
- Technical Checklist (3 pages)
- Applicant's response to staff comments (2 pages)
- Certified Notification List (2 pages)
- Plat titled "Boundary Adjustment Survey, Land of Clayton R. Morlock & Sally A. Shoop, Richard E. & Paula F. Tobin, David E. & Deborah M. Roberts," prepared by Holt Gilmour Survey Associates LLC, dated January 10, 2025, with a "final submission" date of March 3, 2025 (2 sheets; *both the original plat submitted on 2/10/25 and the revised plat submitted on 3/11/25 are included in the packet)*

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

0 Storrs Hill Road (Tax Map 136, Lot 24) is a vacant +/-7.3 acre lot jointly owned by the three applicants, all of whom own properties that abut Lot 136-24. The applicants' abutting lots (Lots 136-22, 23, & 25) are all improved with single-family homes.

The applicants propose to split 136-24 into 3 parcels (of +/-1.6 acres, +/-1.9 acres, and +/-3.8 acres) and to annex those parcels to their abutting properties. Referring to Figure 1 below, Lot 136-24 (the lot to be split among its three property owners) is outlined in red. Pursuant to the proposed boundary line adjustment, the "yellow" portion of 136-24 will be annexed to 136-22 (the Morlock/Shoop property), the "blue" portion of 136-24 will be annexed to 136-23 (the Tobin property), and the "green" portion of 136-24 will be annexed to 136-25 (the Roberts property).

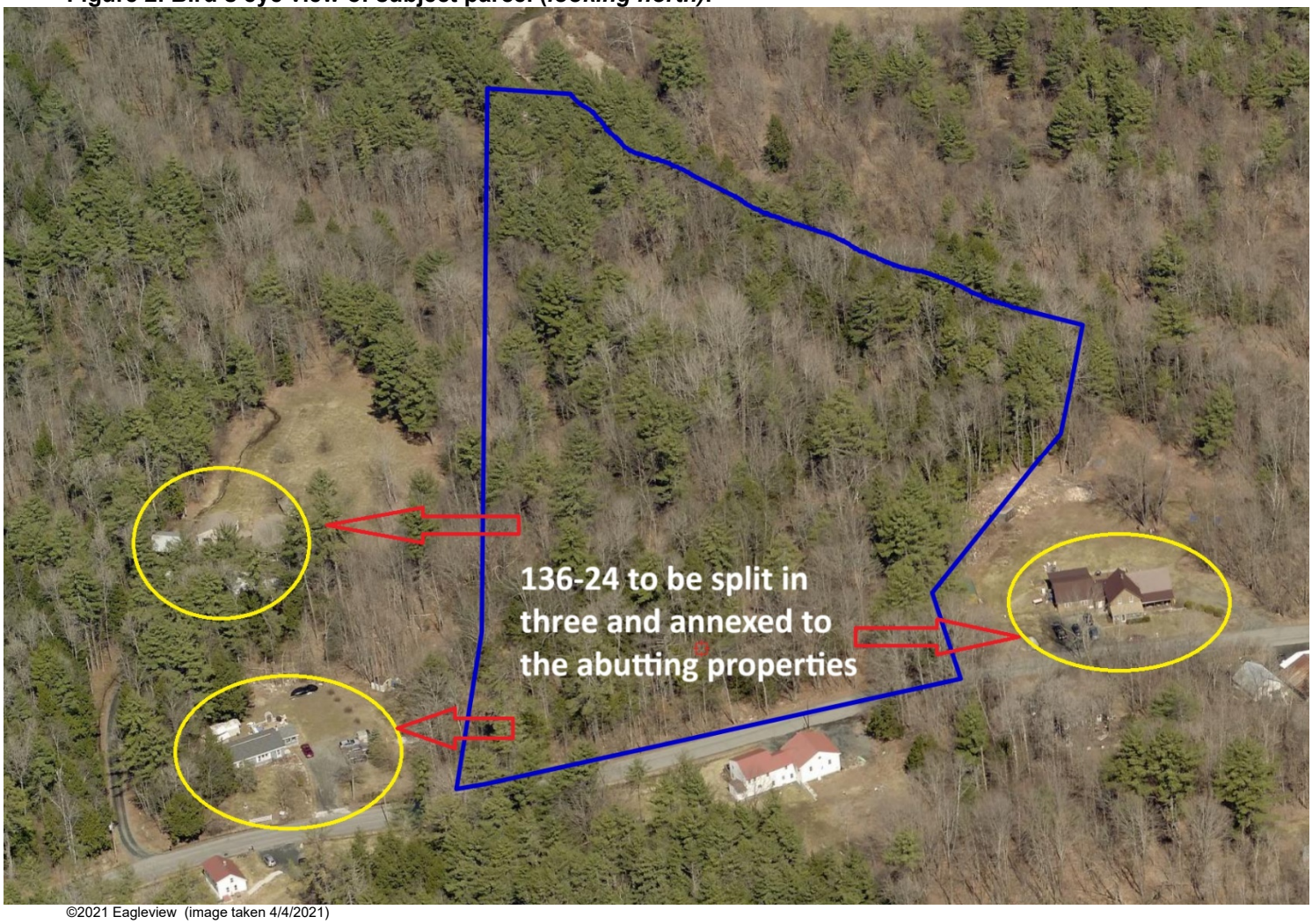
Figure 1. Proposed Boundary Line Adjustment (highlighting the split of 136-24 and annexation to the abutting properties).

To summarize, the changes resulting from the proposed Boundary Line Adjustment are as follows:

- Map/Lot 136-22 (the Morlock/Shoop property) will increase by a net of +/-1.6 acres, from +/-5.3 acres to +/-6.9 acres.

- Map/Lot 136-23 (the Tobin property) will increase by a net of +/-1.9 acres, from +/-1.0 acres to +/-2.9 acres.
- Map/Lot 136-25 (the Roberts property) will increase by a net of +/-3.8 acres, from +/-3.0 acres to +/-6.8 acres.

Figure 2. Bird's eye view of subject parcel (*looking north)*.



©2021 Eagleview (image taken 4/4/2021)

STAFF COMMENTS

ASSESSING
No comment provided.

BUILDING INSPECTION
No comment provided.

FIRE
No comment provided.

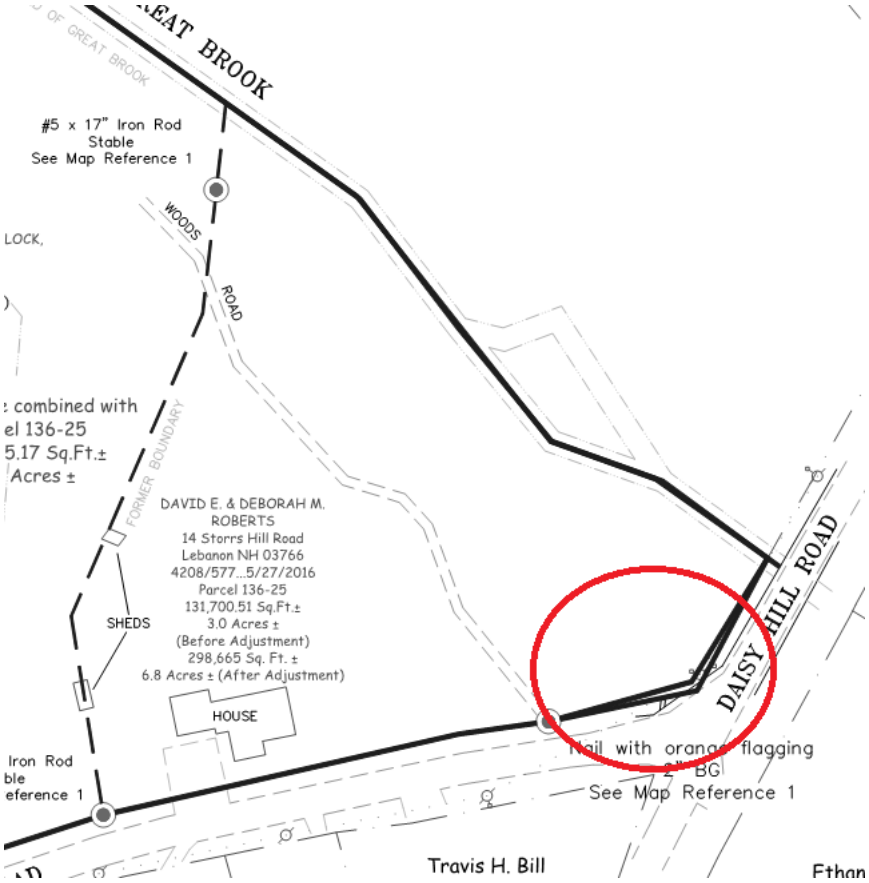
POLICE
No comment provided.

PUBLIC WORKS/CITY ENGINEER
No comment.

PLANNING & ZONING
The three lots that will remain (Lots 136-22, 23, & 25) currently conform to the applicable minimum lot sizes and dimensional requirements of the RL-2 District as set forth in the Zoning Ordinance and will continue to after reconfiguration with the following exceptions:

- 28 Storrs Hill Road is currently non-conforming to the minimum 200 ft. frontage requirement, but this non-conformity will not be exacerbated by the proposed boundary line adjustment.
- 30 Storrs Hill Road is currently non-confirming to the minimum 3-acre lot size requirement but will become less non-conforming following the boundary line adjustment.

It is not clear why the plat depicts multiple lines at the corner of Storrs Hill Road and Daisy Hill Road (see image below). Staff recommends this is corrected as a condition of plat approval. Other recommended conditions of approval are provided below under “Staff Recommendations”.



STAFF RECOMMENDATIONS

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Board approve the application with the following conditions:

A. General Conditions

1. This approval shall be considered void unless all conditions precedent are met and the plat is recorded in the Registry of Deeds within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.

2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
    a. Add metes and bound notations *(note: these were included on the plat submitted on 2/10/25, but not the revised plat submitted on 3/11/25)*.
    b. Correct the double line at the southeast corner of Lot 136-25.
    c. Provide the date and description of the plat revisions. (8.2.A.1)

2. The applicants shall provide a digital record drawing of the final revised plat (Cad .dwg format, using the NH State Plane Coordinate system).

3. The applicants shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.

4. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)

5. The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat.

Attachments

cc (via e-mail): Clayton Morlock & Sally Shoop
Richard & Paula Tobin
David & Deborah Roberts
File

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 _____

PROPERTY OWNER (APPLICANT):

NAME: Richard and Paula Tobin [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Clayton R Morlock (agent/own) and Sally A Shoop TEL [redacted]

PROJECT LOCATION:

TAX MAP #: LOT#: 136 PLOT #: 24 ZONE: RL2

STREET ADDRESS OF PROJECT: 0 Storrs Hill Rd, Lebanon NH 03766

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

FLOOD PLAIN ☑ YES ☐ NO

SCOPE OF PROJECT:

Split Lot 136 Plot 24 into three pieces and annex the pieces on adjoining lots 136-22, 136-23 and 136-25

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:_____

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 March 17, 20 25, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: - see addedum for signatures 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: - see addedum for signatures DATE:_____

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

(Last Revised 4/04/18)

Application Signatures

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 March 17, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

_____ Paula Tobin Date: 1/22/2025

_____ Richard Tobin Date: 1/22/2025

_____ Clayton Morlock Date: 1-21-2025

_____ Sally Shoop Date: 21 Jan 2025

_____ Deborah Roberts Date: 1/22/2025

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 that Clayton Morlock will act 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.

_____ Paula Tobin Date: 1/22/2025

_____ Richard Tobin Date: 1/22/2025

_____ Sally Shoop Date: 21 Jan 2025

_____ Deborah Roberts Date: 1/22/2025

Description of Lebanon Lot Line Readjustment for Plot 136 Lot 24

The above stated lot was purchased by tenants in common by 3 adjacent landowners: Richard and Paula Tobin; Clayton Morlock and Sally Shoop; and Deborah Roberts with the intent of dividing the land and combining the pieces of 136-24 that are adjacent to each respective lot. The primary purpose is to expand the size of our respective lots.

There is an existing easement on Lot 136-22 that provides access to 136-24. This will be extinguished.

Note that David E. Roberts who is listed as an owner of lot 136-25 is deceased and will be removed on the new deed for the combined property of 136-25 and a portion of 136-24.

The properties are all zoned RL2. 136-24 is largely unbuildable due to the proximity of an unnamed stream adjacent to the main access – Storrs Hill Rd. The property has one lot line adjacent to Great Brook and perhaps a third of the property is in a floodplain and/or wetlands because of the stream running through the lot and the proximity to Great Brook.

Addendum to Lot Line Readjustment Application

Additional Landowners

Name: Deborah Roberts [redacted]

[redacted]

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: Lot 136-24 Lot Line Readjustment	
APPLICANT: C. Morlock, S. Shoop, R. Tobin, P. Tobin, D. Roberts	**DATE:** 10 Feb 2025
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by <u>12:00 Noon</u> on the day of the filing cutoff. [§7.7.C] **Submissions must be accompanied by the following information or review of the application may be delayed:**

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
  [Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ Eight (8) sets of project plans to be distributed for Staff Review. [§8.2.A]
  [A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

<u>NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.</u>

<u>All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.</u>

<u>The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.</u>

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) -		
- Name of the City and County in which the subdivision is proposed;	☒	☐
- A Locus map;	☒	☐
- North arrow;	☒	☐
- Scale of the plat;	☒	☐
- Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒	☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☒	☐
8.2.A(5) - Location of all existing structures on the subject lots.	☒	☐
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	☒	☐
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	☒	☐

Plan Requirements (*cont.*)	**Info. Provided**	**Waiver Sought**
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	☒	☐
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Clayton R Morlock

Planning office Use Only:

Date Received___/___/___ Checklist Complete YES or NO Checked by:_____

(Last Revised 05/22/13)

Below please find the request for revisions sent via email from Tim Corwin on March 3 and the actions performed by the applicant in response in ***Bold/Italics***.

- Please submit ***all*** materials that you would like included as part of your application and presented to the Planning Board (including the application form, notification list, checklist, etc).

Done

  - The digital copy may be submitted via e-mail to planning@lebanonnh.gov.

Done

- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: **"year-month-day_(description of document)"**. So, for example, if you resubmit on 3/11, the PDF of your revised plat would be titled, **"2025-03-11_revised plat".**

Done

- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.

Done

STAFF COMMENTS – PB2025-08-BLAVLM

1. If there are no conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property, provide a definitive statement to that effect. (7.7.A.3.d.v)

Added to the plat

2. Add the mailing addresses of for all property owners. (8.2.A.2)

Complete mailing addresses provided on the plat.

3. Add the mailing addresses of for all abutters. (8.2.A.2)

Complete mailing addresses provided on the plat.

4. Provide the business address of the surveyor. (8.2.A.3)

Done

5. 28 & 30 Storrs Hill Road are split-zoned RL-3 and RL-3. Please add the zoning district boundary and adjust Note 4 accordingly. (8.2.A.4)

Done

6. Looking at aerial photography, it appears that 30 Storrs Hill Rd is improved with 4 buildings whereas the plat shows only 2 structures. Please add the missing structures. (8.2.A.5)

Added

6. Provide a site location map showing the original boundaries of the subject lots and adjacent lots (8.2.A.6).

Illustration Added

8. Identify the date of the survey was completed (8.2.A.7). Please note that this refers to the date the actual field survey was performed, which is distinct from the date of the plat.

Dates for completion of survey, submittal of the survey and revision of the survey added.

9. Provide the total proposed acreage of each of the three lots post-adjustment in acres and square feet. (8.2.A.7)

Done

10. Other plat comments:

a. Notes 7 and 8:

§ per 8.2.A.2, please identify name and mailing address of ROW owner (City of Lebanon?)

The ROW on 30 Storrs Hill provided driveway access to 0 Storrs HIll. This ROW will be extinguished in the new deeds. Note 7 was revised to explain this and ownership. The easement that appeared on the original survey across Lot 136-25 was removed from the survey as it is no longer active.

b, c.

Incorrect names and/or addresses were changed on the plat.

11. Add a note indicating that the plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.

Done

Add Planning Board number (PB2025-08-BLAVLM).

Done

13. Provide date and description of any revisions made (8.2.A.1)

Done

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: 136-22 and 136-24	**Map & Lot Number:** 136-23 and 136-24
Property Owner: Co-Applicant: Clayton Morlock and Sally Shoop 30 Storrs Hill Rd Lebanon NH 03766	Applicant, Co-Applicant, Agent, or Lessee: Richard and Paula Tobin 28 Storrs Hill Rd Lebanon, NH03766
Map & Lot Number: 136-24 and 136-25	**Map & Lot Number:**
Co-applicant and co-owner: Deborah Roberts 14 Storrs Hill Rd Lebanon NH 03766	Surveyor: Ethan Gilmore c/o Holt Gilmore Survey Associates PO Box 544 39 Central Street Woodstock, VT 05091
Map & Lot Number: 136-11	**Map & Lot Number:** 136-12
Abutter across Storrs Hill Rd: Robyn L. Harris and Thomas J. Tremblay 17 Storrs Hill Rd Lebanon NH 03766	Abutter across Storrs Hill Rd: Frederick A Luce Jr 27 Storrs Hill Rd Lebanon NH 03766 NH 03766

Map & Lot Number: 137-1	**Map & Lot Number:** 136-26
Abutter Across Great Brook: Edgar D Filiault 179 Walker Rd Grantham, NH 03753	Abutter to the north and east: Lynn Lebrun PO Box 53 Lebanon, NH 03766
Map & Lot Number: 136-9	**Map & Lot Number:** 136-57
Abutter: Bill H Travis 11 Storrs Hill Rd Lebanon NH 03766	Abutter: Karen E Jones PO Box 59 Meriden NH 03770
Map & Lot Number: 136-10	**Map & Lot Number:** 136-21
Abutter: Kimberly A Pierce 15 Storrs HIll Rd Lebanon NH 03766	Abutter: Jeanette Lemay 48 Storrs Hill Rd Lebanon NH 03766
Map & Lot Number: 136-30	**Map & Lot Number:**
Abutter: Ethan Swierczynsk 1 Daisy Hill Rd. Lebanon NH 03766	
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_____13_____notices	$5.00 $_____72.02_____(abutter certifieds)
TOTAL DUE		$202.02

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)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____9___notices	$5.00 $___49.86_____(abutter certifieds)

Form last revised on 07/15/2024 Postage increase

SITE PLAN REVIEW

TOTAL DUE AT TIME OF FILING		$479.86
****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_____notices	$_____(abutter certifieds)
TOTAL DUE		$

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 July 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).

Original Plat Submitted on 2/10/25

The Subdivision Regulations of the City of Lebanon and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action.

This plan shows Minor Lot Line Adjustments/Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.

This survey and plat were produced by me or those under my direct supervision by methods as stated in Note 1 and is based on information recorded at the Grafton County Registry of Deeds as referenced hereon, information provided by the client and physical evidence found. This is a rural survey and is substantially correct to the best of my knowledge and belief. This plat is invalid without original signature and seal. This is not a certification of title or ownership of the property being shown. Owners of adjoining properties are shown according to current assessor records for the City of Lebanon.

THIS IS AN ORIGINAL INK DRAWING – NOT A REPRODUCTION

LINE	BEARING	DISTANCE
L1	S 01°12'00" W	982.80'
L2	S 12°49'40" E	212.93'
L3	N 57°28'30" E	49.94'
L4	N 12°55'20" W	200.21'
L5	N 70°17'40" E	257.52'
L6	N 04°23'50" W	853.52'
L7	N 81°24'50" W	203.27'
L8 TIE	S 43°15'10" E	236.88'
L9 TIE	S 54°29'00" E	524.11'
L10 TIE	S 48°37'50" E	387.43'
L11	N 55°03'20" E	42.30'
L12	N 67°08'20" E	90.50'
L13	N 72°51'50" E	84.48'
L14	N 00°19'10" W	197.65'
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L33	N 04°06'10" W	400.16'
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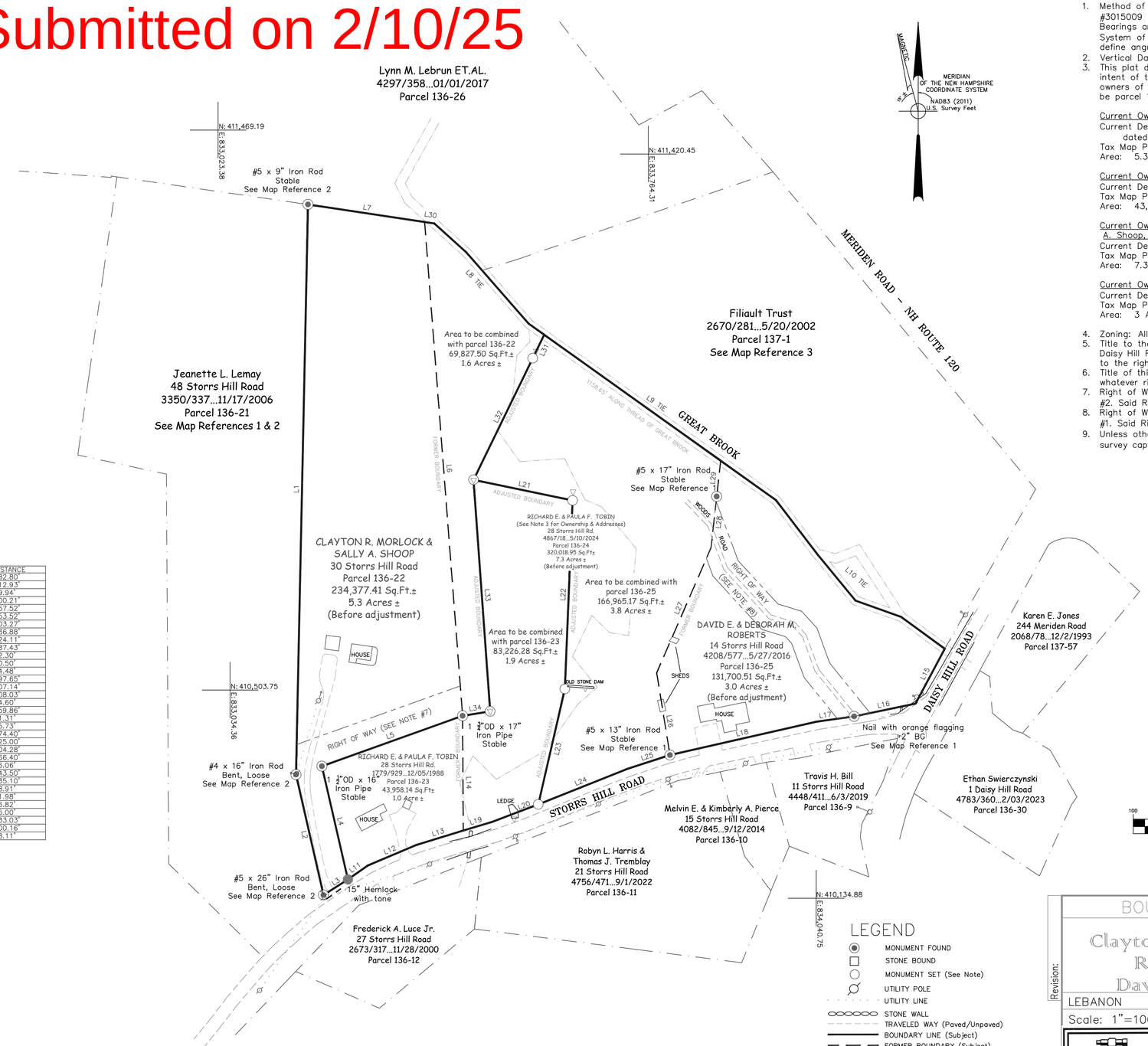


NOTES

1. Method of Survey: Random traverse with Leica TS16 Robotic Total Station #3015009 & Leica GS18 GNSS/GPS base #3619841 & rover #3713528. Bearings are oriented to the meridian of the New Hampshire Coordinate System of 1983 as derived from GNSS/GPS observation and serve only to define angular relationships between courses. Distances are ground.
2. Vertical Datum is NAVD 88 as derived from GNSS/GPS observation.
3. This plat depicts a boundary line adjustment of the subject properties. The intent of this survey is to divide parcel 136–24 that is owned jointly by the owners of parcels 136–22, 136–23 and 136–24 so that there will no longer be parcel 136–24.

   Current Owners: Clayton R. Morlock & Sally A. Shoop
   Current Deed: Grafton County Registry of Deeds (GCRD) Book 2815, Page 742, dated4/25/2003
   Tax Map Parcel:136–22
   Area: 5.3 Acres ±

   Current Owners: Richard E. & Paula F. Tobin
   Current Deed: GCRD Book 1779, Page 929, dated 12/5/1988
   Tax Map Parcel:136–23
   Area: 43,958 Sq. Ft. 1 Acre ±

   Current Owners: Richard E. & Paula F. Tobin, Clayton Richard Morlock & Sally A. Shoop, and Deborah M. Roberts
   Current Deed: GCRD Book 4867, Page 0018, dated 05/08/2024
   Tax Map Parcel:136–24
   Area: 7.33 Acres ±

   Current Owners: David E. & Deborah M. Roberts
   Current Deed: GCRD Book 4208, Page 577, dated 5/27/2016
   Tax Map Parcel:136–25
   Area: 3 Acres ±
4. Zoning: All properties of interest are located in Zone RL2.
5. Title to these properties may extend to the centerline of Storrs Hill Rd. & Daisy Hill Rd., subject to the public right of way. Area has been calculated to the right–of–way boundary only.
6. Title of this property extends to the centerline of the Great Brook, subject to whatever rights may exist by virtue of the Public Trust Doctrine.
7. Right of Way shown across Parcel 136–22, on this map is per Map Reference #2. Said Right of Way is to be (or already has been) extinguished.
8. Right of Way shown across Parcel 136–25, on this map is per Map Reference #1. Said Right of Way is to be (or already has been) extinguished.
9. Unless otherwise noted, monuments set are #5x30" Iron Rods with blue survey caps"GEB 738 VT 878 NH".

MAP REFERENCES

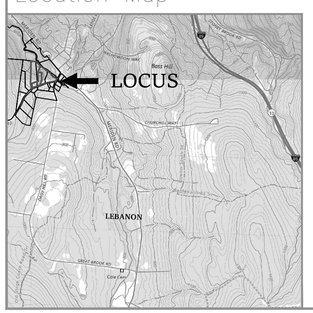
1. "Land of Robert R. Lemay, Mary E. Woodward Lemay," dated 7/15/1983, by Christopher E. Rollins, LS 527, recorded in the Lebanon Land Records as Map Slide 4369.
2. "Subdivision of Remaining Land of Robert R. Lemay, Mary E. Woodward Lemay," dated 2/1/1988, by Christopher E. Rollins, LS 527, recorded in the LLR as Map Slide 5308.
3. "Home Improvement Co., Route 120, Lebanon, N.H.," dated 1/26/1983, by K.A. LeClair Associates, Inc., Kenneth A. LeClair, LS 116, recorded in the LLR as Map Slide 1805.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Location Map



LEGEND

- MONUMENT FOUND
- STONE BOUND
- MONUMENT SET (See Note)
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- TRAVELED WAY (Paved/Unpaved)
- BOUNDARY LINE (Subject)
- FORMER BOUNDARY (Subject)
- OTHER BOUNDARIES
- ADJOINER BOUNDARIES (NOT SURVEYED)
- STREAM
- GUY UTILITY POLE
- CLIENT FLAGGING

Revision:

BOUNDARY ADJUSTMENT SURVEY

Land of

Clayton R. Morlock & Sally A. Shoop
Richard E. & Paula F. Tobin
David E. & Deborah M. Roberts

LEBANON — GRAFTON COUNTY, NEW HAMPSHIRE

Scale: 1"=100' — Date: January 24, 2025

STATE OF NEW HAMPSHIRE — No. 878 — PAUL E. BURCHARD — LICENSED LAND SURVEYOR — SIGNATURE

HOLT GILMOUR
SURVEY ASSOCIATES LLC
Woodstock, VT
www.vtsurveyor.com

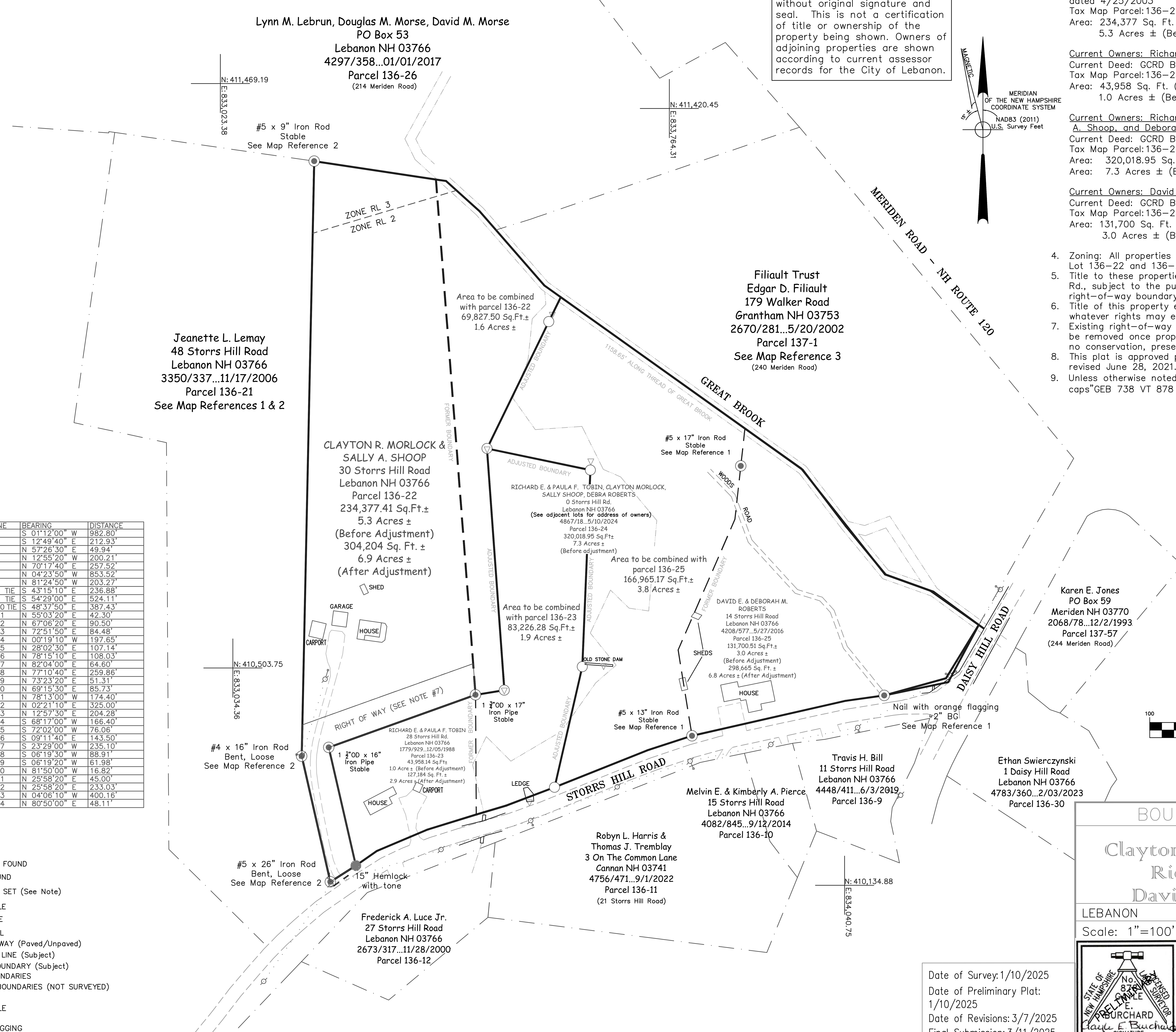
HOLT GILMOUR SURVEY
(802) 457–4649

This plan shows Minor Lot Line Adjustments/Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.

The Subdivision Regulations of the City of Lebanon and the Notice of Action are a part of the Plat, and approval of this Plat requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action.

This survey and plat were produced by me or those under my direct supervision by methods as stated in Note 1 and is based on information recorded at the Grafton County Registry of Deeds as referenced hereon, information provided by the client and physical evidence found. This is a rural survey and is substantially correct to the best of my knowledge and belief. This plat is invalid without original signature and seal. This is not a certification of title or ownership of the property being shown. Owners of adjoining properties are shown according to current assessor records for the City of Lebanon.

Revised Plat Submitted on 3/11/25



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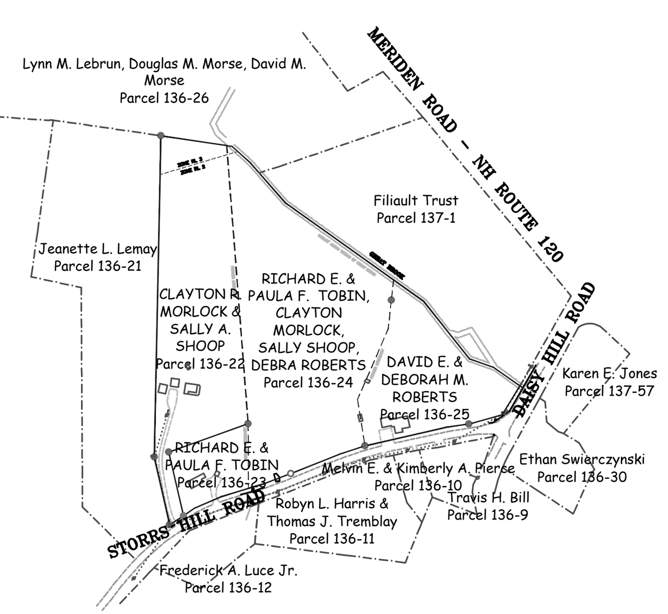
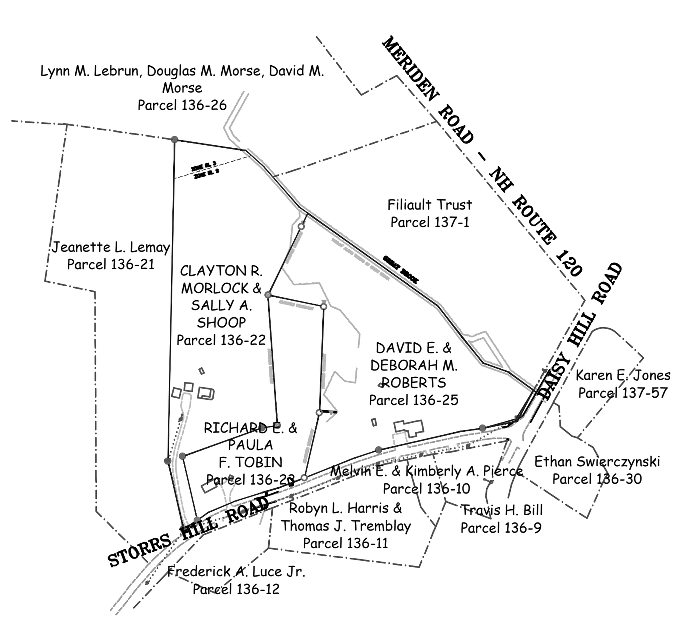
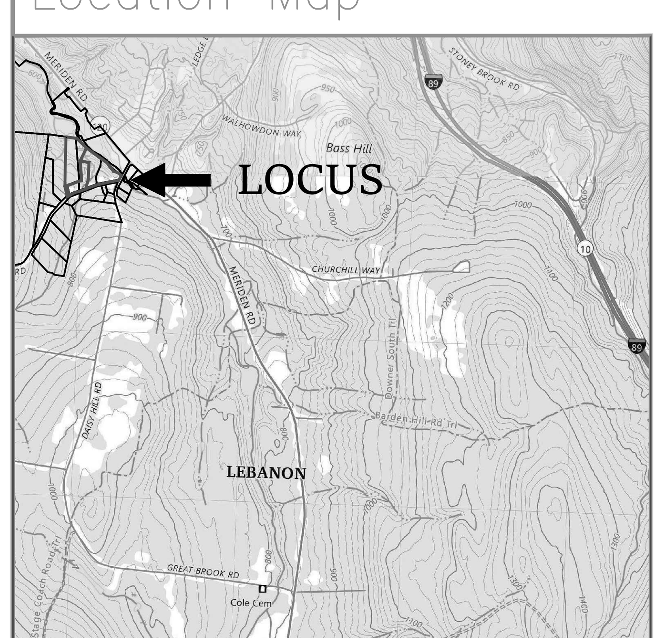


BEFORE ADJUSTMENT – SCALE = 1"=500'



AFTER ADJUSTMENT – SCALE = 1"=500'

Location Map



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L32	N 25°58'20" E	233.03'
L33	N 04°06'10" W	400.16'
L34	N 80°50'00" E	48.11'

LEGEND

- MONUMENT FOUND
- STONE BOUND
- MONUMENT SET (See Note)
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- TRAVELED WAY (Paved/Unpaved)
- BOUNDARY LINE (Subject)
- FORMER BOUNDARY (Subject)
- OTHER BOUNDARIES
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NOTES

1. Method of Survey: Random traverse with Leica TS16 Robotic Total Station #3015009 & Leica GS18 GNSS/GPS base #3619841 & rover #3713528. Bearings are oriented to the meridian of the New Hampshire Coordinate System of 1983 as derived from GNSS/GPS observation and serve only to define angular relationships between courses. Distances are ground.
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3. This plat depicts a boundary line adjustment of the subject properties. The intent of this survey is to divide parcel 136–24 that is owned jointly by the owners of parcels 136–22, 136–23 and 136–24 so that there will no longer be parcel 136–24.

   Current Owners: Clayton R. Morlock & Sally A. Shoop
   Current Deed: Grafton County Registry of Deeds (GCRD) Book 2815, Page 742, dated 4/25/2003
   Tax Map Parcel: 136–22
   Area: 234,377 Sq. Ft. ± (Before Adjustment) 304,204 Sq. Ft. ± (After Adjustment)
   5.3 Acres ± (Before Adjustment) 6.9 Acres ± (After Adjustment)

   Current Owners: Richard E. & Paula F. Tobin
   Current Deed: GCRD Book 1779, Page 929, dated 12/5/1988
   Tax Map Parcel: 136–23
   Area: 43,958 Sq. Ft. (Before Adjustment) 127,184 Sq. Ft. ± (After Adjustment)
   1.0 Acres ± (Before Adjustment) 2.9 Acres ± (After Adjustment)

   Current Owners: Richard E. & Paula F. Tobin, Clayton Richard Morlock & Sally A. Shoop, and Deborah M. Roberts
   Current Deed: GCRD Book 4867, Page 0018, dated 05/08/2024
   Tax Map Parcel: 136–24
   Area: 320,018.95 Sq. Ft.± (Before Adjustment) 0.00 Sq. Ft. ± (After Adjustment)
   Area: 7.3 Acres ± (Before Adjustment) 0.0 Acres ± (After Adjustment)

   Current Owners: David E. & Deborah M. Roberts
   Current Deed: GCRD Book 4208, Page 577, dated 5/27/2016
   Tax Map Parcel: 136–25
   Area: 131,700 Sq. Ft. ± (Before Adjustment) 298,655 Sq. Ft. ± (After Adjustment)
   3.0 Acres ± (Before Adjustment) 6.8 Acres ± (After Adjustment)

4. Zoning: All properties of interest are located in Zone RL2. The northern portions of Lot 136–22 and 136–24 are split with Zone RL–3.
5. Title to these properties may extend to the centerline of Storrs Hill Rd. & Daisy Hill Rd., subject to the public right of way. Area has been calculated to the right–of–way boundary only.
6. Title of this property extends to the centerline of the Great Brook, subject to whatever rights may exist by virtue of the Public Trust Doctrine.
7. Existing right–of–way through Lot 136–22 to Lot 136–24 for lot owner access to be removed once property line is adjusted and 136–24 no longer exists. There are no conservation, preservation, or agricultural preservation restrictions.
8. This plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
9. Unless otherwise noted, monuments set are #5x30" Iron Rods with blue survey caps"GEB 738 VT 878 NH".

MAP REFERENCES

1. "Land of Robert R. Lemay, Mary E. Woodward Lemay," dated 7/15/1983, by Christopher E. Rollins, LS 527, recorded in the Lebanon Land Records as Map Slide 4369.
2. "Subdivision of Remaining Land of Robert R. Lemay, Mary E. Woodward Lemay," dated 2/1/1988, by Christopher E. Rollins, LS 527, recorded in the LLR as Map Slide 5308.
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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BOUNDARY ADJUSTMENT SURVEY

Land of

Clayton R. Morlock & Sally A. Shoop
Richard E. & Paula F. Tobin
David E. & Deborah M. Roberts

LEBANON — GRAFTON COUNTY, NEW HAMPSHIRE

Scale: 1"=100' | Planning Board: PB2025–08BLAVLM

Date of Survey: 1/10/2025
Date of Preliminary Plat: 1/10/2025
Date of Revisions: 3/7/2025
Final Submission: 3/11/2025

STATE OF NEW HAMPSHIRE — No. 878 — GAYLE E. BURCHARD — LICENSED LAND SURVEYOR — PRELIMINARY
SIGNATURE

HOLT GILMOUR SURVEY ASSOCIATES LLC
PO Box 1261
Williston, VT 05495
www.vtsurveyor.com
HOLT GILMOUR SURVEY
(802) 457–4649

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 _____

PROPERTY OWNER (APPLICANT):

NAME: LEDYARD NATIONAL BANK [redacted]

[redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Tycoga NH West, LLC; attn: Glenn Amnott [redacted]

[redacted]

PROJECT LOCATION:

TAX MAP #: 50 LOT#: 100 PLOT #: 30 ZONE: GC

STREET ADDRESS OF PROJECT: 42 Old Etna Road

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

FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT:

To construct a new 880sf coffee shop with drive-thru within the existing parking lot of the bank which is to remain.

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: Bank & Coffee Shop

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: [signature] DATE: 1/27/2025

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 #

(Last Revised 4/04/18)

400 Harvey Road, Manchester, NH 03103 | T (603) 627-5500 | F (603) 627-5501
allenmajor.com

ALLEN & MAJOR ASSOCIATES, INC.

January 27, 2025

To: Tim Corwin, AICP
Deputy Planning and Development Director
City of Lebanon
51 N Park Street
Lebanon, NH 03766

A&M Project #: 3472-01

Re: Project Narrative
42 Old Etna Road
Map 30, Lot 100

Copy:

Dear Mr. Corwin:

Allen & Major Associates, Inc. has prepared this memorandum to the proposed improvement on the site. The project proposes to redevelop underutilized areas of the site to take advantage of paved parking spaces that are not needed for the existing use. The property is currently home to Ledyard National Bank and was originally permitted to also include an office building. Although the office building was not constructed, the parking was constructed to facilitate the full build out of the site. The project proposes the construction of a new 880 square-foot coffee shop with a drive through along the north side of the site near Old Etna Road To facilitate the construction of the new buildings, and improve upon interior traffic flow, the project proposes the installation of several landscaped islands within the existing parking lot.

DESCRIPTION OF SITE:

The overall project site is comprised of one lot totaling approximately 80,586 square feet. The parcel is listed on the City of Lebanon Assessors Map 50, as Lot 100, and has the address of 42 Old Etna Road. The site is located south of the intersection of Old Etna Road and NH Route 120. Currently, the existing parcel is an existing and active commercial plaza, and the land is relatively flat. Vehicular access to the lot is currently provided along Old Etna Road with a dedicated ingress & egress to Old Etna Road which is to remain. There is currently no direct access to NH Route 120 and none is proposed as part of the project.

BUILDING PLACEMENT

The proposed coffee shop structure will be situated parallel to Old Etna Road and outside of local building setbacks and within the existing limits of the paved parking area. A landscape buffer consisting of existing vegetation has been provided along the parcel frontage as required. To facilitate accessible circulation around the four sides of the building, the majority of the site has been graded flat.

PARKING

The project is proposing a total of 22 parking stalls including, 2 accessible stalls which meets the current zoning criteria where 17 are required.

DRAINAGE IMPROVEMENTS

There is currently limited drainage infrastructure on the project site with most stormwater runoff directly discharging to an existing stormwater basin to the south of the development which drains to the west. This project does not incorporate drainage improvements nor are they required to facilitate the construction of the new coffee shop. Existing drainage patterns will be maintained, with only a minor amount of rerouting of stormwater around the new coffee shop building

Through the reduction of impervious area and installation of new landscaping, this project will result in a significant improvement to the quality and quantity of runoff coming from the site. A separate summary letter of the drainage system has been provided.

EROSION AND SEDIMENTATION

The project will incorporate Best Management Practices (BMPs) as outlined in the NHDES Stormwater Management Policy, current edition. The potential for sediment transport from the project area will be mitigated through the use of permanent and temporary erosion control measures. Disturbed areas will be isolated through the use of sediment barrier and other measures to minimize the transport of sediment from the site. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

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LANDSCAPING

The proposed project will incorporate a complete landscape plan to enhance the visual presence of the parcel along both Old Etna Road and NH Route 120. Enhancements to the existing landscape screening have also been provided at the perimeter of the site, adjacent to the proposed building construction.

WATER

The proposed development will be utilizing existing water services. No expansion or construction of one or more NEW water mains will be required for the proposed development. The existing buildings to remain currently have connections for domestic and fire protection services. The proposed new buildings will be connected to the existing internal distribution system within the plaza which has sufficient capacity to handle the change in demand.

SEWER

The proposed development will be utilizing existing sewer services. No expansion or construction of one or more sewer mains will be required for the proposed development. The existing buildings to remain currently have connections for domestic sanitary services. The proposed new buildings will be connected to the existing internal distribution system within the plaza which has sufficient capacity to handle the change in demand.

We look forward to working with you on this project with the goal of bringing new life to this site. Please feel free to reach out to our office at (603) 627-5500 or email mmalynowski@allenmajor.com with any project related questions.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

Michael A. Malynowski, P.E.
Senior Project Manager

City of Lebanon, New Hampshire
APPLICATION FOR WAIVERS

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

PROJECT INFORMATION

Name of Applicant: LEDYARD NATIONAL BANK

Project Name: Proposed coffee shop with drive-thru

Project Address: 42 Old Etna Road

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (*See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations*)**:**

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

1. Section 5.1.E(13) of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (*circle one*) Criteria A / Criteria B because _____

   To not provide a photometric plan for the existing wall mounted fixtures and parking lot lighting to remain. As no new lighting is proposed as part of this application strict conformity would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations. Any new building mounted lights or site lighting shall be full cut-off and in compliance with Section 5.1

2. Section 6.6.C.1 (1) of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

   To not show soils information as delineated by a Licensed Soil Scientist as the existing parcel is completely developed. The proposed development has no impacts that extend beyond the limits of the existing paved parking area. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations as this information was previously approved as part of the original site plan approvals.

3. Section 6.6.C.2 of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

To not provide a comprehensive drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates. The Stormwater associated with the development area was previously approved and currently constructed stormwater infrastructure was previously designed to accommodate and treat stormwater flows. The proposed development will also provide a net decrease in the impervious cover previously envisioned. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations

4. Section 6.2.D.1 of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

Due to the nature of the coffee shop building have drive-up windows on two sides of the building, the required 10 feet of landscape area around the building cannot be met without eliminating access to the drive-up windows.

5. Section 6.5.C.2 of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

Due to the nature of the coffee shop business, there is no public entrance into the building as the primary function of the restaurant is to service vehicular traffic. The waiver is to not have at least one primary entrance to the building face the public way on which the lot has frontage.

6. Section 5.1.E.17 of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

The current site was designed with "country" style above ground drainage & conveyance measures. As the existing site is fully developed and graded such that any stormwater which falls on the parcel is directed to the north to an existing bio-retention system. As no stormwater leaves the parcel to the south and west, locating and drainage measures 200 feet off the property are not warranted and would cause an additional financial burden to the developer.

7. Section 6.1 of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

The area outside of the proposed development area was previously approved and constructed in accordance with City planning approvals. The waiver would be to not satisfy the Site Plan Review Regulations for the area outside of the development area as previously approved. The proposed development area directly adjacent to the new coffee shop will be constructed in accordance with the current regulations.

8. Section 6.6.G of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because

the re-development area consisted of a previously approved parking lot and stormwater associated with the re-development area was previously approved and currently constructed stormwater infrastructure was previously designed to accommodate and treat stormwater flows. The proposed re-development area will also provide a net decrease in the impervious cover previously envisioned. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations

9. Section 6.5.I _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Due to the nature of the coffee shop business, there is no indoor areas for customers and services are provide to motor vehicles only. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations.

10. Section _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

11. Section _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

12. Section _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because_____

13. Section _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

14. Section _____ of the Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of ~~Applicant~~ Engineer: Michael Walynowski Date: 03-10-2025

S:\PLN\FORMS - APPLICATION\Planning Board Applications\WAIVER\Waiver Application.docx

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Proposed Coffee Shop	
APPLICANT: Tycoga NH West, LLC; attn: Glenn Amnott	**DATE:** 01-27-2025
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by <u>12:00 Noon</u> on the day of the filing cutoff. [§4.7.B] **Submissions must be accompanied by the following information or review of the application may be delayed:**

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B] *[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]*

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

<u>NOTE</u>: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

Plan Requirements	**Info. Provided**	**Waiver Sought**
5.1.E(1) - Vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale: 1" = 500').	☒	*N/A*
5.1.E(2) - Names and mailing addresses of the Applicant; the Owner(s) of record of the site; the Owners of abutting properties; and the Holders of any easements, rights of way, or other restrictions, based on the current records of the City Assessor available at City Hall, not more than 5 days before the date of filing of the application.	☒	*N/A*
5.1.E(3) - Names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	*N/A*
5.1.E(4) - The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:		
a. Name of the City and County in which the development is proposed;	☒	*N/A*
b. North arrow;	☒	*N/A*
c. Scale of the plan;	☒	*N/A*
d. Date of the plan and of any revisions to the plan; (NOTE: The date on the plan at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plan shall include a revision date and description of the revision(s).)	☒	*N/A*
e. The following basic site information in TABLE FORM:		
1. Zoning designation for subject property;	☒	*N/A*
2. Tax Map and Lot number(s) for subject property;	☒	*N/A*
3. Area of lot;	☒	*N/A*
4. Gross floor area of existing and proposed buildings/additions;	☒	*N/A*
5. Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;	☒	*N/A*
6. Number of existing and proposed short- and long-term bicycle storage spaces;	☒	*N/A*
7. Number of existing and proposed loading spaces;	☒	*N/A*
8. Height of existing and proposed buildings/additions;	☒	*N/A*
9. Number of stories and gross square footage of each;	☒	*N/A*
10. Proposed use;	☒	*N/A*
11. Required and proposed front, side, and rear yard setbacks	☒	*N/A*
12. Maximum allowable lot coverage with existing and proposed calculations;	☒	*N/A*
13. Indication of whether or not the property is subject to any City Overlay districts (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Shoreland Water Quality Protection jurisdiction.	☒	*N/A*
5.1.E(5) - Current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	☒	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☒	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. *(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)*	☒	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☐	☒
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☐	☒
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☐	☒
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☐	☒
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☒	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☒	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☒	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) – Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

Plan Requirements *(cont.)*	**Info. Provided**	**Waiver Sought**
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e,g,, fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	☒	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
Supporting Documents and Information, Where Applicable	**Info. Provided**	**Not Applicable**
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☐	☒
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐	☒
5.1.G(3) – Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII – "Waiver Procedure". *(note: use Application for Waivers form).*	☒	☐
5.1.G(4) – For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Michael Malynowski

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Proposed Coffee Shop	
APPLICANT: Tycoga NH West, LLC; attn: Glenn Amnott	**DATE:** 01-27-2025

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

Plan Requirements	**Info. Provided**	**Waiver Sought**
6.6.C.1 (1) - An Existing Conditions S.M.P showing all pre-development:		
a. Surface water bodies and wetlands	☒	☐
b. Drainage patterns	☒	☐
c. Flood plains and floodways (with elevations)	☒	☐
d. Watershed boundaries	☒	☐
e. Buffer zones	☒	☐
f. Topographic contours with minimum 2-foot intervals	☒	☐
g. Buildings / structures	☒	☐
h. Pavement	☒	☐
i. Utilities	☒	☐
j. Soils information with coding as HSG-A, B, C, or D (High Intensity Soil Survey (HISS) mapping may be required per request of the City Engineer).	☐	☒
1. The plan shall also include the following elements:		
a. scale bar	☒	☐
b. north arrow	☒	☐
c. title block with project name	☒	☐
d. applicant's name	☒	☐
e. map and parcel number	☒	☐
f. designer's stamp	☒	☐
g. soil and/or wetland scientist's stamp (if applicable)	☒	☐
h. legend	☒	☐
i. locus plan	☒	☐
j. benchmarks	☒	☐
k. notes with datum and other plan references	☒	☐
l. instructions	☒	☐
m. detail descriptions	☒	☐
6.6.C.1 (2) - A Proposed Conditions SMP showing all proposed post-development temporary and permanent stormwater management system elements, erosion and sediment control Best Management Practices (BMP), and all important hydrologic features. The Proposed Conditions S.M.P must be at the same scale as the Existing Conditions SMP, with consistent title block, plan features, and descriptors including but not limited to the following:		
a. Existing and proposed topographic contours (2-foot minimum contour interval; 1-foot contour intervals may be required for sites with limited relief and/or where proposed stormwater outfalls are located adjacent to buffer zones.	☒	☐
b. Proposed areas of disturbance with total area of disturbance clearly labeled in square feet	☒	☐
c. Existing and proposed buildings and structures	☒	☐
d. Stormwater discharge locations labeled and matched to the drainage analyses	☒	☐
e. Wells and sanitary protective radii, if applicable	☐	☐
f. Septic systems, if applicable	☐	☐

Plan Requirements (*cont.*)	**Info. Provided**	**Waiver Sought**
g. Plan references and notes (including sequence of soil disturbance)	☒	☐
h. Proposed and existing public and private utilities	☒	☐
i. Proposed project components to become property of or the responsibility of the City shall be labeled as such	☒	☐
j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled.	☒	☐
k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate.	☒	☐
l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒	☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. *Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development*	☐	☒

Plan Requirements (*cont.*)	**Info. Provided**	**Waiver Sought**
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☐	☒
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☐	☒
6.6.D - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Michael Walynowski

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received___/___/___ Checklist Complete YES or NO Checked by:_____

Site Plan Review Submission Requirements (Art V) Checklist	Staff Checklist	Comments
		Wetland scientist added. Refer to "Existing Conditions Plan" sheet 1
5.1.E(3) The names and business addresses of the preparer(s) of the plan and every surveyor, engineer, architect, soil scientist, or **wetlands scientist** whose professional seal appears on any plan or document submitted to the Board.	Missing	need wetland scientist info on cover sheet, and stamp on existing conditions plan
5.1.E(4) The following information shall be provided **on the first page (or cover page**, if applicable) of the Site Plan:		
5.1.E(4)(a) The name of the City and **County** in which the development is proposed;	Missing	Information updated on sheet C-102 and tables also included on Cover sheet.
5.1.E(4)(e) The following basic site information in TABLE FORM:	Missing	
5.1.E(4)(e)(1) Zoning designation for the subject property;	Missing	
5.1.E(4)(e)(2) Tax Map and Lot number(s) for the subject property;	Missing	
5.1.E(4)(e)(3) Area of lot;	Missing	
5.1.E(4)(e)(4) Gross floor area of existing and proposed buildings/ additions;	Missing	
5.1.E(4)(e)(5) Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;	Missing	Please review carefully - tables provided on Sheet C-102 do not include all required info
5.1.E(4)(e)(6) Number of existing & proposed short- & long-term bicycle storage spaces	Missing	
5.1.E(4)(e)(7) Number of existing and proposed loading spaces;	Missing	
5.1.E(4)(e)(8) Height of existing and proposed buildings/additions;	Missing	
5.1.E(4)(e)(9) Number of stories and gross square footage of each;	Missing	
5.1.E(4)(e)(10) Proposed use;	Missing	
5.1.E(4)(e)(11) Required and proposed front, side, and rear yard setbacks;	Missing	
5.1.E(4)(e)(12) Max. allowable lot coverage w/ existing and proposed calculations;	Missing	
5.1.E(4)(e)(13) Indication as to whether or not the parcel is subject to any City Overlay Districts pursuant to Article IV of the Zoning Ordinance (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Comprehensive Shoreland Protection jurisdiction.	Missing	
5.1.E(5) **A current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas**, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.	Missing	Refer to "Existing Conditions Plan" sheet 1
5.1.E(6) Existing and **proposed grades, including topographic contours**, with ***spot elevations***. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. ***All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums***, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	Missing	Refer to "Existing Conditions Plan" sheet 1
5.1.E(7) ***The shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site.*** **Elevation views** indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site related improvements.	Missing	Architectural elevations submitted separately from building plans Submit elevation views as a separate exhibit (do not submit building plan set)

5.1.E(8) The location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. The plan shall indicate those natural and man-made features that are to be removed, retained, or altered. Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, **whose seal and signature shall appear on the plan**. **In addition, documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted to the Planning Office.**	Missing	Refer to "Existing Conditions Plan" sheet 1
5.1.E(9) The Zoning District, Tax Map and Lot number, and **use of abutting properties within 200 feet of the site boundary**; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	Missing	This information was previously included on the cover sheet
5.1.E(10) Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. **Show required sight distances at curb cuts and dimensions for the inside radii of all curves.** Vehicle and bicycle parking spaces shall be numbered. **Loading spaces** and facilities used in connection with any structures on the site **shall be shown**. The total square footage and percentage of the lot covered by impervious cover shall also be shown.	Missing	This information was added to the plans. See sheet C-102
Way finding signs are added to the plans. A signage package has been included in the updated plans. 5.1.E(14) A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background shall be provided, showing that the proposed installation conforms to the requirements of these Regulations.	Missing	need to show business signage on site plan (note - only 1 freestanding sign per property is allowed); if replacing existing fresstanding sign, plan must also show landscaping required by Section 608.4.A.4.b.i of the Zoning Ordinance
5.1.E(15) A landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations. The plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees. Existing trees over 12 inches in diameter, measured 4.5 feet above the ground surface, and within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling the landscaping requirements. **All calculations for square footage of perimeter landscaping shall be shown. All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size.**	Missing	The existing landscaping appears to match the approved plans. Additional landscaping has been added to the plans for the new building. does existing landscaping match approved plan?
5.1.E(17) **All existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200 feet of the site.** Plans for retention, detention, slow release, and treatment of storm water shall be provided, in accordance with the requirements of section 6.6.	Missing	No subsurface drainage existing or proposed, "country drainage". waiver needed from requirement to provide plans per 6.6
Waiver requested 5.1.E(18) Section 6.6 submission requirements	Missing	waiver request needed
5.1.E(22) **Depict** any current and **proposed easements**, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	Missing	proposed easements missing (see note 6, sheet C-102)
		Note removed, no easements required.

5.1.E(24) Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. **Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff**. City staff may also ask for this information at any time.	Missing	Provided, See Sheet C-105 please provide autoturn data
5.1.G(1) An estimated timetable, to include phasing schedules (where applicable), for construction and completion of buildings, parking facilities, landscaping, and other required improvements.	Missing	
5.1.G(2) Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the Institute of Transportation Engineers' Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NH Department of Transportation. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	Missing	Traffic memo provided. provide trip generation analysis

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: 50-100	**Map & Lot Number:**
Property Owner: LEDYARD NATIONAL BANK 66 BENNING ST STE 6 WEST LEBANON, NH 03784	Applicant, Co-Applicant, Agent, or Lessee: TYCOGA NH WEST LLC 1324 UPPER CITY ROAD PITTSFIELD, NH 03263
Map & Lot Number: 50-24	**Map & Lot Number:** 50-29
POLLARD FAMILY TRST 35 OLD ETNA RD LEBANON, NH 03766	DARTMOUTH COLLEGE TRUSTEES PO BOX 5188 HANOVER, NH 03755
Map & Lot Number: 50-30	**Map & Lot Number:** 50-31
MCGEE REALTY OF LEBANON, LLC 41 POLK STREET DUXBURY, MA 02332	CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766

Map & Lot Number:	Map & Lot Number:
Civil Engineer, Surveyor, Landscape Architect: ALLEN & MAJOR ASSOCIATES, INC. 400 HARVEY ROAD - MANCHESTER, NH 03103 ATTN: MICHAEL MALYNOWSKI, PE	Architect: TK ARCHITECTS INTERNATIONAL 1100 MAIN ST. SUITE 2200 KANSAS CITY, MISSOURI 64105
Map & Lot Number:	**Map & Lot Number:**
Wetland Scientist: HURLEY ENVIRONMENTAL & LAND PLANNING, LLC PO BOX 356 EPSOM, NH 03234 ATTN: LUKE HURLEY	NHDOT: NHDOT District 2 8 Eastman Hill Road Enfield, NH 03748
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
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)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____9___notices	$5.00 $___49.86_____(abutter certifieds)

Form last revised on 07/15/2024 Postage increase

SITE PLAN REVIEW

TOTAL DUE AT TIME OF FILING		$479.86
****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_____notices	$_____(abutter certifieds)
TOTAL DUE		$

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 July 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).

400 Harvey Road, Manchester, NH 03103 | T (603) 627-5500 | F (603) 627-5501
allenmajor.com

ALLEN & MAJOR ASSOCIATES, INC.

March 6, 2025

To: Mr. Tim Corwin,
Deputy Planning and Development Director
51 N Park Street
Lebanon, NH 03766

A&M Project #: 3472-01

Re: Comment Review Response
100 Technology Drive
Aroma Joe's 42 Old Etna Rd
Lebanon, NH

Copy:

Dear Mr. Corwin:

Below are Allen & Major Associates, Inc. responses to the comments contained in the Review Comments by City of Lebanon Planning Department, dated March 6, 2025 and submitted via email. The comments are reproduced below along with the response. We thank you in advance for your consideration.

STAFF COMMENTS (PB2025-09-SPR) - please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance

A. City Engineer/DPW (previously provided via e-mail sent on 2/24/25)

1. *Please provide curb and pavement radii.*
   A&M Response: Radii and lane widths have been added to the Layout and Materials Plan - C-102.

2. *Please provide Autoturn template drawings or graphics for large pickup truck and fire trucks.*
   A&M Response: The turning radius has been increased in the drive through aisle. See Layout and Materials Plan - C-102. A Truck Turning Plan has been added to the plan set, See C-105 & C-106.

3. *Please describe and show proposed queuing from pick up window to order window, and from order window to parking lot.*
   A&M Response: Queuing capacity is shown on the plan titled "Layout & Materials, C-102" and the Traffic Summary Report will be attached at the bottom of this document.

4. *Please provide existing and proposed contours (suggest ½ or 1 foot intervals).*
   A&M Response: ½ foot contours have been added to the grading plan.

5. *Applicant should be prepared to discuss stormwater management plan, traffic impacts and queuing needs with the planning board.*
   A&M Response: Understood, these items can be discussed in further detail with the planning board if desired.

B. Planning & Development Department (these incorporate the initial comments sent via e-mail on 2/20/25)

General

1. *Please see attached PDF identifying missing information required to be provided pursuant to the Article V submission requirements, including additional staff comments where noted.*
   A&M Response: A response to these items have been noted on the checklist attached to this letter.

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2. *Attached is the current approved plan set for 42 Old Etna Road. The existing conditions plan sheet of the Aromas Joes plan set should substantially match the approved plan set. Note that prior to issuance of a CO for Aroma Joe's, staff will conduct a site inspection to confirm that the property is in compliance with the Aroma Joe's plan set AND the existing plan set to the extent the latter isn't modified by the former.*

   A&M Response: The existing site improvements associated with the bank should not be tethered to the approval of the proposed improvements associated with the Aroma Joes as the previous site plan approvals were reviewed, approved and signed off by the City of Lebanon as part the Final Certificate of Occupancy which was issued to Ledyard Bank on June 18, 2002. A copy of these documents has been attached to this letter.

3. *Please provide a peak hour trip generation analysis so that staff can verify whether a traffic study will be required pursuant to Section 5.1.G.2.*

   A&M Response: The Traffic Summary Report has been prepared and attached to this letter.

4. *Please provide documentation sufficient to demonstrate that your queuing lane length is sufficient to accommodate customer vehicles at any given time (i.e. so that Aroma Joe's customer queuing does not block access/circulation/spills out on Old Etna Rd, etc.)*

   A&M Response: Queuing capacity is shown on the plan titled "Layout & Materials, C-102" and further described in the attached Traffic Summary Report.

5. *Please verify with NHDOT whether any DOT review or approvals are required for this project.*

   A&M Response: As the existing driveway to be maintained is via Old Etna Road, a town maintained road, a permit from NHDOT is not warranted as was the case in the original permitting of this project. See copy of approved driveway permit from the City Engineer.

6. *The Site Plan Review Regulations apply to the entire property, and not just to the development site as it has been delineated by the applicant. As a result, staff recommends that the applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped.*

   A&M Response: A waiver has been prepared.

7. *Identify how the project complies with Section 6.5.E (groundwater protection).*

   A&M Response:

8. *The architectural plan set is not required and staff does not recommend that it be included as part of the application. Much of the information is irrelevant to site plan review, and to the extent it's included as part of the application, future changes to the architectural may also require a site plan amendment. For these reasons, staff recommends the following in lieu of the 12-sheet architectural plan set:*
   a. *Add the business signage to the site plan set*
   b. *Provide a one-page floor plan exhibit (unadorned with technical data and measurements)*
   c. *Provide a one-page exhibit with the building elevations (unadorned with technical data and measurements)*

   A&M Response: The architectural plans have been stripped down to illustrative figures only to give a schematic layout of the building and the overall massing the structure.

9. *Provide an updated Application for Waivers to incorporate any additional required or requested waivers.*
   a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B.*

   A&M Response: The waiver request form has been updated, and a supplemental waiver justification narrative has been prepared.

10. *With respect to the requested waivers from Section 6.6 or any portion thereof, the applicant must provide a written statement addressing the stormwater waiver criteria set forth in Section 6.6.I, in addition to the general waiver criteria set forth in Section 7.1.*

    A&M Response: The waiver request form has been updated, and a supplemental waiver justification narrative has been prepared.

11. *Section 6.5.D.4 requires the construction of sidewalks along the property's frontage. If the applicant wishes to request a waiver from this requirement, staff will (as we have with other projects) recommend to the Board that the applicant contribute an amount equal to the cost of sidewalk construction in lieu of actual construction (in this instance, to be used in connection with the City's proposed Old Etna/Etna/Route 120 pedestrian improvements project).*

    A&M Response: We believe that this is not applicable to the project as this is in theory a modification to an existing approved plan. It is presumed that this requirement existed at the time of the original site plan and the requirement was waived and or addressed during the original approval process. Requesting this as part of the proposed amendment would be considered double dipping.

12. *Copies of the draft easement agreements for the proposed easements referenced in Common note 6 on Sheet C-102 must be provided.*

    A&M Response: As the property is not going to be subdivided, cross easements are not warranted and the note has been removed from the updated plans.

<u>Plan Set Comments</u>

General

13. *Please double check all sections of Article VI to ensure that all applicable requirements are satisfied or that a waiver has been requested in the alternative. Based on staff's review, these appear to at least include the following (please note that the identification of needed waivers below should not – unless otherwise indicated - be construed as staff's support or endorsement of such waiver requests).*

    a. *6.2.D.1 – 10 ft. landscaping around buildings requirement*

    A&M Response: A waiver is provided.

    b. *6.2.E.4 – "Any single or double row of parking longer than 100 feet shall be dispersed every 100 feet or less by a landscaped bed that is at least 8 feet by 8 feet, exclusive of curbing."*

    A&M Response: It is our opinion that this waiver is not necessary as the parking rows are less than 100' in length and have landscape islands at each end wider than 9 feet.

    c. *6.5.C.2 – "At least one primary entrance to the building shall face the public way on which the lot has frontage."*

    A&M Response: A waiver is provided.

    d. *6.5.D.5 – requiring sidewalks along the street frontage(s)*

    A&M Response: We believe that this is not applicable to the project as this is in theory a modification to an existing approved plan. It is presumed that this requirement existed at the time of the original site plan and the requirement was waived and or addressed during the original approval process. Requesting this as part of the proposed amendment would be considered double dipping.

    e. *6.5.I – bicycle storage and parking requirements*

    A&M Response: A waiver is provided.

    f. *6.6.G – stormwater design standards for redevelopment*

    A&M Response: A waiver is provided.

14. *The use of existing conditions makes each plan sheet very difficult to read. For the benefit of the Planning Board members and the site plan review process, please provide a site play layout sheet that is readable and unadorned with unnecessary or confusing information, i.e. we need at least one plan sheet that <u>shows only surface conditions that are proposed</u> (whether proposed to remain or proposed to be constructed) without contours and any underground improvements. The site plan sheet should not show any existing conditions that are proposed to change or underground improvements. This is also requested for the landscaping plan sheet. The idea is that Planning Board members, in general, are primarily interested in understanding how the site will operate and what it will look like above ground when its finished. It's confusing and unnecessary then to have the existing conditions shown. Of course it's important from an engineering/construction standpoint to have a sheet that overlays the proposed conditions on top of the existing conditions. But from a Planning Board review perspective, it's just as important to also have a sheet that only shows the above-ground site as it will be. I hope this makes sense. If not, please let me know.*

    A&M Response: As separate illustrative site plan has been prepared for the purposes of the planning board discussions. Refer to sheet C-102A – Illustrative Site Plan. As the remaining plans within the package are meant to be technical in nature, the existing information has been retained.

15. *Add all proposed business signage (other than signs attached to the building itself) to the plan set. (5.1.E.14)*
    A&M Response: Business signage has been shown on the updated plans and a schematic sign package has been submitted.

16. *Add sheet numbers to bottom right corner of each plan sheet in a prominent size so that each sheet is identified as "Sheet ___ of ____".*
    A&M Response: This has been added to the updated plans.

17. *Provide the names and mailing addresses of the holders of easements, rights of way, or other restrictions. (5.2.E.2)*
    A&M Response: The relevant easement have been denoted on the existing conditions plan.

18. *The proposed easements referenced in Common note 6 on Sheet C-102 indicates need to be show on the plan.*
    A&M Response: As the property is not going to be subdivided, cross easements are not warranted and the note has been removed from the updated plans.

Cover Sheet

19. *Provide the correct Tax Map number: Tax Map 50, Lot 30, Plot 100*
20. *Change "List of Drawings" to "Table of Contents". (5.1.E)*
21. *Add the wetland scientist's name and business address. (5.1.E.3)*
22. *Add name of County. (5.1.E.4.a)*
23. *Identify state and local permits/approvals that are required.*
    A&M Response: The above-mentioned items have been corrected or added to the cover sheet.

24. *Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised January 23, 2023 and the City of Lebanon Zoning Ordinance last revised April 3, 2024.*
    A&M Response: This note has been added to the cover sheet & Sheet C-102 as well.

25. *Add Planning Board application number (PB2025-09-SPR).*
    A&M Response: This note has been added to all site plan sheets.

26. *Please provide reference to previously approved site plan for this project (i.e. reference the attached Notice of Action and plan set).*
    A&M Response: Previous approvals have been added to the cover sheet as requested.

27. *Provide date and description of revisions made (9.5.A.1)*
    A&M Response; Noted.

28. *Site information and parking information required by Section 5.1.E.4.e must be located on the cover sheet. To the extent the site information and parking tables from Sheet C-102 are utilized to meet this requirement, please note the following:*
    a. *As noted in the attached checklist, the tables as they appear on Sheet C-102 do not provide all of the information required by Section 5.1.E.4.e. Please address.*
    b. *There is no applicable "open space" requirement for this project. Staff recommends the "open space" figures are removed.*

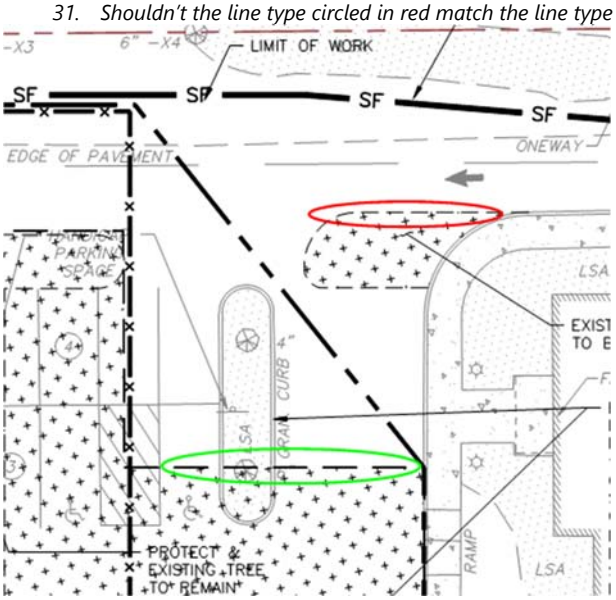
    A&M Response: The tables have been updated accordingly have been shown of both the cover sheet and C-102.

Sheet C-101 (Site Preparation Plan)

29. *Update the legend to match the plan by removing anything that is unrelated or not shown.*
    A&M Response: The legend has been updated.

30. *Limit of work delineation does not accurately reflect the limits of work – e.g. the proposed dumpster pad is not included.*
    A&M Response: The plan has been updated.

31. *Shouldn't the line type circled in red match the line type circled in green?*



A&M Response: The plan has been updated so that the linetypes are similiar.

Sheet C-102 (Layout & Materials Plan)

32. *PLAN NOTES:*
    a. *Please review the General Notes and Site Plan Common Notes to ensure their applicability to this project. E.g.: General notes 10 and 11 refer to the "Town", Common Note 7 refers to a "Heritage Residential Zoning District", and Common note 26 refers to "apartments".*

A&M Response: The notes have been updated.

    b. *General note 10. Please add the following: "Any changes to this plan set shall require approval by the City of Lebanon in accordance with the Site Plan Review Regulations."*

A&M Response: The note has been added.

    c. *Common note 4: the acreage identified is inconsistent with the acreage identified in the "Zoning Summary Table".*

A&M Response: The note has been updated.

    d. *Common note 6: the easements referenced need to be shown on the plan set and copies of the draft easement agreements provided.*

A&M Response: The note has been removed as it is not warranted.

    e. *Common note 19: change "and with the City of Lebanon Community Services regulations" to "and with City of Lebanon regulations".*

A&M Response: The note has been updated.

    f. *Common note 27 includes a typo ("an existing", not "and existing")*

A&M Response: The note has been updated.

    g. *Common note 29: what is meant by "Fire department access roads shall be installed and maintained"?*

A&M Response: The note is to notify the contractor that during construction, fire access to the site to be maintained and not obstructed.

    h. *Remove Common note 30 since no new lighting is provided (rather, the site lighting will continue to be subject to the existing site plan for the property).*

A&M Response: The note has been removed.

Sheet L-101 (Landscape Plan) & Sheet L-102 (Landscape Notes)

33. *The plat is very difficult to read. To make less confusing and more readable, please remove unnecessary layers including existing conditions. For the benefit of the Planning Board members and the site plan review process, please provide a site plan that primarily shows the above-ground proposed physical improvements that is readable and is without any unnecessary or confusing information.*

    A&M Response: The landscape plan has been made more readable.

34. *Calculations are required per Section 5.1.E.16 demonstrating compliance with the perimeter landscaping requirements of Section 6.2.B. The "Article VI" table includes a "see plan calculation" note relative to 6.2.B.2. Where is the referenced calculation located?*
    a. *Please review Section 6.2.B in full to make sure all applicable requirements are met.*

    A&M Response: The calculations have been better illustrated on the updated plans.

35. *Calculations are required per Section 5.1.E.16 demonstrating compliance with the parking lot shading requirements of Section 6.2.E.1 & 6.*

    A&M Response: The calculations have been better illustrated on the updated plans.

36. *Provide required understory trees per Section 6.2.B.2, update landscape planting schedule and perimeter landscape calculations accordingly ("The perimeter landscaped area shall be planted [...] shall be planted at a minimum with one (1) shade tree plus a mix of shrubs and understory trees totaling at least 5 plants for each 600 square feet[.]" (emphasis added)*

    A&M Response: the perimeter landscaping is existing to remain as based on the previously approved plans. In that areas where three new trees are being planted, understory plantings are proposed to meet this requirement.

37. *Identify percentage of evergreen trees used to meet the 6.2.B perimeter landscaping requirements (max permitted is 25%).*

    A&M Response: This have been noted on the plans.

38. *Please add the following sections of the Site Plan Review Regulations as plan notes:*
    - *6.2.B.3 ("All new plant material shall be nursery-grown stock.")*
    - *6.2.E.6.b*
    - *6.2.H.1*
    - *6.2.K*
    - *6.2.F.1*
    - *6.2.F.2*

    A&M Response: The above-mentioned notes have been added to the updated plan.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

Michael A. Malynowski, PE
Branch Manager

400 Harvey Road, Manchester, NH 03103 | T (603) 627-5500 | F (603) 627-5501
allenmajor.com

ALLEN & MAJOR ASSOCIATES, INC.

January 27, 2025

To: Tim Corwin, AICP
Deputy Planning and Development Director
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Copy:

A&M Project #: 3472-01

Re: Proposed Coffee Shop
42 Old Etna Road
Property ID 50-30-100
Drainage Summary Letter

Dear Mr. Corwin:

Allen & Major Associates, Inc. is pleased to submit this drainage summary letter in support of the Site Plan Application for the above-mentioned project. The project proposes to redevelop underutilized areas of the site to take advantage of paved parking spaces that are not needed for the existing use. The property is currently home to Ledyard National Bank. The existing uses shall remain.

Exiting Conditions

The site is on the west side of NH Route 120 at the intersection of Old Etna Road. The property is developed with a signal building functioning as a bank with paved parking and drive aisles on all sides. A portion of the site along the western boundary is wooded and identified as jurisdictional wetlands. The site slopes from south to north, to a depression along Old Etna Road which was originally permitted as a Stormwater mitigation measure. Stormwater flows into this depression for abutting property to the north and discharges to the west to the large existing wetland area.

Proposed Conditions

The project proposes the construction of a new 880 square-foot coffee shop with a drive through along the north side of the site near Old Etna Road. To facilitate the construction of the new buildings, and improve interior traffic flow, the project proposes the installation of several landscaped islands within the existing parking lot. The pavement will be removed along, in front of the proposed coffee. Several of the existing landscaped islands will be increased in size to provide a more defined buffer between the proposed uses on the site. All this pavement removal and landscape installation amounts to a **1,533 square foot reduction** in impervious area.

Existing drainage patterns will be maintained, with only a minor amount of rerouting of stormwater around the new coffee shop building. A Site Preparation Plan is included in the Site Development Plan Set to ensure that construction activities do not negatively impact the downstream properties or wetlands, by installing proper sediment controls. It is therefore our opinion that this project will have a positive impact through the reduction of pavement surface which will continue to lessen stormwater flows to the existing system.

Please feel free to contact our office if you have any questions regarding the aforementioned information.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.

Michael A. Malynowski, PE
Branch Manager

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED PROFESSIONAL ENGINEER

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LEDYARD

January 27, 2025

City of Lebanon
City Hall
51 N Park Street
Lebanon, NH 03766

NH Department of Environmental Services
29 Hazen Drive
Concord, NH 03301

NH Department of Transportation
7 Hazen Drive
Concord, NH 03302-0483

Dear City and State Officials,

Please be advised that I am authorizing Allen & Major Associates, Inc. ("A&M"), its agents and necessary subconsultants to contact and otherwise make applications to the City of Lebanon and the State of New Hampshire Department of Environmental Services (NHDES) and Department of Transportation (NHDOT) relative to the proposed properties located at 42 Old Etna Road. The subject properties are further identified as Lebanon Tax Map 50, Block 30, Lot 100. If you have any questions please contact my office.

Sincerely,

Ledyard Bank
Mike Parisi
EVP, Chief Banking Officer
2 Maple Street
Hanover, NH 03755
P: 603-640-2719

400 Harvey Road, Manchester, NH 03103 | T (603) 627-5500 | F (603) 627-5501
allenmajor.com

ALLEN & MAJOR ASSOCIATES, INC.

March 4, 2025

Mr. Tim Corwin,
Deputy Planning and Development Director
51 N. Park St., 5th Floor
Lebanon, NH 03766

A&M Project #: 3472-01
Re: Traffic Summary
100 Technology Drive
Aroma Joe's 42 Old Etna Rd
Lebanon, NH

Dear: Mr. Corwin,

Allen & Major Associates, Inc. has prepared this memorandum to outline the anticipated traffic impacts generated by the proposed development consisting of the redevelop of an underutilized areas along the north side of the property which was previously developed for parking associated with a larger approved site consisting of both a bank with drive-thru and retail pad consisting of approximately 7,300 square feet. As the retail pad was not constructed, there was a surplus of parking area not needed for the existing uses.

The proposed re-development will be converting an existing parking lot into Aroma Joe's 880 square foot building and re-configuring the parking layout to accommodate the new business. Ingress and egress will remain the same utilizing the existing driveway entrance on Old Etna Road. The overall required parking count will be 17 total stalls and we are providing 22 total stalls.

DESCRIPTION OF ROADWAYS

The project is situated along Old Etna Road which is a two-lane bituminous paved road consisting of 11ft +/- travel lanes, with 2.5ft wide shoulders and there are no pedestrian along both Old Etna Road.

The existing driveway entrance along Old Etna Road is approximately 250 feet west of the signalized intersection to NH Route 120.

The posted speed limit on Route 120 is 40 mph and the posted limit on Old Etna Road is 30 mph.

TRAFFIC VOLUMES

Traffic volumes along Main Street and Hampstead Road near the site were obtained from the New Hampshire Department of Transportation (NHDOT) Transportation Data Management system. The traffic volumes from the data management system were collected in 2023 therefore to represent present day conditions the volumes were grown to 2025. Based on data collected from NHDOT in Lebanon, traffic volumes have increased by 2.0 percent per year between 2022 and 2023. The traffic count and annual growth rate data are provided in the Appendix. Table 1 summarizes the adjusted 2025 Existing traffic volumes on the study roadways.

Table 1
Existing Traffic Volume Summary

Location	Daily Volume [a]	Peak Hour Volume [b]		K-Factor [c]
NH 120 SOUTH OF HEATER RD	25,774	AM	2,481	9.6%
		PM	2,611	10.1%

[a] In vehicles per day.
[b] In vehicles per hour.
[c] Percentage of daily traffic occurring during the peak hour.

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SIGHT DISTANCE

To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the existing site driveway locations to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the New Hampshire Department of Transportation (NHDOT) and the American Association of State Highway and Transportation Officials (AASHTO). AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported.

The NHDOT requires that any driveway onto a state highway provide at least 400 feet of all-season sight distance in both directions. All-season sight distance is measured from the driveway using an eye height of 3.75 feet to the center of the approaching travel lanes on the adjacent street using an object height of 3.75 feet above street level. The NHDOT requirements were evaluated at the proposed site driveway for consistency with state standards.

Sight Distance (feet)

Location/Direction	Measured	NHDOT Requirement [a]	AASHTO Minimum (SSD)[b]	AASHTO Desirable (ISD)[c]
Old Etna at Site Drive:				
East of intersection	236[d]	400	78[e]	140[e]
West of intersection	280.5[f]	400	155	280

[a] Values based on NHDOT all-season sight distance requirement.
[b] Values based on AASHTO Stopping Sight Distance (SSD) requirements for the posted speed limit of 25 mph
[c] Values based on AASHTO Intersection Stopping Distance (ISD) requirements for posted speed limit of 25 mph
[d] Sightline visible to intersection of Route 120 and Old Etna Road
[e] Values for both SSD and ISD reduced to ½ posted speed limit to account for turning movements onto Old Etna Road from Route 120
f Sightline visible to along Old Etna Road

As shown in the table, both the minimum required, and desirable sight distances to the west are exceeded at the existing driveway on Old Etna Road and safe operation of these driveways can therefore be expected. Sightlines at the intersection of Old Etna Road and the site driveway also exceed NHDOT requirements. Looking east from the site driveway, sightlines are visible through the intersection of Old Etna Road and Route 120. While this sightline does not meet the NHDOT standard, the 400 feet of all-season sight distance does not take vehicle speeds into account. Based on the AASHTO requirements which do take vehicle speeds into account, safe operation is expected at this site driveway. To ensure that maximum sight distances are maintained, it is recommended that any proposed landscaping be kept low (maximum two feet in height from street level), or set back sufficiently so as not to impede the available sight distances.

Trip Generation

In order to determine the traffic characteristics of the proposed Project, the trip-generation methodologies established by the ITE were used for the proposed uses at the site. The following ITE Land Use Codes (LUC) were utilized to develop the traffic characteristics of the proposed Project.

- LUC 912 Drive-in Bank
- LUC 938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating

Not all vehicle trips generated by a coffee shop represent new trips. Studies have shown that coffee shops in particular generate most of their business from the traffic already present on the adjacent roadways. This traffic is referred to as pass-by trips. Based on data published in the ITE Trip Generation Handbook,3 an average of 89-percent of the total traffic generated by coffee shops is typically pass-by traffic. Therefore, the impact of that traffic on the adjacent streets is substantially less. The anticipated pass-by traffic is also summarized below.

Coffee Shop Total Trips [a]

	Weekday		
	Total	**IN**	**OUT**
Daily	179	90	89
AM Peak	46	23	23
PM Peak	17	9	8

Coffee Shop Pass-by Trips [b]

	Weekday		
	Total	**IN**	**OUT**
Daily	159	80	79
AM Peak	41	20	20
PM Peak	15	8	7

Total New Trips

	Weekday		
	Total	**IN**	**OUT**
Daily	20	10	10
AM Peak	5	3	2
PM Peak	2	1	1

[a] *ITE Land Use Code LUC 938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating*

[b] *ITE Trip Generation Handbook. Coffee Shop Pass-by rate of 89% applied to all volumes.*

As shown in the table above, with the influence of pass-by traffic, the actual volume of new traffic to be added to the adjacent streets is only 20 vehicle trips on a typical weekday with 5 vehicle trips occurring during the weekday AM peak hour (3 entering and 2 exiting) and 2 vehicle trips occurring during the weekday PM peak hour (1 entering and 1 exiting).

TRAFFIC INCREASES

Using the anticipated trip generation assumptions above, the largest increase in traffic in the range of two to five additional vehicles during peak hours. These increases represent, on average, approximately one additional vehicle every 24 to 60 minutes during peak hours.

SITE CIRCULATION AND QUEUING

Based on the site plan prepared by Allen & Major Associates, Inc., the proposed coffee-shop will provide approximately 210 feet of drive-through storage allowing for a total of ten (10) cars to be queued in the drive-through lane without affecting on-site circulation and parking. Beyond the drive-through lane, additional cars may queue on site, however those vehicles would block onsite parking spaces.

Based on a published study[1] of drive-through queuing at a number of different land uses, the average maximum queue at coffee shops was found to be 10 vehicles and the 85th percentile maximum queue was 13 vehicles. The study was performed at six different coffee shops including four Starbucks and two Caribou coffee shops located in Minnesota and Kansas. drive-through queue studies have been performed at four different Dunkin Donuts coffee shops located in Malden, Kingston, and Dracut, Massachusetts and in Milford, New Hampshire. The maximum observed queue at these locations was 13 vehicles during the weekday AM peak hour, six vehicles during the weekday PM peak hour, and 10 vehicles during the Saturday peak hour. A summary of the queue studies is provided in the Appendix.

Although the drive-through lane does not provide enough queueing space to accommodate the average and maximum queues during peak times, the projected maximum queue can still be accommodated on site without affecting off-site access. Such a queue length would block a single parking space adjacent to the building and a portion of the drive thru egress. The drive-through lane have been clearly marked through signing and striping including DRIVE THRU pavement markings with pavement arrows. Additionally, DO NOT ENTER signs (R5-1) facing the plaza driveway be placed at the drive-through exit to deter vehicles from entering this exit-only driveway.

[1] *Drive-Through Queue Generation;* Mike Spack, PE, PTOE; CountingCars.com; February 2019.

CONCLUSIONS

The proposed coffee shop is expected to generate 46 new vehicle trips during the weekday AM peak hour (23 entering and 23 exiting) and 17 vehicle trips during the weekday PM peak hour (9 entering and 8 exiting). These additional trips will be realized at the site driveways only.

Approximately 89 percent of the coffee shop trips will already be present on the adjacent roadways and will not be new to the area. Accordingly, the project is expected to generate an additional 5 vehicle trips (3 entering and 2 exiting) during the weekday AM peak hour and 2 additional vehicle trips (1 entering and 1 exiting) during the weekday PM peak hour.

Once distributed onto the adjacent streets, the increase in traffic on Route 120 is expected in the range of two to five vehicles during the peak hours, or an average of one additional vehicle every 24 to 60 minutes. The increase in traffic is expected to be negligible and well within the daily fluctuation of traffic.

We trust that this explanation illustrates that the proposed use changes are minor in nature as related to traffic impacts and do not require any additional mitigation.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

Michael Malynowski, P.E.
Branch Manager

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER

Attachments:

Drive-Thru Queue Generation

1.0 Introduction

This report provides queueing data for businesses with drive-thru services. It is intended to be an aid for site designers and reviewers, similar to the Institute of Transportation Engineers' *Trip Generation* and *Parking Generation* reports. The data presentation is modeled on the Parking Generation report and data is provided based on at least four days of data for each land use type.

2.0 Data Collection

Data was collected using COUNTcam2 video recording systems at a total of 16 drive-thru locations in Minneapolis, MN and several surrounding suburbs between November 2018 and March 2019, which should represent peak usage in the cold Minnesota winter. Videos of drive-thru lanes were collected at banks, coffee shops, fast food restaurants, pharmacies, and thrift stores. Each location was recorded for between one and four days where most locations were recorded for two consecutive days. The days of the week that each video was recorded on varies.

The 24-hour videos were watched at high speeds with COUNTpro software and maximum queues throughout the day were noted. Most of the COUNTcam2s were set up such that the entire queue lane could be seen, but at a few locations the drive-thru lanes wrapped around the building in a way that the entire queue length would not be able to be seen. For these situations, the COUNTcam2s were set up so that the ordering window and back of the queue could be seen and it was noted how many vehicles could fit between the ordering window and the front of the queue. For drive-thru locations with multiple lanes, the number of lanes was noted but the maximum queue is defined as the sum of the queues at each lane for any given point in time, not the queue per lane. This approach provides overall demand, which may assist designers in determining how many drive-thru lanes are appropriate in addition to determining how long they should be.

3.0 Data Analysis

3.1 Banks

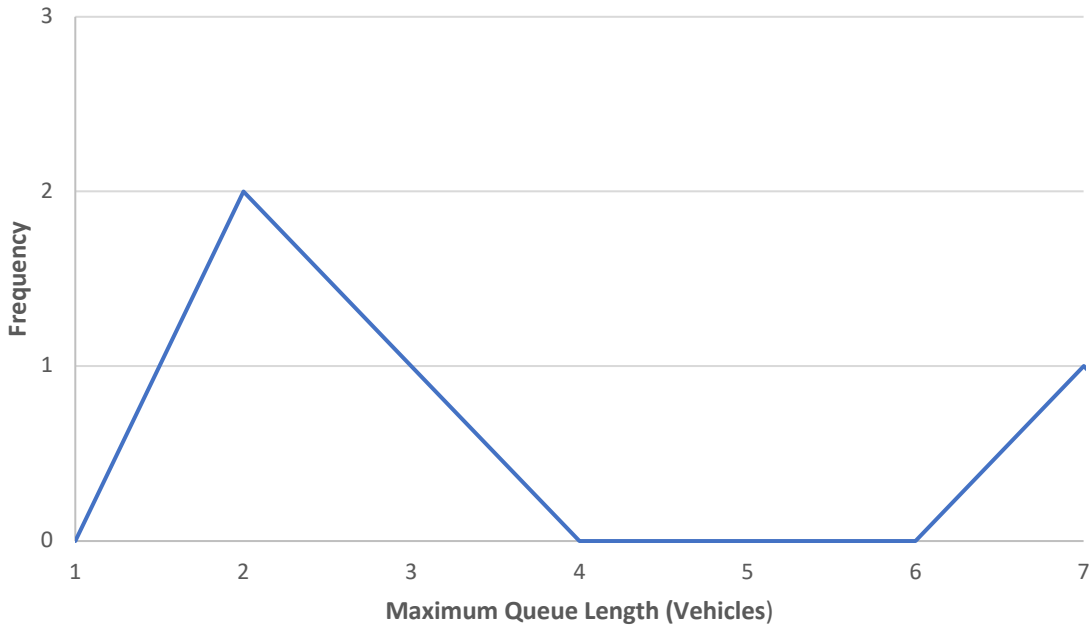
Data collection was done at two banks with drive-thru in February 2019. Four days of data were collected. The banks were located in the cities of Brooklyn Center and Edina, MN.

Both of the locations had a lane with a drive-thru ATM and at least two other lanes. Though service times may differ for ATM lanes compared to the regular lanes, the maximum queues were counted together. This is because based upon what was observed, vehicles would occasionally switch the lane they were in. For example, a vehicle waiting in the ATM line with a queue of three vehicles may move over to a regular line with a queue of only one vehicle. Much of what can be done at the bank's drive-thru lane can also be accomplished at that bank's ATM and vice versa.

Table 3.1 – Drive-Thru Bank Maximum Queue Statistics

Number of Data Points	**4**
Average Maximum Queue (Vehicles)	**3.50**
Standard Deviation (Vehicles)	**2.38**
Coefficient of Variation	**68%**
Range (Vehicles)	**2 to 7**
85th Percentile (Vehicles)	**7.00**
33rd Percentile (Vehicles)	**2.00**

Figure 3.1 – Drive-Thru Bank Maximum Queue Frequency



The number of available lanes at banks, not including the ATM lane, ranged from two to four lanes. Even though plenty of lanes were available, cars often stacked at the lane closest to the building, thus additional lanes may not result in shorter queues. With an 85th percentile maximum queue of seven vehicles, the data suggests that banks with drive-thru lanes should be able to accommodate 140 feet of vehicle stacking.

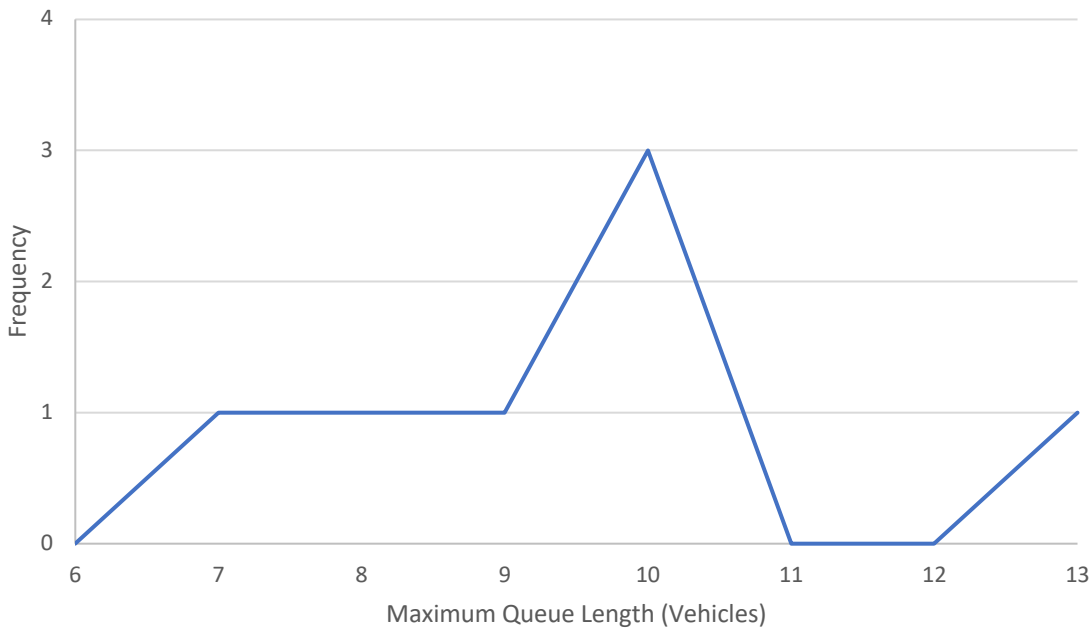
3.2 Coffee Shops

Data collection was done at four coffee shops with drive-thru services between November 2018 and March 2019. Seven days of data were collected. The coffee shops were located in the cities of Bloomington, Edina, Richfield, and West St. Paul, MN. Vehicles being served at the drive-thru window were counted as being in the queue.

Table 3.2 – Drive-Thru Coffee Shop Maximum Queue Statistics

Number of Data Points	**7**
Average Maximum Queue (Vehicles)	**9.57**
Standard Deviation (Vehicles)	**1.90**
Coefficient of Variation	**20%**
Range (Vehicles)	**7 to 13**
85th Percentile (Vehicles)	**12.40**
33rd Percentile (Vehicles)	**8.64**

Figure 3.2 – Drive-Thru Coffee Shop Maximum Queue Frequency



The maximum queues for coffee shops were concentrated between 7:00am and 10:00am. With an 85th percentile maximum queue of 12 vehicles, the data suggests that coffee shops with drive-thru lanes should be able to accommodate at least 240 feet of vehicle stacking during morning hours.

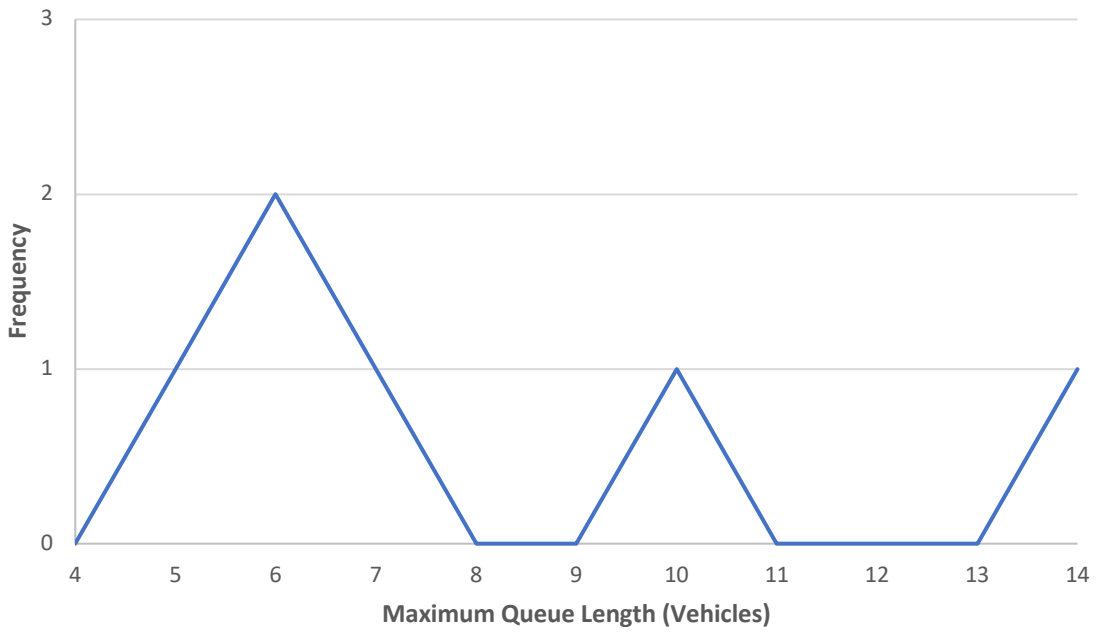
3.3 Fast Food Restaurants

Data collection was done at four fast food restaurants with drive-thru services in November 2018 and January 2019. Six days of data were collected. The restaurants were located in the cities of Bloomington and St. Paul, MN. Vehicles being served at the drive-thru window were counted as being in the queue.

Table 3.3 – Drive-Thru Fast Food Restaurant Maximum Queue Statistics

Number of Data Points	**6**
Average Maximum Queue (Vehicles)	**8.00**
Standard Deviation (Vehicles)	**3.41**
Coefficient of Variation	**43%**
Range (Vehicles)	**5 to 14**
85th Percentile (Vehicles)	**13.80**
33rd Percentile (Vehicles)	**6.00**

Figure 3.3 - Drive-Thru Fast Food Restaurant Maximum Queue Frequency



The maximum queues for fast food restaurants were spread throughout the afternoon from 12:00pm to 11:30pm. With an 85th percentile maximum queue of nearly 13 vehicles, the data suggests that fast food restaurants with drive-thru lanes should be able to accommodate 260 feet of vehicle stacking throughout the day.

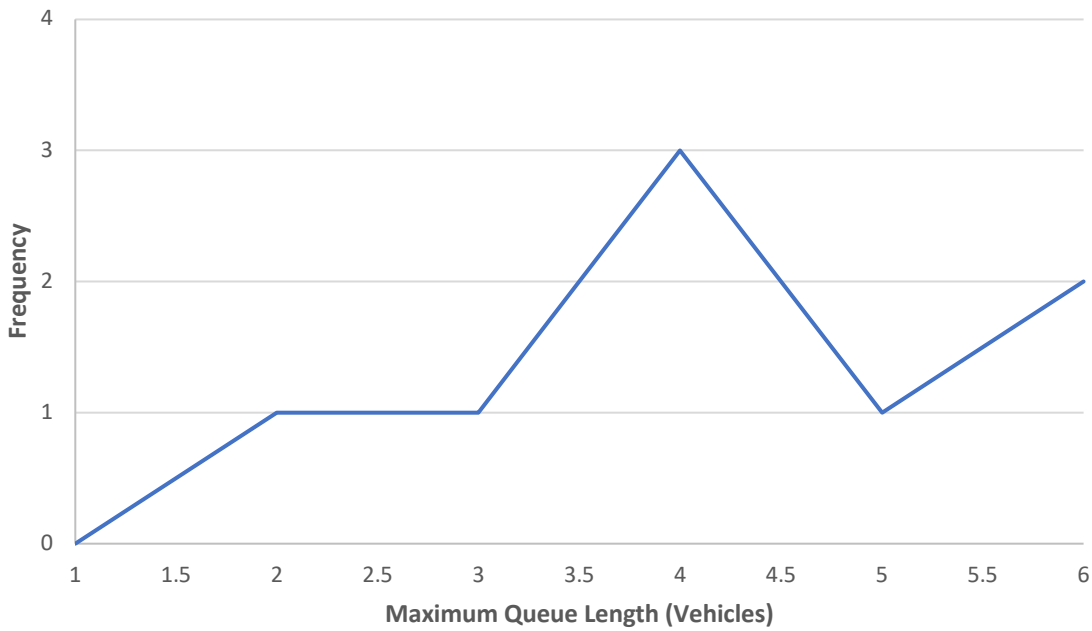
3.4 Pharmacies

Data collection was done at four pharmacies with drive-thru services in January and February 2019. Eight days of data were collected. The pharmacies were located in the cities of Bloomington, Mendota Heights, St. Paul, and West St. Paul, MN. Vehicles being served at the drive-thru window were counted as being in the queue.

Table 3.4 – Drive-Thru Pharmacy Maximum Queue Statistics

Number of Data Points	**8**
Average Maximum Queue (Vehicles)	**4.25**
Standard Deviation (Vehicles)	**1.39**
Coefficient of Variation	**33%**
Range (Vehicles)	**3 to 6**
85th Percentile (Vehicles)	**6.00**
33rd Percentile (Vehicles)	**3.97**

Figure 3.4 – Drive-Thru Pharmacy Maximum Queue Frequency



The maximum queues for pharmacies were spread throughout the day from 11:00am to 7:00pm. With an 85th percentile maximum queue of six vehicles, the data suggests that pharmacies with drive-thru lanes should be able to accommodate 120 feet of vehicle stacking throughout the day.

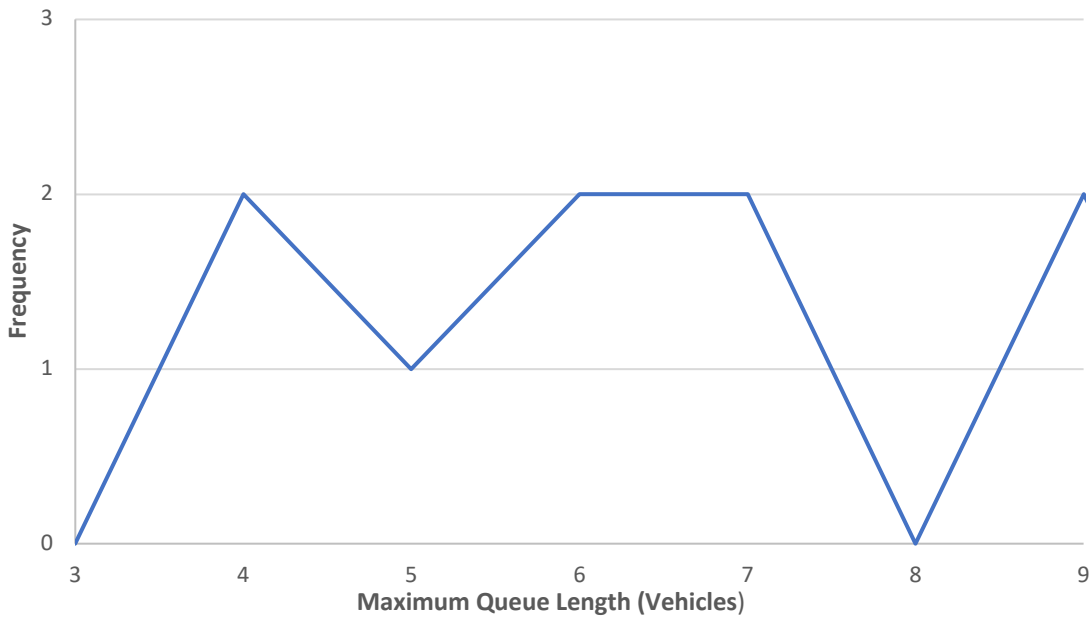
3.5 Thrift Stores

Data collection was done at two thrift stores with drive-thru donation services in March 2019. Eight days of data were collected, which included Saturdays and Sundays. The thrift stores were located in the cities of Roseville and Woodbury, MN. Vehicles being served in the donation garage were counted as being in the queue.

Table 3.5 – Drive-Thru Thrift Store Maximum Queue Statistics

Number of Data Points	**8**
Average Maximum Queue (Vehicles)	**6.38**
Standard Deviation (Vehicles)	**2.00**
Coefficient of Variation	**31%**
Range (Vehicles)	**4 to 9**
85th Percentile (Vehicles)	**9.00**
33rd Percentile (Vehicles)	**4.97**

Figure 3.4 – Drive-Thru Thrift Store Maximum Queue Frequency



The maximum queues for thrift store donations were spread throughout the day from 11:00am to 7:00pm. With an 85th percentile maximum queue of nine vehicles, the data suggests that thrift stores with drive-thru donation lanes should be able to accommodate 180 feet of vehicle stacking throughout the day. Data collected over the weekends typically showed a maximum queue of one vehicle greater than what occurred over the weekdays, however, the maximum queue did not increase by more than two vehicles between weekends and weekdays.

4.0 Conclusions

The observed 85th percentile maximum queue lengths for each land use are: 140 feet for banks (seven vehicles), 240 feet for coffee shops (12 vehicles), 260 feet for fast food restaurants (13 vehicles),100 feet for pharmacies (six vehicles), and 180 feet for thrift stores (nine vehicles).

While some of the locations observed have an excess of space dedicated to drive-thru lanes (i.e. some banks and pharmacies), others could occasionally use additional space for drive-thru lanes (i.e. coffee shops in the morning).

Fast food restaurants and coffee shops have the longest maximum queues of the five land uses observed. Coffee shops were observed to have morning queues long enough spill out onto the street, though, as is expected, their afternoon and evening queues are minimal. Fast food restaurants also have large queues, but they tended to have enough dedicated space that stacking and rarely went beyond the designated queuing area.

The data collected for this paper in addition to the information presented in a 2012 study done by Spack Solutions will hopefully provide useful data for traffic engineers and others trying to analyze drive-thru queuing storage areas.

5.0 Drive-Thru Queue Generation – 2012 Study

6.0 Appendix – Detailed Count Results

Observed Vehicle Queues at Dunkin Donut Drive-Through Lanes

Peak Hour/Queue	Sep-97 Malden, MA[a]	May-02 Milford, NH[b]	Sep-10 Kingston, MA[c]	Jul-16 Dracut, MA[d]	**Average**	**Maximum**
Weekday AM:						
Maximum	11	11	11	13	**12**	**13**
Average	9	4	5	6	**6**	**9**
Weekday PM:						
Maximum	6	3	4	--	**4**	**6**
Average	4	1	1	--	**2**	**4**
Saturday Midday:						
Maximum	8	10	--	--	**9**	**10**
Average	6	2	--	--	**4**	**6**

[a]Contains a Dunkin' Donuts with a drive-through window located in Adams Plaza in Malden, MA.

[b]Contains a Dunkin' Donuts with a drive-through window located at 143 Elm Street in Milford, NH.

[c]Contains a Dunkin Donuts with a drive-through window located on Routes 53/3A (Summer Street) in Kingston, MA.

[d]Contains a Dunkin Donuts with a drive-through window located at 177 Broadway Road in Dracut, MA.

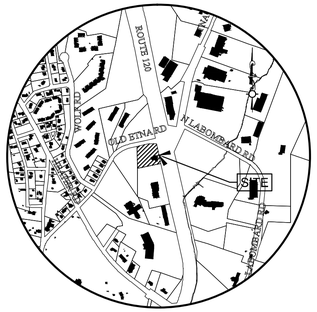
SITE DEVELOPMENT PLANS FOR

42 OLD ETNA ROAD

(MAP 50, LOT 30, PLOT 100)

LEBANON, NEW HAMPSHIRE 03766

GRAFTON COUNTY



LOCUS MAP
SCALE: 1" = 2,000'

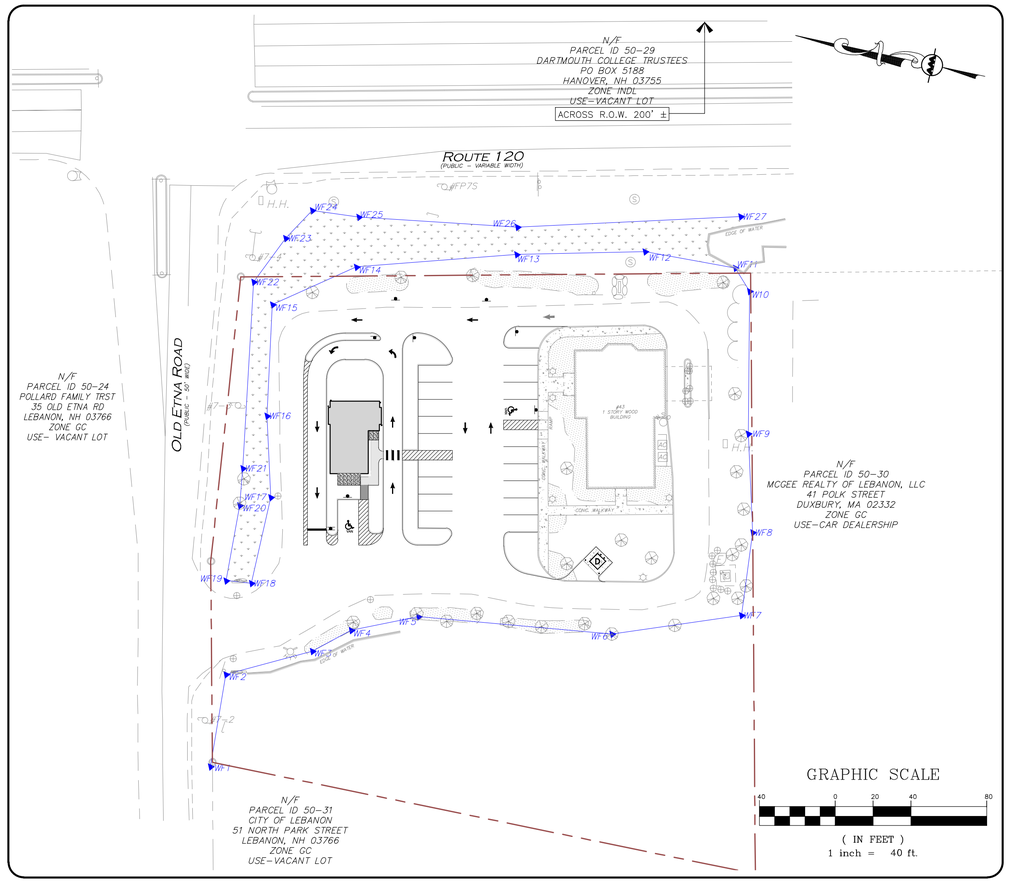
APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263
603-717-6870

OWNER:
LEDYARD NATIONAL BANK
66 BENNING ST STE 6
WEST LEBANON, NH 03784

CIVIL ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
400 HARVEY ROAD
MANCHESTER, NH 03103
(603) 627-5500

ARCHITECT:
TK ARCHITECTS INTERNATIONAL
1100 MAIN ST. SUITE 2200
KANSAS CITY, MISSOURI 64105
816-842-7552

WETLAND SCIENTIST:
LUKE HURLEY
HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC
EPSOM, NH 03234
603-583-1745



CITY OF LEBANON GENERAL COMMERCIAL (GC) DISTRICT
ZONING SUMMARY TABLE (NOT IN ANY CITY OVERLAY DISTRICTS)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT			
LOT SIZE (MIN)	50,000 SF	80,586 SF	80,586 SF
BUILDING COVERAGE (MAX)	30%	3.86%	4.59%
OPEN SPACE	–	50,203 SF 62.3%	52,047 SF 64.6 %
IMPERVIOUS COVER	–	30,383 SF 37.7 %	28,539 SF 35.4 %
FRONTAGE (MIN)	150 FT	256.7± FT	256.7± FT
PRINCIPAL BUILDING			
FRONT, SETBACK (ROUTE 120)	40 FT	36.53 FT	65.92 FT 36.53 FT (BANK)
FRONT, SETBACK (OLD ETNA ROAD)	40 FT	179.06 FT	53.15 FT 179.06 FT (BANK)
SIDE, SETBACK (WEST)	20 FT	181.24 FT	161.81 FT 181.24 FT (BANK)
SIDE, SETBACK (SOUTH)	20 FT	45.15 FT	45.15 FT
BUILDING HEIGHT	45 FT MAX	EXISTING	39.9 FT
GROSS FLOOR AREA	–	3,111 SF	879.6 SF 3,111 SF (BANK)

CITY OF LEBANON GENERAL COMMERCIAL (GC) DISTRICT
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TABLE OF CONTENTS

DRAWING TITLE	SHEET NO.	ISSUED	REV
EXISTING CONDITIONS	1	01-06-25	-
SITE PREPARATION PLAN	C-101	01-28-25	03-10-25
LAYOUT & MATERIALS PLAN	C-102	01-28-25	03-10-25
ILLUSTRATIVE PLAN	C-102A	03-03-25	03-10-25
GRADING & DRAINAGE PLAN	C-103	01-28-25	03-10-25
UTILITIES PLAN	C-104	01-28-25	03-10-25
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TRUCK TURNING PLAN	C-106	03-03-25	03-10-25
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DETAILS	C-502	01-28-25	03-10-25
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LANDSCAPE PLAN	L-101	01-28-25	03-10-25
LANDSCAPE NOTES	L-102	01-28-25	03-10-25
LANDSCAPE NOTES & DETAILS	L-501	01-28-25	03-10-25

CURRENT PERMITS/APPROVALS

	PERMIT NUMBER	APPROVED DATE
CITY OF LEBANON SITE PLAN	PB2025-09-SPR	PENDING
NHDES SEWER CONNECTION PERMIT	NOT REQUIRED	–
NHDOT DRIVEWAY PERMIT	NOT REQUIRED	–
NHDES WETLAND PERMIT	NOT REQUIRED	–
NHDES ALTERATION OF TERRAIN (AOT)	NOT REQUIRED	–

PREVIOUS PERMITS/APPROVALS

	PERMIT NUMBER	APPROVED DATE
CITY OF LEBANON SUBDIVISION	–	05-11-98
CITY OF LEBANON SITE PLAN	P-1998-00360	05-18-98
CITY LEBANON SEWER CONNECTION PERMIT	2000-149	07-05-00
CITY LEBANON DRIVEWAY PERMIT	–	02-29-00
NHDES WETLAND PERMIT	1996-02134	11-07-96
NHDES ALTERATION OF TERRAIN (AOT)	–	–

ISSUED FOR PLANNING BOARD REVIEW: FEBRUARY 2, 2025
REVISIONS PER CITY COMMENTS: MARCH 4, 2025

ISSUED FOR PLANNING BOARD REVIEW: MARCH 10, 2025

GENERAL NOTE

1. THE SITE PLAN IS APPROVED PURSUANT TO THE CITY OF LEBANON SITE PLAN REVIEW REGULATIONS LAST REVISED JANUARY 23, 2023 AND THE CITY OF LEBANON ZONING ORDINANCE LAST REVISED APRIL 3, 2024.

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. : C-3472-01_COVER	
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE: COVER
SHEET No. C

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1 OF 15

PLANNING FILE # PB2025-09-SPR

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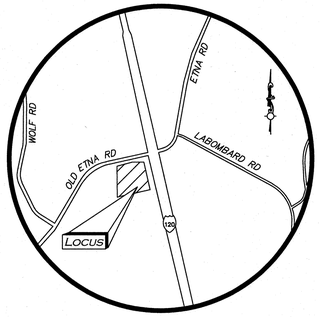
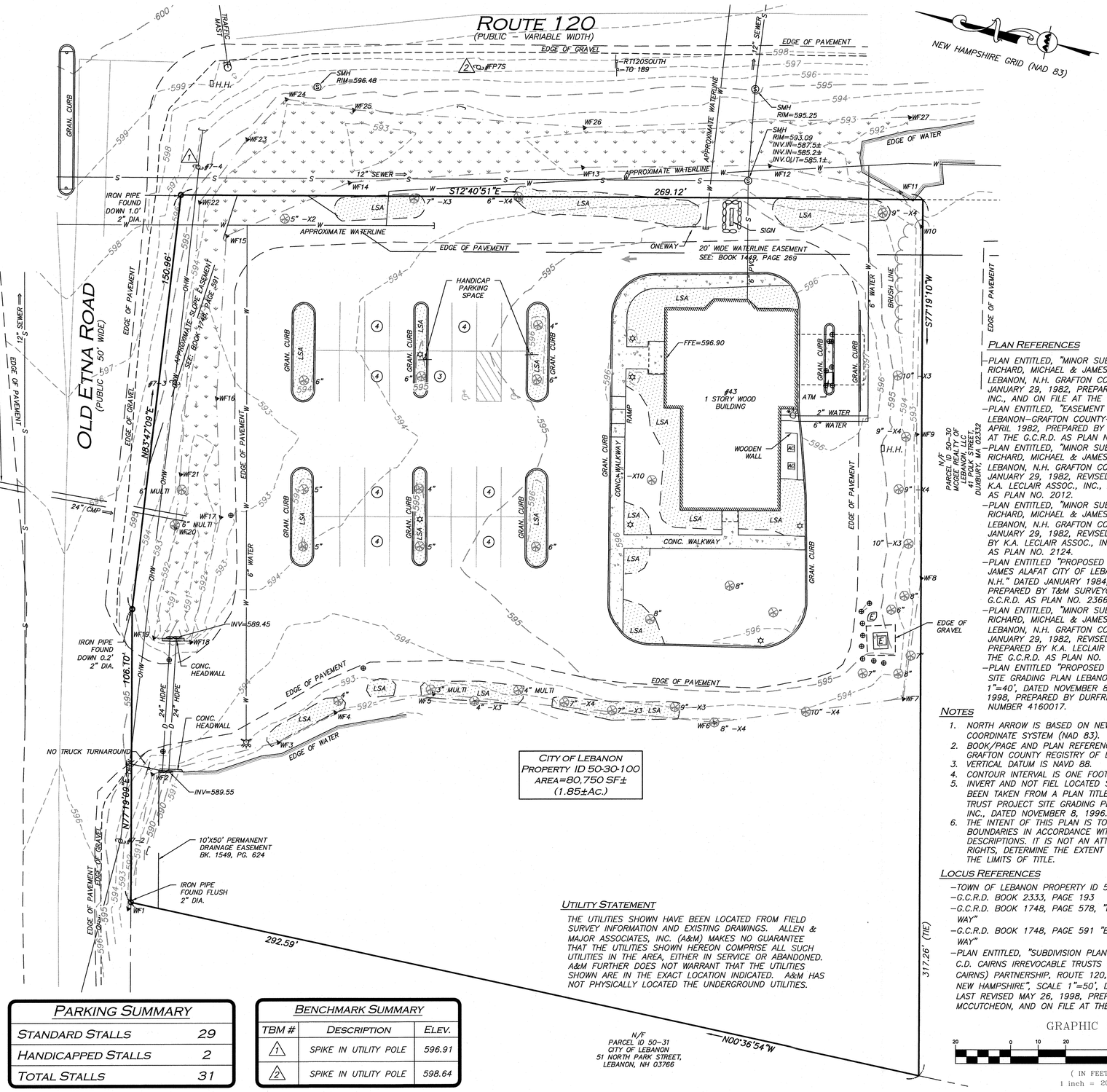


LOCUS MAP
(NOT TO SCALE)



LEGEND

IRON PIPE (IP)	
IRON ROD (IR)	
SEWER MANHOLE (SMH)	
UTILITY POLE	
GUY WIRE	
FIRE HYDRANT	
WATER GATE	
BOLLARD	
INVERT (INV)	
LIGHT	
TREE	
SIGN	
WETLAND FLAG	WF3
HAND HOLE	H.H.
AIR CONDITIONER	AC
ELECTRIC BOX	E
ELECTRIC METER	E
HANDICAPPED PARKING SPACE	
TRAFFIC MAST	
PAINTED ARROW	
PARKING SPACE COUNT	4
CONCRETE	
LANDSCAPED AREA (LSA)	
WETLAND AREA	
BUILDING	
BUILDING OVERHANG	
WETLAND	
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
EASEMENT LINE	
1' CONTOUR	594
5' CONTOUR	595
PROPERTY LINE	
ABUTTERS LINE	
STONE WALL	
CONCRETE RETAINING WALL	
BRUSH LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
EDGE OF WATER	
CURB	
OVERHEAD WIRES	OHW
FINISHED FLOOR ELEVATION	FFE
CONCRETE	CONC.
GRANITE	GRAN.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

PARKING SUMMARY

STANDARD STALLS	29
HANDICAPPED STALLS	2
TOTAL STALLS	31

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	SPIKE IN UTILITY POLE	596.91
2	SPIKE IN UTILITY POLE	598.64

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PLAN REFERENCES

–PLAN ENTITLED, "MINOR SUB–DIVISION – PARCEL 4A RICHARD, MICHAEL & JAMES ALAFAT–OWNERS ROUTE 120 LEBANON, N.H. GRAFTON COUNTY", SCALE 1"=100', DATED JANUARY 29, 1982, PREPARED BY K.A. LECLAIR ASSOC., INC., AND ON FILE AT THE G.C.R.D. AS PLAN NO. 1451.

–PLAN ENTITLED, "EASEMENT PLAN, HIGBEA CORP., CITY OF LEBANON–GRAFTON COUNTY–N.H.'", SCALE 1"=100', DATED APRIL 1982, PREPARED BY T & M SURVEYS, AND ON FILE AT THE G.C.R.D. AS PLAN NO. 1506.

–PLAN ENTITLED, "MINOR SUB–DIVISION – PARCEL 4A RICHARD, MICHAEL & JAMES ALAFAT–OWNERS ROUTE 120 LEBANON, N.H. GRAFTON COUNTY", SCALE 1"=100', DATED JANUARY 29, 1982, REVISED JULY 8, 1983, PREPARED BY K.A. LECLAIR ASSOC., INC., AND ON FILE AT THE G.C.R.D. AS PLAN NO. 2012.

–PLAN ENTITLED, "MINOR SUB–DIVISION – PARCEL 4A RICHARD, MICHAEL & JAMES ALAFAT–OWNERS ROUTE 120 LEBANON, N.H. GRAFTON COUNTY", SCALE 1"=100', DATED JANUARY 29, 1982, REVISED FEBRUARY 9, 1984, PREPARED BY K.A. LECLAIR ASSOC., INC., AND ON FILE AT THE G.C.R.D. AS PLAN NO. 2124.

–PLAN ENTITLED "PROPOSED R.O.W. RICHARD, MICHAEL & JAMES ALAFAT CITY OF LEBANON – GRAFTON COUNTY – N.H." DATED JANUARY 1984, REVISED AUGUST 22, 1984, PREPARED BY T&M SURVEYORS, INC., AND ON FILE AT THE G.C.R.D. AS PLAN NO. 2366.

–PLAN ENTITLED, "MINOR SUB–DIVISION – PARCEL 4A RICHARD, MICHAEL & JAMES ALAFAT–OWNERS ROUTE 120 LEBANON, N.H. GRAFTON COUNTY", SCALE 1"=100', DATED JANUARY 29, 1982, REVISED DECEMVER 20, 1985, PREPARED BY K.A. LECLAIR ASSOC., INC., AND ON FILE AT THE G.C.R.D. AS PLAN NO. 3332.

–PLAN ENTITLED "PROPOSED C.D. CAIRNS TRUST PROJECT SITE GRADING PLAN LEBANON, NEW HAMPSHIRE", SCALE 1"=40', DATED NOVEMBER 8, 1996, REVISED JUNE 18, 1998, PREPARED BY DURFRESNE–HENRY, INC. PROJECT NUMBER 4160017.

NOTES

1. NORTH ARROW IS BASED ON NEW HAMPSHIRE GRID COORDINATE SYSTEM (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM THE GRAFTON COUNTY REGISTRY OF DEEDS IN HAVERHILL, NH
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. INVERT AND NOT FIEL LOCATED STRUCTURE INFORMATION HAS BEEN TAKEN FROM A PLAN TITLED "PROPOSED C.D. CAIRNS TRUST PROJECT SITE GRADING PLAN" BY DUFRESNE–HENRY, INC., DATED NOVEMBER 8, 1996.
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.

LOCUS REFERENCES

–TOWN OF LEBANON PROPERTY ID 50–30–100

–G.C.R.D. BOOK 2333, PAGE 193

–G.C.R.D. BOOK 1748, PAGE 578, "EASEMENTS AND RIGHT OF WAY"

–G.C.R.D. BOOK 1748, PAGE 591 "EASEMENTS AND RIGHT OF WAY"

–PLAN ENTITLED, "SUBDIVISION PLAN OF LAND PREPARED FOR C.D. CAIRNS IRREVOCABLE TRUSTS (MICHAEL AND BRYAN CAIRNS) PARTNERSHIP, ROUTE 120, LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE", SCALE 1"=50', DATED FEBRUARY 28, 1996, LAST REVISED MAY 26, 1998, PREPARED BY WAYNE MCCUTCHEON, AND ON FILE AT THE G.C.R.D. AS PLAN NO. 9315

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

\\AMA–NH–FP3\MANCHESTER\PROJECTS\3472–01\SURVEY\DRAWINGS\CURRENT\S–3472–01–EC.DWG

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 4, 2024 AND DECEMBER 12, 2024 AND HAD AN ERROR OF CLOSURE OF NO GREATER THAN 1/10,000.

ALLEN & MAJOR ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE – LICENSED LAND SURVEYOR – No. 903 – JAMES P. SMITH – SIGNATURE

JAMES P. SMITH NH LLS #908 — 2-03-25 DATE

JURISDICTIONAL WETLANDS WITHIN THE AREA–OF–INTEREST DEPICTED WERE DELINEATED ON DECEMBER 2, 2024 BY LUKE HURLEY, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC, CERTIFIED WETLAND SCIENTIST NUMBER 232

- ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH–CENTRAL WETLAND DELINEATION MANUAL: NORTH–CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100–900.
- WETLANDS ARE CLASSIFIED AS PSS–FO1E, POORLY DRAINED, THEY ARE SCRUB SHRUB WETLANDS. NO VERNAL POOLS EXIST ON THE PROPERTY, NOR IN THE EXTENT OF THE WETLANDS DELINEATED.

STATE OF NEW HAMPSHIRE – LUKE HURLEY – 2/4/25 – No. 232 – CERTIFIED WETLAND SCIENTIST

CERTIFIED WETLAND SCIENTIST FOR HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:

MAP 50 BLOCK 30 LOT 100
42 OLD ETNA ROAD
LEBANON, NH

PROJECT NO.	3472-01	DATE:	02/03/25
SCALE:	1" = 20'	DWG. NAME:	S-3472-01-EC
DRAFTED BY:	JDS	CHECKED BY:	JPS

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS

SHEET No. 1

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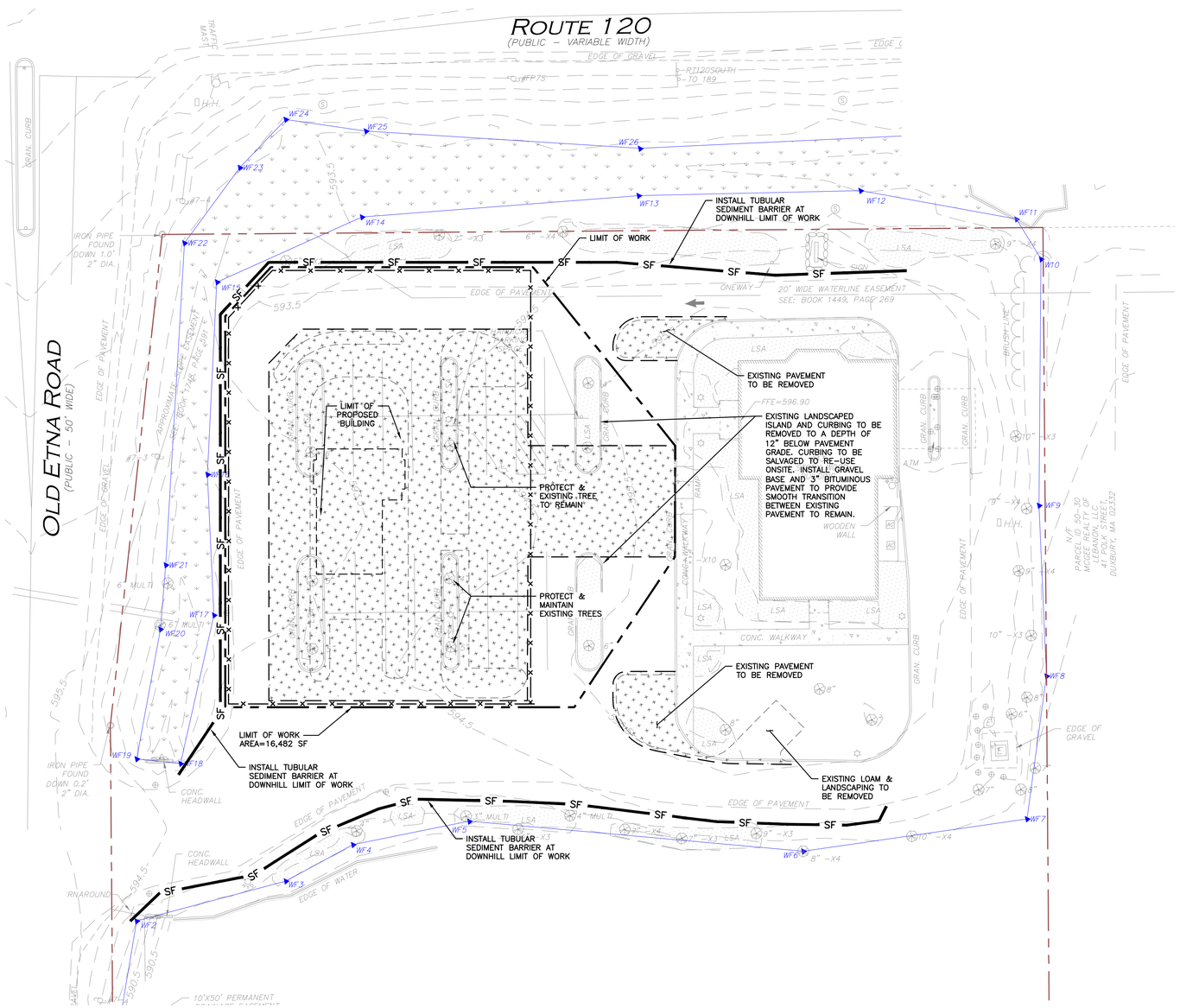

LEGEND

LIMIT OF DISTURBANCE	
TUBULAR BARRIER	
PAVEMENT TO BE REMOVED	
SAW CUT LINE	
TEMPORARY FENCE	

GENERAL 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 "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. 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.
3. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
4. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES (IF ANY) REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LANDOWNER (BY OTHERS).
5. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
6. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
7. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_SITE-PREP.DWG

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	1" = ##'	DWG. :	C-3472-01_SITE-PREP
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

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civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
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DRAWING TITLE:

SITE PREPARATION PLAN

SHEET No.

C-101

OF 15

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PLANNING FILE # PB2025-09-SPR

CITY OF LEBANON GENERAL COMMERCIAL (GC) DISTRICT ZONING SUMMARY TABLE (NOT IN ANY CITY OVERLAY DISTRICTS)

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT			
LOT SIZE (MIN)	50,000 SF	80,586 SF	80,586 SF
BUILDING COVERAGE (MAX)	30%	3.86%	4.59%
OPEN SPACE	–	50,203 SF 62.3%	52,047 SF 64.6 %
IMPERVIOUS COVER	–	30,383 SF 37.7 %	28,539 SF 35.4 %
FRONTAGE (MIN)	150 FT	256.7± FT	256.7± FT
PRINCIPAL BUILDING			
FRONT, SETBACK (ROUTE 120)	40 FT	36.53 FT	65.92 FT 36.53 FT (BANK)
FRONT, SETBACK (OLD ETNA ROAD)	40 FT	179.06 FT	53.15 FT 179.06 FT (BANK)
SIDE, SETBACK (WEST)	20 FT	181.24 FT	161.81 FT 181.24 FT (BANK)
SIDE, SETBACK (SOUTH)	20 FT	45.15 FT	45.15 FT
BUILDING HEIGHT	45 FT MAX	EXISTING	39.9 FT
GROSS FLOOR AREA	–	3,111 SF	879.6 SF 3,111 SF (BANK)

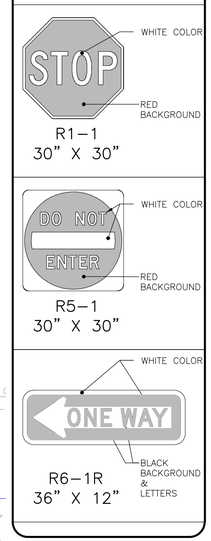
OFF-STREET PARKING AND LOADING SUMMARY TABLE

CITY OF LEBANON: SECTION 607.1, MINIMUM OFF-STREET PARKING	REQUIRED	
USE: PROPOSED RESTAURANT, DRIVE THRU COFFEE SHOP: 880 SQUARE FEET 1 SPACE PER 200 SQUARE FEET 880 SQUARE FEET / 60 = 4.4 SPACES	4	PARKING SPACES
USE: EXISTING BANK "LEDYARD NATIONAL BANK": 3,111 SQUARE FEET 1 SPACE REQUIRED PER 250 SQUARE FEET 3111 SF / 250 = 12.4 SPACES	12	PARKING SPACES
TOTAL REQUIRED PARKING =	17	PARKING SPACES
MAXIMUM OFF-STREET PARKING ALLOWED IS 120% OF THE MINIMUM MAXIMUM NUMBER OF STALLS =	20	PARKING SPACES
ACCESSIBLE PARKING SPACE REQUIREMENT: FOR 1 TO 25 SPACES, 1 SHALL BE ACCESSIBLE, 1 OF WHICH SHALL BE VAN ACCESSIBLE		

TOTAL PARKING EXISTING: 31 PARKING SPACES

STANDARD	*ACCESSIBLE*	*VAN ACCESSIBLE*
29	*2*	*2*

SIGN SUMMARY

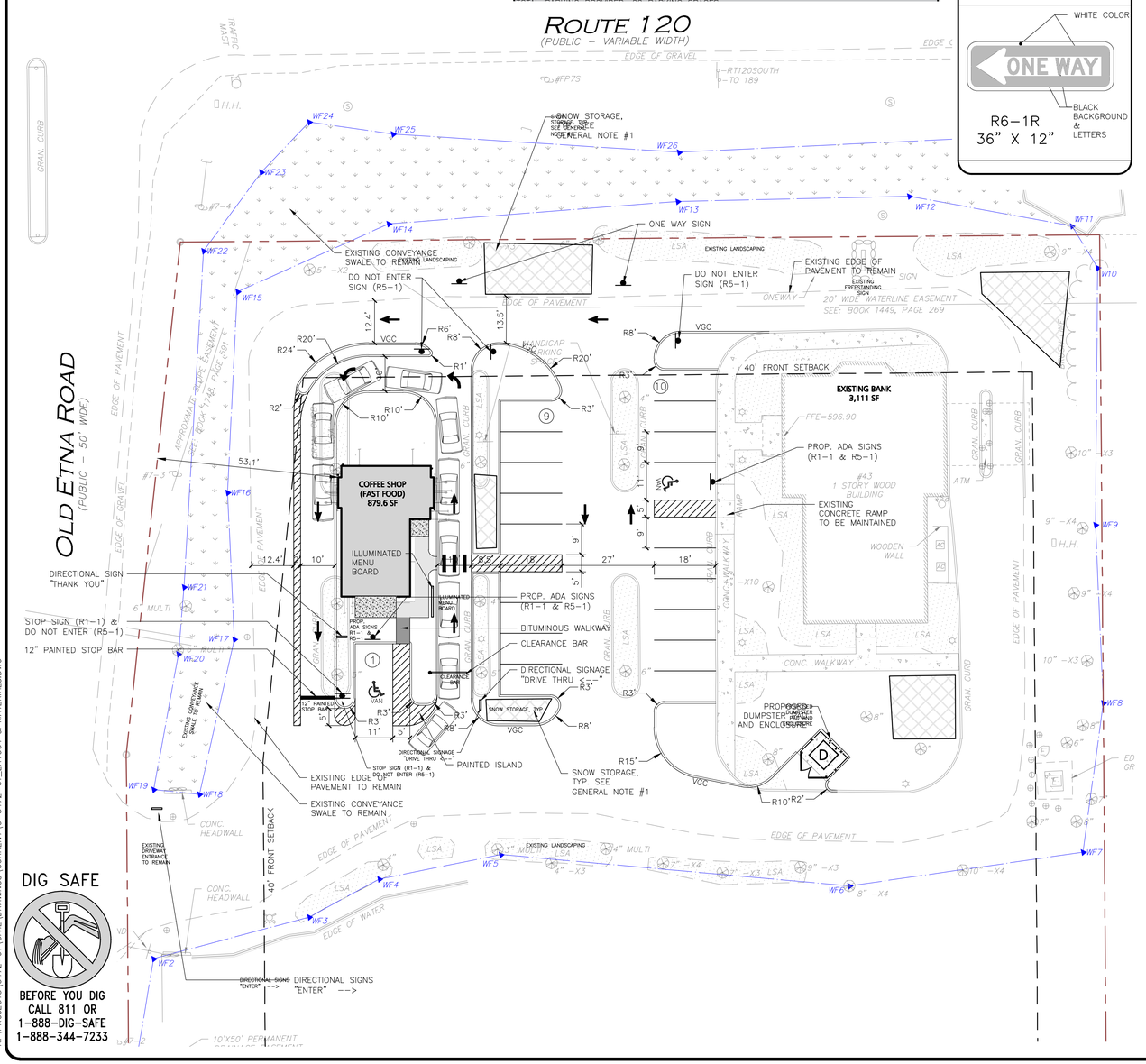


GENERAL NOTES

1. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
4. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
7. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
8. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A&M ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD. A&M ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
9. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
10. ANY CHANGES TO THIS PLAN SET SHALL REQUIRE APPROVAL BY THE CITY OF LEBANON IN ACCORDANCE WITH THE SITE PLAN REVIEW REGULATIONS

SITE PLAN COMMON NOTES:

1. THE INTENT OF THIS PLAN IS TO GAIN SITE PLAN REVIEW APPROVAL.
2. OWNER OF RECORD IS:
   LEDYARD NATIONAL BANK
   66 BENNING ST STE 6
   WEST LEBANON, NH 03784
3. THE PARCEL IS SHOWN AS MAP 50, LOT 30 ON THE CITY OF LEBANON TAX ASSESSOR'S MAPS.
4. THE SUBJECT PARCEL(S) CONTAINS 1.85 ACRES OR 80,586 SQ. FT. AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE GRAFTON COUNTY REGISTRY OF DEEDS, BOOK 2333, PAGE 193
6. NOTE USED
7. SEE ZONING SUMMARY TABLE HEREON FOR THE CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS. THIS PROPERTY FALLS WITHIN THE HERITAGE RESIDENTIAL ZONING DISTRICT.
8. SEE PARKING SUMMARY TABLE HEREON FOR THE PARKING REQUIREMENTS.
9. THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT.
10. PROPERTY LINE AND TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. ON OR BETWEEN DECEMBER 4, 2024 AND DECEMBER 12, 2024.
14. ELEVATIONS ARE BASED ON U.S.G.S. NVD 1988 DATUM.
15. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 33009C0911E, EFFECTIVE DATE: 2/20/2008).
16. JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED ON DECEMBER 2, 2024 BY LUKE HURLEY, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC, CERTIFIED WETLAND SCIENTIST NUMBER 232, ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100-900.
17. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
18. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
19. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF LEBANON REGULATIONS AND FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
20. CONTRACTOR SHALL FOLLOW TO THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
21. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
22. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
23. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
24. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
25. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
26. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS, SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. THE PROPOSED USE FOR THE SITE IS TO INCLUDE AN EXISTING BANK AND PROPOSED DRIVE-UP COFFEE SHOP.
28. NO FEDERAL AND STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY:
29. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
30. NOT USED.
31. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
32. THE SITE PLAN IS APPROVED PURSUANT TO THE CITY OF LEBANON SITE PLAN REVIEW REGULATIONS LAST REVISED JANUARY 23, 2023 AND THE CITY OF LEBANON ZONING ORDINANCE LAST REVISED APRIL 3, 2024.



LEGEND

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
CURB	
PARKING STRIPING	
HEAVY DUTY CONCRETE	
SIDEWALK	
TRANSFORMER	T
ADA ACCESSIBLE RAMP	
SETBACK LINE	
SNOW STORAGE	
PARKING COUNT	10

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE – MICHAEL A. MALYNOWSKI No. 12205 – PROFESSIONAL ENGINEER – LICENSED – 03-11-2025

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	1" = 20'	DWG. : C3472-01_LAYOUT & MATERIALS	
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

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environmental consulting ♦ landscape architecture
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DRAWING TITLE:
LAYOUT & MATERIALS PLAN

SHEET No.
C-102

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PLANNING FILE # PB2025-09-SPR

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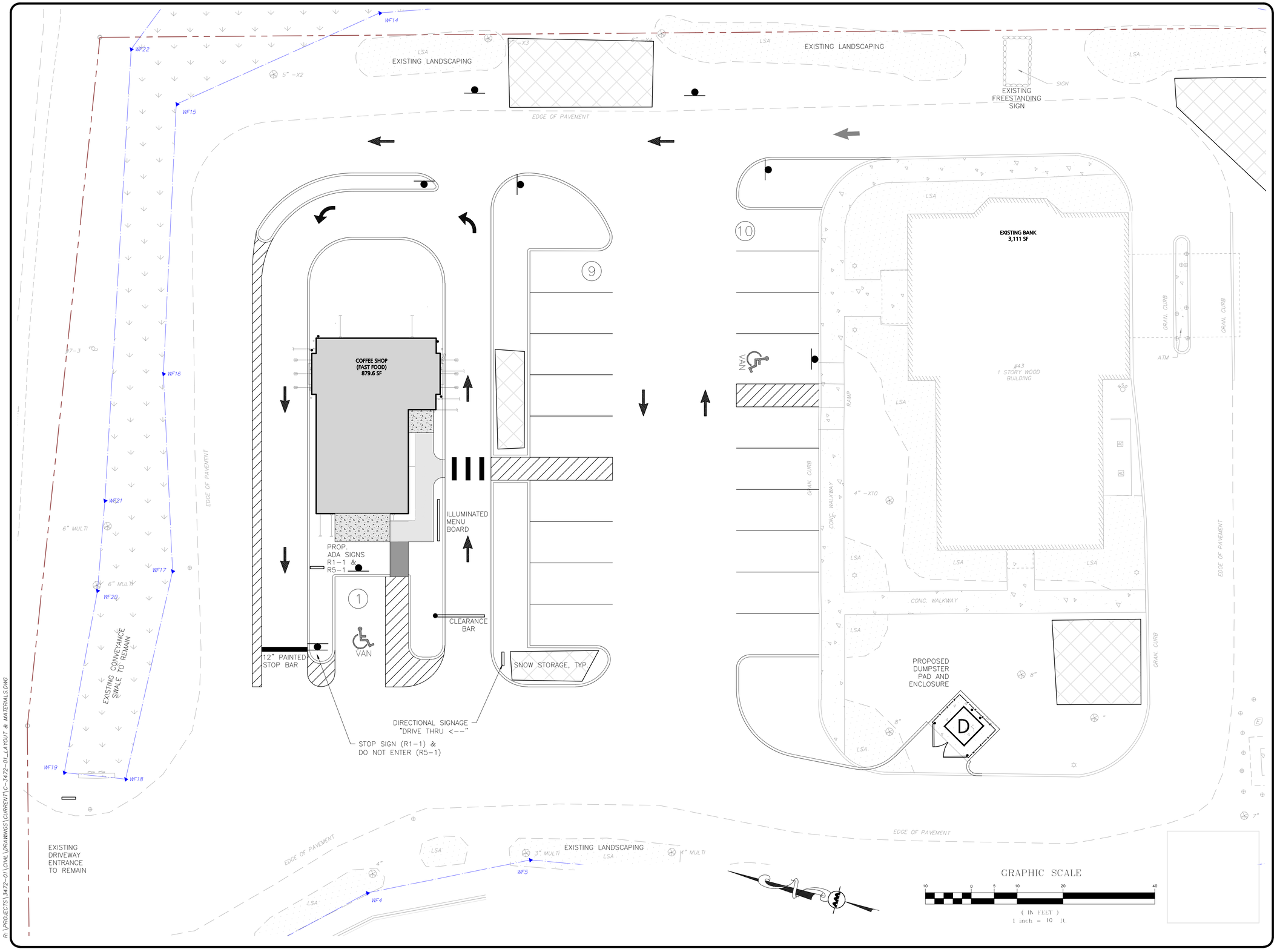

GENERAL PLAN NOTES:

1. REFER TO SHEET C-102 FOR ADDITIONAL COMPLIANCE INFORMATION.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF LEBANON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
4. ALL ELEVATIONS REFER TO NAVD 88.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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PREPARED BY:

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DRAWING TITLE:

ILLUSTRATIVE SITE PLAN

SHEET No.

C-102A

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PLANNING FILE # PB2025-09-SPR

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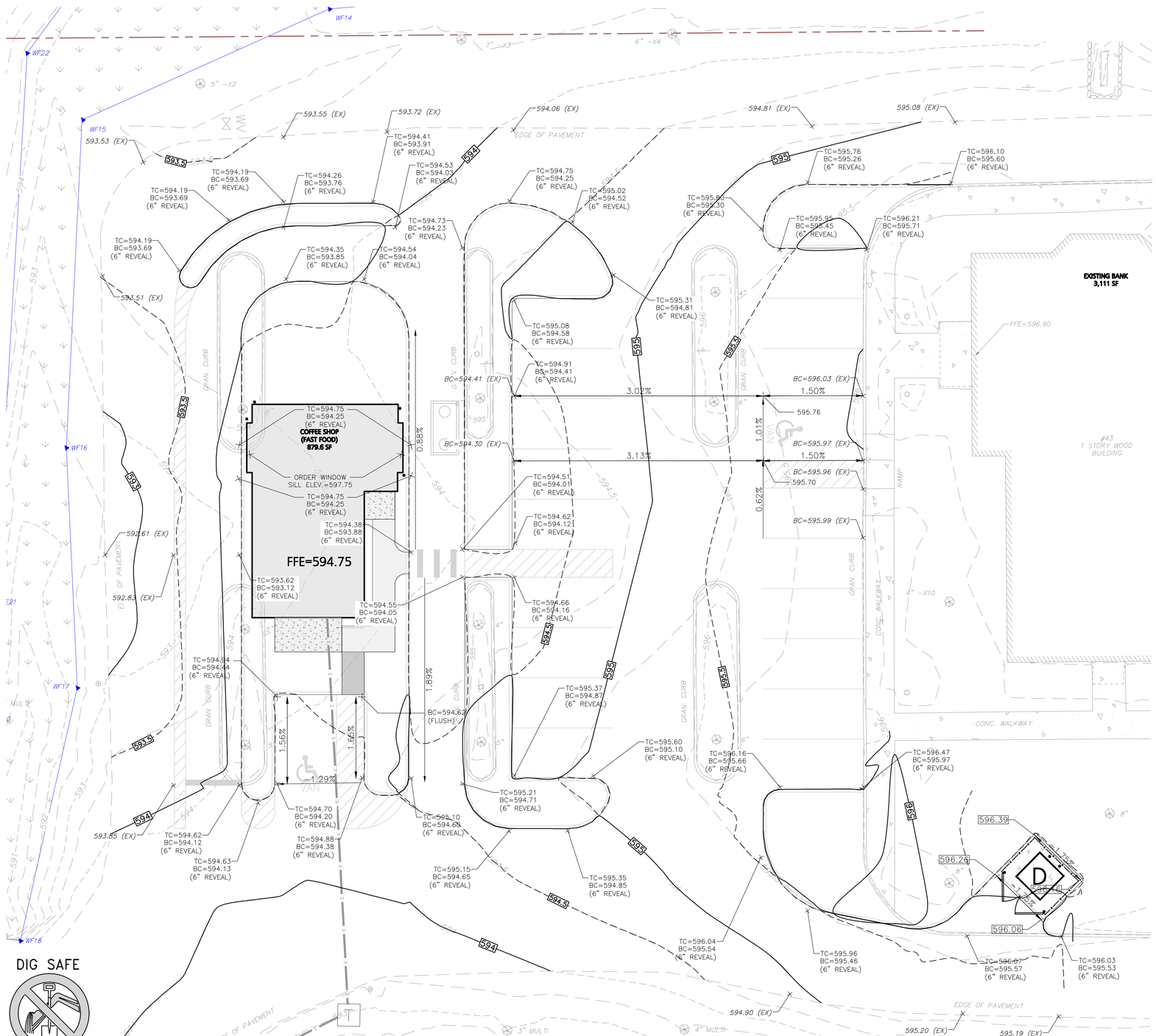

LEGEND

SPOT GRADE	× 115.55

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF LEBANON, NHDOT, NHDES, MUTCD, AND AASHTO.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
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5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL DRAINAGE SHALL CONFORM TO LOCAL REQUIREMENTS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
10. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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P:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_GRADING & DRAINAGE.DWG

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	1" = 10'	DWG. : C-3472-01_GRADING & DRAINAGE	
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

C-103

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PLANNING FILE # PB2025-09-SPR

SANITARY SEWER SIZING INFORMATION:

1. CALCULATE SEWERAGE FLOWS TO BE SERVICED BY EXSITNG SEWER LATERAL

Bldg 1 - Existing bank building

Office Use without cafe = 6 employee
15 gpd / employee
90 gpd

Bldg 2 - New Construction

Food Service = 4 employee
35 gpd / employee
140 gpd

NHDES Env-Wq 704.03(b) Methodology
Metcalf & Eddy "Wastewater Engineering" 4th Edition Table 3-2
(Office Use - 13 GPD per Employee) Design Rate = 120 Rate per Bed

230 gpd
(230 gpd / 24hrs/day) 60min/hr = 0.2 gpm

THEREFORE USE 1.0 GPM AS AVERAGE DAILY FLOW

PEAKING FACTOR = 5

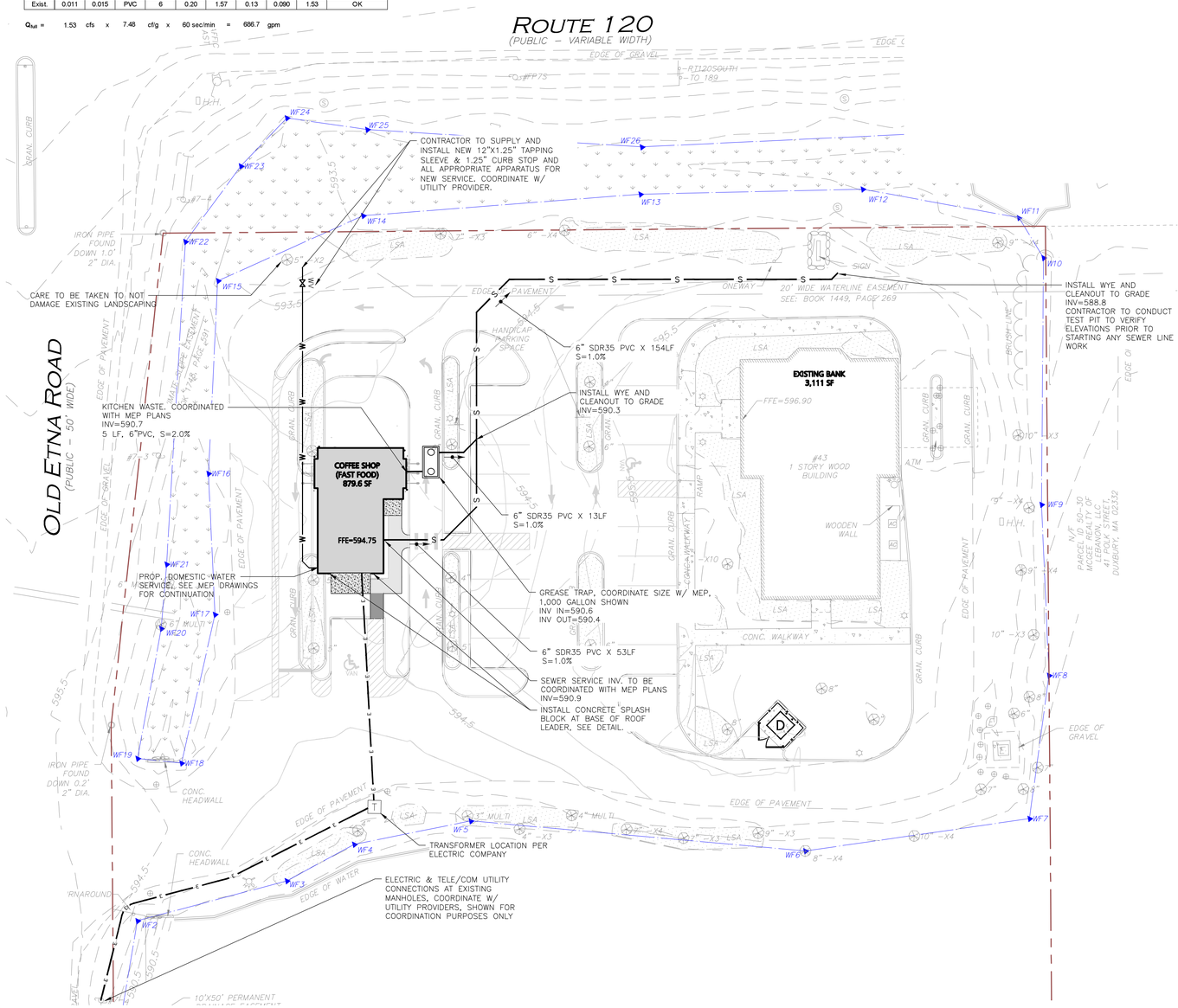
MOPS = 1 gpm X 5 = 5 gpm

2. CALCULATED SEWER FLOWS

Q = 5.00 gpm / 7.48 cf/g / 60 min/sec = 0.011 cfs

PIPE	Q_{design} (cfs)	n	Type	Diameter (inches)	A (ft^2)	Wp (ft)	R (ft)	S (feet/foot)	Q_{full} (cfs)	Q_{full} > Q_{design}
Exist.	0.011	0.015	PVC	6	0.20	1.57	0.13	0.090	1.53	OK

Q_{full} = 1.53 cfs x 7.48 cf/g x 60 sec/min = 686.7 gpm



LEGEND

SEWER MANHOLE	Ⓢ
SEWER LINE	
WATER LINE	W
WATER VALVE	WV
WATER LINE REDUCER	▶
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	T-C

UTILITY NOTES:

1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAT 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
3. THE LATEST STANDARDS OF THE CITY OF LEBANON "SEWER CONSTRUCTION STANDARDS AND DETAILS" SHALL BE FOLLOWED WHEN PERFORMING ANY SANITARY SEWER WORK. SEWER WORK WILL BE INSPECTED BY CITY OF LEBANON PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE LATEST STANDARDS OF THE CITY OF LEBANON "WATER CONSTRUCTION STANDARDS" SHALL BE FOLLOWED WHEN PERFORMING ANY WATER DISTRIBUTION WORK. WATER WORK WILL BE INSPECTED BY CITY OF LEBANON PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
7. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF LEBANON, NHDOT, NHDES, MUTCD, AND AASHTO.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
9. ALL ELEVATIONS REFER TO NAVD 88.
10. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
11. SANITARY SEWER PIPE SHALL BE PVC PIPE SDR35.
12. ALL VALVES AND HYDRANTS SHALL BE OPEN LEFT (COUNTERCLOCKWISE).
13. LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BURIED IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND ELECTRIC COMPANY.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
15. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1-888-344-7233

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
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PREPARED BY:

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DRAWING TITLE:
UTILITIES PLAN

SHEET No.
C-104

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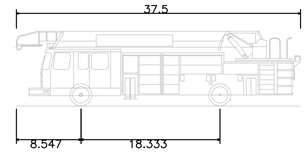
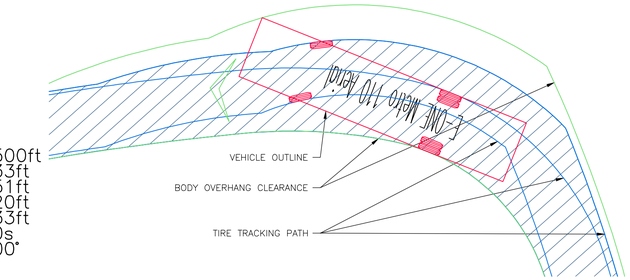
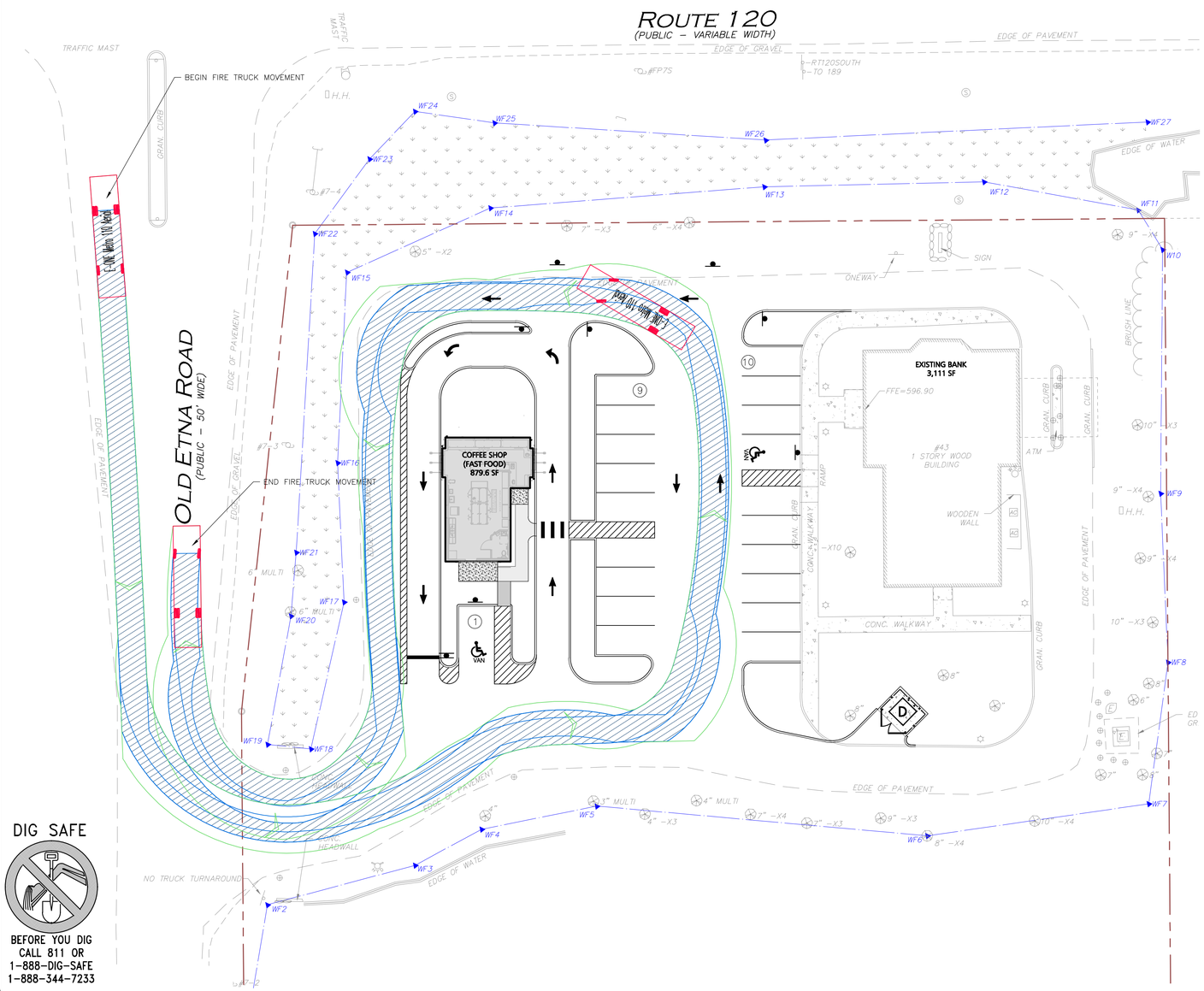
PLANNING FILE # PB2025-09-SPR

R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_UTILITIES.DWG



E-ONE Metro 110 Aerial	
Overall Length	37.500ft
Overall Width	8.333ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°





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1-888-344-7233

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_TRUCK TURNING.DWG

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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PREPARED BY:

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DRAWING TITLE:

FIRE TRUCK TURNING PLAN

SHEET No.

C-105

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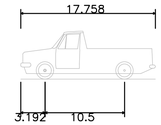
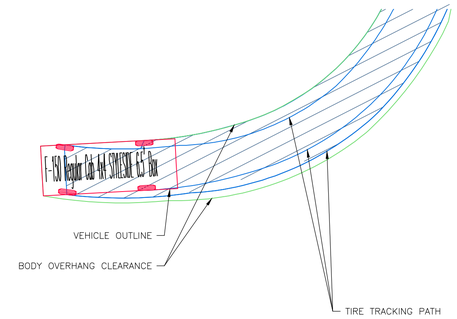
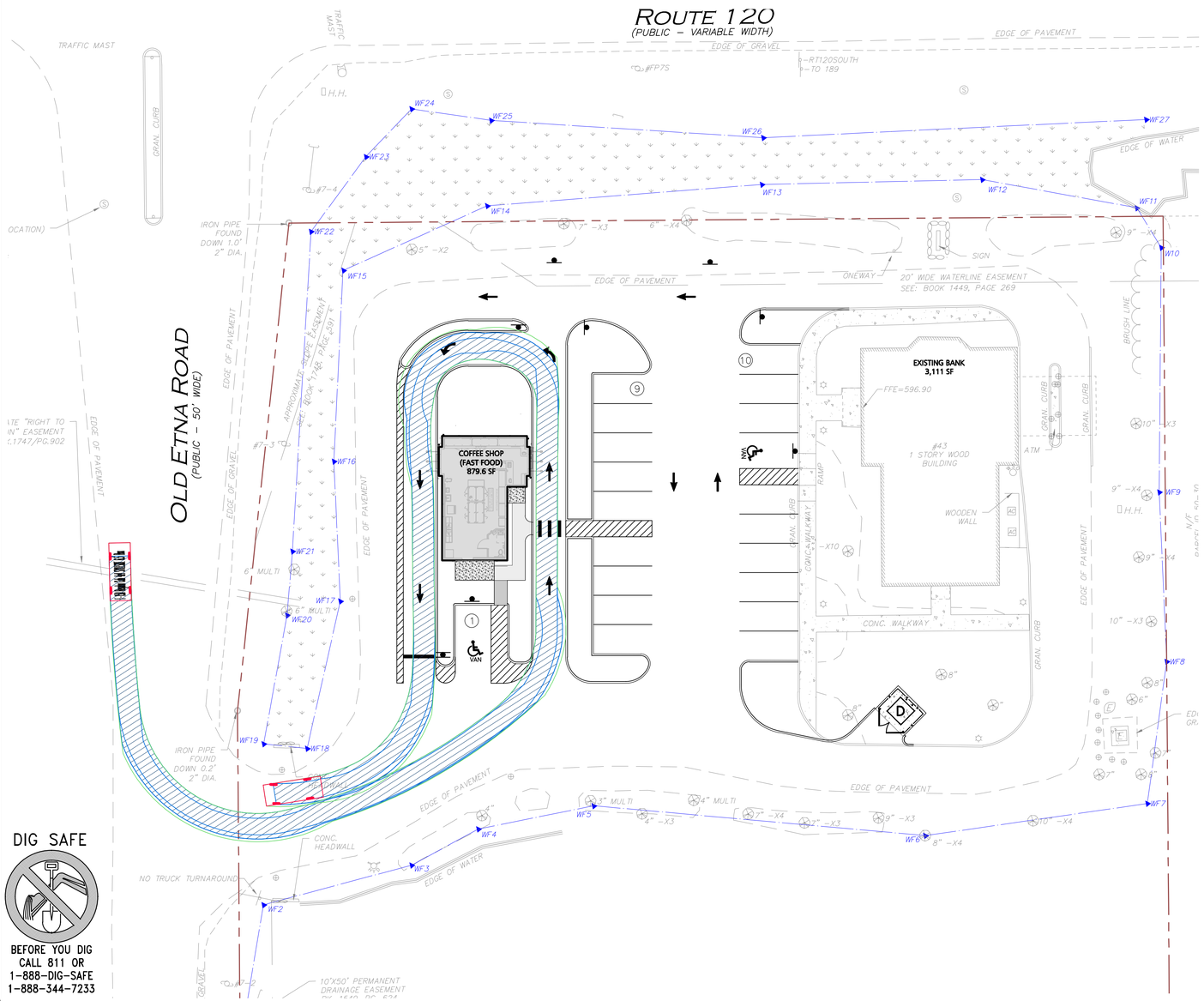
PLANNING FILE # PB2025-09-SPR



F–150 Regular Cab 4x4 STYLESIDE 6.5' Box

Overall Length	17.758ft
Overall Width	6.575ft
Overall Body Height	6.333ft
Min Body Ground Clearance	0.733ft
Track Width	6.575ft
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	20.850ft





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R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_TRUCK TURNING.DWG

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE – MICHAEL A. MALYNOWSKI No. 12205 – LICENSED PROFESSIONAL ENGINEER

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DRAWING TITLE: VEHICLE MOVEMENT PLAN

SHEET No. C-106

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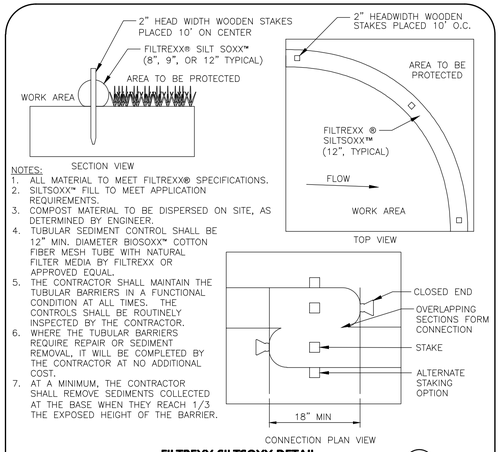
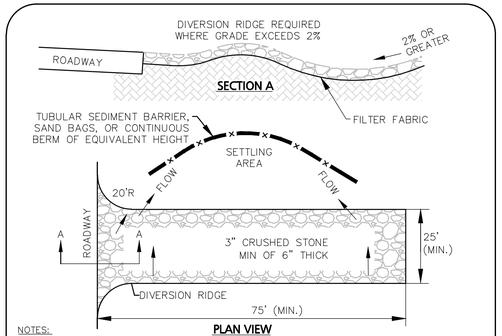
PLANNING FILE # PB2025-09-SPR



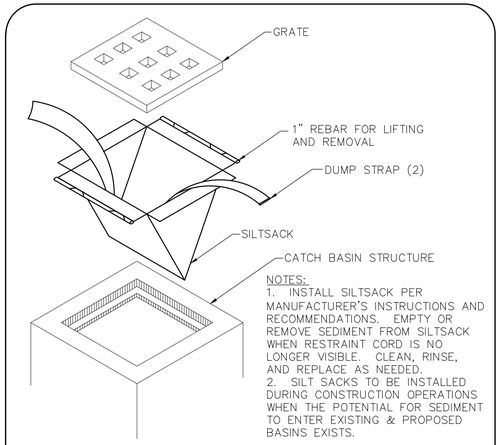
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILTSOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. TUBULAR SEDIMENT CONTROL SHALL BE 12" MIN. DIAMETER BIOSOXX™ COTTON FIBER MESH TUBE WITH NATURAL FILTER MEDIA BY FILTREXX OR APPROVED EQUAL.
5. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
6. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
7. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

FILTREXX SILTSOXX DETAIL
NOT TO SCALE — 1



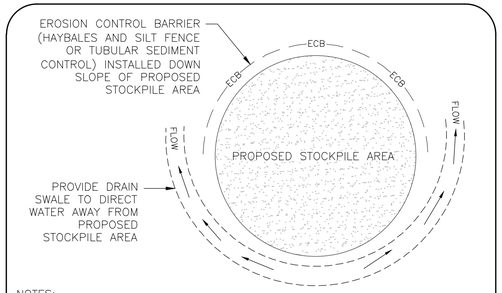
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE — 2



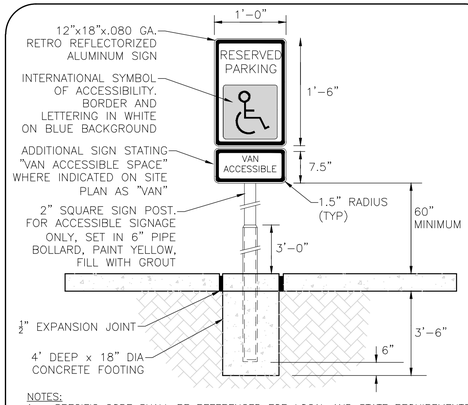
NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

CATCH BASIN INLET PROTECTION
NOT TO SCALE — 3



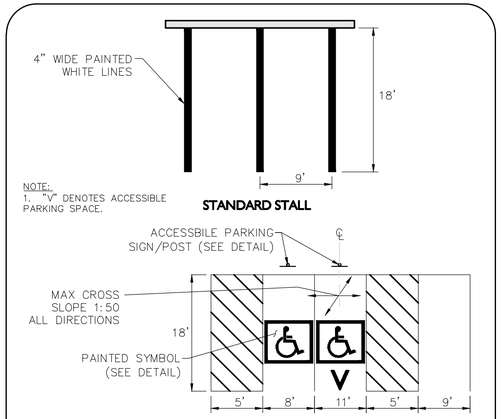
NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION
NOT TO SCALE — 4



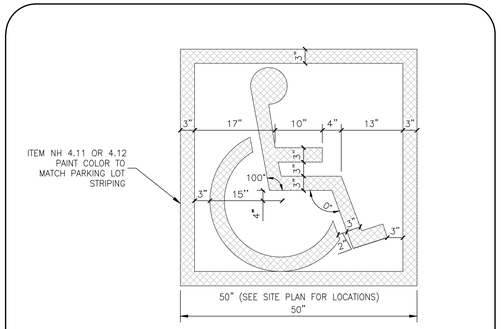
NOTES:
1. SPECIFIC CODE SHALL BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
2. PROVIDE (1) SIGN PER ACCESSIBLE SPACE. SEE SITE PLAN FOR EXACT LOCATION.
3. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.

ACCESSIBLE PARKING SIGN POST
NOT TO SCALE — 5



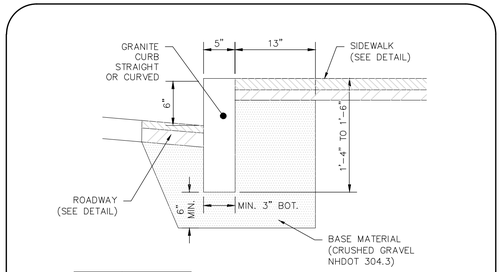
NOTE:
1. "V" DENOTES ACCESSIBLE PARKING SPACE.

ACCESSIBLE & STANDARD PARKING STRIPING
NOT TO SCALE — 6



SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

ACCESSIBLE PARKING STALL PAVEMENT MARKING
NOT TO SCALE — 7



RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

NOTES:
1. MINIMUM LENGTH OF CURB STONES = 3'
2. MAXIMUM LENGTH OF CURB STONES = 10'
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
4. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
5. CURB ENDS TO BE TIPPED DOWN.

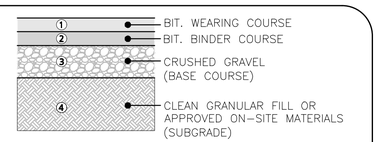
VERTICAL GRANITE CURB
NOT TO SCALE — 6

STANDARD DUTY FLEXIBLE PAVEMENT DESIGN SECTION

LAYER NUMBER	LAYER DESCRIPTION	LAYER THICKNESS (INCHES)
1	BITUMINOUS WEARING COURSE (¼" AGGREGATE – NHDOT PRE-APPROVED MIX DESIGN)	1"
2	BITUMINOUS BINDER COURSE (¾" AGGREGATE – NHDOT PRE-APPROVED MIX DESIGN)	2"
3	CRUSHED GRAVEL (BASE COURSE) (NHDOT ITEM 304.3)	12"
4	CLEAN GRANULAR FILL MATERIAL OR APPROVED ON-SITE MATERIALS (SUBGRADE)	AS NECESSARY

NHDOT GRADATION SPECIFICATION

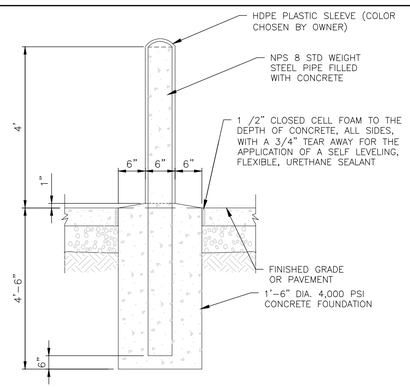
SIEVE SIZE	PERCENT PASSING BY WEIGHT		
	CLEAN GRANULAR FILL	BASE COURSE	SELECT GRANULAR FILL
8"	100	100	100
3"	70–100	100	70–100
¼"	40–100	40–80	40–90
No. 4	25–100	30–70	25–80
No. 10	15–95	20–60	15–70
No. 40	10–70	10–30	5–40
No. 200	0–15	3–10	0–12



NOTES:
IF A GEOTECHNICAL REPORT IS PREPARED THE RECOMMENDATIONS WITHIN THAT REPORT SHALL SUPERCEDE RECOMMENDATIONS HEREIN. THE CONTRACTOR SHALL HAVE AND REVIEW A COPY OF THE GEOTECHNICAL REPORT AND COMPLY WITH THE RECOMMENDATIONS THEREIN.

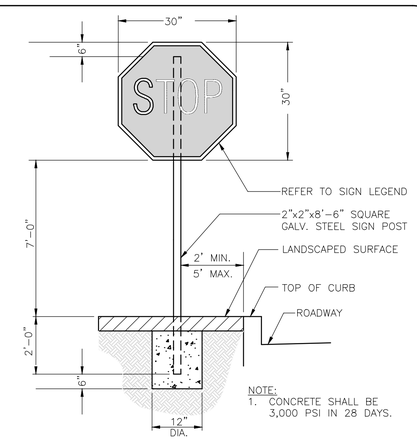
1. TOPSOIL SHALL BE REMOVED BENEATH ALL PAVEMENT AREAS TO EXPOSE THE NATURALLY-OCCURRING SOILS OR ACCEPTABLE ON-SITE FILL MATERIALS.
2. THE SUBGRADE SHOULD BE PROOFROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER USING AT LEAST 4 PASSES OF A 10-TON VIBRATORY ROLLER. AREAS OF THE SUBGRADE THAT "WEAVE" OR "ROLL" EXCESSIVELY SHOULD BE OVEREXCAVATED AND REPLACED WITH DRIER CLEAN GRANULAR FILL MATERIAL.
3. THE PAVEMENT SUBGRADE CONSISTING OF THE SPECIFIED CLEAN GRANULAR FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557.

PAVEMENT SECTIONS
NOT TO SCALE — 9



NOTE:
STEEL PIPE FOR PIPE GUARDS SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B GALVANIZED, MINIMUM WALL THICKNESS 0.322 INCHES.

FIXED PIPE BOLLARD
NOT TO SCALE — 12



NOTE:
1. CONCRETE SHALL BE 3,000 PSI IN 28 DAYS.

STOP SIGN POST
NOT TO SCALE — 13

R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_DETAILS.DWG

STATE OF NEW HAMPSHIRE — MICHAEL A. MALYNOWSKI No. 12205 — LICENSED PROFESSIONAL ENGINEER — 03-11-2025

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. : C-3472-01_DETAILS	
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-501

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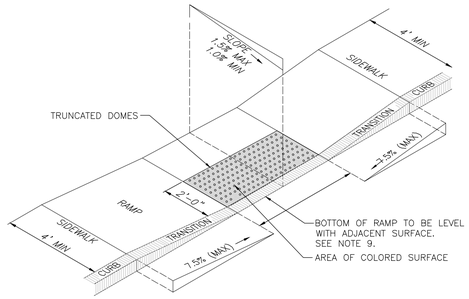
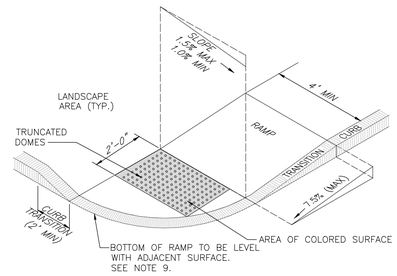
PLANNING FILE # PB2025-09-SPR

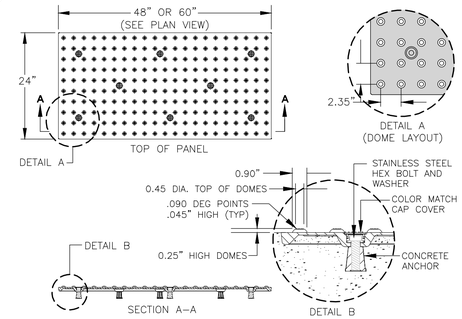




RAMP NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

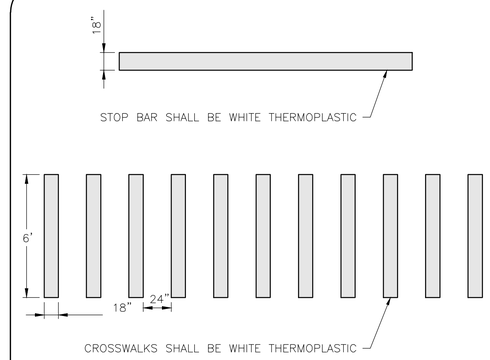
ADA ACCESSIBLE CURB CUT AND TRANSITION (1)
NOT TO SCALE



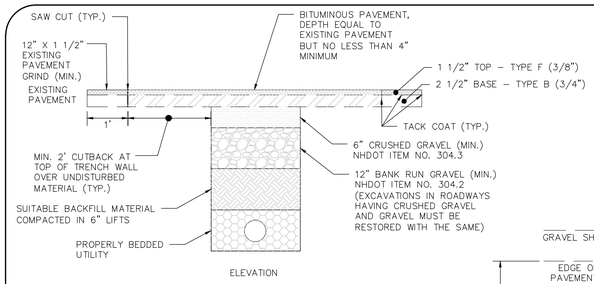
NOTES:

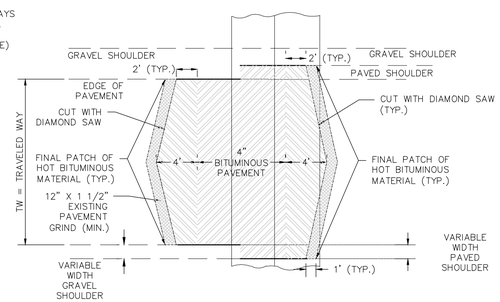
1. VENDOR INFORMATION: "ADATILE" WET SET ADA REPLACEABLE TACTILE (OR APPROVED EQUAL) AS MANUFACTURED BY ADATILE, PHONE: 1-800-372-0519, WWW.ADATILE.COM, EMAIL: INFO@ADATILE.COM
2. COLOR SHALL BE RED.
3. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.

WET SET ADA REPLACEABLE TACTILE PANEL (2)
NOT TO SCALE



PAVEMENT MARKINGS DETAIL (3)
NOT TO SCALE

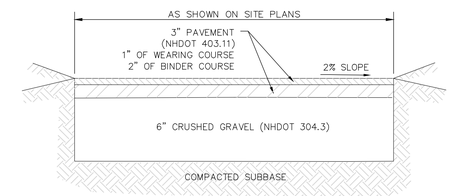




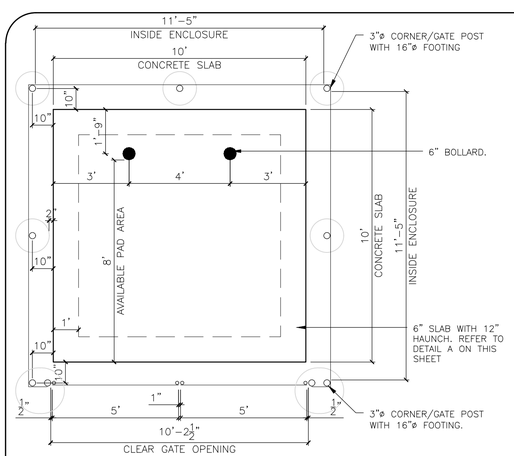
TYPICAL PAVEMENT REPAIR (4)
NOT TO SCALE

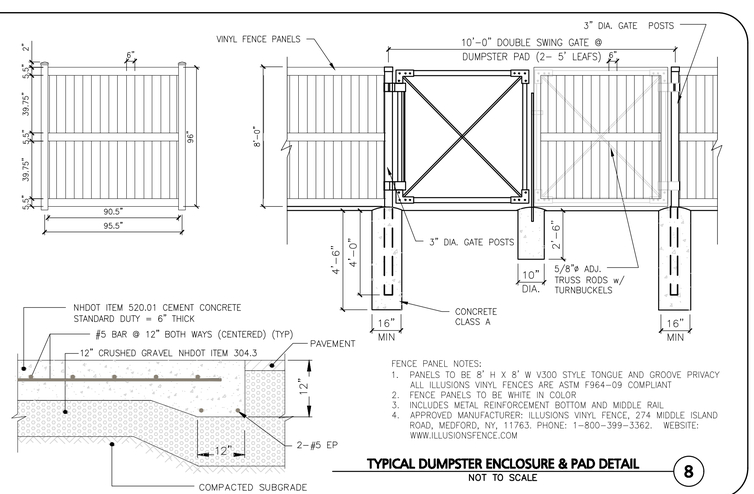
NOTES:

1. ALL BACKFILL MATERIAL PLACED IN TRENCHES SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 6" (SIX INCHES) IN COMPACTED THICKNESS AT NEAR OPTIMUM MOISTURE CONTENT USING PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. THE MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% OF AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS, METHOD OF TEST T99, METHOD C. WATER SHALL BE UNIFORMLY APPLIED DURING COMPACTION IN THE AMOUNT NECESSARY FOR PAPER CONSOLIDATION, BUT PUDDLING WILL NOT BE ALLOWED.
2. WITHIN PAVED AREAS, CLASS A CRUSHED GRAVEL (AS DESCRIBED IN NH STANDARD SPECIFICATIONS) EQUAL TO THE EXISTING GRAVEL COURSE, SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" (NINE INCHES) LOOSE DEPTH AND THOROUGHLY COMPACTED. AN APPROVED BITUMINOUS PLANT MIX MATERIAL SHALL BE PLACED AND CAREFULLY GRADED AND ROLLED TO THE ADJACENT PAVEMENT GRADE AS A TEMPORARY PATCH. JUST BEFORE COMPLETION OF THE PROJECT AND AFTER SUITABLE EXPOSURE OF THE TEMPORARY PATCHES TO TRAFFIC COMPACTION, THE PAVEMENT SHALL BE SAWN ON EITHER SIDE OF THE TRENCH TO PROVIDE A TWO FOOT MINIMUM OVERLAP OF THE FINAL PATCH ON UNDISTURBED MATERIAL. IN THE CASE OF TRANSVERSE OR DIAGONAL TRENCHING, THE PAVEMENT SHALL BE SAWN TO PROVIDE A FLAT DIAMOND SHAPED PATCH WITH A TWO FOOT MINIMUM OVERLAP ON UNDISTURBED MATERIAL THAT WILL PERMIT ONLY ONE WHEEL OF A VEHICLE AT A TIME TO STRIKE THE PATCH AREA. WITHIN THE SAWN LIMITS OF THE FINAL PATCH, THE EXISTING PAVEMENT AND TEMPORARY PATCH MATERIAL SHALL BE REMOVED AND REPLACED WITH AN EQUAL DEPTH OF TYPE 1-1 HOT ASPHALTIC CONCRETE, LAYED AND COMPACTED TO MEET THE EXISTING PAVEMENT EDGE EXACTLY. SAW CUTS FOR FINAL PATCHING SHALL BE AS DIRECTED BY THE DISTRICT ENGINEER.
3. SHOULDERS, OTHER THAN PAVED, DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED BY EXCAVATING TO A DEPTH SUFFICIENT TO RECEIVE 3" CRUSHED BANK RUN GRAVEL WHICH SHALL BE GRADED AND COMPACTED ON A SLOPE OF 5/8" PER FOOT AWAY FROM THE PAVEMENT OR AS ORDERED BY THE DISTRICT ENGINEER.
4. OTHER THAN HIGHWAY SLOPES AND SHOULDERS DISTURBED SHALL BE REPLACED PER THE RESPECTIVE SUBDIVISIONS OF THIS PERMIT OR INSTRUCTIONS ISSUED BY THE DISTRICT ENGINEER.
5. IN OTHER AREAS, THE PRESENT SURFACE TYPE SHALL BE RESTORED BY PLACING SIMILAR MATERIAL INTO THE TRENCH TO A DEPTH EQUAL TO THAT EXISTING BEFORE EXCAVATION. ANY EXISTING GRASS ADDITIONALLY SHALL BE FERTILIZED AND RE-SEEDED. ANY ASPHALT OR CONCRETE SIDEWALKS SHALL HAVE SURFACES OF EQUAL DEPTH, KIND AND QUALITY PLACED.
6. TRAFFIC SHALL BE MAINTAINED, CONTROLLED AND PROTECTED BY SUITABLE WARNING AND/OR CHANNELING DEVICES, ADVANCE AND STANDARD WARNING SIGNS AND FLAGS DURING THE PERFORMANCE OF THE WORK AS SHOWN ON THE ATTACHED "WARNING AND SIGN PACKAGE". THE CONTRACTOR SHALL MARK ALL HAZARDS WITHIN THE LIMITS OF THE PROJECT AND CONNECTING ROADS. THESE DEVICES SHALL BE MOVED, SUPPLEMENTED, CHANGED OR REMOVED DURING THE PROGRESS OF THE CONSTRUCTION. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL BE PROVIDED FOR THE PROTECTION OF THE PUBLIC WHENEVER TWO WAY TRAFFIC CANNOT BE MAINTAINED AND/OR AT THE REQUEST OF THE DISTRICT ENGINEER.
7. THIS TYPICAL DETAIL IS TO BE USED IN CONJUNCTION WITH THE STANDARD TRENCH PERMIT. ALL SAW CUTS FOR THE FINAL PATCH SHALL BE AS DIRECTED BY THE DISTRICT ENGINEER.
8. IN ALL CASES, TRENCH IS TO BE FLUSH WITH EXISTING PAVEMENT AT THE END OF EACH WORK DAY.



BITUMINOUS SIDEWALK DETAIL (7)
NOT TO SCALE





FENCE PANEL NOTES:

1. PANELS TO BE 8' H X 8' W V300 STYLE TONGUE AND GROOVE PRIVACY ALL ILLUSIONS VINYL FENCES ARE ASTM F964-09 COMPLIANT
2. FENCE PANELS TO BE WHITE IN COLOR
3. INCLUDES METAL REINFORCEMENT BOTTOM AND MIDDLE RAIL
4. APPROVED MANUFACTURER: ILLUSIONS VINYL FENCE, 274 MIDDLE ISLAND ROAD, MEDFORD, NY, 11763. PHONE: 1-800-399-3362. WEBSITE: WWW.ILLUSIONSFENCE.COM

TYPICAL DUMPSTER ENCLOSURE & PAD DETAIL (8)
NOT TO SCALE

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STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. : C-3472-01_DETAILS	
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE: DETAILS

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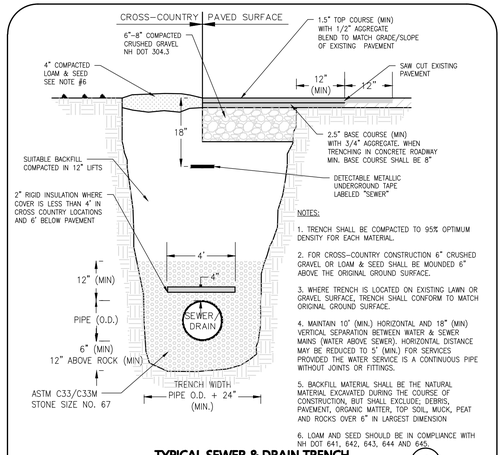
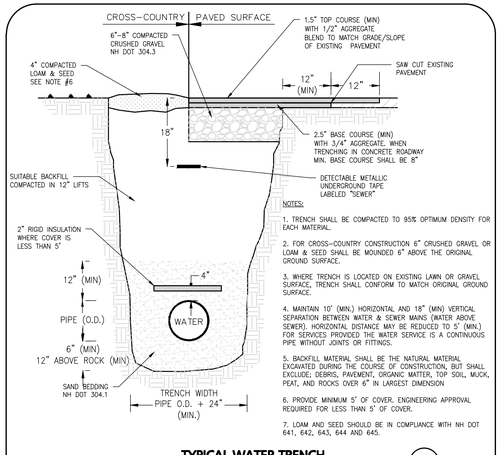
PLANNING FILE # PB2025-09-SPR



NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

TYPICAL SEWER & DRAIN TRENCH (1)
NOT TO SCALE



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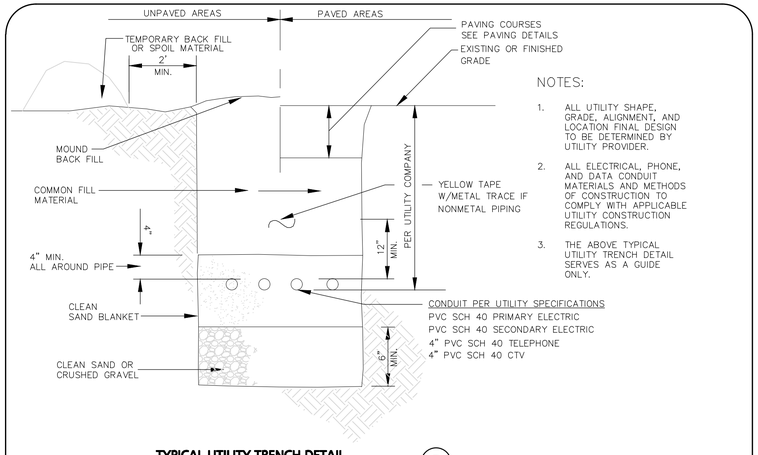
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE; DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

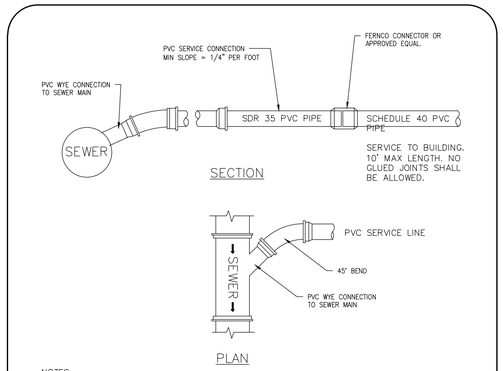
TYPICAL WATER TRENCH (2)
NOT TO SCALE



NOTES:

1. ALL UTILITY SHAPE, GRADE, ALIGNMENT, AND LOCATION FINAL DESIGN TO BE DETERMINED BY UTILITY PROVIDER.
2. ALL ELECTRICAL, PHONE, AND DATA CONDUIT MATERIALS AND METHODS OF CONSTRUCTION TO COMPLY WITH APPLICABLE UTILITY CONSTRUCTION REGULATIONS.
3. THE ABOVE TYPICAL UTILITY TRENCH DETAIL SERVES AS A GUIDE ONLY.

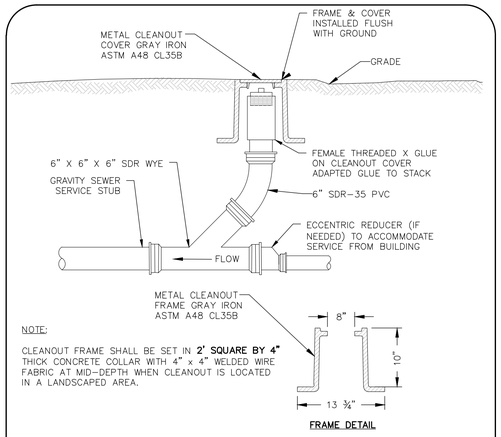
TYPICAL UTILITY TRENCH DETAIL (3)
NOT TO SCALE



NOTES:

1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

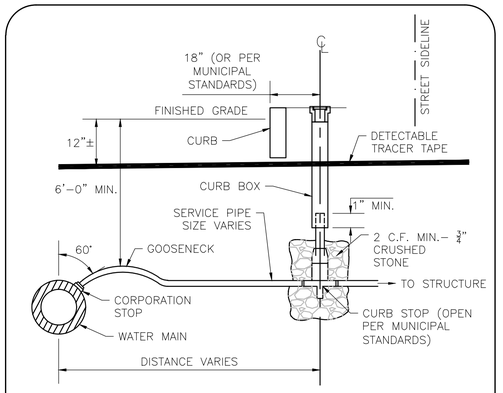
SEWER SERVICE CONNECTION (4)
NOT TO SCALE



NOTE:

CLEANOUT FRAME SHALL BE SET IN **2' SQUARE BY 4"** THICK CONCRETE COLLAR WITH 4" x 4" WELDED WIRE FABRIC AT MID-DEPTH WHEN CLEANOUT IS LOCATED IN A LANDSCAPED AREA.

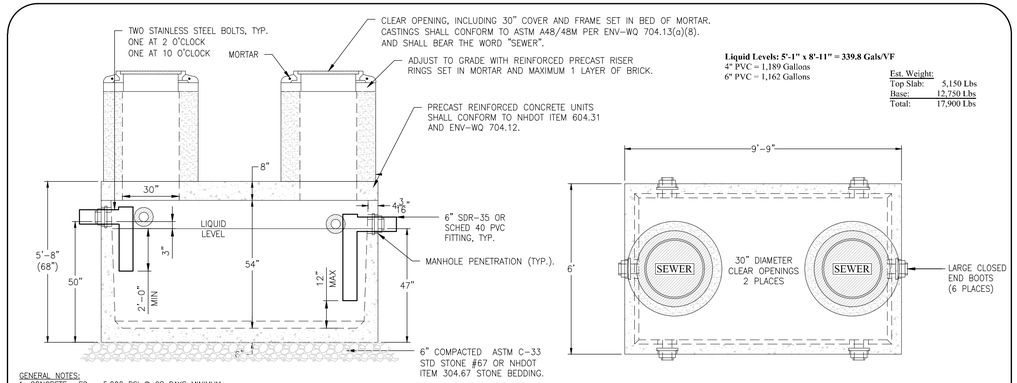
GRAVITY SEWER CLEANOUT DETAIL (5)
NOT TO SCALE



NOTES:

1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO WATER MAIN WITH APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION (6)
NOT TO SCALE



Liquid Levels: 5'-1" x 8'-11" = 339.8 Gals/VF
4" PVC = 1,189 Gallons
6" PVC = 1,162 Gallons

Est. Weight:	
Top Slab:	5,150 Lbs
Base:	12,750 Lbs
Total:	17,900 Lbs

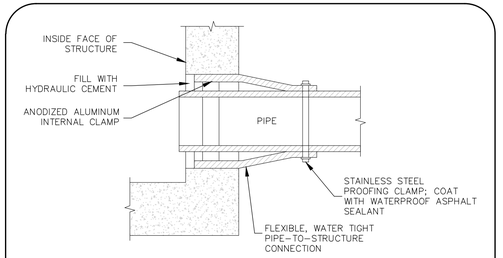
GENERAL NOTES:
1. CONCRETE: FC = 5,000 PSI @ 28 DAYS MINIMUM
2. STEEL REINFORCEMENT CONFORMS TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 REBAR
3. FLEXIBLE SLEEVES PROVIDED ON ALL PIPE CONNECTIONS
4. BUTYL RUBBER JOINT SEALANT PROVIDED
5. INTERNAL PVC BAFFLES AVAILABLE UPON REQUEST

INLET: SHALL PENETRATE AT LEAST 9" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
OUTLET: SHALL EXTEND BELOW THE SURFACE OF THE LIQUID EQUAL TO 40% OF THE LIQUID DEPTH (24").

6. DESIGN LOADING: AASHTO-HS20-44, ASTM C-890-06
7. DESIGN SPECIFIED AS: ASTM C-1227-08, ASTM C-913-08
8. OTHER INLET/OUTLET PIPE SIZES AVAILABLE

GREASE TRAP (1,000 GALLON) (7)
NOT TO SCALE

Phoenix Precast Products	1,000 Gallon H20 Tank
	P/N: ST-1000H20



NOTES:

1. PER ENV-WQ 704.12(g) PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
   (1.) ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
   (2.) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMP;
   (3.) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING;

PIPE CONNECTION SEAL DETAIL (8)
NOT TO SCALE

R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\C-3472-01_DETAILS.DWG

STATE OF NEW HAMPSHIRE
MICHAEL A. MALYNOWSKI
No. 12205
LICENSED
PROFESSIONAL ENGINEER
03-11-2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. :	C-3472-01_DETAILS
DESIGNED BY:	JRG/SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-503

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PLANNING FILE # PB2025-09-SPR

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PLAN NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CITY OF LEBANON LANDSCAPE NOTES

THE FOLLOWING NOTES FROM CITY OF LEBANON - SITE PLAN REVIEW REGULATIONS WILL BE INCORPORATED INTO THE APPROVED SITE PLANS AS FOLLOWS.

6.2.B.3: WITHIN THE LANDSCAPED AREAS, THE APPLICANT SHALL PROPOSE A MIX OF SHADE TREES, UNDERSTORY TREES, SHRUBS, WELL-KEPT GRASSED AREAS, AND GROUND COVER THAT IS APPROPRIATE FOR THE SITE, ITS ENVIRONMENT, AND ITS SURROUNDINGS. ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK. DURING SITE PLAN REVIEW, THE PLANNING BOARD MAY REQUIRE A DIFFERENT MIX AND/OR DIFFERENT TREATMENTS, INCLUDING ADDITIONAL TREES, IF IT DETERMINES THAT SUCH CHANGES FURTHER THE OBJECTIVES OF THESE REGULATIONS.

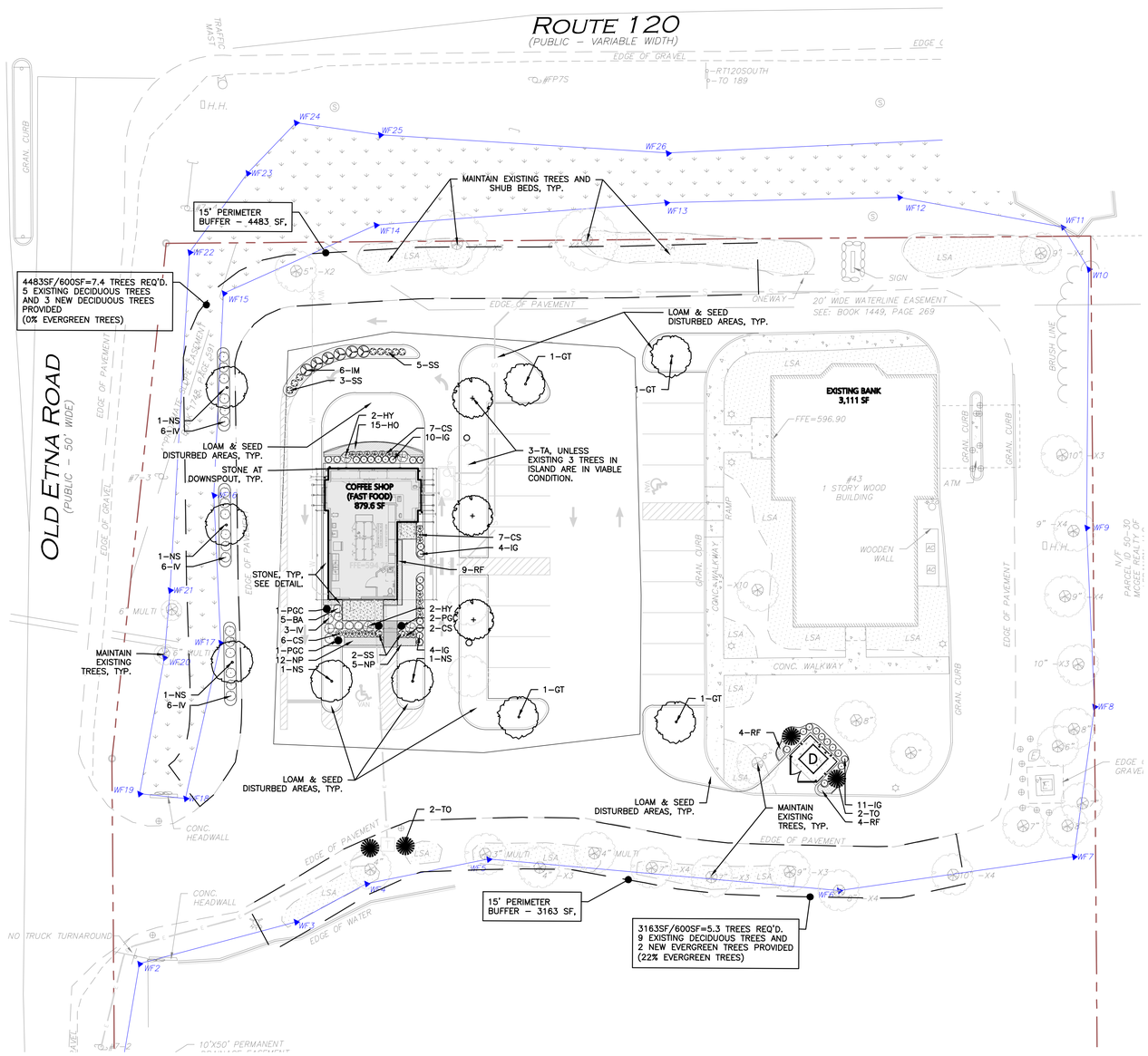
6.2.E.6.b: AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.

6.2.H.1: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.

6.2.K: ENCROACHMENT ON LANDSCAPED AREAS – AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

6.2.F.1: GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.

6.2.F.2: GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED



PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS/EVERGREEN TREES						
GT	4	GLEDITSIA T. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5–3" CAL.	AS SHOWN	B&B
NS	5	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5–3" CAL.	AS SHOWN	B&B
TA	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY BASSWOOD	2.5–3" CAL.	AS SHOWN	B&B
TO	4	THUJA O. 'SMARAGD'	EMERALD GREEN ARBORVITAE	6–7' HT.	AS SHOWN	B&B
SHRUBS						
CS	22	CORNUS SERICEA 'KELSEYI'	KELSEYI COMPACT RED TWIGGED DOGWOOD	#3	AS SHOWN	POT – DWARF FORM
IG	29	ILEX GLABRA COMPACTA	COMPACT INKBERRY	#5	AS SHOWN	POT – 2' MIN. HT.
HY	4	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	#5	AS SHOWN	POT – 2' MIN. HT.
IM	5	ILEX MESERVE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	#5	AS SHOWN	POT – 2' MIN. HT.
IV	21	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	#7	AS SHOWN	POT – 2' MIN. HT.
PGC	4	PICEA GLAUCA 'CONICA'	ALBERTA SPRUCE	#5	AS SHOWN	POT – 2' MIN. HT.
GRASSES/PERENNIALS						
BA	5	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	#3	AS SHOWN	POT
NP	10	NEPETA 'PURRSIAN BLUE'	PURRSIAN BLUE CATMINT	#2	18" O.C.	POT
HO	15	HOSTA 'GUACAMOLE''	GUACAMOLE HOSTA	#2	24" O.C.	POT
RF	17	RUDBECKIA FULGIDA FULGIDA	BLACK EYED SUSAN	#2	18" O.C.	POT
SS	10	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	#3	AS SHOWN	POT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
3.11.25

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	1" = 20'	DWG. :	L-3472-01_LANDSCAPE
DESIGNED BY:	JRG/BCD	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:
LANDSCAPE PLAN

SHEET No.
L-101

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PLANNING FILE # PB2025-09-SPR

CONSERVATION WILDLIFE SEED MIX:

NEW ENGLAND CONSERVATION / WILDLIFE MIX
(BY NEW ENGLAND WETLAND PLANTS INC. – NEWP.COM)
APPLICATION RATE: 25 LBS/ACRE | 1750 SQ FT/LB

ITEM	BOTANICAL NAME	COMMON NAME	INDICATOR
1.	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW
2.	CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
3.	FESTUCA RUBRA	RED FESCUE	FACU
4.	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
5.	ANDROPOGON GERARDII	BIG BLUESTEM	FACU
6.	PANICUM VIRGATUM	SWITCH GRASS	FAC
7.	DESMODIUM PANICULATUM	PANICLEDLEAF TICK TREFOIL	FACU
8.	SORGHASTRUM NUTANS	INDIAN GRASS	FACU
9.	VERBENA HASTATA	BLUE VERVAIN	FACW
10.	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	
11.	RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU
12.	HELENIUM AUTUMNALE	FALL SNEEZEWEED	FACW
13.	ASTERPILOSUS/SYMPHYOTRICHUM PILOSUM	HEATH ASTER	FACU
14.	SOLIDAGO JUNCEA	EARLY GOLDENROD	
15.	AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES. FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

SITE PLAN REVIEW REGULATIONS: ARTICLE VI – DESIGN AND CONSTRUCTION REQUIREMENTS - LANDSCAPING STANDARDS

6.2 LANDSCAPING	REQUIRED	PROVIDE	NOTES
B.1. PERIMETER LANDSCAPE FRONT SIDE AND REAR TO BE MINIMUM 15' WIDE	AS NOTED	15' WIDTH MIN FRONT, SIDE REAR PERIMETER LANDSCAPE	
B.2. PERIMETER TO HAVE 1 SHADE TREE AND 5 SHRUBS PER 600 SF.	AS NOTED	1 SHADE TREE AND 5 SHRUBS PER 600 SF PERIMETER	SEE PLAN CALCULATION
B. PERIMETER TO HAVE A MAXIMUM OF 25% EVERGREEN TREES	AS NOTED	1 SHADE TREE AND 5 SHRUBS PER 600 SF PERIMETER	SEE PLAN CALCULATION
B.4. TREES TO BE MIN 2.5" TO 3" CALIPER, EVERGREENS MIN 6–7' HT, NOT PLANTED CLOSER THAN 8' TO PROPERTY LINE.	AS NOTED	SHADE TREES MIN 2.5–3" CALIPER, EVERGREENS MIN 6–7' HEIGHT.	
B.5. SHRUBS TO BE MIN 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD. 50–70%FLOWERING, REMAINDER EVERGREEN.	AS NOTED	SHRUBS MIN 24–30" HT AND/OR 18–24" SPREAD. 50–70% FLOWERING, REMAINDER EVERGREEN.	
B.8. SCREENS AT LEAST 5 FEET IN WIDTH SHALL BE PROVIDED FOR SERVICE AREAS AND FACILITIES	AS NOTED	MIN 5' HT SCREEN FOR TRANSFORMERS, DUMPSTERS ETC.	
B.10. STREET TREES SPACED 40 O.C. MIN ALONG STREET FRONTAGES	AS NOTED	STREET TREES 40' O.C. MIN.	
E.1. THOSE AREAS CONTAINING ONE OR TWO ROWS OF PARKING SPACES SHALL BE PLANTED WITH DECIDUOUS TREES ALONG THE PERIMETER, SO PLACED TO SHADE 30% OF THE TOTAL PARKING AREA, AND SUPPLEMENTED WITH SHRUBS, PERENNIALS, OR UNDERSTORY TREES TO VISUALLY SCREEN THE PARKING AREA.	AS NOTED	DECIDUOUS TREES ALONG ROWS OF PARKING TO SHADE 30% OF THE PARKING AREA.	
E.2. THE END OF EACH ROW OF PARKING SHALL HAVE A LANDSCAPE BED TO PROTECT ANY VEHICLE PARKED NEXT TO A TRAVEL LANE. END BEDS SHALL BE AT LEAST 8 FEET IN WIDTH, EXCEPT FOR CORNER RADII, SHALL BE LONG ENOUGH TO PROTECT TREE ROOTS AND VEHICLES PARKED IN THE ADJACENT PARKING SPACES, AND SHALL BE PLANTED WITH DECIDUOUS TREES FOR SHADE.	AS NOTED	PARKING END BEDS SHALL BE 8' IN WIDTH PLANTED WITH TREES.	
E.6.A. THE NUMBER OF TREES REQUIRED TO MEET THE 30% SHADING REQUIREMENT FOR PARKING AREAS SHALL BE CALCULATED ON A MINIMUM CROWN DIAMETER OF 30 FEET, WHICH EACH TREE SHALL HAVE ATTAINED WITHIN 10 YEARS FROM PLANTING.	AS NOTED	SHADE REQUIREMENT ON A MINIMUM 30' DIAMETER CROWN.	

PLAN NOTES:

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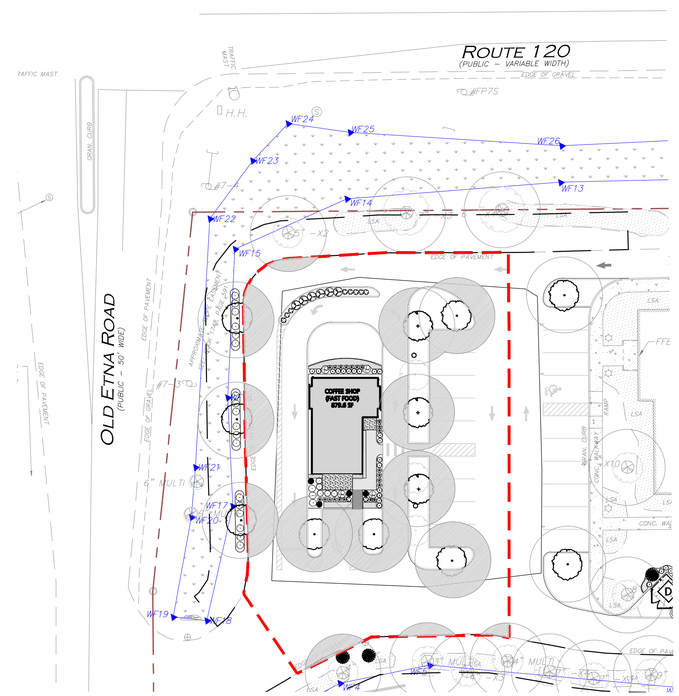
LOAM AND SEED NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLEXTERRA HP–FGM" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE–GRADING AND RE–SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
4. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.
5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

SHADE STUDY WITH 30' DIAMETER SHADE OFFSET FROM TREES:



SHADE REQUIREMENT IN RENOVATION AREA:		
TOTAL PARKING AREA	15,902	SF
BUILDING PAD	-2,428	SF
LANDSCAPE ISLANDS	-748	SF
LANDSCAPE ISLANDS	-169	SF
	12,557	SF

SHADE REQUIREMENT:		
TREE SHADE AREA		
TREE SHADE HATCH	4,119	SF
PARKING LOT AREA	12,557	SF
SHADE OVER PARKING LOT IN RENOVATION AREA	32.80%	

LANDSCAPE MANAGEMENT NOTES:

LANDSCAPE MANAGEMENT PLAN

IT SHOULD BE RECOGNIZED THAT THIS IS A GENERAL GUIDELINE TOWARDS ACHIEVING HIGH QUALITY AND WELL GROOMED LANDSCAPED AREAS. THE GROUNDS STAFF / LANDSCAPE CONTRACTOR MUST RECOGNIZE THE SHORTCOMINGS OF A GENERAL MAINTENANCE PROGRAM SUCH AS THIS, AND MODIFY AND/OR AUGMENT IT BASED ON WEEKLY, MONTHLY, AND YEARLY OBSERVATIONS. IN ORDER TO ASSURE THE HIGHEST QUALITY CONDITIONS, THE STAFF MUST ALSO RECOGNIZE AND APPRECIATE THE NEED TO BE AWARE OF THE CONSTANTLY CHANGING CONDITIONS OF THE LANDSCAPING AND BE ABLE TO RESPOND TO THEM ON A PROACTIVE BASIS.

FERTILIZER

- MAINTENANCE PRACTICES SHOULD BE AIMED AT REDUCING ENVIRONMENTAL, MECHANICAL AND PEST STRESSES TO PROMOTE HEALTHY AND VIGOROUS GROWTH. WHEN NECESSARY, PEST OUTBREAKS SHOULD BE TREATED WITH THE MOST SENSITIVE CONTROL MEASURE AVAILABLE. SYNTHETIC CHEMICAL CONTROLS SHOULD BE USED ONLY AS A LAST RESORT TO ORGANIC AND BIOLOGICAL CONTROL METHODS. FERTILIZER, SYNTHETIC CHEMICAL CONTROLS AND PEST MANAGEMENT APPLICATIONS (WHEN NECESSARY) SHOULD BE PERFORMED ONLY BY LICENSED APPLICATORS IN ACCORDANCE WITH THE MANUFACTURER'S LABEL INSTRUCTIONS WHEN ENVIRONMENTAL CONDITIONS ARE CONDUCIVE TO CONTROLLED PRODUCT APPLICATION.

- ONLY SLOW–RELEASE ORGANIC FERTILIZERS SHOULD BE USED IN THE LANDSCAPED AREAS TO LIMIT THE AMOUNT OF NUTRIENTS THAT COULD ENTER DOWNSTREAM RESOURCE AREAS. FERTILIZATION OF DEVELOPED AREAS ON SITE WILL BE PERFORMED WITHIN MANUFACTURERS LABELING INSTRUCTIONS AND SHALL NOT EXCEED AN NPK RATIO OF 1:1:1 (I.E. TRIPLE 10 FERTILIZER MIX), CONSIDERED A LOW NITROGEN MIXTURE. ADDITIONALLY, THE FERTILIZER WILL INCLUDE A SLOW RELEASE ELEMENT.

SUGGESTED AERATION

- PROGRAM IN–SEASON AERATION OF LAWN AREAS IS GOOD CULTURAL PRACTICE, AND IS RECOMMENDED WHENEVER FEASIBLE. IT SHOULD BE ACCOMPLISHED WITH A SOLID THIN TINE AERATION METHOD TO REDUCE DISRUPTION TO THE USE OF THE AREA. THE DEPTH OF SOLID TINE AERATION IS SIMILAR TO CORE TYPE, BUT SHOULD BE PERFORMED WHEN THE SOIL IS SOMEWHAT DRIER FOR A GREATER OVERALL EFFECT.

- DEPENDING ON THE INTENSITY OF USE, IT CAN BE EXPECTED THAT ALL LANDSCAPED LAWN AREAS WILL NEED AERATION TO REDUCE COMPACTION AT LEAST ONCE PER YEAR. THE FIRST OPERATION SHOULD OCCUR IN LATE MAY FOLLOWING THE SPRING SEASON. METHODS OF REDUCING COMPACTION WILL VARY BASED ON THE NATURE OF THE COMPACTION. COMPACTION ON NEWLY ESTABLISHED LANDSCAPED AREAS IS GENERALLY LIMITED TO THE TOP 2–3" AND CAN BE ALLEVIATED USING HOLLOW CORE OR THIN TINE AERATION METHODS.

- THE SPRING AERATION SHOULD CONSIST OF TWO PASSES AT OPPOSITE DIRECTIONS WITH 1/4" HOLLOW CORE TINES PENETRATING 3–5" INTO THE SOIL PROFILE. AERATION SHOULD OCCUR WHEN THE SOIL IS MOIST BUT NOT SATURATED. THE CORES SHOULD BE SHATTERED IN PLACE AND DRAGGED OR SWEPT BACK INTO THE TURF TO CONTROL THATCH. IF DESIRED THE CORES MAY ALSO BE REMOVED AND THE AREA TOP–DRESSED WITH SAND OR SANDY LOAM. IF THE AREA DRAINS ON AVERAGE TOO SLOWLY, THE TOPDRESSING SHOULD CONTAIN A HIGHER PERCENTAGE OF SAND. IF IT IS DRAINING ON AVERAGE TOO QUICKLY, THE TOP DRESSING SHOULD CONTAIN A HIGHER PERCENTAGE OF SOIL AND ORGANIC MATTER.

LANDSCAPE MAINTENANCE PROGRAM PRACTICES:

LAWN

- MOW A MINIMUM OF ONCE A WEEK IN SPRING, TO A HEIGHT OF 2" TO 2 1/2" HIGH. MOWING SHOULD BE FREQUENT ENOUGH SO THAT NO MORE THAN 1/3 OF GRASS BLADE IS REMOVED AT EACH MOWING. THE TOP GROWTH SUPPORTS THE ROOTS; THE SHORTER THE GRASS IS CUT, THE LESS THE ROOTS WILL GROW. SHORT CUTTING ALSO DRIES OUT THE SOIL AND ENCOURAGES WEEDS TO GERMINATE.
- MOW APPROXIMATELY ONCE EVERY TWO WEEKS FROM JULY 1ST TO AUGUST 15TH DEPENDING ON LAWN GROWTH.
- MOW ON A TEN–DAY CYCLE IN FALL, WHEN GROWTH IS STIMULATED BY COOLER NIGHTS AND INCREASED MOISTURE.
- DO NOT REMOVE GRASS CLIPPINGS AFTER MOWING.
- KEEP MOWER BLADES SHARP TO PREVENT RAGGED CUTS ON GRASS LEAVES, WHICH CAUSE A BROWNISH APPEARANCE AND INCREASE THE CHANCE FOR DISEASE TO ENTER A LEAF.

SHRUBS

- MULCH NOT MORE THAN 3" DEPTH WITH SHREDDED PINE OR FIR BARK.
- HAND PRUNE ANNUALLY, IMMEDIATELY AFTER BLOOMING, TO REMOVE 1/3 OF THE ABOVE–GROUND BIOMASS (OLDER STEMS). STEM REMOVALS TO OCCUR WITHIN 6" OF THE GROUND TO OPEN UP SHRUB AND MAINTAIN TWO–YEAR WOOD (THE BLOOMING WOOD).
- FERTILIZE WITH ½ LB. SLOW–RELEASE FERTILIZER (SEE ABOVE SECTION ON FERTILIZER) EVERY SECOND YEAR.
- HAND PRUNE EVERGREEN SHRUBS ONLY AS NEEDED TO REMOVE DEAD AND DAMAGED WOOD AND TO MAINTAIN THE NATURALISTIC FORM OF THE SHRUB. NEVER MECHANICALLY SHEAR EVERGREEN SHRUBS.

TREES

- PROVIDE AFTERCARE FOR NEW TREE PLANTINGS FOR THE FIRST THREE YEARS.
- DO NOT FERTILIZE TREES, IT ARTIFICIALLY STIMULATES THEM (UNLESS TREE HEALTH WARRANTS).
- WATER ONCE A WEEK FOR THE FIRST YEAR; TWICE A MONTH THE SECOND, ONCE A MONTH THE THIRD YEAR.
- PRUNE TREES ON A FOUR–YEAR CYCLE.

ORNAMENTAL GRASSES/PERENNIALS

- APPLY LOW– NITROGEN 10–10–10 FERTILIZER AS GROWTH RESUMES IN THE SPRING.
- WATER THOROUGHLY.
- GRASSES/PERENNIALS DO NOT NEED TO BE CUT DOWN BEFORE WINTER. IN FACT, THEY ARE ATTRACTIVE WHEN LEFT STANDING AND THE FOLIAGE HELPS TO INSULATE THE CROWN OF THE PLANT.
- CUT BACK THE FOLIAGE TO ABOUT 4–6 INCHES IN THE SPRING BEFORE GROWTH RESUMES. WHEN FOLIAGE IS REMOVED, SPRING GROWTH WILL BEGIN EARLIER. OLD FOLIAGE LEFT ON THE PLANT CAN DELAY THE CROWN'S WARMING AND SUBSEQUENT GROWTH BY AS MUCH AS 3 WEEKS.

WATERING

- WATERING TREES, SHRUBS AND PERENNIALS SHOULD BE DONE WEEKLY UPON ESTABLISHMENT FOR 6 MONTHS.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1–888–DIG–SAFE
1–888–344–7233

LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
3-11-25

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. : L-3472-01_LANDSCAPE	
DESIGNED BY:	JRG/BCD	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ♦ landscape architecture
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MANCHESTER, NH 03103
TEL: (603) 627-5500
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DRAWING TITLE: LANDSCAPE NOTES

SHEET No. L-102

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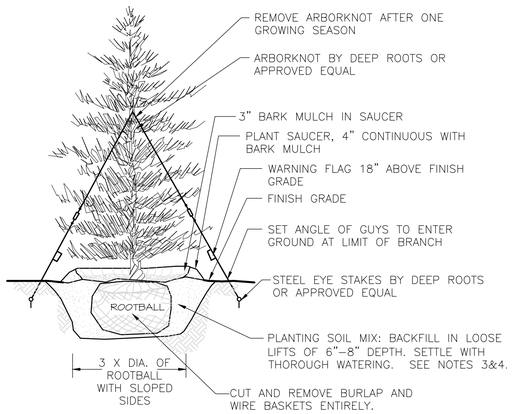
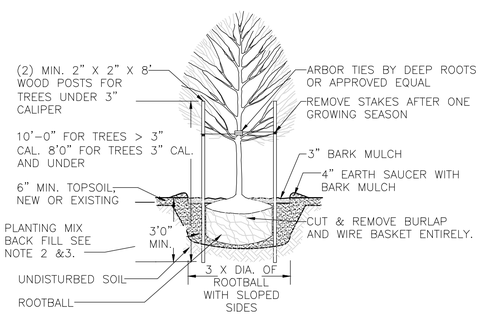
PLANNING FILE # PB2025-09-SPR



NOTES

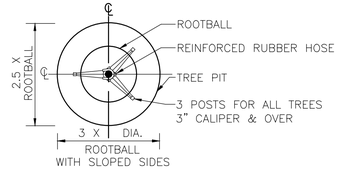
1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRAIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL (1)
NOT TO SCALE

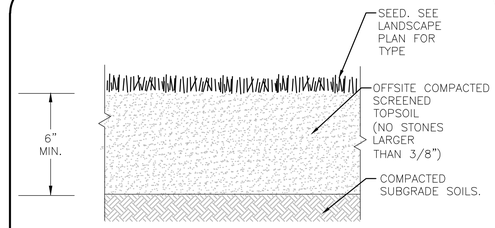


NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRAIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.



DECIDUOUS TREE PLANTING DETAIL (2)
NOT TO SCALE



TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% – 65%
SILT	15% – 35%
CLAY	5% – 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85–100
NO. 40	60–85
NO. 100	38–60
NO. 200	10–35
20 um	LESS THAN 5%

NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL–DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

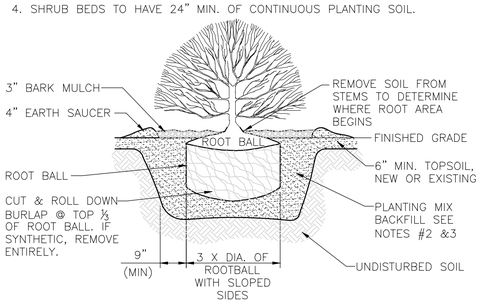
TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS (3)
NOT TO SCALE

LANDSCAPE NOTES

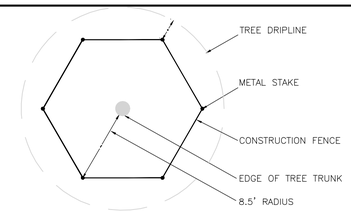
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LEBANON, NH.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG–SAFE" (1–888–344–7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
19. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD–TO–HEAD COVERAGE, A CENTRAL SHUT–OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
19. ALL PROPOSED LANDSCAPE AREAS THAT ARE NOT IRRIGATED SHALL BE PROVIDED WITH TEMPORARY WATER EFFICIENT IRRIGATION. TEMPORARY IRRIGATION TO BE PROVIDED FOR AN ESTABLISHMENT PERIOD OF 3 MONTHS. THIS CAN INCLUDE BUT IS NOT LIMITED TO: GATOR BAGS, PORTABLE IRRIGATION AND WEEKLY WATERING OF ALL LANDSCAPE AREAS.

NOTES:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"–2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRAIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.

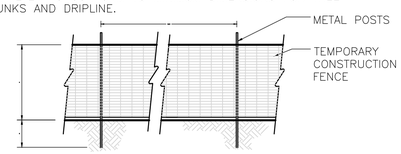


SHRUB PLANTING DETAIL (4)
NOT TO SCALE

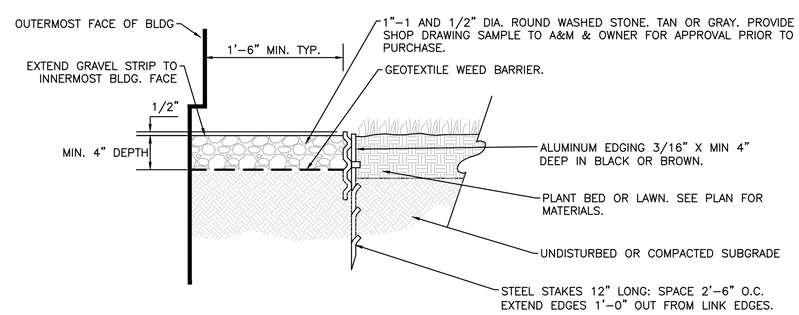


NOTE:

1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.
2. IF GROUPS OF TREES ARE TO BE PROTECTED, EXTEND FENCE AROUND PERIMETER TO CONFORM TO MINIMUM DIMENSIONS FOR TREE TRUNKS AND DRIPLINE.



TEMP. CONST. FENCE / TREE PROTECTION (5)
NOT TO SCALE



NOTES:
1. STONE STRIP TO BE INSTALLED UNDER BUILDING OVERHANGS AND DOWNSPOUT AREAS AS SHOWN ON THE PLAN.

18" STONE EDGE ALONG BUILDING AND DOWNSPOUTS (6)
NOT TO SCALE

R:\PROJECTS\3472-01\CIVIL\DRAWINGS\CURRENT\L-3472-01_LANDSCAPE.DWG

LICENSED LANDSCAPE ARCHITECT
BETHANY C. DERMODY
006
STATE OF NEW HAMPSHIRE
3.11.25

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
2	03-10-25	MISC UPDATES PER CITY COMMENTS
1	03-03-25	MISC UPDATES PER CITY COMMENTS

APPLICANT:
TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROJECT:
PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
(MAP 50, LOT 30, PLOT 100)
LEBANON, NH - GRAFTON COUNTY

PROJECT NO.	3472-01	DATE:	01-28-2025
SCALE:	AS SHOWN	DWG. :	L-3472-01_LANDSCAPE
DESIGNED BY:	JRG/BCD	CHECKED BY:	MAM

PREPARED BY:

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civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
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MANCHESTER, NH 03103
TEL: (603) 627-5500
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DRAWING TITLE:
LANDSCAPE NOTES & DETAILS

SHEET No.
L-501

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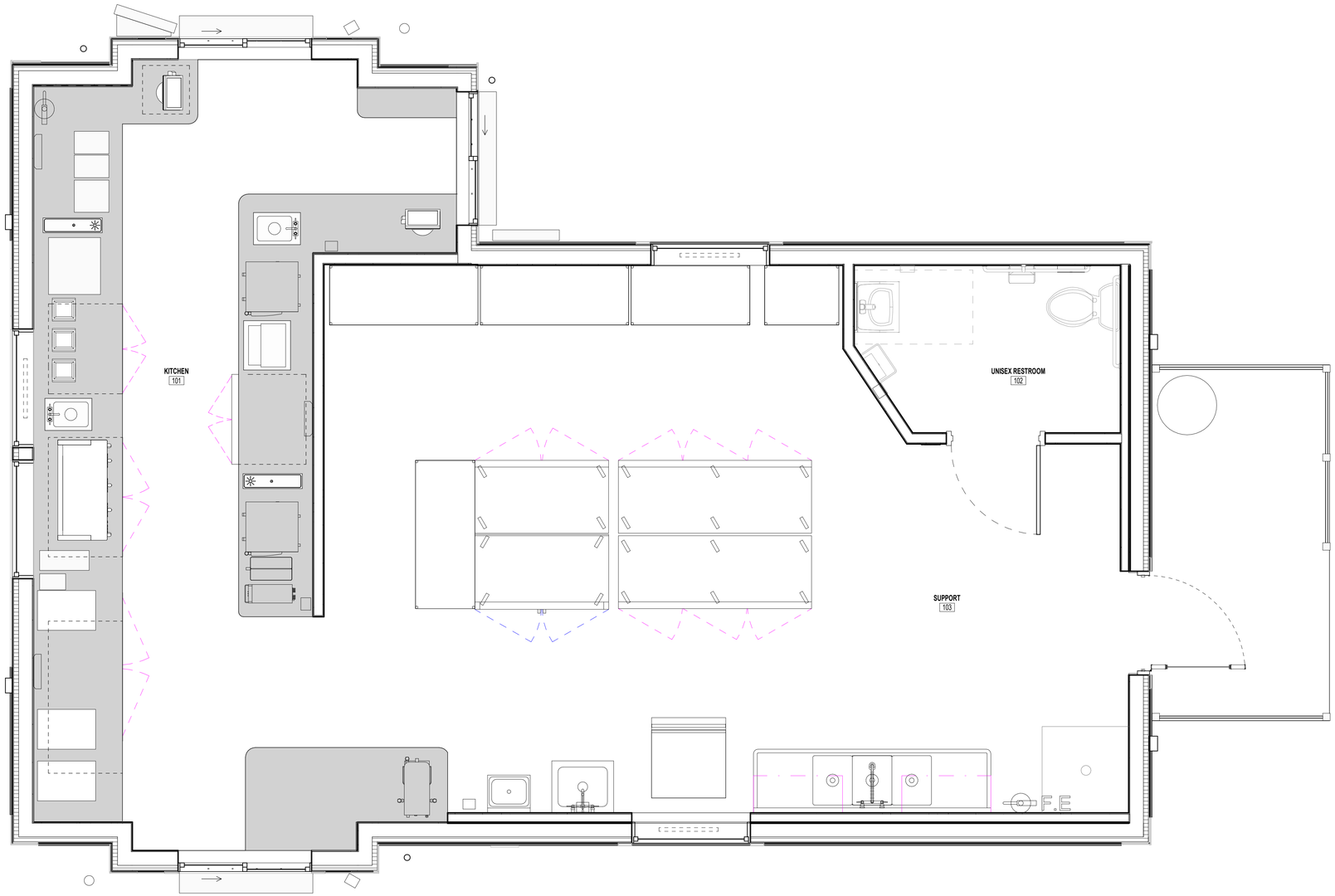
15 OF 15

PLANNING FILE # PB2025-09-SPR



NOT FOR CONSTRUCTION

TK ARCHITECTS INTERNATIONAL

1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

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Aroma Joe's

AROMA JOE'S
42 OLD ETNA RD.
LEBANON,NH 03766

PLANNING AND ZONING

2025.03.07

Revision Schedule

#	Date	Description

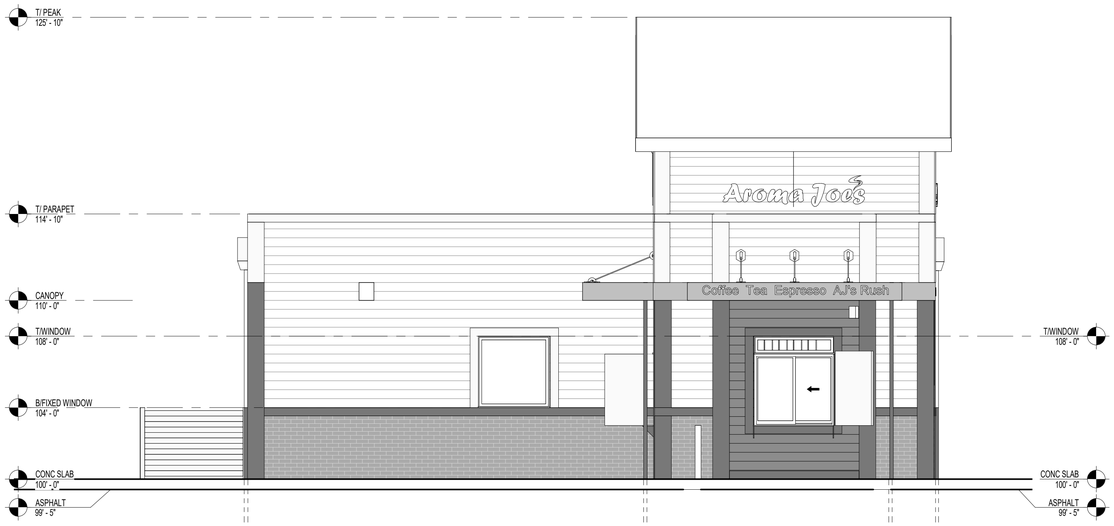
PROJECT #
24631

EXHIBIT FLOOR PLAN

SHEET NUMBER

AX1

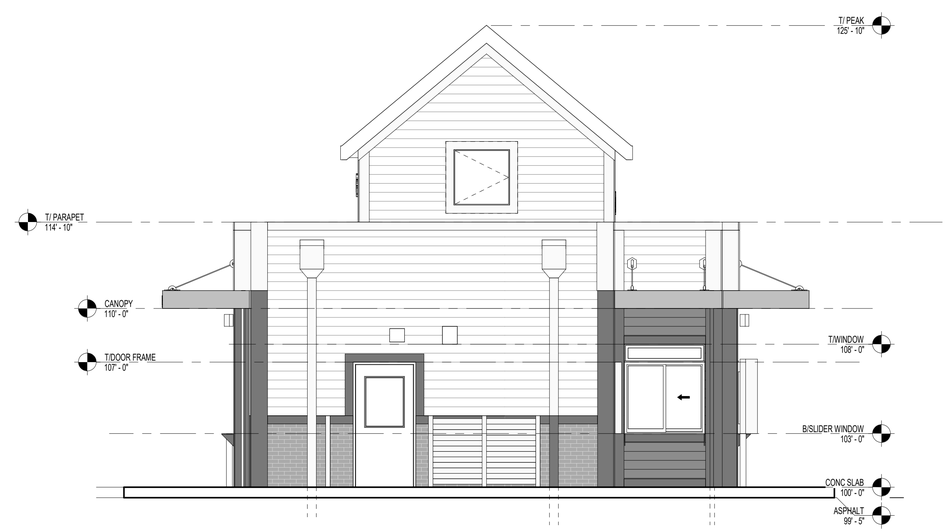
A1 | SCALE 1/2" = 1'-0" | **FLOOR PLAN**



E1 SCALE 1/4" = 1'-0" **LEFT ELEVATION LEBANON**

E17 SCALE 1/4" = 1'-0" **FRONT ELEVATION**

A1 SCALE 1/4" = 1'-0" **RIGHT ELEVATION**



A17 SCALE 1/4" = 1'-0" **REAR ELEVATION**

NOT FOR CONSTRUCTION

TK ARCHITECTS INTERNATIONAL

1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

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Aroma Joe's

AROMA JOE'S
42 OLD ETNA RD.
LEBANON,NH 03766

PLANNING AND ZONING

2025.03.07

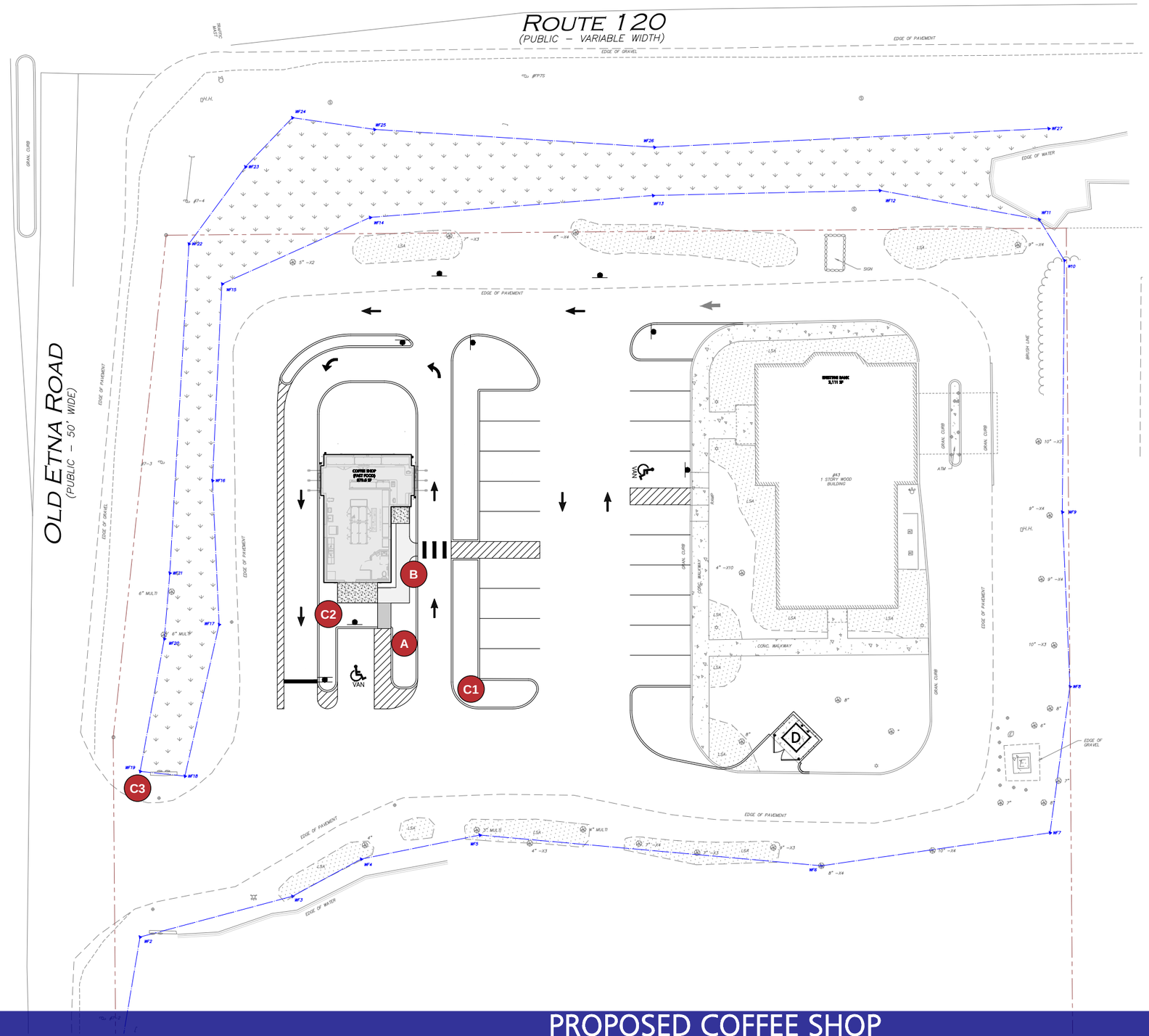
Revision Schedule

#	Date	Description

PROJECT #
24631

EXHIBIT ELEVATIONS

SHEET NUMBER
AX2



Sign Schedule

- **A** Clearance Bar
- **B** Dual Post Queuing Menu
- **C1** Directional Signs - Drive Thru
- **C2** Directional Signs - Thank You
- **C3** Directional Signs - Enter

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1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
PROPERTY ID 50-30-100
LEBANON, NH

PREPARED BY:
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civil engineering • land surveying
environmental consulting • transportation • structure
www.allenmajor.com

E1 RIGHT ELEVATION

E19 FRONT ELEVATION

A1 LEFT ELEVATION

A19 REAR ELEVATION

Sign Schedule

- **A** 13.75" Aroma Joe's Letters w/32.25" Stoosh
- **B** Faux Neon Drive Thru Open Sign
- **C** Building Canopies No Copy
- **D** 18 Degree Drive Thru Menu Board
- **E** Walk Up Menu Board
- **F** Dry Erase Menu Board
- **G** Stop Sign Directional Plaques
- **H** 17.25 Aroma Joe's Letters

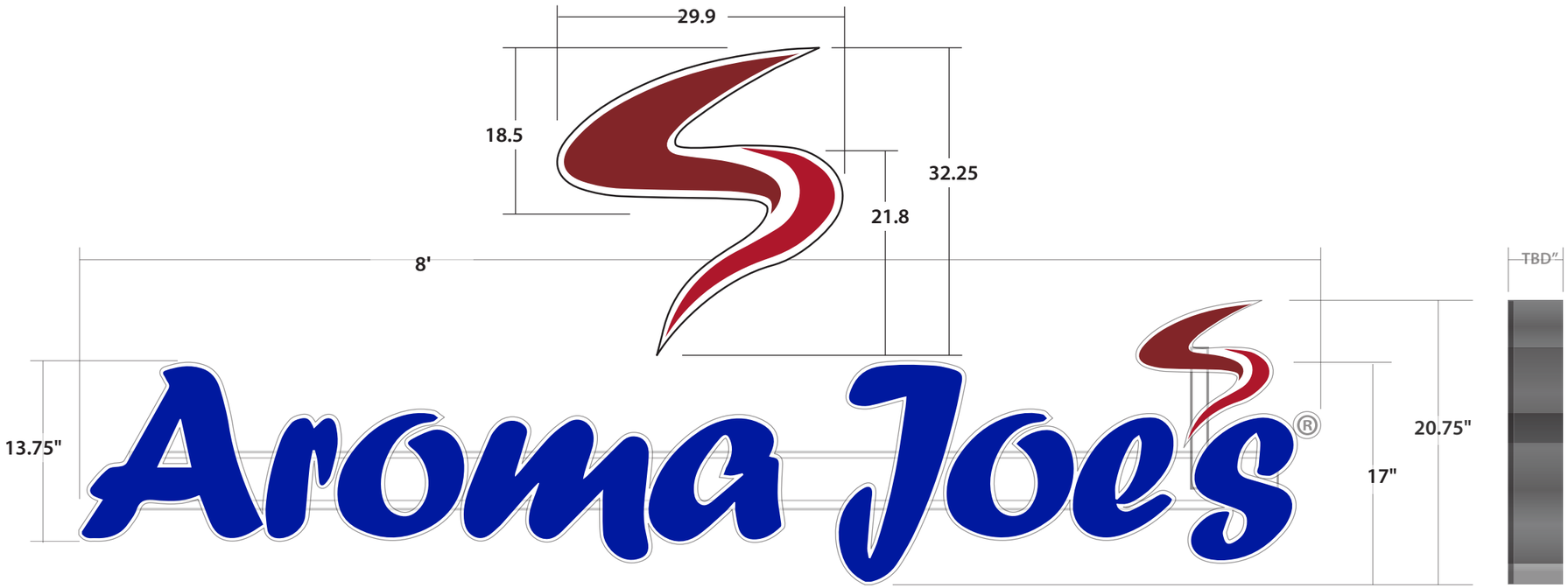
APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
PROPERTY ID 50-30-100
LEBANON, NH

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental compliance • transportation engineering
www.allenmajor.com

13.75" Aroma Joe's Letters w/32.25" Stoosh (E038828&E038841)



GENERAL SPECIFICATIONS:

Materials:
Open

Face:
Open

Return Depth:
TBD", Black

Trim:
Black Trim Cap

Mounting:
Raceway

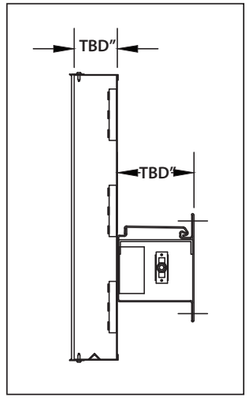
Wind Load:
Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination:
White LEDs

COLORS:

AJ Cardinal Red PMS 1815C	AJ Light Tomato Red PMS 187C	AJ Blue Blue 072C	AJ White White Acrylic
3M 3630-53 Cardinal Red	3M 3630-43 Light Tomato Red	3M 3630-97 Bristol Blue	



WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

APPLICANT:

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PITTSFIELD, NH 03263

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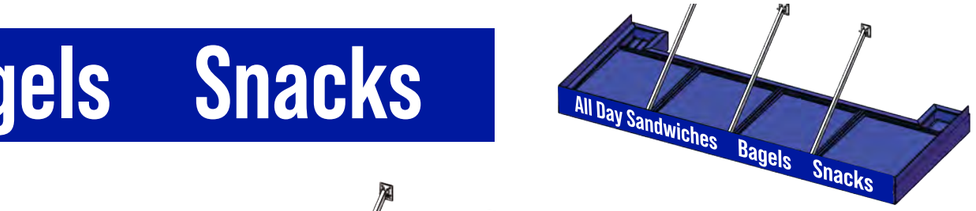
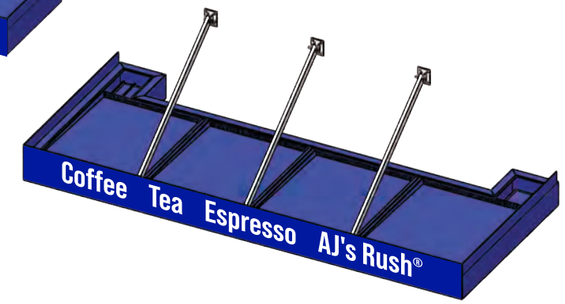
(Order)CANOPY,AROMA 1'X12'X5' ILL BUILDING CANOPY

(Cafe Entry)CANOPY,AROMA 1'X9'3"X2'9.5" ILL BUILDING CANOPY

(Pick Up)CANOPY,AROMA 1'X12'X5' ILL BUILDING CANOPY

(Left Front)CANOPY,AROMA 1'X6'10"X2" FIND YOUR FUEL FASCIA





(Right Front)CANOPY,AROMA 1'X6'10"X2" LIMITLESS FLAVOR FASCIA

(Walk Up)CANOPY,AROMA 1'X6'X4' ILL BUILDING CANOPY

GENERAL SPECIFICATIONS

Building Canopies

Materials - Open

Exterior Finish

Canopies: AJ Blue as approved by customer

Turnbuckles: SW 6253 Olympus White

Mounting - Tiebacks

Font For Canopies - Bebas Neue Pro Bold

Wind Load - Standard Wind load - Wind Speed / 35 PSF

Lighting: Halo Down-lights

PAINT COLOR SCHEDULE

AJ Blue	SW 6253 Olympus White
3M 3630-36 Dark Blue	

APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
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LEBANON, NH

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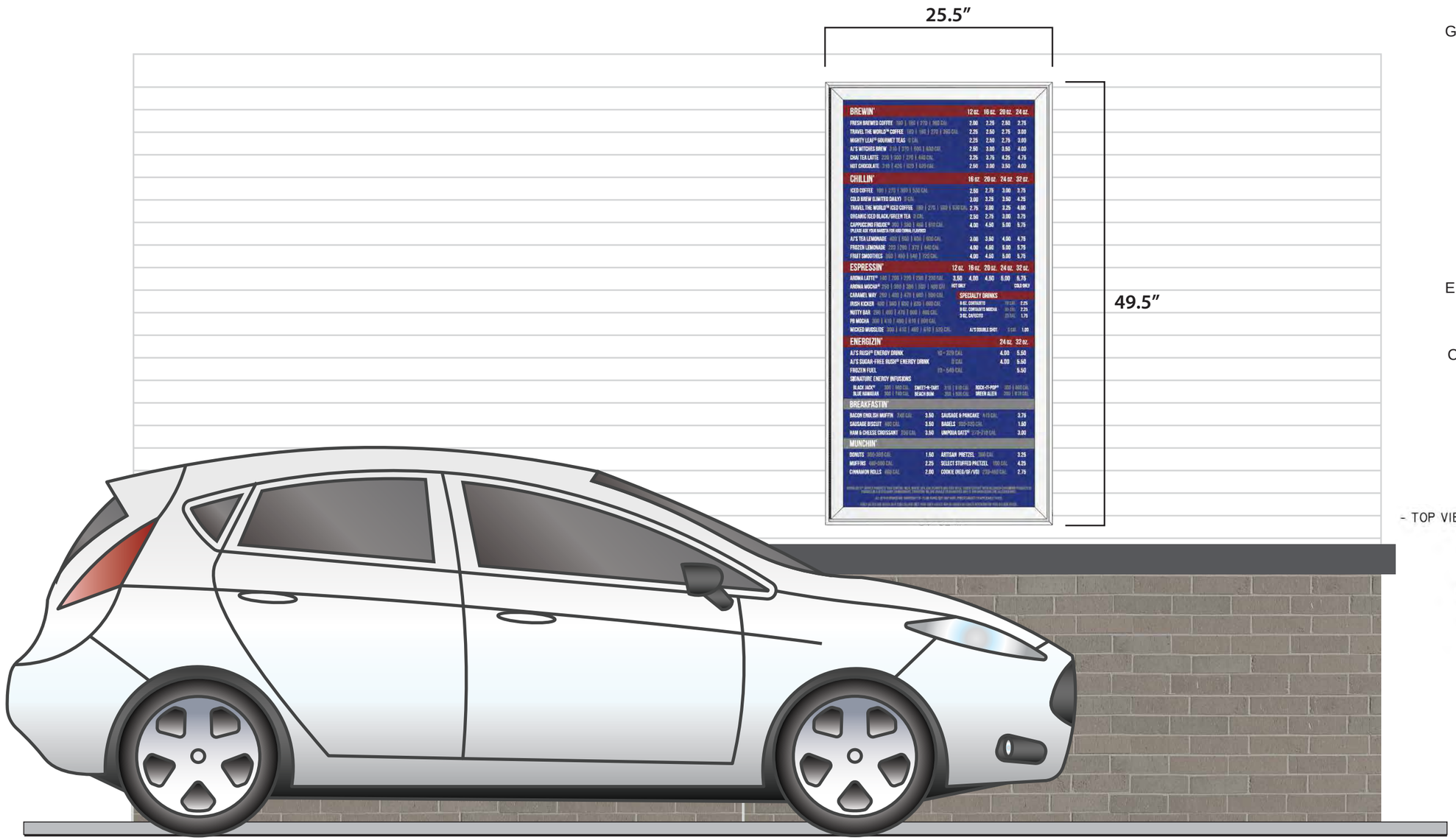


MNBD,AROMA 4'1"X2'1" DRIVE THRU ANGLED

GENERAL SPECIFICATIONS:

Materials:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet/Retainers:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet Faces:
Cabinet faces are to be clear translite faces

Mounting:
Wall Mount, Angled (see sample below)

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination:
White LEDs

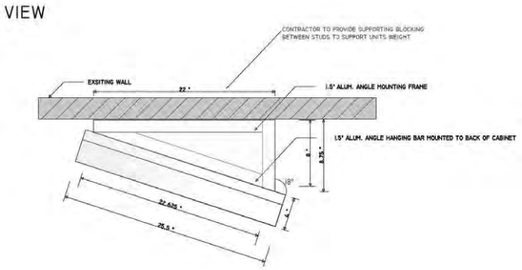
COLORS:

AJ White Semi-Gloss

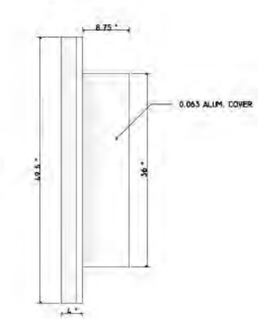
WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.

Mounting Notes:
18* FOR FAR EDGE OFF THE WALL
8.75" OFF THE WALL

- TOP VIEW



- SIDE PROFILE



APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
PROPERTY ID 50-30-100
LEBANON, NH

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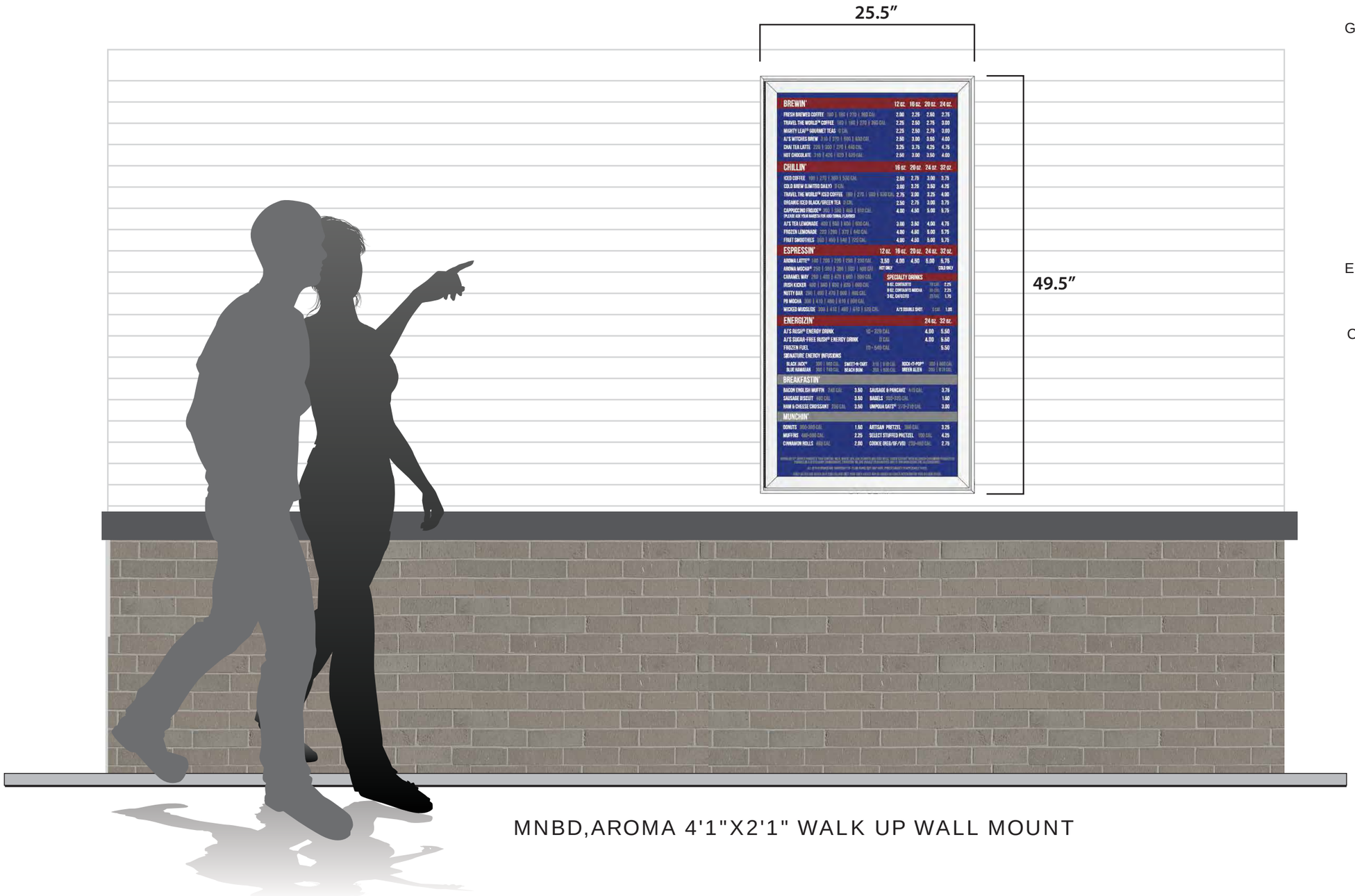

MNBD,AROMA 4'1"X2'1" WALK UP WALL MOUNT

GENERAL SPECIFICATIONS:

Materials:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet/Retainers:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet Faces:
Cabinet faces are to be clear translite faces

Mounting:
Wall Mount, Flush

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination:
White LEDs

COLORS:

AJ White Semi-Gloss

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES.
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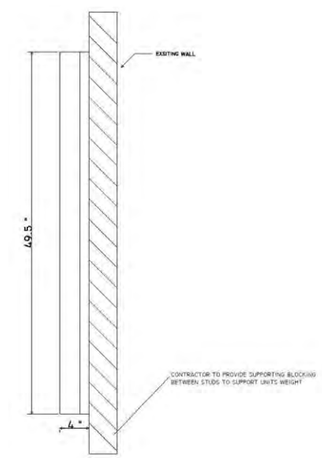

APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
42 OLD ETNA ROAD
PROPERTY ID 50-30-100
LEBANON, NH

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
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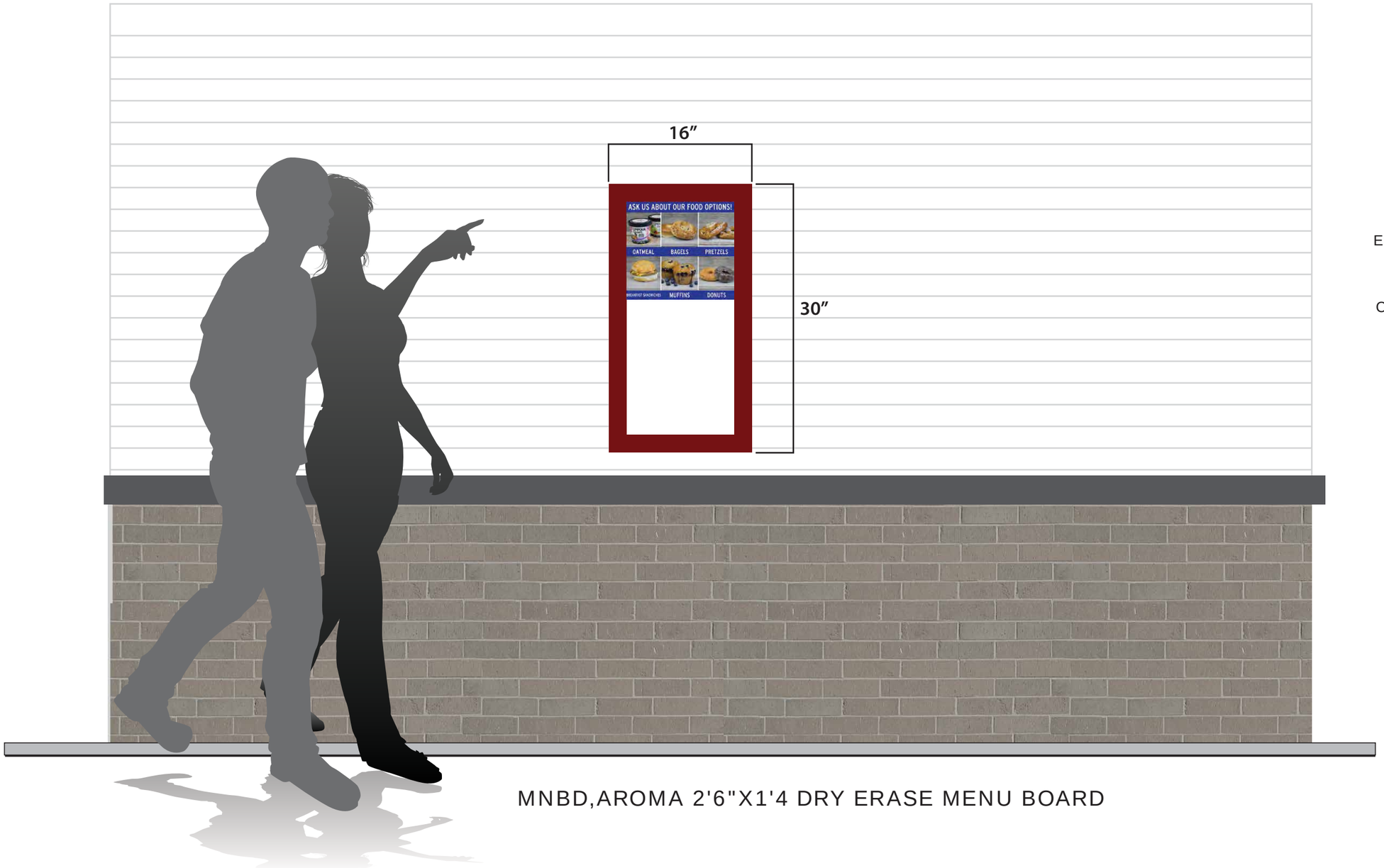
Dry Erase Menu Board (E038833)



MNBD,AROMA 2'6"X1'4 DRY ERASE MENU BOARD

GENERAL SPECIFICATIONS:

Materials:
Open, Painted Finish or Powder Coated
AJ Maroon

Cabinet/Retainers:
Open, Painted Finish or Powder Coated
AJ Maroon

Cabinet Faces:
Magnetic insert (removable), Dry Erase Material

Mounting:
Wall Mount, Flush
2” Retainer

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

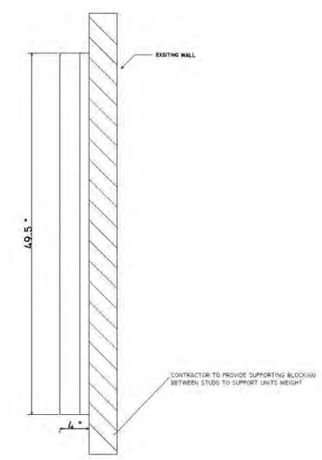
ELECTRICAL:

Illumination:
Non-Illuminated

COLORS:

AJ White Semi-Gloss

AJ Maroon Semi-Gloss



APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
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PROPERTY ID 50-30-100
LEBANON, NH

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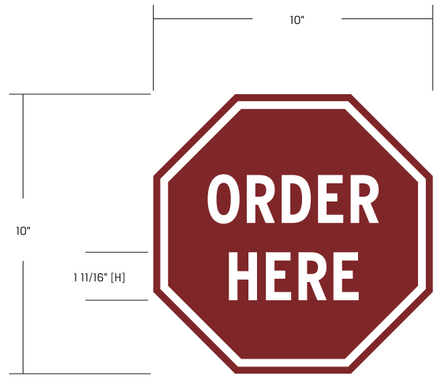
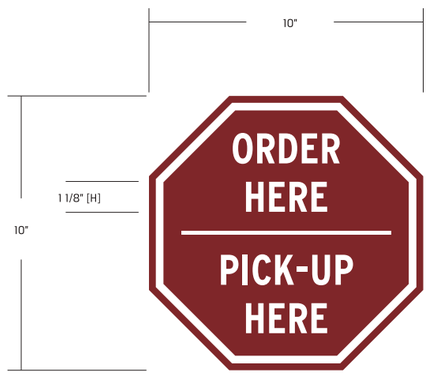
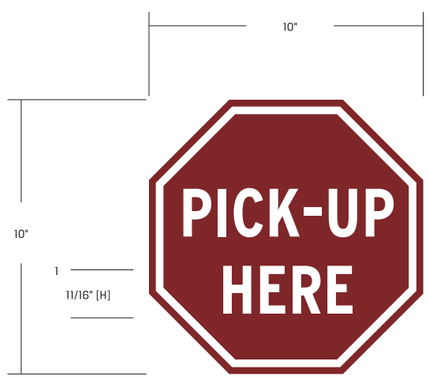


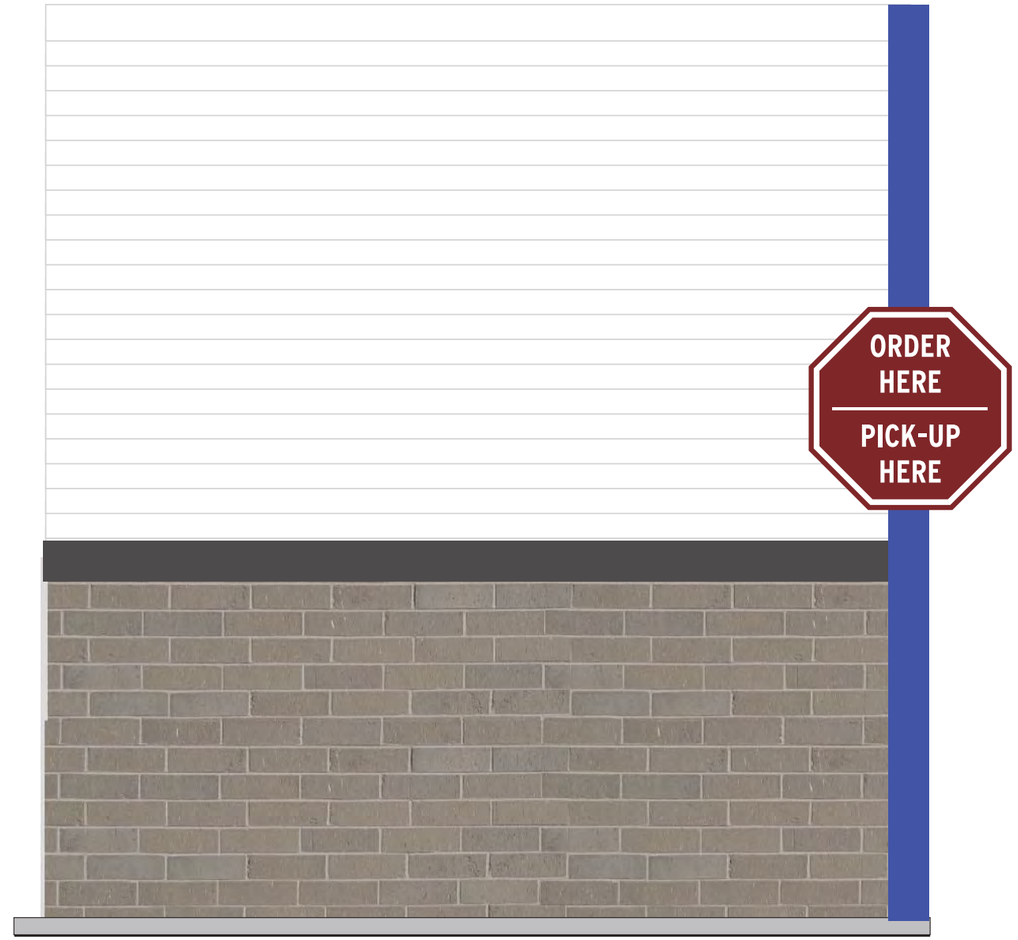
E038834 DIR,AROMA 10"X10" ORDER HERE



E038835 DIR,AROMA 10"X10 ORDER/PICK UP HERE



E038836 DIR,AROMA 10"X10" PICK UP HERE



GENERAL SPECIFICATIONS:

Materials:
White ACM, 6MM, Digital Print, Screen Clear Coat

Mounting:
Install via VHB tape only down the center of the plaque.

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

COLORS:

AJ Cardinal Red PMS 1815C

AJ White White Vinyl

NOTES:
Install via VHB tape only down the center of the plaque.
High reflective white vinyl copy

APPLICANT:

TYCOGA NH WEST LLC
1324 UPPER CITY ROAD
PITTSFIELD, NH 03263

PROPOSED COFFEE SHOP
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PROPERTY ID 50-30-100
LEBANON, NH

PREPARED BY:
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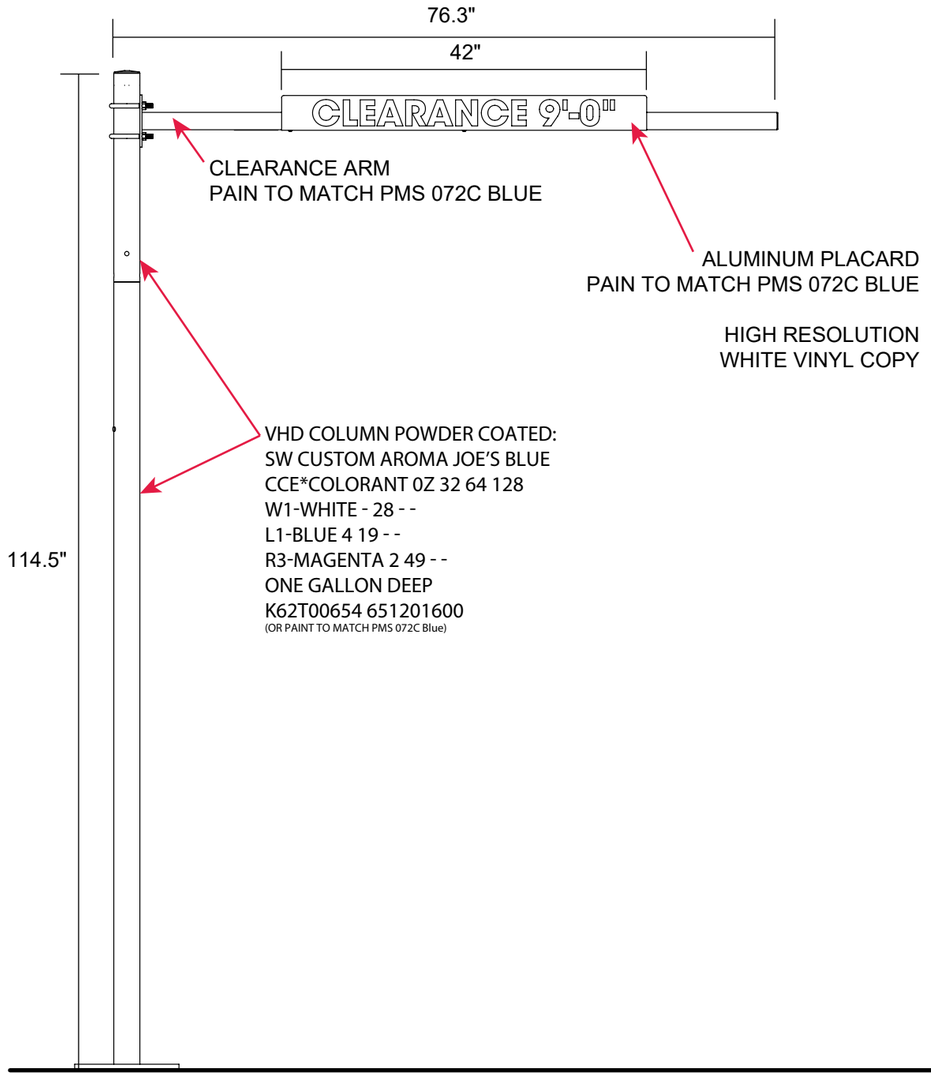
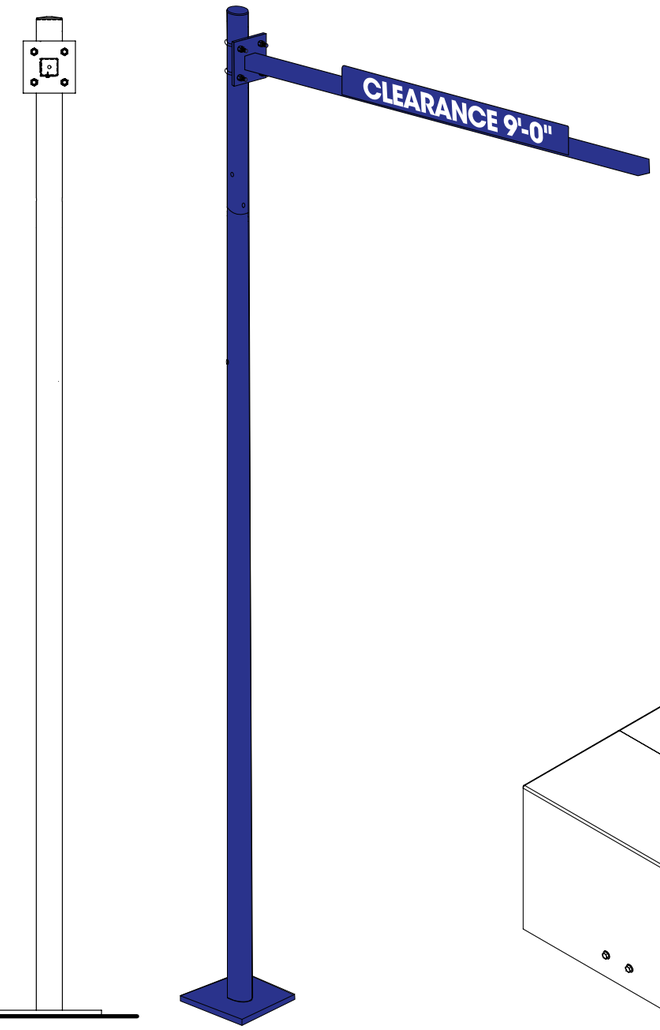
civil engineering ♦ land surveying
environmental consulting ♦ transportation ♦ structure





GENERAL SPECIFICATIONS

Vehicle Height Detector

Materials - Adjustable vehicle height detector

Exterior Finish - Powder coated or painted finish Aroma Blue

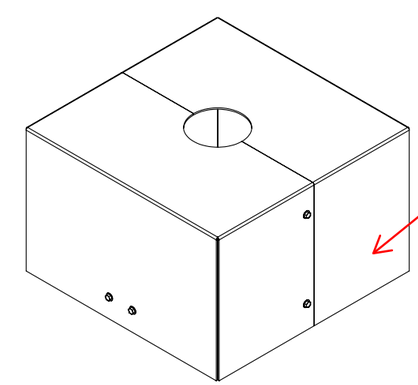
Mounting - 10" X 10" base plate (6" bolt pattern)
*Optional: (4) 1/2" X 24" anchor bolts

Wind Load - Standard Wind load - Wind Speed / 35 PSF

Note - Clearance arm is adjustable and can be positioned nearly anywhere on the vertical pole

Product Type	Height	Width	Depth
DT VHD	9'-6½"	6'-4½"	10"

PAINT COLOR SCHEDULE



Optional Anchor Bolt Shroud Cover Part Number E039346 available by request

APPLICANT:

TYCOGA NH WEST LLC
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PITTSFIELD, NH 03263

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Dual Post Queuing Menu (E038888)

MNBD,AROMA 6'X7'3 DUAL POST 3 PNL LED

GENERAL SPECIFICATIONS:

Materials:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet/Retainers:
Open, Painted Finish or Powder Coated AJ White Semi Gloss

Cabinet Faces:
Cabinet faces are to be translite faces

Mounting:
Center Pole, Anchor Bolt Mount

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

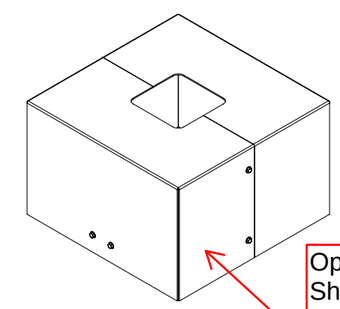
ELECTRICAL:

Illumination:
White LEDs

COLORS:

AJ White Semi-Gloss

WIRING: SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES THE PROPER GROUNDING OF THE SIGN.



Optional Anchor Bolt Shroud Cover Set of 2 Part Number E039344 available by request

APPLICANT:

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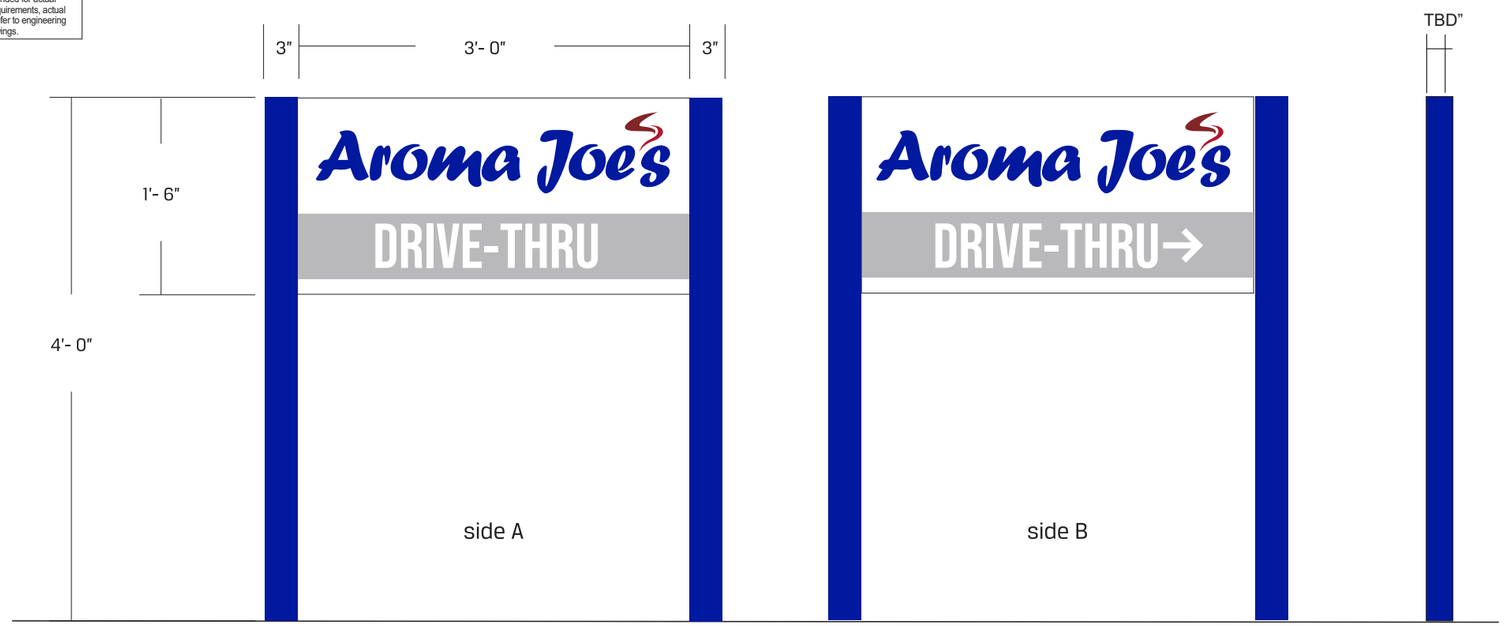
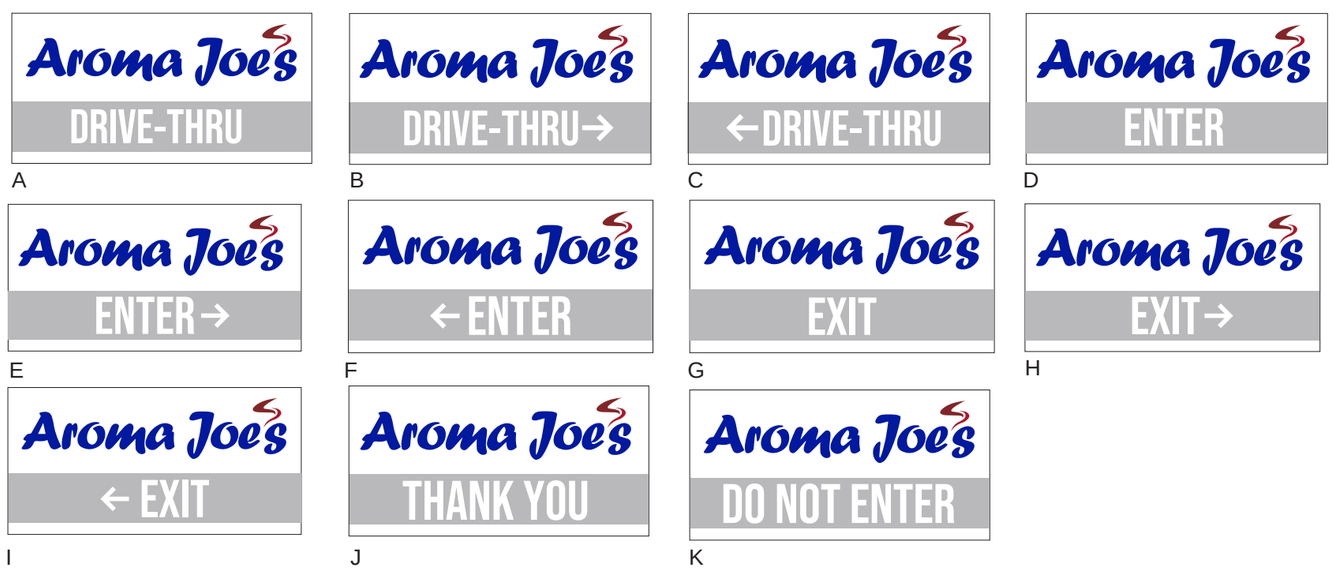
Rendering
...for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.



DIR,AROMA 1'6X3'X4' DIRECTIONALS



GENERAL SPECIFICATIONS:

Materials:
Mill Finish

Cabinet/Poles:
Open, Painted Finish or Powder Coated
AJ Blue

Cabinet Faces:
Flat Faces w/Decoration

Font:
Bebas Neue Pro Bold

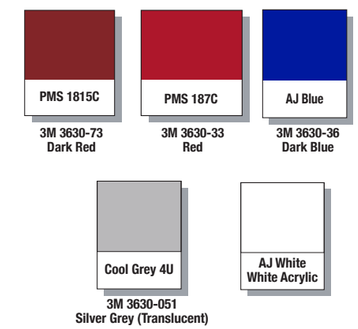
Mounting:
Between Pole, Direct Burial

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination:
Non-illuminated

COLORS:



NOTE: Sign system to include face and direct bury poles for install.

APPLICANT:

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PITTSFIELD, NH 03263

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CITY OF LEBANON
APPLICATION FOR CERTIFICATE OF OCCUPANCY

A FINAL INSPECTION HAS BEEN SCHEDULED ON:

PERMIT #: 2000-149	MAP & LOT #: 50-30-100	DATE: 6/7/02

PROPERTY OWNER: Ledyard National Bank

PROJECT LOCATION: 42 Old Etna Road

PERMIT TO CONSTRUCT: 3,150 sq. ft. bank building & drive thru

TYPE OF OCCUPANCY: Ledyard Bank

USE GROUP: | TYPE OF CONSTRUCTION: Existing

AUTOMATIC SPRINKLER SYSTEM REQUIRED ? YES OR NO PROVIDED ? YES OR NO

HAZARD CLASSIFICATION OF SYSTEM DESIGN: OR STORAGE CONFIGURATION, INCLUDING AISLE WIDTHS: See Fire Department records

STANDPIPE SYSTEM DEMAND AT THE BASE OF THE RISER: See Fire Department records

BUILDING DEPARTMENT

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Calvin Hunnewell, Building Inspector
DATED: _____

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Jack Clegg, Electrical Inspector
DATED: _____

FIRE DEPARTMENT

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
George Sykes, Deputy Fire Chief
DATED: _____

CITY PLANNER

☐ Approved With No Comments
☒ Approved With Conditions (Attached) plans must be as-built of landscaping

SIGNED: Kenneth Niemczyk
Ken Niemczyk, City Planner
DATED: 6-17-2002

CITY ENGINEER

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Robert Kline, City Engineer
DATED: _____

UTILITY OPERATIONS GROUP

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Kevin Kingston AND Mark Roper
DATED: _____

OPERATIONS & MAINTENANCE GROUP

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Robert McGonis
DATED: _____

☐ Approved With No Comments
☐ Approved With Conditions (Attached)

SIGNED: _____
Clive Tweed
DATED: _____

MEMO

50-30-100

RECEIVED
FEB 6 2002
CITY OF LEBANON
PLANNING

To: Carmela Hennessy

From: Scott Osgood SO

Date: February 4, 2002

Subject: Ledyard National Bank – Final Certificate of Occupancy

---

Ms Hennessy,

Thank you for the report of January 4, 2002, detailing issues generated by the visit of the City Planner to the site following our request for final acceptance.

The Trumbull Nelson Project Manager , and the Landscaper James LaMontagne visited the site to review the items noted in your memo. We offer the following explanations for your consideration.

1.) 9 Pussy willows shown, only 5 found. Two have died, and will be replaced in the Spring, seven are on site.

2.) 12 Elderberries on the West side not found. Minor change in location, as noted on the enclosed print. Also, all were cut back in the fall, and so may not have been visible to the inspector.

3.) Elderberries at the South portion not found. Location change ,notated on the enclosed print.

4.) Damaged trees in the island. These will be replaced in the Spring.

We include a notated copy of the Landscape plan detailing this information. We would welcome the opportunity to review these changes, and the Schedule for the repair work at your earliest convenience so as to release our Final Certificate of Occupancy. Feel free to call with questions.

Scott Osgood

SO/so
CC; Marty Candon, LNB, Alex Janjic, RTMA, James LaMontagne, w/encl.

TRUMBULL-NELSON CONSTRUCTION CO., INC.
PO BOX 1000, 200 LEBANON STREET, HANOVER, NH 03755
tel/ (603) 643-3658 fax/ (603) 643-2924
email/ trumbullnelson@t-n.com

Codes Department

Building and Zoning
51 North Park Street Telephone: 603-448-1524
Lebanon, NH 03766 Facsimile: 603-448-0684

MEMO

To: Ledyard National Bank
From: Carmela Hennessy
Subject: Final Certificate of Occupancy
Date: January 4, 2002

The following is a list of what the City Planner, Ken Niemczyk found not in compliance with the approved site plan.

Kenneth Niemczyk, City Planner, 448-1457:

1. Along a portion of the frontage with Old Etna Road, the site plan shows 9 Salix discolor (pussy willow) to be planted. I counted only 5 that were planted. ~~Four~~ Two died, will be replaced Spring 2002

2. Along the southerly portion of the westerly property line, the plan shows 12 Sambucus canadensis (elderberry) to be planted. I did not find any of this plant material installed in said location. Slight location change. See print. Also plants were cut back in the fall.

3. Along the southerly property in the vicinity of the canopy for the drive-up windows, the plan shows 8 Sambucus canadensis (elderberry) to be planted. I did not find any of these plantings.
Location change, see print

4. The northeasterly most landscape island in the parking lot was run through by a vehicle. This bed should be repaired and the tree that was run over probably be replaced since the bark was scraped off on side.
~~(Spring 2002)~~ Tree will be replaced Spring 2002

A FINAL Certificate of Occupancy will not be issued until the items listed above have been completed.

If you have any questions specific to one of the aforementioned conditions, please contact the appropriate individual that generated the condition, at the telephone number provided.

Sincerely,

Carmela Hennessy
Codes Enforcement Director

CC: Scott Osgood, T-N P.O. Box 1000, Hanover, NH 03755, fax # 643-2924

Inspection at Ledyard National Bank
December 12, 2001

Kelly, I inspected the site at Ledyard National Bank and found the following not in compliance with the approved plan:

1. Along a portion of the frontage with Old Etna Road, the site plan shows 9 *Salix discolor* (pussy willow) to be planted. I counted only 5 that were planted.

2. Along the southerly portion of the westerly property line, the plan shows 12 *Sambucus canadensis* (elderberry) to be planted. I did not find any of this plant material installed in said location.

3. Along the southerly property line in the vicinity of the canopy for the drive-up windows, the plan shows 8 *Sambucus canadensis* (elderberry) to be planted. I did not find any of these plantings.

4. The northeasterly most landscape island in the parking lot was run through by a vehicle. This bed should be repaired and the tree that was run over probably replaced since the bark was scraped off one side.

Ken Niemczyk
City Planner

Codes
Department

Building and Zoning
51 North Park Street Telephone: 603-448-1524
Lebanon, NH 03766 Facsimile: 603-448-0684

MEMO

To: Ledyard National Bank
From: Carmela Hennessy
Subject: Final Certificate of Occupancy
Date: January 4, 2002

The following is a list of what the City Planner, Ken Niemczyk found not in compliance with the approved site plan.

Kenneth Niemczyk, City Planner, 448-1457:

1. Along a portion of the frontage with Old Etna Road, the site plan shows 9 Salix discolor (pussy willow) to be planted. I counted only 5 that were planted.

2. Along the southerly portion of the westerly property line, the plan shows 12 Sambucus canadensis (elderberry) to be planted. I did not find any of this plant material installed in said location.

3. Along the southerly property in the vicinity of the canopy for the drive-up windows, the plan shows 8 Sambucus canadensis (elderberry) to be planted. I did not find any of these plantings.

4. The northeasterly most landscape island in the parking lot was run through by a vehicle. This bed should be repaired and the tree that was run over probably be replaced since the bark was scraped off on side.

A FINAL Certificate of Occupancy will not be issued until the items listed above have been completed.

If you have any questions specific to one of the aforementioned conditions, please contact the appropriate individual that generated the condition, at the telephone number provided.

Sincerely,

Carmela Hennessy
Codes Enforcement Director

CC: Scott Osgood, T-N P.O. Box 1000, Hanover, NH 03755, fax # 643-2924

Codes
Department

Building and Zoning
51 North Park Street
Lebanon, NH 03766
Telephone: 603-448-1524
Facsimile: 603-448-0684

TEMPORARY

CERTIFICATE OF OCCUPANCY

Owner: LEDYARD NATIONAL BANK			
Location: 42 Old Etna Road, Lebanon			
Tax Map: 50	Lot: 30	Plot: 100	Permit #: 2000-149
Project Description: Construction of a 3,150 square foot bank and associated drive-thru.			
Use Group:		Occupancy: Banking	
Type of Construction:		Zone: GC	

This project was inspected in accordance with Ordinance #23, Lebanon Building Code, effective June 15, 1994.

A Temporary Certificate of Occupancy is hereby GRANTED with the following conditions:

Calvin Hunnewell, Building Inspector, 448-1524:

1. General cleanup of construction debris is needed.
2. An air balance report must be submitted.
3. Post and stripe the handicapped parking area.

Kenneth Niemczyk, City Planner, 448-1457:

1. All site work shall be completed in accordance with the Performance Bond, dated February 2, 2001.

ALL CONDITIONS, AS STATED ABOVE, MUST BE ADDRESSED WITHIN 30 DAYS FROM THE ISSUANCE OF THIS TEMPORARY CERTIFICATE OF OCCUPANCY.

SIGNED: Carmela Hennessy (pm) DATED: Feb. 9, 2001
Carmela Hennessy, Codes Official

CITY OF LEBANON - APPLICATION FOR DRIVEWAY PERMIT

Owner Name: Ledyard National Bank Tel. #: 802-649-2051

Mailing Address: PO Box 799, Hanover, NH 03755

Property Location (Physical Address): Corner of Route 120 and Old Etna Road

City of Lebanon Tax Map: 50 Lot: 30 Plot: 100

Contractor Name: Trumbull-Nelson Construction Co., Inc. Telephone: 643-3658

Address: PO Box 1000, Hanover NH 03755-1000

Show the following by drawing a sketch on the reverse side, or attaching a plan, and include written comments if necessary: See attached site plan and site plan approval.

Describe the location of the driveway entrance, exit or approach. Describe drainage structures, traffic control devices and channelization structures. Indicate proposed grades and any other terms and specifications. (See Ordinance #50, attached, for further requirements).

RECEIVED
CITY OF LEBANON
FEB 2 9 2000
COMMUNITY DEVELOPMENT
CODES DIVISION

THE DRIVEWAY MUST BE STAKED PRIOR TO INSPECTION.

FOR OFFICE USE ONLY

PERMIT APPLICATION IS HEREBY:

☒ APPROVED ☐ APPROVED WITH MODIFICATIONS ☐ DENIED

Modifications/Comments: PER APPROVED SITE PLAN

SIGNED: R J Kline CITY ENGINEER Date: 2-29-00
Signature/Title

FOR OFFICE USE ONLY

FINAL APPROVAL:

The Final Inspection of the Completed Driveway occurred on:

THE DRIVEWAY, AS CONSTRUCTED, IS HEREBY: ☐ APPROVED ☐ DENIED

Comments:

SIGNED Date:
Signature/Title

Codes
Department

Building and Zoning
51 North Park Street
Lebanon, NH 03766
Telephone: 603-448-1524
Facsimile: 603-448-0684

FINAL

CERTIFICATE OF OCCUPANCY

Owner: Ledyard National Bank			
Location: 42 Old Etna Road, Lebanon, New Hampshire			
Tax Map: 50	Lot: 30	Plot: 100	Permit #: 2000-149
Project Description: Construction of a 3,150 square foot bank and associated drive-thru.			
Use Group: B		Occupancy: Banking	
Type of Construction: 5B Automatic Sprinkler System: NFPA 13		Zone: General Commercial (GC) Fire Protective Signaling System: NFPA 72	

This project was inspected in accordance with Chapter #36, Lebanon Building Code, effective June 15, 1994.

A FINAL CERTIFICATE OF OCCUPANCY is hereby GRANTED.

SIGNED: _____ DATED: 6/18/02
Carmela Hennessy, Codes Official

cc:LFD/DPW/ FileS:\CZB\BUILDING\COMM\Finalco2002\50-30 Ledyard National Bank.wpd

City of Lebanon

Utility Operations Group
65 Pumping Station Road
Lebanon, New Hampshire 03766

Ledyard National Bank
42 Old Etna Road
Lebanon, NH

May 9, 2000

RE: Water and Sewer Fees: Permit # 2000-149

I. Sewer connection fees:

JUL 5 2000

Usage Calculation
3,150 sq. ft. at 15 gal/100 sq ft. = 473 gal/day
473 gpd times 312 day/yr = 147,576 gal/yr
147,576 gal/yr divided by 7.48 = 19,729 cubic feet/yr
19,729 cu ft / 10,000 = 2.0 sewer units

A.) Sewerage Treatement Plant Connection Fee

Permit	$5.00	
1st unit	$150.00	
additional units	$120.00	(1 X $120.)
Total	$275.00	

B.) Eldridge Park Sewer Entrance Fee

Unit Cost:	$315.33
2 units =	$630.66

Total Sewer Connection Fees: $905.66

II. Water Investment Fee: Based on 3/4 inch meter $750.00

III. Water Service Connection Fee: * $150.00

* Cost of meter only. The contractor makes connection per City specifications.

TOTAL WATER AND SEWER FEES **$1,805.66**

Wastewater Treatment Facility
130 South Main Street
West Lebanon, New Hampshire 03784
Telephone: 603-298-5986 • Fax: 603-298-6492

Water Filtration Facility
65 Pumping Station Road
Lebanon, New Hampshire 03766
Telephone: 603-448-2514 • Fax: 603-448-0693

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
912

LAND USE GROUP:
(900-999) Services

LAND USE :
912 - Drive-in Bank

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

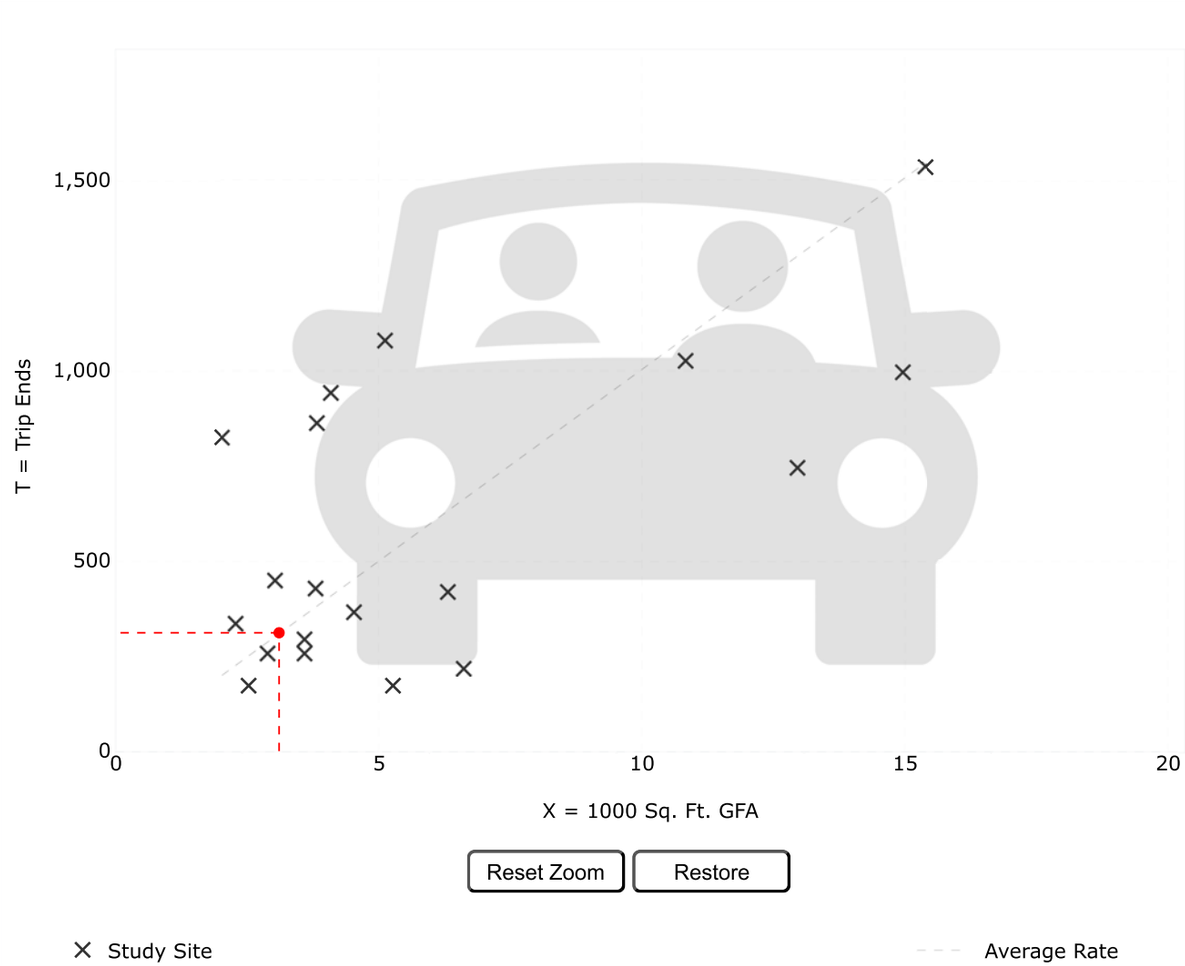
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3.1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Drive-in Bank (912) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
19

Avg. 1000 Sq. Ft. GFA:
6

Average Rate:
100.35

Range of Rates:
32.67 - 408.42

Standard Deviation:
68.62

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 311 (Total), 156 (Entry), 155 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
912

LAND USE GROUP:
(900-999) Services

LAND USE :
912 - Drive-in Bank

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

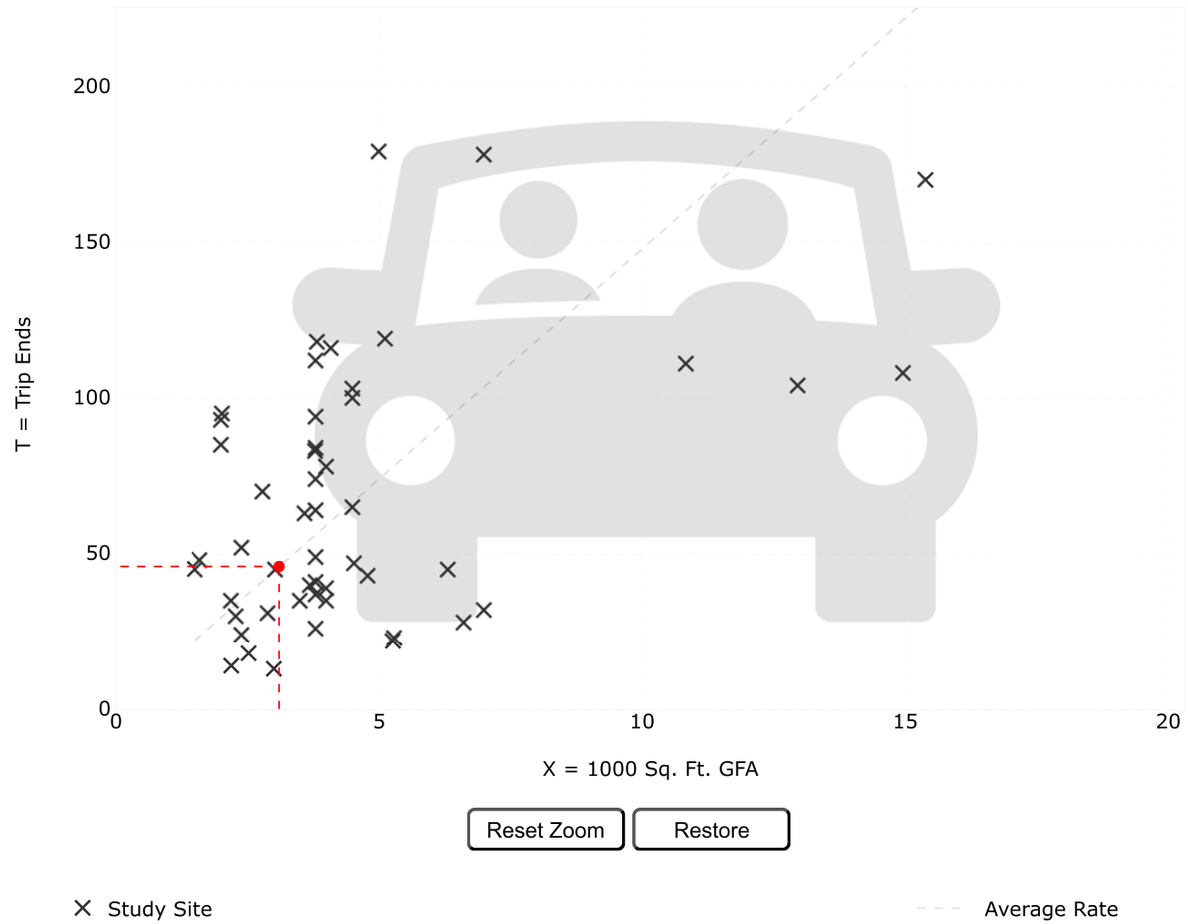
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, AM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3.1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Drive-in Bank (912) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
51

Avg. 1000 Sq. Ft. GFA:
5

Average Rate:
14.78

Range of Rates:
4.18 - 47.03

Standard Deviation:
9.60

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
53% entering, 47% exiting

Calculated Trip Ends:
Average Rate: 46 (Total), 24 (Entry), 22 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
912

LAND USE GROUP:
(900-999) Services

LAND USE :
912 - Drive-in Bank

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

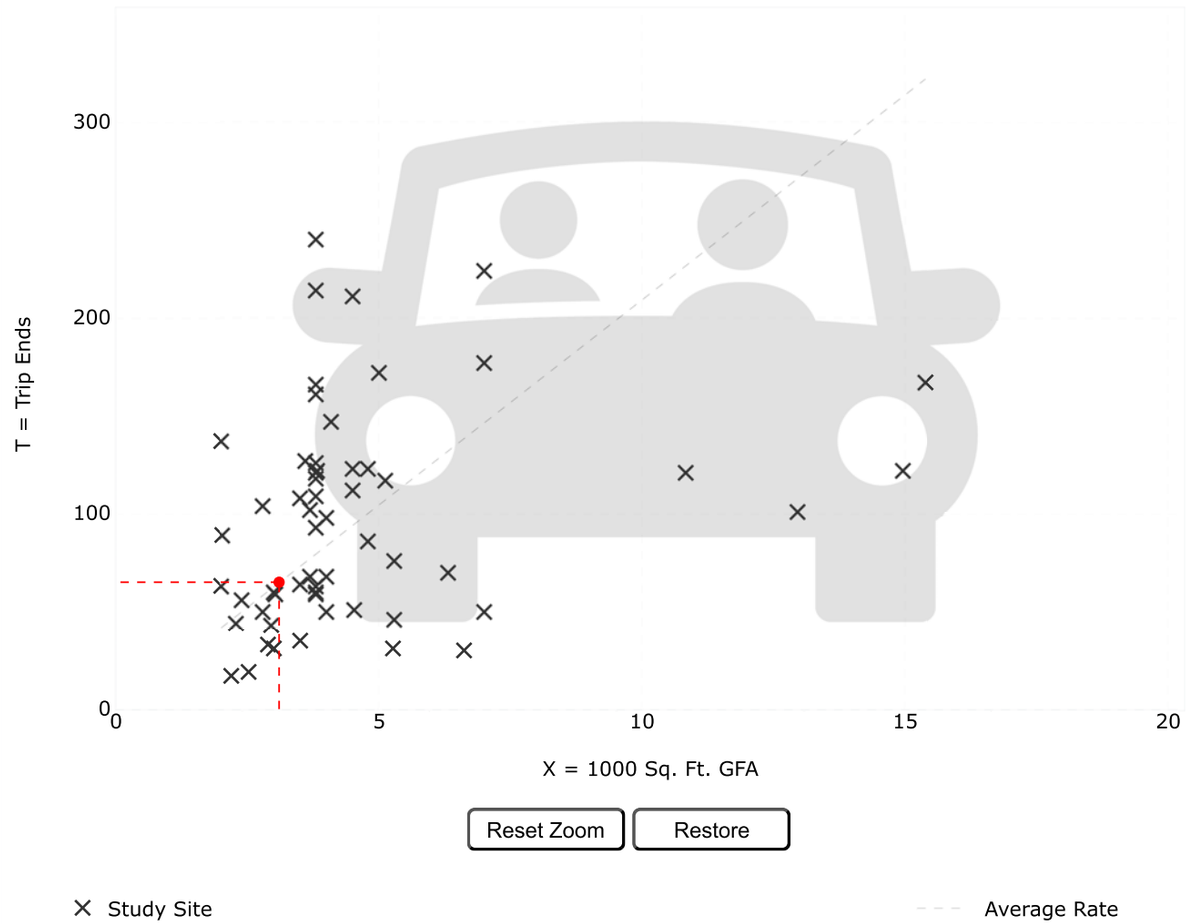
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, PM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3.1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Drive-in Bank (912) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
57

Avg. 1000 Sq. Ft. GFA:
5

Average Rate:
20.92

Range of Rates:
4.54 - 68.50

Standard Deviation:
13.57

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 65 (Total), 32 (Entry), 33 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
712

LAND USE GROUP:
(700-799) Office

LAND USE :
712 - Small Office Building

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

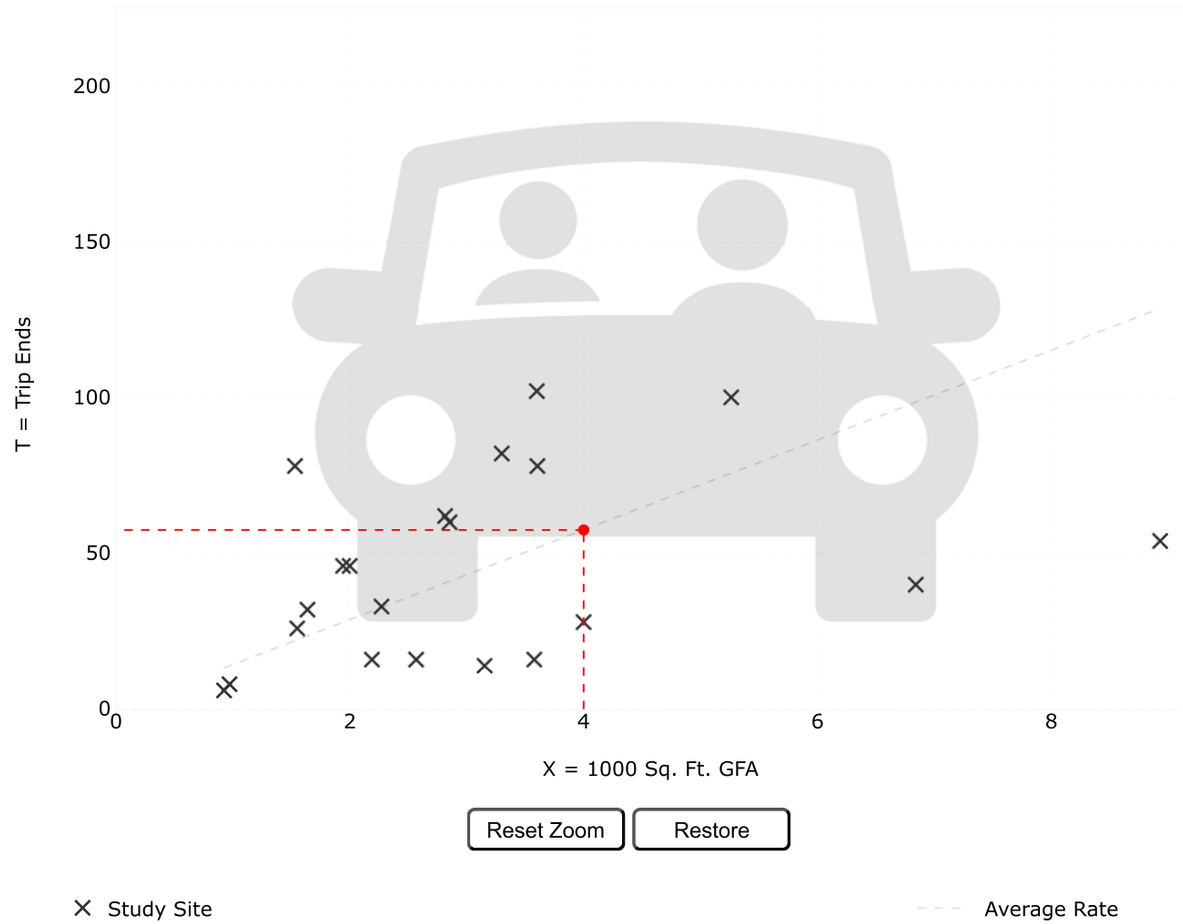
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Small Office Building (712) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
21

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
14.39

Range of Rates:
4.44 - 50.91

Standard Deviation:
10.16

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 58 (Total), 29 (Entry), 29 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
712

LAND USE GROUP:
(700-799) Office

LAND USE :
712 - Small Office Building

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

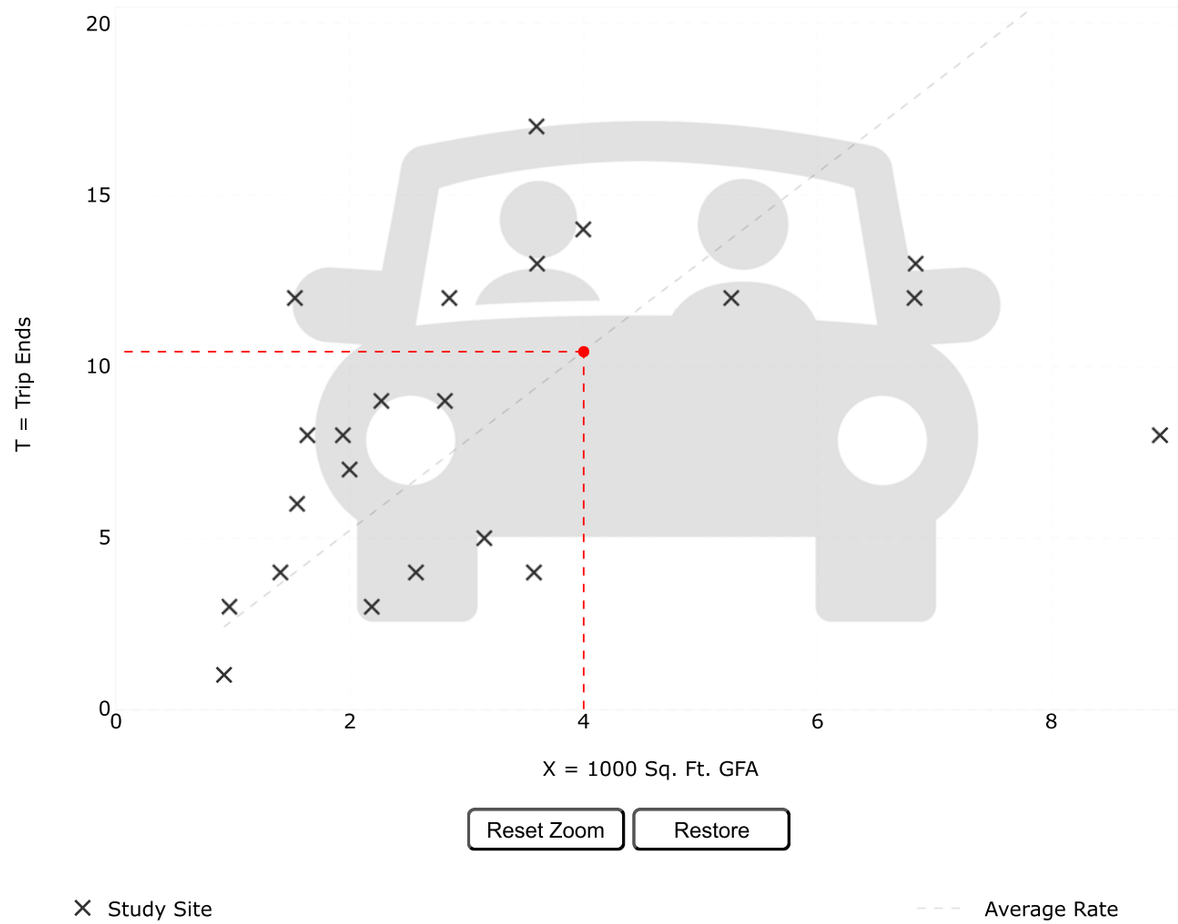
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, AM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Small Office Building (712) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
22

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
2.61

Range of Rates:
0.90 - 7.83

Standard Deviation:
1.49

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
60% entering, 40% exiting

Calculated Trip Ends:
Average Rate: 10 (Total), 6 (Entry), 4 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
712

LAND USE GROUP:
(700-799) Office

LAND USE :
712 - Small Office Building

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

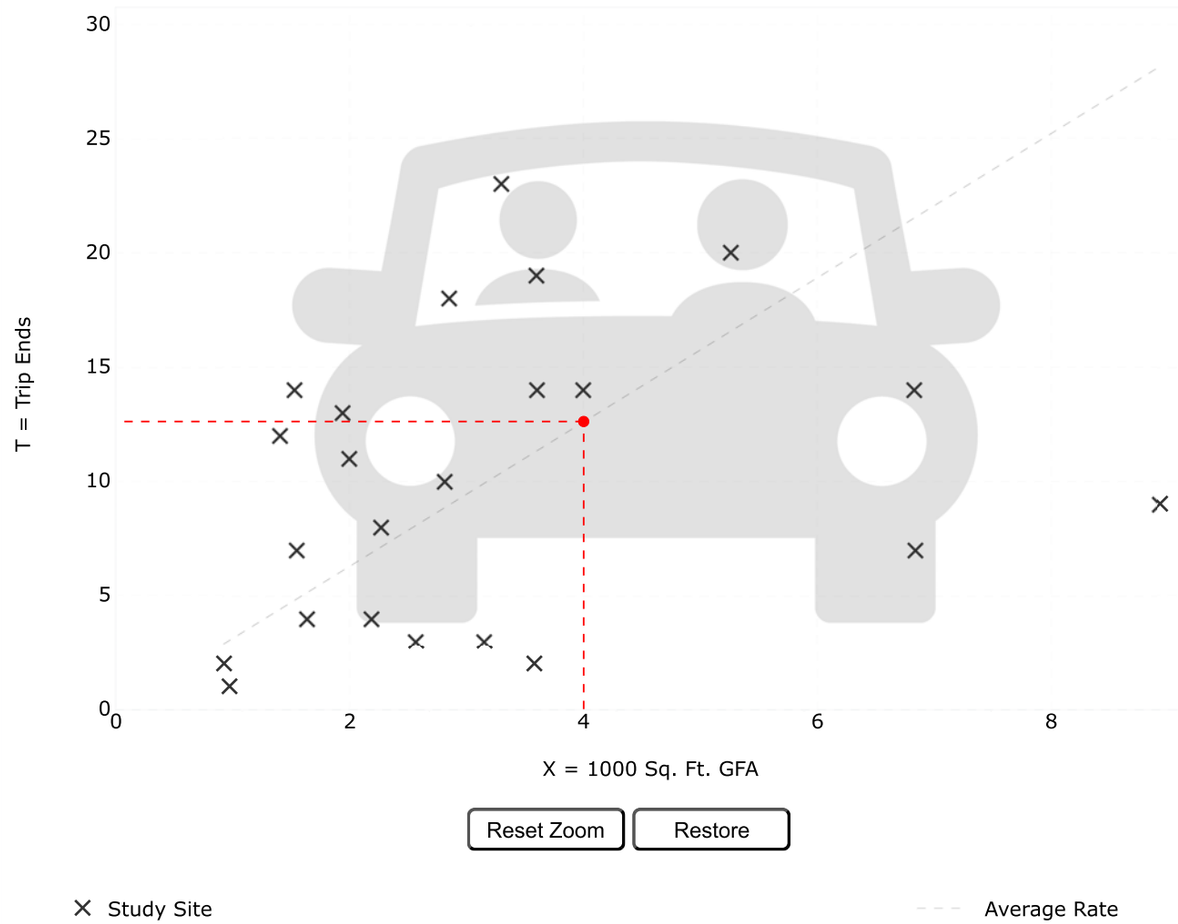
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, PM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Small Office Building (712) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
23

Avg. 1000 Sq. Ft. GFA:
3

Average Rate:
3.15

Range of Rates:
0.56 - 9.14

Standard Deviation:
2.29

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
42% entering, 58% exiting

Calculated Trip Ends:
Average Rate: 13 (Total), 5 (Entry), 8 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
938

LAND USE GROUP:
(900-999) Services

LAND USE :
938 - Coffee/Donut Shop with Drive-Through \

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

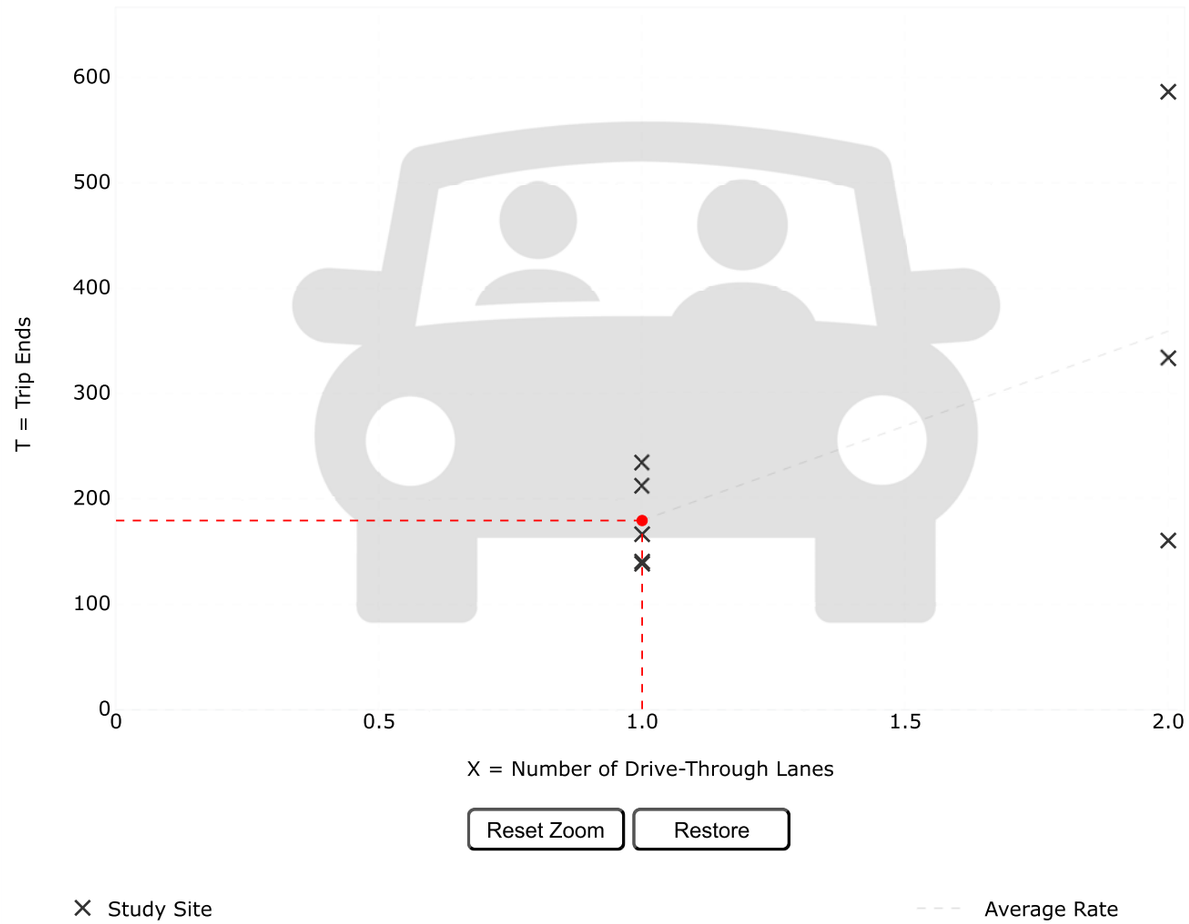
INDEPENDENT VARIABLE (IV):
Drive-Through Lanes

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938) Click for Description and Data Plots

Independent Variable:
Drive-Through Lanes

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
8

Avg. Num. of Drive-Through Lanes:
1

Average Rate:
179.00

Range of Rates:
80.00 - 293.00

Standard Deviation:
74.48

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 179 (Total), 90 (Entry), 89 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
938

LAND USE GROUP:
(900-999) Services

LAND USE :
938 - Coffee/Donut Shop with Drive-Through \

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

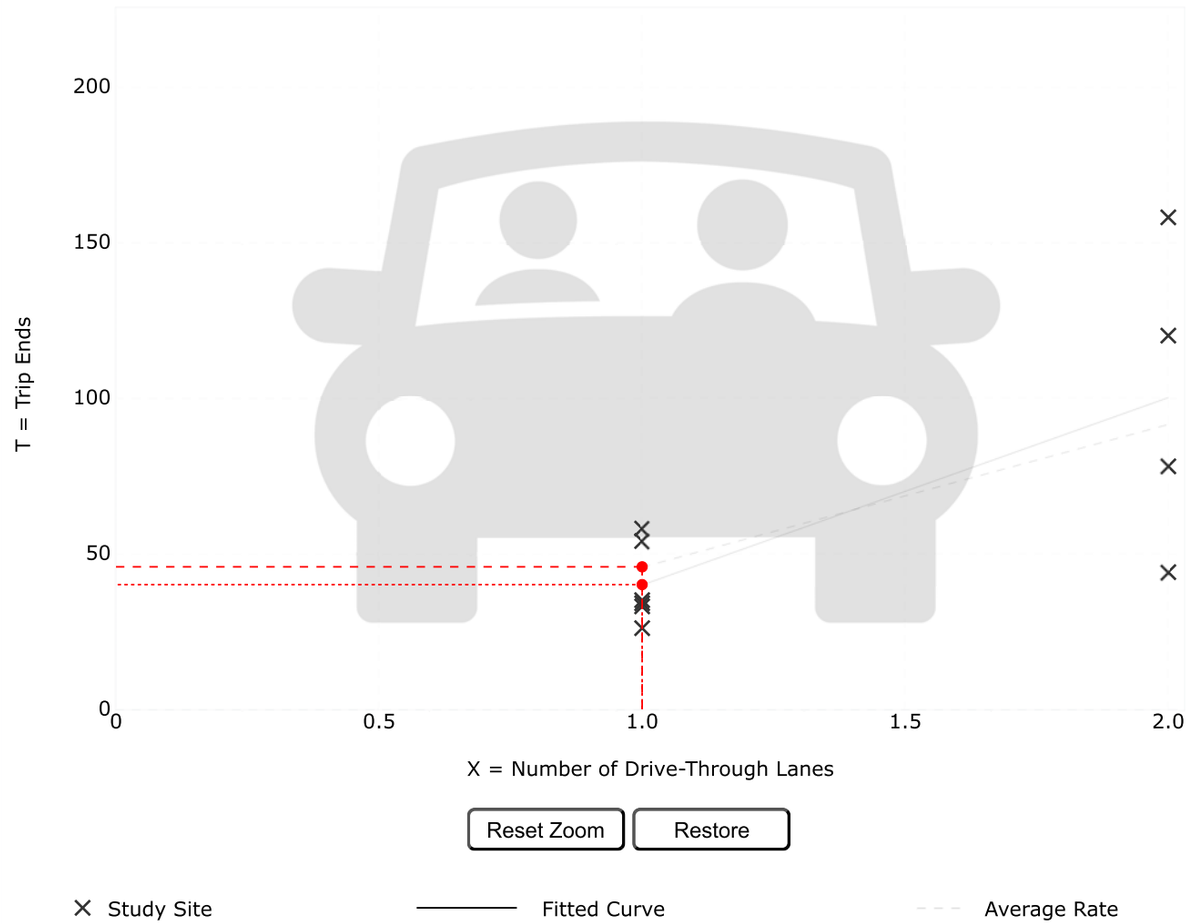
INDEPENDENT VARIABLE (IV):
Drive-Through Lanes

TIME PERIOD:
Weekday, AM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938) Click for Description and Data Plots

Independent Variable:
Drive-Through Lanes

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
10

Avg. Num. of Drive-Through Lanes:
1

Average Rate:
45.71

Range of Rates:
22.00 - 79.00

Standard Deviation:
19.64

Fitted Curve Equation:
T = 60.00(X) - 20.00

R^2:
0.51

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 46 (Total), 23 (Entry), 23 (Exit)
Fitted Curve: 40 (Total), 20 (Entry), 20 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
938

LAND USE GROUP:
(900-999) Services

LAND USE :
938 - Coffee/Donut Shop with Drive-Through \

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

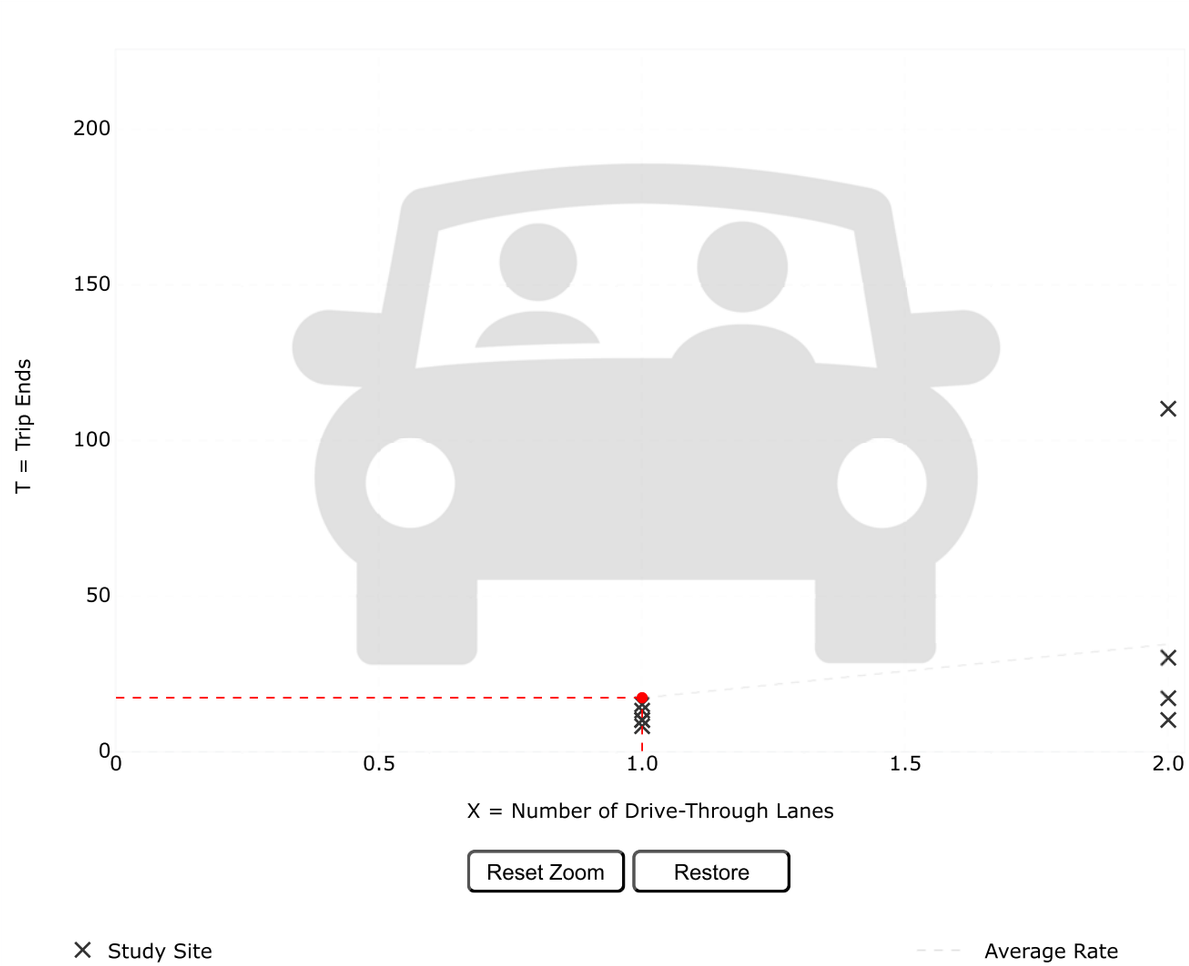
INDEPENDENT VARIABLE (IV):
Drive-Through Lanes

TIME PERIOD:
Weekday, PM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
1 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938) Click for Description and Data Plots

Independent Variable:
Drive-Through Lanes

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
9

Avg. Num. of Drive-Through Lanes:
1

Average Rate:
17.15

Range of Rates:
5.00 - 55.00

Standard Deviation:
17.47

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 17 (Total), 9 (Entry), 8 (Exit)

New Hampshire DOT Department of Transportation

Traffic Count (TCDS)

MS2

Home | Locate | Locate All | Email This | Auto-Locate:

List View | All DIRs

Record 3702 of 5970 Goto Record go

Location ID	82253066	MPO ID	
Type	SPOT	HPMS ID	
On NHS	Yes	On HPMS	Yes
LRS ID	S0000120__	LRS Loc Pt.	
SF Group	04 (2023)	Route Type	
AF Group	04 (2023)	Route	NH 120
GF Group	C (2023)	Active	Yes
Class Dist Grp	Default (2023)	Category	3
Seas Clss Grp	Default (2023)		
WIM Group	Default (2023)		
QC Group	Default		
Fnct'l Class	Minor Arterial	Milepost	
Located On	NH Route 120		
Loc On Alias	NH 120 SOUTH OF HEATER RD		

More Detail

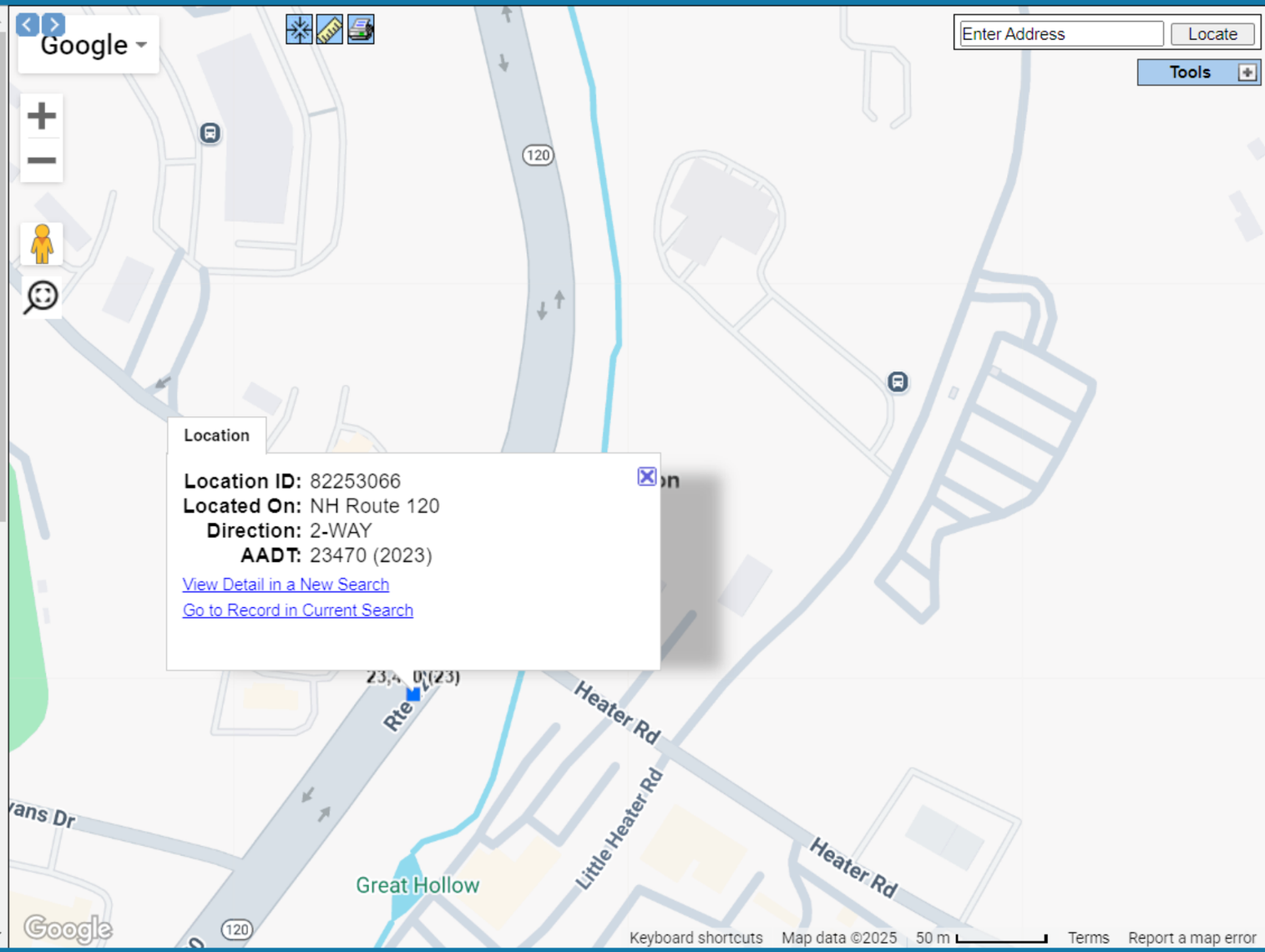
STATION DATA

Directions: 2-WAY

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2023	23,470[3]		11		21,803 (93%)	1,667 (7%)	Grown from 2022
	2022	23,010	2,587	11		21,561 (94%)	1,449 (6%)	
	2021	27,913[3]		9		25,373 (91%)	2,540 (9%)	Grown from 2020
	2020	25,966	2,413	9		23,628 (91%)	2,338 (9%)	
	2019	26,484[3]		17		24,259 (92%)	2,225 (8%)	Grown from 2018

|<< < > >>| 1-5 of 19



216 Hanover St - Google Map | CHAPTER 4. ENGINEERING AN | Transportation Data Managen | Transportation Data Manager | New Tab
nhdot.public.ms2soft.com/tcds/tsearch.asp?loc=Nhdot&mod=TCDS
Verify it's you

New Hampshire DOT Department of Transportation

Traffic Count (TCDS)

MS2

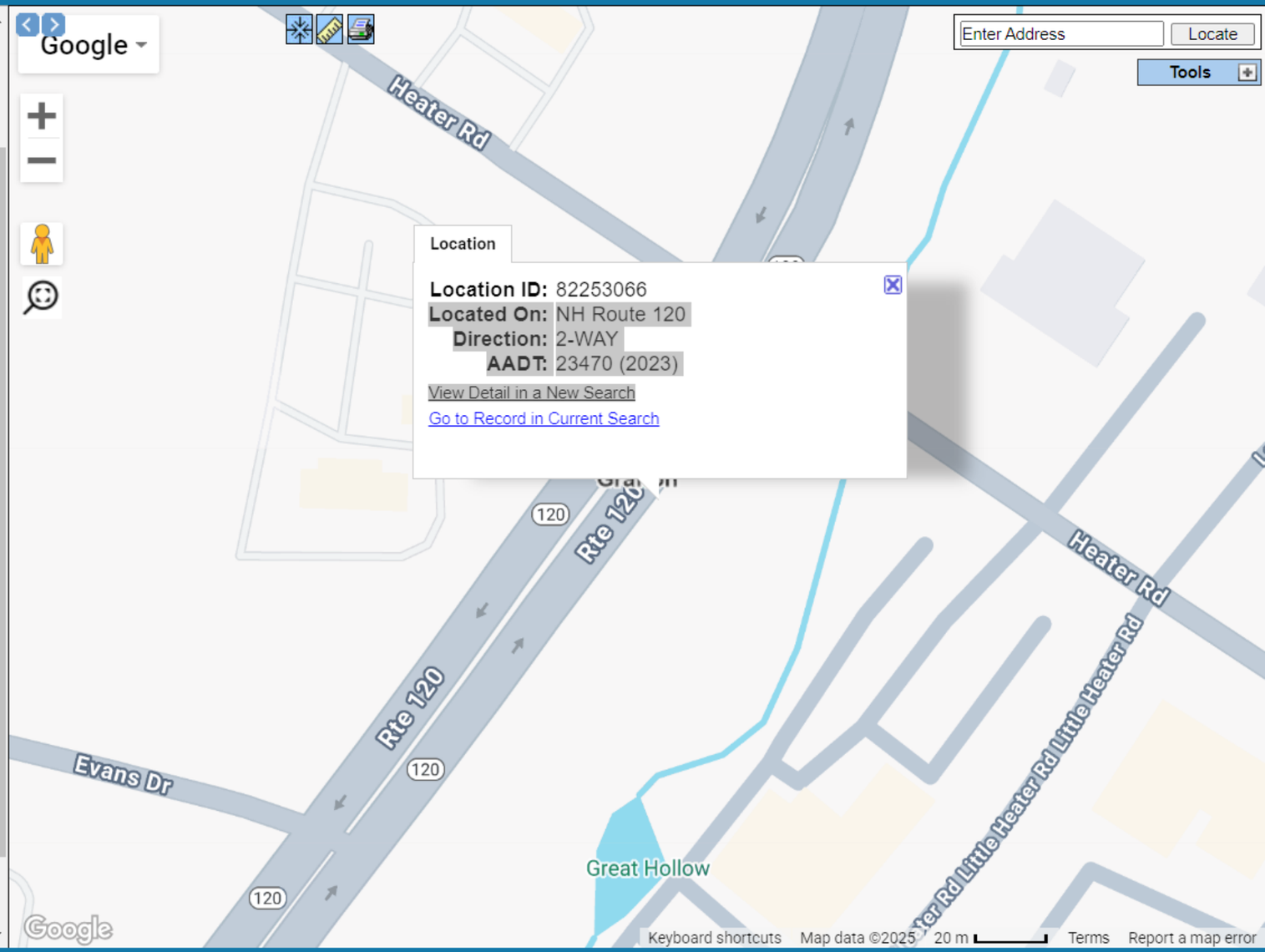
Location ID	82253066
Type	SPOT
Fnct'l Class	4
Located On	NH Route 120
Loc On Alias	NH 120 SOUTH OF HEATER RD
Direction	2-WAY
County	GRAFTON
Community	LEBANON
MPO ID	
HPMS ID	
Agency	New Hampshire DOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Fri 9/16/2022
End Date	Sat 9/17/2022
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	nhdot
Station	822530660000
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	36	18	36	29	119
1:00-2:00	18	16	21	10	65
2:00-3:00	15	10	20	32	77
3:00-4:00	32	24	18	27	101
4:00-5:00	24	42	54	53	173
5:00-6:00	89	102	105	224	520
6:00-7:00	240	303	463	568	1,574
7:00-8:00	479	546	575	668	2,268
8:00-9:00	549	536	508	458	2,051
9:00-10:00	385	423	437	440	1,685
10:00-11:00	418	410	418	441	1,687
11:00-12:00	417	465	439	520	1,841
12:00-13:00	477	500	499	451	1,927
13:00-14:00	497	464	466	466	1,893
14:00-15:00	525	567	575	610	2,277
15:00-16:00	547	576	550	648	2,321
16:00-17:00	582	612	581	616	2,391
17:00-18:00	630	633	542	511	2,316
18:00-19:00	390	392	375	349	1,506
19:00-20:00	299	310	303	269	1,181
20:00-21:00	187	187	182	162	718
21:00-22:00	136	143	138	101	518
22:00-23:00	75	93	82	78	328
23:00-24:00	125	124	82	58	389
Total					29,926
AADT					24,288
AM Peak					07:15-08:15 2,338
PM Peak					16:30-17:30 2,460

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: 2-WAY



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

March 17, 2025 Meeting

Staff Memorandum – PB2025-10-EXT

APPLICATION INFORMATION

Agenda Item: 3.E

Application ID: PB2025-10-EXT

Application Type: Request for extension of Site Plan approval to construct additional parking

Property Location & Tax Map
16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600)

Applicant/Property Owner:
North County Council / Grafton County Economic Development Council

Zoning District: IND-L

Future Land Use Map: Mixed Use

Property Size (394 N Main St):
+/-5.67 acres *(per City Assessor's records)*

Existing Improvements:
+/-80,790 sq. ft. industrial building with a 24-space parking garage constructed in 2005 *(per the City Assessor's records)*, and associated site improvements

Overlay Districts:
- Wetlands Conservation District

Staff Attachment:
- Excerpt from approved plan set titled, "DRTC," prepared by Advanced Geomatics & Design, dated October 10, 2022, last revised February 27, 2023, PN: 22-011 (3 sheets)

LEGAL NOTICE

Grafton County Economic Development Council, Inc. & North Country Council, Inc., 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Applicant requests an extension of time per Section 8.4.A.3 of the Site Plan Review Regulations to achieve active and substantial development and per Section 4.10.B to obtain a building permit pursuant to a site plan approved on March 20, 2023 (PB2022-48-SPR) to construct an expansion of the existing parking lot. PB2025-10-EXT

PLANS AND APPLICATION MATERIALS

- Application form (1 page)
- Letter dated February 10, 2025, from Aaron Prescott, of Hazen Hill Construction, LLC (application narrative; 1 page)
- Notice of Action dated March 20, 2023, for PB2022-48-SPR (3 pages)
- Certified Notification List (2 pages)
- Fee Schedule (1 page)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. *See* NH RSA 676:4, I(c)(1) and Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is improved with a +/-80,790 sq. ft. industrial building constructed in 2005. The building – which includes a 24-space parking garage - is owned by the Grafton County Economic Development Council and utilized as a business incubator. As described in an October 10, 2022, letter from Dan Nash, PE, submitted in connection with PB2022-48-SPR:

Figure 1. Vicinity Map.

©2022 Google, https://lebanonnh.mapgeo.io/

Figure 2. Bird's Eye View of subject property (looking east).

©2021 Eagleview (image taken 4/4/2021)

> DRTC has an existing facility on Cavendish Court. The facility hosts start-up companies trying new technology or products. As the products or processes mature, they move off-site to their own facilities. The nature of this process includes unpredictability of employees and parking. However, experience has shown, that more parking is needed. The applicant proposes additional parking to meet their needs.

On March 20, 2023, the Planning Board granted Site Plan approval for a proposed parking lot expansion at the southern end of the property at the property's entrance off of Cavendish Court (PB2022-48-SPR). A copy of the Board's Notice of Action is included with the application materials and an excerpt from the approved plan set is attached for reference.[1] To date, the applicant has not satisfied any of the conditions of approval set forth in the Notice of Action, nor has construction commenced.

At this time the applicant is requesting an extension of time to obtain a building permit (if required) and to achieve active and substantial development. The basis for the applicant's request is set forth in the attached letter dated February 10, 2025, from Aaron Prescott, of Hazen Hill Construction, LLC.

SITE PLAN REVIEW REGULATIONS & STAFF COMMENTS

A. Building Permit Extension

Section 4.10.A of the Site Plan Review Regulations requires that an applicant obtain a building permit within two (2) years of site plan approval, if a building permit is required. If a building permit is required and is not obtained within two years, the site plan approval is void. In this case, the applicant is required to obtain a building permit (if required for this project by the Building Code) by March 20, 2025. As of the date of this memo, an application for a building permit (if required for this project) has not yet been submitted. However, Section 4.10.B allows the Planning Board to grant an extension of up to two (2) additional years beyond the original expiration date, provided that the request is submitted prior to such expiration date. The applicant timely submitted the extension request on February 10, 2025 (i.e. prior to the expiration date in accordance with Section 4.10.B). Therefore, pursuant to Section 4.10.A, the Board may extend the deadline to obtain a building permit to any date up to and including March 20, 2027.

In determining whether to grant an extension (and the duration of any such extension), Section 4.10.C provides that "the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness."

For reference, the relevant portions of Section 4.10 ("Expiration of Site Plan Approval") are provided below:

[1] By way of additional background, the original plan set for PB2022-48-SPR submitted in October, 2022, proposed constructing additional parking areas on both the southern and northern ends of the property. The northern parking lot expansion was proposed to be located over the existing detention basin in that area. However, it was subsequently discovered that the detention basin is considered a wetland per NHDES regulations and that the proposed filling of the detention basin to construct the northern parking lot expansion will require a NHDES wetland permit and, possibly, a Special Exception from the Zoning Board of Adjustment per Section 401.5 of the Zoning Ordinance. Consequently, the applicant revised the site plan application to remove the proposed northern parking lot expansion from consideration at that time. Should the applicant proceed with the northern parking lot expansion in the future, site plan approval from the Planning Board will be required.

A. Any approved site plan for which a Building Permit has not been obtained within two (2) years of the date of the original approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12,VI and RSA 674:39.

B. Notwithstanding paragraph A above, the Board may grant an extension of up to two (2) additional years beyond the original expiration date. A request for such an extension must be submitted by the Applicant to the Planning Office prior to such expiration date, and requests for extension of the site plan approval received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.

C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.

If the applicant's extension request is disapproved, the March 20, 2023, site plan approval will automatically be deemed void.

B. Active and Substantial Development (Vesting) Extension

Section 8.4.A.2 of the Site Plan Review Regulations requires that, "Active and Substantial Development," as defined in Section 8.4.A.1 (provided below) shall be achieved within two (2) years from the date of the Planning Board's approval. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations. In this case, the applicant is required to achieve active and substantial development by March 20, 2025.

Upon demonstration of "good cause," Section 8.4.A.3 allows the Planning Board to grant an extension of the time for completion of active and substantial development of up to five (5) years from the date of the Planning Board's approval, provided that the request is submitted prior to the expiration date set forth in Section 4.10. The applicant's extension request was timely submitted, as noted above. Therefore, <u>the Board may grant an extension of time to achieve active and substantial development to any date up to and including March 20, 2028</u>.**

*[**Note that "substantial completion" (as defined in Section 8.4.B.1) must be achieved within five (5) years of the Board's approval, and the timeframe within which to achieve "substantial completion" may not be extended. Consequently, as a practical matter, if the Board grants an extension and allows active and substantial development to be achieved within 5 years from the date of the original approval, the Board would effectively eliminate the requirement to achieve active and substantial development (since substantial completion needs to be achieved no matter what within 5 years of the original approval).*

Instead, as a practical matter, the project would only be subject to the five (5) year "substantial completion" deadline. The effect would be to fully vest the project from changes in the land use regulations for a period of 5 years, without having to first achieve the "active and substantial development" threshold.]

As noted above, the Board must find that there is "good cause" to extend the deadline to achieve active and substantial development. If a site plan fails to achieve the two-year active and substantial development, it is no longer "vested" and must comply with current land use regulations. This will only matter if the land use regulations have changed in a meaningful way since the project was originally approved (there are no regulatory changes that have been enacted since the site plan application was originally submitted in October 2022, that would substantially impact the project - with the possible exception of the electric vehicle (EV) regulations enacted in January 2023 as Section 607.8 of the Zoning Ordinance).

For reference, Section 8.4.A ("Active and Substantial Development or Building") is provided below:

1. For purposes of these Regulations, unless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply "Active and Substantial Development or Building" when inspected and approved by the Reviewing Engineer:

    a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: roadways, access ways, parking lots, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit ready for connection to proposed buildings/structures) in accordance with the approved plans; and,

    b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,

    c. Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

    Movement of earth, excavation, or logging of a site without completion of items a, b, and c above, shall not be considered "Active and Substantial Development or Building." Plans approved in phases shall be subject to this definition for the phase or phases currently being developed.

2. Unless otherwise specified by the Board, Active and Substantial Development or Building shall be achieved within two (2) years from the date of the Planning Board's approval.

3. The time for completion of Active and Substantial Development or Building may be extended for good cause by the Planning Board. A request for an extension of time within which to complete such Active and Substantial Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of

these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.

In no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the Planning Board's approval, unless the development has been approved for completion in phases in accordance with Section 4.9 of these Regulations. In the event the Planning Board approves an extension request, the Applicant shall be required to update any Security Agreements or other documents, as necessary, to reflect the dates of the extended approval.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the applicant's request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the following conditions:

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2022-48-SPR, dated March 20, 2023, and all conditions of approval thereof except as may be superseded by the conditions below.

2. A building permit, if required pursuant to the Building Code, must be applied for *and issued* for each phase by no later than _____ *(TBD by the Board, but can be no later than March 20, 2027)*.

3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved for each phase by no later than _____ *(TBD by the Board, but can be no later than March 20, 2028)*. If active and substantial development is not achieved by _____, the development shall be subject to all changes in the City's land use regulations.

4. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the March 20, 2023, approval for PB2022-48-SPR. If substantial completion is not achieved within that time, the development shall be subject to all changes in the City's land use regulations.

Attachments

cc: Grafton County Economic Development Council, Inc.
North Country Council Inc.
Aaron Prescott, Hazen Hill Construction LLC
File

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 Extension

PROPERTY OWNER (APPLICANT):

NAME: Grafton County Economic Development Council & North County Council TEL.#: [redacted]

[redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Hazen Hill Construction, LLC - Aaron Prescott TEL.#: [redacted]

[redacted]

PROJECT LOCATION:

TAX MAP #: 10 LOT#: 11 PLOT #: 3600 ZONE: IND-L

STREET ADDRESS OF PROJECT: 16 Cavendish Court, Lebanon NH 03766

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

FLOOD PLAIN ☐ YES ☑ NO

SCOPE OF PROJECT:

This project will add an additional bay to the parking lot at the front of the building. The new parking will tie in to the existing storm drainage and the landscaping will be updated in accordance with the plans

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: Light Industrial

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 March 17, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Tyler Rice, Chair DATE: 2/10/25

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: Tyler Rice, Chair DATE: 2/10/25

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

(Last Revised 4/24/18)

DRTC
Dartmouth Regional Technology Center
16 Cavendish Court | Centerra Resource Park | Lebanon, New Hampshire 03766 | www.thedrtc.com

10 February, 2025

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Request for Extension of "Active and Substantial Development" and Building Permit application timeframe for Application PB2022-48-SPR, per Section 8.4.A.3 of the Site Plan Review Regulations

Dear Mr. Corwin,

On behalf of Grafton County Economic Development Council & North Country Council, I am writing to request two extensions, as follows:

1. An extension per Section 8.4.A.3 to extend the timeframe to achieve "active and substantial development", per Section 8.4.A.1, to March 20, 2027; and
2. An extension per Section 4.10.B to extend the time to obtain a building permit, per Section 4.10.A, to March 20, 2027.

This extension is being requested due to challenges in securing the necessary funds for commencement of the project. Funds have now been secured, however activities cannot commence until Spring of 2025 due to the inability to effectively excavate and perform site work when the subject area is under snow cover. At present an agreement with a Site Work Contractor has been reached and the project is planned for execution as soon as the snow melts and the ground is firm enough to work in the Spring of 2025.

All conditions, stipulations, and guidelines identified in the City of Lebanon Planning Board Notice of Action regarding PB2022-48-SPR, dated March 20, 2023 will be adhered to should this request be approved.

Please find the following materials attached to this Request for Extension:

- City of Lebanon Application for Extension
- Original Application for Site Plan Review
- Notification List
- City of Lebanon Planning Board Notice of Action regarding PB2022-48-SPR dated March 20, 2023
- Lebanon Planning Board Staff Memo for PB2022-48-SPR for 3/20/23 Meeting

Thank you for your consideration and please let us know if anything additional is required.

Sincerely,

Aaron Prescott
Hazen Hill Construction, LLC
Facility & Office Manager
Dartmouth Regional Technology Center Inc.

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2022-48-SPR

Notice is hereby given that on **March 20, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Jeremy Rutter moved that the application of Grafton County Economic Development Council & North County Council, PB2022-48-SPR, is complete enough for the Lebanon Planning Board to accept jurisdiction and commence review.

The motion was seconded by Bruce Garland. The vote on the motion was unanimous in favor, 7-0.

Notice is hereby given that on **March 20, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Jeremy Rutter moved that the Lebanon Planning Board APPROVE partial waivers for the application of Grafton County Economic Development Council & North County Council, PB2022-48-SPR, as follows:

- Section 5.1.E.7 – requiring the plans to depict the shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site
- Section 5.1.E.16 – requiring a landscaping plan

The motion was seconded by Kim Chewning. The vote on the motion was approved, 7-0.

Notice is hereby given that on **March 20, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Jeremy Rutter moved that the Lebanon Planning Board APPROVE the application of Grafton County Economic Development Council & North County Council, regarding 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L, PB2022-48-SPR, for Site Plan approval to construct additional parking as shown on a plan set titled "DRTC," prepared by Advanced Geomatics & Design, dated October 10, 2022, last revised February 27, 2023, PN: 22-011 (16 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony,

technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to 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 (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.

3. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

4. "Substantial completion," as defined in Section 8.4.B.1 o the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

5. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.

6. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.

7. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Conditions to be Satisfied Prior to Any Construction Activities

8. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:

    a. Provide additional call outs (notes) for the features proposed to be added to the site. For example, curb type(s) and locations, curb/pavement radii, catch basin

rim, inverts, and sump elevations, pipe types, diameters, lengths, and slopes, parking spaces and aisle dimensions, and any other site features that are 'shown" as lines or symbols.

b. Provide deep sump catch basins in the two catch basin structures (3 or 4 feet deep) for stormwater pre-treatment.
c. Update the "Zoning Comparison" chart and the information required by Section 5.1.E.4 of the Site Plan Review Regulations to remove data based on the proposed future northern parking lot expansion.
d. On the cover sheet, provide all parking figures and calculations as required by Section 5.1.E.4.e.5.
e. On the cover sheet, identify minimum required number of handicap accessible parking spaces and calculations, and update relevant plan sheets accordingly.
f. Update the number of existing and proposed parking spaces identified on the cover sheet to match the number of existing and proposed parking spaces shown on the remaining sheets in the plan set.
g. Identify color correlated temperature (CCT) for proposed lighting in compliance with Section 6.7.B.9.

9. Submit an updated stormwater management system operations & maintenance plan to the satisfaction of the City Engineer.

10. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.

11. The applicant shall obtain or update (if appropriate) any required State approvals.

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

<u>Conditions to be Satisfied Prior to the Issuance of a Certificate of Completion</u>

13. All improvements depicted on the plan 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 Planning Board in accordance with the Site Plan Review Regulations.

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: 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.

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

MAP & LOT NUMBER: 10-11-36	**MAP & LOT NUMBER:** 10-11-36
PROPERTY OWNER: Grafton Econ Dev Council 16 Cavendish Court Lebanon, NH 03766	~~APPLICANT:~~ Property Owner: North Country Council, Inc 16 Cavendish Court Lebanon, NH 03766
MAP & LOT NUMBER: 10-11-34	**MAP & LOT NUMBER:** 10-11-38
ABUTTER/OTHER: HOCO C, LLC 46 Centerra Parkway, Room 310 Lebanon, NH 03766	ABUTTER/OTHER: Fluent, Inc 2600 Ansys Drive Canonsburg, PA 15317
MAP & LOT NUMBER: 10-13	**MAP & LOT NUMBER:** 10-26
ABUTTER/OTHER: Hitchcock Clinic One Medical Center Drive Lebanon, NH 03766	ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766
MAP & LOT NUMBER: 10-27	**MAP & LOT NUMBER:** 10-28
ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766	ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766
MAP & LOT NUMBER: 10-33	**MAP & LOT NUMBER:** 10-34
ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766	ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766
MAP & LOT NUMBER: 10-35	**MAP & LOT NUMBER:**
ABUTTER/OTHER: Altaria Lebanon Park, LLC PO Box 4519 Lebanon, NH 03766	ABUTTER/OTHER:

(9/17/04)

CERTIFIED NOTIFICATION LIST

THE CITY OF LEBANON IS REQUIRED UNDER NH RSA 672:3 TO NOTIFY THE FOLLOWING PERSONS OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: 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.

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

MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
~~PROPERTY OWNER:~~ Project Engineer Advanced Geomatics PO Box 512 Lebanon, NH 03766	~~APPLICANT:~~ Owner's Agent Hazen Hill Construction LLC 16 Cavendish Court Lebanon, NH 03766
MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
ABUTTER/OTHER:	ABUTTER/OTHER:
MAP & LOT NUMBER: _____	**MAP & LOT NUMBER:** _____
ABUTTER/OTHER:	ABUTTER/OTHER:

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)

Form last revised on 07/15/2024 Postage increase

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 6 notices	$5.00 $ 33.24 (abutter certifieds)
TOTAL DUE AT TIME OF FILING		$ 388.24
****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_____notices	$_____(abutter certifieds)
TOTAL DUE		$

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.

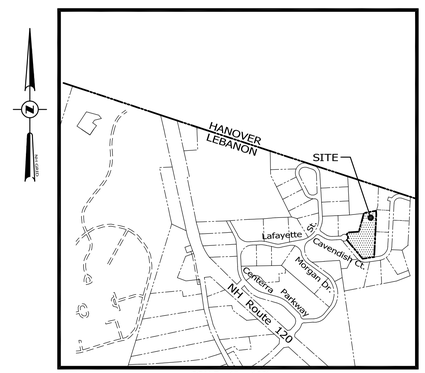
NOTIFICTION FEE: CURRENT FEE as of January 2024 is $5.54 per certified notice

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).

DRTC

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

SITE PLAN AMENDMENT - PHASE 1



SCALE: 1" = 100'

ZONING COMPARISON - IND-L DISTRICT

	EXISTING	PROPOSED	REQUIRED
LOT SIZE	5.67 Acres	5.67Ac	2 Acres
FRONTAGE:			
CAVENDISH COURT	107'	107'	200'
FRONT YARD:	286'	286'	40'
SIDE YARD:	222'	222'	20'
REAR YARD:			
NORTH-SOUTH LINE	22'	22'	20'
EAST-WEST LINE	274'	274'	20'
BUILDING -FIRST FLOOR (s.f.):	33,731 s.f.	33,731 s.f.	
BUILDING -SECOND FLOOR (s.f.):	30,597 s.f.	30,597 s.f.	
BUILDING -TOTAL (s.f.):	64,328 s.f.	64,328 s.f.	
BLDG.COVERAGE(sf)	33,731 s.f.	33,731 s.f.	
% BLDG.COVERAGE	14%	14%	50%
IMPERVIOUS COV.(sf)	98,554sf	125,898sf	
% IMPERVIOUS COV.	40%	51%	NONE
HEIGHT	35'	35'	65' max.
USE:	RESEARCH LABORATORY		
PARKING: TOTAL (REG./HC.)	-		
-SURFACE N&W	32 (29/3)	66 (63/3)	
-SURFACE SOUTH	48 (46/2)	63 (61/2)	
-GARAGE	24	24	
-ALTERNATIVE FUEL SPACES	-	6	
-TOTAL	104 (99/5)	159 (154/5) (150%)	107 (161-150%)

OWNERS/APPLICANTS
GRAFTON COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.
16 CAVENDISH COURT
LEBANON, NH 03766

NORTH COUNTRY COUNCIL
16 CAVENDISH COURT
LEBANON, NH 03766

CONSULTANTS

CIVIL ENGINEER
DANIEL A. NASH, PE
ADVANCED GEOMATICS AND DESIGN
PO BOX 512
105 BANK STREET
LEBANON, NH 03766
advancedgeomatics@comcast.net

CONTRACTOR/OWNER'S AGENT
JASON YEHLE
HAZEN HILL CONSTRUCTION
16 CAVENDISH COURT
LEBANON, NH 03766

TABLE OF CONTENTS

SHEET NUMBER		
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5	BOUNDARY SURVEY	-
6	LANDSCAPE PLAN, SOUTH	L-1
7	LANDSCAPE PLAN, DETAILS	L-3
8	LIGHTING PLAN, SOUTH	L-5
9	LIGHTING PLAN, CALCULATION	L-8
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11	DETAILED GRADING PLAN, SOUTH	C-3
12	DETENTION PLAN	C-4
13	EROSION CONTROL PLAN	ECP-1
14	SITE DETAILS	D-1
15	DRAINAGE DETAILS	D-4
16	EROSION CONTROL DETAILS	D-5

NOTES:

1. THIS PARCEL IS SHOWN AS LOT 10-11-36 ON THE LEBANON TAX MAPS.
2. THIS PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
3. THIS PARCEL IS SUBJECT TO THE WETLANDS OVERLAY DISTRICT.
4. THIS PARCEL IS NOT SUBJECT TO THE FLOOD OVERLAY DISTRICT.
5. SUBJECT PARCEL IS ZONED IND-L AND IS PART OF THE OFFICE SECTOR OF CENTERRA PLANNED BUSINESS PARK.

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 7937
LICENSED
PROFESSIONAL ENGINEER

02/27/2023
~~11/02/2022~~
~~10/10/2022~~
SITE PLAN
PN: 22-011

SHEET 4 OF 16

#	REVISIONS	DATE
1	PHASE 1	02/27/2023

EXISTING CONDITIONS PLAN
FOR
DRTC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
18 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295 FAX: (603) 448 0531
E-MAIL: advancedgeomatics@adelphia.net

STATE OF NEW HAMPSHIRE
DANIEL A. NASH
No. 10737
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	GIS
DESIGNED:	
DRAWN:	KH
CHECKED:	DAN
DATE:	11/02/2022

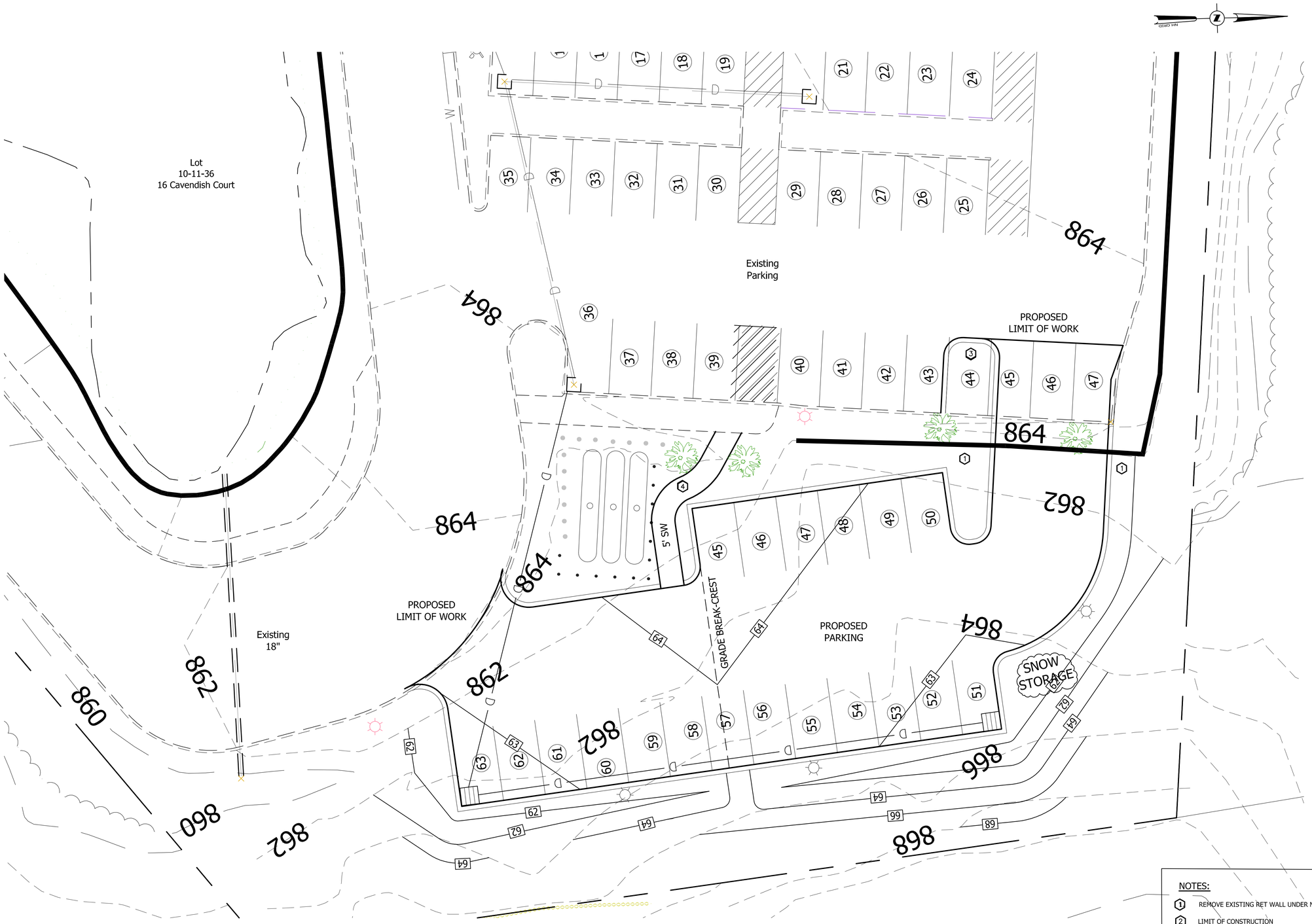
DRTC

EXISTING CONDITIONS PLAN

X-2

© 2022
ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-BA



NOTES:

1. REMOVE EXISTING RET WALL UNDER NEW CONSTRUCTION.)
2. LIMIT OF CONSTRUCTION
3. REMOVE EXISTING PAVEMENT. CONSTRUCT CURBED ISLAND..
4. CONSTRUCT CONNECTING SIDEWALK.

SCALE: 1" = 10'

SHEET 11 OF 16

#	REVISIONS	DATE
7		
6		
5		
4		
3		
2	PHASE 1	02/27/2023
1	UPDATE	11/02/2022

DETAILED GRADING PLAN-SOUTH
FOR
DRTC
IN
LEBANON, NEW HAMPSHIRE

ADVANCED GEOMATICS & DESIGN
105 BANK STREET - PO BOX 512
LEBANON, NEW HAMPSHIRE 03766
PHONE: (603) 448 6295
E-MAIL: advancedgeomatics@comcast.net

STATE OF NEW HAMPSHIRE
DANIEL A. SHIRLEY
No. 7937
LICENSED
PROFESSIONAL ENGINEER

SURVEYED:	GIS
DESIGNED:	DAN
DRAWN:	DAN
CHECKED:	DAN
DATE:	10/10/2022

DRTC

DETAIL GRADING PLAN-SOUTH

C-3

© 2022
ADVANCED GEOMATICS & DESIGN

DWG: 22011\22011-PL

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, FEBRUARY 10, 2025 6:30PM

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Patrick Kennelly, Jeremy Rutter, Karen Zook (City Council Rep), Kathie Romano (REMOTE), Kellen Appleton, Brian Ceglarski (alt)

MEMBERS ABSENT: Eric Stacy (alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nathan Reichert (Director of Planning & Development)

OTHERS PRESENT: Matthew Decker, Esq. (Legal Counsel for the City)

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:37pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

Ms. Romano said she was attending remotely because she was out of town. She said no one was in the room with her while attending the meeting.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before February 10, 2025:

- **Clayton Morlock & Sally Shoop, David & Deborah Roberts and Richard & Paula Tobin, 30 Storrs Hill Road (Tax Map 136, Lot 22), 14 Storrs Hill Road (Tax Map 136, Lot 25), 0 Storrs Hill Road (Tax Map 136, Lot 24), and 28 Storrs Hill Road (Tax Map 136, Lot 23) zoned RL-2 & R-3: Request for approval of a Boundary Line Adjustment between lands identified above and Voluntary Lot Mergers of Lots 136-24 & 136-22, Lots 136-24 & 136-25 and Lots 136-24 & 136-23. PB2025-08-BLAVLM**

- **Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC: Site plan review for a proposed +/- 880 sq. ft. coffee shop on the same lot as an existing building, together with associated site improvements. PB2025-09-SPR**

- **Grafton County Economic Development Council & North Country Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Applicant requests**

a two (2) year extension of an existing approval (PB2022-48-SPR) per Section 8.4.A.3 of the Site Plan Review Regulations to construct an additional parking lot. PB2025-10-EXT

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Richard Ford Burley that the applications of Clayton Morlock & Sally Shoop, David & Deborah Roberts and Richard & Paula Tobin, 30 Storrs Hill Road (Tax Map 136, Lot 22), 14 Storrs Hill Road (Tax Map 136, Lot 25), 0 Storrs Hill Road (Tax Map 136, Lot 24), and 28 Storrs Hill Road (Tax Map 136, Lot 23) zoned RL-2 & R-3, Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC, and Grafton County Economic Development Council & North Country Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L do not have the potential for regional impact. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

3. PUBLIC HEARING ITEMS

A. A. B. XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3: Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). PB2025-05-EXT

Ms. Romano recused herself from the discussion. Chair Faunce said all remaining Board members will participate in the discussion and any voting on motions.

Attorney Decker said he provided a legal notice, which was included in the agenda packet materials for this meeting. He said the background of this extension application is that this applicant, XYZ Dairy, previously submitted an application for a two-year extension of all of its site plan deadlines. The Planning Board denied that application on November 12, 2024, with a written decision issued on November 19, 2024. He said that denial of extension was not appealed.

He said on December 19, 2024, XYZ Dairy filed an additional application, again requesting a two-year extension of all site plan review deadlines. He said New Hampshire courts created a doctrine, called the Subsequent Application Doctrine, which is designed to prevent Land Use Boards from being forced to hear repeated applications for the same relief and under applicable New Hampshire case law. He said Land Use Boards, such as the Planning Board, are required to make a “threshold determination” that a subsequent application is significantly different from the prior application to keep the Board from having to repeat its same labor over and over again.

Attorney Decker said the legal standard for a threshold determination is the answer to the following question: Does the subsequent application present a material change in circumstances that affect the merits of the application?

He said this hearing at this meeting is a limited purpose public hearing to allow the applicant to speak to what they would assert are the material changes in their application since the November 12, 2024 decision, and then for the Board to deliberate on those changes and to determine whether those changes are material.

He said if the Board determines at this meeting that there is a material change in circumstances that affects the application, it will pass a motion accordingly and schedule a full hearing on the two-year extension request.

Mr. David Clem and Mr. Chet Clem (XYZ Dairy and Lyme Properties) were present on behalf of the applicant.

Mr. David Clem read the following statement: (he also provided copies to the Board members and Attorney Decker)

On December 19, 2024, Lyme Properties, operating as the development agent for XYZ Dairy, LLC, submitted a request for a 2-year extension of the River Park West Lebanon Site Plan (#PB2010-25-SPR) as most recently amended on September 9, 2019 (#PB2018-34-SPA) and extended by this Board on October 12, 2021 (#PB2021-29-EXT). The December 19th extension request identified that, since the Lebanon Planning Board's rejection of XYZ's previous request for extension (as submitted on July 8, 2024), the Grafton County Superior Court issued an Omnibus Order granting a Preliminary Injunction to XYZ (1) reinstating the building permit at issue in both the state court action and within the prior request for extension; and (2) extending the Planning Board's Phase 1 site plan approval deadlines by 11 months and two days from notice of the Order.

I now submit this correspondence in advance of today's "limited public hearing," scheduled "to determine whether there has been a material change of circumstances affecting the merits of [XYZ's] application since the time of [its] prior [July 8th] application."[1]

Under New Hampshire law, the requirement of material change pursuant to the "subsequent application doctrine" is "**not to be technically and narrowly imposed**, but yet enforced to the extent that property interests may be settled and stable, and property owners protected from harassment."[2] Moreover, **a decision of a superior court can create a material change warranting a change in an administrative body's decision**.[3]

---

[1] XYZ received notice of the nature of this hearing by way of the City's counsel's February 7, 2025 Memorandum. To the extent that the Planning Board desires or requires supplementation of this letter, XYZ is amenable to providing a further submission. To the extent that this evening's hearing expands beyond the outlined "limited" scope, XYZ requests an opportunity to further supplement this letter as it relates to the merits of its request.

[2] *Bois v. Manchester*, 113 N.H. 339, 342 (1973)(emphasis supplied).

[3] *See Radcliff v. Zoning Bd. Of Appeals*, D.N. CV 121852 S, 1993 Conn. Super. LEXIS 1536, at *18 (June 9, 1993) (relating to the revocation and reinstatement of a building permit)(emphasis supplied); *Middlesex Theatre, Inc. v. Commissioner of State Police*, 128 Conn. 20, 22-23, 20 (1941) ("Where a change of conditions has occurred since the decision of the administrator or where other considerations have arisen materially affecting the merits of the matter and no vested rights have intervened, it is reasonable and appropriate to the functioning of efficient administrative machinery that the subject matter be re-examined in the light of the altered circumstances.").

1

That is precisely the case here. Critically, in submitting its second request for a 2-year extension, XYZ identified several material changes of circumstance since its prior application, including but not limited to:

- after *three days* of evidentiary hearings, the Court explicitly disagreed with the City's argument that XYZ should have continued investing in Site Plan work while the building permit matter was unresolved (an argument the Planning Board seemingly adopted on or about its November 12, 2024 decision);
- the building permit has been reinstated; and
- the Phase 1 deadlines have been extended.

In support of its December 19th second extension request, XYZ attached the Court's Omnibus Order, its Superior Court Complaint (including its twenty-two exhibits), and its Memorandum in Support of its Petition for Temporary Restraining Order and Motion for Preliminary Injunction—none of which were previously before the Lebanon Planning Board when considering XYZ's July 8th first request for extension. These documents encompass—by the City's counsel's own admission contained in his February 7, 2025 Memorandum—"a different but overlapping set of facts."

In its Omnibus Order, the Court determined that, after three days of evidentiary hearings, XYZ established a "likelihood of success on the merits" that the City of Lebanon made an actionable misrepresentation of a material fact that XYZ relied upon to its detriment. In other words, after hearing the evidence, the Court concluded that XYZ reasonably relied upon the City's representations related to the building permit, that XYZ was harmed as a result, and that the facts established by XYZ warranted the reinstatement of the building permit and the extension of the Phase 1 deadlines. Importantly, the Court also stated as follows:

> **The Court is unpersuaded by the City's argument that XYZ should have completed the Phase 1 infrastructure work without a building permit. As Chet and David Clem testified, the City cannot reasonably expect a developer to pursue infrastructure work without a building permit for the associated building project.**

The same argument underscored by the Court holds true for the attendant delays in all of the other phases of development. The City could not have reasonably expected XYZ to meet the deadlines for those other development phases without a valid building permit on Phase 1, since the Phase 1 building was critical to the overall economics of the project and to the construction of the primary entrance of the development. The clear "changes in circumstances" provided by the direction in the Court's Order warrant the Board's full consideration of the merits of XYZ's second request for extension.

To the extent that the Planning Board is not otherwise persuaded that a material change necessitates consideration of XYZ's December 19th extension request, XYZ further asserts that consideration is warranted as this Board's consideration of XYZ's July 8th request was neither fair

or impartial.[4] In brief, the Planning Board was notified of XYZ's pending action related to the building permit and site plan deadlines pending in Grafton County Superior Court prior to issuing its formal decision on XYZ's first extension request. Nevertheless, the Planning Board, relying upon the recommendations of municipal staff, rejected XYZ's first extension request prior to the issuance of any decision by the Court. More specifically, five members of the Planning Board *met in advance of the public hearing without a motion to convene in executive session* in a public meeting. These same five members then voted to deny the extension request without reading the motion in the public hearing or making the motion available to the applicant in advance. While I appreciate the fact that the Planning Board relies on municipal staff to support the Board, I believe the Planning Board is an independent, quasi-public body and should affirm its authority by acting independently of staff opinion, fairly, and impartially—in line with the Court's Order—in this instance.

Turning to the merits of this request, the Planning Board is tasked with determining whether the delays on the other phases of the River Park project were the result of circumstances beyond XYZ's control. It is clear, based on the specific language of the Court's Order, that the Court's findings not only necessitate consideration of XYZ's December 19th second extension request, but granting XYZ's request for two-year extensions in full. The City's misrepresentations as to the building permit irrefutably predated the other events the Planning Board considered in relation to XYZ's prior extension request. Accordingly, (1) because of the City's misrepresentations as to the building permit and the delays resulting therefrom; and (2) because XYZ reasonably did not invest in other aspects of the project while the permit was in a City-imposed limbo, there plainly exist circumstances beyond XYZ's control necessitating a 2-year extension of XYZ's site plan deadlines on the remaining phases of the River Park project.

It is my hope that the Lebanon Planning Board will exercise reason and fairness, as the Court has done, in considering the merits of and granting XYZ's request for extension. Doing so would also constitute a significant gesture of good faith in rebuilding the trust required to bring this beneficial project to fruition for the City of Lebanon.

Chair Faunce confirmed the Board members received substantial materials in the agenda packet for this meeting, which included 22 exhibits that were related to the three days of Superior Court evidentiary hearings mentioned by Mr. Clem in his read statement.

Dr. Ford Burley asked for clarification from Attorney Decker on the meaning of "technically and narrowly imposed" in relation to the case of Bois v. Manchester (cited in Mr. Clem's letter). Attorney Decker said he believed the instruction is for the Board to look at the case law more broadly and focus on the content of the application to possibly identify a material change in the circumstances, rather than focus just on the fact that this is another request for a two-year extension.

Mr. Clem said his legal representation is out of the country and not available to come to this meeting. He said this is an amendment to a permit that has already been granted by the Planning Board and renewed multiple times, and involves only the schedule of the phases. He said what distinguishes it from any other site plan and subdivision approval in the City is this was the first filed under the Lebanon Zoning Ordinance that allows a phased development.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. Chair Faunce closed the public comment portion of the hearing.

Dr. Ford Burley said Attorney Decker's legal notice indicates that the Superior Court judge said, "while the Court and the Planning Board considered many of the same facts, neither decision

bears on nor negates the other." He said that suggests that a court opinion is not a new material condition. Mr. Chet Clem and Mr. David Clem disagreed that the judge's decision, which disagrees with the Board's decision, does not constitute new material worthy of the Planning Board's consideration of a rehearing for a two-year extension.

Mr. Kennelly asked if Attorney Decker knew the court cases cited in Mr. Clem's letter and whether they speak to a decision of a Superior Court being considered a material change. Attorney Decker said he was reading about the cases during this meeting to learn more. He noted that both cases are Connecticut State court cases and would not be finding authority in New Hampshire.

At 7:16pm, Chair Faunce called for a recess to allow Attorney Decker to familiarize himself with the cases cited in Mr. Clem's letter.
At 7:32pm, the meeting resumed.

Attorney Decker said the two cases were cited in Mr. Clem's letter for the proposition that a decision of a Superior Court can create a material change, warranting a change in an administrative body's decision. He gave details from each case.

Dr. Ford Burley asked about the reference to the phase, "Likelihood of success on the merits," in Mr. Clem's statement, and asked Attorney Decker to explain what that entails. He said when a court is reviewing an application for a temporary injunction, it is like a pause on the status quo while the court case is pending. Attorney Decker explained the elements for a temporary injunction.

Mr. Corwin confirmed the materials that have been provided to the Board for this meeting:

- 241-page document (posted online with the January 27, 2025 Work Session agenda packet and again for this meeting) provided by the applicant
- Four-page memorandum from Attorney Decker

Chair Faunce asked Mr. Clem if they sought to reapply for the permit at the time when the permit was revoked. Mr. Clem said this was asked at the first hearing and he said he responded that they felt like the existing building permit was valid and that it had value and there was no need to reapply, and he said he still believes that to be true. Mr. Chet Clem said one of the evident jury hearings in the court agreed with their position. He said the court decision upholds that the permit was invalidated improperly.

The Board discussed whether there has been a material change in the application since the November 12, 2024 decision. In particular, the group discussed whether schedule changes for phase deadlines constitute a change in the application.

Attorney Decker confirmed that, as of November 12, 2024, the City's Building Inspector had declared the building permit expired. He said the state Building Code Review Board affirmed it had expired. The Board discussed whether decisions that were made at that time, when they were unaware a judge would grant a restoration of 11 months and two days of the building permit, would be made differently, and whether that constitutes a material change to the application.

A MOTION was made by Richard Ford Burley that the application of XYZ Dairy LLC for a two-year extension of all relevant dates in its Site Plan Approval be accepted under the

subsequent application doctrine because the applicant has carried its burden to demonstrate that its application is materially different from its prior application, the change in circumstance described by the applicant, the decision of the Superior Court judge, dated November 25, 2024, and the subsequent extension of phase one by 11 months and two days is material and would affect the merits of the prior application. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:
Voting For –Ms. Zook, Dr. Ford Burley, Mr. Faunce, Dr. Rutter, Mr. Ceglarski, and Ms. Appleton
Voting Against – Mr. Kennelly

****The MOTION was approved (6-1)***

Chair Faunce said the public hearing will be continued at the February 24, 2025 meeting. Mr. David Clem confirmed all materials will be provided by the applicant to Staff by noon on Thursday, February 20, 2025.

Ms. Romano rejoined the meeting.

B. Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. PB2024-48-SPRCUP - Postponed from January 13, 2025

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 Richard Ford Burley that the application of Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1 is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Dan Nash (Advanced Geomatics & Design) was present on behalf of the applicant. He gave an overview of the project, which involves expansion of paved areas, the addition of a stormwater treatment system, additional landscaping, and other improvements.

Mr. Corwin said the applicant must address the following:

- Compliance with Conditional Use Permit criteria per Section 302.4.D of the Zoning Ordinance which permits the expansion of a vehicular sales use that involves expansion of the vehicle display area
- Site Plan Review resulting from the proposed expansion of 12,500 additional square feet of pavement, which is considered a major change to the site

The group discussed the Conditional Use Permit application at length. In particular, the group discussed whether the wetlands floodplain will be affected by the expansion of the vehicular display area. The group discussed whether a LOMA (Letter of Map Amendment – which indicates from FEMA that the site is not in a flood zone) is needed.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. Chair Faunce closed the public comment portion of the hearing.

A MOTION was made by Richard Ford Burley that:

At a duly-noticed meetings of the Lebanon Planning Board held on February 10, 2025, there appeared representatives on behalf of Cicotte Holdings, LLC, regarding 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1, requesting a Conditional Use Permit per Section 311A.2 of the Zoning Ordinance to expand the outdoor vehicular storage area for an existing vehicular sales use. PB2025-04-FMAJSPRCUP

I. FINDINGS OF FACT

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

1. ***The subject property is improved with a vehicular sales use.***
2. ***The applicant proposes to expand the vehicular display area with an additional 12,551 sq. ft. of pavement.***
3. ***"Vehicular sales" is allowed by Conditional Use in the R-O-1 District per Section 311A.2 of the Zoning Ordinance. Expansions of a use allowed by Conditional Use also require a Conditional Use Permit from the Planning Board.***
4. ***In order to grant the requested Conditional Use Permit, the Board must find that the project satisfies the general Conditional Use criteria set forth in Section 302.4.D of the Zoning Ordinance.***

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the Enhanced Performance Standards set forth in §302.4.D of the Zoning Ordinance:

1. ***The site is suitable for the proposal. (§302.4.D.1)***
2. ***The external impacts of the proposed use on abutting properties and the neighborhood are commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)***
3. ***The proposed layout and design of the site is not incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. (§302.4.D.3)***

4. ***The criteria set forth in Section 302.4.D.4 relates to new building construction and, since no new building construction is proposed, is inapplicable to the subject application.***
5. ***The proposed use and layout of the site, including all related development activities, does to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. (§302.4.D.5)***

III. DECISION

Now therefore be it resolved that the Planning Board, on this 10th day of February, 2025, hereby grants the request of the Cicotte Holdings, LLC, for a Conditional Use Permit per Sections 311A.2 of the Zoning Ordinance to expand the outdoor vehicular storage area for an existing vehicular sales use at 51 Evans Drive (Tax Map 78, Lot 40, Plot 200).

The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Reichert asked if the LOMA has been issued by FEMA yet. Mr. Nash said it has not yet been requested. Mr. Reichert suggested that the LOMA be made a condition of approval because, without it, the site is still considered in a flood zone. The group discussed whether the LOMA is needed if a flood plain permit has been granted, and whether the original flood plain permit is still valid after 2-3 years.

Dr. Rutter noted several inconsistencies and discrepancies in the submitted site plan materials, particularly related to:

- The number of parking spaces required
- Pavement pavers indicated on site plan drawings but not included in the legend
- Number of trees required for shade
- Proposed location of shade trees (not close enough to provide shade in the parking lot)
- Number of shrubs/bushes required for perimeter landscape/buffer
- Specific types of trees proposed
- Whether vehicle display area is included in the total number of parking lot spaces

The group discussed whether the applicant should request a waiver from any submission or design requirement that would be applicable outside of the development area, for improvements such as sidewalks. Mr. Corwin noted that the Board does not have to grant such a waiver.

The group began discussing the requested waivers in detail. They determined that there was not enough clear information provided to make informed decisions whether to grant any of the waivers. Ms. Romano noted it is difficult to discuss insufficiencies in submitted materials at length during a meeting only to have to go through them again at another meeting. She said if the materials were complete when the Board first receives them, so much time would not be wasted.

A MOTION was made by Richard Ford Burley that, for the application of Cicotte Holdings, LLC, PB 202448 SPRCUP, the Lebanon Planning Board disapproves partial waivers for all the waivers requested. The MOTION was seconded by Kathie Romano.

Mr. Corwin suggested that the Board continue the public hearing for this application to the March 10, 2025 meeting to give Staff time to work with the applicant to gather more information.

Dr. Ford Burley withdrew the MOTION to disapprove the requested waivers. Ms. Romano seconded the withdrawal of the MOTION.

A MOTION was made by Richard Ford Burley to continue the public hearing for the application of Cicotte Holdings, LLC, PB 202448 SPRCUP until the March 10, 2025 Planning Board meeting. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

At 9:19pm, Ms. Zook left the meeting.

A MOTION was made by Richard Ford Burley to extend the meeting to 9:45pm. The MOTION was seconded by Brian Ceglarski.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

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4. STUDY ITEMS

A. Recap 2025 Adopted Capital Budget & Commence 2026-2031 CIP Process

B. Strategic Plan Annual Goals and Workplan

Chair Faunce said Study Items 4A & 4B would be discussed at a future meeting.

C. Review of Proposed Amendments to Site Plan Review Regulations – Minor Site Plan Committee and Conceptual Review

The group discussed the site plan details that should trigger the requirement for a conceptual review for a proposed project. They agreed to the following draft amendment text:

B. Conceptual Review Required. Conceptual review shall be required for any *land development* that requires Planning Board review pursuant to Section 3.1.D and which involves any one or more of the following:

1. 20 or more new dwelling units;
2. Ten (10) or more detached one- and/or two-family dwellings;
3. More than one (1) principal multi-family, non-residential or mixed use building; and/or
4. Any development determined to have regional impact.

C. Conceptual Review Optional. For any ~~site~~ *land* ***development*** other than those identified in Section 4.3.B,~~,~~ conceptual review shall be optional.

~~may end the conceptual discussion at any time.~~

D. Notice. Conceptual reviews shall only take place at a formal meeting of the Board. Public notice of a required ~~the~~ conceptual ~~discussion~~ review shall be provided pursuant to Section 4.8 and shall also be provided to the following:

1. Conservation Commission
2. Pedestrian & Bicyclist Advisory Committee
3. Tree Advisory Board
4. Heritage Commission (if located within the Historic District)

Public notice is not required for optional conceptual reviews. ~~is not required, but~~

E~~B~~. Submission Requirements. ~~Not less than two weeks before the date of the scheduled conceptual review, the~~The Applicant shall provide a project description, a written statement addressing how the concept conforms with the Master Plan, and a sketch plan of sufficient accuracy and quality, based on a United States Geological Survey map or similar map, showing the following:

1. Existing property lines of the parcel(s) under review;

2. General topography, to include highlight of slopes in excess of 25%;

3. Prominent natural features of the site, including but not limited to: tree lines, watercourses, flood plains, wetlands, and ledge outcrops;

4. The approximate location and size of existing and proposed buildings, parking areas, roadways, and other improvements.

5. When conceptual review is required:

   a. A properly completed and signed application form.

   b. The appropriate fees as established by the Board's fee schedule.

   c. A list of the name(s) and address(es) of all persons to be notified by certified mail in accordance with RSA 676:4, I(d), including the following:

i. The Applicant(s);

ii. The Owner(s) of record of the site;

iii. The Owners of abutting properties;

iv. Every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board;

v. All persons holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property. (NOTE: When there are no such restrictions on the subject property, the applicant shall provide a definitive statement to that effect.);

vi. The holders of any easements, rights-of-way, or other restrictions on or over the subject property. (NOTE: When there are no such easements, rights-of-way, or other restrictions on the subject property, the applicant shall provide a definitive statement to that effect.).

F~~G~~. Procedures. Conceptual review shall be an informal discussion with the Board, conducted in general terms, of the basic concept of the proposed development ~~The conceptual review shall be limited to a discussion of the concept in general terms,~~ for the purpose of familiarizing the Board with the location and type of development, and familiarizing the Applicant with the issues and concerns of the Board. The Board shall consider whether the proposed development is an allowed use in the Zoning Ordinance and in accordance with the Master Plan. The Board shall determine whether the development is compatible with any plans for existing or future roads, utilities, and services. The Board shall focus on the characteristics of the site and its relationship to the surrounding area to determine how well the proposed development fits into the natural environment and the cultural landscape, including historical resources.

Discussions held during any conceptual review shall not bind either the applicant or the Board in any manner, and statements made by Board members shall not be the basis for disqualifying said members or invalidating any subsequent action taken by the Board.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board schedules a public hearing for Study Item 4C: Proposed Amendments to Site Plan Review Regulations Regarding Mino Site Plan Committee and Conceptual Review - if public notice requirement can be satisfied - for the February 24, 2025 Planning Board Work Session, and, if not, to the March 10, 2025 Meeting of the Planning Board. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

5. OTHER BUSINESS

None

6. APPROVAL OF MINUTES

- **December 9, 2024**
- **December 17, 2024**
- **January 13, 2025**

January 13, 2024 Amendments:
Page 7 Line 46: Edit to read: "Boulders from the Barrows Street site and soil from the Kimball Street site were used."

A MOTION was made by Richard Ford Burley to approve the December 9, 2024, December 17, 2024, and January 13, 2025 Planning Board Meeting minutes as presented and amended. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

7. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:40pm. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

The meeting was adjourned at 9:40pm.

Respectfully submitted,
Paula Roux
Recording Secretary

suggested edits by J.Rutter

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, FEBRUARY 10, 2025 6:30PM

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Patrick Kennelly, Jeremy Rutter, Karen Zook (City Council Rep), Kathie Romano (REMOTE), Kellen Appleton, Brian Ceglarski (alt)

MEMBERS ABSENT: Eric Stacy (alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nathan Reichert (Director of Planning & Development)

OTHERS PRESENT: Matthew Decker, Esq. (Legal Counsel for the City)

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:37pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

Ms. Romano said she was attending remotely because she was out of town. She said no one was in the room with her while attending the meeting.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before February 10, 2025:

- **Clayton Morlock & Sally Shoop, David & Deborah Roberts and Richard & Paula Tobin, 30 Storrs Hill Road (Tax Map 136, Lot 22), 14 Storrs Hill Road (Tax Map 136, Lot 25), 0 Storrs Hill Road (Tax Map 136, Lot 24), and 28 Storrs Hill Road (Tax Map 136, Lot 23) zoned RL-2 & R-3: Request for approval of a Boundary Line Adjustment between lands identified above and Voluntary Lot Mergers of Lots 136-24 & 136-22, Lots 136-24 & 136-25 and Lots 136-24 & 136-23. PB2025-08-BLAVLM**

- **Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC: Site plan review for a proposed +/- 880 sq. ft. coffee shop on the same lot as an existing building, together with associated site improvements. PB2025-09-SPR**

- **Grafton County Economic Development Council & North Country Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L: Applicant requests**

a two (2) year extension of an existing approval (PB2022-48-SPR) per Section 8.4.A.3 of the Site Plan Review Regulations to construct an additional parking lot. PB2025-10-EXT

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Richard Ford Burley that the applications of Clayton Morlock & Sally Shoop, David & Deborah Roberts and Richard & Paula Tobin, 30 Storrs Hill Road (Tax Map 136, Lot 22), 14 Storrs Hill Road (Tax Map 136, Lot 25), 0 Storrs Hill Road (Tax Map 136, Lot 24), and 28 Storrs Hill Road (Tax Map 136, Lot 23), zoned RL-2 & R-3, Tycoga NH West, LLC (applicant), Ledyard National Bank (property owner), 42 Old Etna Road (Tax Map 50, Lot 30, Plot 100), zoned GC, and Grafton County Economic Development Council & North Country Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L do not have the potential for regional impact. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

3. PUBLIC HEARING ITEMS

A. A. B. XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3: Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). PB2025-05-EXT

Ms. Romano recused herself from the discussion. Chair Faunce said all remaining Board members will participate in the discussion and any voting on motions.

Attorney Decker said he provided a legal notice, which was included in the agenda packet materials for this meeting. He said the background of this extension application is that this applicant, XYZ Dairy, previously submitted an application for a two-year extension of all of its site plan deadlines. The Planning Board denied that application on November 12, 2024, with a written decision issued on November 19, 2024. He said that this denial of extension was not appealed.

He said on December 19, 2024, XYZ Dairy filed an additional application, again requesting a two-year extension of all site plan review deadlines. He said New Hampshire courts created a doctrine, called the Subsequent Application Doctrine, which is designed to prevent Land Use Boards from being forced to hear repeated applications for the same relief and under applicable New Hampshire case law. He said Land Use Boards, such as the Planning Board, are required to make a "threshold determination" that a subsequent application is significantly different from the prior application to keep the Board from having to repeat its same labor over and over again.

Attorney Decker said the legal standard for a threshold determination is the answer to the following question: Does the subsequent application present a material change in circumstances that affect the merits of the application?

He said this hearing at this meeting is a limited purpose public hearing to allow the applicant to speak to what they would assert are the material changes in their application since the November 12, 2024 decision, and then for the Board to deliberate on those changes and to determine whether those changes are material.

He said if the Board determines at this meeting that there is a material change in circumstances that affects the application, it will pass a motion accordingly and schedule a full hearing on the two-year extension request.

Mr. David Clem and Mr. Chet Clem (XYZ Dairy and Lyme Properties) were present on behalf of the applicant.

Mr. David Clem read the following statement: (he also provided copies to the Board members and Attorney Decker)

On December 19, 2024, Lyme Properties, operating as the development agent for XYZ Dairy, LLC, submitted a request for a 2-year extension of the River Park West Lebanon Site Plan (#PB2010-25-SPR) as most recently amended on September 9, 2019 (#PB2018-34-SPA) and extended by this Board on October 12, 2021 (#PB2021-29-EXT). The December 19th extension request identified that, since the Lebanon Planning Board's rejection of XYZ's previous request for extension (as submitted on July 8, 2024), the Grafton County Superior Court issued an Omnibus Order granting a Preliminary Injunction to XYZ (1) reinstating the building permit at issue in both the state court action and within the prior request for extension; and (2) extending the Planning Board's Phase 1 site plan approval deadlines by 11 months and two days from notice of the Order.

I now submit this correspondence in advance of today's "limited public hearing," scheduled "to determine whether there has been a material change of circumstances affecting the merits of [XYZ's] application since the time of [its] prior [July 8th] application."[1]

Under New Hampshire law, the requirement of material change pursuant to the "subsequent application doctrine" is "**not to be technically and narrowly imposed**, but yet enforced to the extent that property interests may be settled and stable, and property owners protected from harassment."[2] Moreover, **a decision of a superior court can create a material change warranting a change in an administrative body's decision**.[3]

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[1] XYZ received notice of the nature of this hearing by way of the City's counsel's February 7, 2025 Memorandum. To the extent that the Planning Board desires or requires supplementation of this letter, XYZ is amenable to providing a further submission. To the extent that this evening's hearing expands beyond the outlined "limited" scope, XYZ requests an opportunity to further supplement this letter as it relates to the merits of its request.

[2] *Bois v. Manchester*, 113 N.H. 339, 342 (1973)(emphasis supplied).

[3] *See Radcliff v. Zoning Bd. Of Appeals*, D.N. CV 121852 S, 1993 Conn. Super. LEXIS 1536, at *18 (June 9, 1993) (relating to the revocation and reinstatement of a building permit)(emphasis supplied); *Middlesex Theatre, Inc. v. Commissioner of State Police*, 128 Conn. 20, 22-23, 20 (1941) ("Where a change of conditions has occurred since the decision of the administrator or where other considerations have arisen materially affecting the merits of the matter and no vested rights have intervened, it is reasonable and appropriate to the functioning of efficient administrative machinery that the subject matter be re-examined in the light of the altered circumstances.").

1

That is precisely the case here. Critically, in submitting its second request for a 2-year extension, XYZ identified several material changes of circumstance since its prior application, including but not limited to:

- after *three days* of evidentiary hearings, the Court explicitly disagreed with the City's argument that XYZ should have continued investing in Site Plan work while the building permit matter was unresolved (an argument the Planning Board seemingly adopted on or about its November 12, 2024 decision);
- the building permit has been reinstated; and
- the Phase 1 deadlines have been extended.

In support of its December 19th second extension request, XYZ attached the Court's Omnibus Order, its Superior Court Complaint (including its twenty-two exhibits), and its Memorandum in Support of its Petition for Temporary Restraining Order and Motion for Preliminary Injunction—none of which were previously before the Lebanon Planning Board when considering XYZ's July 8th first request for extension. These documents encompass—by the City's counsel's own admission contained in his February 7, 2025 Memorandum—"a different but overlapping set of facts."

In its Omnibus Order, the Court determined that, after three days of evidentiary hearings, XYZ established a "likelihood of success on the merits" that the City of Lebanon made an actionable misrepresentation of a material fact that XYZ relied upon to its detriment. In other words, after hearing the evidence, the Court concluded that XYZ reasonably relied upon the City's representations related to the building permit, that XYZ was harmed as a result, and that the facts established by XYZ warranted the reinstatement of the building permit and the extension of the Phase 1 deadlines. Importantly, the Court also stated as follows:

> **The Court is unpersuaded by the City's argument that XYZ should have completed the Phase 1 infrastructure work without a building permit. As Chet and David Clem testified, the City cannot reasonably expect a developer to pursue infrastructure work without a building permit for the associated building project.**

The same argument underscored by the Court holds true for the attendant delays in all of the other phases of development. The City could not have reasonably expected XYZ to meet the deadlines for those other development phases without a valid building permit on Phase 1, since the Phase 1 building was critical to the overall economics of the project and to the construction of the primary entrance of the development. The clear "changes in circumstances" provided by the direction in the Court's Order warrant the Board's full consideration of the merits of XYZ's second request for extension.

To the extent that the Planning Board is not otherwise persuaded that a material change necessitates consideration of XYZ's December 19th extension request, XYZ further asserts that consideration is warranted as this Board's consideration of XYZ's July 8th request was neither fair

or impartial.[4] In brief, the Planning Board was notified of XYZ's pending action related to the building permit and site plan deadlines pending in Grafton County Superior Court prior to issuing its formal decision on XYZ's first extension request. Nevertheless, the Planning Board, relying upon the recommendations of municipal staff, rejected XYZ's first extension request prior to the issuance of any decision by the Court. More specifically, five members of the Planning Board *met in advance of the public hearing without a motion to convene in executive session* in a public meeting. These same five members then voted to deny the extension request without reading the motion in the public hearing or making the motion available to the applicant in advance. While I appreciate the fact that the Planning Board relies on municipal staff to support the Board, I believe the Planning Board is an independent, quasi-public body and should affirm its authority by acting independently of staff opinion, fairly, and impartially—in line with the Court's Order—in this instance.

Turning to the merits of this request, the Planning Board is tasked with determining whether the delays on the other phases of the River Park project were the result of circumstances beyond XYZ's control. It is clear, based on the specific language of the Court's Order, that the Court's findings not only necessitate consideration of XYZ's December 19th second extension request, but granting XYZ's request for two-year extensions in full. The City's misrepresentations as to the building permit irrefutably predated the other events the Planning Board considered in relation to XYZ's prior extension request. Accordingly, (1) because of the City's misrepresentations as to the building permit and the delays resulting therefrom; and (2) because XYZ reasonably did not invest in other aspects of the project while the permit was in a City-imposed limbo, there plainly exist circumstances beyond XYZ's control necessitating a 2-year extension of XYZ's site plan deadlines on the remaining phases of the River Park project.

It is my hope that the Lebanon Planning Board will exercise reason and fairness, as the Court has done, in considering the merits of and granting XYZ's request for extension. Doing so would also constitute a significant gesture of good faith in rebuilding the trust required to bring this beneficial project to fruition for the City of Lebanon.

Chair Faunce confirmed that the Board members had received substantial materials in the agenda packet for this meeting, which included 22 exhibits that were related to the three days of Superior Court evidentiary hearings mentioned by Mr. Clem in his read statement.

Dr. Ford Burley asked for clarification from Attorney Decker on the meaning of "technically and narrowly imposed" in relation to the case of Bois v. Manchester (cited in Mr. Clem's letter). Attorney Decker said he believed the instruction is for the Board to look at the case law more broadly and focus on the content of the application to possibly identify a material change in the circumstances, rather than focus just on the fact that this is another request for a two-year extension.

Mr. Clem said his legal representation is out of the country and not available to come to this meeting. He said this is an amendment to a permit that has already been granted by the Planning Board and renewed multiple times, and involves only the scheduling~~e~~ of the phases. He said what distinguishes it from any other site plan and subdivision approval in the City is this was the first filed under the Lebanon Zoning Ordinance that allows a phased development.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. Chair Faunce closed the public comment portion of the hearing.

Dr. Ford Burley said Attorney Decker's legal notice indicates that the Superior Court judge said, "while the Court and the Planning Board considered many of the same facts, neither decision

bears on nor negates the other." He said that suggests that a court opinion is not a new material condition. Mr. Chet Clem and Mr. David Clem disagreed that the judge's decision, which disagrees with the Board's decision, does not constitute new material worthy of the Planning Board's consideration of a rehearing for a two-year extension.

Mr. Kennelly asked if Attorney Decker knew the court cases cited in Mr. Clem's letter and whether they speak to a decision of a Superior Court being considered a material change. Attorney Decker said he was reading about the cases during this meeting to learn more. He noted that both cases are Connecticut State court cases and would not be finding authority in New Hampshire.

At 7:16pm, Chair Faunce called for a recess to allow Attorney Decker to familiarize himself with the cases cited in Mr. Clem's letter.
At 7:32pm, the meeting resumed.

Attorney Decker said the two cases were cited in Mr. Clem's letter for the proposition that a decision of a Superior Court can create a material change, warranting a change in an administrative body's decision. He gave details from each case.

Dr. Ford Burley asked about the reference to the phase, "Likelihood of success on the merits," in Mr. Clem's statement, and asked Attorney Decker to explain what that entails. ~~He said~~Attorney Decker replied that when a court is reviewing an application for a temporary injunction, it is like a pause on the status quo while the court case is pending. Attorney Decker explained the elements for a temporary injunction.

Mr. Corwin confirmed the materials that have been provided to the Board for this meeting:

- 241-page document (posted online with the January 27, 2025 Work Session agenda packet and again for this meeting) provided by the applicant
- Four-page memorandum from Attorney Decker

Chair Faunce asked Mr. Clem if they sought to reapply for the permit at the time when the permit was revoked. Mr. Clem said this was asked at the first hearing and he said he responded that they felt like the existing building permit was valid and that it had value and there was no need to reapply, and he said he still believes that to be true. Mr. Chet Clem said one of the evidentiary~~t~~ jury hearings in the court agreed with their position. He said the court decision upholds that the permit was invalidated improperly.

The Board discussed whether there has been a material change in the application since the November 12, 2024 decision. In particular, the group discussed whether scheduling~~e~~ changes for phase deadlines constitute a change in the application.

Attorney Decker confirmed that, as of November 12, 2024, the City's Building Inspector had declared the building permit expired. He said the state Building Code Review Board affirmed it had expired. The Board discussed whether decisions that were made at that time, when they were unaware a judge would grant a restoration of 11 months and two days of the building permit, would be made differently, and whether that constitutes a material change to the application.

A MOTION was made by Richard Ford Burley that the application of XYZ Dairy LLC for a two-year extension of all relevant dates in its Site Plan Approval be accepted under the

subsequent application doctrine because the applicant has carried its burden to demonstrate that its application is materially different from its prior application, the change in circumstance described by the applicant, the decision of the Superior Court judge, dated November 25, 2024, and the subsequent extension of phase one by 11 months and two days is material and would affect the merits of the prior application. The MOTION was seconded by Kellen Appleton.

Roll Call Vote:
Voting For –Ms. Zook, Dr. Ford Burley, Mr. Faunce, Dr. Rutter, Mr. Ceglarski, and Ms. Appleton
Voting Against – Mr. Kennelly

****The MOTION was approved (6-1)***

Chair Faunce said the public hearing will be continued at the February 24, 2025 meeting. Mr. David Clem confirmed all materials will be provided by the applicant to Staff by noon on Thursday, February 20, 2025.

Ms. Romano rejoined the meeting.

B. Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. PB2024-48-SPRCUP - Postponed from January 13, 2025

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 Richard Ford Burley that the application of Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1 is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Dan Nash (Advanced Geomatics & Design) was present on behalf of the applicant. He gave an overview of the project, which involves expansion of paved areas, the addition of a stormwater treatment system, additional landscaping, and other improvements.

Mr. Corwin said the applicant must address the following:

- Compliance with Conditional Use Permit criteria per Section 302.4.D of the Zoning Ordinance which permits the expansion of a vehicular sales use that involves expansion of the vehicle display area
- Site Plan Review resulting from the proposed expansion of 12,500 additional square feet of pavement, which is considered a major change to the site

The group discussed the Conditional Use Permit application at length. In particular, the group discussed whether the wetlands floodplain will be affected by the expansion of the vehicular display area. The group discussed whether a LOMA (Letter of Map Amendment – which indicates from FEMA that the site is not in a flood zone) is needed.

Chair Faunce opened the public comment portion of the hearing. No one from the public spoke. Chair Faunce closed the public comment portion of the hearing.

A MOTION was made by Richard Ford Burley that:

At a duly-noticed meetings of the Lebanon Planning Board held on February 10, 2025, there appeared representatives on behalf of Cicotte Holdings, LLC, regarding 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1, requesting a Conditional Use Permit per Section 311A.2 of the Zoning Ordinance to expand the outdoor vehicular storage area for an existing vehicular sales use. PB2025-04-FMAJSPRCUP

I. FINDINGS OF FACT

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

1. ***The subject property is improved with a vehicular sales use.***
2. ***The applicant proposes to expand the vehicular display area with an additional 12,551 sq. ft. of pavement.***
3. ***"Vehicular sales" is allowed by Conditional Use in the R-O-1 District per Section 311A.2 of the Zoning Ordinance. Expansions of a use allowed by Conditional Use also require a Conditional Use Permit from the Planning Board.***
4. ***In order to grant the requested Conditional Use Permit, the Board must find that the project satisfies the general Conditional Use criteria set forth in Section 302.4.D of the Zoning Ordinance.***

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the Enhanced Performance Standards set forth in §302.4.D of the Zoning Ordinance:

1. ***The site is suitable for the proposal. (§302.4.D.1)***
2. ***The external impacts of the proposed use on abutting properties and the neighborhood are commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)***
3. ***The proposed layout and design of the site is not incompatible with the established character of the neighborhood and shall mitigate any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. (§302.4.D.3)***

4. ***The criteria set forth in Section 302.4.D.4 relates to new building construction and, since no new building construction is proposed, is inapplicable to the subject application.***
5. ***The proposed use and layout of the site, including all related development activities, does to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. (§302.4.D.5)***

III. DECISION

Now therefore be it resolved that the Planning Board, on this 10th day of February, 2025, hereby grants the request of the Cicotte Holdings, LLC, for a Conditional Use Permit per Sections 311A.2 of the Zoning Ordinance to expand the outdoor vehicular storage area for an existing vehicular sales use at 51 Evans Drive (Tax Map 78, Lot 40, Plot 200).

The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

Mr. Reichert asked if the LOMA has been issued by FEMA yet. Mr. Nash said it has not yet been requested. Mr. Reichert suggested that the LOMA be made a condition of approval because, without it, the site is still considered in a flood zone. The group discussed whether the LOMA is needed if a flood plain permit has been granted, and whether the original flood plain permit is still valid after 2-3 years.

Dr. Rutter noted several inconsistencies and discrepancies in the submitted site plan materials, particularly related to:

- The number of parking spaces required
- Pavement pavers indicated on site plan drawings but not included in the legend
- Number of trees required for shade
- Proposed location of shade trees (not close enough to provide shade in the parking lot)
- Number of shrubs/bushes required for perimeter landscape/buffer
- Specific types of trees proposed
- Whether vehicle display area is included in the total number of parking lot spaces

The group discussed whether the applicant should request a waiver from any submission or design requirement that would be applicable outside of the development area, for improvements such as sidewalks. Mr. Corwin noted that the Board does not have to grant such a waiver.

The group began discussing the requested waivers in detail. They determined that there was not enough clear information provided to make informed decisions whether to grant any of the waivers. Ms. Romano noted it is difficult to discuss insufficiencies in submitted materials at length during a meeting only to have to go through them again at another meeting. She said if the materials were complete when the Board first receives them, so much time would not be wasted.

A MOTION was made by Richard Ford Burley that, for the application of Cicotte Holdings, LLC, PB 202448 SPRCUP, the Lebanon Planning Board disapproves partial waivers for all the waivers requested. The MOTION was seconded by Kathie Romano.

Mr. Corwin suggested that the Board continue the public hearing for this application to the March 10, 2025 meeting to give Staff time to work with the applicant to gather more information.

Dr. Ford Burley withdrew the MOTION to disapprove the requested waivers. Ms. Romano seconded the withdrawal of the MOTION.

A MOTION was made by Richard Ford Burley to continue the public hearing for the application of Cicotte Holdings, LLC, PB 202448 SPRCUP until the March 10, 2025 Planning Board meeting. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Ms. Zook, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (7-0).***

At 9:19pm, Ms. Zook left the meeting.

A MOTION was made by Richard Ford Burley to extend the meeting to 9:45pm. The MOTION was seconded by Brian Ceglarski.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

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4. STUDY ITEMS

A. Recap 2025 Adopted Capital Budget & Commence 2026-2031 CIP Process

B. Strategic Plan Annual Goals and Workplan

Chair Faunce said Study Items 4A & 4B would be discussed at a future meeting.

C. Review of Proposed Amendments to Site Plan Review Regulations – Minor Site Plan Committee and Conceptual Review

The group discussed the site plan details that should trigger the requirement for a conceptual review for a proposed project. They agreed to the following draft amendment text:

B. Conceptual Review Required. Conceptual review shall be required for any *land development* that requires Planning Board review pursuant to Section 3.1.D and which involves any one or more of the following:

1. 20 or more new dwelling units;
2. Ten (10) or more detached one- and/or two-family dwellings;
3. More than one (1) principal multi-family, non-residential or mixed use building; and/or
4. Any development determined to have regional impact.

C. Conceptual Review Optional. For any ~~site~~ *land development* other than those identified in Section 4.3.B,~~,~~ conceptual review shall be optional.

~~may end the conceptual discussion at any time.~~

D. Notice. Conceptual reviews shall only take place at a formal meeting of the Board. Public notice of a required ~~the~~ conceptual ~~discussion~~ review shall be provided pursuant to Section 4.8 and shall also be provided to the following:

1. Conservation Commission
2. Pedestrian & Bicyclist Advisory Committee
3. Tree Advisory Board
4. Heritage Commission (if located within the Historic District)

Public notice is not required for optional conceptual reviews. ~~is not required, but~~

E~~B~~. Submission Requirements. ~~Not less than two weeks before the date of the scheduled conceptual review, the~~The Applicant shall provide a project description, a written statement addressing how the concept conforms with the Master Plan, and a sketch plan of sufficient accuracy and quality, based on a United States Geological Survey map or similar map, showing the following:

1. Existing property lines of the parcel(s) under review;

2. General topography, to include highlight of slopes in excess of 25%;

3. Prominent natural features of the site, including but not limited to: tree lines, watercourses, flood plains, wetlands, and ledge outcrops;

4. The approximate location and size of existing and proposed buildings, parking areas, roadways, and other improvements.

5. When conceptual review is required:

a. A properly completed and signed application form.

b. The appropriate fees as established by the Board's fee schedule.

c. A list of the name(s) and address(es) of all persons to be notified by certified mail in accordance with RSA 676:4, I(d), including the following:

i. The Applicant(s);

ii. The Owner(s) of record of the site;

iii. The Owners of abutting properties;

iv. Every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board;

v. All persons holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property. (NOTE: When there are no such restrictions on the subject property, the applicant shall provide a definitive statement to that effect.);

vi. The holders of any easements, rights-of-way, or other restrictions on or over the subject property. (NOTE: When there are no such easements, rights-of-way, or other restrictions on the subject property, the applicant shall provide a definitive statement to that effect.).

F~~G~~. Procedures. Conceptual review shall be an informal discussion with the Board, conducted in general terms, of the basic concept of the proposed development The ~~conceptual review shall be limited to a discussion of the concept in general terms,~~ for the purpose of familiarizing the Board with the location and type of development, and familiarizing the Applicant with the issues and concerns of the Board. The Board shall consider whether the proposed development is an allowed use in the Zoning Ordinance and in accordance with the Master Plan. The Board shall determine whether the development is compatible with any plans for existing or future roads, utilities, and services. The Board shall focus on the characteristics of the site and its relationship to the surrounding area to determine how well the proposed development fits into the natural environment and the cultural landscape, including historical resources.

Discussions held during any conceptual review shall not bind either the applicant or the Board in any manner, and statements made by Board members shall not be the basis for disqualifying said members or invalidating any subsequent action taken by the Board.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board schedules a public hearing for Study Item 4C: Proposed Amendments to Site Plan Review Regulations Regarding Minor Site Plan Committee and Conceptual Review - if public notice requirement can be satisfied - for the February 24, 2025 Planning Board Work Session, and, if not, to the March 10, 2025 Meeting of the Planning Board. The MOTION was seconded by Jeremy Rutter.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

5. OTHER BUSINESS

None

6. APPROVAL OF MINUTES

- **December 9, 2024**
- **December 17, 2024**
- **January 13, 2025**

January 13, 2024 Amendments:
Page 7 Line 46: Edit to read: "Boulders from the Barrows Street site and soil from the Kimball Street site were used."

A MOTION was made by Richard Ford Burley to approve the December 9, 2024, December 17, 2024, and January 13, 2025 Planning Board Meeting minutes as presented and amended. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

7. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:40pm. The MOTION was seconded by Andrew Faunce.

Roll Call Vote:
Voting For – Ms. Romano, Dr. Ford Burley, Mr. Faunce, Mr. Kennelly, Dr. Rutter, and Ms. Appleton
Voting Against – None

****The MOTION was approved (6-0).***

The meeting was adjourned at 9:40pm.

Respectfully submitted,
Paula Roux
Recording Secretary