



LEBANON PEDESTRIAN & BICYCLIST ADVISORY COMMITTEE

APRIL 1, 2025 - 7:00 PM

COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 413 430 315#). If you have trouble accessing this meeting, please [email Catheryn Hembree](#).

2. Approval of Minutes

- A. March 4, 2025

3. Open to the Public

4. Study Items

- A. Planning Board Cases: Families Flourish North East, 424 Mount Support Rd - written comments to the Planning Board
- B. Pedestrian & Bicyclist Advisory Committee Education/Outreach Planning
- C. Complete Streets Policy
- D. Updates from Other Boards
- Planning and Development
 - Planning Board
 - City Council
 - Police Reports
 - Mascoma River Greenway Coalition
 - West Lebanon and Hanover Greenway (WaHG)
 - Class VI Roads
 - Communications Plan

5. Other Business

6. Future Agenda Items

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.

DRAFT

**PEDESTRIAN & BICYCLIST ADVISORY COMMITTEE
REGULAR MEETING MINUTES
COUNCIL CHAMBERS– CITY HALL &
REMOTE VIA VIRTUAL PLATFORM LebanonNH.gov/LIVE
7:00 PM, MARCH 4, 2025**

MEMBERS PRESENT: Colin Smith (Chair); Marie McCormick; Nelson Rooker (Alt); Erling Heistad (City Council); Ben Swanson (Alt)

MEMBERS ABSENT: Clifton Below (Alt); Jared Toon (Alt); George Sykes (City Council, Alt); Tim Gilbert; Sean Dittrich (Vice Chair)

STAFF PRESENT: Catheryn Hembree (Associate Planner)

1) CALL TO ORDER:

Chair Smith called the meeting to order at 7:00 PM.

Mr. Swanson and Mr. Rooker sat as voting members.

2) APPROVAL OF MINUTES

A. February 4, 2025

A MOTION was made by Mr. Swanson to approve the meeting minutes of February 4, 2025, as presented.

Seconded by Mr. Heistad.

**The vote on the MOTION was approved (5-0).*

3) OPEN TO THE PUBLIC:

None at this time.

4) STUDY ITEMS

A. Department of Public Works: Spring Paving (Rod Finley)

Rod Finley presented the Department's proposed ongoing and upcoming projects.

B. Pedestrian & Bicyclist Advisory Committee Education/Outreach Planning - Bike/Walk and Learn

Ms. McCormick stated that a group met last week to discuss a breakfast event for Bike to Work Day – Ways to Go, scheduled for May 16th. The intention is to hold a bike and learn event earlier in May, including a group bike ride to the hospital. There will likely also be a walking group event at some point in the spring. The Committee discussed other potential events of interest, such as a rail trail to the Middle School group ride/walk.

C. Downtown Parking Lot Redevelopment - Comment from Pedestrian & Bicyclist Advisory Committee

The Committee reviewed the four scenarios for the proposed Downtown parking lot redevelopment project. Notes on the topic will be summarized and sent to the Chair for review and approval.

D. Complete Streets – *This item was not addressed at this time.*

E. Updates from Other Boards – *This item was not addressed at this time.*

- Planning and Development
- Planning Board
- City Council
- Police Reports
- Mascoma River Greenway Coalition
- West Lebanon and Hanover Greenway (WaHG)
- Class VI Roads
- Communications Plan

5) OTHER BUSINESS

None at this time.

6) FUTURE AGENDA ITEMS – *This item was not addressed at this time.*

7) ADJOURMENT:

A MOTION was made by Ms. McCormick to adjourn the meeting. Seconded by Mr. Swanson.

****The vote on the MOTION was approved (5-0).***

The meeting was adjourned at 9:00 PM.

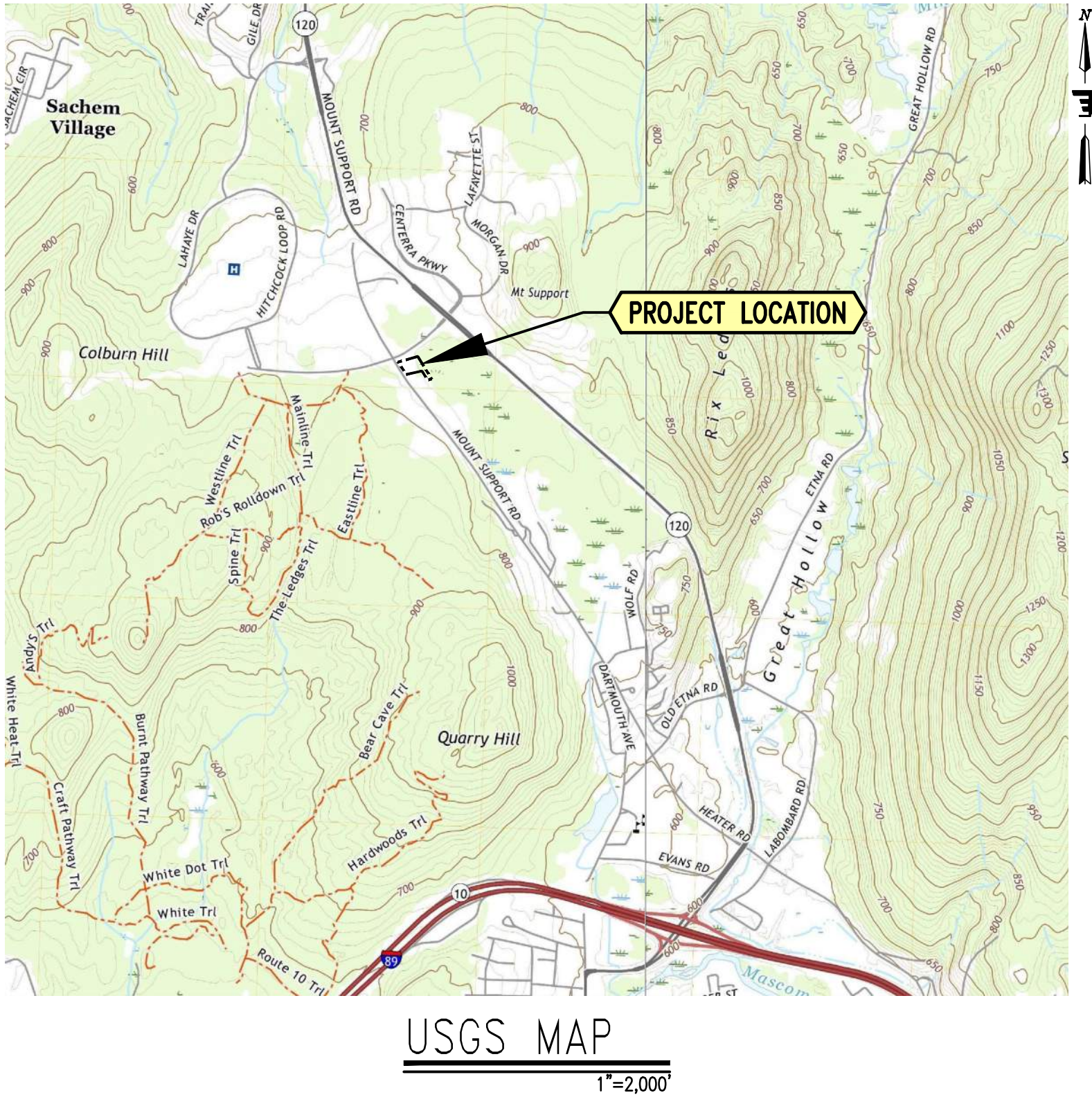
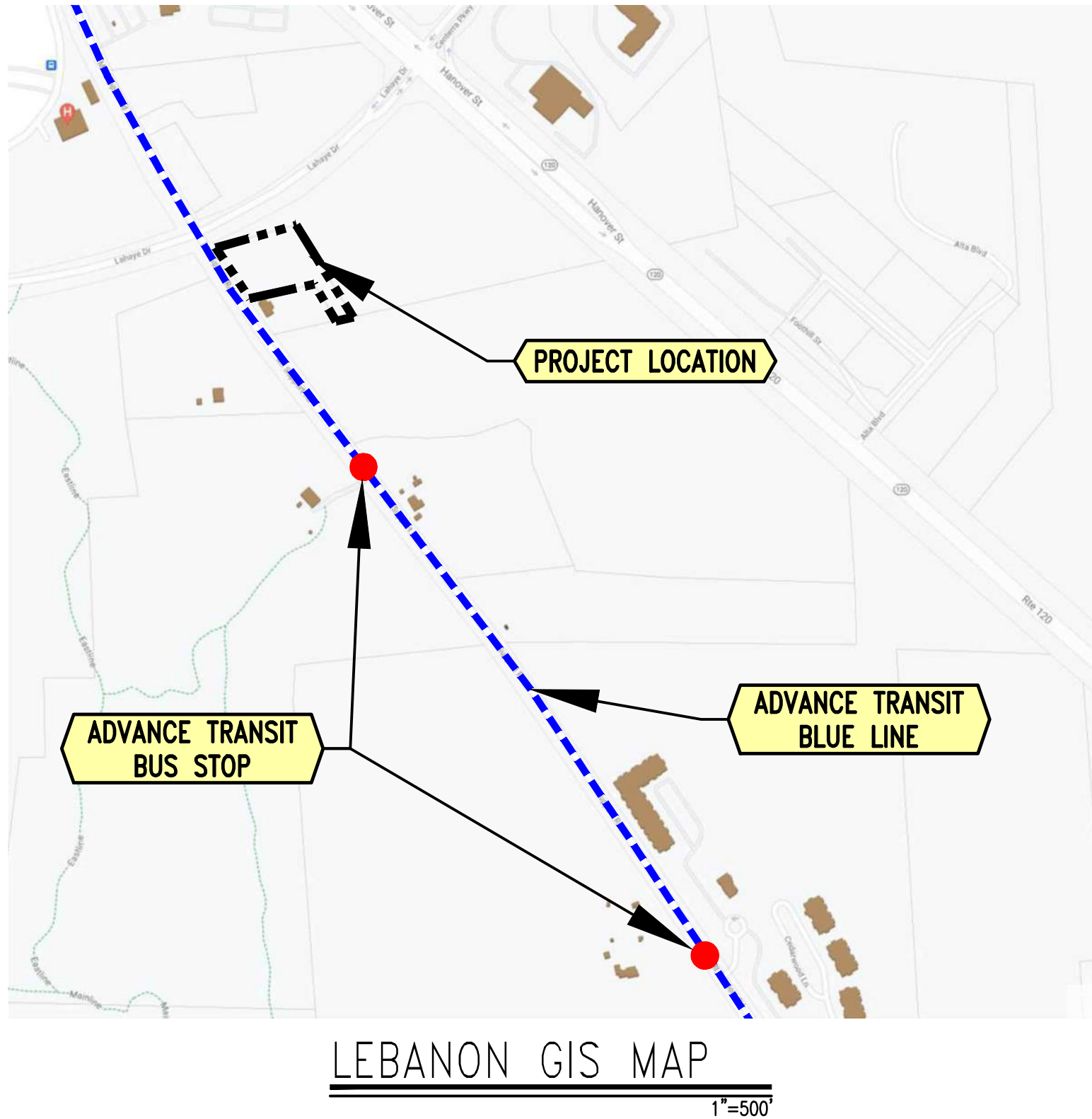
Respectfully submitted,

Kristan Patenaude, Recording Secretary

FAMILIES FLOURISH NORTHEAST

424 MOUNT SUPPORT ROAD

SITE DEVELOPMENT PLANS



ZONING CHART

	Existing	Proposed	Notes
Zoning District	R1	R1	
Tax Map / Lot #	24-6	24-6	
Use	Vacant	Group Residence	
Classification of Lot	Class 2	Class 1	1
Area of Lot, Minimum (SF)	15,000	40,000	2
Area of Lot (SF)	79,008	79,008	
Area of Lot (AC)	1.81	1.81	
Building Footprint (SF)	0	5,897	
Building Coverage Maximum	20%	25%	
Building Coverage	0.0%	7.5%	
Building Floor Area - Basement (SF)	-	4,982	
Building Floor Area - 1st Floor (SF)	-	5,897	
Building Floor Area - 2nd Floor (SF)	-	4,785	
Building Floor Area - 3rd Floor (SF)	-	3,997	
Building Gross Floor Area (SF)	0	19,661	
Building Height Maximum	45' / 55'	45' / 55'	3
Building Height	0	40'	
Number of Stories	0	4	4
Number of Dwelling Units	0	12	
Parking Spaces Provided	0	15	5?
Loading Spaces	0	0	
Bicycle Parking Spaces (LT / ST)	0	4 / 4	6
Impervious Area (SF)	0	15,662	7
Impervious Area (% of lot)	0%	19.82%	
Setbacks (Minimum / Provided)			
Front	25' / -	20' / 63.9'	1
Rear	30' / -	20' / 126.2'	1
Side	25' / -	25' / 38.4'	1
City Overlay Districts	Wetlands	Wetlands	
NHDES Jurisdictions	Wetlands	Wetlands	
FEMA Flood Hazard Designation	Zone X	Zone X	

- Notes:
- The project will connect the building to municipal sewer which changes it classification.
 - Calculation for Class 1 minimum size: 10,000SF + ((12-2)*3,000SF) = 40,000SF.
 - 45' allowed by right, 55' allowed with conditional use permit.
 - Number of Stories includes below grade building space.
 - See Parking Summary for parking calculations.
 - Long term bike parking in the basement.
 - Impervious area excludes multi-use path and roadway improvements installed by the City.

PARKING SUMMARY

Use	Independent Variable	Independent Variable Value	Min. Spaces Required
Group Residence	0.33/Bed	12	4
Office	1/250sf	2,600	11
Total Space Required			15
120% Spaces Required			18
150% Spaces Required			22.5
Spaces Provided			15

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SUBJECT PROPERTY:

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

OWNER\APPLICANT:

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

CO-APPLICANT:

FAMILIES FLOURISH NORTH EAST
258 SOUTH RIVER ROAD
BEDFORD, NEW HAMPSHIRE 03110

CONSULTANTS:

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
85 MECHANIC ST. SUITE B2-2
LEBANON, NH 03766
(603) 442-9333

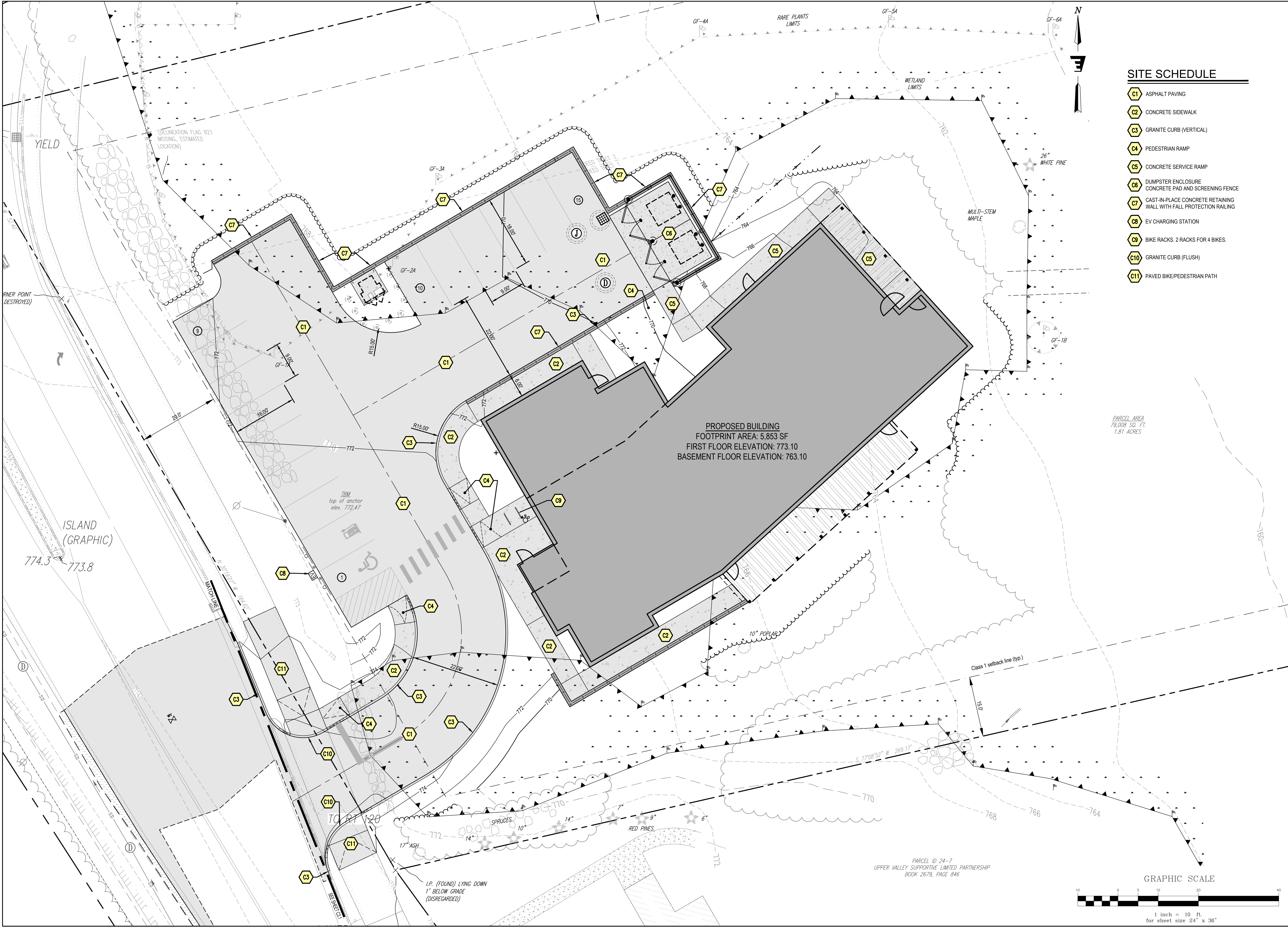
ARCHITECT:
BLACK RIVER DESIGN, ARCHITECTS
JESSE REMICK, AIA
73 MAIN STREET
MONTPELIER, VERMONT 05602
(802) 223-2044

TOPOGRAPHIC SURVEY:
CARDIGAN MOUNTAIN LAND SURVEYS, LLC
SCOTT SANBORN, LLS
32 PEASLEE ROAD
ORANGE, NEW HAMPSHIRE 03741
(603) 523-7535

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

Stamp	
Date	
Description	
No.	
ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
FAMILIES FLOURISH NORTHEAST C/O TOM SULLIVAN 258 SOUTH RIVER ROAD BEDFORD, NH 03110 603-647-1777	
COVER SHEET	FAMILIES FLOURISH NORTHEAST CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
Sheet Title	Project Title
EV Project #	22063
Drawn By:	JWF
Checked By:	NAF
Scale:	NO SCALE
Date:	03/10/2025
C0.0	

S:\PROJECTS\2022\2023\NH-FINE\DWGSHEET FILES\24-7 MT SUPPORT\22063 C2.1 - SITE PLANNING
PLOTTED: 2023/05/15 17:04



SITE SCHEDULE

- C1 ASPHALT PAVING
- C2 CONCRETE SIDEWALK
- C3 GRANITE CURB (VERTICAL)
- C4 PEDESTRIAN RAMP
- C5 CONCRETE SERVICE RAMP
- C6 DUMPSTER ENCLOSURE
CONCRETE PAD AND SCREENING FENCE
- C7 CAST-IN-PLACE CONCRETE RETAINING
WALL WITH FALL PROTECTION RAILING
- C8 EV CHARGING STATION
- C9 BIKE RACKS. 2 RACKS FOR 4 BIKES.
- C10 GRANITE CURB (FLUSH)
- C11 PAVED BIKE/PEDESTRIAN PATH

Stamp

No.

Date

Description

No.

Date

ENGINEERING
VENTURES PC

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85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-630-9614
www.engineeringventures.com

SITE PLAN

FAMILIES FLOURISH NORTHEAST
C/O TOM SULLIVAN
258 SOUTH RIVER ROAD
BEDFORD, NH 03110
603-647-1777

FAMILIES FLOURISH NORTHEAST
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

22063

Drawn By:

JWF

Checked By:

NAF

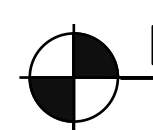
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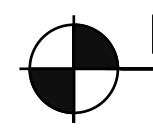
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C2.1



EL. 140'-0" Ridge



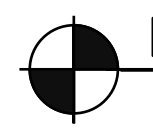
EL. 100'-0" First Floor



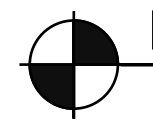
West Elevation



South Elevation



EL. 140'-0" Ridge



EL. 100'-0" First Floor



North Elevation



East Elevation

Proposed Building Elevations

Families Flourish Northeast

Lebanon NH March 10, 2025

1/8" = 1'-0"

BLACK RIVER DESIGN ARCHITECTS

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