LEBANON PLANNING BOARD
APRIL 14, 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: 832 701 958#). If you have trouble accessing this meeting, please email Tim Corwin.

2. Notice of Regional Impact

3. Public Hearing Items

A. **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 March 10, 2025**

B. **Occom Path, Inc., 5 & 11 Oak Ridge Road (Tax Map 4, Lot 5 & 6), zoned R-3:** The 21-dwelling unit Occom Path Planned Unit Residential Development (PURD) was approved on May 17, 2021 (PB2020-31-FMAJ) and was extended on March 20, 2023 (PB2023-10-EXT). The applicant now requests a waiver from Section 14.4.C of the Subdivision Regulations which provides that no building permits shall be issued for the final fifty percent (50%) of dwelling units until all required site improvements have been constructed. **PB2025-14-SUBA**

C. **Walker Family Trust, 169 Slayton Hill Road (Tax Map 163, Lot 9), zoned RL-2:** Applicant requests approval of a proposed two (2)-lot Minor Subdivision. **PB2025-15-MIN**

D. **Upper Valley Music Center, Inc., 8 South Park Street (Tax Map 92, Lot 10), zoned PB:** Applicant requests Site Plan Review for a proposed +/- 920 sq. ft., 2-story addition to the existing building, together with associated site improvements. **PB2025-16-SPR**

E. **Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD:** Applicant received Site Plan approval on July 11, 2022 (PB2022-17-SPR) for a phased redevelopment of the property including construction of two (2) multi-family dwellings containing a total of 152 units together with associated site improvements, which was extended on July 8, 2024 (PB2024-25-EXT). Applicant now requests (1) a waiver from Section 4.10.C of the Site Plan Review Regulations providing that the Planning Board shall grant no more than one extension for any site plan, and (2) an additional extension of the timelines associated with obtaining a building permit and for constructing required site improvements. PB2025-13-EXT

F. **Families Flourish North East (applicant), Mary Hitchcock Memorial Hospital (property owner), 424 Mount Support Road (Tax Map 24, Lot 6), zoned R-1:** Applicant requests Site Plan Review for a proposed +/-19,661 sq. ft., 3-story treatment and recovery center/group residence with 12 residential rooms, together

with associated site improvements including access, parking, utilities, landscaping, and lighting. **PB2025-17-SPR**

G. **Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned LD**: The property is improved with a main building utilized as a mixed use office and multi-family dwelling, and a carriage house utilized as a multi-family dwelling. The Applicant requests Site Plan Review to add additional dwelling units to the property for a total of twelve (12) dwelling units, and to convert the use of the main house to a multi-family dwelling only. **PB2025-18-SPR**

4. Other Business

5. Approval of Minutes

A. March 17, 2025

6. Adjournment

The order of agenda items is subject to change.

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