



**LEBANON MINOR SITE PLAN COMMITTEE
THURSDAY, APRIL 10, 2025 - 1:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
[LEBANONNH.GOV/LIVE](https://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: 956 136 341#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Public Hearing Items

- A. **Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD:** A request for Site Plan Review of a proposed partial conversion of the existing commercial use to permit a mobile food truck support kitchen and a take-out restaurant. **PB2025-12-MSP - Continued from March 13, 2025**

3. Other Business

4. Approval of Minutes

- A. March 13, 2025

5. 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](https://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.

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):

Vorachan, LLC

NAME: ~~Vorachan, LLC~~ Sommay Vorachan TEL. # _____

MAILING ADDRESS: 2 tannery Ln, Lebanon, NH, 03766

E-MAIL ADDRESS: _____

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Manjit Singh

TEL. # _____

MAILING ADDRESS: 6 Whitcomb ave unit 2, west Lebanon, NH, 03784

E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 91 LOT #: 197 PLOT #: _____ ZONE: LD

STREET ADDRESS OF PROJECT: 70 Hanover St, Lebanon, NH, 03766

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

SCOPE OF PROJECT:

Small kitchen used to prepare food for a food trailer.

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: Kitchen space

SIGNATURE BLOCK:

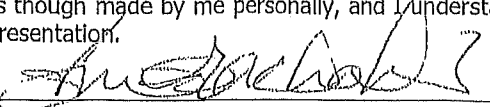
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on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

PROPERTY

OWNER: _____ DATE: _____

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

PROPERTY

OWNER:  DATE: 2-23-25

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

The proposed project consists of renovating a already existing commercial space into a kitchen. The main use of the kitchen will be to cook food for a food trailer. The appliance being installed is a hood and a stove. There are already sink connections because this space was already being used as a kitchen prior to new ownership. This building is full brick and already has another restaurant in the front Thai orchid. The space already complies with all regulations because of the active restaurant. It contains parking spaces, handicapped walkway, shared bathrooms, and doorways. There will be no expansion to the existing space just a addition of a hood and stove with some Electrical appliances.



City of Lebanon, New Hampshire

APPLICATION FOR MINOR SITE PLAN REVIEW

SUPPORT STATEMENT

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

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

- An Application, completed in full and signed by the property owner [§3.2.B.7.a]*
- This Support Statement, completed in full and signed by the applicant [§3.2.B.7.b]*
- Payment of the appropriate filing fees [§3.2.B.7.c]*
- A completed Public Hearing Notification List [§3.2.B.7.d]*
- A digital copy of the site plan set, prepared in accordance with the requirements of §3.2.B.7.e, in .PDF format*
- Optional: photos and any other materials in support of your application*

II. PROJECT DESCRIPTION

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

The proposed project consists of renovating a already existing commercial space into a kitchen. The main use of the kitchen will be to cook food for a food trailer. The appliances being installed is a hood and a stove. There are already sink connections because this space was already being used as a kitchen prior to new ownership. This building is full brick and already has another restaurant in the front Thai orchid. The space already complies with all regulations because of the active restaurant.

III. SITE PLAN TECHNICAL CHECKLIST

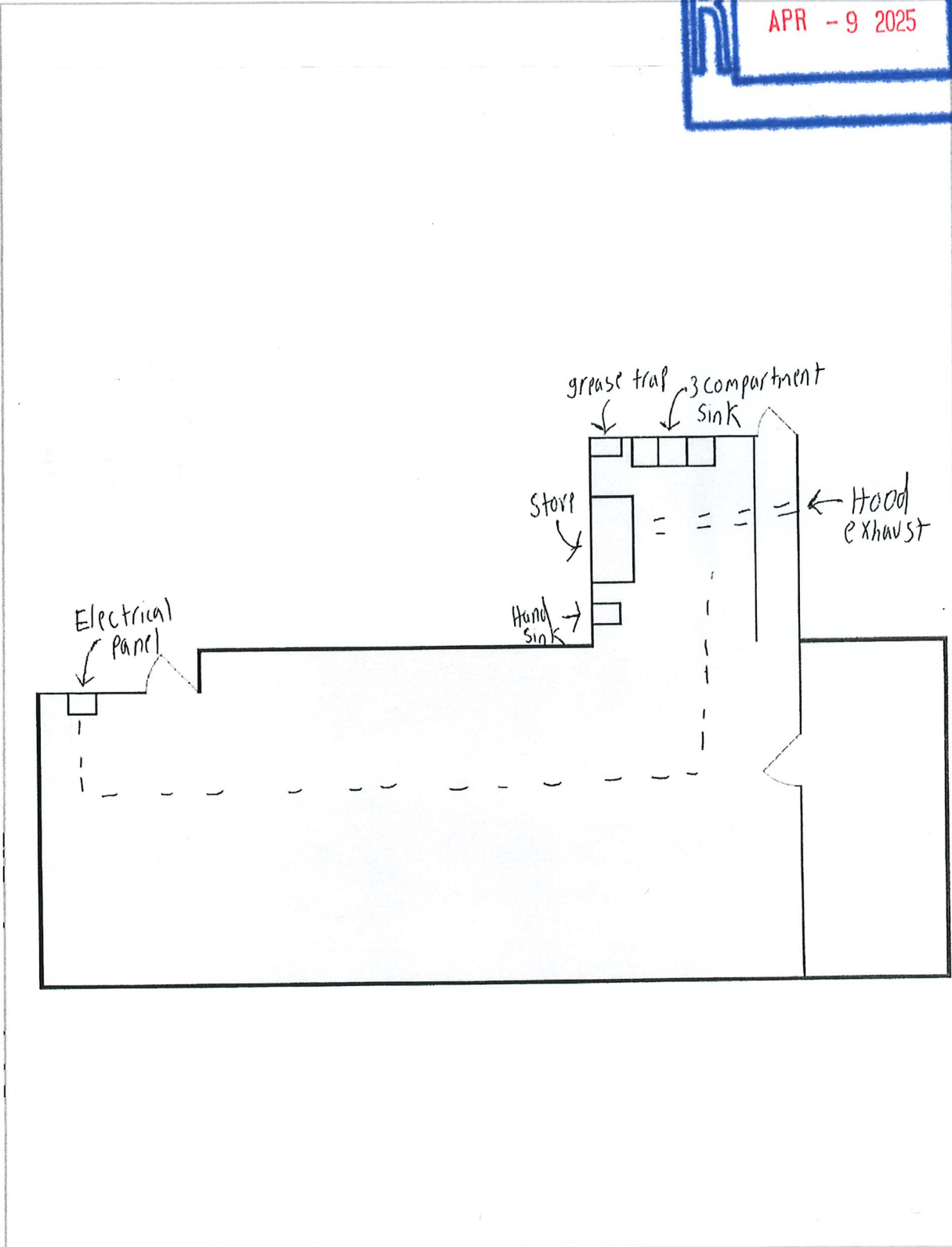
The site plan shall:	Info. Provided
<u>3.2.B.7.e</u> - Be scaled	☒
<u>3.2.B.7.e</u> - Be prepared utilizing the current approved site plan as a base map, if available	☒
<u>3.2.B.7.e</u> - Identify all abutters	☒
<u>3.2.B.7.e.i</u> - Indicate the site location	☒
<u>3.2.B.7.e.i</u> - Indicate the address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

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

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

Mansit Singh
Signature of Applicant

02-25-25
Date



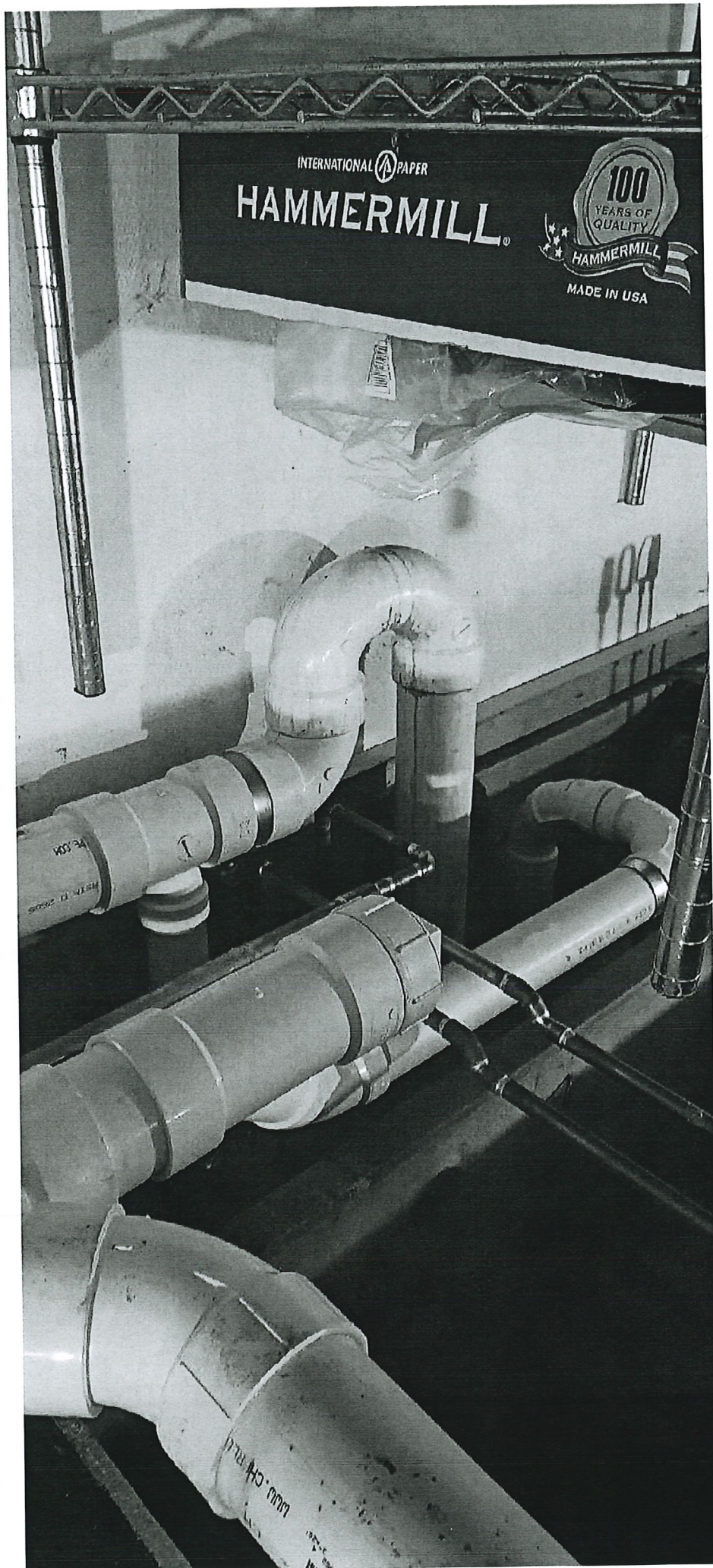
DRINK

Hot Tea \$3.00 Matcha \$3.50
Thai Coffee \$3.00
Cold Tea \$3.50
Thai Ice Coffee \$3.50
Thai Ice Smoothie \$5.00
Matcha Ice Tea \$4.00

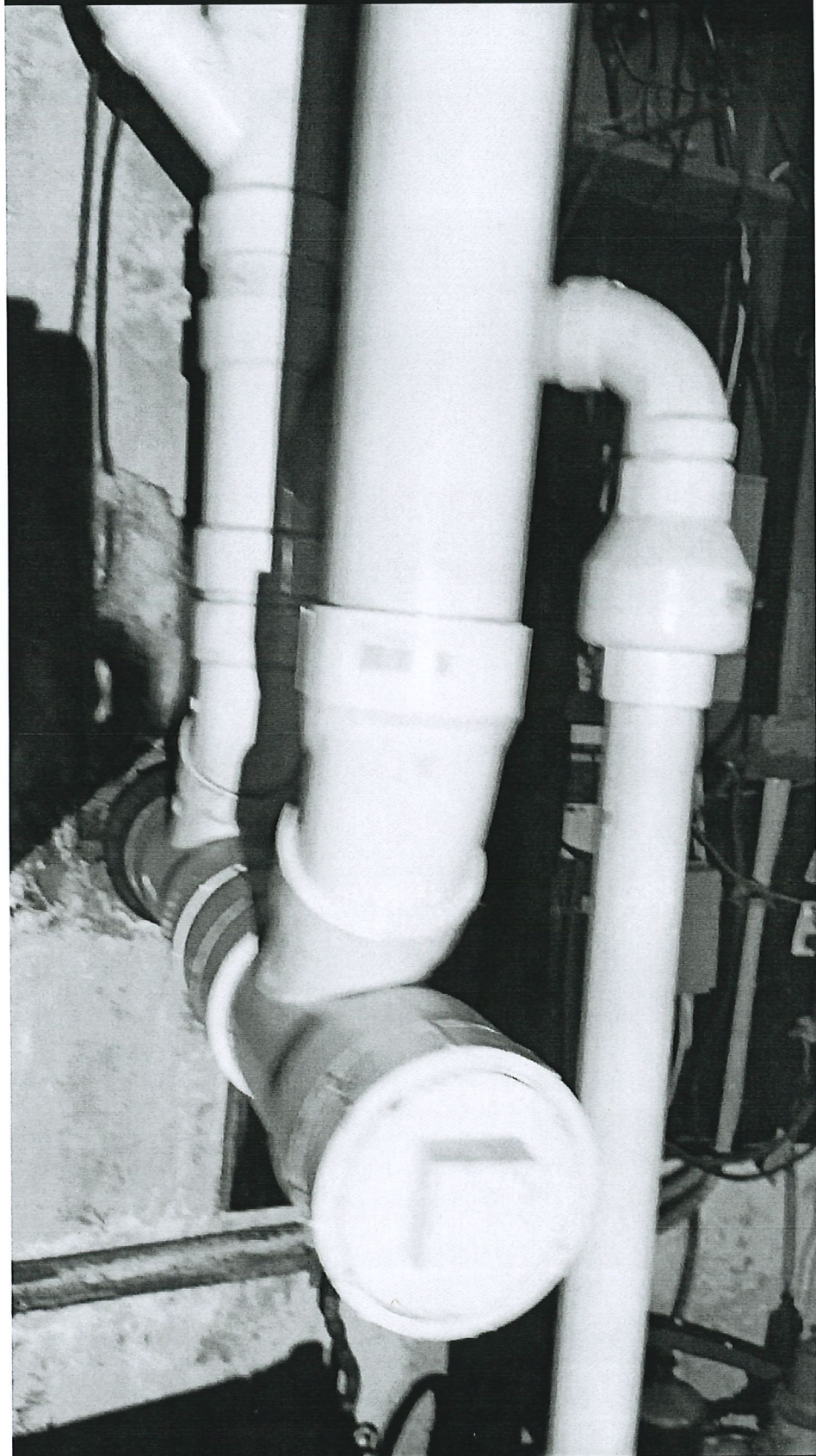
MENU

* Potsticker (5 Pcs)
Vegetable \$5.00 Pork \$5.50 Beef \$6.00 Shrimp \$5.99
Pork & Cabbage \$5.50
* Spring Rolls (5 Pcs)
Vegetable \$5.00 Chicken \$5.50
* Topioca Steam Dumpling (4 Pcs)
Pork \$5.00 Vegetarian \$5.00
* Pa Pa Sa Salad
Vegetable \$6.00 Shrimp \$8.00
* Fresh Summer Roll
Vegetable \$5.00 Shrimp \$6.00

WASH HAND

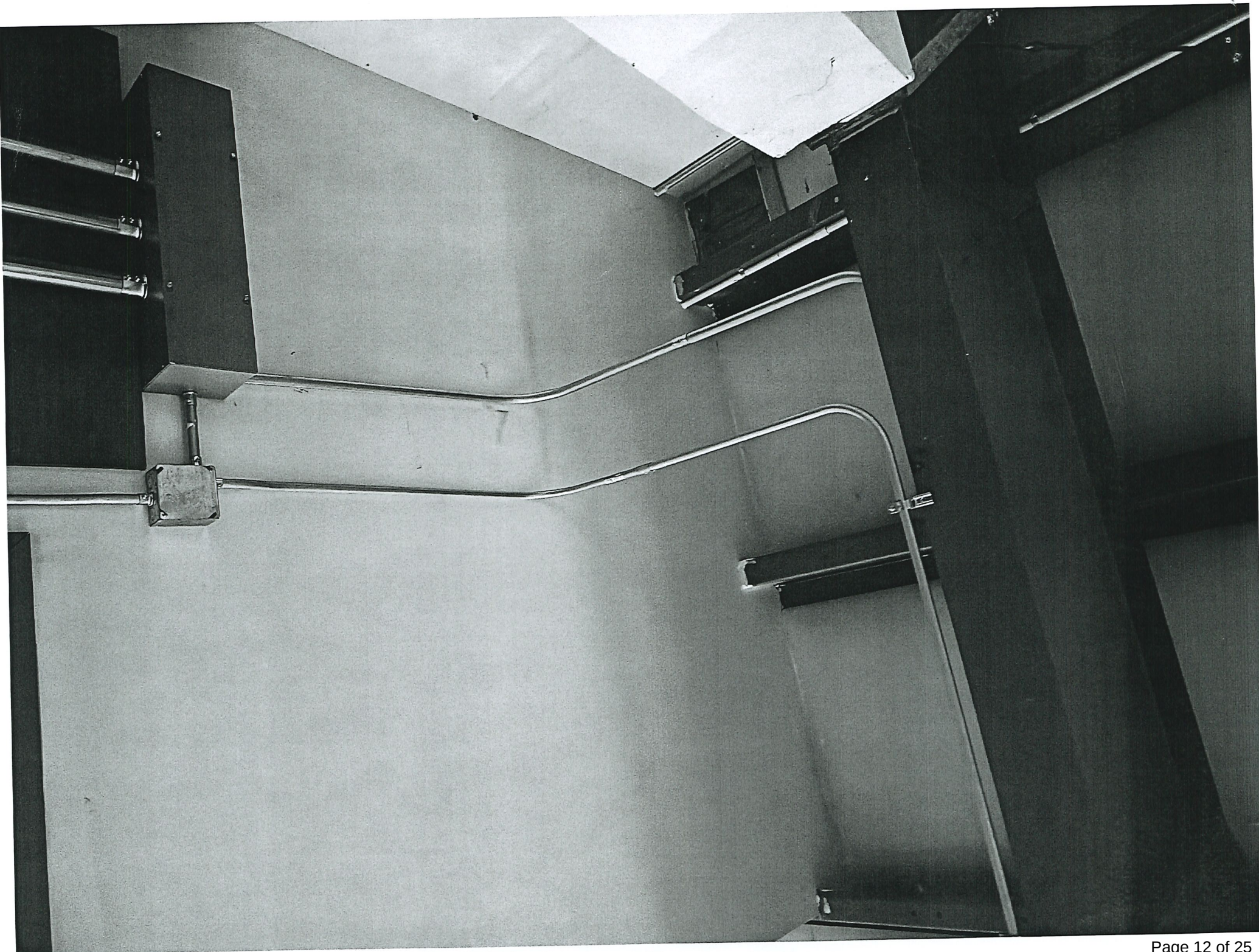


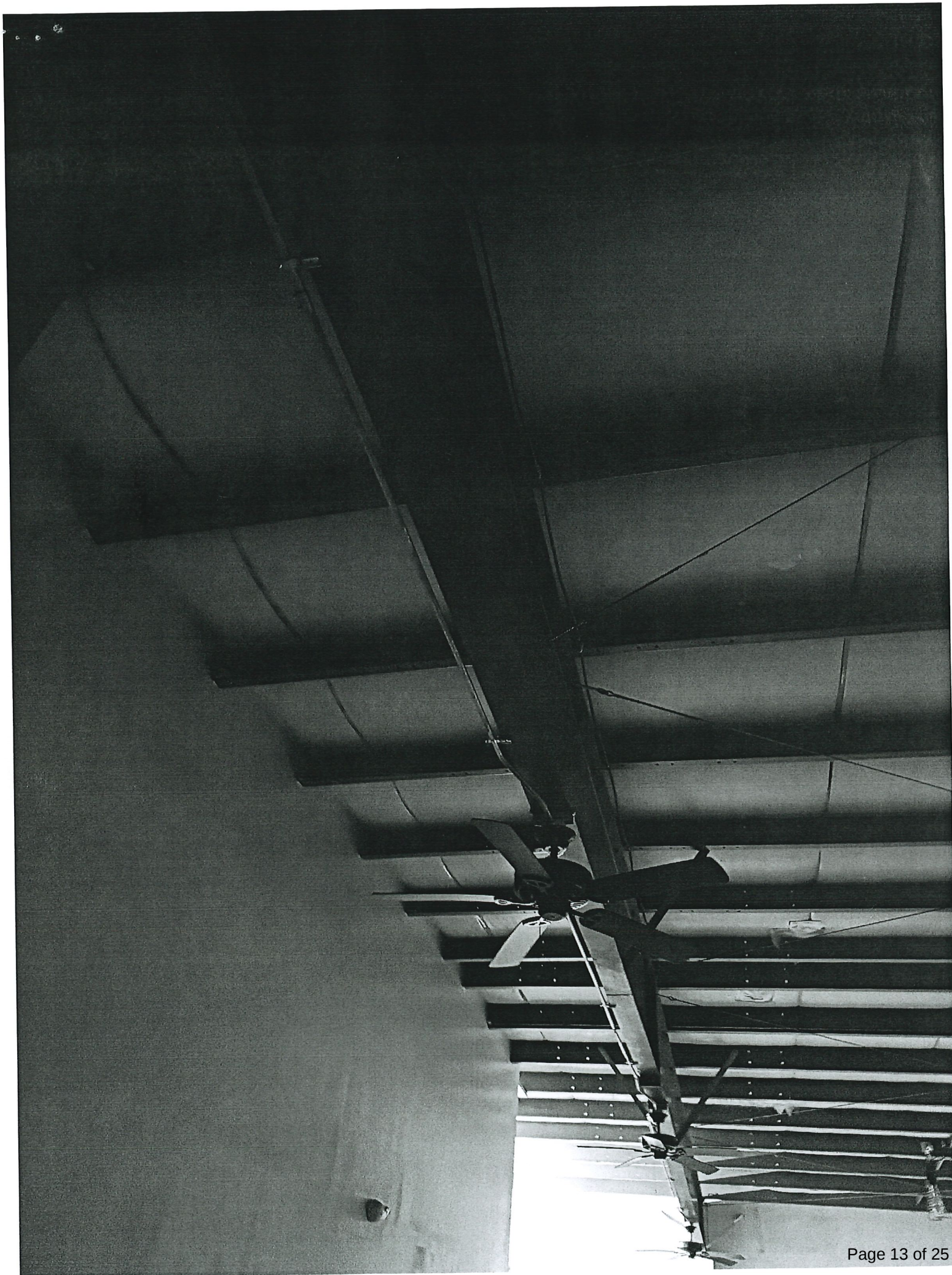


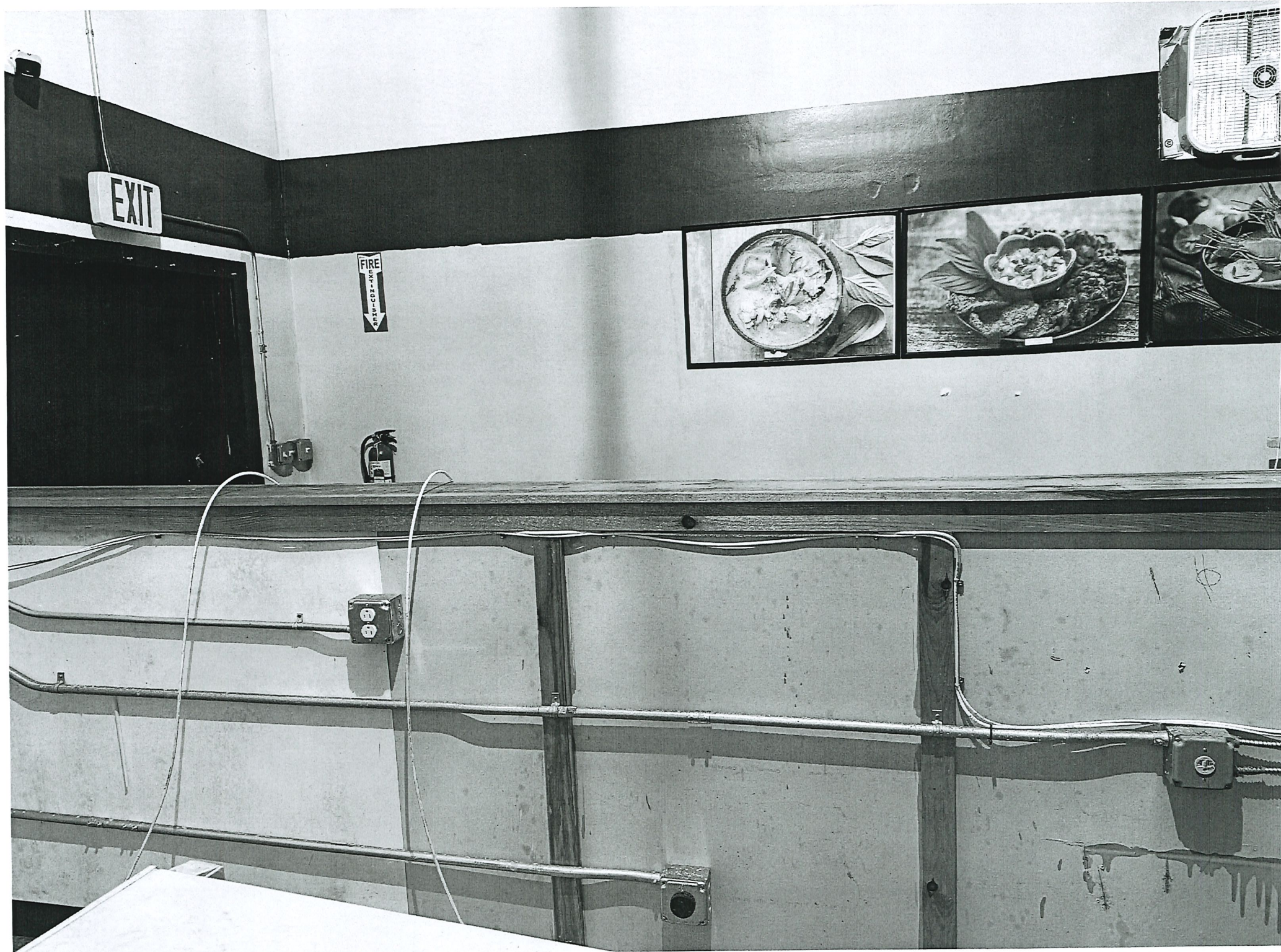


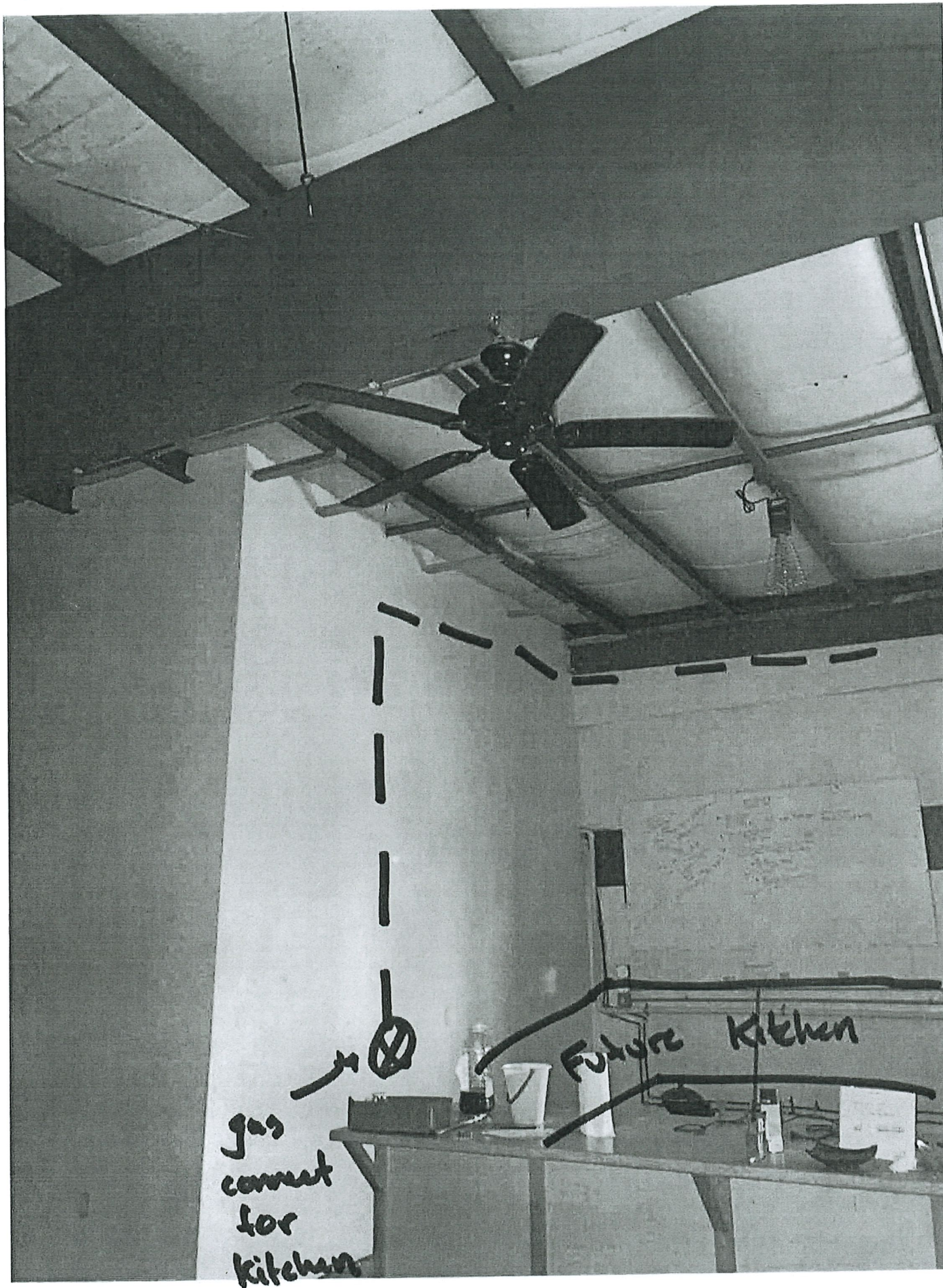


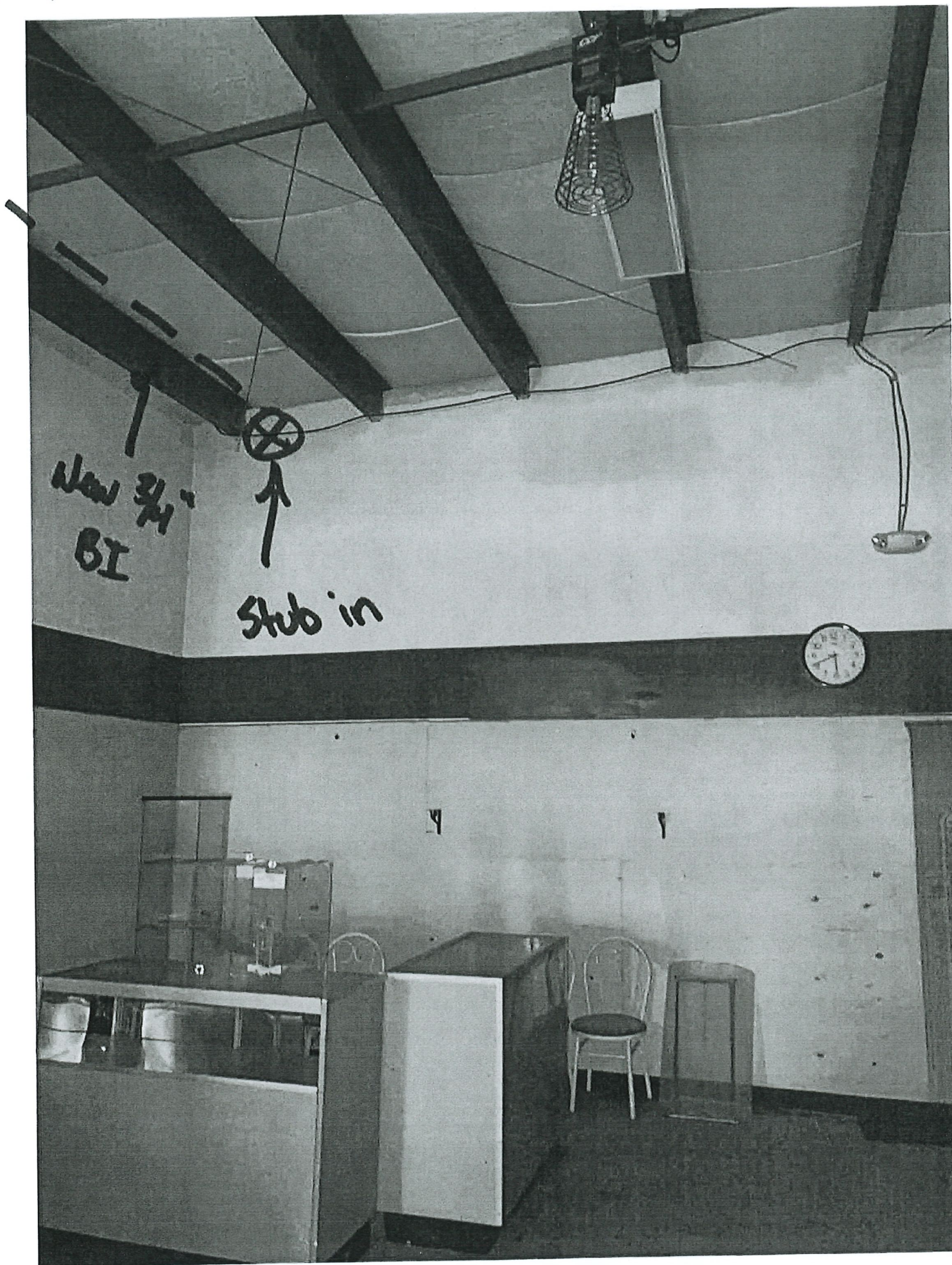
1 - FURNACE
3 - LIGHTS
5 - BACK ROOMS DISTAL 2
7 - BACK ROOMS
9 - BACK ROOMS 5
11 - BACK OF FRONT
13 -
15 -
17 -
19 - STORE
21 -
23 -

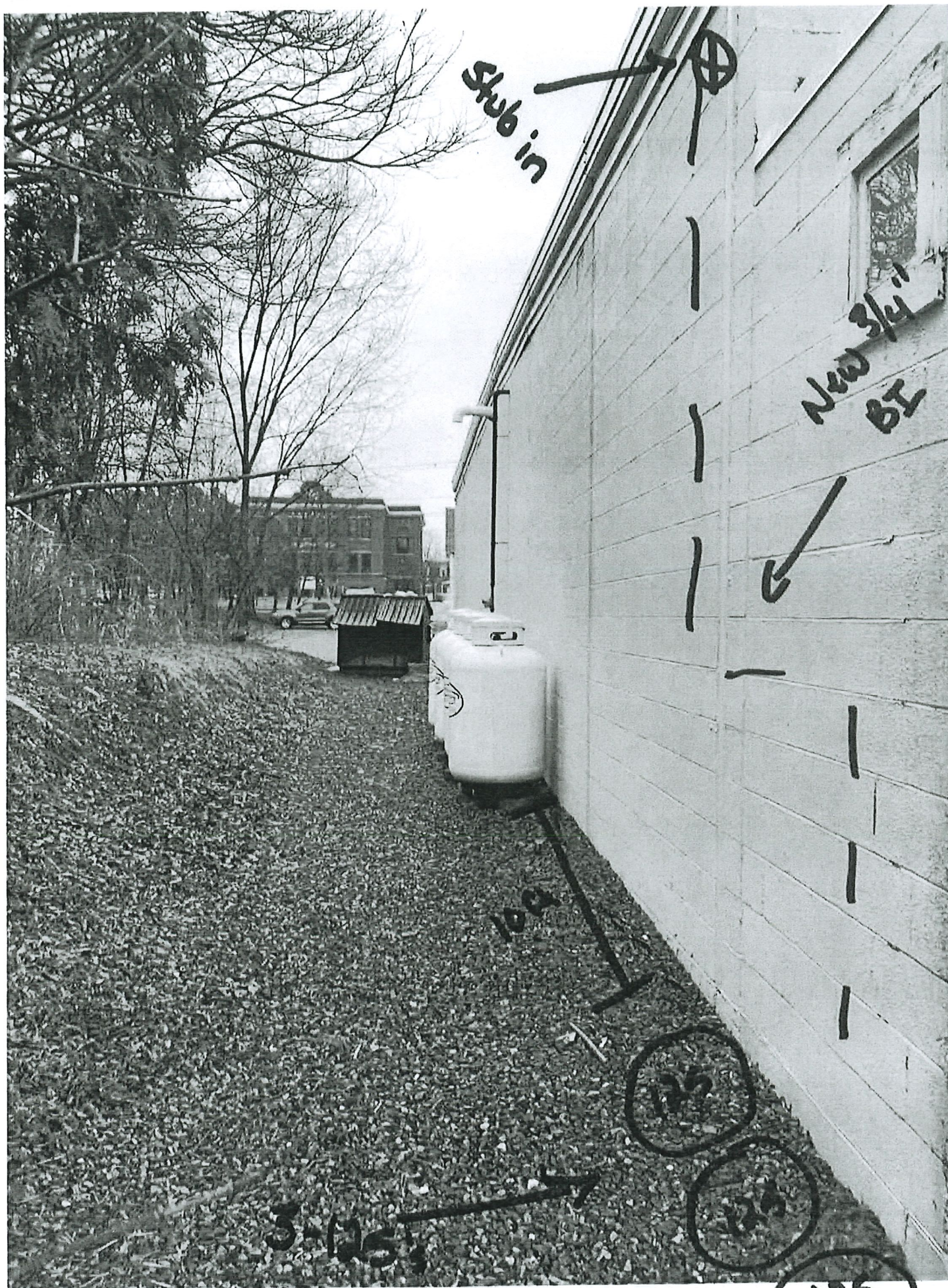


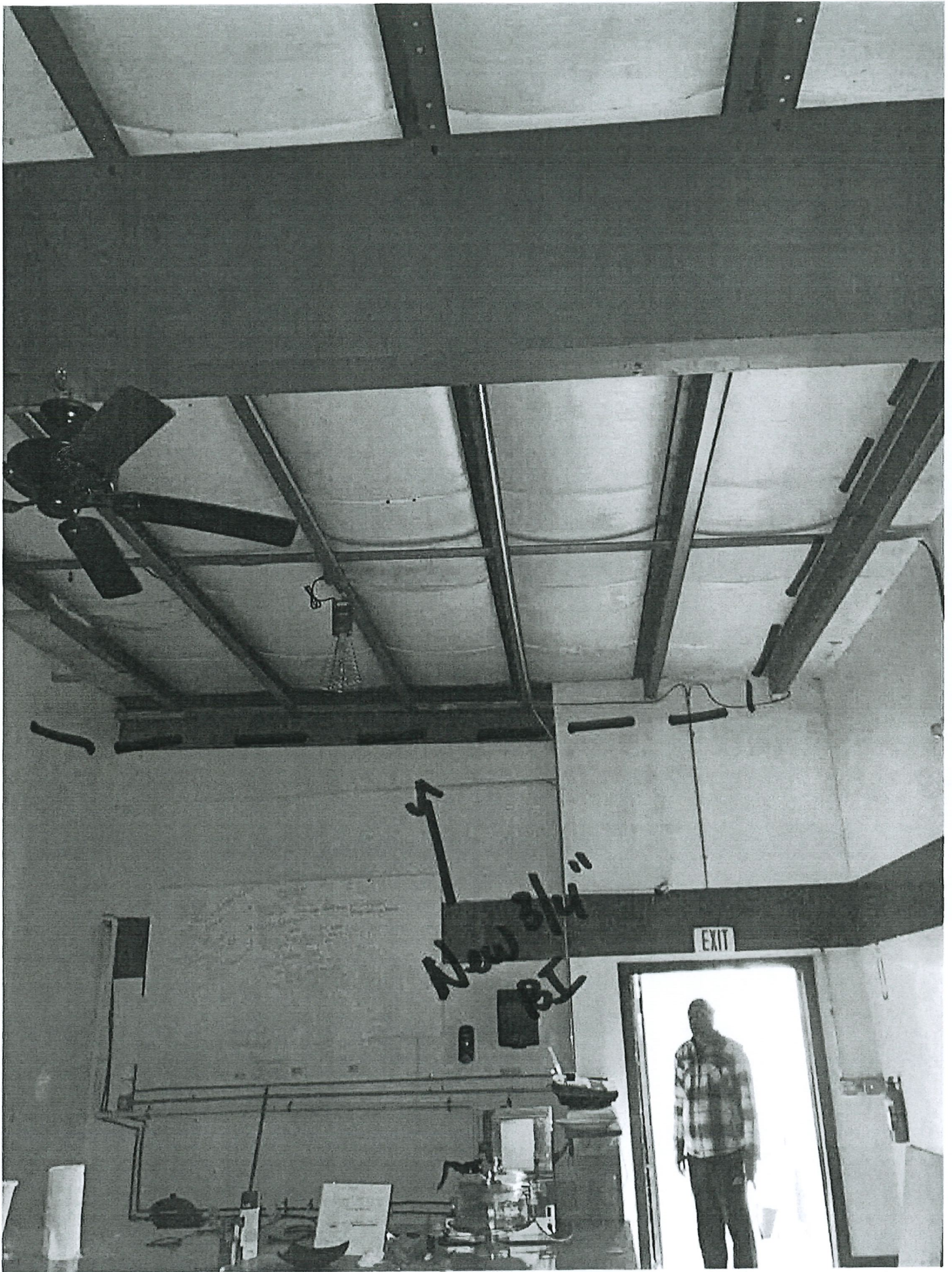


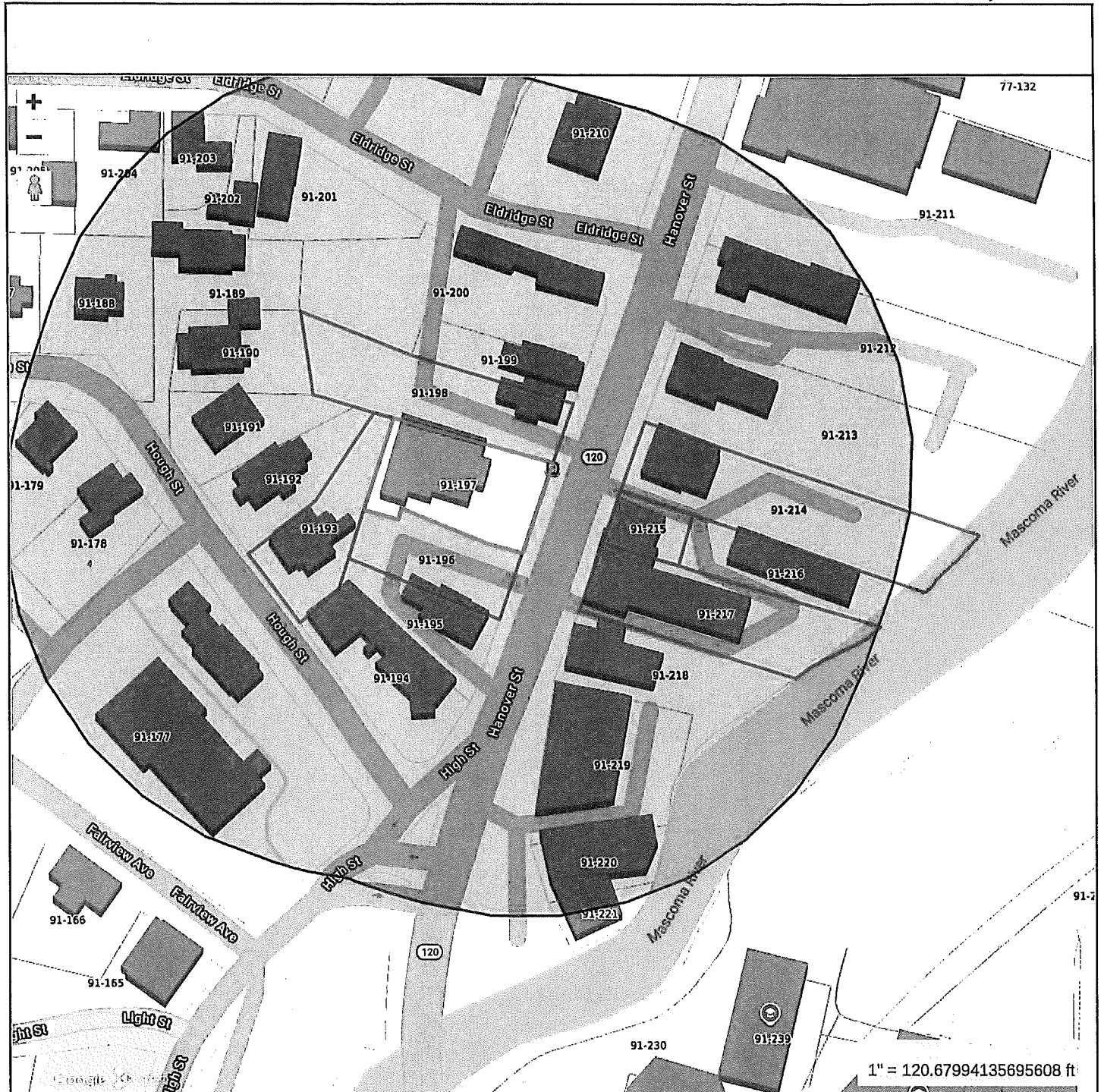










**Property Information**

Property ID 91-197
 Location 70 HANOVER ST
 Owner VORACHAK, LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/30/2025
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

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.

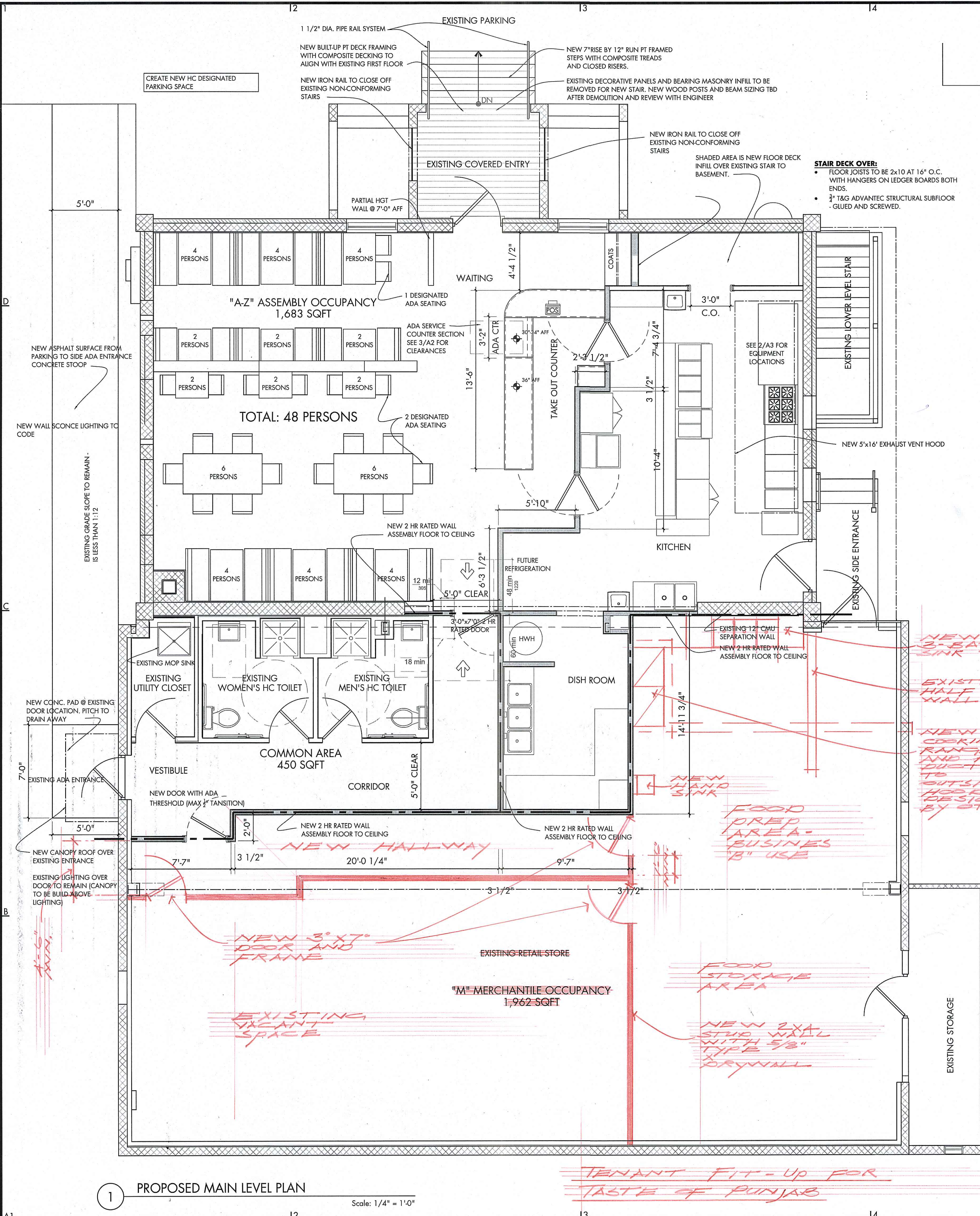
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

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

Map & Lot Number: 91-197	Map & Lot Number: Applicant
Property Owner: Robert Campbell ADDRESSES: 2 Tannery Ln, Lebanon, NH, 03766 Name: Sommay Vofachak	Applicant, Co-Applicant, Agent, or Lessee: Name: Manjit Singh Address: 6 Whitcomb ave unit 2, Wst Lebanon, NH, 03784
Map & Lot Number: 91-193	Map & Lot Number: 91-196
Holly Pierce 11 Hough St. Lebanon	Purcell Real Estate 21 School St. Lebanon
Map & Lot Number: 91-198	Map & Lot Number: 91-214
@ Harrison C. Trumbull PO Box 511 Lebanon	71 Hanover St. LLC 21 Bank St. Lebanon

Map & Lot Number: 91-215	Map & Lot Number: 91-217
Purcell Real Estate Duplicate	Purcell Real Estate Resp.
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:
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(Revised 2/8/2024)

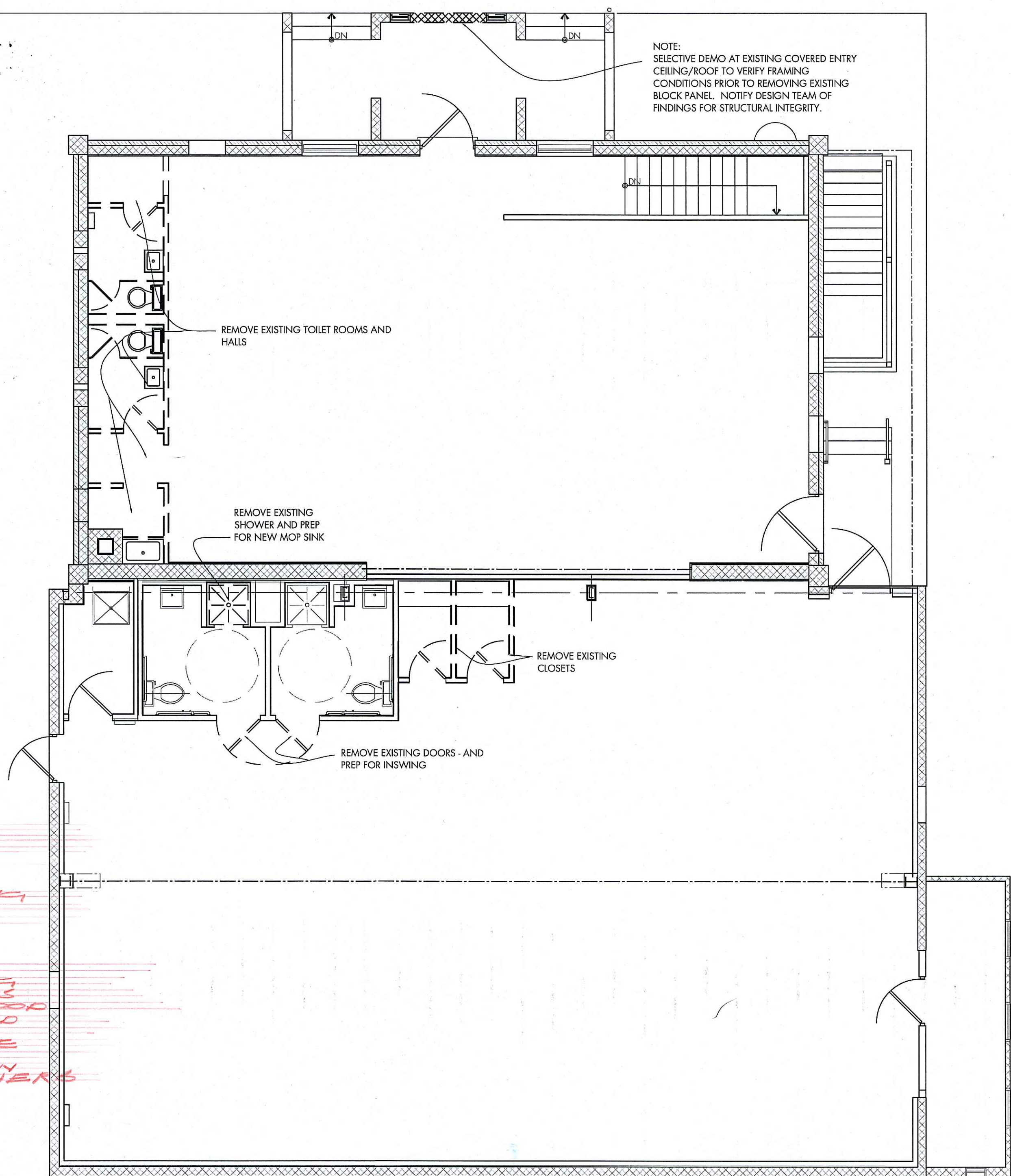


1 PROPOSED MAIN LEVEL PLAN
Scale: 1/4" = 1'-0"

2 EXISTING FIRST FLOOR DEMOLITION DIAGRAM
Scale: 3/16" = 1'-0"

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED			
GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 6d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.			
Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for base layer spaced 6" o.c. (LOAD-BEARING)			
		Thickness: 6 1/8"	
		Approx. Weight: 12 psf	
		Fire Test: FM WP 360, 9-27-74	
		Sound Test: NGC 2363, 4-1-70	

3 2 HR RATED WALL ASSEMBLY
Scale: NTS



Height and Area Calculation	
Building Use Groups	
• Assembly (Restaurant) = "A-2"	
• Mercantile (Market) = "M"	
Building Construction Types	
• Type IIIB: Non-Combustible / Combustible	
• Type IIB: Non-Combustible / Unprotected	
• Non-Sprinklered Building	
IBC Table 503: Allowable Building Height and Area	
• A-2 / IIIB = Two Stories; 55 Feet High; 9,500 sq. ft.	
• M / IIB = Two Stories; 55 Feet High; 12,500 sq. ft.	
• This building is 4,095 sq. ft.	

ba

barrett architecture
Frank J. Barrett, Jr. AIA
215 Gates-Briggs Building
P.O. Box 55
White River Jct. VT 05001
Telephone: 802-296-0004
Facsimile: 802-296-0005
Email:
Frank.J.Barrett@myfairpoint.net

Seal of the State of New Hampshire
Professional Engineer
FRANK J. BARRETT, JR.
No. 1581

PROJECT TITLE
TENANT FIT-UP FOR
THAI ORCHID
70 HANOVER STREET
LEBANON, NEW HAMPSHIRE

SHEET INFORMATION
PROPOSED MAIN FLOOR PLAN
DEMOLITION DIAGRAM

Drawn By: TPO
Checked By: FJB

Revisions:
JAN. 15, 24

Sheet:
A1

Date:
28 NOV 2017

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DRAFT

**LEBANON MINOR SITE PLAN COMMITTEE
CITY COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MARCH 13, 2025 1:30 PM**

MEMBERS PRESENT: Nate Reichert (Director of Planning & Development), Captain Adam Leland (Lebanon Police Department), Leigh Hays (Building Official), Jeff Libbey (Deputy Fire Chief) (REMOTE), Brian Vincent (City Engineer)

STAFF PRESENT: Tim Corwin (Deputy Planning & Development Director)

MEMBERS ABSENT: None

1. CALL TO ORDER

Mr. Reichert called the meeting to order at 1:30pm.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin said that the Staff recommends that the Minor Site Plan application on the agenda does not have the potential for regional impact.

A MOTION was made by Brian Vincent that the application on the agenda does not have the potential for regional impact. The motion was seconded by Leigh Hays.

**The MOTION was approved (5-0).*

3. PUBLIC HEARING ITEMS

Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD: A request for Site Plan Review of a proposed partial conversion of the existing commercial use to permit a mobile food truck support kitchen and a take-out restaurant. PB2025-12-MSP

Mr. Corwin noted that this application did not include a site plan. He said the Committee could determine that the application is incomplete as presented, accept the application and request the site plan as additional information, or postpone the decision about completion until the next meeting.

A MOTION was made by Brian Vincent that the application of Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD

1 ***PB2025-12-MSP is complete enough for the Minor Site Plan Review Committee to accept***
2 ***jurisdiction and commence review. The motion was seconded by Adam Leland.***

3
4 ****The MOTION was approved (5-0).***

5
6 Mr. Rajvir Singh was present on behalf of the applicant. He said the applicant operates a food
7 trailer under the name “Taste of Punjab” that is parked outside of City Hall. He said the project
8 involves building a take-out kitchen for the food trailer at 70 Hanover Street, which is the site of
9 the Thai Orchid restaurant.

10
11 The group discussed the materials that have been submitted for review. Mr. Corwin noted that
12 quite a bit of information was missing from the application. The applicant confirmed
13 architect/designer Jay Barrett had updated the original site plans for the Thai Orchid restaurant
14 for the proposed build-out.

15
16 Mr. Reichert suggested Staff provide the applicant with an example of a full, detailed, complete
17 plan set to use as a guide for submission for their application. The group discussed the following
18 elements of the plan that needed further detail:

- 19
20 • Final location of the walk-up window
21 • Directionality of foot traffic flow to and from the pick-up counter
22 • Location of parking area for pick-up customers
23 • Number of parking spaces provided / designated handicap/accessibile space(s)
24 • Signage to direct customers to the space
25 • Whether the grease trap (if any) is shared with other tenants in the building
26 • Location of a loading zone for the food truck
27 • Whether customers must back out into the street when they leave the site
28 • A complete utility plan, including interior plumbing plan, location of sewer, water, and power
29 lines, a complete energy plan (oil, electric, or propane)
30 • Which tenants use the four LP (propane) tanks currently on site
31 • Accessibility of the entrances within the Thai Orchid space
32 • Methodology for alerting if a fire incident occurs involving the hood system in the kitchen
33 (building does not currently have sprinklers or fire alarms)
34 • What emergency exit lighting will be installed
35 • Installation of fire extinguishers
36 • Intended hours of operation / times to load trailer
37 • How/when will greywater be offloaded
38 • Delineation between the two users (restaurant versus food truck) related to parking area
39

40 The group discussed how many propane tanks may need to be added to the site. Dep. Chief
41 Libbey said the Thai Orchid uses the four LP tanks at back of property for heating and an
42 underground tank for cooking. He said it is unlikely the applicant would be able to put in another
43 above-ground propane tank or an underground propane tank without a fire code variance from
44 the state. Mr. Reichert suggested Mr. Barrett may be able to help the applicant work through the
45 details of adding another propane tank, if needed. Dep. Fire Chief Libbey said one or two 120

tanks may be able to be added, but there is not a lot of room on the site. He said the Fire Marshall would have to approve the tank arrangement.

Mr. Reichert opened the public comment portion of the hearing. No one from the public spoke. Mr. Reichert closed the public comment portion of the hearing.

A MOTION was made by Brian Vincent that the application of Manjit Singh (applicant), Vorachak, LLC, (property owner), 70 Hanover Street (Tax Map 91, Lot 197), zoned LD PB2025-12-MSP be continued until the April 10, 2025 Minor Site Plan Review Meeting at 1:30pm.

The MOTION was seconded by Leigh Hays.

****The MOTION was approved (5-0)***

Mr. Reichert suggested it would be helpful to have the requested documentation prior to the April 10, 2025 meeting, and said Staff would be glad to help the applicant with any questions.

4. APPROVAL OF MINUTES – February 13, 2025

A MOTION was made by Brian Vincent to approve the Minor Site Plan Review Committee Meeting Minutes of February 13, 2025. The Motion was seconded by Leigh Hays.

Mr. Hays said his name should be corrected from “Hayes” to “Hays” in the meeting minutes.

****The MOTION was approved (5-0).***

4. ADJOURNMENT

A MOTION was made by Brian Vincent to adjourn the meeting at 2:18pm. The MOTION was seconded by Leigh Hays.

The meeting adjourned at 2:18pm.

Respectfully submitted,

Paula Roux

Recording Secretary