



**LEBANON PLANNING BOARD
MAY 12, 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: 835 774 410#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **REVISED NOTICE - 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, (2) an additional extension of the timelines associated with obtaining a building permit and for constructing required site improvements, and (3) an amendment to the approved plan to add an additional phase to allow the renovation of the former Village Market space for a proposed food court and restaurant use. **PB2025-13-EXT Continued from April 14, 2025.**
- B. **LRX 1 Martin Drive, LLC, 1 Martin Drive (Tax Map 129, Lot 19), zoned GC:** Request for Site Plan Review to replace an existing +/- 3,393 sq. ft. building with a new +/- 3,683 sq. ft. building to be used as a car wash, together with associated site improvements including stormwater management, landscaping and lighting. **PB2025-21-SPR Completeness determination only – public hearing to be held on June 9, 2025.**
- C. **Irving Oil Terminals, Inc. & Rancho Lebanon, LLC, 200 South Main Street (Tax Map 114, Lot 5) & 206 South Main Street (Tax Map 115, Lot 1), zoned GC:** Applicants request an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit and an extension of time per Section 8.4.A.3 to achieve active and substantial development of a Site Plan originally approved on May 8, 2023 (PB2023-15-SPR) for a proposed +/- 4,465 sq. ft. convenience store at 200 South Main Street and five (5) fuel dispenser islands with an overhead canopy at 206 South Main Street, together with shared access and associated site improvements. **PB2025-20-EXT**
- D. **Kimbell Properties, LLC, 77 Prospect Street (Tax Map 108, Lot 13), zoned R-3:** Request for approval of a proposed three (3)-lot Minor Subdivision. **PB2025-22-MIN**
- E. **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 - Continued from April 14, 2025**

- F. **Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Request to amend the approved plans for Phase 2 of Prospect Hill development to (a) adjust the grading plan for Phase 2B, (b) per Section 7.13.F of the Subdivision Regulations, amend the approved phasing plan to accelerate the timeline for the completion of Phases 2C and 2E and to extend the time to achieve active and substantial development of Phase 2B which is required to be completed by November 15, 2025, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA), and (c) approve a proposed off-site hauling plan for the removal of excess material excavated from the site during the course of construction. **PB2025-23-FMAJA**
- G. **Michael Davidson, 3 Campbell Street (Tax Map 92, Lot 65), zoned LD:** Appeal of an administrative determination that the conversion of a mixed-use building with an office and 4 dwelling units to a 7-unit multi-family dwelling requires Site Plan review by the Planning Board per Sections 3.1.C.1 and 3.1.D of the Site Plan Review Regulations. Alternatively, applicant requests a waiver per Section 7.1 to waive the requirement to obtain Site Plan approval. **PB2025-24-AAD**
- H. **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). **PB2025-25-EXT**

4. Study Items

- A. **Food Truck Task Force - Proposed Zoning Amendment -Continued from April 28, 2025**

5. Other Business

6. Approval of Minutes

- A. March 17, 2025
- B. March 24, 2025
- C. April 14, 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.