



**LEBANON PLANNING BOARD  
JUNE 9, 2025 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**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. **Wayne & Fiona Barr and Ruth H. Guernsey, TTEE, 24 Green Street West (Tax Map 59, Lot 48), 22 Green Street West (Tax Map 59, Lot 49) & 0 Green Street West (Tax Map 59, Lot 64), zoned R-3:** Request for approval of a Boundary Line Adjustment. **PB2025-30-BLA**
- B. **The Falls at Rivers Edge Homeowners Association, Inc., Apple Blossom Drive, Fountain Way & Stillwater Drive (Tax Map 44, Lot 19, Plots 100-5300), zoned R-3:** Request to amend the Conditional Use Permit for the Falls at River's Edge development, originally approved on November 22, 1999, to remove condition of approval #12 requiring that all dwellings shall be sprinklered. **PB2025-28-CUPA**
- C. **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 - Postponed from May 12, 2025**
- D. **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 - Postponed from May 12, 2025**

- E. **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 - Postponed from May 12, 2025**
  - F. **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 - Continued from May 12, 2025**
  - G. **Alice Peck Day Memorial Hospital, 10 Alice Peck Day Drive (Tax Map 90, Lot 59), zoned R-3:** Request for Site Plan review to a) install a +/-1,200 sq. ft. concrete pad on the east side of the existing hospital building and b) construct a proposed 58-space parking lot to serve the existing hospital use, together with associated site improvements. **PB2025-29-SPR**
- 4. **Other Business**
  - 5. **Approval of Minutes**
    - A. None
  - 6. **Adjournment**

**The order of agenda items is subject to change.**

Meetings are open for in-person and remote attendance. Members of the public who 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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.