



**LEBANON PLANNING BOARD
JUNE 9, 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. **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 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.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

June 9, 2025 Meeting

Staff Memorandum – PB2025-30-BLA

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2025-30-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 24 Green Street West (59-48)
- 22 Green Street West (59-49)
- 0 Green Street West (59-64)

Applicants/Property Owners:

- Wayne & Fiona Barr, Trustees (59-48)
- Ruth H. Guernsey, Trustee (59-49 & 59-64)

Property Sizes (existing):

- 24 Green Street West (59-48):
+/-0.265 acres
- 22 Green Street West (59-49):
+/-0.750 acres
- 0 Green Street West (59-64):
+/-10.979 acres

Property Sizes (proposed):

- 24 Green Street West (59-48):
+/-0.394 acres
- 22 Green Street West (59-49):
+/-0.733 acres
- 0 Green Street West (59-64):
+/-10.867 acres

Zoning District:

Residential Three (R-3)

LEGAL NOTICE

Wayne & Fiona Barr, Trustees, and Ruth H. Guernsey, Trustee, 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

APPLICATION MATERIALS

- ▶ Application forms (2 pages)
- ▶ Document titled, "Project Description for Lot Line Adjustment" (2 pages including exhibit of existing and proposed property lines)
- ▶ Technical Checklist (3 pages)
- ▶ Certified Notification List (3 pages)
- ▶ Fee Schedule (2 pages)
- ▶ Plat titled "Lot Line Adjustment Plan prepared for Wayne and Fiona Barr Revocable Trust and Revocable Trust of Ruth H. Guernsey," prepared by Vive Libre Geomatics, dated May 8, 2025, Drawing: 25008-bo

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

24 Green Street West (Tax Map 59, Lot 48) is a +/-0.265 acre property improved with a single family home (the "Barr Lot"). Abutting the Barr Lot to the south is 22 Green Street West (Tax Map 59, Lot 49) which is a +/-0.75 acre property also improved with a single family home (the "Guernsey Residential Lot"). Abutting both the Barr Lot and the Guernsey Residential Lot to the west is a vacant +/-10.979 acre vacant parcel (the "Guernsey Vacant Lot").

The owners of the Barr Lot intend to construct an accessory dwelling unit (which is permissible per Section 310.2 of the Zoning Ordinance). In order to create a buildable area on the lot that will meet applicable building setbacks, the parties have agreed that a +/-0.17 acre portion of the Guernsey Residential Lot (outlined in green in Figure 1 below) and a +/-0.112 acre portion of the Guernsey Vacant Lot (outlined in yellow in Figure 1 below) will be annexed to the Barr Lot. The proposed

boundaries of the Barr Lot are outlined in pink in Figure 2 below.

Figure 1. Parcels to be Annexed to the Barr Lot.

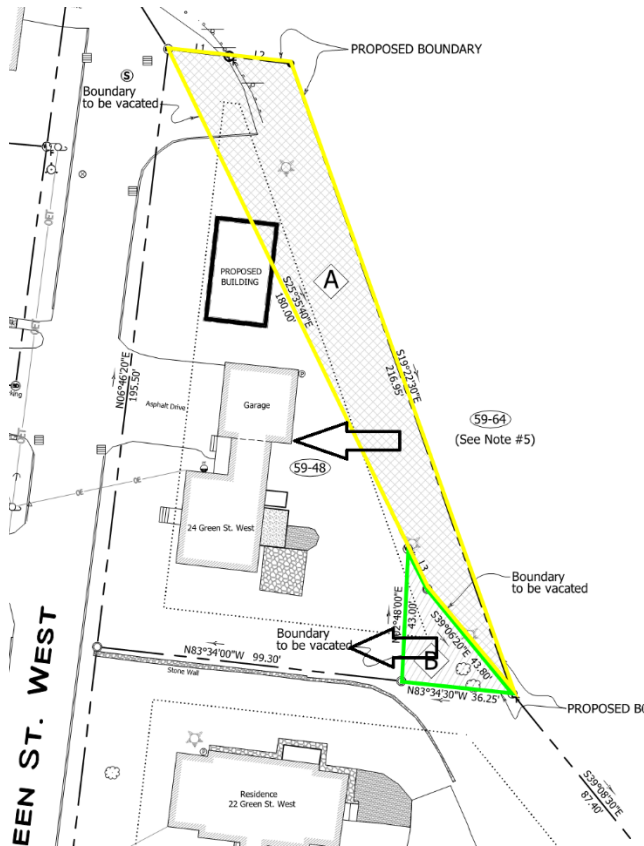


Figure 2. Proposed Barr Lot Property Boundary.

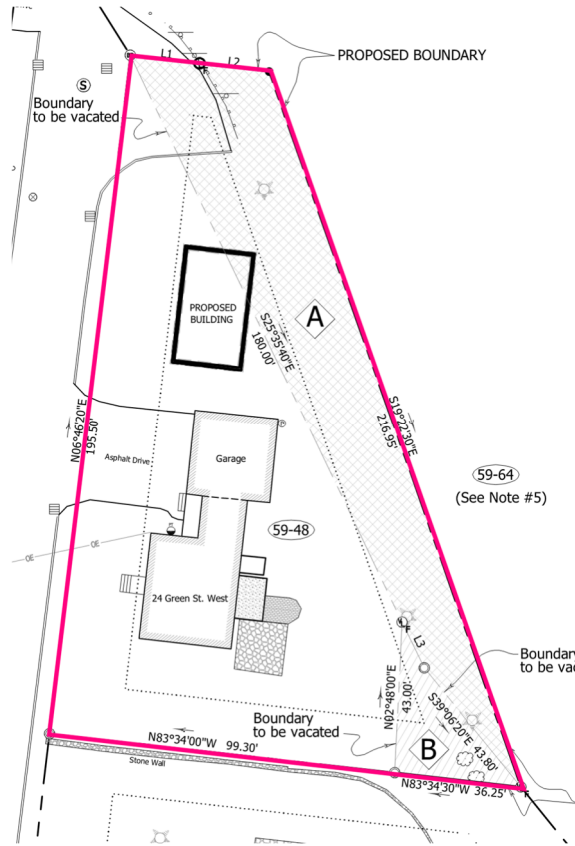


Figure 3. Bird's eye view of subject parcel (looking east).



©2021 Eagleview (image taken 4/3/2021)

To summarize, the changes resulting from the proposed Boundary Line Adjustment are as follows:

- ▶ Map/Lot 59-48 (the Barr Lot) will increase by a net of +/-0.129 acres, from +/-0.265 acres to +/-0.394 acres.
- ▶ Map/Lot 59-49 (the Guernsey Residential Lot) will decrease by a net of +/-0.17 acres, from +/-0.750 acres to +/-0.733 acres.
- ▶ Map/Lot 59-64 (the Guernsey Vacant Lot) will decrease by a net of +/-0.112 acres, from +/-10.979 acres to +/-10.867 acres.

STAFF COMMENTS

ASSESSING

No comment provided.

BUILDING INSPECTION

No comment provided.

FIRE

No comment provided.

POLICE

No comment provided.

PUBLIC WORKS/CITY ENGINEER

No comment.

PLANNING & ZONING

All three lots currently conform to the applicable minimum lot sizes and dimensional requirements of the R-3 District as set forth in Section 310.2 of the Zoning Ordinance and will continue to after the proposed lot line adjustment. Recommended conditions of approval are provided below under "Staff Recommendations".

STAFF RECOMMENDATIONS

If the Board moves to approve this application, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Board approve the application with the following conditions:

A. General Conditions

1. This approval shall be considered void unless all conditions precedent are met and the plat is recorded in the Registry of Deeds within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.
2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Add the statement required by Section 7.11 of the Subdivision Regulations.
 - b. Add a label to the locus and original boundaries inset maps.
 - c. Add a note that Tax Map 59, Lot 64 is vacant.
 - d. Provide the date and description of the plat revisions. (8.2.A.1)
2. The applicants shall provide a digital record drawing of the final revised plat (Cad .dwg format, using the NH State Plane Coordinate system).
3. The applicants shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
4. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)
5. The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat.

Attachments

cc (via e-mail): Wayne & Fiona Barr, Trustees
Ruth H. Guernsey, Trustee
File

**CITY OF LEBANON
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):

NAME: *Wayne & Fiona Barr*

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: *59* LOT#: *48* PLOT #: *0* ZONE: *R3*

STREET ADDRESS OF PROJECT: *24 Green St West, West Lebanon, NH 03784*

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

SCOPE OF PROJECT:

Acquire a portion of land from Lots 59-49 and 59-64 to meet setback codes for building an ADU.

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: *Proposed ADU*

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: *Wayne Barr & Fiona Barr* DATE: *5/12/2025*

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: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
5/12/2025	59/48, 59-49 & 59-64	PB2025-30-BLA			

(Last Revised 4/04/18)

**CITY OF LEBANON
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):

NAME: *Sarah Guernsey & Ben Guernsey* T [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: _____ TEL.#: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PROJECT LOCATION: *59 - 49*

TAX MAP #: *59* LOT#: *64* PLOT #: *0* ZONE: *R3*

STREET ADDRESS OF PROJECT: *22 Green St West, West Lebanon NH*

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

SCOPE OF PROJECT:

*Deed a portion of land to Wayne & Fiona Barr of 24
Green St West, West Lebanon, NH Map/Lot # 59-48*

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: _____

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: *Sarah Guernsey* DATE: *5.12.25*

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: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[REDACTED]
<i>5/12/2025</i>	<i>59-48, 59-49 & 59-64</i>	<i>PB2025-30-BLA</i>	

(Last Revised 4/04/18)

Project Description for Lot Line Adjustment

Parties involved

Wayne & Fiona Barr of 24 Green St West, West Lebanon, NH

Map & Lot Number 59-48

Sarah Guernsey & Benjamin Guernsey of 22 Green St West, West Lebanon, NH

Map & Lot Numbers 59-49 & 59-64

Description

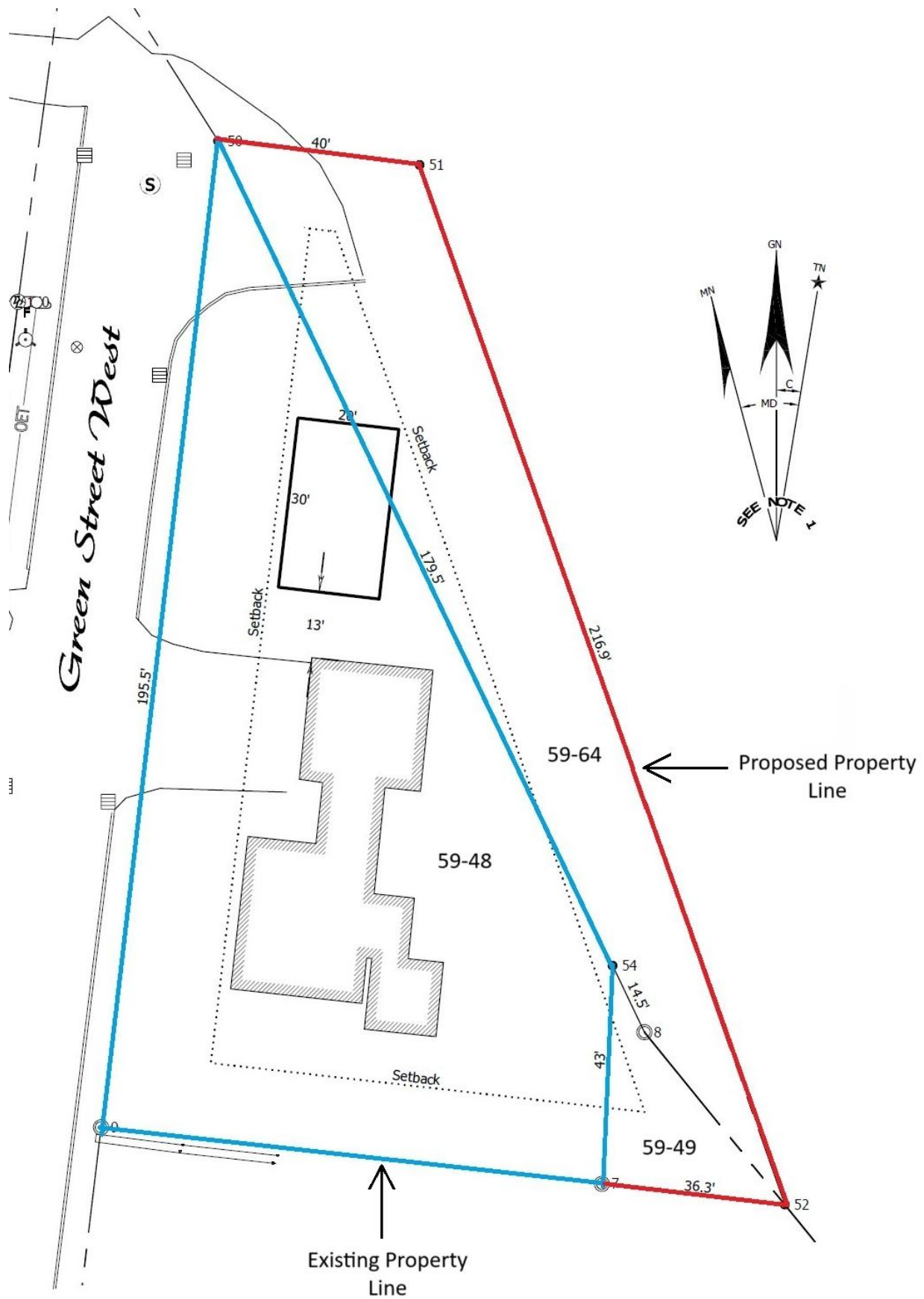
This project involves a lot line adjustment between three adjacent properties. Parcel 59-48 owned by Wayne and Fiona Barr and parcels 59-49 & 59-64 owned by Sarah Guernsey and Benjamin Guernsey. The intent is for the Barr's to acquire a portion of land along the east side of the property for the purpose of having the proper setbacks to build an ADU. (See diagram below) Both property owners have mutually agreed to the proposed changes and will submit the required documentation to facilitate the process.

A licensed surveyor has already mapped out the existing and proposed new boundary lines and has provided detailed documentation. The proposed modification will not result in the creation of additional parcels but will only redefine the existing boundary lines. The project will be executed in accordance with all legal and procedural requirements to ensure a smooth transition of property boundaries.

Project Scope

The lot line adjustment will include the following key elements:

- **Surveying and Mapping:** A licensed land surveyor will prepare an updated survey and plat map depicting the existing and proposed property boundaries.
- **Legal Documentation:** The necessary legal descriptions and conveyance deeds will be prepared to reflect the adjusted lot lines.
- **Regulatory Compliance:** The adjustment will be submitted for approval to [local planning department or zoning authority] to ensure compliance with applicable zoning and subdivision regulations.
- **Recordation:** Upon approval, the revised property boundaries will be recorded with the county recorder's office.



CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: <i>Barr's Lot Line Adjustment</i>	
APPLICANT: <i>Wayne & Fiona Barr</i>	DATE: <i>5/12/2025</i>
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ One (1) set of project plans to be distributed for Staff Review. [§8.2.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§8.2.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Lot Line Adjustment / Boundary Line Agreement plans shall include the information described below pursuant to Section 8 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§8.2.C]

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☒	☐
8.2.A(5) - Location of all existing structures on the subject lots.	☒	☐
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	☒	☐
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☒	☐
Plan Requirements (cont.)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	☒	☐
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	☒	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 8 OF THE SUBDIVISION REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Wayne Barr

Planning office Use Only:		
Date Received ___/___/___	Checklist Complete YES or NO	Checked by: _____

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: 59-48	Map & Lot Number:
Property Owner: Wayne & Fiona Barr 24 Green St West West Lebanon, NH 03784	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: 59-49	Map & Lot Number: 59-47
Sarah Guernsey & Ben Guernsey 22 Green St West West Lebanon, NH 03784	Nathan Seymour 23 Green St West West Lebanon, NH 03784
Map & Lot Number: 59-46	Map & Lot Number: 59-45
Alexander Mentis 21 Green St West West Lebanon, NH 03784	Susan Agan 19 Green St West West Lebanon, NH 03784

Map & Lot Number: 59-44 Douglas Whittlesey 17 Green St West West Lebanon, NH 03784	Map & Lot Number: 59-63 Chiplin Enterprises Inc. P.O. Box 507 Lebanon, NH 03784
Map & Lot Number: 59-43 Larry Wayne Rine Jr 15 Green St West West Lebanon, NH 03784	Map & Lot Number: 59-67 Robert Stone 11 Pasture Ln West Lebanon, NH 03784
Map & Lot Number: 59-42 William & Maureen Cusack 13 Green St West West Lebanon, NH 03784	Map & Lot Number: 59-68 Carrier Road Holdings LLC 18 Wright Acres Rd Bedford, NH 03110
Map & Lot Number: 59-50 Lora Leligdon 20 Green St West West Lebanon, NH 03784	Map & Lot Number: 59-69 Edward & Elizabeth Warren 15 Pasture Ln West Lebanon, NH 03784
Map & Lot Number: 59-19 City of Lebanon 51 North Part St Lebanon, NH 03766	Map & Lot Number: 59-70 Amanda Wetsel 17 Pasture Lane West Lebanon, NH 03784
Map & Lot Number: 59-58 Ken Thai 410 Miracle Mile #7 Lebanon, NH 03766	Map & Lot Number: 59-71 Michael Dannehy 21 Pasture Ln West Lebanon, NH 03784
Map & Lot Number: 59-59 Milagros Kwak 10 Spring St West West Lebanon, NH 03784	Map & Lot Number: 44-19-5400 Lebanon Little League Inc. P.O. Box 905 Lebanon, NH 03766

(Revised 2/8/2024)

Map & Lot Number: 44-19-5600 Falls at Rivers Edge HOA P.O. Box 1051 Norwich, VT 05055	Map & Lot Number:
Map & Lot Number: Surveyor Ronald Taber Vive Libre Geomatics P.O. Box 1093 Lebanon, NH 03766	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:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X <u>21</u> notices	\$5.00 \$ <u>116.34</u> (abutter certified)
TOTAL DUE		\$ <u>246.34</u>

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

**Engineering Review fees may also be required. See note on page 2.

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.

**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.

**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)		
-EXTENSION REQUESTS		
-CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

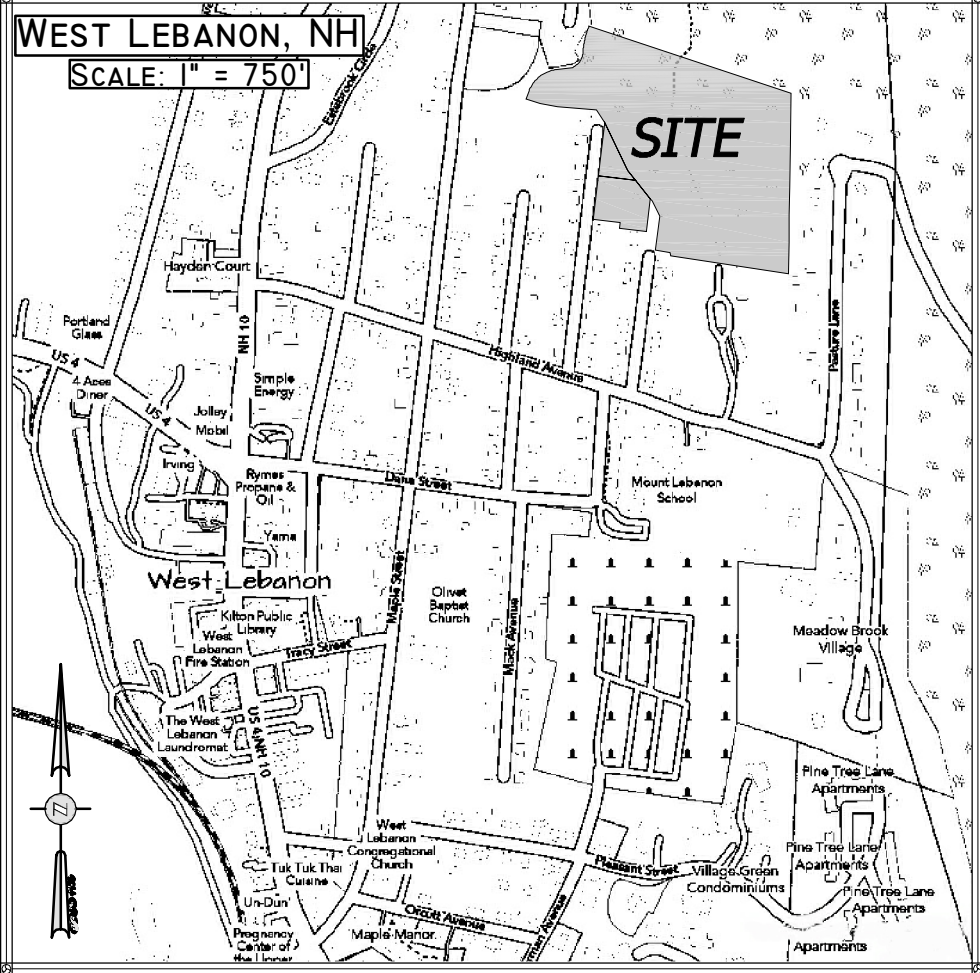
ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

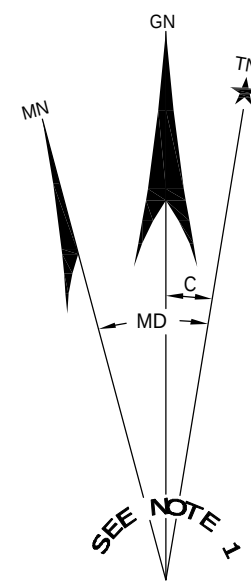
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



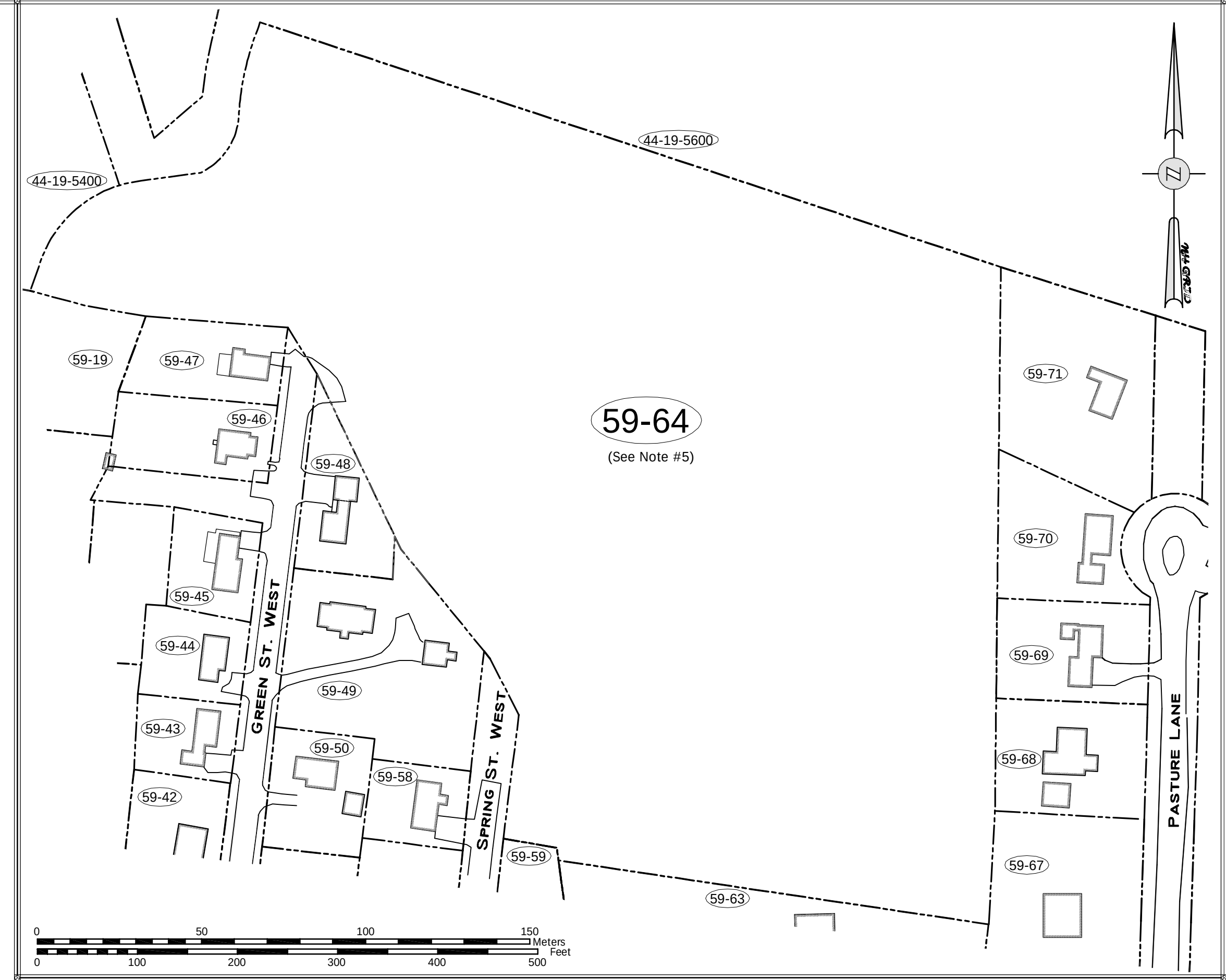
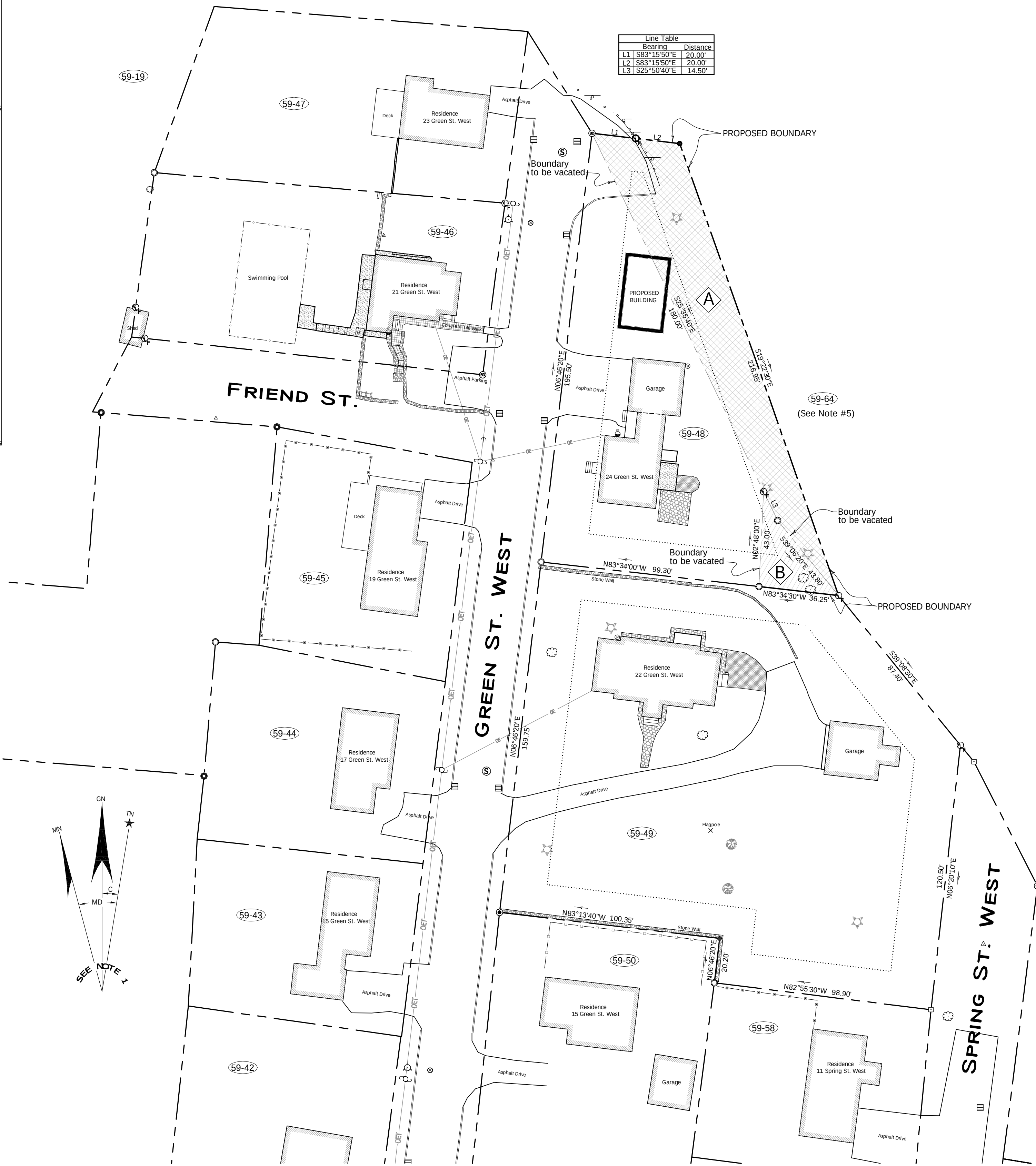
Legend

- Iron Pipe (Fnd)
- 5/8" Ø Rebar (Fnd)
- Car Axle (Fnd)
- Stone Bound (Fnd)
- 3/4" Ø VLG Capped Rebar (Set Flush)
- VLG Brass Tag & Nail (Set in pavement)
- Unmarked Point
- Survey Control Point
- Fire Hydrant
- Water Gate Valve
- Hardwood Tree
- Softwood Tree
- Sewer Manhole
- Oil Filler & Vent Pipe
- Catch Basin
- Utility Pole
- Guy Wire
- Propane Tank
- Shrub
- Setback Line
- Cedar Rail Fence
- Wood Fence
- Chain link Fence
- Overhead Electric & Telephone Line
- Overhead Electric Line
- Guard Rail

- 4893 SF to be conveyed from 59-64 from 59-48
- 706 SF to be conveyed from 59-49 to 59-48



Line Table		
Bearing	Distance	
L1 S83°15'50"E	20.00'	
L2 S83°15'50"E	20.00'	
L3 S75°50'40"E	14.50'	



Abutters' Table						
Parcel ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
59-19	106 Maple St	City Of Lebanon	51 North Park St	Lebanon	NH	03766
59-42	13 Green St West	W F & M K Cusack Revocable Trust	13 Green St West	West Lebanon	NH	03784
59-43	15 Green St West	Larry Wayne Rine, Jr	15 Green St West	West Lebanon	NH	03784
59-44	17 Green St West	Douglas W & F Whittlesey	17 Green St West	West Lebanon	NH	03784
59-45	19 Green St West	Susan H Agan	19 Green St West	West Lebanon	NH	03784
59-46	21 Green St West	Alexander S Mentis	21 Green St West	West Lebanon	NH	03784
59-47	23 Green St West	Nathan Seymour	23 Green St West	West Lebanon	NH	03784
59-50	20 Green St West	Lora Leligdon	20 Green St West	West Lebanon	NH	03784
59-58	11 Spring St West	Ken Thai	410 Miracle Mile, #7	Lebanon	NH	03766
59-59	10 Spring St West	Milagros E Kwak	10 Spring St West	West Lebanon	NH	03784
59-63	2-3-4 Butternut Ln	Chiplin Enterprises Inc	PO Box 507	Lebanon	NH	03766
59-67	11 Pasture Ln	Robert B Stone	11 Pasture Ln	West Lebanon	NH	03784
59-68	13 Pasture Ln	Currier Road Holdings LLC	18 Wright Acres Rd	Bedford	NH	03110
59-69	15 Pasture Ln	E C & E L Warren Jr Revocable Trust	15 Pasture Ln	West Lebanon	NH	03784
59-70	17 Pasture Ln	Amanda C Wetzel	17 Pasture Ln	West Lebanon	NH	03784
59-71	21 Pasture Ln	Michael Dannehy & Susan Lewis	21 Pasture Ln	West Lebanon	NH	03784
44-19-5400	120 Maple St	Lebanon Little League Inc	PO Box 905	Lebanon	NH	03766
44-19-5600	0 Apple Blossom Dr	Falls At Rivers Edge HOA	PO Box 1051	Norwich	VT	05055

Adjustment Area Table		
Parcel	Pre-Adjustment Area	Post-Adjustment Area
59-48	11,549 SF - 0.265 Acre	17,148 SF - 0.394 Acre
59-49	32,653 SF - 0.750 Acre	31,947 SF - 0.733 Acre
59-64	478,255 SF - 10.979 Acres	473,362 SF - 10.867 Acres

Notes:

- Bearings shown on this plat refer to New Hampshire Grid North as established by an OPUS observation with the establishment of grid coordinates on horizontal control points by static observations and/or RTK. Magnetic Declination(MD)=-13°53' ± 0°23', Convergence(C)=-0°26'.
- The physical evidence shown on this plat is based upon a field survey by Vive Libre Geomatics, dated April 2025.
- Boundaries are computed from Leica TCA 1105+ Total Station and GeoMax Zenith 35 Pro field surveys, positional tolerance = 0.05' + 100 ppm at 95% confidence.
- Parcel 59-48 & 59-49 are zoned R3, Class 1. Parcel 59-64 is zoned R3, Class 3.
- Boundary for Parcel 59-64 is from City of Lebanon Assessor's Map. Vive Libre Geomatics did not field survey this parcel.

This plan shows Minor Lot Line Adjustments/Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision.

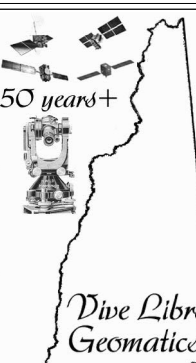
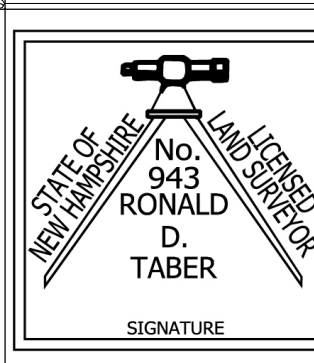
I certify that this survey plat is not a subdivision pursuant to N.H.R.S.A. Title LXIV and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown. RSA 676:18,III. I further certify to the record owners that a field survey was performed that meets the accuracy requirements for a New Hampshire Class U (Urban) survey. This plat is based on deed descriptions, map references listed, and physical evidence found in the field. It is consistent with this information to the best of my knowledge and belief unless otherwise noted.

Ronald D. Taber
Ronald D. Taber

NH L.S. 943

May 8, 2025

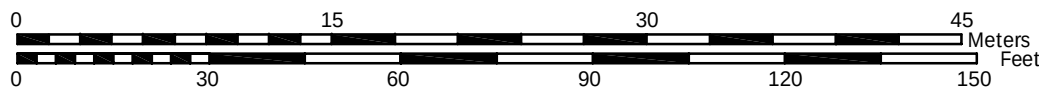
Date



Lot Line Adjustment Plan
prepared for
Wayne and Fiona Barr Revocable Trust
and Revocable Trust of Ruth Hall Guernsey
in
West Lebanon, Grafton County, New Hampshire
Tax Map #: 59-48, 59-49, & 59-64
Scale: 1" = 30' Drawing: 25008-bo
Date: 05/08/25 Sheet: 1 of 1
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
(603) 443-2592

References Plans:

- "Transit Location of House Lots, Property Owned by S.B. Withington at West Lebanon, N.H.", recorded in the Grafton County Registry of Deeds at Book 530, Page 109.
- "Property of Ernest Harwood Estate, Winter Street, West Lebanon, N.H.", dated June 1973, prepared by T & M Surveys and recorded in the Grafton County Registry of Deeds at Book 1187, Page 29.



CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION ☐	SITE PLAN REVIEW ☐
VARIANCE ☐	SUBDIVISION ☐
MOTION FOR REHEARING ☐	LOT LINE ADJUSTMENT ☐
APPEAL OF AN ADMIN. DECISION ☐	CONDITIONAL USE PERMIT ☐

☒ OTHER amendment of Notice of Action

PROPERTY OWNER (APPLICANT):

NAME: The Falls at Rivers Edge Home Owners Association, Inc. TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS: to be provided

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 44 LOT#: 19 PLOT #: 100 thru 5300 ZONE:

STREET ADDRESS OF PROJECT: Fountain Way, Apple Blossom Drive, Stillwater Drive

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

SCOPE OF PROJECT:

Amendment of October 18, 1999, Planning Board decision to remove condition #12 that "all dwellings shall be sprinklered." Many of the sprinkler systems have failed. RSA 153:5, III and RSA 674:39, IV both restrict the City and Planning Board from requiring the installation of sprinklers.

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: _____

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: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
4/22/2025	44/19/100-5300	PB2025-28-CUPA	

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION ☐	SITE PLAN REVIEW ☐
VARIANCE ☐	SUBDIVISION ☐
MOTION FOR REHEARING ☐	LOT LINE ADJUSTMENT ☐
APPEAL OF AN ADMIN. DECISION ☐	CONDITIONAL USE PERMIT ☐

☒ OTHER amendment of Notice of Action

PROPERTY OWNER (APPLICANT):

NAME: The Falls at Rivers Edge Home Owners Association, Inc. TEL. #:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL. #:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 4 LOT #: 19 PLOT #: 100 thru 5300 ZONE: R3

STREET ADDRESS OF PROJECT: Fountain Way, Apple Blossom Drive, Stillwater Drive

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

SCOPE OF PROJECT:

Amendment of October 18, 1999, Planning Board decision to remove condition #12 that "all dwellings shall be sprinklered." Many of the sprinkler systems have failed. RSA 153:5.III and RSA 674:39, IV both restrict the City and Planning Board from requiring the installation of sprinklers.

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:

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: David Davis DATE: 4/15/25

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: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
4/22/2025	44-19	PB2025-28-SPA	

(Last Revised 4/14/18)

April 18, 2025

City of Lebanon
Planning Department
Lebanon, NH

Re: Sprinklers - The Falls at Rivers Edge Home Owners Association

Dear Planning Board,

In October 1999, the Board approved the application by Simpson Development & Trustees of Dartmouth College for a Conditional Use Permit and for Subdivision Approval for the 57 lot subdivision known as The Falls. Condition 12 of the Approval stated that "All dwellings shall be sprinklered." The houses were constructed with sprinkler systems.

Since that time over 25 years ago, there have been a number of changes. What brings this to the Board now is that a number of the sprinkler systems have failed. Those failures are due to the degrading of the piping and fluids in the systems over time. When the systems have failed, the result in a number of homes has been that the piping gives way and the fluid in the system has been sprayed all of the rooms, and the ceilings and flooring have been ruined. When these events started to happen, we asked what it would take to repair the systems and we were told that the cost would be prohibitive to remove and replace the systems in the existing homes.

The second change that has occurred is the State law concerning sprinklers in single family homes. New Hampshire statute RSA 674:51 covers land use regulations with regard to the State Building Code. It states that "no municipality or local land use board ... shall adopt any ordinance, regulation, code, or administrative practice requiring the installation of automatic fire suppression sprinklers in any new or existing detached one or 2-family dwelling unit in a structure used only for residential purposes" Additionally, RSA 153:5, the State Fire Code, also provides that "the state fire code and associated rules shall not require automatic fire suppression or sprinkler systems in detached one, or 2-family dwelling units in a structure used only for residential purposes." Finally, State law RSA 674:36 states that "in accordance with RSA 153:5, the planning board shall not require, or adopt any regulation requiring, the installation of a fire suppression sprinkler system in proposed one- or 2-family residences as a condition of approval for a local permit."

Representatives of the Home Owners Association recently met with the building inspector and a member of the fire department. During that meeting, the city officials took measurements of the window sizes, the spaces between houses, and the location of windows and the houses. At no time did they identify any deficiency or condition that would require either alternate accesses or violations.

Given that sprinklers can not be required under state law, the complying nature of the existing single-family homes and the now failed and failing sprinkler systems, the Home Owners Association requests that the planning board remove Condition 12 from its October 18, 1999 Notice of Action.

Respectfully submitted,

The Falls at Rivers Edge Home Owners Association



*City of Lebanon
Planning Office*

51 North Park Street
Lebanon, NH 03766

Phone: 603-448-1457
Fax: 603-448-0684

49

**NOTICE OF ACTION
LEBANON PLANNING BOARD**

Notice is hereby given that on **October 18, 1999**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations.

Ralph Akins moved to accept the application of **SIMPSON DEVELOPMENT/ TRUSTEES OF DARTMOUTH COLLEGE** as being complete. The motion was seconded by Dennis Blankenbeker. **The vote on the motion was 8 in favor with 1 abstention.**

Notice is hereby given that on **November 22, 1999**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations.

A motion was made by Vice-Chair Fuqua that the application by Simpson Development Corporation for final review of a 57 lot cluster subdivision containing 53 single family homes at Route 10, West Lebanon, NH in the R-3 and RL-3 zones, Tax Map 44, Lot 19 is in accordance with the conditions of Section 502.3.D.3. of the Lebanon Zoning Ordinance. The motion was seconded by Ms. Cormen. **The vote on the motion was unanimous in favor.**

David Fuqua moved to approve the application of **SIMPSON DEVELOPMENT** for a **TWO LOT MINOR SUBDIVISION** at Route 10/Maple Street, West Lebanon, NH, in the R-3 and RL-3 zones, Tax Map 44, Lot 19, including the drawings and other submissions listed in the staff memo from City Planner Ken Niemczyk dated October 5, 1999; the plans are dated September 22, 1999 and revised on November 3, 1999, with the following condition

1. The note per Subdivision Regulations, Section 9.5 shall be added to the plat restricting further subdivision as a minor subdivision within a period of three years.

The motion was seconded by Mr. Brown. The vote on the motion was unanimous in favor.

David Fuqua moved to grant a **CONDITIONAL USE PERMIT** for a 57 lot cluster subdivision containing 53 single family homes at Route 10/Maple Street, West Lebanon, NH, in the R-3 and RL-3 zones, Tax Map 44, Lot 19, including the set of plans dated September 29, 1999 and last revised on November 3, 1999, and the drawings and submissions listed in the memo from City Planner Ken Niemczyk dated October 5, 1999, and all other materials related to this application subsequently submitted, subject to the following conditions:

**Planning Board
Notice of Action
Simpson Development
Final Review
Page 2 of 3**

1. All of the land shown on the plan lying easterly of the curtilage of the easternmost row of houses shall be dedicated to open space and recreation. The applicant must execute an easement giving the public a permanent right of access to the existing trails located in the open space. This open space shall not be further subdivided in the future, pursuant to 12.2.D.1. of the Subdivision Regulations.
2. All other land not encompassed by the curtilage for the subdivided lots within the developed portion of the property shall be dedicated to open space and recreation.
3. The applicant shall be responsible for the cost of all offsite improvements necessitated by the approval and subsequent development of the subdivision in question. The Board notes in particular that offsite improvements may be necessary with respect to sewer and water for the property, with respect to the Route 10 intersection and with respect to drainage behind Estabrook Circle.
4. All lots shall have iron rods or granite boundary markers at angle points and iron rods delineating interior boundaries.
5. Sole access to the property shall be from Route 10. There shall be no street construction connecting Maple Street with the project other than to allow public access to the open space.
6. A revised set of covenants shall be submitted at the time of the submission of the final plat.
7. The baseball field and adjoining parking lot shall be under the ownership of the Lebanon Little League. The lot lines shall be redrawn and an easement reserved for public access to the open space.
8. The two access points to the existing trail network off of Maple Street and Apple Blossom Drive shall be marked on the final plan.
9. The sign at the entrance to the development on Route 10 shall be lit with cutoff down fixtures illuminating the sign from above.
10. The following changes shall be made to the Declaration of Covenants, Conditions and Restrictions; these shall include the changes approved by Attorney Larry Gardner and four changes discussed at this meeting: (1) Article 4, Section 8, remove the phrase "greater or"; (2) Section 12.C.K., add

Planning Board
Notice of Action
Simpson Development
Final Review
Page 3 of 3

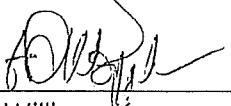
a cross reference about commercial activity to the other section that mentions commercial activity; (3) to eliminate Section 15; and (4) to revise the dated references to reflect the latest approved version of the final subdivision plat. These changes shall be subject to final approval from the City Attorney.

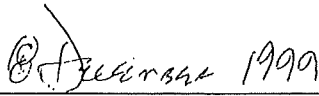
11. The following changes shall be made to the Simpson Development Corporation Cluster Subdivision Master Plan: (1) Article 1, paragraph 2 - remove the phrase "to reservation convertible common land lots"; (2) Article 4, Section 7 regarding site lighting - "All site lighting will be in cutoff fixtures so as to be focused directly on the objects they are intended to light; and (3) Article 1, paragraph 6 - remove the reference to the additional 8.6 acres of reservation lands convertible common lands.
12. All dwellings shall be sprinklered.

The motion was seconded by Mr. Brown. **The vote on the motion was unanimous in favor.**

David Fuqua moved to approve the **57 LOT CLUSTER SUBDIVISION** containing 53 single-family homes at Route 10/Maple Street, West Lebanon, NH, in the R-3 and RL-3 zones, Tax Map 44, Lot 19, as shown on the plans dated November 3, 1999, and subject to the conditions set forth in the conditional use permit. The motion was seconded by Mr. Brown. **The vote on the motion was unanimous in favor.**

David Fuqua moved to **AUTHORIZE THE CHAIR TO SIGN THE PLAT** for the minor subdivision. The motion was seconded by Ms. Cormen. **The vote on the motion was unanimous in favor.**

SIGNED: 
William Koppenheffer, Chair

DATED:  1999

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:	Map & Lot Number:
Property Owner: FALLS AT RIVERS EDGE HOA c/o Laurel Stavis 19 Apple Blossom Drive West Lebanon, NH 03784	Applicant, Co-Applicant, Agent, or Lessee: FALLS AT RIVERS EDGE HOA c/o Laurel Stavis 19 Apple Blossom Drive West Lebanon, NH 03784
Map & Lot Number: 59-64	Map & Lot Number: 44-13 & 44-19
Ruth Guernsey, Trustee 22 Green St., West West Lebanon, NH 03785	Dartmouth College Trustees PO Box 5188 Hanover, NH 03755
Map & Lot Number: 44-29 & 44-30	Map & Lot Number: 59-77
XYZ Dairy, LLC 57 Main Street West Lebanon, NH 03784	Rebecca Watson 103 Maple Street West Lebanon, NH 03784

Map & Lot Number: 44-19-5400	Map & Lot Number: 59-18
Lebanon Little League, Inc. PO Box 905 Lebanon, NH 03766	Stenger-Craft Properties, LLC 162 North Main Street West Lebanon, NH 03784
Map & Lot Number: 44-4	Map & Lot Number: 44-5
KCC Commercial LLC 32 Lebanon St., Ste A Hanover, NH 03755	Robin C. Downes, Trustee 187 North Main St. West Lebanon, NH 03784
Map & Lot Number: 44-18	Map & Lot Number: 44-17
Karen K. Rancore 190 North Main Street West Lebanon, NH 03784	Emmett L Frank 192 North Main Street West Lebanon, NH 03784
Map & Lot Number: 44-14	Map & Lot Number: 59-71
Tracy A. & Sally J. Burns 198 North Main Street West Lebanon, NH 03784	Michael Dannehy 21 Pasture Lane West Lebanon, NH 03784
Map & Lot Number: 59-72	Map & Lot Number:
Irina N. Burnina 22 Pasture Lane West Lebanon, NH 03784	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ 13 _____ notices	\$5.00 \$ _____ 72.02 _____ (abutter certified)
TOTAL DUE		\$202.02

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$

****Engineering Review fees may also be required. See note on page 2.**

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$

***Or units when the subdivision does not create individual lots.**
****Engineering Review fees will also be required. See note on page 2.**

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$

***Or units when the subdivision does not create individual lots.**
****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ ____ abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ 14 _____ notices	\$5.00 \$ _____ 77.56 _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$432.56
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

DRAFT Staff Memorandum – PB2025-23-FMAJA

APPLICATION INFORMATION

Agenda Item: 3.F

Application ID:
PB2025-23-FMAJA

Application Type:
Request for an amendment to the Prospect Hill Phase 2 approval to change the phasing plan, to amend the grading plans, and to approve a haul plan

Property Location:
Prospect Street

Property Owner/Applicant:
Brady Sullivan Prospect Hill, LLC

Property Size:
+/-39.48 Ac.

Zoning District(s):
Residential Three (R-3)

Overlay District:
Wetlands Conservation District

Staff Attachments:

- Staff review e-mails to applicant sent on 5/1/25 and 5/4/25 (4 pages)
- Notice of Action dated 12/13/21 (PB2021-02-EXT & PB2023-37-FMAJA)
- Notice of Action dated 12/11/23 (PB2023-42-EXT)
- Approved phasing plan for Prospect Hill Phase 2

LEGAL NOTICE

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

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated May 1, 2025, from Jon Rokeh, PE, of Rokeh Consulting, LLC (2 pages)
- ▶ Document titled, "Prospect Hill Phase 2 – Construction Schedule Phasing Plan 2025" (1 page)
- ▶ Certified Notification List (4 pages)
- ▶ Fee Schedule (1 page)
- ▶ Plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 5-22-23, Job No. 2010.0023 (current approved grading plan)
- ▶ Plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 4-7-25, Job No. 2010.0023 (proposed grading plan)
- ▶ Proposed grading plan sheets last revised 4-7-25 (5 sheets)
- ▶ Plan sheet titled, "Overall Landscape Plan for Comparison," prepared by Rokeh Consulting, LLC, dated 10-5-11, last revised 4-7-25, Job No. 2010.0023 (proposed landscape plan)
- ▶ Plan sheet titled, "Offsite Haul Plan," prepared by Rokeh Consulting, LLC, dated 4-1-25, Job No. 2010.0023

COMPLETENESS REVIEW

This application has been reviewed in accordance with the Lebanon Subdivision Regulations. The Planning and Development Department recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is currently under construction as Phase 2 of the Prospect Hills development which was originally approved on April 12, 2005. Having expired, Phase 2 was reapproved in 2016 (PB2016-22-EXT-FMAJ) and was subsequently extended in 2018 (PB2018-39-EXT), in 2021 (PB2021-02-EXT & PB2023-37-FMAJA), and in 2023 (PB2023-42-EXT). Copies of the 2021 and 2023 Notices of Action are attached for reference.

In connection with the extension request approved in 2021, the Board also approved a phasing plan for Phase 2, which allows Phase 2 to be constructed in phases (see attached Notice of Action dated 12/13/21). The Phase 2 phases are depicted on the attached plan sheet titled, "Overall Development Phasing Plan, Prospect Hill – Phase 2", recorded at the Grafton County Registry of Deeds on January 3, 2023. Pursuant to the Planning Board's 2023 extension approval, the phasing plan was adjusted to extend the time to achieve "active and substantial development" of Phase 2A.

The applicant now requests an amendment to 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. Additionally, the applicant requests approval of certain grading-related design changes as described in the May 1, 2025 letter from Jon Rokeh, PE, and as shown on the attached grading plans. Finally, applicant requests approval of a haul plan that details how, when and where excavated materials will be processed and used on-site or moved off-site.

STAFF COMMENTS

1. Phasing Plan Amendment. Currently, the attached 12/13/21 and 12/11/23 Notices of Action and the attached plan sheet constitute the "phasing plan" for Prospect Hill Phase 2 ("Phasing Plan"), which was approved by the Planning Board pursuant to Section 7.13 ("Phased Development") of the Subdivision Regulations. Pursuant to Section 7.13.C of the Subdivision Regulations, the Phasing Plan specifies "threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered "vested" pursuant to RSA 674:39, and the New Hampshire common law of vested rights." These thresholds include "active and substantial development" and "substantial completion" for each phase of Phase 2.

Although not specifically stated, it is inferred that construction and completion of the phases will proceed sequentially, i.e. Phase 2A (which has been completed), then Phase 2B, 2C, 2E and 2F (note that there is no 2D). The application materials generally describe how the applicant would like to amend the Phasing Plan, but at the time of the writing of this memo, the applicant has not provided specifics. To help understand what the applicant is requesting, staff has asked the applicant to complete the following chart:

Phase	Posting of Security Deadlines (per current approvals)	Deadlines to Submit Building Permit applications (max 50%)	Active and Substantial Development Deadlines* (per current approvals)	Substantial Completion** Deadlines (per current approvals)
2A	COMPLETE	COMPLETE	COMPLETE	November 15, 2026
2B	COMPLETE		November 15, 2025	November 18, 2028
2C	February 1, 2026		none	November 15, 2029
2E	February 1, 2026		none	November 15, 2029
2F	February 1, 2026		none	November 15, 2029

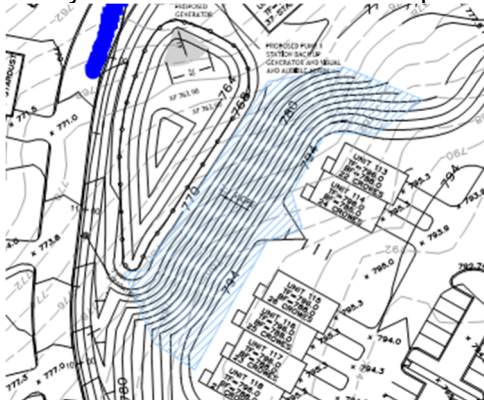
*"Active and Substantial Development" is defined in defined in Section 14.1.B.1.a of the Subdivision Regulations.

**"Substantial Completion" is defined in Section 14.1.B.2.a of the Subdivision Regulations.

At the time of the writing of this memo, it is staff's general understanding that site work for all remaining phases may have already commenced. If so, security for the remaining Phase 2 improvements will need to be reinstated immediately (security had been posted in full upon recording of the plat in 2019, but was suspended in 2021 and then, pursuant to the adoption of a phasing plan for Phase 2, the security was permitted to be reposted for each phase prior to the commencement of each phase).

2. Grading and Other Design Changes. The applicant proposes grading changes as highlighted on the attached plan sheet titled, "Overall Grading Plan for Comparison," prepared by Rokeh Consulting, LLC, last revised 4-7-25. At the time of the writing of this memo, the extent of other related or proposed changes is not clear (e.g. road grades, landscaping changes and slab grades). Staff has requested clarification and additional information from the applicant (see attached staff e-mails to applicant).

The proposed steep rock slopes will be mostly hidden from view, except between the Phase 2F multi-family units and the stormwater pond to the south:



The design standards applicable to the grading changes are found in Section 13.10 and 13.11 of the Subdivision Regulations (included in the attached 5/1/25 staff e-mail to the applicant). The City Engineer has preliminarily determined the revised grading plans require waivers from the following:

- 13.10.A (rock slope instead of topsoil); and
- 13.11.A (grading does not reasonably conform to existing topo in order to minimize grading...conserve the natural cover and soil).

Staff has asked that the applicant submit an [Application for Waivers](#) with respect to any waivers that may be needed from any of the 13.10 and 13.11 requirements including as noted above.

Staff is comfortable that the proposed grading changes only minimal impacts to the development's stormwater management design and that no updates are needed to the drainage analysis.

3. Haul Plan. Staff had recommended the preparation of the plan and its review by the Board, but does not have any comment on the specifics of the plan at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the extension request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the following conditions:

1. The applicant shall comply with all applicable conditions of the Planning Board's Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) and the Notice of Action dated December 13, 2021 (PB2021-02-EXT & PB2023-37-FMAJA) and all conditions of approval thereof except as superseded by the conditions below.

2. The Phase 2 improvements shall be constructed in conformance with the following deadlines:

Phase	Posting of Security Deadlines	Deadlines to Submit Building Permit applications (max 50%)	Active and Substantial Development Deadlines	Substantial Completion Deadlines
2A	COMPLETE	COMPLETE	COMPLETE	
2B	COMPLETE			
2C				
2E				
2F				

3. Within ____ days of this approval, the applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended and phased approval (per Section 14.1.B.1.c of the Subdivision Regulations).
4. Within ____ days of this approval and prior to the issuance of any permits, the applicant shall, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, enter into a new Performance Security Agreement and provide security necessary for the completion of all Phase 2B, 2C, 2D, and 2F required improvements and utilities.
5. Prior to the issuance of any building permits, the applicant shall update the project's Alteration of Terrain Permit with NHDES.
6. Within 30 days of this approval and prior to the issuance of any building permits, the applicant shall, to the satisfaction of the Planning & Development Department and the City Engineer, provide a complete updated plan set incorporating the plan sheets submitted with this application and making any other revisions necessary pursuant to the approved changes.
7. The specifications and plans for the rock slopes shall, to the satisfaction of City Engineer, state the fill and slope requirements as set forth in Section 13.10 and 13.11 of the Subdivision Regulations so that the contractor is contractually obligated to perform the work in accordance with those specifications, plans and regulations.
8. The third-party inspection required pursuant to condition of approval #5 set forth in the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) shall include periodic inspection of the rock slopes ensure their construction in conformance with Section 13.10 and 13.11 of the Subdivision Regulations.
9. Within 14 days of this approval, the applicant shall provide a construction schedule to the City Engineer in order to secure a third-party inspector pursuant to condition of approval #8 above and condition of approval #5 set forth in the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ).

Attachments

cc: Rokeh Consulting, LLC
Marc Pinard, Brady Sullivan
Larry St. Pierre, Brady Sullivan

Tim Corwin

From: Tim Corwin
Sent: Sunday, May 4, 2025 7:34 PM
To: jon@rokehconsulting.com
Cc: Marc Pinard; Brian Vincent; Crystal Taplin
Subject: FW: Prospect Hill 2_PB2025-23-FMAJA_Staff Comments
Attachments: 2025-05-12_Agenda Packet_rev.pdf; Phase 2A grading.pdf

Jon –

I have a few more comments/questions, in addition to those in my e-mail below sent on 5/1:

- I revised the agenda packet to remove the Site Plan technical checklist since that isn't applicable to your application, and also reordered the plan sheets. Please review and let me know if you have any concerns.
 - On p. 10 of the revised agenda packet, I added a note identifying this sheet as the "CURRENT GRADING PLAN," and on p. 11, I added a note identifying this sheet as the "PROPOSED GRADING PLAN". Please confirm these labels are accurate.
 - On p. 17 of the revised agenda packet, I added a note identifying this sheet as the "PROPOSED LANDSCAPE PLAN". Please confirm this label is accurate.
 - I also removed the attached plan sheet for Phase 2A as it does not appear there are any proposed changes in this area (which has already been constructed). However, if there is a reason to include it, please let me know.
- Please provide the current approved overall landscape plan for inclusion with the agenda packet.
- On the "PROPOSED LANDSCAPE PLAN" sheet (p. 17 of the attached agenda packet PDF), please highlight what the proposed changes are and resubmit.
- On the grading sheets, the pad grades for the multi-family units appear to be the same as what's currently approved. Is that correct? If correct, I assume this is because, as the note on the proposed grading plan reads, you would like the **option** of changing the pad grades but are not currently proposing to do so? Please clarify.
 - Please also indicate how and when you'll know whether you'll need to exercise the option.
 - Are the pad grade changes for Phases 2E and 2F only? Or also for Phase 2C?
- Were walkouts originally proposed for all of the multi-family units or just those in Phases in 2E and 2F?
 - It is now proposed that all of the multi-family units will be on slab and none will have walkouts, is that correct?
- On the proposed grading plan, you have indicated that you would like the **option** to raise the roadway grade. Please clarify when and how you'll know whether you'll need to exercise this option, and when and how you'll know by how much you'll need to change the grade.

- Regarding the Haul Plan, it is paginated “Sheet No. 1 of 2.” Is this accurate? Please confirm. If there is a second sheet, please send.

Please respond to these comments and those below by no later than **noon on Thursday, May 8, 2025**, so that we can update the agenda packet for the May 12th meeting and give staff and the Planning Board time to review.

Thank you, Tim

From: Tim Corwin

Sent: Thursday, May 1, 2025 1:08 PM

To: jon@rokehconsulting.com

Cc: Marc Pinard <mpinard@bradysullivan.com>; Brian Vincent <brian.vincent@lebanonnh.gov>; Crystal Taplin <Crystal.Taplin@lebanonnh.gov>

Subject: Prospect Hill 2_PB2025-23-FMAJA_Staff Comments

Jon –

I’m following up from our meeting yesterday regarding Brady Sullivan’s application to the Planning Board regarding Prospect Hill 2. With respect to the application materials provided to date:

- The cover letter you sent this morning looks good, thank you.
- Please review the grading plans for conformance with Sections 13.10 and 13.11 of the Subdivision Regulations (pasted below for quick reference).
 - Note that the City Engineer has determined the revised grading plans require waivers from the following:
 - 13.10A (rock slope instead of topsoil)
 - 13.11 A (grading does not reasonably conform to existing topo in order to minimize grading...conserve the natural cover and soil)
- Please prepare and submit an [Application for Waivers](#) with respect to any waivers that may be needed from any of the 13.10 and 13.11 requirements.
- Attached is the agenda packet that I have compiled from the materials provided to date. Please confirm that it contains everything that you would like to submit to the Planning Board. I will update with the Application for Waivers when received.
- Please be aware that as I prepare the staff memo, I may have additional comments/questions.
- As I mentioned yesterday, I recommend that you run the haul plan by Nate Reichert, the Planning Director & Zoning Administrator, in advance of the May 12 meeting so you can address any comments/concerns.
- Because I’m behind on providing you comments and because we need to get the agenda packets out on Monday, the Planning Department will print the hard copies of your application materials.

If you have any questions, please don’t hesitate to let me know.

Thank you, Tim

13.10 Excavation and Grading

- A. General: All excavating and filling required for construction and improvements shall be as specified herein. The entire area of work shall be brought to the required lines and grades by excavation or filling. Excavation material, if suitable, may be used in making embankments and in filling low areas. A minimum of four (4) inches of topsoil shall be provided to cover over all finished slopes. All streets shall be graded from property line to property line to approved grade and cross section.
- B. Suitable Materials Required: No stumps, wood, roots, sod or other fibrous materials shall be placed in any embankment. In those locations where the alignment crosses swamp or marsh land, or other similar soil that is incapable of supporting the proposed roads, such inadequate soil shall be entirely removed and replaced with adequate material. The materials so removed shall not be placed in embankment, but may be used in flattening embankment slopes or for filling low spots outside the road section. The Board may require the subdivider to submit evidence of boring and/or other soil investigations to determine the depth composition and stability of the subgrade within the road section.
- C. Embankments: Embankments shall be formed of suitable and acceptable excavated materials and brought to the required lines and grades. The materials for embankment shall be placed in successive horizontal layers not exceeding six (6) inches in depth extending across the entire fill area. They shall be spread by a bulldozer or other acceptable method, and shall be thoroughly compacted. Successive layers shall not be placed until the layer under construction has been thoroughly compacted. Where embankments are made of rock, the rock shall be so deposited that all voids are filled with earth and in such a way that the compaction specified above may be secured.
- D. Subgrade: Upon completion of filling and excavating, the subgrade shall be formed to the required grade and contour, and the entire surface again rolled as specified above. High spots shall be removed and low spots filled with the acceptable material and the process of leveling and rolling continued until no further depression results. Soft spots shall be removed and replaced with crushed stone, gravel or as specified by the Reviewing Engineer. These areas shall be drained as directed by the Reviewing Engineer.
- E. Side Slopes: Side slopes in embankment and on roadside drainage ditches shall descend one (1) foot vertically for at least each two (2) feet horizontally (2 on 1). Surplus material resulting from excavation of the road prism shall be used to flatten slopes of embankment so that they ascend one (1) foot vertically for at least two (2) feet horizontally (2 on 1). Side slopes in excavation rock shall ascend six (6) feet vertically for at least each one (1) foot horizontally. Side slopes shall not be graded so as to extend beyond the limits of the road right-of-way onto land not part of the subdivision unless a suitable slope easement has been properly established and granted by the affected property owner.

13.11 Site Preservation

- A. Natural Cover: Land shall be subdivided and improved in reasonable conformity to existing topography in order to minimize grading, cut and fill, and to retain, insofar as possible, the natural contours, limit storm water runoff, and conserve the natural cover and soil. After application for approval has been submitted to the Board, no topsoil, sand or gravel shall be removed from the subdivision for any other purpose than to meet construction needs for that particular subdivision or to meet any requirements of these Regulations.
- B. Erosion and Sediment Control: The smallest practical area of land should be exposed at any one time during development. When land is exposed during development, the exposure should be kept to the shortest practical period of time. Land should not be left exposed during the winter months. Where necessary, temporary vegetation and/or mulching and structural measures may be

required by the Board to protect areas exposed during the development. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained during development to remove sediment from runoff water and from land undergoing development.

- C. Other Requirements: Where possible, natural drainage-ways may be utilized and left open to remove excess surface water; the permanent final vegetation and structures should be installed as soon as practical in the subdivision. If the Reviewing Engineer determines that excessive damage may result from open channel flow, closed drainage systems will be required.

TIM CORWIN, AICP

DEPUTY PLANNING AND DEVELOPMENT DIRECTOR

CITY OF LEBANON

(603) 448-1524 (OFFICE)

(603) 442-6127 (DIRECT)

(603) 678-0741 (CELL)

TIM.CORWIN@LEBANONNH.GOV

[BOOK A TIME TO MEET WITH ME](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board finds the application of Brady Sullivan Prospect Hills, LLC for an Extension, (PB2021-02-EXT) is complete enough to accept jurisdiction and commence review.

The motion was seconded by Matthew Hall. The vote on the motion was unanimous in favor, 7-0.

Notice is hereby given that on **December 13, 2021**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

Matthew Hall moved that the Lebanon Planning Board, having considered the evidence presented by the Applicant, and in light of the instructions in the Housing Appeals Board's Interim Order in this matter, finds that the totality of the circumstances warrants a conclusion that there is good cause to grant an extension for Phase II of the Prospect Hills development (Tax Map 108, Lot 2), originally approved as PB2016-22-EXP-FMAJ, and therefore hereby **APPROVES** the application of Brady Sullivan Prospect Hills, LLC, for an extension of time pursuant to Section 14.1.B.1.c of the Subdivision Regulations to achieve active and substantial development, PB2021-02-EXT, and also **APPROVES** the application to amend the approved plan to allow construction to proceed in phases per Section 7.13 of the Subdivision Regulations as shown on the plan sheet titled, "Overall Development Phasing Plan, Prospect Hill – Phase 2," dated October 5, 2011, last revised December 1, 2021, prepared by Rokeh Consulting, LLC, Job No. 2010.0023 (attached hereto as Exhibit A) and as set forth in the phasing schedule titled, "Prospect Hill Phase 2 – Construction schedule for Phasing Plan 2021," (attached hereto as Exhibit B), PB2021-37-FMAJA, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

1. The phasing plan shall be revised to change the label of Phase 2 "C-F" to Phase 2 "C, E, and F".
2. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016, PB2016-22-EXT-FMAJ.
3. With respect to the **Phase 2A** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2023*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2026*.

PLANNING BOARD NOTICE OF ACTION

0 Prospect Street (Tax Map 108, Lot 2)

PB2021-02-EXT

December 13, 2021

Page 2 of 2

4. With respect to the **Phase 2B** site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by *November 15, 2025*; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2028*.
5. With respect to the **Phases 2C, 2E, and 2F** site improvements, the applicant shall be required to achieve Substantial Completion, as defined in Section 14.1.B.2, by *November 15, 2029*.
6. The applicant shall work with the City Engineer to ensure that there are no dead-end water mains because of the proposed phasing and that drainage and wastewater are properly accommodated for each phase.
7. Within 60 days of this approval, the applicant shall update all Subdivision Agreements, Security Agreements, and other documents, as necessary, to reflect the dates of the extended and phased approval (per Section 14.1.B.1.c of the Subdivision Regulations).
8. Within 60 days of this approval and prior to the issuance of any permits and prior to the start of any construction activities or site work on the property, the applicant shall, pursuant to Sections 7.10 and 14.5 of the Subdivision Regulations, enter into a new Performance Security Agreement and provide security necessary for the completion of all Phase 2A required improvements and utilities. The Agreement shall specify that security for Phase 2B shall be posted by no later than *February 1, 2024*, and security for Phases 2C, 2E, and 2F shall be posted by no later than *February 1, 2026*.

The motion was seconded by Jeremy Rutter. The vote on the motion was approved favor, 5-2.

THE CITY OF LEBANON

By:

Planning Board Chair

DATE:

JAN 10, 2022



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2023-42-EXT

Notice is hereby given that on **December 11, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Jeremy Rutter moved that the application of Brady Sullivan Prospect Hill, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3, is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Patrick Kennelly. The vote on the motion was unanimous in favor, 6-0.”

Notice is hereby given that on **December 11, 2023**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Jeremy Rutter moved that the Lebanon Planning Board **APPROVE** the application of Brady Sullivan Prospect Hill, LLC, PB2023-42-EXT, for a request per Section 7.13.F of the Subdivision Regulations to amend the Prospect Hill Phase 2 phasing plan to extend the time to achieve active and substantial development of Phase 2A, which was required to have been completed by November 15, 2023, pursuant to the phasing plan approved on December 13, 2021 (PB2021-37-FMAJA). PB2023-42-EXT

In support of its decision, the Board finds that:

1. The applicant **HAS** submitted a complete and timely request for an extension pursuant to Section 7.13.C of the Subdivision Regulations;
2. Per Section 7.12.D of the Subdivision Regulations, the applicant HAS demonstrated that an extension is warranted, considering the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant rather than to the Applicant’s neglect or failure to proceed with reasonable promptness.

The applicant is making considerable progress, but conditions on the ground (i.e. ledge) have proved challenging and finding capable and available contractors has likewise proved difficult.

This approval is subject to the following conditions:

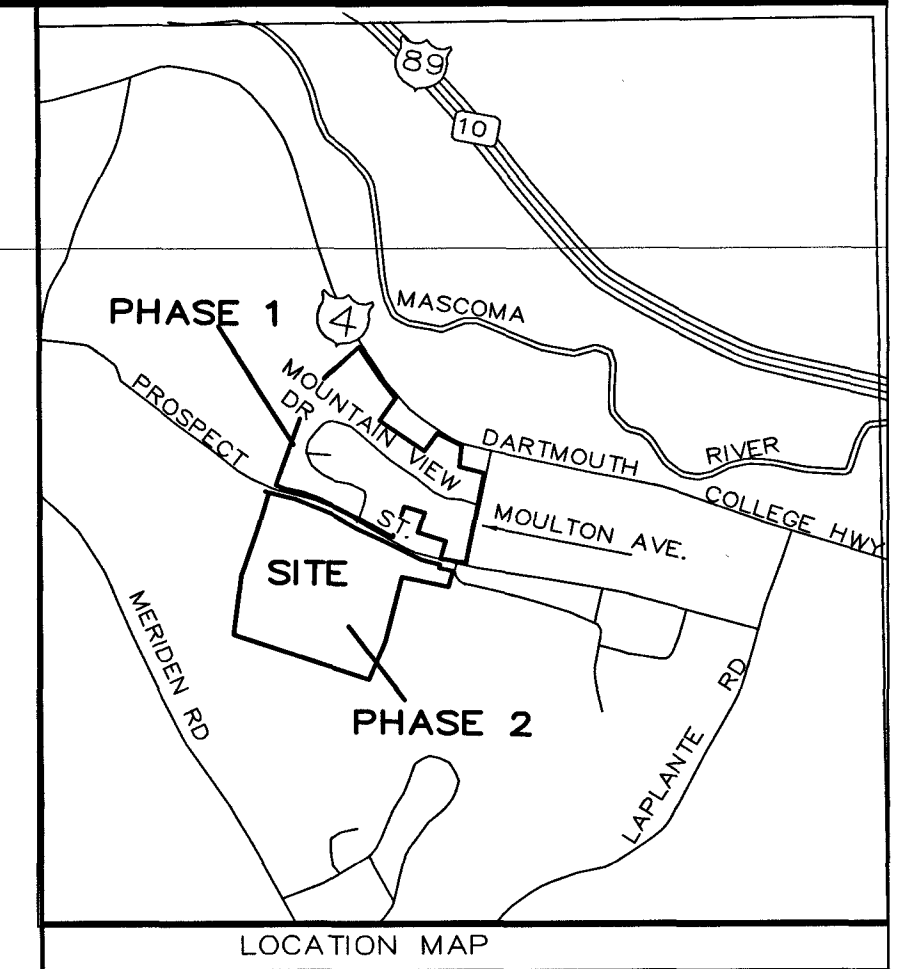
1. The applicant shall comply with all applicable conditions of the Planning Board's prior Notices of Action for the Prospect Hills development, including but not limited to, the Notice of Action dated November 14, 2016 (PB2016-22-EXT-FMAJ) and the Notice of Action dated December 13, 2021 (PB2021-02-EXT & PB2023-37-FMAJA) and all conditions of approval thereof except for as superseded by condition #2 below.
2. Condition of Approval #3 as set forth in the 12/13/21 Notice of Action for PB2021-02-EXT & PB2023-37-FMAJA is hereby stricken and replaced with the following: With respect to the Phase 2A site improvements, the applicant shall be required to (a) achieve Active and Substantial Development or Building, as defined in Section 14.1.B.1 of the Subdivision Regulations, by May 31, 2024; and (b) achieve Substantial Completion, as defined in Section 14.1.B.2, by November 15, 2026.

The motion was seconded by Andrew Faunce. The vote on the motion was approved, 6-0."

PHASE 2 DEVELOPMENT MAP

SCALE: 1"=100'

PHASE 1 DEVELOPMENT MAP COMPLETED



LOT 122-10
VALERIE I AND DENNIS A HARPER
183 MERIDIAN ROAD
LEBANON, NH 03766

LOT 122-19
WALTER & BETTY PATERSON
82 PROSPECT STREET
LEBANON, NH 03766

MAP 108, LOT 2:
39.481 ACRES

MAP 108, LOT 14:
31.058 ACRES

LEBANON PLANNING BOARD
APPROVED: 12/13/21
CHAIRMAN
DATE OF SIGNATURE
11/21/22
TIME: 6:15 pm

- REFERENCE PLAN:
1. 'OPEN SPACE PLAN - PROSPECT HILL, LEBANON, NH', DATED 4-8-04 AND LAST REVISED ON 11-11-05; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 12133.
 2. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 11-28-11; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14152.
 3. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-2-13; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS AT PLAN NO. 14459.
 4. 'OPEN SPACE ADJUSTMENT PLAN - PROSPECT HILL, LEBANON, NH', DATED 10-5-11 AND LAST REVISED ON 5-24-19; SCALE 1"=100, PREPARED BY ROKEH CONSULTING LLC AND RECORDED AT THE GRAFTON COUNTY REGISTRY OF DEEDS A PLAN NO. 1573 ON 6/19/19.

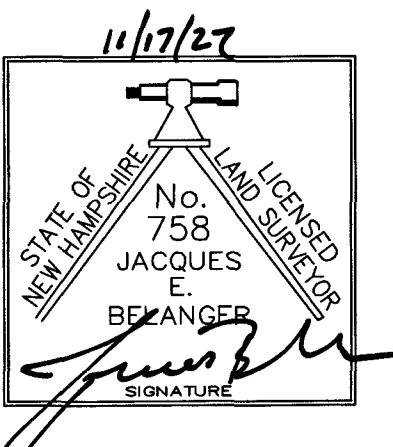
- PLAN NOTES:
1. THE OWNER OF RECORD FOR LOT 108-14 AND 108-2 IS BRADY SULLIVAN PROSPECT HILLS, LLC, 670 NORTH COMMERCIAL STREET, SUITE 303, MANCHESTER, NH 03101 DEED REF: BOOK 3748, PAGE 0402
 2. THE SUBJECT PARCELS ARE LOCATED IN THE RESIDENTIAL THREE (R-3) ZONING DISTRICT.
 3. THE PURPOSE OF THIS PLAN IS TO SHOWN THE ADDITIONAL PHASING FOR PROJECT THAT WAS APPROVED BY THE LEBANON PLANNING BOARD ON DECEMBER 13, 2021.
 4. THE OPEN SPACE THAT WAS PREVIOUSLY RECORDED ON 6/19/19 IS UNCHANGED BY THE ADDITIONAL PHASE DESIGNATIONS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.
11/17/22
DATE
LISCENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.
11/17/22
DATE
LISCENSED LAND SURVEYOR



2021 PHASING PLAN

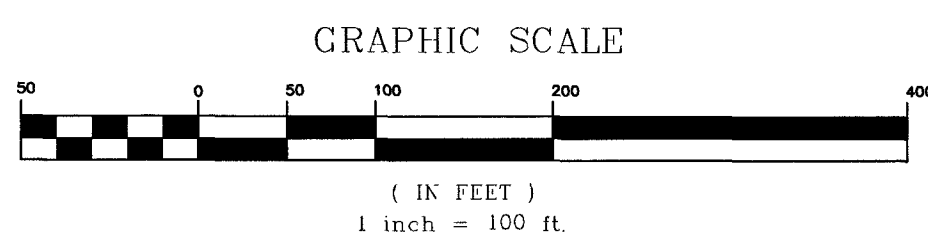
PHASE 2 A	PHASE 2 A - 2022-2023
PHASE 2 B	PHASE 2 B - 2024-2025
PHASE 2 C	PHASE 2 C, E, & F
PHASE 2 E	
PHASE 2 F	

Phase 2A - BSPH shall complete site work which includes excavation, blasting, grading, utility installations and completion of the road to the appropriate road standards, excepting finish paving which shall be done after construction of all phases are complete. The phase was designed to allow circulation of construction vehicles and public safety equipment. The intent of phasing is to reduce costs, minimize disturbance during construction, manage bond premiums and provide a smaller scope of work that will attract a wider range of contractors, including local site contractors.

LOT 122-19
PETER & ANNE JOHNSON
2 WOODLAND DRIVE
LEBANON, NH 03766

LOT 122-37
RICHARD & MELISSA ROBINSON
7 HILLCREST DRIVE
LEBANON, NH 03766

LOT 108-29
SUSAN LEMAY REV. TRUST
116 PROSPECT STREET
LEBANON, NH 03766



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL DEVELOPMENT PHASING PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

DATE	DESCRIPTION	DWN BY	CK BY
2-21-14	REVISIONS TO COVER SHEET PER COMMENTS	JR	JR
3-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS	JR	JR
12-1-21	EDITS PER PLANNING BOARD PHASING DISCUSSION	JR	JR
11-10-22	EDIT PER CONDITIONS OF APPROVAL	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688 FAX: 603-513-6242

SCALE: 1" = 100'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 2 OF 53

CITY OF LEBANON APPLICATION FOR

SPECIAL EXCEPTION ☐	☐ SITE PLAN REVIEW
VARIANCE ☐	☐ SUBDIVISION
MOTION FOR REHEARING ☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION ☐	☒ OTHER (AMENDMENT)

PROPERTY OWNER (APPLICANT):					
NAME: <u>Brady Sullivan Prospect Hills, LLC</u> TEL: <u>[REDACTED]</u>					
MAILING ADDRESS: <u>[REDACTED]</u>					
E-MAIL ADDRESS: <u>[REDACTED]</u>					
CO-APPLICANT, AGENT, OR LESSEE:					
NAME: <u>Rokeh Consulting, LLC</u> TEL: <u>[REDACTED]</u>					
MAILING ADDRESS: <u>[REDACTED]</u>					
E-MAIL ADDRESS: <u>[REDACTED]</u>					
PROJECT LOCATION:					
TAX MAP #:	<u>108</u>	LOT#:	<u>2</u>	PLOT #:	ZONE: <u>R3</u>
STREET ADDRESS OF PROJECT: <u>Prospect Street</u>					
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO					
FLOOD PLAIN ☐ YES ☒ NO					
SCOPE OF PROJECT: <u>Application is to update Approval timelines to allow for Phase 2C + Phase 2E to be completed faster and one additional year on the substantial completion of Phase 2B. Also to allow for adjusted grading on the site to reduce amount of excess material that</u>					
TYPE OF OCCUPANCY: <u>Needs to be removed and an approval of a removal plan for excess material.</u>					
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: _____					
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 completion to a later date.					
PROPERTY OWNER: <u>[Signature]</u>				DATE: <u>4/14/2025</u>	
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: <u>[Signature]</u>				DATE: <u>4/14/2025</u>	
DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
04/14/2025	108-2	PB2025-23-SPA			

(Last Revised 10/09/09)

Rokeh Consulting, LLC

May 1, 2025

Tim Corwin – Planning and Zoning
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Prospect Hills Subdivision Phase 2B, 2C, 2E and 2F

Dear Mr. Corwin:

We are requesting an amendment to our Phase 2B, 2C, 2E and 2F portion of the project. As you and Board are aware there has been a substantial amount of work that has been completed at the Prospect Hill project since we last before the board in 2023. The Phase 2A portion of the site is completed with 16 house constructed and residents moved in. We have also completed the offsite sidewalk extension project down to Reservoir Road that was required prior to CO's for any portion of Phase 2 of the project.

The reason for the amendment request that is before the Planning Board in 2025 is that there has been a shift in the strategy for the buildout of the project. It is not a 'slow down' strategy, it is a way of speeding up the overall development. The current plan is to build out the entire development including all the remaining single family and multifamily units. We are currently working on preparing Phase 2C for building pads for all the multifamily units in that Phase. The building pad areas for Phase 2E will follow along immediately after. From there, the infrastructure and building pads for all the remaining single family homes in Phase 2B will be completed. The multifamily units in Phase 2F will be last. That is the area that a large amount of blasted ledge is located from the construction of Phase 2A.

The developer is going to be building all slab on grade homes and townhomes so an amendment is needed to the grading where the site was originally set up for walkout units. This works well because there is a substantial amount of material that needs to be 'used up' on the site to avoid trucking all of it off. We have submitted plans that show the areas that we propose to regrade the rear slopes to use more material and create a backyard area for the single family and townhome units. In all cases there was already a 3:1 slope that dropped off and we are proposing to put in a 2:1 slope in the limited areas shown. The 2:1 slope will be armored with ledge that we have onsite and need to utilize anyway. This will provide for a much more stable stope that will never have any erosion issues. The layout of the site improvements, residential units and utility locations remain unchanged by this application.

By regrading as proposed we will be able to reduce the amount of material that will need to be removed from the site. There will still need to be material trucked off regardless and we have been working with staff on the offsite trucking locations. We will not be removing any processed material from the site.

89 King Road, Chichester, NH 03258 * Telephone: 603.387.8688
E-mail: jon@rokehconsulting.com * Website: www.rokehconsulting.com

Rokeh Consulting, LLC

As part of the amendment we are also asking for a change to the timing of the 'substantially complete' and active and substantial deadlines for Phase 2B. The current approval calls for Phase 2B to be substantially complete at the end of 2025 and then the multifamily areas in the following years up to 2029. With the amendment we will be completing the multifamily units in Phase 2C and 2E starting in 2025. We will be actively working on Phase 2B infrastructure as well but may not be at the 'active and substantial' level of completion in 2025. We are proposing to move that deadline to the end of 2026.

We are currently working on the building permit applications for all the multifamily units in Phase 2C and 2E along with all the building permit applications for the remaining single family homes. The single family homes in Phase 2B will be put in as infrastructure and grading is available.

We tentatively anticipate having the entirety of Phase 2C, Phase 2E and Phase 2B constructed along with all the units in those Phases by the end of the year 2026.

The development is moving along well, and we look forward to continuing to work with the City of Lebanon to complete the project.

Thank you for your consideration of this matter and please let me know if you have any questions or comments.



Jon Rokeh, PE

Prospect Hill Phase 2 – Construction schedule for Phasing Plan 2025

Phase 2A Improvements – Starting in Spring 2022 and completion by Fall 2023.

Sewer connection across Prospect Street into the existing system in Phase 1.

Water connection in Prospect Street.

Construction of main entrance and roadway improvements for sycamore street up to and including the intersection of Sycamore/Stardust/Hemlock

Construction of Hemlock Ridge Drive to include tie in to Hillcrest.

Sewer / water / electrical improvements along Sycamore and Hemlock Ridge Drive.

Pump Station at lower end of Hemlock Ridge Drive.

All drainage improvements along Sycamore and Hemlock Ridge Drive including detention ponds.

Phase 2A including the offsite sidewalk has been completed.

Phase 2B Improvements – Starting Spring 2025 and completed by Fall 2026 This area is anticipated to be completed in 2026. The area will be under construction and material and utilities being placed as infrastructure is completed with Phase 2C and 2E.

Roadway improvements for the balance of Stardust Lane for the full loop.

Sewer / water / electrical improvements for Stardust Lane

Drainage improvements for Stardust Lane including detention ponds

Sewer Pump Station near the lowest point of Stardust Lane.

Phase 2 C, E and F - These phases were originally contemplated to be done later in the project but now are going to be done right away. Phase 2C and Phase 2E are anticipated to be largely completed in 2025. All the multifamily units in these area will be constructed right away starting in 2025 and finishing in 2026. Phase 2F is the staging area for a lot of the onsite materials and processing and that phase will be completed last starting in late 2026.

Completion of private roadways into multifamily pod areas.

All sewer / water / electrical improvements for each multifamily pod areas

All drainage improvements to connect to existing detention ponds from Phase 2A and 2B construction.

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: Map 108 Lot 2&14	Map & Lot Number:
Property Owner: Brady Sullivan - Prospect Hill, LLC 670 N. Commercial Street, Ste 303 Manchester, NH 03101	Applicant, Co-Applicant, Agent, or Lessee: Rokeh Consulting, LLC Jon Rokeh PO Box 204, Epsom, NH 03234
Map & Lot Number: Map 122, Lot 37	Map & Lot Number: Map 122 Lot 11
Richard W. & Melissa J. Robinson 7 Hillcrest Drive Lebanon, NH 03766	Lynn M. Lebrun PO Box 53 Lebanon, NH 03766
Map & Lot Number: Map 122 Lot 19	Map & Lot Number: Map 122 Lot 19-200
Anne E Johnson Rev Trust Anne E Johnson Trustee 2 Woodland Drive Lebanon, NH 03766	Jennifer Johnson Rev Trust Jennifer Johnson Trustee 11 Garnet Street Lebanon, NH 03766

Map & Lot Number: Map 122 Lot 10	Map & Lot Number: Map 108 Lot 20
Valerie L and Dennis A Harper 183 Meriden Road Lebanon, NH 03766	Emanuel & Natasha Couto 180 Dartmouth College Highway, Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 3	Map & Lot Number: Map 108 Lot 19
Pamela and Allan Green 82 Prospect Street Lebanon, NH 03766	Marjorie F Hayward Trust Denise B Macleod Trustee PO Box 1341 Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 13	Map & Lot Number: Map 108 Lot 17
Kimball Properties 19 River Road Woodstock, VT 05091	Upper Valley Educators Institute 194 Dartmouth College Highway Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 22	Map & Lot Number: Map 109 Lot 30
City of Lebanon 51 North Park Street Lebanon, NH 03766	Lebanon School District SAU #88 20 Seminary Hill West Lebanon, NH 03784
Map & Lot Number: Map 108 Lot 21	Map & Lot Number: Map 108 Lot 25
Caitlyn Ann Hauke 168 Dartmouth College Highway, Lebanon, NH 03766	Jeffrey F. & Karen A. Robbins 13 Moulton Avenue Lebanon, NH 03766
Map & Lot Number: Map 93 Lot 125	Map & Lot Number: Map 108 Lot 26
City of Lebanon 51 North Park Street Lebanon, NH 03766	Lev W Kalinin & Oleksandra Katrych 115 Prospect Street Ext Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 23	Map & Lot Number: Map 108 Lot 29
City of Lebanon 51 North Park Street Lebanon, NH 03766	Susan J. Lemay Revocable Trust Susan J. Lemay Trustee 116 Prospect Street Lebanon, NH 03766

(Revised 2/8/2024)

Map & Lot Number: Map 108 Lot 30	Map & Lot Number: Map 108 Lot 14-48
PHAM ALEXANDER TRIEU THAO 22 COURTYARD HANOVER, NH 03755	Saranya Gopal & Venkataramanan Krishnaswamy 80 Mountain View Drive Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 1	Map & Lot Number: Map 108 Lot 14-46
Warren Klecan 98 Prospect Street Lebanon, NH 03766	Kelsey L Jordan & Harold F Smith III 78 Mountain View Drive Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 15	Map & Lot Number: Map 108 Lot 14-44
Rory C. Gawler 103 Prospect Street Lebanon, NH 03755	Pakdil Muhammet 20 Juniper Circle #2207 Lebanon, NH 03766
Map & Lot Number: Map 108 Lot 14-53	Map & Lot Number:
Jeffrey A & Katherine Volckaert 95 Mountain View Drive Lebanon, NH 03766	TES Environmental Associates 1494 Route 3A, Suite 1, Bow, NH 03304
Map & Lot Number: Map 108 Lot 14-54	Map & Lot Number:
Matthew S & Rebecca D McKenney 90 Mountain View Drive Lebanon, NH 03766	JE Belanger Surveying 61 Old Hopkington Road Dunbarton, NH 03046
Map & Lot Number: Map 108 Lot 14-52	Map & Lot Number: Map 108 Lot 23-100
Joanne M Howard 88 Mountain View Drive Lebanon, NH 03766	REVISION SOLAR IMPACT PARTNERS LLC C/O REVISION ENERGY INC 758 WESTBROOK ST SOUTH PORTLAND, ME 03766
Map & Lot Number: Map 108 Lot 14-50	Map & Lot Number:
Fang Li & Haiyi Xie 84 Mountain View Drive Lebanon, NH 03766	

(Revised 2/8/2024)

Map & Lot Number: CONDO	Map & Lot Number:
Patricia Simpson - Association Officer 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Kevin McLaughlin - Association Treasurer 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Mikel MacAuley Board of Directors) 670 N. Commercial St Suite 303 Manchester, NH 03101	
Map & Lot Number: CONDO	Map & Lot Number:
Jessica Warren - (Board of Directors) 75 Mountain View Drive Lebanon, NH 03766	
Map & Lot Number: CONDO	Map & Lot Number:
Evergreen Management Group c/o Jodi Dube 2458 Christian Street White River Junction, VT 05001	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$35.00	\$35.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.05 per certified notice X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$35.00	\$35.00
NOTIFICATION FEE (see note below)	\$5.00 + \$4.05 per certified notice X 36 notices	\$5.00 \$ 145.8 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 435.80
**Engineering Review fees may also be required. See note below.		

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE:

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

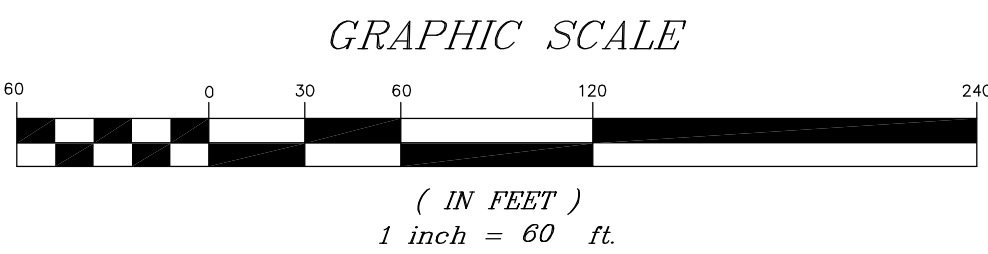
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Page 53 of 628

LEGEND:

- EXISTING CONTOUR M/R
- PROPOSED CONTOUR M/R
- PROPOSED CONTOUR M/R
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE
- PROPOSED ELECTRIC
- PROPOSED TREELINE
- PROPOSED SILTENCE
- PROPOSED RIP RAP
- PROPOSED LIGHT
- PROPOSED CHECKDAM
- TEST PIT
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCHBASIN
- WATER HYDRANT
- WATER VALVE
- SPOT ELEVATION

REGRADED AREA
IN 2025 APPLICATION



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OVERALL GRADING PLAN
FOR COMPARISON
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY
9-22-14	EDITS PER CONDITIONS OF APPROVAL.	JR	JR
4-18-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 50'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 16 OF 53

PROPOSED GRADING PLAN

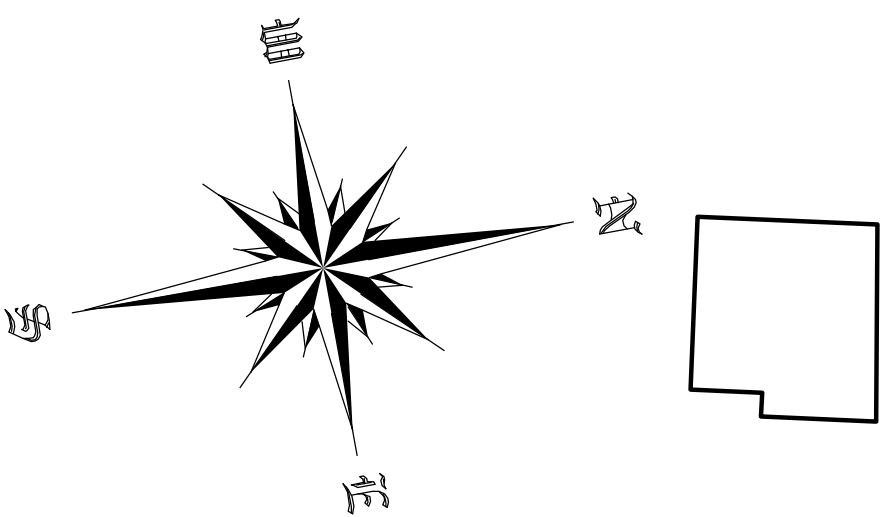
WE WOULD LIKE THE OPTION TO RAISE
THE ROADWAY GRADE IN THIS AREA
TO IMPROVE GRADING IF NEEDED

WE WOULD LIKE APPROVAL TO RAISE THE
OVERALL PAD GRADE OF THE MULTIFAMILY AREA
BY 2 FEET TO INCREASE USE OF MATERIAL
ONSITE IF NEEDED

PROPOSED
MULTIFAMILY
UNITS (TYP)

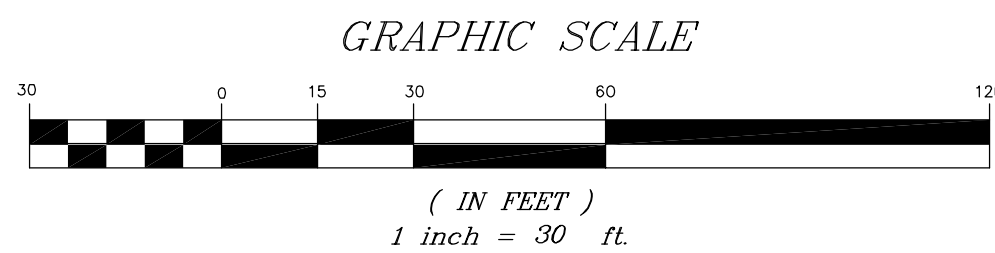
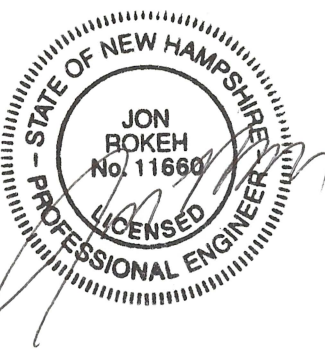
APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)



LEGEND:

- EXISTING CONTOUR MJR
- EXISTING CONTOUR MNR
- PROPOSED CONTOUR MJR
- PROPOSED CONTOUR MNR
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FORCEMAIN
- PROPOSED DRAINAGE
- PROPOSED ELECTRIC
- PROPOSED TREELINE
- PROPOSED SILTFENCE
- PROPOSED RIP RAP
- PROPOSED LIGHT
- PROPOSED CHECKDAM
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DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

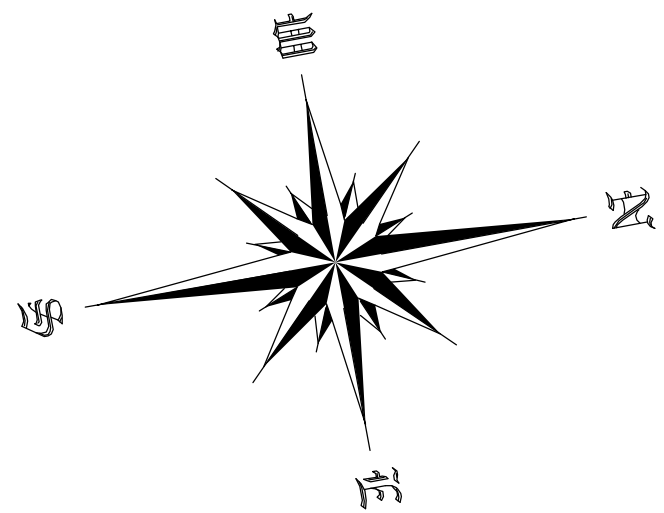
GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

REVISIONS		DWN BY	CK BY
DATE	DESCRIPTION		
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11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

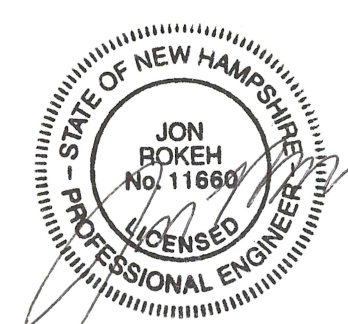
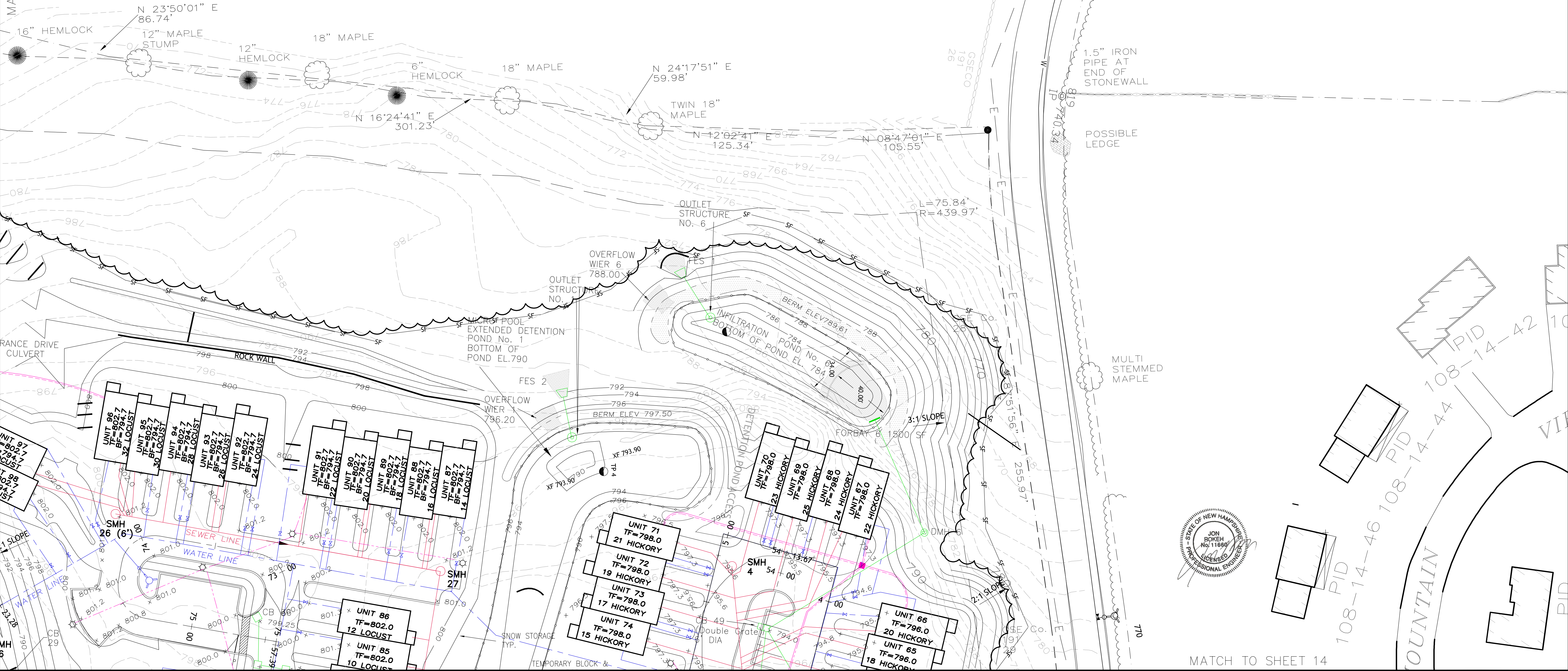
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DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 11 OF 53

MATCH TO SHEET 11

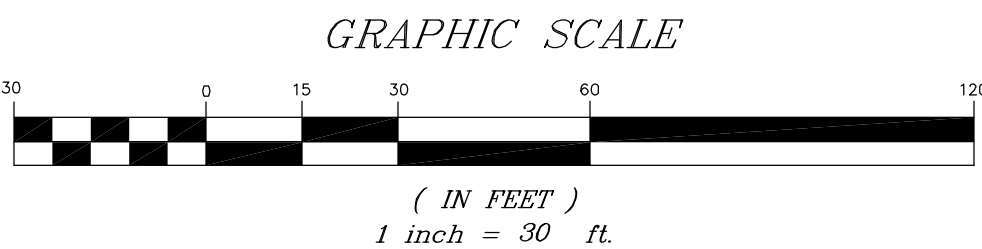


APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)



MATCH TO SHEET 14



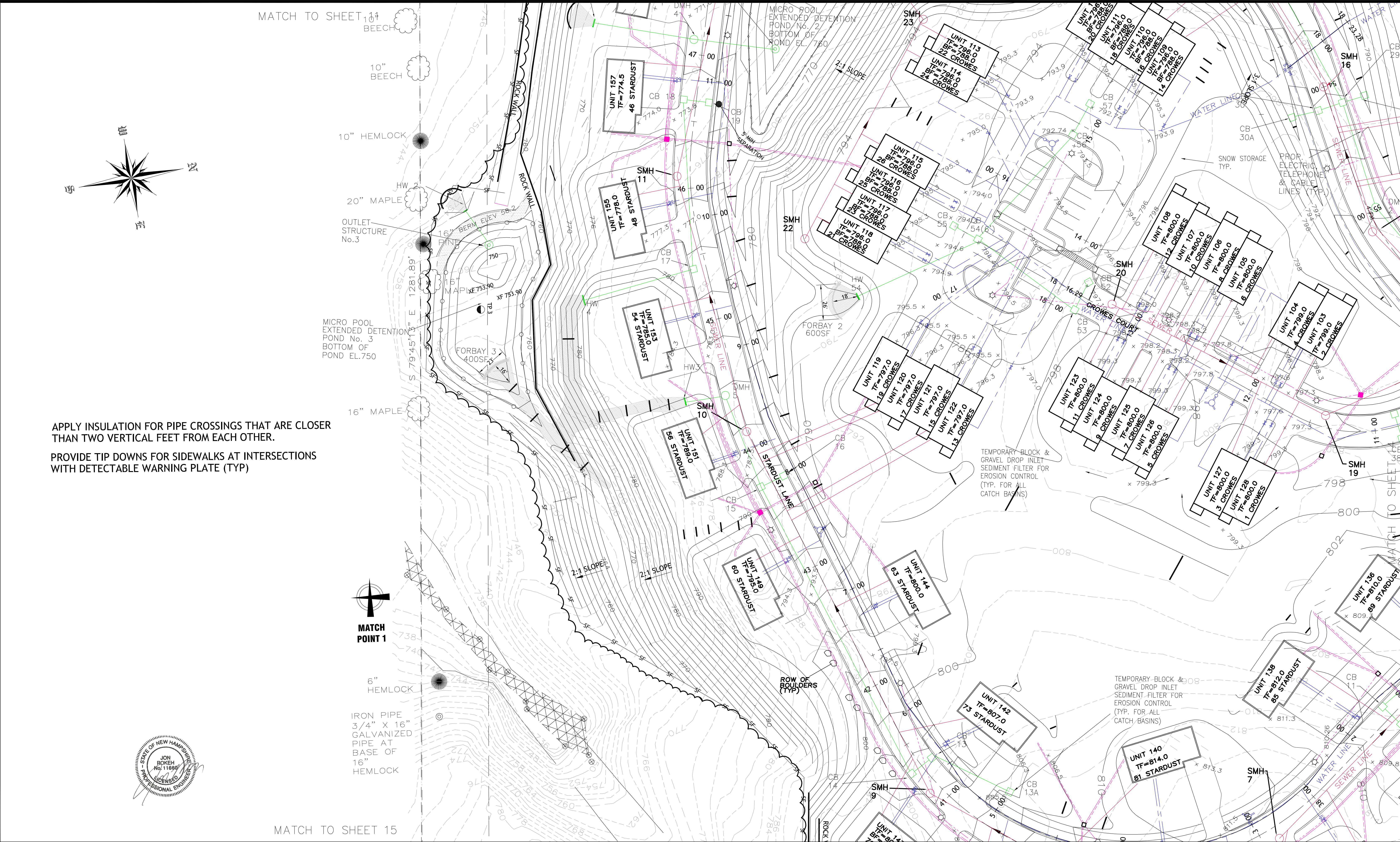
DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

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5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

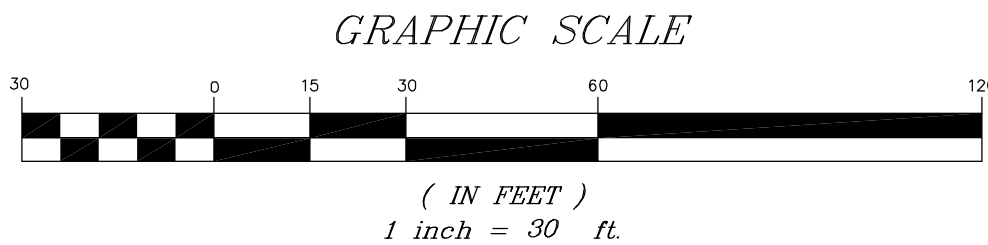
Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 12 OF 53



APPLY INSULATION FOR PIPE CROSSINGS THAT ARE CLOSER THAN TWO VERTICAL FEET FROM EACH OTHER.

PROVIDE TIP DOWNS FOR SIDEWALKS AT INTERSECTIONS WITH DETECTABLE WARNING PLATE (TYP)



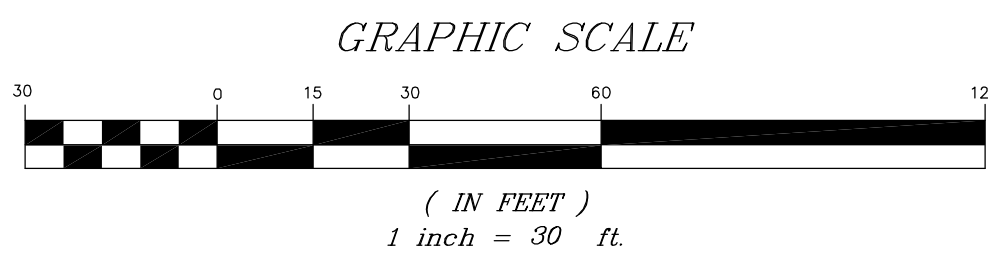
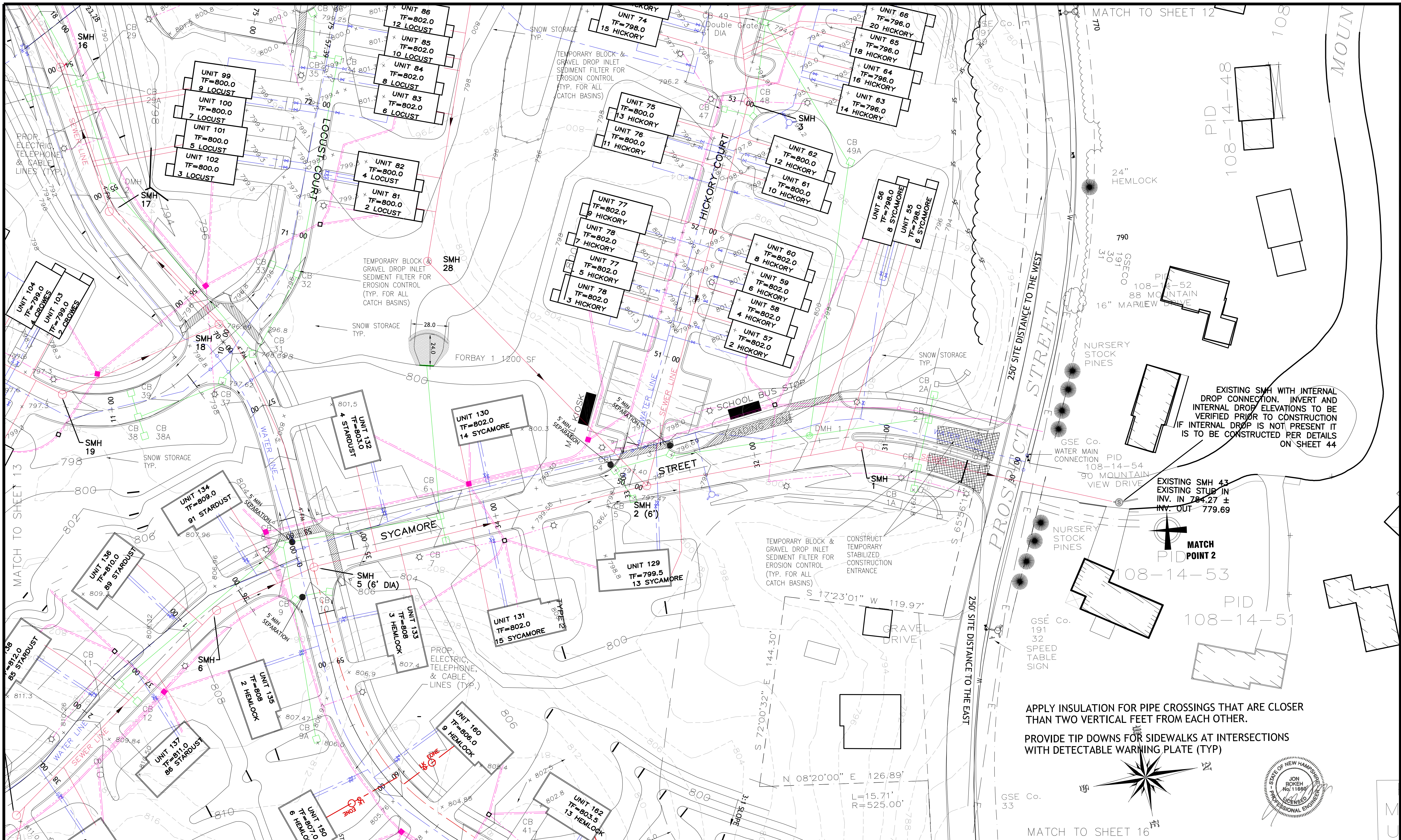
DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

REVISIONS		DWN BY	CK BY
DATE	DESCRIPTION		
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4-18-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 30'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 13 OF 53



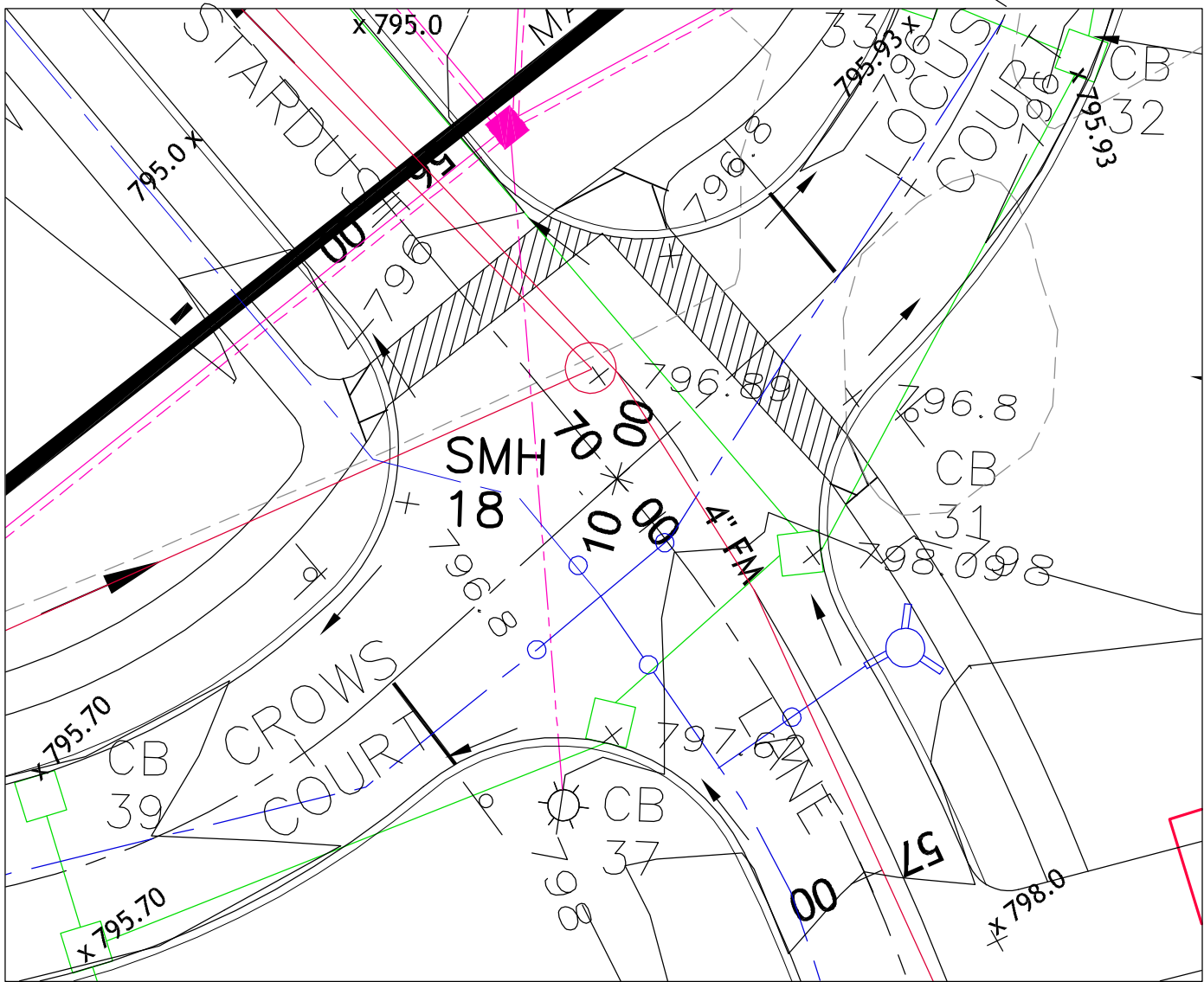
DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

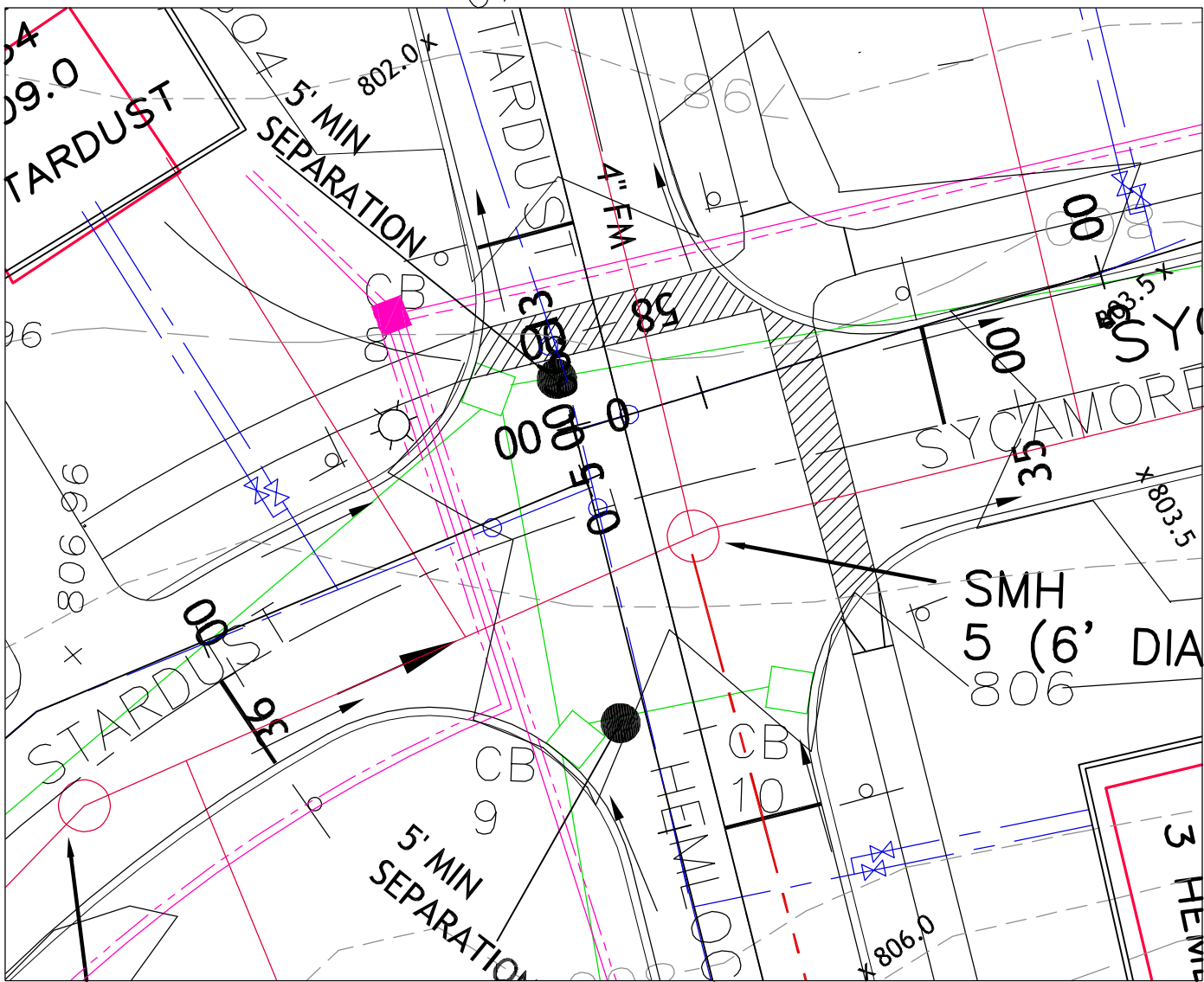
REVISIONS					DWN BY	CK BY
DATE	DESCRIPTION					
9-22-14	EDITS	PER	CONDITIONS	OF APPROVAL.	JR	JR
4-18-15	EDITS	PER	ENGINEERING	COMMENTS.	JR	JR
5-22-15	EDITS	PER	ENGINEERING	COMMENTS.	JR	JR
9-16-15	EDITS	PER	ENGINEERING	COMMENTS.	JR	JR
11-11-22	EDITS	PER	NHDES	COMMENTS	JR	JR
5-22-23	EDITS	PER	ENGINEERING	COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS				JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

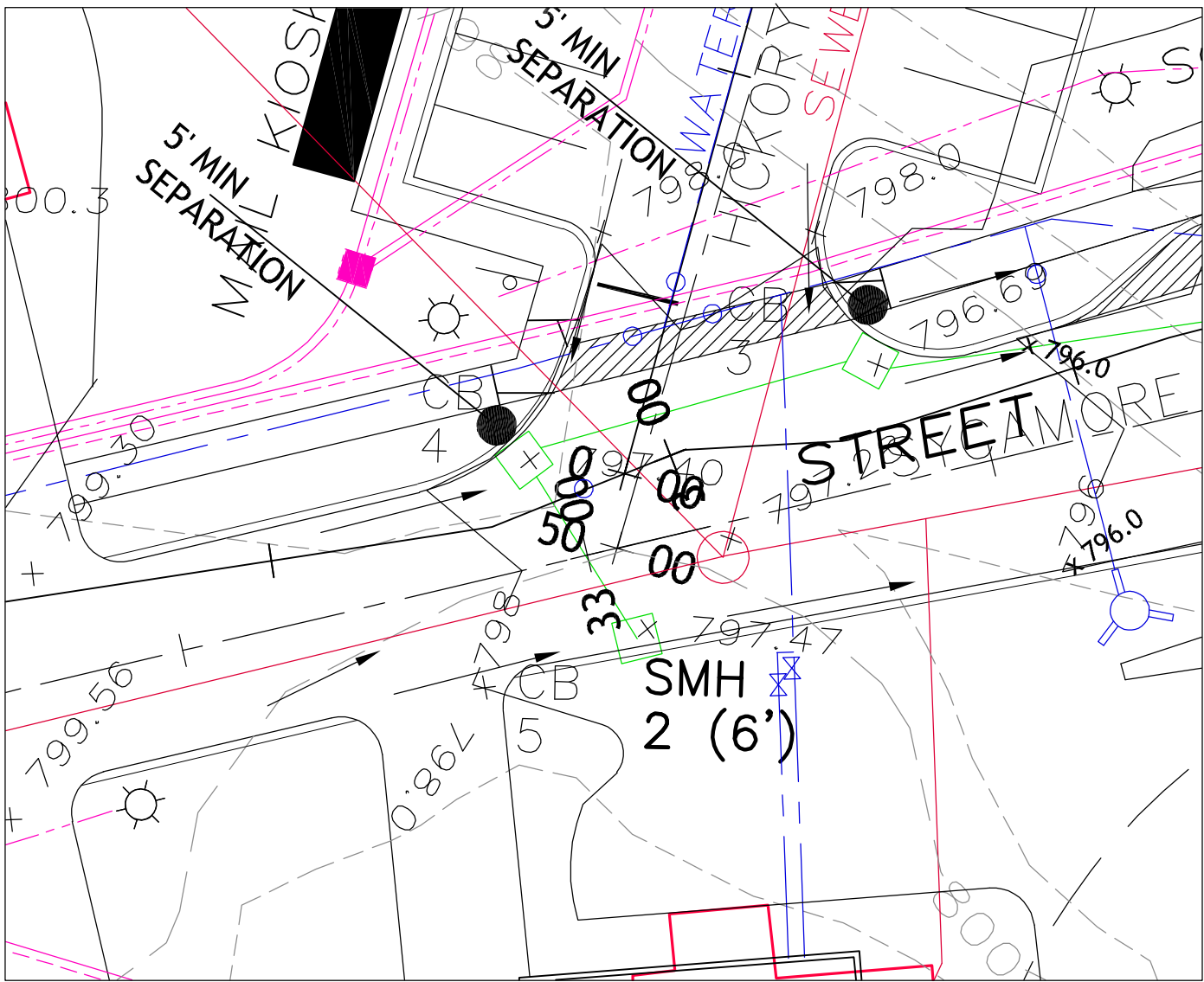
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JOB NO. 2010.0023
SHEET NO. 14 OF 53



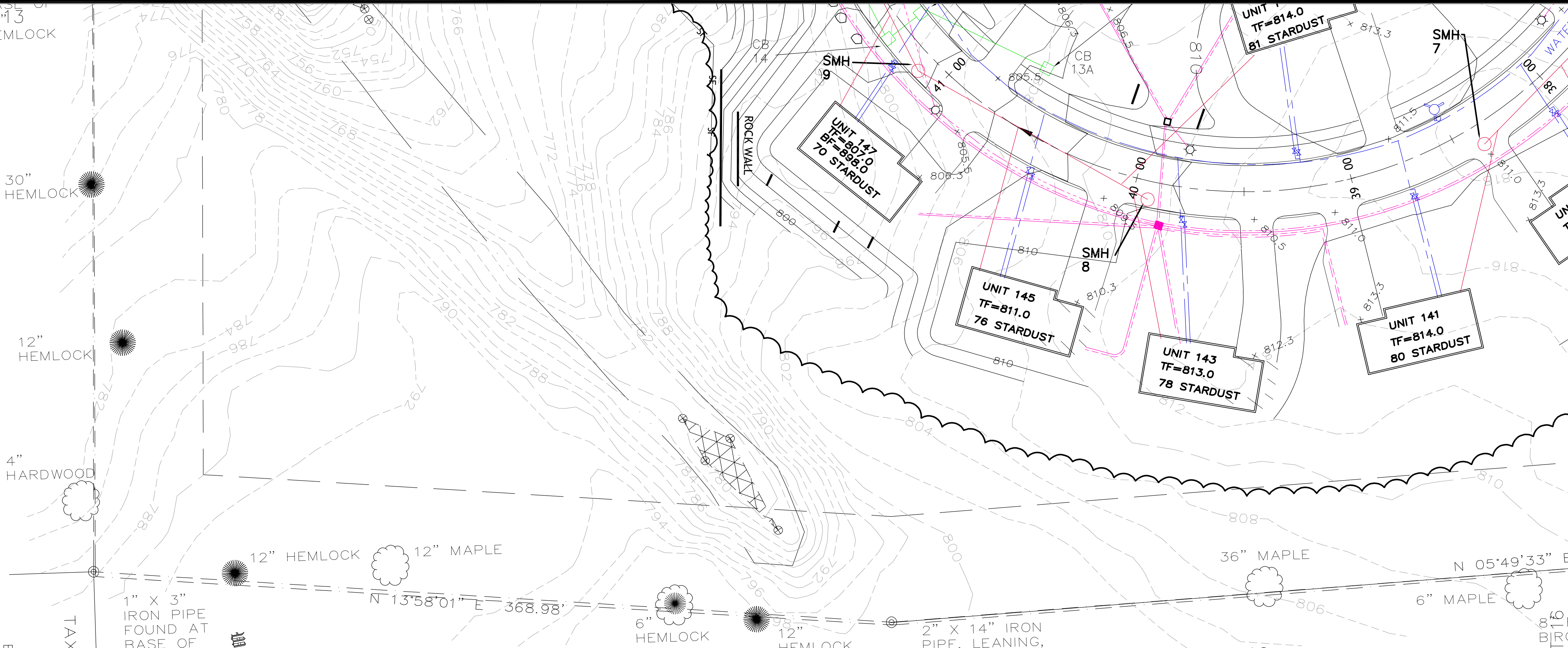
STARDUST, LOCUST, AND CROWS INTERSECTION



SYCAMORE, STARDUST AND HEMLOCK RIDGE INTERSECTION



HICKORY & SYCAMORE INTERSECTION



TAX MAP 122-19-200
JENNIFER JOHNSON
11 GARNET ST.
LEBANON, NH 03766
BOOK 3194 PAGE 741

TAX MAP 122-19
PETER & ANNE JOHNSON
2 WOODLAND DRIVE
LEBANON, NH 03766
BOOK 1218 PAGE 526



CATCHBASIN CHART

CATCH BASIN NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
CB1	792.46	788.29	788.19	4"	24"	.0050	40.0
CB1A	791.80	-	788.36	4"	24"	.0052	15.5
CB2	792.46	787.99	787.89	4"	24"	.0100	90.0
CB2A	792.46	-	788.16	4"	24"	.0100	17.0
CB3	796.69	791.89	791.79	4"	15"	.0282	104.7
CB4	797.40	793.30	793.20	4"	15"	.0292	44.9
CB5	797.47	-	792.70	4"	15"	.0126	26.9
CB6	801.70	797.07	795.50	4"	24"	.0050	112.0
CB7	801.70	-	797.38	4"	18"	.0050	22.0
CB8	804.58	800.33	800.08	6"	18"	.0250	127.6
CB9	805.96	801.25	801.15	4"	18"	.023	45.1
CB9A	806.0	-	802.02	4"	15"	.0050	105.0
CB10	806.02	-	801.64	4"	10"	.0050	28.9
CB11	809.10	804.62	804.52	4"	15"	.0261	160.0
CB12	809.10	-	804.84	4"	15"	.0100	22.0
CB13	802.46	798.50	798.40	4"	15"	.0100	22.0
CB13A	805.74	-	803.00	4"	15"	.0706	63.7
CB14	802.43	798.18	798.08	4"	15"	.0628	243.0
CB15	788.50	782.83	782.73	4"	18"	.0329	73.8
CB16	788.50	-	783.05	4"	15"	.0100	22.0
CB17	778.68	766.91	766.81	4"	18"	.0049	85.0
CB18	771.96	767.65	767.55	4"	15"	.0050	127.7
CB19	771.96	-	767.76	4"	15"	.0050	22.0
CB21	768.38	-	764.39	4"	24"	.0050	22.0
CB22	768.38	764.28	764.18	4"	24"	.0050	36.0
CB23	775.20	-	770.34	4"	15"	.0110	80.8
CB24	774.01	768.30	768.20	4"	30"	.0099	25.3
CB25	773.73	769.45	767.85	4"	30"	.0757	77.3
CB26	778.61	770.79	770.69	4"	30"	.0200	119.6
CB26A	778.32	-	771.00	4"	24"	.0125	16.8
CB27	782.20	774.38	774.28	4"	30"	.0380	91.8
CB28	782.20	-	774.70	4"	18"	.0145	22.0
CB29	788.19	780.42	780.32	4"	30"	.0390	152.4
CB29A	788.00	-	780.58	4"	18"	.0089	18.0

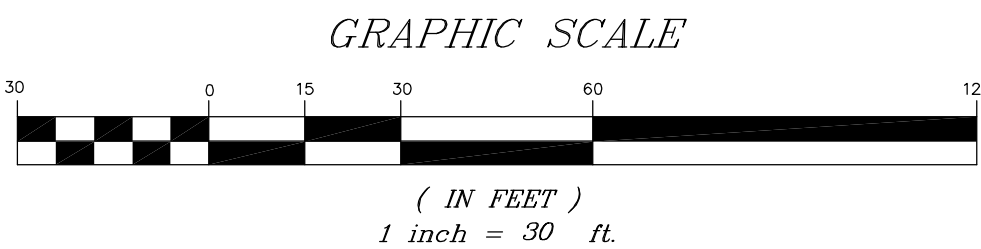
CATCH BASIN NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
CB30	788.19	780.80	780.70	4"	18"	.0127	22.0
CB30A	786.77	-	780.98	4"	15"	.0098	18.3
CB31	798.09	789.76	789.66	4"	24"	.0350	164.7
CB32	795.93	790.17	790.07	4"	24"	.0050	67.7
CB33	795.93	-	790.39	4"	18"	.0100	22.0
CB34	799.25	792.66	792.56	4"	15"	.0145	165.2
CB35	799.25	792.98	792.88	4"	15"	.0100	22.0
CB36	799.23	-	793.31	4"	15"	.0100	32.9
CB37	797.62	790.06	789.96	4"	24"	.0061	33.0
CB38	795.70	790.50	790.40	4"	24"	.0050	67.9
CB38A	795.70	-	790.70	4"	18"	.0148	13.5
CB39	795.70	-	790.61	4"	18"	.0050	22.0
CB40	800.69	-	796.00	4"	15"	.0100	22.0
CB41	800.69	795.78	795.68	4"	15"	.0660	102.4
CB42	794.34	788.89	788.79	4"	15"	.0698	114.9
CB42A	795.50	-	789.30	4"	15"	.0100	41.0
CB43	784.92	780.77	786.43	6"	18"	.0180	195.6
CB43A	785.80	-	781.16	4"	15"	.0101	38.6
CB44	784.92	781.08	780.98	4"	15"	.0100	22.0
CB44A	786.00	-	781.50	4"	15"	.0100	42.1
CB45	778.10	772.90	772.05	4"	24"	.0100	84.0
CB46	778.10	773.95	773.85	4"	18"	.0100	95.3
CB46A	779.00	-	774.35	4"	18"	.0100	39.9
CB47	796.30	-	792.33	4"	15"	.0100	22.9
CB48	796.30	792.33	790.73	4"	15"	.0311	72.1
CB49	793.80	788.49	785.49	6"	30"	.0200	124.0
CB49A	795.00	786.30	786.20	4"	24"	.0050	123.1
CB52	787.19	-	793.09	4"	15"	.0098	26.5
CB53	797.19	792.83	792.73	4"	15"	.0457	89.5
CB54	794.47	788.64	788.54	6"	24"	.0050	99.5
CB55	794.47	-	788.86	4"	18"	.0100	22.0
CB56	792.74	789.26	789.16	4"	18"	.0050	104.2
CB57	792.74	-	789.40	4"	18"	.0050	27.9
CB60	782.00	-	776.80	4"	15"	.0123	65.3

DRAINAGE MANHOLE CHART

DRAIN MANHOLE NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
DMH 1	793.84	788.84 787.44	787.34	4"	24"	.0050	207.6
DMH 2	791.62	783.89	783.79	4"	24"	.0409	82.4
DMH 3	771.00	762.00	755.00	4"	30"	.0909	121.0
DMH 4	794.47	761.39	761.29	4"	24"	.0443	74.0
DMH 5	784.36	780.30	780.20	4"	18"	.0100	30.0
DMH 6	788.00	784.87	784.77	4"	24"	.0130	82.6

POND OUTLET CHART

POND OUTLET NUMBER	RIM ELEV	INVERT IN	INVERT OUT	MH DIAMETER	PIPE SIZE	PIPE SLOPE	PIPE LENGTH
POND 1	796.20	794.60 793.90	793.0	4"	24"	.0357	28'
POND 2	767.85	766.24 763.90	762.0	4"	24"	.0100	61'
POND 3	757.0	754.40 753.90	753.0	4"	24"	.0100	31'
POND 4	772.50	771.0 770.50 767.90	767.0	4"	24"	.0053	28'
POND 5	749.0	746.75 744.0	743.0	4"	24"	.0100	36'
POND 6	788.0	786.10	783.50	4"	18"	.0100	32'



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

GRADING AND UTILITY PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

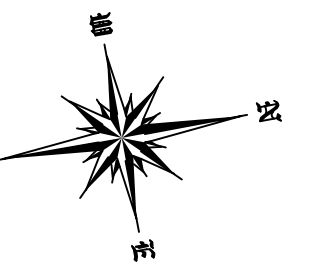
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PH: 603-387-8688

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DR. BY: JR CK. BY: JR
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SHEET NO. 15 OF 53

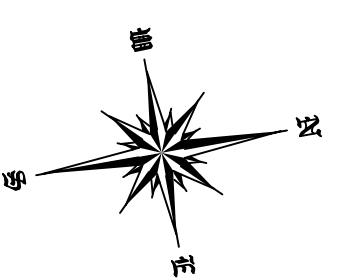
PROPOSED LANDSCAPE PLAN

- LEGEND:
- EXISTING CONTOUR AIR
 - EXISTING CONTOUR AIR
 - PROPOSED CONTOUR AIR
 - PROPOSED CONTOUR AIR
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED FORCE MAIN
 - PROPOSED DRAINAGE
 - PROPOSED ELECTRIC
 - PROPOSED TREELINE
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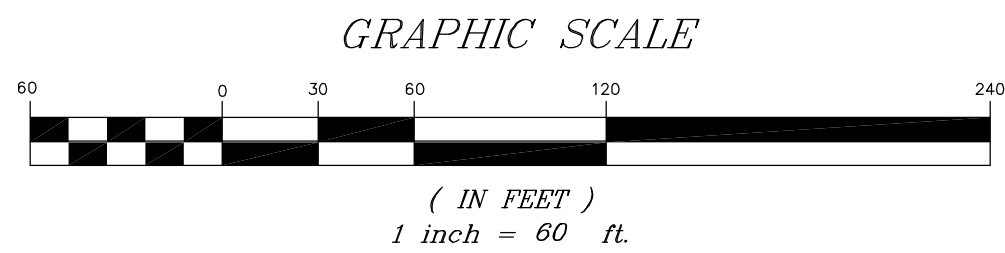


REGRADED AREA
IN 2025 APPLICATION

MATCH
POINT 1



PROPOSED
MULTIFAMILY
UNITS (TYP)



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

**OVERALL LANDSCAPE PLAN
FOR COMPARISON**
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 10-5-11

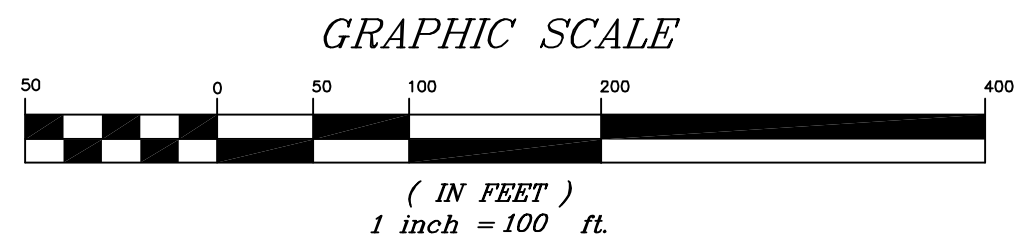
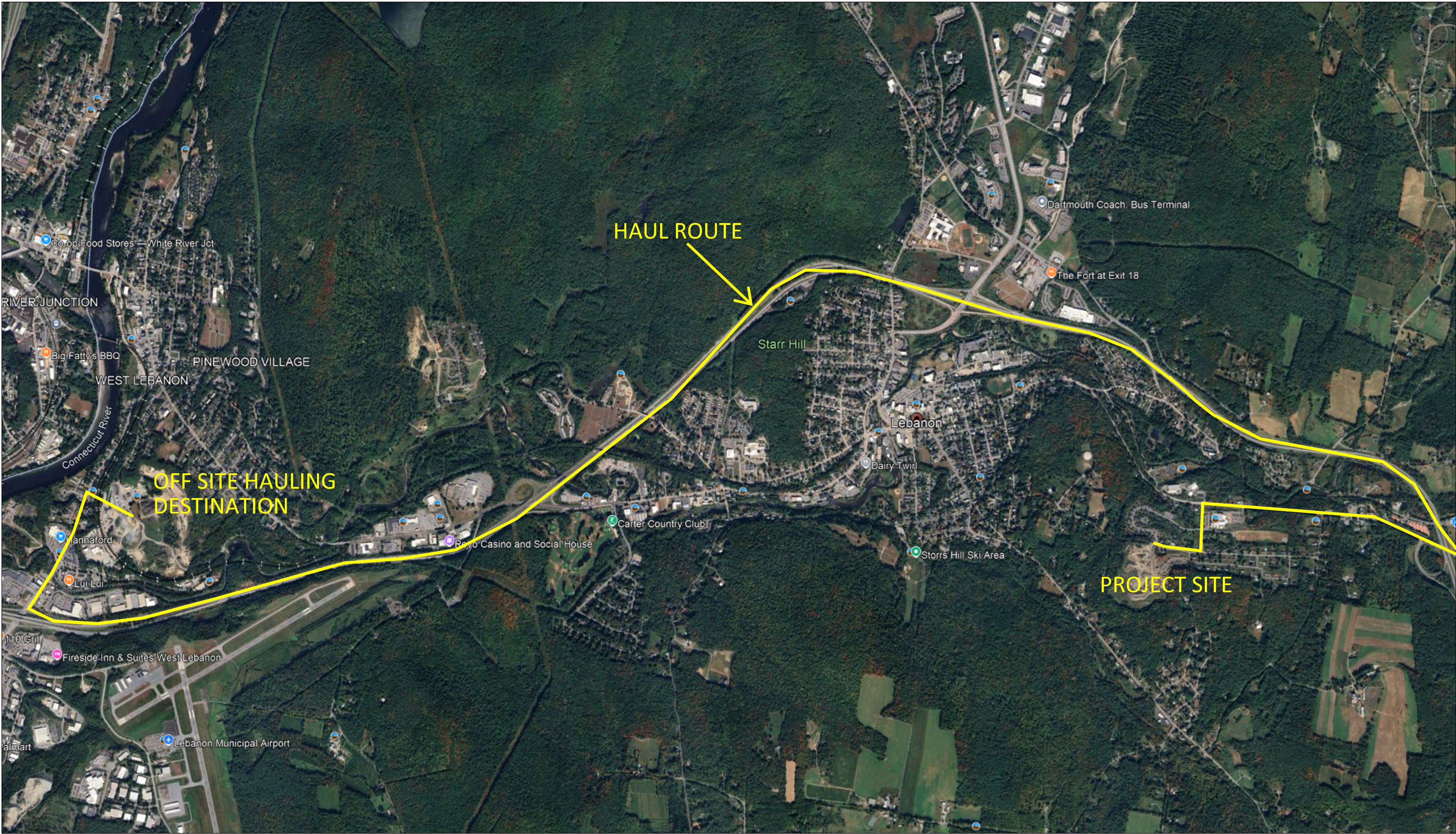
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9-22-14	EDITS PER CONDITIONS OF APPROVAL.	JR	JR
4-18-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
5-22-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
9-16-15	EDITS PER ENGINEERING COMMENTS.	JR	JR
11-11-22	EDITS PER NHDES COMMENTS	JR	JR
5-22-23	EDITS PER ENGINEERING COMMENTS.	JR	JR
4-7-25	CONSTRUCTION EDITS	JR	JR

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 50'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 16 OF 53

HAUL INFORMATION

- 1 AMOUNT OF MATERIAL TO REMOVE: We anticipate around 20,000 to 25,000 cu yds of unprocessed ledge that will need to be removed from the site after adjusting the slopes for the site. Without slope adjustments the material may be as much as 70,000 cu yds.
- 2 HOW TO PROCESS MATERIAL: We will have a crusher onsite making produce that we will be using onsite regardless of material that needs to be removed. Generally the material that would end up being removed would be unprocessed.
- 3 EQUIPMENT / PROCESS TO BE USED: There will be a crusher set up onsite with rock trucks and loaders moving material around onsite. For material to be removed from the site will be generally loaded in to triaxle trucks to be hauled to the destination at N. Lobombard Road.
- 4 DATES OF COMMENCEMENT: Blasted material will likely be moved starting in late May and continue through until road closures in the fall.
5. WEEKLY AND DAILY PROPOSED SCHEDULES: Hauling will occur Monday through Friday from 8 am to 5pm. Crushing/processing will occur at the same time for onsite materials.
- 6 LOCATION OF MATERIALS ONSITE. The main stock pile areas that are in place and will continue to be utilized are located in the center of the site in the Phase 2F area. Crushing will occur in that area and be transported around the site for construction fill.
- 8 TRUCK SIZE AND NUMBER OF LOADS TO REMOVE: Triaxle trucks are anticipated to be used to remove material from the site. Base on a volume of 30K it would take approximately 2000 loads over the course of several months to remove the excess. Trucks would utilize primarily Route 4 and Interstate I-89 to move the material to 40 Lobombard Road.



DEVELOPER:
BRADY SULLIVAN PROSPECT HILL, LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

OFFSITE HAULING PLAN
PROSPECT HILL - PHASE 2
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
DATE: 4-1-25

REVISIONS			
DATE	DESCRIPTION	DWN BY	CK BY

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH 03258
PH: 603-387-8688

SCALE: 1" = 100'
DR. BY: JR CK. BY: JR
JOB NO. 2010.0023
SHEET NO. 1 OF 2

From: [Melissa Robinson](#)
To: [Tim Corwin](#); [Crystal Taplin](#)
Subject: [EXTERNAL] Re: Quarry out back!
Date: Tuesday, May 27, 2025 1:53:14 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Tim,

Please share the email below from David Kuhn who lives on Hillcrest Drive with board members? He can't make the site visit tonight. I can stop by but can't stay either as I have young grandchildren visiting from out of town.

Melissa Robinson
7 Hillcrest Drive

On Mon, May 26, 2025 at 7:33 PM David Kuhn <dlkuhn573@yahoo.com> wrote:

Melissa, I can't make the 5:00 walk through. I have a recreational therapy appointment with the VA then.

My concerns are as follows;

When we built our little house, the planning board and zoning commission put us through the wringer with all the rules and regulations. Brady Sullivan should be made to follow all the same requirements. Just because they are a big developer they should not be allowed to get away with nonsense.

The dump trucks should not be allowed to operate during school pick up and drop off. It is just plain dangerous for those trucks to be moving through the school traffic. Hillcrest Acres is not designed for that kind of heavy hauling.

If they are not permitted to be a quarry, then they shouldn't be allowed to operate as one.

They should be forced to use the material on site. If they didn't do a proper geological study to determine how much blasting and hauling they would have to do, tough!

The town officials should be paying more attention to what is going on there. It's their job to look out for us!

I agree with Rory and Warrens' concerns.

Dave
Sent from my iPad

On May 26, 2025, at 1:24 PM, Melissa Robinson <melissa@theclublife.com> wrote:

See below from Warren.

----- Forwarded message -----

From: wfklecan@comcast.net <wfklecan@comcast.net>

Date: Mon, May 26, 2025 at 1:15 PM

Subject: Quarry out back!

To: Melissa Robinson <Melissa@theclublife.com>

Rory's City contact said our best bet is to come up with concessions and mitigations.

Here's what I sent to Rory:

I saw that they have crushed a bunch and have it piled ready to go! Someone has been working there today. It is a working quarry!

To mitigate impact:

7AM to 3PM work day Monday-Friday hauling away from site

15 mph speed limit

Total dust control

Violation shuts project down

Other

Limit blasting to 2 per day max with minimum 2 hour notice. Clearly audible 5 minutes and 1 minute warning horns

Require developer to utilize materials on site via some site redesign, perimeter berms, etc

Sent from my iPad

Warren F Klecan

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

May 12, 2025 Meeting

Staff Memorandum – PB2025-24-AAD

APPLICATION INFORMATION

Agenda Item: 3.G

Application ID: PB2025-24-AAD

Application Type:

Appeal of administrative decision 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, with a request to waive site plan review in the alternative

Property Location & Tax Map:

3 Campbell Street (Tax Map 92, Lot 65)

Applicant & Property Owner:

Michael Davidson

Property Size:

+/-0.51 acres (+/-22,215 sq. ft.)

Zoning District:

Lebanon Downtown (LD) District

Overlay District(s):

None

Future Land Use Map:

Central Business District

LEGAL NOTICE

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

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Letter dated April 22, 2025, from Brian Bouchard, Esq., of Sheehan Phinney (6 pages)
- ▶ Certified Notification List (2 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1). The application consists of two components: 1) an administrative appeal (for which the applicant posits three arguments for overturning staff's administrative determination), and 2) in the alternative, a request to waive Site Plan review.

1. Administrative Appeal Completeness. There are no specific requirements for administrative appeals to the Planning Board set forth in state statute or in the Site Plan Review Regulations or in the Board's Rules of Procedures. It is staff's view however that sufficient information has been provided to the Board to permit adjudication of the appeal. Consequently, staff recommends that the administrative appeal component of the application is complete enough for the Board to accept jurisdiction and to commence review.

2. Waiver Request Completeness. With respect to the waiver requested in the alternative, it is not clear that the Planning Board has the authority to hear the request absent an application for site plan review. Presumably, the waiver request could have been made as part of PB2025-18-SPR (requesting site plan review regarding the same property and subject matter). Because PB2025-18-SPR was determined to be incomplete, the applicant is not barred by the "subsequent application doctrine" and could reapply for site plan review which would presumably provide an appropriate forum to request a waiver of site plan review.

BACKGROUND

The subject property is improved with two buildings both constructed in 1880 according to the City's assessing records. The building closest to the Campbell Street has 3 stories and a living area of 5,134 sq. ft. while the building to the rear has 2 stories with a living area of 1,620 sq. ft. In 1992, the property was utilized as multi-family residential with a total of 11 dwelling units between the two buildings. On February 10, 1992, the Planning Board approved the applicant's request for Site Plan approval to convert two of the dwelling units in the 3-story building at the front of the lot to an office use. The hearing for the application was noticed as follows:

2. MICHAEL DAVIDSON - requesting site plan review for a change in use to convert two apartment units to offices in an eleven unit apartment building on Campbell St. in the CBD zone.

Pursuant to the 1992 Site Plan approval, therefore, the permitted use of the property is an office with nine (9) residential units. Following Planning Board approval, a Building Permit was issued on April 16, 1992 to "change 6 apartment units to 4 units and office area" (see image below from the approval letter):

April 16, 1992

City of Lebanon

Michael Davidson
CN 9004
Lebanon, NH 03766

Dear Mr. Davidson:

The Building Permit application (#92044A) to change 6 apartment units to 4 units and office area, has been reviewed by the Zoning, Planning, Public Works, Fire and Building Departments and is approved with the following conditions from the Building Department:

Based on the Building Permit approval, it can be inferred that pursuant to the 1992 Site Plan approval, the approved allocation of dwelling units on the property is four (4) within the front building and five (5) within the rear building.

On April 11, 1994, the Planning Board approved a Site Plan application for the conversion of another dwelling unit (consisting of approximately 600 sq. ft.) to additional office space within the 3-story building at the front of the property. Pursuant to the 1994 Planning Board approval, the permitted use of the property is an office with eight (8) dwelling units. At the time of the writing of this staff memo, however, it is not clear whether the 1994 office conversion was utilized. *Therefore, for purposes of this memo, staff will assume that the 1994 office conversion approval was not utilized.*

In or about late 2024 / early 2025, the Planning & Development Department received a Building Code-related complaint from a residential tenant of the subject property. Upon inspection and further investigation, it was discovered that the office use had been converted to dwelling units without any permits or approvals, including site plan approval. Subsequently, to address the site plan violation, the applicant submitted an application to the Minor Site Plan Committee for minor site plan approval. In

submitting the application via e-mail sent to Planning & Development Department staff on February 28, 2025, the applicant stated the following:

When Mike bought the property, it was entirely multifamily. He sought and obtained approval in 1992 to use part of the main house as an office. When Nick retired last summer, we reverted to entirely residential use. We understand we need to update the planning and zoning file. There are no changes to the site or structures. There are twelve total housing units between the main house and the carriage house, and sufficient parking.

Please find attached our application packet for a minor site plan review; please let me know the appropriate fee and if you need anything additional.

In reviewing the application, however, Planning & Development Department staff determined that the conversion of the office space to additional dwelling units does not qualify for minor site plan review and instead requires site plan review from the Planning Board. Section 3.1.C.1 of the Site Plan Review Regulations provides in relevant part as follows:

A. MINOR SITE PLAN COMMITTEE REVIEW

Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required for any of the following:

1. Minor site plan approval from the Minor Site Plan Committee in accordance with the procedures set forth in Section 3.2 shall be required when one or more of the criteria in Column A is satisfied. However, if ANY of the criteria in Column B is also satisfied, the application for **land development** shall be reviewed by the Planning Board per Section 3.1.D.

Type of Land Development	Column A	Column B
[...]		
Conversion of an existing building, in whole or in part	to a multifamily dwelling containing five (5) or fewer dwelling units	to a multifamily dwelling containing more than (5) dwelling units
[...]		

Pursuant to Section 3.1.C.1, converting a building in whole or in part to a multi-family dwelling requires Site Plan review. Whether Site Plan review for a conversion may be held by the Minor Site Plan Committee or is required to be held by the Planning Board depends on the number of units proposed:

- For proposals to convert a building in whole or in part to a multifamily dwelling containing five (5) or fewer dwelling units, the application may be heard by the Minor Site Plan Committee.
- For proposals to convert a building in whole or in part to a multifamily dwelling containing more than five (5) dwelling units, the Site Plan Review application must be heard by the Planning Board.

It is staff's understanding the three (3) new dwelling units are all located within the main building at the front of the property, which was approved for four (4) dwelling units pursuant to the 1992 Site Plan approval. The addition of three (3) dwelling units will result in a seven (7) unit multi-family dwelling. Since the conversion is to "a multifamily dwelling containing more than (5) dwelling units," Planning Board review is required per Section 3.1.C.1 as currently written.

Figure 1. Bird's eye view of property (looking east).



Image ©2021 Eagleview (image taken 4/4/2021)

Attachments

cc (via e-mail): Michael Davidson (via e-mail)
Tim Sidore (via e-mail)
Brian Bouchard, Esq. (via e-mail)
Leigh Hayes, Chief Building Official & Health Officer
Nathan Reichert, Planning & Development Director & Zoning Administrator
File

**CITY OF LEBANON
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):

NAME: Michael Davidson

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Brian Bouchard, Esq.

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 92

LOT#: 65

PLOT #:

ZONE: LD

STREET ADDRESS OF PROJECT: 3 Campbell St., Lebanon, NH 03766

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

SCOPE OF PROJECT:

See Response Letter.

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: _____

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: *[Signature]*

DATE: 21 APR 2025

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: *[Signature]*

DATE: 21 APR 2025

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT		
04-21-2025	92-65	PB2025-24-AAD	\$138.24		

SHEEHAN PHINNEY

Brian J. Bouchard, Esq.
Direct Dial: 603-627-8118
bbouchard@sheehan.com

Reply to: Portsmouth Office
75 Portsmouth Blvd., Suite 110
Portsmouth, NH 03801

April 22, 2025

VIA HAND-DELIVERY

City of Lebanon
Attn. Planning Board
51 N. Park Street
Lebanon, NH 03766

RE: 3 Campbell St. – Planning Board Appeal

Michael Davidson (“Davidson”) appeals the April 1, 2025¹ determination of the City of Lebanon’s Planning Department that full site plan review is required for the conversion of two offices into three apartments, when the building (and property writ large) already had a primary use as multi-family and the conversion did not necessitate any external change, much less an appreciable change to site planning considerations, such as access, traffic, lighting, or parking.

I. History and Property Description

Davidson has owned real property located at 3 Campbell Street, Lebanon, New Hampshire (hereinafter, “3 Campbell”) since March 28, 1985. 3 Campbell is in the City’s LD district. It comprises two structures: a front building consisting of approximately 9,176 sq. ft. and a rear carriage house consisting of approximately 3,616 sq. ft. 3 Campbell has 18 pre-existing and off-street parking spots.

When Davidson purchased 3 Campbell, the front building had six apartment units, and the carriage house had five apartment units. In 1992, Davidson obtained site plan approval to introduce a non-residential use to the property by converting two of the front building’s apartments into offices. The carriage house did not change.

Last summer, after the attorney occupying one of the offices stopped practicing, Davidson converted the front building’s two offices into three apartments, increasing the number

¹ April 20, 2025 fell on Easter Sunday. Davidson accordingly files this appeal on the first business day immediately following.

of apartments in the front building from four to seven.² Once again, the carriage house did not change. The City’s Planning Department contends that the internal reconfiguration of 3 Campbell’s front building required site plan approval. We disagree.

II. REQUESTED RELIEF

1. Find that the internal reconfiguration of 3 Campbell’s front building in 2024 did not require site plan approval because it did not qualify as a “Land Development” under the City’s Site Plan Review Regulations.
2. In the alternative, find that the City’s Planning Department should have waived site plan review under Section 3.1(B)(1) of the Site Plan Review Regulations because the internal reconfiguration of 3 Campbell did not necessitate or result in any appreciable change to require site plan review
3. In the alternative, if site plan review is required, find that the internal reconfiguration of 3 Campbell requires only minor site plan review.
4. In the alternative, grant a waiver of site plan review entirely or of full site plan review.

III. ANALYSIS AND ARGUMENT

1. **Site Plan Review Is Not Required Because the Internal Changes at 3 Campbell Are Not A “Land Development” under the City’s Site Plan Review Regulations.**

The City’s Site Plan Review regulations are clear. Section 3.1(A)(1) requires site plan review for land developments and only land developments. Relevant here, a “land development” is defined as, “[1] physical improvement or alteration to a lot, whether vacant or improved, and/or [2] an increase in the size of a building, and/or [3] a change of use to a non-residential, mixed use, or multi-family dwelling.” None applies to 3 Campbell. By internally reconfiguring 3 Campbell’s front building in 2024, Davidson did not alter or improve the lot, increase the size of the building, or change the lot’s use.

The principal use of 3 Campbell has been a multifamily for over 40 years. Further, since at least 1992, the front building at 3 Campbell has had at least four apartments, and the carriage house has had five apartments. While the front building previously had two offices, the “principal use” of the building and the property—as defined by the Zoning Ordinance and Site Plan Review Regulations—has not changed. If the principal use has not changed, then site plan review is not required.

² As a result of the internal reconfiguration, the number of apartment units on the *property* increased from nine to 12.

2. Alternatively, Site Plan Review Is Not Required Because the Project Did Not Necessitate or Result in an Appreciable Change to the Site.

Even if the internal reconfiguration of 3 Campbell qualifies as a “land development,” it is not the type of land development for which a site plan is required. Indeed, under the City’s Site Plan Review Regulations, site plan review is not required, when in the reasonable determination of the Planning and Development Department, the land development “does not necessitate or result in any appreciable change to access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping” See Site Plan Regulations, § 3.1(B). Nothing has changed in the front building or the lot generally that requires a change to parking, traffic, drainage, lighting, improved surfaces, or any other site plan considerations.

It is unclear what elements of site plan review apply to the internal reconfiguration of a few walls and the installation of kitchen appliances. Again, the principal use of the property has not changed.

Davidson acknowledges that he did not satisfy the requirements of Section 3.1(B)(1). Davidson nevertheless pursues this issue of the appeal for two reasons. First, the Planning Board has waiver authority concerning subsection 1. *See infra* Section 4; See Regulations, § 7.01 Second, during a meeting on April 10, 2025, the Planning Department strongly intimated that it has no authority to waive site plan review, even when the land development does not result in appreciable changes to the lot. Section 3.1(B) says otherwise and vests the Planning Department with broad authority. Davidson seeks clarification from this Board as to the scope of the Planning Department’s authority.

3. Alternatively, If Site Plan Review Is Required, It Is Only Minor Site Plan Review, not Full Site Plan Review.

Section 3.1(C) of the City’s Site Plan Review Regulations outlines when “minor” or “full” site plan review is required for different “Type[s] of Land Development[s].” The City’s Planning Department contends that the internal reconfiguration of 3 Campbell triggered full site plan review because the front building of 3 Campbell has more than five dwelling units. We disagree.

The City’s conclusion is based on the following Rows from a table in Section 3.1(C) of the Site Plan Review Regulations. The Rows are reproduced below:

SHEEHAN PHINNEY

For a multi-family dwelling of five (5) or more units	an increase in the number of dwelling units not to exceed 20% of the existing units	an increase in the number of dwelling units that exceeds 20% of the existing units
Conversion of an existing building, in whole or in part	to a multifamily dwelling containing five (5) or fewer dwelling units	to a multifamily dwelling containing more than (5) dwelling units

A close reading demonstrates that neither Row 1 nor Row 2 applies. Row 1 does not apply because the front building of 3 Campbell had only four apartment units at the time of the alleged “land development.” The apartments in the carriage house do not contribute to the total dwelling unit count because the Regulations define “multi-family dwelling unit” as “any **structure** containing more than two dwelling units.” Regulation, § 2 (definitions) (bold in original). The front building is a separate structure. Row 2 does not apply because Davidson did not convert, all or part of the building, “**to** a multi-family dwelling.” (emphasis applied). The principal use of the front building was already “multi-family” and had four established apartments. Row 2 applies *only if* a multi-family use is being *introduced* to a building. It is impossible to read Row 2 otherwise. If Row 2 applied any time an owner *added* dwelling units to an *existing* multi-family building/structure or use, Row 1 would be superfluous because any property that fell under Row 1 (i.e., five or more units) would automatically require full site plan approval under Row 2. The Board cannot read its Regulation, which contains meaningless provisions.

We contend that if any Row from the table in Section 3.1 applies, it is only the Last Row of Section 3.1(C) (shown below):

Any other type of <i>land development</i>	<i>land development</i> proposal is a <i>minor change</i>	<i>land development</i> proposal is a <i>major change</i>
---	---	---

According to the Regulations, a “minor” change is (1) not a major change but (2) still results in an appreciable change “access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping.” Regulation, § 2 (definitions). The internal reconfiguration of 3 Campbell does not necessitate or result in *any* external change to the site—let alone one that would be considered “significant” under the “major change” definition. 3 Campbell has 18 pre-existing parking spots, which satisfy the parking requirements of Section 607 of the Ordinance.³ Further, no EV connections are required under Section 607.8 of the Ordinance because (1) this is not a new building and (2) none of the parking spots are “proposed”—they already exist. 3 Campbell previously had 11 apartment units. A change to 12 apartment units is not major.

³ The Ordinance requests 1.5 parking spots per dwelling unit on a property. In this case, the Property has 12 dwelling units and 18 off-street parking spots.

As argued above, the internal reconfiguration of 3 Campbell is not a “land development” that requires site plan review, but to the extent site plan review is required, only minor review is required because only a “minor change” occurred.

4. Alternatively, Davidson Respectfully Requests a Waiver from Site Plan Review or Full Site Plan Review from the Board.

According to Section 7.1 of the Regulations, the Planning Board may waive or modify “any part” of the Regulations by majority vote, if the applicant shows that:

- (a) Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations; *or*
- (b) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Id., § 7.1 (emphasis added). To the extent site plan review writ large or full site plan review is required by the Regulations, Davidson is entitled to a waiver under either standard.

A. Site Plan Review (or Full Site Plan Review) Will Pose an Unnecessary Hardship and Waiver is Consistent with the Spirit and Intent of the Ordinances.

In January 2025, the City posted an order on 3 Campbell requiring the tenant in Apartment No. 5 to vacate because (1) the heat did not function properly and (2) the window was not properly sized for emergency egress. Davidson fixed the heat promptly, but he has been unable to obtain a building permit to fix the window because, in the City’s view, the property lacks site plan approval. See RSA § 676:13 (the building inspector shall not issue any building or occupancy permit for any proposed construction, remodeling, or maintenance which will not comply with any or all zoning ordinances, building codes, or planning board regulations which are in effect). Davidson is earnestly trying to bring 3 Campbell into conformity and to reoccupy Apartment No. 5. Having to obtain full site plan approval for an internal reconfiguration is very costly and time-consuming and could materially delay Davidson’s ability to fix the window.

Waiving site plan review entirely or full site review is within the spirit of the Ordinances and Regulations for two reasons. First, the definition of “land development” expressly recognizes that interior units may be added to an existing multi-family building *without* site plan review so long as the lot is not altered and the building’s size does not increase. This is no different. Second, the Regulations permit the City’s Planning Department to waive site plan review when there are no appreciable changes to “access; parking, vehicular and/or pedestrian circulation; traffic; drainage patterns or drainage structures; topography; lighting; visual features; natural resources; City services or facilities; improved surfaces; and/or required landscaping recognizes that units can be added to a building.” Waiving site plan review for those same reasons is entirely consistent with the spirit and intent of the Regulations.

SHEEHAN PHINNEY

B. Specific Conditions Relevant to the Land Support a Waiver of Site Plan Review Entirely or the Waiver of Full State Plan Review.

Prior to 1992, 3 Campbell was used exclusively as a multi-family property and had 11 apartments. Returning 3 Campbell to an exclusive multi-family use—although the primary use never changed—and adding an apartment does not require site plan approval because it does not necessitate an exterior change or alteration to the site. Further, at 18 off-street parking spots, the Property has sufficient parking. It is difficult to fathom what considerations or issues this Board would review as part of a full site plan analysis or why minor site plan review would not be adequate.

CONCLUSION

We appreciate the Board's consideration of this appeal and look forward to discussing this matter with the Board.

Sincerely

/s/Brian J. Bouchard

Brian J. Bouchard

cc. Mike Davidson
Tim Sidore

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: 92-65	Map & Lot Number:
Property Owner: MICHAEL DAVIDSON 77 BANK STREET LEBANON NH 03766	Applicant, Co-Applicant, Agent, or Lessee: BRIAN BOUCHARD, ESQ. 75 PORTSMOUTH BLVD. PORTSMOUTH NH 03801
Map & Lot Number: 92-14	Map & Lot Number: 92-15
ONE NORTH PARK, LLC 77 BANK STREET LEBANON NH 03766	TEOMOR, LLC 2 CAMPBELL STREET LEBANON NH 03766
Map & Lot Number: 92-63	Map & Lot Number: 92-64
PARKHURST COMMUNITY HOUSING INC 226 HOLIDAY DRIVE #20 WRT VT 05001	CCBA 1 TAYLOR STREET LEBANON NH 03766

Map & Lot Number: 92-66	Map & Lot Number: 92-68
MARION J CARTER TRUST C/O AMBER MCGONIS, TRUSTEE 28 TIMBER LANE LEBANON NH 03766	CHORO, LLC 77 BANK STREET LEBANON NH 03766
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:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)



April 16, 2025

Lebanon Planning Board
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Request for Extension: #PB2025-05-EXT

Members of the Lebanon Planning Board,

Based on newly available information being provided to the Board herein, Lyme Properties operating as the development agent for XYZ Dairy, LLC hereby requests, again, a 2-year extension of the River Park West Lebanon Site Plan (#PB2010-25-SPR) as most recently amended on September 9, 2019 (#PB2018-34-SPA) and extended by this Board on October 12, 2021 (#PB2021-29-EXT). This request for Site Plan extension follows the March 17, 2025 vote by the Lebanon Planning Board to reject XYZ's previous request for extension as submitted on December 19, 2024.

The Planning Board's March 17, 2025 decision was made prior to the Grafton County Superior Court's issuance of its enclosed April 14, 2025 Case Structuring and ADR Order granting XYZ "thirty (30) days within which to add counts in addition to the municipal estoppel claim" in its lawsuit against the City entitled *XYZ Dairy, LLC v. City of Lebanon*, Docket No. 215-2024-CV-00311, which as stated therein by XYZ will include tortious interference and civil conspiracy claims arising out of the delays it has suffered in its efforts to progress the River Park Project, and prior to the Court's issuance of the Notice of Jury Trial dated April 14, 2025 scheduling the trial of the lawsuit to take place in June, 2026.

The new claims by XYZ in the above-referenced case are based in part on large quantities of electronic information, including internal City emails, that were requested by XYZ from the City in June of 2024 under the New Hampshire Right to Know Law, RSA 91-A, but were not finally released until after XYZ commenced a second action against the City on December 5, 2024 seeking to compel their release, *XYZ Dairy v. City of Lebanon*, Docket No. 215-2024-CV-00393, and obtained an Order on January 15, 2025 finding, among other things, that "the City has been in violation of RSA chapter 91-A," and ordering the relevant records to be produced. The City's production of those records, which number in the thousands, was not completed until last month, and they are still being reviewed. In addition, many have been heavily redacted in key parts, and unredacted copies have not yet been produced.

Based on the review conducted thus far, XYZ has concluded that there have been disturbing irregularities and extreme and unjustified delays in the processes followed by the City over the last several years in reviewing and acting on building permit and zoning issues, requests for extensions, requests for amendments to conditions, and other matters relating to the River Park development.



The reasons for this are the subject of the current lawsuit, but the records thus far confirm XYZ's position that the delays incurred on the Project to date were clearly beyond our control. As such, XYZ hereby requests that a 2-year extension of all relevant dates in the Site Plan approval be granted in accordance with "the extension standard set forth in the current Site Plan Review Regulations [as] reflected in Condition #3 and #29 of the September 9, 2019 Planning Board Notice of Actions for PB2018-34-SPA."

XYZ Dairy is still committed to the future of West Lebanon and its residents. There is no question that the City's approval of our River Park development plan was fully consistent with the City's plan and land use map, and we've invested significant time and money to implement the plan. We want to continue to implement it, and resumed construction again earlier this year in an effort to do so, but in light of the above we need additional time to do so. We also believe we are entitled by law to that additional time. Hence this request for a public rehearing of this issue.

Respectfully,

David Clem
Lyme Properties

Attached

Cc:

Chet Clem, XYZ Dairy, LLC
Angela McCanna, Lyme Properties

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
SUPERIOR COURT**

Grafton Superior Court
3785 Dartmouth College Highway
North Haverhill NH 03774

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

NOTICE OF JURY TRIAL

FILE COPY

Case Name: **XYZ Dairy, LLC v City of Lebanon, NH, et al**
Case Number: **215-2024-CV-00311**

The court will conduct the following events in this case at Grafton Superior Court at: 3785 Dartmouth College Highway North Haverhill NH 03774

<u>Event:</u>	<u>Date:</u>	<u>Time:</u>
Trial Management Conference	May 19, 2026	9:00 AM
Jury Selection	June 01, 2026	9:00 AM
Jury Trial	Month of June 2026	

Trial counsel, or parties if unrepresented, shall appear at the Trial Management Conference; clients shall appear at the conference or be available for contact by telephone. Counsel and clients shall be prepared to discuss conduct of the trial and settlement.

Counsel shall electronically file all pre-trial motions, including motions in limine, at least 60 days prior to the Trial Management Conference. Witness lists and exhibit lists shall be filed at least fourteen days prior to the Trial Management Conference. A more complete list of the requirements can be found in Superior Court Rule 35.

All pending motions shall be heard at a time set by the court.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625.11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT

April 14, 2025

Viktoriya A. Kovalenko
Clerk of Court

(1400)

C: Joshua Henry Bearce, ESQ; Matthew Carl Decker, ESQ

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
<https://www.courts.nh.gov>

Court Name: Grafton Superior Court
Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.
Case Number: 215-2024-CV-00311
(if known)

CASE STRUCTURING AND ADR ORDER
(See Superior Court Civil Rules 5 and 32)

1. Plaintiff's Counsel: Trial Joshua Bearce; Robert Kaler
At conference Joshua Bearce; Robert Kaler
2. Defendant's Counsel: Trial Matthew Decker
At conference Matthew Decker
3. Causes(s) of action: Municipal Estoppel, Tortious Interference, Civil Conspiracy, et al.
Counterclaims _____
4. Insurance carrier: _____ Disclosure of policy limits by: _____
5. ☐ The parties consent to this case being transferred to the Business and Commercial Dispute Docket. A motion requesting this transfer shall be filed with the Court within 30 days. Upon receipt, the Clerk will submit the motion to the Merrimack Superior Court for ruling.
6. If defendant claims that unnamed parties are at fault (see DeBenedetto v. CLD Consulting Engineers Inc., 153 N.H. 793 (2006)), defendant shall disclose the identity of every such party and the basis of the allegation of fault no later than _____. Plaintiff shall then have 30 days from the date of disclosure to amend the initiating pleading.
7. Is there an agreement to waive statutory expert disclosure requirements under RSA 516:29-b?
☐ Yes ☒ No
8. ☒ The parties have exchanged e-mail addresses and agree that the e-mail service of pleadings between the parties shall be considered in compliance with Superior Court Administrative Order 46.
9. Plaintiff's disclosure of experts and reports due: 12/31/2025
Defendant's disclosure of experts and reports due: 01/30/2026
10. The following deadlines apply:
All interrogatories propounded by _____
All depositions to be completed by _____
All dispositive motions to be filed: no later than 120 days prior to the trial
Completion of all discovery: 10/31/2025 60
Deadline for filing all other pre-trial motions: 10 days prior to trial management conference
Deadline for filing of witness and exhibit lists: 14 days prior to trial management conference
11. Jury trial requested? ☒ Yes ☐ No
12. If jury trial previously demanded, is it now being waived? ☐ Yes ☒ No
13. Requested trial date: 06/01/2026 Estimated trial length: +/- 15 trial days
14. Jury trial assignment: Trial Mgt Conf.: 05/18/2026 Jury Selection: 06/01/2026
15. Bench trial assignment: Trial Mgt Conf.: _____ Week of: _____

Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.

Case Number: 215-2024-CV-00311

CASE STRUCTURING AND ADR ORDER

16. Trial counsel and self-represented parties shall appear at the trial management conference and be prepared to address settlement potential. Parties represented by counsel shall be available for contact by telephone during the trial management conference. All pending pretrial motions shall be heard at the trial management conference, or as scheduled by the court. Failure to appear at the trial management conference or trial may result in dismissal, default or other sanctions.

ADR (Alternative Dispute Resolution)

Superior Court Civil Rule 32 requires the Court to assign all civil cases to ADR unless the parties represent by joint motion they have engaged in formal ADR before a neutral third party before filing suit or the Court exempts the parties by motion for good cause shown.

17. **ADR Order:**

- ☒ The parties stipulate and agree to an ADR process. OR
☐ The parties do not agree to an ADR process and request the Court complete this section.

A. Type of ADR

- ☒ Mediation ☐ Neutral Case Evaluation ☐ Arbitration

☐ Other Neutral Third Party Process:

Name of person chosen to conduct ADR: Gregory Clayton ☒ Paid ☐ Volunteer

Address: _____

Phone: _____ Email: _____

Names of alternates: 1. _____ 2. _____

B. Scheduling your ADR Session: Date ADR shall be completed by _____

You and the other side must contact the person selected to schedule the ADR session. Please contact the neutral as soon as possible after the ADR Order is approved. If the parties and counsel decide to use an alternate, see court-approved here:

Civil Cases | New Hampshire Judicial Branch (nh.gov)

C. ADR Reporting: The Plaintiff shall file a copy of the ADR report with the court within 30 days of the ADR session. If the ADR report is not timely filed, the court may schedule a show-cause hearing to determine the status of the ADR process and to impose sanctions appropriate to the circumstances, if necessary.

18. ☐ The Court has determined the parties are exempt from Rule 32 ADR.

19. Other orders:

Plaintiff to have thirty (30) days within which to file its Amended Complaint *to add counts in addition to the municipal estoppel claim*

Joshua Bearce, Esq.

Name of Filer

Holland & Knight LLP

Law Firm, if applicable

Bar ID # of attorney

10 St. James Avenue

Address

Boston

City

MA

State

02116

Zip code

/s/Joshua Bearce

Signature of Filer

04/11/2025

Date

(617) 573-5867

Telephone

joshua.bearce@hklaw.com

E-mail

Case Name: XYZ Dairy, LLC v. City of Lebanon, New Hampshire, et al.

Case Number: 215-2024-CV-00311

CASE STRUCTURING AND ADR ORDER

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

Name of Filer

Signature of Filer

Date

Law Firm, if applicable

Bar ID # of attorney

Telephone

Address

E-mail

City

State

Zip code

SO ORDERED:

Date

4/11/25

Presiding Justice

Peter H. Bornstein

Approved and so ordered.

I certify that I have read the recommendations of the Judicial Referee and agree that the Judicial Referee has applied the correct legal standard to the facts determined by the Judicial Referee.



Honorable Jonathan S. Frizzell

April 14, 2025

Clerk's Notice of Decision
Document Sent to Parties
on 04/14/2025

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☒	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☒ OTHER Reconsideration of March 17, 2025 vote

PROPERTY OWNER (APPLICANT):

NAME: XYZ Dairy, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Lyme Properties 2, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 44

LOT#: 21-30 & 7

PLOT #:

ZONE: CBD, IND-L, R3

STREET ADDRESS OF PROJECT:

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☐ YES

☒ NO

HISTORIC DISTRICT

☐ YES

☒ NO

FLOOD PLAIN

☐ YES

☒ NO

SCOPE OF PROJECT:

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: Lab, Office, Retail, Apartments

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 May 12, 2025, 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:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
4-16-2025	44/22-30&7	PB2025-25-EXT	

(Last Revised 4/04/18)

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: 44-21 - 44-30 & 44-7	Map & Lot Number: 44-21 - 44-30 & 44-7
Property Owner: XYZ DAIRY, LLC PO BOX 310 ETNA, NH 03750	Applicant, Co-Applicant, Agent, or Lessee: LYME PROPERTIES 2, LLC PO BOX 310 ETNA, NH 03750
Map & Lot Number: 44-13 & 50-28-E	Map & Lot Number: 44-5
DARTMOUTH COLLEGE TRUSTEES PO BOX 5188 HANOVER, NH 03755	DOWNES, ROBIN C TTEE 187 NORTH MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-6	Map & Lot Number: 44-9 & 58-92
193 NMWL LLC PO BOX 310 ETNA, NH 03750	CAESD LLC PO BOX 310 ETNA, NH 03750

Map & Lot Number: 44-10	Map & Lot Number: 44-15
DVG VENTURES LLC 10 BENNING ST #160-255 WEST LEBANON, NH 03784	CHURCHILL, WAYNE & TINA M 194 NORTH MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-12	Map & Lot Number: 58-12
GRAHAM, DOUGLAS 10 BENNING ST #160-255 WEST LEBANON, NH 03784	TOWNSEND III, WINTHROP I 1823 US ROUTE 5 NORTH WINDSOR, VT 05089
Map & Lot Number: 44-14	Map & Lot Number: 59-18
BURNS, TRACY A & SALLY J 198 NORTH MAIN ST WEST LEBANON, NH 03784	STENGER-CRAFT PROPERTIES LLC 162 N MAIN ST WEST LEBANON, NH 03784
Map & Lot Number: 44-19-5700	Map & Lot Number: 58-91
HOMEOWNERS AT THE FALLS ATTN: DAN CHASE, COMM MGR PO BOX 1051 NORWICH, VT 05055	JONES, BECKY P TTEE 67 CRAFTS AVE WEST LEBANON, NH 03784
Map & Lot Number: 44-4	Map & Lot Number: 58-93
KCC COMMERCIAL LLC 32 LEBANON ST, STE A HANOVER, NH 03755	CUMMINGS, SANDRA L 66 CRAFTS AVE WEST LEBANON, NH 03784
Map & Lot Number: 58-27 & 58-97	Map & Lot Number: 44-3
MCINTYRE, JOHN 11 WOLFEBORO ROAD ETNA, NH 03750	FRIENDS OF RIVER PARK 57 MAIN STREET WEST LEBANON, NH 03784
Map & Lot Number: 58-98	Map & Lot Number:
CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766	

(Revised 2/8/2024)

SUBMISSION REQUIREMENTS

All applications to the Planning Board for Site Plan Review must be submitted by **12:00 Noon** on the day of the filing cutoff, and must be accompanied by the following information:

- A. A completed Application Form; the appropriate Filing Fees; a written project description and support statement; the names and mailing addresses of all persons to be notified by certified mail of the public hearing; and a completed submission checklist. ✓
- B. One (1) set of project plans (no larger than 24" x 36") to be distributed for staff review. *on file*

STAFF REVIEW MEETING

- ✓ A. A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at **2:00 PM**, unless otherwise noted. If staff comments are numerous, you will receive written instructions and comments with regard to what is needed for presentation to the Planning Board.
- ✓ B. All revised and/or additional information or materials must be submitted to the Planning Office within one (1) week following the Staff Review meeting.

PUBLIC HEARING

✓ A Notice of Public Hearing will be sent to you and all other persons required to be notified by certified mail of the public hearing at least ten (10) days prior to the Planning Board meeting.

✓ For your information, a copy of the agenda, staff memorandum, and supporting materials will be mailed to you prior to the Planning Board meeting.

After review by the Planning Board, a Notice of Action will be prepared and mailed to you formalizing the action of the Board.

Draft minutes are completed within 5 business days of the meeting and are available upon request.

OTHER

Attached hereto is the following information:

- Application Form, Waiver Procedures, Support Statement requirements, Technical Checklist, Notification List for identifying all persons to be notified by certified mail of the public hearing, a Fee Schedule, and the Planning Board's Meeting Schedule.

If you need any assistance, please contact the Planning Office at 603-448-1457.

Planning Staff

This page should serve as "completed submission checklist"

*David Alan Manasse
x42 Davis, LLC*

(Last Revised 09/27/2018)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$ _____

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

**Engineering Review fees may also be required. See note on page 2.

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X ¹⁹ _____ notices	\$5.00 \$ 105.26 (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ 460.60
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



May 23, 2025

Lebanon Planning Board
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Request for Extension: #PB2025-25-EXT

Members of the Lebanon Planning Board,

Lyme Properties, development agent for XYZ Dairy, LLC ("XYZ"), in its letter to this Board dated April 16, 2025, has requested further consideration of its Dec. 19, 2024 request for a two (2) year extension of the River Park West Lebanon Site Plan. This letter and its enclosures, **which include dozens of internal emails recently produced by the City in response to Court orders**, are submitted in support of that request and in preparation for the Board's June 9, 2025 Hearing on it. For the reasons set forth below, XYZ's requested two (2) year extension should be granted at this time.

Introduction

Internal emails recently produced by the City in *XYZ Dairy v. City of Lebanon*, et al., Docket No. 215-2024-CV-00393 (Grafton, NH Superior Court), and attached as exhibits to XYZ's Amended Complaint ("AC") in that action, reveal that the "staff" of City officials on which this Planning Board has been relying for factual information, legal opinions, and recommendations concerning the River Park Project (the "Project"), including Tim Corwin ("Corwin"), Nathan Reichert ("Reichert"), and Brian Vincent ("Vincent"), are personally biased against the Project, and have been engaged for years, along with several other City officials, in a conspiracy to delay, obstruct, and derail the Project, using carefully constructed "cover stories" at every turn to conceal their efforts.

It is the improper and illegal actions of these "staff" members, and not any fault of XYZ, that has delayed and obstructed the progress of XYZ's work on the Project since 2022, and that is why XYZ is asking this Board, as part of its responsibility to ensure the integrity of the City's land use regulation process, to reconsider and grant XYZ's request for a two (2) year extension of all phase deadlines, responsibly viewing that request in light of the following previously concealed but now undeniable facts concerning the extreme bias of its own staff, as proven by their own internal emails, which are quoted directly in this submission.

Part I (2022-23)

1. XYZ began on-site excavation for the foundation of River Park's Building 1 more than two years ago, on Nov. 29, 2022, well within the then-existing 180-day deadline for commencement of work under its building permit, which at that time was Jan. 13, 2023 (having been previously extended several times twice due to COVID). As this Board is aware, XYZ was forced to stop that work when it unearthed the City's unpermitted stormwater drainage pipe running through the center of the area where the foundation for Building 1 was to be located under the Site Plan approved by this Board.

2. On Dec. 9, 2022, XYZ emailed a letter to City Engineer Brian Vincent, building inspector Calvin Hunnewell ("Hunnewell"), and Deputy City Manager David Brooks ("Brooks"), informing them that the City stormwater pipe obstruction had stopped its work. XYZ had no concerns about its building permit expiring then, or for months thereafter, because it had actually started the work on-site in November 2022, was continuing extensive Project work off-site, and was waiting for the City to respond with information on how it wanted its stormwater pipe temporarily relocated.

3. Brooks acknowledged receipt of XYZ's obstruction notice on Dec. 12, 2022, three (3) days after XYZ sent it, copying Vincent and Hunnewell, and saying he would follow up with Vincent on the pipe removal issue. XYZ then met with Vincent and another City engineer on-site on Dec. 15, 2022 and showed them the pipe obstruction that had stopped the work. There was discussion about how to remove it, and Vincent informed XYZ



that the City would respond with more information and a plan for removal of the pipe shortly. **But the City never did so until more than seven (7) weeks later on Feb 2, 2023.** As the internal City emails discussed below now prove, this delayed response was part of a deliberate effort by this Board's staff, Corwin, Reichert, and Vincent, and other City officials, to obstruct the entire River Park Project.

4. No one from the City suggested to XYZ at the Dec. 15, 2022 on-site meeting regarding the obstructing drainage pipe, nor at any other time in December 2022, nor at any time in the entire month of January 2023, that there was any deadline for removing the pipe and restarting work at the site, or that XYZ's building permit was at any risk of being declared "expired," or even possibly expired, if the work was not recommenced by Jan. 13, 2023. But the recently produced internal email exchanges between Corwin, Reichert, Vincent, Brooks and Hunnewell prove that **they were planning to try to declare XYZ's permit "expired" all along** – even though, in his entire 36-year career, the Lebanon building inspector **has never revoked a building permit, or declared that it was expired**, as he later admitted under oath in Court in the above-referenced case.

5. Unbeknownst to XYZ, the same week that it had its Dec. 15, 2022 on-site meeting with City engineers about the City's obstructing stormwater pipe, Reichert, Corwin, and Hunnewell were discussing how that obstruction could create an opening for them to declare the "possible expiration" of XYZ's building permit, even though they knew XYZ had started construction following completion of the necessary Cross Country Connector work the previous month, and was fully prepared to proceed further once the obstruction was cleared.

6. As Reichert described it in an email he sent to the others on Dec. 22, 2022:

Calvin and Tim.

We need to circle back on the project at I River Park Drive.

Calvin one of the questions that arose during our discussions last week was a simple one, However, this [the stormwater drainage problem] does have a major impact on the possible expiration of the Building permit for the project. As you know the Building Permit for the project is due to expire in February [sic January]. It is likely that the builder will be attempting to craft an argument that the project has begun construction because they dug a hole and hit a City owned pipe. The simple question is: **Has the project started? What do you see as the necessary criteria that must be met to constitute the start of construction?** If construction has begun, then how long will the project have to remain fallow **before the permit expires**. Please let me know your thoughts on the matter..

Nate

Nathan Reichert, Planning and Development

Exh. A hereto, at LEB_0052131 (emphasis added). At that time, no issue of possible expiration of XYZ's building permit had been mentioned to XYZ, so XYZ was not "attempting to craft" any argument on that issue, and it was not Reichert's legal role or responsibility under the Building Code, nor was it Corwin's, to be inventing and promoting building permit expiration arguments against XYZ. **But they were.**

7. Reichert's and Corwin's internal discussions about having the City's building inspector declare the XYZ's building permit "expired" **continued in January of 2023**, and intensified after the 180-day deadline for commencing work under the building permit expired on January 13, 2023. Although XYZ was still unaware of it in January 2023, Corwin and Reichert were drafting various "permit expiration" letters at that time for the building inspector to send to XYZ – even though, as stated above, in his entire 36-year career, the building inspector had never done so.

8. Corwin himself prepared the "initial draft" of the letter, **specifically declaring in it that XYZ's building permit had expired.** He included in that draft in the following extraordinary email he sent on Jan. 30, 2023 to Reichert, Brooks, and Hunnewell, stating:



"I'm wondering whether the letter [to XYZ] regarding the building permit should be separate from the letter regarding the stormwater line location mainly because **the determination that the building permit has now expired should be made in writing by the Building Inspector, right? I've written the initial draft ... as if it's a separate letter from the Building Inspector**, but obviously that can be changed if we decide a single letter is appropriate. . . .

Dear Mr. Clem:

I am writing to follow up from my letter to you dated May 27, 2022, regarding the status of Building Permit#2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive). As noted in my May 27th letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request for an extension of the Building Permit until January 13, 2023. On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks, with the subject line, "[c]ommencement of 1(00) River Park Drive (Building Permit # 2016-00293) is in conflict with City's existing municipal stormwater line[.]" The purpose of the instant letter is to address the status of the Building Permit, whereas I understand Deputy City Manager Brooks will address your concerns regarding the stormwater line under separate cover.

As outlined in my letter from May 27, 2022, the Building Permit was originally issued on December 31, 2019, but, failing to commence work within 180 days of issuance as required by Section 105.5 of the International Building Code (IBC), the permit has been reinstated and extended multiple times. Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Your December 9th letter to Mr. Brooks indicates that the purpose of your letter, "is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293," noting that, "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." **Please be advised that it is the determination of this office that, because excavation work does not require a building permit under the IBC; the activity described in your letter of December 9, 2022; does not and cannot constitute the commencement of work authorized by the Building Permit.** *[n.b. At this point in the draft Corwin admits that he could not find any authority for this claim in the IBC Building Code] ("should/can we provide a fuller explanation of why the excavation work [done by XYZ] doesn't constitute commencement of the work authorized under the building permit? I took a quick look at the printed copy of the IBC and couldn't find anything helpful...)* Consequently, **the Building Permit expired on November 22, 2022** [sic Jan. 13, 2023].

Given the delay in the responding to your letter of December 9, 2022, we can extend the deadline to submit a written request for an extension of the Building Permit to February ???, 2023. However, as noted in the May 27th letter, **please be advised that this office may not be able to justify granting an additional extension.** Also as noted in the May 27th letter, as part of any written extension request the applicant will need to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC.

Sincerely, Calvin Hunnewell, Building Inspector.

Amended Complaint ("AC"), Exh. 28 (emphasis added).

9. At that time, Corwin, Reichert, and Brooks all had actual knowledge that their scheme to declare XYZ's building permit expired after the fact was **wrong** and **unfair to XYZ**, and that **XYZ could have addressed the issue prior to the expiration of the 180-day period on Jan. 13, 2023 if it had known there was an issue.**



The fact that the “staff” knew this is proven by the incriminating email that Brooks sent privately to Corwin, Reichert and Hunnewell that same day, January 30, 2023, stating:

“... [w]e should be prepared for the potential response [from XYZ] along the lines of **‘if you’d told me this back in December, I’d have gotten more work done to prevent the building permit from expiring.’**”

AC, Exh. 25 (emphasis added), referring to the fact that XYZ would never have voluntarily let their building permit expire if it had known this argument was going to be made, as it already had millions of dollars invested in the Project.

10. Corwin and Reichert also knew that their “interpretation” that XYZ’s prior excavation for the foundation of Building 1 somehow “did not constitute commencement of work “for purposes of the 180-day requirement **had no support whatever in the Building Code**, even though they were trying in vain to find some, as Corwin admitted in his above initial draft where, in his italicized note, he said “*should/can we provide a fuller explanation of why the excavation work [done by XYZ] doesn’t constitute commencement of the work authorized under the building permit? I took a quick look **at the printed copy of the IBC and couldn’t find anything helpful...***” AC, Exh. 25 (emphasis added).

11. Corwin, Reichert and Brooks also knew that their “interpretation,” which they intended to have the building inspector falsely present to XYZ as his own, was guaranteed to be contested legally, and in the “court of public opinion” as Brooks specifically told Reichert and Corwin in his below email of Feb. 1, 2023, saying:

“I would definitely provide as many code citations and as much support as possible to justify the interpretation that is being made. In addition, you might want to run that justification past legal counsel, because **you can almost guarantee that it will be contested, either legally or in the court of public opinion.**”

AC, Exh. 26 (emphasis added)(emphasis added). Neither Corwin, Reichert and Brooks could ever find any support in the Building Code for their anti-XYZ interpretation, however, **because there was none**. They were just making up their “interpretation” as they went along to obstruct and delay the Project, and condemn XYZ to lengthy administrative “appeals” that they knew would suspend the Project.

12. Several hours after receiving Brooks’ above email saying that an outright termination of XYZ’s building permit would be contested legally, Corwin met with Hunnewell to discuss the matter, and the two “nailed it,” as Corwin described it, by coming up with a different “approach” to obstruct XYZ’s efforts to proceed with the Project, which was to put the continuing validity of XYZ’s building permit in doubt by claiming that the building inspector somehow “did not have enough information” to determine whether XYZ’s building permit had expired, and demanding “a list of things” XYZ would need to give him, or he would declare it expired.

13. Corwin admitted this secret plan in a Feb. 1, 2023 email he sent to Reichert, Brooks and Hunnewell that afternoon – 3 hours after he received Brooks’ email about how their interpretation would be contested:

Calvin and I met for a while to discuss - **we finally nailed it** (Calvin did actually) **-the best way to approach this is to reply that we don’t have enough information to make a determination that the work has commenced; and put it back on them [XYZ] to give us more** than “we dug a hole in a spot where the plans show a pipe is located”.

We came up with a list of things that they’ll need to provide (for example, evidence that the GC, site/excavation and concrete contractors were lined up and ready to go ...).



Stay tuned for an updated draft letter... !

AC, Exh. 26 (emphasis added). Brooks promptly replied to that email "Good work," id., and four hours later, Corwin sent another email to Hunnewell, Reichert and Brooks containing the "updated draft" to which he had referred in his above email, adopting the "nailed it" approach they had decided on.

14. Among other things, Corwin's "updated" draft, set forth in his Feb. 3, 2023 email (reproduced below), **falsely claimed** that the only information the City had received about XYZ's excavation work up to that point was the statement in XYZ's Dec. 9, 2022 letter that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." AC, Exh. 26 (emphasis added). **But in fact, Corwin knew at the time that two City engineers had visited the Project Site in person six (6) weeks earlier on Dec. 15, 2022**, had seen the work that XYZ had started, and had **already reported** to the City on the work that XYZ had done. Corwin was deliberately saying otherwise in his draft simply to justify its demands for more "information."

15. Corwin's "updated" draft, set forth in his Feb. 3, 2023 email below, AC, Exh. 26, also emphasized the prospect of "an adverse decision" on the XYZ building permit expiration issue, and included demands for "steps to be completed prior to the resumption of construction activities" **which were not legally required or did not have to be completed until much later in the construction process**, effectively trying to put the cart before the horse, and prevent the re-commencing of construction on the Project entirely.

16. Corwin included his "updated draft" in an email to Hunnewell, Reichert and Brooks that day, stating:

"... **here's take 2** [of the letter]. Can you take a look, especially the language highlighted in yellow? It will definitely need some massaging.

DRAFT E-MAIL TO CHET CLEM FROM CALVIN:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, we received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016.-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit has commenced within 180 days after its issuance[.]" **Please be advised that we need additional information in order to make a determination as to whether work has commenced** for purposes of demonstrating compliance with Section 105.5.

At this time, **the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."** In order to **make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit** and to commence construction in good faith and in earnest. For example, it would be helpful to have the following:

- Date that building footprint was staked and name of surveyor.
- Evidence that the necessary contractors - including but not limited to general contractor, excavation contractor, site contractor, and concrete contractor--were in your hire as November 29, 2022 and were prepared to perform the work.
- Evidence that a design team was in your hire as November 29, 2022.



- Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
- Additional information as to the nature and extent of the work performed, e.g.:
 - o For how long did work proceed?
 - o How many pieces of equipment were on site?
 - o Who performed the work?
 - o How many workers were on site?
 - o How much was dug?

We ask that you please respond at your earliest convenience so that we can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If we are able to confirm that the Building Permit has not expired, please be aware that **there are several other steps that need to be completed prior to the resumption of construction activities.** These include:

- Confirming that the statement of special inspections is still valid.
- Providing a cost estimate of remaining Phase 1 Infrastructure improve merits for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.
Sincerely, Calvin Hunnewell, Building Inspector"

AC, Exh. 26 (emphasis added). Reichert, who was also involved in drafting this letter, responded a few days later on Feb. 6, 2023 by suggesting that the phrase **"it would be helpful to have the following"** be **"stiffen[ed]"** because he said **"any amount of flexibility that we give them will promote argument ... don't give them a choice."** Id. (emphasis added). Corwin responded to Reichert on Feb. 8, 2023 by stating he agreed "with your line of thinking," and that although he was busy with "Planning Board memos," he would "try to tighten up the draft email to Chet [XYZ] as soon as possible." Id.

17. The next day, Feb. 9, 2023, Corwin expanded his "updated draft" saying

"Here is the latest draft based on Nate [Reichert] and Calvin's comments. If we're all ok with this, it should probably be sent out by Monday at the latest."

AC, Ex. 28. In it, Corwin removed the **"it would be helpful to have the following"** language that Reichert had suggested be **"stiffened,"** and substituted **a mandatory directive** for XYZ to **"provide the following,"** followed by a much longer list than his previous draft had contained of still more business, financial, cost, and engineering items that XYZ was not legally required to be submitted at that time, and that the building inspector **had no right to demand from XYZ.** Again, that list was followed, as shown in the excerpt quoted below, by the extortionate demand that if all the items were not provided, **the building inspector would retroactively revoke XYZ's building permit** effective one month earlier when the 180-period had expired:

"Here is the latest draft based on Nate and Calvin's comments ...

DRAFT E-MAIL TO CHET CLEM FROM CALVIN

* * *

... In order to make a determination [as to whether XYZ's building permit was "expired"] ... **provide the following:**



- Date that building footprint was staked and name of surveyor.
- Evidence that the necessary contractors - including but not limited to general contractor, excavation contractor, site contractor, and concrete contractor--were in your hire as November 29, 2022 and were prepared to perform the work.
- Evidence that a design team was in your hire as November 29, 2022.
- Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
- Additional information as to the nature and extent of the work performed, e.g.:
- Confirmation that the statement of special inspections is approved by registered design professional and the inspection agency has verification of notice to proceed.
- Confirmation that the registered design professionals are ready to proceed.
- Copies of contract agreements with description of the project; payment information, the scope of work, and construction schedule.
- Construction schedule including the projects intended completion date, start and finish times for each phase of the project
- Scope of work including which contractors and subcontractors are responsible for each component of work.
- Detailed cost estimates.
- Verification of notice to proceed

Without the requested information and verification that you have actively prosecuted the permit **I can not justify the continuance of the permit and [sic will] revoke the permit as of January 13, 2023.**

(emphasis added). The intended effect of this draft was to derail the Project by creating a situation in which XYZ was under permanent threat of having the City building inspector, whose letters Corwin and Reichert were drafting and who they controlled, retroactively declare XYZ's building permit "expired" – which, again, the building inspector **had never done to anyone before in his entire 36-year career.**

18. Over the next several days, this Board's "staff" exchanged and "group edited" multiple additional drafts of the letter they wanted the building inspector to send XYZ, each including the threat that "[w]ithout the requested information and verification," the building inspector would "**revoke the permit as of January 13, 2023**" – which he had no right to do under the Building Code, and Corwin, Reichert, and Brooks had no legal right to be suggesting he do in these drafts. See AC, Exh. 28.

19. Corwin and Reichert's internal email communications clearly show that they knew and intended this letter to stun and demoralize XYZ, and severely disrupt the Project – as evidenced by Corwin's email of Feb. 13, 2023 saying to Reichert, as he forwarding his final draft of the letter just before the it was sent to XYZ:

"Nate - Do you want to take a look at this before it goes out? Keep in mind it has the potential to start WWW III [World War 3] !"

Dear Mr. Clem:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016.-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit



issued shall become invalid unless the work on the site authorized by such permit has commenced within 180 days after its issuance[.]" **Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.**

At this time, the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In order to make a determination **we ask that you provide us with more information** as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. **For example:**

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by registered design, professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022 and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the projects intended completion date, start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work,
7. Detailed cost estimates,
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Without the requested information and verification that you have actively prosecuted the permit **I cannot justify the continuance of the permit and will revoke the permit as of January 13, 2023.**

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction).

These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement,
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

AC, Exh. 28. Both Corwin and Reichert knew that sending this incredibly disruptive demand notice to XYZ weeks **after** the 180-day period on which they were relying had already ended (on January 13, 2023) was patently unfair to XYZ, as evidenced by Corwin's follow-up email to Reichert and the building inspector two



days later on February 14, 2023 at 9:09 pm, saying he had prepared the “final” draft of the building inspector’s letter to XYZ, and that

“We should really get this out tomorrow ... It’s now over 2 months since we received Chef’s [XYZ’s] letter [advising that construction had been stopped by the pipe obstruction]”

(emphasis added). Corwin, a lawyer, knew that it was clear violation of XYZ’s rights to have waited over 2 months to issue this declaration, and then to make the threats he made in his draft “building inspector” letter to retroactively declare XYZ’s building permit expired – he did it anyway because he was and is biased against the Project, and committed to seeing it fail. So the letter was issued in the above form to XYZ on February 15, 2023, see AC, Exh. 7, **with the fact that Corwin and Reichert had drafted it never revealed, until now.**

20. **XYZ requests that this Board ask itself**, why was its “staff” manufacturing arguments and drafting letters of this kind for the building inspector to send to XYZ in 2023 threatening expiration of its building permit, and prematurely imposing conditions BEFORE construction could recommence that obviously did not have to be satisfied legally until well AFTER construction commenced, as XYZ’s lawyer later pointed out in filings in support of XYZ’s administrative appeal of this “letter.”

21. It was neither Corwin’s nor Reichert’s legal role to be inventing and promoting building permit expiration arguments against XYZ to the building inspector, let alone drafting new and unlawful requirements to impose on XYZ as a “condition” of the building inspector not declaring their building permit expired, and still more premature and unlawful conditions on the resumption of construction. Nor was there any precedent for it, as the building inspector later testified in Court. So why were they doing it? The obvious answer, as these emails clearly show, is that both men were engaged in an illicit effort to derail the Project because they were and are biased against it, despite the majority public support for it in Lebanon.

22. In the months that followed the issuance of the above “permit expiration” letter to XYZ, as Corwin, Reichert, and Brooks had intended, construction on the Project site came to a standstill, XYZ became bogged down in appealing from the unlawful demands in the Feb. 15, 2023 letter which, although signed only by Hunnewell, had been originated and drafted by this Board’s own staff, Corwin and Reichert. The River Park Project then stalled because they, and Brooks and several other involved City officials, would not let it proceed – instead pressing endless “information” demands, and multiple referrals of XYZ to other City departments, that had nothing to do with the building permit, and were intended to kill the Project.

23. As a result, the City’s intentionally-delayed reply to XYZ’s original Dec. 9, 2022 Letter on the stormwater drain obstruction issue, which Brooks finally sent to XYZ eight weeks later on Feb. 2, 2023, was too little, too late – having been deliberately held up for eight (8) weeks by Brooks, who finally began writing it on Jan. 26, 2023 while he was, at the same time, coordinating with Corwin and Reichert on their effort to prepare a letter for the building inspector Hunnewell to sign – so their involvement in creating it would not be known – that Corwin knew would, as he put it, “start World War III” by declaring XYZ’s building permit expired unless their illegal demands were met, and prohibiting construction from recommencing as his emails to those men quoted in paragraphs 9 and 11 above show.

24. At that time Brooks knew perfectly well that XYZ would not be able to address the stormwater drainage issue if the validity of its building permit was in doubt, and he knew it would be placed in doubt shortly after he sent his Feb. 2, 2023 reply to XYZ on the stormwater drainage issue, which it was two (2) weeks later when the Corwin letter – signed by Hunnewell – was sent to XYZ on Feb. 15, 2023. Brooks fully intended this result, noting in a January 26, 2023 email that he sent to Corwin, Reichert and others a few days before his then-draft reply to XYZ on the stormwater drainage issue was sent out, that it could be:



"coupled with the Planning Department's response as to whether the initial excavation work constitutes "starting the building" for purposes of effecting the building permit,"

AC, Exh. 24, which he knew from reviewing Corwin's drafts of Hunnewell's letter to XYZ on that issue would say either that the building permit was "expired," or that it was subject to being retroactively declared "expired" if XYZ did not comply with its unauthorized, illegal, and premature demands, which it could not do, thereby freezing the Project, and could not recommence construction until it complied with still other unauthorized, ultra vires, and premature demands that Corwin and Reichert had simply invented to prematurely impose on XYZ in order to delay its recommencement of construction.

25. To conceal their actions, Corwin, Reichert, Brooks, Hunnewell, and Vincent have repeatedly and falsely blamed XYZ for delays on the Project, and pressed this Board to deny XYZ's extension requests, sometimes in indirect and *ex parte* communications to which XYZ has not been party. Their internal emails show, however, that the information, advice and recommendations that they provide to this Board are not reliable because they have a clear bias against the River Park Project, deliberately tried to sabotage it beginning in early 2023, and want it to fail. There is also still more evidence of this in the internal emails of the Board's "Staff" concerning their attempts to delay the Project commencement **again** in the Fall of 2023, and their effort to attack XYZ's building permit **again** in early 2024, as discussed below.

Part II – 2023-24

26. After attempts to satisfy the City building inspector's demands, and an inconclusive appeal to the BCBA, on August 3, 2023, XYZ attempted to continue construction on the Site by requesting approval from the Defendants to remove the City stormwater drainage pipe whose obstructive presence on the Site had stopped on-site construction the previous year (on Nov. 29, 2022), so it could proceed with construction of the first Project building in that location. See AC, Exh. 13.

27. Specifically, XYZ asked the building inspector in writing on August 3, 2023 "we seek your approval of the temporary relocation of the municipal/NH DOT stormwater line that impacts our property without the benefit of an easement," noting that the NH state agency with jurisdiction over the matter had issued a license for the removal of the pipe, an alternative temporary drainage system had been designed and approved, the proposed excavation contractor was "an approved contractor within the City of Lebanon," and that

The only thing that remains **to allow work to continue on the excavation for 1 River Park** is the **connection of the existing line** to the temporary line on Lot 1. This can be accomplished **without any excavation in the City's Right of Way of North Main or Route 10** outside the compact area.

We respectfully ask that you allow us to proceed with his work so that excavation can continue as soon as practicable. Your favorable decision will allow XYZ Dairy and Lyme Properties to market the completion of 1 River Park according to a realistic time frame and schedule. It will also dictate the completion schedule for the off-site infrastructure work necessary for the issuance of a certificate of occupancy upon 100% completion of the building. . . . **Time is of the essence for this decision. I look forward to your favorable response.**

Sincerely,

Chet Clem

Lyme Properties, on behalf of XY2 Dairy, LLC

AC, Exh. 12 (emphasis added).



28. City officials had already reviewed XYZ's plan for removal of this stormwater drainage pipe more than six (6) months earlier after XYZ discovered the pipe on the site on Nov. 29, 2022. They knew all about the issues pertaining to it, and had informed XYZ at that time that "[t]he City has no issues with the use of the alternative drainage pipe alignment on a temporary basis ... as long as the alternative alignment and design is approved by [the state agency],” and other routine information provided, AC, Exh. 32, which it was.

29. Nevertheless, the immediate internal response of Reichert, Brooks and Corwin to this XYZ request was to look for an excuse to delay in responding to it, and thereby further delay the Project, in a way that would not be appealable by XYZ. On the day XYZ's request was received, Reichert emailed the other City officials to discuss this strategy, stating:

Who should send the information about what is needed and jurisdiction? If it comes from Building (Calvin) or Zoning (Nate), **it may be appealable which is a can of worms we do not want to open. I'm game to play in any direction.** If you want me to respond I will. It might be best to have it come from Nick or David.....

AC, Exh. 33 (emphasis added).

30. Reichert then proposed how the City's Department of Public Works ("DPW") should be asked to impose "requirements" from which XYZ would not be able to appeal, and asked if they had or could "create" a "list of requirements" that they could "share with" the DPW for it to impose on XYZ:

We may wish to have DPW re-send the requirements of what they need to do to get the final City sign off and acceptance of the improvement. **I will also argue that the DPW approval, conditions or disapproval is NOT appealable to the Zoning Board** as it is not within the Jurisdiction of the Planning, Zoning or Building Official.

... **Do we have an articulated list of the requirements** that needs to be met that we can share with them [DPW] **or do we need to create one?**

AC, Exh. 34 (emphasis added).

31. XYZ's engineering firm, T. F. Moran Engineers, had already submitted drawing and certifications as to the removal of this decaying pipe in 2022 to the New Hampshire state agency with jurisdiction over the matter, the NH Dept of Environmental Services, however, and the requisite Alteration of Terrain Permit for the work to be done – which the City had in its files – had already been issued in 2022, see AC, Ex. 34, so there were no grounds for the City to impose the "articulated requirements" that Reichert wanted to impose.

32. Nevertheless, Reichert, Corwin and Brooks officials chose to delay the Project again. Although Brooks **had responded 6 months earlier to XYZ's prior request to remove the stormwater pipe after the building inspector had been asked to approve it then**, he now said that:

... it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who are also copied on your e-mail below, to engage with you about the route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2nd 2023 e-mail, which is referenced in your letter, outlined several pieces of information that the city needs to ensure the temporary, alternate storm drainage system is adequate.



Again I have asked the city engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

AC, Exh. 35. The intent of this “not the correct venue” argument was to continue the strategy that had begun in 2022-23 of unlawfully delaying, obstructing and hindering any effort to XYZ to re-commence construction on the Project – in this case by bouncing XYZ to another department whose restrictions it could not appeal from – in other words, pure delaying tactics.

33. XYZ promptly responded to defendant Brooks’ email on August 4, 2023, pointing out (i) that the City had been copied on all communications with the New Hampshire Department of Environmental Services, which had already granted XYZ the right to perform the relocation of the stormwater pipe as part of an Alteration of Terrain (“AOT”) permit back in 2020, (ii) that XYZ’s engineer TF Moran had already addressed the design issues that Brooks was raising at that time, and (iii) that “the city’s pipe is preventing work on one river park from continuing” and that XYZ ... look[ed] forward to receiving the city’s proposed solution for moving its pipe out of the way so our work can continue.” See AC, Exh. 36.

34. Upon receiving that response from XYZ, Brooks admitted internally that one could assume that “temporary storm drainage measures can be approved ‘under the building permit,’” as XYZ thought, but continuing his delaying tactics, he directed Reichert, Corwin, Vincent, Hunnewell and others to nevertheless consult with “DPW/Engineering,” Exh. 37, fully intending that, as Reichert had suggested to him, that they would then “share” with DPW “an articulated list of...requirements” that they would “create, see Exh. 34, which he knew at the time would be the perfect opportunity to impose further delay on XYZ.

35. Accordingly, on Aug. 8, 2023, Corwin contacted a DPW engineer, Rod Finley, and explained to him the plan to have DPW impose new conditions and requirement on XYZ, and stating

Rod – I just realized we have a meeting with DPW this morning at 9:30. Let’s discuss River Park then. It would be good for Nate [defendant Reichert] to be part of that discussion anyway (and David [defendant Brooks], if he’s able to attend)

Finley, who knew that the plan was to delay XYZ, and impose unauthorized “requirements” on it, responded to Corwin via email with the statement that he would have to meet later in the day, because:

I have Active Shooter Training from 9-11:30 (which may be timely training for Riverpark management).

AC, Exh. 38 (emphasis added).

36. Thereafter, at a delayed meeting on the Project site on August 16, 2023, XYZ met with City engineers and again explained the plan for removing the temporary stormwater drainage pipe in detail, and the history of XYZ’s effort to remove the pipe. Those engineers did not object, XYZ provided them with more information later that day, see AC, Exh. 39, and the City already had the design of the proposed stormwater relocation, and a drawing of it from TF Moran, as part of the Alteration of Terrain (“AoT”) Permit that the New Hampshire Department of Environmental Services, which had jurisdiction over the matter, had already issued to XYZ, and which XYZ had previously sent to the City Official Defendants Vincent and Brooks, and the City Engineer Rod Finley, back on June 22, 2022. AC, Exh. 40.

37. The City clearly did not need, and was not legally entitled to, any more than the above. **But Reichert, Corwin and Brooks still refused to grant approval for XYZ to relocate the City’s pipe, and continued to constantly ask for “more information” purely to delay the Project** – with the result that XYZ was effectively prevented from recommencing construction activities on the site in 2023. Nevertheless, in the Fall of 2023, XYZ proceeded with all the Project development and engineering efforts it could in preparation for restarting construction on-site as soon as the Defendants would allow them to do so – including rebidding the Project, lining



up subcontractors, working with two civil engineers, VF Moran and VHB, and spending over \$500,000 on project development costs, project materials, etc., and entering into contracts for another \$300,000 worth of additional preparatory work necessary to recommence the Project the following Spring.

38. On January 5, 2024, XYZ notified City officials, including Hunnewell, Brooks, Reichert, Corwin, Vincent and others that it was engaged in the above activities, and was actively pursuing construction of 1 River Park, noting that the City's own Building Code Board of Appeal ("BCBA") had affirmed on July 11, 2023 that its building permit was valid and "active," and explaining

"... XYZ Dairy LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11th 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course."

AC, Exh. 16.

39. At that time, Corwin, Reichert and Brooks knew that the building inspector Hunnewell **had specifically told XYZ earlier in the year, in a letter he delivered to XYZ on March 23, 2023**, that this kind of off-site "preparation work" "with [its] construction partners" **constituted "commencement of work" by XYZ under its Building Permit**. See AC, Exh. 9. They also knew that XYZ had been following this directive in pursuing off-site Project development activities throughout 2023, as communicated to the staff on August 3, 2023.

40. Nevertheless, they responded to XYZ's above Jan. 5, 2024 letter by immediately conspiring to attack XYZ again with another bogus notification that its Building Permit had supposedly "expired" – all to further their long-time unlawful objective to obstruct, delay and "kill" the Project. Specifically, two days after they received the above-quoted Jan. 5, 2024 letter from XYZ, Hunnewell emailed Reichert telling him

"If we're going to act on this, we should probably try and do so quickly."

AC, Exh. 45. The Defendants then had a meeting on the subject at City Hall, after which Reichert reported to Brooks that **"We will be working on a response to Chet's [XYZ's] letter over the next days."** AC, Exh. 46 (emphasis added).

41. On January 12, 2024, Brooks responded deceptively to the XYZ email, telling XYZ's representative Chet Clem simply:

"Thanks for your letter. We will get back with you next week. If you have any questions please feel free to contact me,"

AC, Exh. 46. In fact, however, Brooks, Corwin, Reichert, and other city officials had already decided to try to declare the Building Permit expired, and had already begun drafting proposed notice letters to XYZ challenging whether it had met the 180 day requirement. The first draft of that letter, prepared on January 12, 2024 to be sent to XYZ, was a suggestive information request, stating only that:

Thank you for your letter dated January 5th 2024. As a reminder, the issuance of the permit was and is a license to proceed with the work.

The permit becomes invalid under 2 distinct situations, both based on a 180 days. The first of which the city has granted several extensions, due to COVID-19, that is the



work on the site authorized by the permit was not commenced within 180 days of the permit issuance. **The second situation is when the authorized work on the site has stopped for 180 days.**

We request you as the applicant provide documentation demonstrating code compliance to the second situation noted that work has not been suspended or abandoned for a period of 180 days 2015 IBC and commentary section 105.5...

AC, Exh. 49 (emphasis added). That draft was then revised by Corwin, however, on the same day, **to go much further**, and to present an argument that the work at River Park appeared to have stopped, and to overtly threaten to declare the Building Permit expired unless XYZ presented documentation that the work had not been suspended. Corwin's revised draft read as follows:

Dear Mr. Clem:

Thank you for your letter dated January 5th 2024. As a reminder, the issuance of the permit was and is a license to proceed with the work. 2015 IBC and commentary section 105. The Permit becomes invalid if the authorized work on the site has stopped for a period of 180 days.

Per my letter to you dated March 24th 2023, I acknowledged that work pursuant to building permit number 2016-00293 had commenced as of November 29, 2022. In your letter dated December 9, 2022, you wrote that, "work has now ceased," although you did not provide a specific date as to when that occurred. Assuming the work ceased on the date of your letter, then work would have needed to re-commence by no later than May 9, 2023. If your appeal to the Building Code Board of Appeals [sic] stayed the 180 [sic day] period – which is not the city's position – then the 180 day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024.

Based on a drive-by inspection of the property, **it does not appear that any work has proceeded** in some time. We request that you, as the applicant, provide documentation demonstrating that work recommenced sometime following December 9, 2022, and was not suspended or abandoned for any period longer than 180 days. 2015 IBC and commentary section 105.5

If documentation demonstrating that work has not been suspended or abandoned for any period of 180 days following December 9th 2022, **is not or cannot be provided by February 15th 2024, I will issue a determination that the permit is invalid** and will identify what is needed in order to have the permit reinstated.

Sincerely,
Calvin Hunnewell
City of Lebanon

AC, Exh. 49 (emphasis added). In circulating this draft for further comments on Jan. 12, 2024, Corwin said to Hunnewell: "I made some edits your letter and saved it as a version 2 (attached and also saved in the River Park file). Please let me know what you think." AC, Exh. 50.

42. **Corwin and Reichert continued the ghost-writing this draft of their proposed letter for the building inspector to send to XYZ the following week**, and on January 16, 2024, Corwin forwarded a further revised draft to Reichert and Hunnewell, stating in an e-mail to Reichert at that time:



"Nate -- Regarding the attached letter from Chet Clem -- here is Calvin's draft reply, which I'm thinking he can just send via e-mail."

AC, Exh. 51 (emphasis added). That further "draft reply" from Corwin **removed the discussion in the previous draft** admitting that XYZ's 2023 appeal to the City's BCBA had stayed the 180 period for commencing work under XYZ's building permit, such that it would not have commenced until July 11, 2023, in which case according to the previous draft, "work would have needed to recommence no later than January 11, 2024." **Instead, this new draft affirmatively argued only that the work had "ceased" much earlier, on Dec. 9, 2022, making the end of the 180-day period run only from that date**, and demanded proof that "work on the site recommenced" during that earlier period:

Dear Mr. Clem:

Thank you for your letter dated January 5, 2024. As a reminder, the issuance of the permit was and is a license to proceed with the proposed work. The permit applicant is responsible for code compliance. (IBC Section 105.4) Once issued, the permit become invalid if the authorized work on the site has stopped for a period of 180 days. (2009 IBC Section 105.1).

Per my letter to you dated March 24, 2023, I acknowledged that work pursuant to building permit #2016-00293 had commenced as of November 29th 2022. In your letter dated December 9th 2022, you wrote, work has now ceased, although you did not provide a specific date as to when that occurred.

I request that you, as the applicant, provide documentation demonstrating the authorized work on the site recommenced sometime following December 9th 2022, and was not suspended or abandoned any period longer than 180 days. 2015 IBC Section 105.5. **If such documentation is not provided by February 15th 2024, I will issue a determination that the permit is invalid** and will provide appropriate steps to have the permit reinstated.

Sincerely,
Calvin Hunnewell, Building Inspector

Exh. 51 (emphasis added).

43. Corwin and Reichert knew at this time that for XYZ to get a new Permit reinstated would have required it to pay another \$90,000 permit fee, and satisfy a whole series of other requirements again, pushing their Project back to square one, and inflicting enormous harm on XYZ. And this was exactly their intent -- despite the fact that they knew XYZ was desperately trying to move the Project forward, and had repeatedly tried to re-commence construction, only to be stopped from doing so by the Defendants themselves.

44. The Defendants also had actual knowledge at the time that this course of conduct on their part was malicious, illegal, and wrong. This was clearly evidenced by Corwin's admission made, at the end of his above-referenced Jan. 16, 2024 email forwarding his above "draft reply" to the Hunnewell and Reichert, when he said to them:

what do you think? Also, should we run by legal counsel? **This response could very well be the foundational document in what becomes a much larger lawsuit ...**

AC, Exh. 51 (emphasis added), acknowledging that XYZ would have grounds to sue the City over this latest bad faith, "without warning" attempt to declare the Permit expired.

45. During this period, Corwin and Reicher knew full well that XYZ had not been allowed to resume construction on the site, and that it could not do so because it could not proceed due to the City's stormwater



pipe still not having been cleared by the City to be removed. They also knew that XYZ would appeal their attempt to invalidate the Permit, as evidenced in part by the fact that on January 18, 2024, defendant Corwin wrote to the --stating:

We're getting ready to deem the building permit expired and the Clems [XYZ] are going to argue that they couldn't proceed because of the city's stormwater pipe. We don't believe that argument has any merit at all, but **it's most likely to be litigated -- and it will certainly be a major issue before the building code of appeals.** So we need to understand where things left off."

AC, Exh. 40 (emphasis added).

46. In recognition of this fact identified **Corwin himself** dramatically altered and expanded the draft letter, and generated a new draft on January 23, 2024, **which omitted entirely giving XYZ the chance to respond** with documentation proving that the Permit had not expired. Instead, Corwin's new 3-page draft letter **first** abruptly declared, at the outset, that the Building Permit **had already "expired"** and was **"invalid,"**

"Dear Mr. Clem,

Please be advised that Building Permit #2016-00293, originally issued on December 31, 2019, **has expired and is no longer valid.** Section 105.5 ("Expiration") of the 2009 international Building Code ("IBC"), provides as follows:

105.5 Exploration. Every permit issued shall become invalid unless the Work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (emphasis added)

It is my determination that the work on the site authorized by Building Permit #2016-00293 has been suspended or abandoned for a period of greater than 180 days, **Consequently, Building Permit #2016-00293 has expired and is invalid."**

AC, Exh. 52 (emphasis added), and **then** Corwin added the following **extremely lengthy discussion** (reduced in type size below due to its length) purporting to set forth a "history" of the River Park Project, and including one subheading entitled "*Suspension or Abandonment of Work*," which in all important respects was false, misleading, and deliberately slanted by Corwin to support his argument that his declaration that XYZ's building permit had "expired" was somehow justified (which it was not, as the NH Court later held in ordering the permit reinstated):

[Continuation of Corwin Draft]

Permit History & Commencement of Work

By way of background, a building permit application for 1 River Park Drive (formerly 100 River Park Drive) was originally filed on , 2016. The building permit was issued on December 31, 2019. as Building Permit #2016-00293. In response to a written request dated December 9, 2021, from Lyme Properties, a 180-day extension of Building Permit #2016-00293 was approved by memo from the Building Inspector dated January 18, 2022.

In response to a written request dated May 3, 2022, from Lyme Properties, a second 180-day extension of Building Permit #2016-00293 was approved by letter from the Building Inspector dated May 27, 2022. At that time, this office found that the COVID-1 9 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023. In an e-mail from the Planning & Development Director sent on May 27. 2022, you were advised



that "past and imminent changes to the State Building Code as well as other local regulations, may impact the City's ability to grant further extensions beyond this one."

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." The only information provided in your letter relative to the commencement of work was that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In response, in a letter dated February 15, 2023, I asked you to provide additional information needed to determine that work had commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which, as cited above, provides that a permit 'shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]")

In a letter from Lyme Properties dated March 7, 2023, some of the requested additional information was provided. Following receipt of your March 7, 2023 letter, I made a determination as set forth in a letter dated March 24, 2023, that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In the March 24th letter, I also noted that certain additional steps would need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2022.

On April 10, 2023, you e-mailed a response to my March 24, 2023 letter, and on April 25, 2023, you filed an application to the Building Code Board of Appeals appealing "the Building Inspector's ultra vires request for information related to building permit #2016-00293." On July 11, 2023, the Building Code Board of Appeals dismissed the appeal for lack of subject matter jurisdiction finding that that no decision had been made in the March 24, 2023 letter.

Following the dismissal of your appeal, you wrote to me in a letter dated August 3, 2023, that "[t]he only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1." By e-mail sent on the same date, Deputy City Manager David Brooks explained that your questions regarding the Route 10 stormwater connection issue should be addressed to the Department of Public Works and not to the Building Inspector. By e-mail sent to Mr. Brooks on August 4, 2023, you reiterated your position that your proposed Route 10 stormwater connection "temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit".

By letter dated January 5, 2024, you told me that "XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park," and in support thereof you stated that "Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season."

Suspension or Abandonment of Work

In your letter dated December 9, 2022 you wrote that, "we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached." Since that time, you have repeatedly stated that work at 1 River Park Drive has been suspended. Such statements include the following:

- Per your March 7, 2023 letter to the Building Inspector: "Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay."
- Per the draft 7/11/23 Building Code Board of Appeals meeting minutes: "Work has been suspended because of this hearing"
- Per your August 3, 2023 letter to the Building Inspector: "Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication."
- Per your August 4, 2023 e-mail to David Brooks: the City's pipe is preventing work on 1 River Park from continuing".

In your December 9, 2022 letter, you did not provide a specific date as to when work was suspended. Assuming the work ceased on the date of your letter (i.e. on December 9, 2022), then work would have needed to re-commence by no later than May 9, 2023. If you believe your appeal to the Building Code Board of Appeals stayed the 180 period, then the 180 day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024. However, as noted above, you have



indicated on multiple occasions that work has been suspended since at least December 9, 2022. Based on prior drive-by inspections of the property, it appears that work has indeed been suspended since well before July 11, 2023, i.e. for a period of greater than 180 days.

I also note that there has been no effort to address the items identified in my letter of March 7, 2023, as needing to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement
- Providing a construction schedule to the City Engineer for purposes of retaining a thirdparty inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

To my knowledge, none of the above have been accomplished.

This is a decision of the Building Inspector, which you have the right to appeal to the Building Code Board of Appeals. Should you wish to appeal my decision relative to the application and interpretation of the State Building Code you have thirty (30) days from the date of this letter to file an appeal. See Chapter 36 of the Code of the City of Lebanon, Section 36-13.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at Calvin.Hunnewell@lebanonnh.gov.

Sincerely,
Calvin Hunnewell, Building Inspector
Attachments

Id. (AC, Exh. 52).

47. In circulating this last lengthy draft of this 2024 “building permit expiration” letter, Corwin, as he had done with his 2023 draft “building permit expiration” letter to XYZ, told the Reichert, Hunnewell, and Brooks that he had prepared it for Hunnewell to sign, and that they should review and give him comments on it:

“All - I’ve prepared the attached draft letter to Lyme Properties [XYZ’s development agent]. Please feel free to edit or let me know what edits you’d like me to make. Once we have a draft ready, we can loop in Christine Fillmore [the City’s lawyer], and ask her to review.” If we should get together to discuss, please let me know and I’ll schedule a time to do so. Tim [Corwin]

AC, Exh. 52 (emphasis added). Brooks responded on January 24, 2024 stating as to the draft:

“[o]verall, this is very good. I have offered some suggestions in the attachment regarding the cover letter.”

AC, Exh. 54 (emphasis added), and his “suggestions” included **that the Building Permit itself be marked “EXPIRED”** before being sent with the letter:

Comment [TIC] I do not have a copy of the building permit yet (**nor have we marked the building permit “expired” as I’m suggesting.**)”

Id. (emphasis added).



Exh. 55. And thereafter, Brooks' immediate superior, **the City Manager Shawn Mulholland**, who was fully aware of and directed what Brooks, Corwin, Reichert, Hunnewell and Vincent were unlawfully doing to XYZ, **deliberately contacted the commercial real estate broker representing XYZ's major intended commercial tenant in late 2024**, and falsely told that broker that XYZ had no Building Permit, when in fact it did, and the matter was still being adjudicated in Court, which ruled a few weeks later that XYZ did have a valid Building Permit, and made other false, misleading and damaging statements to the broker suggesting that XYZ's Intended Tenant, instead of completing the process of leasing space at the building in River Park that XYZ had a permit to build, should relocate to the City's Airpark TIF District, where Mulholland said the City would be the developer of that site and wanted to work with Intended Tenant, or should consider another site "over behind the Hilton Hotel" **being developed by a different developer other than XYZ**. AC, ¶¶ 226-237.

52. When Corwin, Reichert, Brooks, Vincent, Hunnewell, and Mulholland took the actions described above in 2023-24, and arranged for XYZ's building permit to be declared "expired" and invalid in February of 2024, with no prior notice to XYZ, they all knew that Hunnewell had previously represented to XYZ, in a letter he wrote to XYZ on March 24, 2024, that off-site engineering and Project development work done by XYZ on the River Park Project **"constitutes commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."** AC, Exh. 9 (emphasis added).

53. They also knew that XYZ had relied on that representation by Hunnewell, and had been thereby assured in late 2023 and early 2024 that its extensive off-site engineering and Project development work, especially when combined with its actions in starting construction only to be stopped by the City drainage pipe issue, more than satisfied the 180-day commencement of work requirement of XYZ's building permit – as the New Hampshire Superior Court later found those XZ actions did in *XYZ Dairy v. City of Lebanon*, Docket No. 215-2024-CV-00393 (Grafton, NH Superior Court)

54. Nevertheless, in a shocking departure from their public duties and obligations, the "staff" of this Board, Corwin, Reichert and Vincent, in concert with other City officials like Brooks, Mulholland and Hunnewell, deliberately planned, drafted documents for, and conspired, to wrongfully declare XYZ's building permit expired twice, once in 2022-23, as described in ¶¶ 1-25 above, and again in 2023-24, as described in ¶¶ 26-52 above – and to publicize that they had done so, even though the building inspector, as he later admitted in Court, had never done so before in his entire 36-year career. They did so because they are severely biased against the Project, and are committed to obstructing and delaying XYZ's efforts to resume construction. This is a serious flaw in the processes of this Planning Board's consideration of the River Park Project, and it appears that the efforts of these Planning Board staff members to kill the Project are continuing.

Part II – 2025

55. Specifically, earlier this month, Leigh Hays, the successor City building inspector who now reports to Corwin and Reichert, delivered yet **another** letter to XYZ incorrectly claiming, a third time, that XYZ did not commence construction within the meaning of the building permit's 180-day requirement when it excavated the entire foundation area of the site for Building No. 1 last year, and did further on-site physical work on the Project in January of this year.

56. This "claim" is based on a groundless and misleading argument in Hays' letter that is very similar to the groundless arguments that his superiors Corwin and Reichert drafted and put into the final building "permit expiration" letters they wrote for Hunnewell to send to XYZ in 2023 and 2024. XYZ has responded to Hayes' letter denying its claim that XYZ's building permit is expired, and explaining why, but in case he adheres to that mistaken claim, XYZ has also requested a further 180-day extension of the building permit.

Conclusion

Under all of the above circumstances, and on the basis of all of the above-cited evidence, XYZ respectfully submits that, as stated at the outset of this submission, the "staff" of City officials on which this Board has been



relying for factual information, legal opinions, and recommendations concerning the River Park Project, specifically Corwin, Reichert, and Vincent, are personally biased against the Project, and have been engaged for years, along with several other City officials, in a joint effort to delay, obstruct, and derail the Project, using carefully constructed but legally insupportable “cover stories” at every turn to conceal their efforts. It is this conspiracy, and not any fault of XYZ, that has delayed and obstructed the progress of XYZ’s work on the Project since 2022.

For this reason, XYZ is asking this Board, as part of its responsibility to ensure that the land use regulation process in Lebanon is fair and impartial, to reconsider and grant XYZ’s request for a two (2) year extension of all phase deadlines – responsibly viewing that request in light of the previously concealed facts concerning the pre-existing extreme bias of the Planning Board’s staff against the Project, as proven by their own internal emails recently produced by Court Order, available on the public record as exhibits to XYZ’s Amended Complaint in *XYZ Dairy v. City of Lebanon, supra.*, and submitted herewith.

We remain available to discuss these issues with this Board at its earliest convenience, and in any event at the hearing on June 9th 2025. Thank you.

Sincerely,

Lyme Properties 2, LLC
XYZ Dairy LLC

A handwritten signature in blue ink that reads "David Clem".

By: David Clem
Authorized Officer

**Exhibits to XYZ Dairy and Lyme
Properties Submission to Planning
Board**

Exhibit A

From:	Nathan Reichert </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=C2CB7D874720418FA384C306D86340BB-NATHAN REIC>
To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject:	Project Start? 1 River Park Drive
Sent:	2022/12/22 14:34:27 (UTC -05:00)
Attachments:	20221209 Commencement of Construction and City's Stormwater Line 2.pdf
Percent Complete:	0

Calvin and Tim,

We need to circle back on the project at 1 River Park Drive.

Calvin one of the questions that arose during our discussions last week was a simple one, However, this does have a major impact on the possible expiration of the Building permit for the project. As you know the Building Permit for the project is due to expire in February. It is likely that the builder will be attempting to craft an argument that the project has begun construction because they dug a hole and hit a City owned pipe.

The simple question is: Has the project started? What do you see as the necessary criteria that must be met to constitute the start of construction?

If construction has begun, then how long will the project have to remain fallow before the permit expires.

Please let me know your thoughts on the matter.

Nate

Nathan Reichert
 Planning and Development Director
 City of Lebanon New Hampshire
Nathan.Reichert@lebanonnh.gov
 603-448-1524



December 9, 2022

David Brooks
Deputy City Manager
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Mr. Brooks,

This memo is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293, and that we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached.

Initial excavation within the building footprint began on Tuesday, November 29, 2022 by Nott's Excavating who returned to the site following the delayed conclusion of the Cross Country Connector work that was performed in August, 2022 but not deemed substantially complete until October 25, 2022.

Lebanon Build Inspector Calvin Hunnewell's May 27, 2022 memo outlines the status of Building Permit #2016-00293.

Excavation work on 1 River Park was stopped upon encountering the City's stormwater line running from Route 10 to the ravine on the River Park property. Work has now ceased accordingly, until there is a solution for this municipal utility obstructing the foundation of 1 River Park Drive. As XYZ Dairy, LLC does not own or control the pipe on our property, we cannot address it without City approval.

I reported the uncovering of the pipe to Brian Vincent, City Engineer on November 29, 2022 following the report from Nott's. Brian and I spoke on November 30, 2022 and agreed that he complete a file review to determine what, if any, information the City had available.

On December 2, 2022 I received a follow-up communication from Brian along with a PDF of a 1999 Bruno Associates Inc. P.C. plan showing the existing stormwater line as part of a permit set for "Project 98221 Maple Street." I subsequently requested additional information about that project, and Sheet S-3 which was referenced in the construction notes as containing "off-site drain & sewer profile" information which was provided on December 5, 2022. Brian and I are working to schedule a field visit next week, and a conversation to follow between the City and XYZ will be required to determine potential solutions and a path forwards.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

FILENAME: Document1



The line in question is shown on the existing condition plan only as an "18" cast iron pipe." Nott's reports that the pipe they uncovered may in fact be clay. Either way, the depth of the pipe is in direct conflict with the foundation excavation and thus cannot be abandoned in place. Also, given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue.

The issues and costs associated with this pipe were outlined in Item #30 of the March 25, 2022 "A Framework For Public-Private Partnership" prepared by Lyme Properties for City Manager Shaun Mulholland.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Brian Vincent, City of Lebanon
Calvin Hunnewell, City of Lebanon
David Clem, XYZ Dairy, LLC

EXHIBIT 7



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 15, 2023

Sent Via E-Mail (chet@lymeproperties.com)

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."

Please be advised that I will need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]") The only information provided in your letter relative to the commencement of work is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."

In order to make a determination with respect to Section 105.5, please provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022, and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date, and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

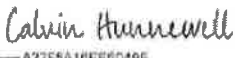
Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the Building Permit and will revoke the permit as of January 13, 2023.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 Infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

DocuSigned by:
 2/15/2023
A22F5A1BEE6D49E
Calvin Hunnewell, Building Inspector

cc: Nathan Reichert, Director of Planning & Development
Tim Corwin, Deputy Director of Planning & Development

EXHIBIT 9



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

March 24, 2023

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Thank you for attending the meeting last Thursday March 16, 2023, to further discuss your commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

Topics discussed included:

- Determination of commencement of work.
- Timing and continuance of work.
- Existing stormwater situation.
- Inability to complete the excavation for the building.
- TF Moran designing potential solutions.
- Meetings with project partners.
- Project expenses.
- Requested documentation.

As a result of the meeting and your follow up e-mail sent later the same day, we agree that you have justified the preparation work you have been preparing with your construction partners constitutes commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

The following additional steps need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2023, which is the date you began construction:

- Stormwater design:
 - Design of the storm water solution by TF Moran submitted to the City.
 - Provide expected construction commencement and completion of the storm water system including demolition of the existing pipe in the footprint of the building.
- Provide the following additional documents relating to the commencement of construction:
 1. Date that building footprint was staked, after placement of concrete provide licensed surveyors certification of building placement.
 2. Completed statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
 3. Confirmation that the registered design professionals are in your hire and are ready to proceed.

4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Cost estimates.
8. Additional pertinent information as to the nature and extent of work performed.
9. Verification of notice to proceed.

EXHIBIT 12

DRAFT

LEBANON BUILDING CODE BOARD OF APPEALS

MONDAY, July 11, 2023 7:30 PM

(Meeting Begins Immediately Following
Zoning Board of Adjustment)

Council Chambers, City Hall or
Remote Via Virtual Platform
LebanonNH.gov/LIVE

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dan Nash, Paul McDonough, Dave Newlove, Catherine Hembree (Alt)

MEMBERS ABSENT: Jennifer Barkley (Alt)

STAFF PRESENT: Nathan Reichert – Zoning Administrator
Tim Corwin – Deputy Planning and Development Director

1. CALL TO ORDER

The meeting was called to order at 7:55 PM by Chair Koppenheffer.

2. APPROVAL OF MINUTES

A. June 5, 2023

Mr. Nash MOVED to approve the June 5, 2023, Minutes as presented in the July 11, 2023 packet, with amendments with amendment.

Seconded by Mr. Katz.

Amendments. Page 2, Line 35; Remove 'code' and Add 'office'.

**The Vote on the Motion was approved (4-0-1).*

Mr. Newlove abstained.

3. PUBLIC REHEARING ITEMS

- A. XYZ Dairy, LLC, 1 River Park Dr (Tax Map 44, Lots 21-30 & Map 44, Lot 7), zoned R-3, CBD & IND-L: An appeal of the Building Official's determination pursuant to Lebanon Zoning Ordinance section §801.1 Administrative Appeals, and sections §674:34 Powers of Building Code Board of Appeals that additional documentation is required to substantiate the commencement of construction of 1 River Park under Lebanon Building Permit #2016-00293. BCBA2023-01 - Consideration of Jurisdiction Continued from June 5, 2023 Meeting

Chet Clem, President of Lyme Properties and David Clem, manager of XYZ Dairy appeared on behalf of the application. A subsequent filing was made by June 19th. The applicant was asked if there was anything he wanted to add. He had a couple of questions and offered a presentation.

Lyme Properties has provided documentation and the question of the timeliness is a matter of interpretation. There is some missing information about the dates and there are numerous errors that are outlined in the subsequent facts. The matter of timeliness was not on their radar until it was brought forth by the City.

1 Mr. Katz said the sum total of what they need is in the February, 2023 Document where the
2 applicants were asked to provide documentation to allow the City to make a determination and to
3 establish a date when it can be appealed. In the March 24, documents there was no decision made
4 and no date of appeal was established. He believes this indicates this is an ongoing dialogue, and he
5 does not believe a decision was made and he believes the Board therefore does not have jurisdiction
6 because no decision has been made. Other members were in agreement.

7
8 David Clem spoke with all due respect; he cannot help but hark back to the previous hearing. Work
9 has been suspended because of this hearing. The excavation of the stormwater sewer has been a part
10 of the problem. He asked if the last extension is still in effect at this time.

11
12 Mr. Katz clarified what he sees. At the start of June, Mr. Clem essentially said there had been a lot of
13 conversations. Because he worried there was going to be a decision against him, he filed an appeal.
14 Attorney Hastings presented the opinion that this is not a decision and should not be held against the
15 applicants. There are two alternatives, there was no decision rather a discussion with no finality. Or
16 has this gone over the number of days. He believes the Board can agree that no decision has been
17 made and therefore there cannot be an appeal.

18
19 Mr. Clem asked if the building permit is still active and is it subject only to the conditions of the
20 original building permit or is it subject to the additional information asking for proof that any
21 construction is occurring.

22
23 *Mr. Katz MOVED, relative to the XYZ Dairy, LLC appeal of the Building Official's determination*
24 *pursuant to Lebanon Zoning Ordinance section §801.1, the Lebanon Building Code Boards of*
25 *Appeals determines that this appeal be dismissed on the grounds that no decision has been made.*

26
27 *Seconded by Mr. Newlove.*

28
29 **The Vote on the Motion was unanimously approved (4-1).*
30 *Mr. Nash voted nay.*

31
32 Mr. Katz asked about having a nonpublic meeting prior to the August 7 meeting. It would have to be
33 noticed, but it can be done in private session. It would be helpful if there was a document with a
34 decision.

35 36 4. ADJOURNMENT

37
38 *Vice Chair Katz MOVED to adjourn the meeting at 8:35 PM.*

39 *Seconded by Mr. Nash.*

40 **The Vote on the Motion was unanimously approved (5-0).*

41
42 Respectfully submitted,
43 Linda Billings
44 Recording Secretary

EXHIBIT 13



August 3, 2023

Calvin Hunnewell, Inspector
City of Lebanon
Planning & Development
51 N Park Street
Lebanon, NH 03766

Re: 1 River Park Drive (Building Permit #2016-00293)

Calvin,

Now that the Building Code Appeals Board confirmed on July 11, 2023 that we have commenced construction on 1 River Park Drive, we seek your approval of the temporary relocation of the municipal/NH DOT stormwater line that impacts our property without benefit of an easement.

Please note that this request is distinctly related to connecting to the temporary connection that has already been designed and installed under means and methods of the 1 River Park building permit (#2016-00293). It is independent from the final stormwater design as presently approved, and can proceed independent from the ongoing conversations about an alternative solution as memorialized in the February 2, 2023 communication from Deputy City Manager David Brooks. The temporary solution is under the jurisdiction of building permit #2016-00293.

As you are aware, the current stormwater line does not serve any building footage at River Park. Moreover, the permanent relocation of this stormwater line falls under the jurisdiction of the Lebanon Department of Public Works, the Lebanon City Engineer, and has been approved by the Lebanon Planning Board as part of their Site Plan Approval for the Phased Development of River Park. The permanent solution is to be completed prior to the Certificate of Occupancy of 1 River Park, and the construction plans have previously been approved by the City of Lebanon.

The building permit for 1 River Park (#2016-00293) does not include the off-lot infrastructure work for the entire site. The stormwater requirements for 1 River Park/ Lot 1 have been properly designed by TF Moran, Civil Engineer for this project, and were approved by your office when the permit was issued for the mixed-use building on Lot 1.

This temporary stormwater line was included in the August 4, 2020 request for amendment to NH Alteration of Terrain permit #AoT-0994 sent on behalf of XYZ Dairy, LLC by TF Moran to the NHDES – Water Division, Alteration of Terrain Program. The resultant permit extension (AoT-0994A) was issued on October 30, 2020. The City of Lebanon was copied on both communications.

The temporary line is consistent with best practices and means and methods ordinarily involved in the execution of a building permit and the discovery of unknown conditions. In this case the unknown conditions were the size and precise location of the stormwater line, the extent of the



catch basins in Lebanon and the NH DOT that feed into this stormwater line, and the disclosure that The Falls stormwater design also feeds into this municipal stormwater line.

The temporary solution was engineered by TF Moran and installed by Nott's Excavation, the subcontractor hired by XYZ Dairy to complete Crafts Avenue improvements, Crafts Avenue Extension improvements, and the Cross Country Connector. Nott's is an approved contractor within the City of Lebanon. The installed pipe is a 24" HDPE, more than sufficient to handle the existing municipal/state/private stormwater flows presently running through the existing 18" line. There is no issue or conflict with the Cross Country Connector, per the as-builts provided to the City of Lebanon following the completion of the Cross Country Connector work in 2022.

The only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1. This can be accomplished without any excavation in the City's Right of Way of North Main or Route 10 outside the compact area.

We respectfully ask that you allow us to proceed with his work so that excavation can continue as soon as practicable. Your favorable decision will allow XYZ Dairy and Lyme Properties to market the completion of 1 River Park according to a realistic time frame and schedule. It will also dictate the completion schedule for the off-site infrastructure work necessary for the issuance of a certificate of occupancy upon 100% completion of the building.

Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication. When the Construction Management contract is finalized, XYZ Dairy will again notify your office in writing as we did when Consigli was terminated due to the Covid emergency.

Time is of the essence for this decision. I look forward to your favorable response.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
on behalf of XYZ Dairy, LLC

Cc: David Brooks, Deputy City Manager, City of Lebanon
Nik Coates, Deputy City Manager, City of Lebanon
Brian Vincent, City Engineer, City of Lebanon
Jay Cairelli, Acting Public Works Director, City of Lebanon
Rod Finley, City Engineer, City of Lebanon
Nathan Reichert, Director of Planning & Development, City of Lebanon
Tim Corwin, Deputy Director of Planning and Development, City of Lebanon

EXHIBIT 16



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
President, Lyme Properties

EXHIBIT 24

From:	/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD3C289255C9424C9C5FD006E6058756-TIM.CORWIN
To:	David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line
Attachments:	2022-05-27_FINAL_River Park 1 extension letter-docusigned.pdf; 20221209 Commencement of Construction and City's Stormwater Line 2.pdf

I'm wondering whether the letter regarding the building permit should be separate from the letter regarding the stormwater line location – mainly because the determination that the building permit has now expired should be made in writing by the Building Inspector, right? I've written the initial draft (in bold below) as if it's a separate letter from the Building Inspector, but obviously that can be changed if decide a single letter is appropriate. With respect to PB conditions, there are 3 that we should remind him of (security for required subdivision improvements, third party inspection, and EOD fencing), but it would help me to properly draft that verbiage if we first decided whether we're doing one or two letters...

Dear Mr. Clem:

I am writing to follow up from my letter to you dated May 27, 2022, regarding the status of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive). As noted in my May 27th letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request for an extension of the Building Permit until January 13, 2023. On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks, with the subject line, "[c]ommencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line[.]" The purpose of the instant letter is to address the status of the Building Permit, whereas I understand Deputy City Manager Brooks will address your concerns regarding the stormwater line under separate cover.

As outlined in my letter from May 27, 2022, the Building Permit was originally issued on December 31, 2019, but, failing to commence work within 180 days of issuance as required by Section 105.5 of the International Building Code (IBC), the permit has been reinstated and extended multiple times. Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Your December 9th letter to Mr. Brooks indicates that the purpose of your letter, "is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293," noting that, "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." Please be advised that it is the determination of this office that, because excavation work does not require a building permit under the IBC, the activity described in your letter of December 9, 2022, does not and cannot constitute the commencement of work authorized by the Building Permit. *(should/can we provide a fuller explanation of why the excavation work doesn't constitute commencement of the work authorized under the building permit? I took a quick look at the printed copy of the IBC and couldn't find anything helpful...)* **Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**

Given the delay in the responding to your letter of December 9, 2022, we can extend the deadline to submit a written request for an extension of the Building Permit to **February ???, 2023**. However, as noted in the May 27th letter, please be advised that this office may not be able to justify granting an additional extension. Also as noted in the May 27th letter, as part of any written extension request **the applicant will need to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC.**

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Monday, January 30, 2023 12:53 PM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim and Nate

I think we need to get something out to Chet Clem sooner than later relative to the determination of whether the building has commenced. We should also be prepared for the potential response along the lines of "...if you'd told me this back in December, I'd have gotten more work done on the building to prevent the permit from expiring..."

David

David R. Brooks
Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Friday, January 27, 2023 6:36 PM

To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I believe the issue with the building permit is that it has or will very shortly expire unless work has commenced, and digging the pit does not constitute commencement of the work. So the next section of the draft letter should address this. I can work with Calvin to draft something.

And yes, adding a reminder about the PB conditions of approval that need to be satisfied prior to commencement of work is a good idea and could be the third section of the letter. The relevant conditions would include lining up a third party inspector and all that entails (that's usually taken care of prior to issuance of the BP). I'll see if there are any others.

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Sent: Thursday, January 26, 2023 4:57 PM
To: David Brooks <David.Brooks@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>
Cc: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

There are specific steps that need to be taken in order to "begin the project". When we last talked these steps had not yet been completed. The steps were laid out in the Planning Board approval. If these steps have not taken place and construction has begun, we need to remind them that they need to come into compliance with their Planning and Building Permit conditions prior to commencing work. If they already have complained more power to them. Do we have a status check on the planning and building conditions?

Nate

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Thursday, January 26, 2023 4:41 PM
To: Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

To all

Following is the start of a response to Chet Clem concerning the existing storm drainage pipe running through the building footprint on Lot 1. This response could be coupled with the Planning Department's response as to whether the initial excavation work constitutes "starting the building" for purposes of effecting the building permit.

This is just a draft at this point. Please let me know if there are any concerns with the proposed direction for addressing the storm drainage issue.

Chet

My apologies for the delay in responding to your letter of December 9, 2022.

I am aware that City Engineers Brian Vincent and Rod Finley met you at the site on December 15th to review the current situation with the existing drain pipe. It is understood that the existing drain pipe is in conflict with the proposed building and that options discussed on December 15th included: 1) relocating the existing line, at least temporarily, or 2) delaying building construction until after the Route 10 intersection work is completed, which, as approved, will include installation of new drainage improvements thereby making the existing drainage pipe obsolete.

As an alternative, I understand that you discussed with the City Engineers on December 15th relocating the drainage pipe along the southerly side of Lots 1 and 2 to reach the ravine. You previously provided the City with a copy of an August 4, 2020 request from TF Moran to NHDES for a "proposed amendment extension to AoT-0994", which referenced the change of relocating the city-owned discharge of an 18" stormwater culvert in order to construction the foundation of 100 River Park Drive on Lot 1. I believe TF Moran prepared a concept layout of the changed location, but I don't know if any revised drainage calculations were prepared or provided to NHDES. The subsequent AoT permit amendment (AoT-0994A) issued by NHDES on October 30, 2020 does not appear to explicitly approve the proposed relocation, but does reference the recent request of August 4th, and is presumed to include and incorporate the changed drain pipe alignment, which in any event has since been installed, but is not yet connected to the catch basin in Route 10.

The City has no issues with the use of the alternative drainage pipe alignment on a temporary basis, or perhaps even on a permanent basis, as long as the alternative alignment and design is approved by NHDES. The City would need documentation that the alternative drainage pipe was properly sized and installed to handle the stormwater flows currently handled by the existing pipe. The City would also require details and an as-built plan of the installed drain pipe, including confirmation that there are no conflicts with the recently-installed cross-country water and sewer mains extending from Crafts Avenue Extension into

the commercial portion of the site. (The sketch plan prepared by TF Moran, which was presumably included with the 8/4/20 request to NHDES, appears to depict potential conflicts with water and/or sewer mains in the southeast corner of Lot 2, but any such conflicts could have been resolved in the field during installation of the cross-country water and sewer mains). Finally, the City would require a conveyance of the alternative drainage pipe and an easement for access, maintenance, repair, replacement, etc. Such easements normally extend 15 feet on each side of the centerline of the pipe, and depending on the final installed location, could include parts of Lot 24, which has since been conveyed to Lauren Cummings. An as-built plan would confirm whether Mr. Cummings needs to grant an easement for the alternative drainage pipe.

With the above information, the City would then be prepared to issue an excavation permit (upon application) for work within the City's right-of-way to disconnect the existing drainage pipe from the Route 10 catch basin and to connect the new drainage pipe. Following disconnection of the existing pipe from the catch basin, the remainder of the existing drainage pipe may be abandoned and removed to allow for construction of the building on Lot 1.

David

David R. Brooks
Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603)-442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Monday, December 12, 2022 2:57 PM
To: Chet Clem <chet@lymeproperties.com>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Chet

I'm acknowledging receipt of your letter from last week. I will follow up with Brian on the latest inspections and discussions.

David

David R. Brooks
Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603)-442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, December 9, 2022 11:47 AM
To: David Brooks <David.Brooks@lebanonnh.gov>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Brooks et al,

Please find the attached memo regarding the status of 1 River Park Drive construction and a conflict with municipal infrastructure.

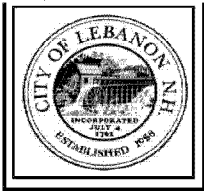
Sincerely,

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

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[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

May 27, 2022

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

The purpose of this memo is to provide documentation on the City's response to your May 3, 2022 request for an extension of Building Permit #2016-00293 at 1 River Park Drive (formerly 100 River Park Drive).

Building Permit #2016-00293 for 100 River Park Drive, which was originally issued on December 31, 2019, was a license to proceed with the work in accordance with the approved plans and specifications, and did not grant permission to violate, cancel, or set aside any provision of the International Building Code (IBC). Per Section 105.5 of the IBC, the permit became invalid when no work was initiated within 180 days from the date of permit issuance. By letter dated December 9, 2021, the applicant requested that appropriate extensions be granted to reinstate and extend the permit. On January 18, 2022, the City issued a letter acknowledging that the COVID-19 pandemic represented adequate justification for granting the extensions and reinstating the permit both retroactively and for an additional 180 days from the date of the letter, or until July 17, 2022.

On May 3, 2022, the applicant submitted another request for extension of Building Permit #2016-00293. The May 3rd request again cited the ongoing COVID-19 pandemic and resulting supply chain issues and other construction delays as justification. The letter also cited ongoing discussions between the applicant and the City of Lebanon regarding a proposed Public Private Partnership and Tax Increment Financing (TIF) District for the overall River Park development as additional justification for the extension.

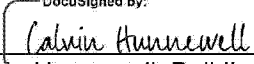
This office finds that the COVID-19 pandemic continues to represent adequate justification to grant the requested extension for an additional 180 days, or until January 13, 2023. However, it is noted that Building Permit #2016-00293 was originally applied for and approved under the 2009 edition of the IBC and other local and state regulations in place at the time of the original application. Since the Building Permit was applied for, the State of New Hampshire has adopted the 2015 edition of the IBC. Further, as of the date of this letter, the NH State Legislature has approved legislation (HB 1681) that would adopt the 2018 edition of the IBC as the State Building Code, which is proposed to become effective upon signature by the Governor. In addition, since the application for the original permit, the City has amended other local regulations, including adopting updated versions of the International Fire Code and updating various Public Works requirements.

In the event the applicant is required or elects to request an additional extension or extensions of time beyond the State's formal adoption of the 2018 edition of the IBC as the State Building Code, this office may not be able to justify granting additional extensions and will require the applicant to submit revised and updated plans and specifications for the development to demonstrate

compliance with the 2018 edition of the IBC and other applicable local regulations in place at the time of such request before the City will grant additional extensions of time.

Future requests for extensions of time, if necessary, shall be submitted by the applicant within 180 days from the date of this letter or from the date of subsequent extensions, subject to the provisions noted above.

Sincerely,

DocuSigned by:  5/27/2022
Calvin Hunnewell, Building Inspector



December 9, 2022

David Brooks
Deputy City Manager
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Mr. Brooks,

This memo is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293, and that we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached.

Initial excavation within the building footprint began on Tuesday, November 29, 2022 by Nott's Excavating who returned to the site following the delayed conclusion of the Cross Country Connector work that was performed in August, 2022 but not deemed substantially complete until October 25, 2022.

Lebanon Build Inspector Calvin Hunnewell's May 27, 2022 memo outlines the status of Building Permit #2016-00293.

Excavation work on 1 River Park was stopped upon encountering the City's stormwater line running from Route 10 to the ravine on the River Park property. Work has now ceased accordingly, until there is a solution for this municipal utility obstructing the foundation of 1 River Park Drive. As XYZ Dairy, LLC does not own or control the pipe on our property, we cannot address it without City approval.

I reported the uncovering of the pipe to Brian Vincent, City Engineer on November 29, 2022 following the report from Nott's. Brian and I spoke on November 30, 2022 and agreed that he complete a file review to determine what, if any, information the City had available.

On December 2, 2022 I received a follow-up communication from Brian along with a PDF of a 1999 Bruno Associates Inc. P.C. plan showing the existing stormwater line as part of a permit set for "Project 98221 Maple Street." I subsequently requested additional information about that project, and Sheet S-3 which was referenced in the construction notes as containing "off-site drain & sewer profile" information which was provided on December 5, 2022. Brian and I are working to schedule a field visit next week, and a conversation to follow between the City and XYZ will be required to determine potential solutions and a path forwards.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

FILENAME: Document1



The line in question is shown on the existing condition plan only as an "18" cast iron pipe." Nott's reports that the pipe they uncovered may in fact be clay. Either way, the depth of the pipe is in direct conflict with the foundation excavation and thus cannot be abandoned in place. Also, given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue.

The issues and costs associated with this pipe were outlined in Item #30 of the March 25, 2022 "A Framework For Public-Private Partnership" prepared by Lyme Properties for City Manager Shaun Mulholland.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Brian Vincent, City of Lebanon
Calvin Hunnewell, City of Lebanon
David Clem, XYZ Dairy, LLC

EXHIBIT 25

From:	Tim Corwin </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD3C289255C9424C9C5FD006E6058756-TIM.CORWIN>
To:	David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line
Sent:	2023/01/30 18:30:47 (UTC -05:00)
Attachments:	2022-05-27_FINAL_River Park 1 extension letter-docusigned.pdf; 20221209 Commencement of Construction and City's Stormwater Line 2.pdf

I'm wondering whether the letter regarding the building permit should be separate from the letter regarding the stormwater line location – mainly because the determination that the building permit has now expired should be made in writing by the Building Inspector, right? I've written the initial draft (in bold below) as if it's a separate letter from the Building Inspector, but obviously that can be changed if decide a single letter is appropriate. With respect to PB conditions, there are 3 that we should remind him of (security for required subdivision improvements, third party inspection, and EOD fencing), but it would help me to property draft that verbiage if we first decided whether we're doing one or two letters...

Dear Mr. Clem:

I am writing to follow up from my letter to you dated May 27, 2022, regarding the status of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive). As noted in my May 27th letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request for an extension of the Building Permit until January 13, 2023. On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks, with the subject line, “[c]ommencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line[.]” The purpose of the instant letter is to address the status of the Building Permit, whereas I understand Deputy City Manager Brooks will address your concerns regarding the stormwater line under separate cover.

As outlined in my letter from May 27, 2022, the Building Permit was originally issued on December 31, 2019, but, failing to commence work within 180 days of issuance as required by Section 105.5 of the International Building Code (IBC), the permit has been reinstated and extended multiple times. Section 105.5 of the IBC provides that, “[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]” Your December 9th letter to Mr. Brooks indicates that the purpose of your letter, “is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293,” noting that, “[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022.” Please be advised that it is the determination of this office that, because excavation work does not require a building permit under the IBC, the activity described in your letter of December 9, 2022, does not and cannot constitute the commencement of work authorized by the Building Permit. *(should/can we provide a fuller explanation of why the excavation work doesn't constitute commencement of the work authorized under the building permit? I took a quick look at the printed copy of the IBC and couldn't find anything helpful...)* **Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**

Given the delay in the responding to your letter of December 9, 2022, we can extend the deadline to submit a written request for an extension of the Building Permit to **February ???, 2023**. However, as noted in the May 27th letter, please be advised that this office may not be able to justify granting an additional extension. Also as noted in the May 27th letter, as part of any written extension request **the applicant will need to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC.**

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Monday, January 30, 2023 12:53 PM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim and Nate

I think we need to get something out to Chet Clem sooner than later relative to the determination of whether the building has commenced. We should also be prepared for the potential response along the lines of “...if you'd told me this back in December, I'd have gotten more work done on the building to prevent the permit from expiring...”.

David

David R. Brooks
Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Friday, January 27, 2023 6:36 PM

To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I believe the issue with the building permit is that it has or will very shortly expire unless work has commenced, and digging the pit does not constitute commencement of the work. So the next section of the draft letter should address this. I can work with Calvin to draft something.

And yes, adding a reminder about the PB conditions of approval that need to be satisfied prior to commencement of work is a good idea and could be the third section of the letter. The relevant conditions would include lining up a third party inspector and all that entails (that's usually taken care of prior to issuance of the BP). I'll see if there are any others.

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:57 PM

To: David Brooks <David.Brooks@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

There are specific steps that need to be taken in order to "begin the project". When we last talked these steps had not yet been completed. The steps were laid out in the Planning Board approval. If these steps have not taken place and construction has begun, we need to remind them that they need to come into compliance with their Planning and Building Permit conditions prior to commencing work. If they already have complained more power to them. Do we have a status check on the planning and building conditions?

Nate

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:41 PM

To: Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

To all

Following is the start of a response to Chet Clem concerning the existing storm drainage pipe running through the building footprint on Lot 1. This response could be coupled with the Planning Department's response as to whether the initial excavation work constitutes "starting the building" for purposes of effecting the building permit.

This is just a draft at this point. Please let me know if there are any concerns with the proposed direction for addressing the storm drainage issue.

Chet

My apologies for the delay in responding to your letter of December 9, 2022.

I am aware that City Engineers Brian Vincent and Rod Finley met you at the site on December 15th to review the current situation with the existing drain pipe. It is understood that the existing drain pipe is in conflict with the proposed building and that options discussed on December 15th included: 1) relocating the existing line, at least temporarily, or 2) delaying building construction until after the Route 10 intersection work is completed, which, as approved, will include installation of new drainage improvements thereby making the existing drainage pipe obsolete.

As an alternative, I understand that you discussed with the City Engineers on December 15th relocating the drainage pipe along the southerly side of Lots 1 and 2 to reach the ravine. You previously provided the City with a copy of an August 4, 2020 request from TF Moran to NHDES for a "proposed amendment extension to AoT-0994", which referenced the change of relocating the city-owned discharge of an 18" stormwater culvert in order to construction the foundation of 100 River Park Drive on Lot 1. I believe TF Moran prepared a concept layout of the changed location, but I don't know if any revised drainage calculations were prepared or provided to NHDES. The subsequent AoT permit amendment (AoT-0994A) issued by NHDES on October 30, 2020 does not appear to explicitly approve the proposed relocation, but does reference the recent request of August 4th, and is presumed to include and incorporate the changed drain pipe alignment, which in any event has since been installed, but is not yet connected to the catch basin in Route 10.

The City has no issues with the use of the alternative drainage pipe alignment on a temporary basis, or perhaps even on a permanent basis, as long as the alternative alignment and design is approved by NHDES. The City would need documentation that the alternative drainage pipe was properly sized and installed to handle the stormwater flows currently handled by the existing pipe. The City would also require details and an as-built plan of the installed drain pipe, including confirmation that the

are no conflicts with the recently-installed cross-country water and sewer mains extending from Crafts Avenue Extension into the commercial portion of the site. (The sketch plan prepared by TF Moran, which was presumably included with the 8/4/20 request to NHDES, appears to depict potential conflicts with water and/or sewer mains in the southeast corner of Lot 2, but any such conflicts could have been resolved in the field during installation of the cross-country water and sewer mains). Finally, the City would require a conveyance of the alternative drainage pipe and an easement for access, maintenance, repair, replacement, etc. Such easements normally extend 15 feet on each side of the centerline of the pipe, and depending on the final installed location, could include parts of Lot 24, which has since been conveyed to Lauren Cummings. An as-built plan would confirm whether Mr. Cummings needs to grant an easement for the alternative drainage pipe.

With the above information, the City would then be prepared to issue an excavation permit (upon application) for work within the City's right-of-way to disconnect the existing drainage pipe from the Route 10 catch basin and to connect the new drainage pipe. Following disconnection of the existing pipe from the catch basin, the remainder of the existing drainage pipe may be abandoned and removed to allow for construction of the building on Lot 1.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Monday, December 12, 2022 2:57 PM
To: Chet Clem <chet@lymeproperties.com>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Chet

I'm acknowledging receipt of your letter from last week. I will follow up with Brian on the latest inspections and discussions.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, December 9, 2022 11:47 AM
To: David Brooks <David.Brooks@lebanonnh.gov>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Brooks et al,

Please find the attached memo regarding the status of 1 River Park Drive construction and a conflict with municipal infrastructure.

Sincerely,

Chet Clem

President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

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[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)

EXHIBIT 26

To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line
Sent:	2023/02/03 18:34:43 (UTC -05:00)

Calvin –here's take 2. Can you take a look, especially the language highlighted in yellow? It will definitely need some massaging.

DRAFT E-MAIL TO CHET CLEM FROM CALVIN:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, we received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.

At this time, the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In order to make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example, it would be helpful to have the following:

- Date that building footprint was staked and name of surveyor.
- Evidence that the necessary contractors -- including but not limited to general contractor, excavation contractor, site contractor, and concrete contractor -- were in your hire as November 29, 2022 and were prepared to perform the work.
- Evidence that a design team was in your hire as November 29, 2022.
- Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
- Additional information as to the nature and extent of the work performed, e.g.:
 - For how long did work proceed?
 - How many pieces of equipment were on site?
 - Who performed the work?
 - How many workers were on site?
 - How much was dug?

We ask that you please respond at your earliest convenience so that we can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If we are able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities. These include:

- Confirming that the statement of special inspections is still valid.
- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Wednesday, February 1, 2023 2:50 PM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Good work.

David

LEB_91-A_0030767

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Wednesday, February 1, 2023 2:37 PM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Calvin and I met for a while to discuss - we finally nailed it (Calvin did actually) – the best way to approach this is to reply that we don't have enough information to make a determination that the work has commenced; and put it back on them to give us more than "we dug a hole in a spot where the plans show a pipe is located".

We came up with a list of things that they'll need to provide (for example, evidence that the GC, site/excavation and concrete contractors were lined up and ready to go...).

Stay tuned for an updated draft letter...!

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Wednesday, February 1, 2023 11:34 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim

I would definitely provide as many code citations and as much support as possible to justify the interpretation that is being made. In addition, you might want to run that justification past legal counsel, because you can almost guarantee that it will be contested, either legally or in the court of public opinion.

On the content of the Building Permit letter, I was/am confused by the line about "**Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**" It was noted earlier in the communication that the 5/27/22 letter from Calvin extended the building permit until January 13, 2023.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, January 31, 2023 9:32 PM
To: David Brooks <David.Brooks@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

So, David – Nate and I will work with Calvin on getting a letter out to Chet hopefully by the end of the week. If you'd like to see it before we send it out, please let us know.

In terms of the stormwater letter, I definitely don't have any comments. You covered it very thoroughly!

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Tuesday, January 31, 2023 9:53 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I think you are correct about needing 2 letters. The stormwater letter can come from me or DPW and the Building Permit status letter

should come from the Building Inspector.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Monday, January 30, 2023 6:31 PM

To: David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I'm wondering whether the letter regarding the building permit should be separate from the letter regarding the stormwater line location – mainly because the determination that the building permit has now expired should be made in writing by the Building Inspector, right? I've written the initial draft (in bold below) as if it's a separate letter from the Building Inspector, but obviously that can be changed if decide a single letter is appropriate. With respect to PB conditions, there are 3 that we should remind him of (security for required subdivision improvements, third party inspection, and EOD fencing), but it would help me to properly draft that verbiage if we first decided whether we're doing one or two letters...

Dear Mr. Clem:

I am writing to follow up from my letter to you dated May 27, 2022, regarding the status of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive). As noted in my May 27th letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request for an extension of the Building Permit until January 13, 2023. On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks, with the subject line, "[c]ommencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line[.]" The purpose of the instant letter is to address the status of the Building Permit, whereas I understand Deputy City Manager Brooks will address your concerns regarding the stormwater line under separate cover.

As outlined in my letter from May 27, 2022, the Building Permit was originally issued on December 31, 2019, but, failing to commence work within 180 days of issuance as required by Section 105.5 of the International Building Code (IBC), the permit has been reinstated and extended multiple times. Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Your December 9th letter to Mr. Brooks indicates that the purpose of your letter, "is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293," noting that, "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." Please be advised that it is the determination of this office that, because excavation work does not require a building permit under the IBC, the activity described in your letter of December 9, 2022, does not and cannot constitute the commencement of work authorized by the Building Permit. *(should/can we provide a fuller explanation of why the excavation work doesn't constitute commencement of the work authorized under the building permit? I took a quick look at the printed copy of the IBC and couldn't find anything helpful...)* **Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**

Given the delay in the responding to your letter of December 9, 2022, we can extend the deadline to submit a written request for an extension of the Building Permit to **February ???, 2023**. However, as noted in the May 27th letter, please be advised that this office may not be able to justify granting an additional extension. Also as noted in the May 27th letter, as part of any written extension request **the applicant will need to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC.**

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Monday, January 30, 2023 12:53 PM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim and Nate

I think we need to get something out to Chet Clem sooner than later relative to the determination of whether the building has commenced. We should also be prepared for the potential response along the lines of "...if you'd told me this back in December, I'd have gotten more work done on the building to prevent the permit from expiring..."

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David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Friday, January 27, 2023 6:36 PM

To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I believe the issue with the building permit is that it has or will very shortly expire unless work has commenced, and digging the pit does not constitute commencement of the work. So the next section of the draft letter should address this. I can work with Calvin to draft something.

And yes, adding a reminder about the PB conditions of approval that need to be satisfied prior to commencement of work is a good idea and could be the third section of the letter. The relevant conditions would include lining up a third party inspector and all that entails (that's usually taken care of prior to issuance of the BP). I'll see if there are any others.

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:57 PM

To: David Brooks <David.Brooks@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairrelli <Jay.Cairrelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>

Cc: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

There are specific steps that need to be taken in order to "begin the project". When we last talked these steps had not yet been completed. The steps were laid out in the Planning Board approval. If these steps have not taken place and construction has begun, we need to remind them that they need to come into compliance with their Planning and Building Permit conditions prior to commencing work. If they already have complained more power to them. Do we have a status check on the planning and building conditions?

Nate

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:41 PM

To: Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairrelli <Jay.Cairrelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

To all

Following is the start of a response to Chet Clem concerning the existing storm drainage pipe running through the building footprint on Lot 1. This response could be coupled with the Planning Department's response as to whether the initial excavation work constitutes "starting the building" for purposes of effecting the building permit.

This is just a draft at this point. Please let me know if there are any concerns with the proposed direction for addressing the storm drainage issue.

Chet

My apologies for the delay in responding to your letter of December 9, 2022.

I am aware that City Engineers Brian Vincent and Rod Finley met you at the site on December 15th to review the current situation with the existing drain pipe. It is understood that the existing drain pipe is in conflict with the proposed building and that options discussed on December 15th included: 1) relocating the existing line, at least temporarily, or 2) delaying building construction until after the Route 10 intersection work is completed, which, as approved, will include installation of new drainage improvements thereby making the existing drainage pipe obsolete.

As an alternative, I understand that you discussed with the City Engineers on December 15th relocating the drainage pipe along the southerly side of Lots 1 and 2 to reach the ravine. You previously provided the City with a copy of an August 4, 2020 request from TF Moran to NHDES for a "proposed amendment extension to Aot-0994", which referenced the change of relocating the city-owned discharge of an 18" stormwater culvert in order to construction the foundation of 100 River Park Drive on Lot 1. I

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believe TF Moran prepared a concept layout of the changed location, but I don't know if any revised drainage calculations were prepared or provided to NHDES. The subsequent AoT permit amendment (AoT-0994A) issued by NHDES on October 30, 2020 does not appear to explicitly approve the proposed relocation, but does reference the recent request of August 4th, and is presumed to include and incorporate the changed drain pipe alignment, which in any event has since been installed, but is not yet connected to the catch basin in Route 10.

The City has no issues with the use of the alternative drainage pipe alignment on a temporary basis, or perhaps even on a permanent basis, as long as the alternative alignment and design is approved by NHDES. The City would need documentation that the alternative drainage pipe was properly sized and installed to handle the stormwater flows currently handled by the existing pipe. The City would also require details and an as-built plan of the installed drain pipe, including confirmation that there are no conflicts with the recently-installed cross-country water and sewer mains extending from Crafts Avenue Extension into the commercial portion of the site. (The sketch plan prepared by TF Moran, which was presumably included with the 8/4/20 request to NHDES, appears to depict potential conflicts with water and/or sewer mains in the southeast corner of Lot 2, but any such conflicts could have been resolved in the field during installation of the cross-country water and sewer mains). Finally, the City would require a conveyance of the alternative drainage pipe and an easement for access, maintenance, repair, replacement, etc. Such easements normally extend 15 feet on each side of the centerline of the pipe, and depending on the final installed location, could include parts of Lot 24, which has since been conveyed to Lauren Cummings. An as-built plan would confirm whether Mr. Cummings needs to grant an easement for the alternative drainage pipe.

With the above information, the City would then be prepared to issue an excavation permit (upon application) for work within the City's right-of-way to disconnect the existing drainage pipe from the Route 10 catch basin and to connect the new drainage pipe. Following disconnection of the existing pipe from the catch basin, the remainder of the existing drainage pipe may be abandoned and removed to allow for construction of the building on Lot 1.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Monday, December 12, 2022 2:57 PM

To: Chet Clem <chet@lymeproperties.com>

Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Chet

I'm acknowledging receipt of your letter from last week. I will follow up with Brian on the latest inspections and discussions.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>

Sent: Friday, December 9, 2022 11:47 AM

To: David Brooks <David.Brooks@lebanonnh.gov>

Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>

Subject: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Brooks et al,

Please find the attached memo regarding the status of 1 River Park Drive construction and a conflict with municipal infrastructure.

Sincerely,

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

[Calendly: book a Zoom with me](#)

[Lyme Properties](#)
[River Park West Lebanon](#)
[Action Plan for West Leb](#)
[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)

EXHIBIT 28

From:	Tim Corwin </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD3C289255C9424C9C5FD006E6058756-TIM.CORWIN>
To:	David Brooks <David.Brooks@lebanonnh.gov>
Subject:	FW: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line
Sent:	2023/02/14 21:10:14 (UTC -05:00)
Attachments:	2023-02-15_River Park 1_Response to Notice of Commencement.docx

David – fyi... hopefully we'll get this out tomorrow...

From: Tim Corwin
Sent: Tuesday, February 14, 2023 9:09 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tiffany Adams <Tiffany.Adams@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Calvin –

I prepared the letter using the same formatting from the May 27th letter, and I also made some additional edits (see attached "final" draft).

I went ahead and sent the letter to you via docusign, but please read it one last time before you sign. If you have any other edits, I can make those and resend via docusign.

Once we have the signed letter, I'll ask Tiffany to send to Chet via e-mail on your behalf.

We should really get try and get this out tomorrow... It's now over 2 months since we received Chet's letter...

Thanks Calvin, -Tim

From: Tim Corwin
Sent: Monday, February 13, 2023 11:33 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Thanks Calvin – edits made.

Nate – do you want to take a look at this before it goes out? Keep in mind it has the potential to start WWW III...!

Dear Mr. Clem:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.

At this time, the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In order to make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022 and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the projects intended completion date, start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional Information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Without additional information and verification that you have actively prosecuted the permit I cannot justify the continuance of the permit and will revoke the permit as of January 13, 2023.

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Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Sent: Monday, February 13, 2023 6:59 AM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

If we revoke the permit, a new application would be required with revised plans complying with the updated codes.

I made a few more notes, the areas I highlighted I thought were redundant or not needed and the green notes are new.

Calvin

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Saturday, February 11, 2023 11:20 AM

To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Calvin – thanks, much appreciated. Latest draft below.

Also, David asked, “does the developer still have the option of demonstrating that the existing (or slightly modified) plans still comply with all applicable building codes (i.e. with no changes or only modest changes, the plans now comply with the 2018 IBC)? Or, if that is the case, would the City intend to issue a new permit with a new number instead of extending the old permit?”

I think David is ok with whatever you decide needs to happen, but I just want to confirm that you've considered his comment before sending the letter. Assuming that you have, I think the letter is ready to go.

Maybe everyone take one last look and then we can ask Leann to get it on letterhead for Calvin's signature?

FINAL (?) DRAFT:

Dear Mr. Clem:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing “official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.” As you know, Section 105.5 of the IBC provides that, “[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]” Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.

At this time, the only information that has been provided is that “[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022.” In order to make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and name of surveyor confirmation;
2. Evidence that a design team was in your hire as November 29, 2022.

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3. Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
4. Additional information as to the nature and extent of the work performed.
5. Confirmation that the statement of special inspections is approved by registered design, professional and the inspection agency has verification of notice to proceed.
6. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022 and are ready to proceed.
7. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
8. Construction schedule including the projects intended completion date, start and finish times for each phase of the project.
9. Scope of work including which contractors and subcontractors are responsible for each component of work.
10. Detailed cost estimates.
11. Additional information as to the nature and extent of the work performed.
12. Verification of notice to proceed.

Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the permit and will revoke the permit as of January 13, 2023.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Sent: Friday, February 10, 2023 12:47 PM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim, after reviewing the comments from Dave, I noted a few changes below. Remove the gray highlighted areas and replace we with I unless we are sending the letter.

Thanks
Calvin

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Thursday, February 9, 2023 4:11 PM

To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Here is the latest draft based on Nate and Calvin's comments. If we're all ok with this, it should probably be sent out by Monday at the latest.

DRAFT E-MAIL TO CHET CLEM FROM CALVIN:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.

At this time, the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In order to make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. To that end, please

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provide the following:

- Date that building footprint was staked and name of surveyor.
- Evidence that the necessary contractors -- including but not limited to general contractor, excavation contractor, site contractor, and concrete contractor -- were in your hire as November 29, 2022 and were prepared to perform the work.
- Evidence that a design team was in your hire as November 29, 2022.
- Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
- Additional information as to the nature and extent of the work performed, e.g.:
- Confirmation that the statement of special inspections is approved by registered design professional and the inspection agency has verification of notice to proceed.
- Confirmation that the registered design professionals are ready to proceed.
- Copies of contract agreements with description of the project, payment information, the scope of work, and construction schedule.
- Construction schedule including the projects intended completion date, start and finish times for each phase of the project.
- Scope of work including which contractors and subcontractors are responsible for each component of work.
- Detailed cost estimates.
- Verification of notice to proceed.

Without the requested information and verification that you have actively prosecuted the permit I can not justify the continuance of the permit and revoke the permit as of January 13, 2023.

Please provide all pertinent documents so that we I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If we are I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Wednesday, February 8, 2023 7:58 AM

To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Cc: David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Importance: High

Calvin --can you review the language highlighted in yellow in my e-mail below? Have I phrased things correctly? Please don't hesitate to make any changes.

Nate --I agree with your line of thinking. Altaria and the Planning Board memos are first in line today, but I'll try to tighten up the draft e-mail to Chet as soon as possible.

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Sent: Monday, February 6, 2023 9:13 AM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Cc: David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

"For example, it would be helpful to have the following:"

You might want to stiffen this statement. Any amount of flexibility that we give them will promote argument and cause uncertainty. Minimalists love to argue over nits don't give them a choice.

"If we are able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to complete prior to the resumption of construction activities. These include:"

These items are required prior to the commencement of work... How can they claim they began work without these elements in place? They have not been completed; they are required. Ask them when they got these items done? If they started without them, they are in violation of their Planning approvals. Is a building permit valid if it is in violation of the Planning approval?

Just thinking out loud.

Nate

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Friday, February 3, 2023 6:37 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Calvin – here's take 2. Can you take a look, especially the language highlighted in yellow? It will definitely need some massaging.

DRAFT E-MAIL TO CHET CLEM FROM CALVIN:

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, we approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, we received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." As you know, Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Please be advised that we need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5.

At this time, the only information that has been provided is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In order to make a determination we ask that you provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example, it would be helpful to have the following:

- Date that building footprint was staked and name of surveyor.
- Evidence that the necessary contractors -- including but not limited to general contractor, excavation contractor, site contractor, and concrete contractor -- were in your hire as November 29, 2022 and were prepared to perform the work.
- Evidence that a design team was in your hire as November 29, 2022.
- Your construction schedule demonstrating when the work was to have been performed including but not limited to the pouring of the foundation concrete.
- Additional information as to the nature and extent of the work performed, e.g.:
 - For how long did work proceed?
 - How many pieces of equipment were on site?
 - Who performed the work?
 - How many workers were on site?
 - How much was dug?

We ask that you please respond at your earliest convenience so that we can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

If we are able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities. These include:

- Confirming that the statement of special inspections is still valid.
- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, please don't hesitate to ask.

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Wednesday, February 1, 2023 2:50 PM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Good work.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Wednesday, February 1, 2023 2:37 PM

To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Cc: David Brooks <David.Brooks@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Calvin and I met for a while to discuss - we finally nailed it (Calvin did actually) - the best way to approach this is to reply that we don't have enough information to make a determination that the work has commenced; and put it back on them to give us more than "we dug a hole in a spot where the plans show a pipe is located".

We came up with a list of things that they'll need to provide (for example, evidence that the GC, site/excavation and concrete contractors were lined up and ready to go...).

Stay tuned for an updated draft letter...!

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Wednesday, February 1, 2023 11:34 AM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim

I would definitely provide as many code citations and as much support as possible to justify the interpretation that is being made. In addition, you might want to run that justification past legal counsel, because you can almost guarantee that it will be contested, either legally or in the court of public opinion.

On the content of the Building Permit letter, I was/am confused by the line about "**Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**" It was noted earlier in the communication that the 5/27/22 letter from Calvin extended the building permit until January 13, 2023.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Tuesday, January 31, 2023 9:32 PM

To: David Brooks <David.Brooks@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

So, David - Nate and I will work with Calvin on getting a letter out to Chet hopefully by the end of the week. If you'd like to see it before we send it out, please let us know.

In terms of the stormwater letter, I definitely don't have any comments. You covered it very thoroughly!

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Tuesday, January 31, 2023 9:53 AM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

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Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I think you are correct about needing 2 letters. The stormwater letter can come from me or DPW and the Building Permit status letter should come from the Building Inspector.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Monday, January 30, 2023 6:31 PM

To: David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I'm wondering whether the letter regarding the building permit should be separate from the letter regarding the stormwater line location – mainly because the determination that the building permit has now expired should be made in writing by the Building Inspector, right? I've written the initial draft (in bold below) as if it's a separate letter from the Building Inspector, but obviously that can be changed if decide a single letter is appropriate. With respect to PB conditions, there are 3 that we should remind him of (security for required subdivision improvements, third party inspection, and EOD fencing), but it would help me to properly draft that verbiage if we first decided whether we're doing one or two letters...

Dear Mr. Clem:

I am writing to follow up from my letter to you dated May 27, 2022, regarding the status of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive). As noted in my May 27th letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request for an extension of the Building Permit until January 13, 2023. On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks, with the subject line, "[c]ommencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line[.]" The purpose of the instant letter is to address the status of the Building Permit, whereas I understand Deputy City Manager Brooks will address your concerns regarding the stormwater line under separate cover.

As outlined in my letter from May 27, 2022, the Building Permit was originally issued on December 31, 2019, but, failing to commence work within 180 days of issuance as required by Section 105.5 of the International Building Code (IBC), the permit has been reinstated and extended multiple times. Section 105.5 of the IBC provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]" Your December 9th letter to Mr. Brooks indicates that the purpose of your letter, "is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293," noting that, "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." Please be advised that it is the determination of this office that, because excavation work does not require a building permit under the IBC, the activity described in your letter of December 9, 2022, does not and cannot constitute the commencement of work authorized by the Building Permit. *(should/can we provide a fuller explanation of why the excavation work doesn't constitute commencement of the work authorized under the building permit? I took a quick look at the printed copy of the IBC and couldn't find anything helpful...)* **Consequently, the Building Permit expired on November 22, 2022, and a new building permit is required.**

Given the delay in the responding to your letter of December 9, 2022, we can extend the deadline to submit a written request for an extension of the Building Permit to **February ???, 2023**. However, as noted in the May 27th letter, please be advised that this office may not be able to justify granting an additional extension. Also as noted in the May 27th letter, as part of any written extension request **the applicant will need to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC.**

Sincerely, Calvin Hunnewell, Building Inspector

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Monday, January 30, 2023 12:53 PM

To: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Tim and Nate

I think we need to get something out to Chet Clem sooner than later relative to the determination of whether the building has commenced. We should also be prepared for the potential response along the lines of "...if you'd told me this back in December, I'd

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have gotten more work done on the building to prevent the permit from expiring..."

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>

Sent: Friday, January 27, 2023 6:36 PM

To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

I believe the issue with the building permit is that it has or will very shortly expire unless work has commenced, and digging the pit does not constitute commencement of the work. So the next section of the draft letter should address this. I can work with Calvin to draft something.

And yes, adding a reminder about the PB conditions of approval that need to be satisfied prior to commencement of work is a good idea and could be the third section of the letter. The relevant conditions would include lining up a third party inspector and all that entails (that's usually taken care of prior to issuance of the BP). I'll see if there are any others.

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:57 PM

To: David Brooks <David.Brooks@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>

Cc: Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

There are specific steps that need to be taken in order to "begin the project". When we last talked these steps had not yet been completed. The steps were laid out in the Planning Board approval. If these steps have not taken place and construction has begun, we need to remind them that they need to come into compliance with their Planning and Building Permit conditions prior to commencing work. If they already have complained more power to them. Do we have a status check on the planning and building conditions?

Nate

From: David Brooks <David.Brooks@lebanonnh.gov>

Sent: Thursday, January 26, 2023 4:41 PM

To: Brian Vincent <brian.vincent@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>

Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

To all

Following is the start of a response to Chet Clem concerning the existing storm drainage pipe running through the building footprint on Lot 1. This response could be coupled with the Planning Department's response as to whether the initial excavation work constitutes "starting the building" for purposes of effecting the building permit.

This is just a draft at this point. Please let me know if there are any concerns with the proposed direction for addressing the storm drainage issue.

Chet

My apologies for the delay in responding to your letter of December 9, 2022.

I am aware that City Engineers Brian Vincent and Rod Finley met you at the site on December 15th to review the current situation with the existing drain pipe. It is understood that the existing drain pipe is in conflict with the proposed building and that options discussed on December 15th included: 1) relocating the existing line, at least temporarily, or 2) delaying building construction until after the Route 10 intersection work is completed, which, as approved, will include installation of new drainage improvements thereby making the existing drainage pipe obsolete.

As an alternative, I understand that you discussed with the City Engineers on December 15th relocating the drainage pipe along

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the southerly side of Lots 1 and 2 to reach the ravine. You previously provided the City with a copy of an August 4, 2020 request from TF Moran to NHDES for a "proposed amendment extension to AoT-0994", which referenced the change of relocating the city-owned discharge of an 18" stormwater culvert in order to construction the foundation of 100 River Park Drive on Lot 1. I believe TF Moran prepared a concept layout of the changed location, but I don't know if any revised drainage calculations were prepared or provided to NHDES. The subsequent AoT permit amendment (AoT-0994A) issued by NHDES on October 30, 2020 does not appear to explicitly approve the proposed relocation, but does reference the recent request of August 4th, and is presumed to include and incorporate the changed drain pipe alignment, which in any event has since been installed, but is not yet connected to the catch basin in Route 10.

The City has no issues with the use of the alternative drainage pipe alignment on a temporary basis, or perhaps even on a permanent basis, as long as the alternative alignment and design is approved by NHDES. The City would need documentation that the alternative drainage pipe was properly sized and installed to handle the stormwater flows currently handled by the existing pipe. The City would also require details and an as-built plan of the installed drain pipe, including confirmation that there are no conflicts with the recently-installed cross-country water and sewer mains extending from Crafts Avenue Extension into the commercial portion of the site. (The sketch plan prepared by TF Moran, which was presumably included with the 8/4/20 request to NHDES, appears to depict potential conflicts with water and/or sewer mains in the southeast corner of Lot 2, but any such conflicts could have been resolved in the field during installation of the cross-country water and sewer mains). Finally, the City would require a conveyance of the alternative drainage pipe and an easement for access, maintenance, repair, replacement, etc. Such easements normally extend 15 feet on each side of the centerline of the pipe, and depending on the final installed location, could include parts of Lot 24, which has since been conveyed to Lauren Cummings. An as-built plan would confirm whether Mr. Cummings needs to grant an easement for the alternative drainage pipe.

With the above information, the City would then be prepared to issue an excavation permit (upon application) for work within the City's right-of-way to disconnect the existing drainage pipe from the Route 10 catch basin and to connect the new drainage pipe. Following disconnection of the existing pipe from the catch basin, the remainder of the existing drainage pipe may be abandoned and removed to allow for construction of the building on Lot 1.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Monday, December 12, 2022 2:57 PM
To: Chet Clem <chet@lymeproperties.com>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Chet

I'm acknowledging receipt of your letter from last week. I will follow up with Brian on the latest inspections and discussions.

David

David R. Brooks

Deputy City Manager – Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, December 9, 2022 11:47 AM
To: David Brooks <David.Brooks@lebanonnh.gov>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal

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stormwater line

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Brooks et al,

Please find the attached memo regarding the status of 1 River Park Drive construction and a conflict with municipal infrastructure.

Sincerely,

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

[Calendly book a Zoom with me](#)

[Lyme Properties](#)
[River Park West Lebanon](#)
[Action Plan for West Leb](#)
[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 15, 2023

Sent Via E-Mail (chet@lymeproperties.com)

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."

Please be advised that I will need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]") The only information provided in your letter relative to the commencement of work is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."

In order to make a determination with respect to Section 105.5, please provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022, and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date, and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the Building Permit and will revoke the permit as of January 13, 2023.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

Calvin Hunnewell, Building Inspector

EXHIBIT 32

From:	/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7FB542EB07154BB4A49E55BCC0CF9179-DAVID.BROOK
To:	'Chet Clem' <chet@lymeproperties.com>; 'David Clem' <dclem@lymeproperties.com>; 'Angela McCanna' <amccanna@lymeproperties.com>
CC:	Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Nik Coates <nik.coates@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line
Sent:	2023/02/02 11:33:50 (UTC -05:00)

Chet

My apologies for the delay in responding to your letter of December 9, 2022.

I am aware that City Engineers Brian Vincent and Rod Finley met you at the site on December 15th to review the current situation with the existing storm drain pipe. It is understood that the existing drain pipe is in conflict with the proposed building and that options discussed on December 15th included: 1) relocating the existing line, at least temporarily, or 2) delaying building construction until after the Route 10 intersection work is completed, which, as approved, will include installation of new drainage improvements thereby making the existing drainage pipe obsolete.

As an alternative, I understand that you discussed with the City Engineers on December 15th relocating the drainage pipe along the southerly side of Lots 1 and 2 to reach the ravine. You previously provided the City with a copy of an August 4, 2020 cover letter request from TF Moran to NHDES for a "proposed amendment extension to AoT-0994", which referenced the change of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. I believe TF Moran prepared a layout of the changed location, but I don't know if any revised drainage calculations were prepared or provided to NHDES. The subsequent AoT permit amendment (AoT-0994A) issued by NHDES on October 30, 2020 does not appear to explicitly reference or approve the proposed relocation, but does reference the recent request of August 4th, and is presumed to include and incorporate the changed drain pipe alignment, which in any event has been installed, but is not yet connected to the catch basin in Route 10.

The City has no issues with the use of the alternative drainage pipe alignment on a temporary basis, or perhaps even on a permanent basis, as long as the alternative alignment and design is approved by NHDES. The City would like a complete copy of the AOT amendment request, including any information that hasn't previously been provided. In addition, the City would need documentation that the alternative drainage pipe was properly sized and installed to handle only the existing stormwater flows currently handled by the existing pipe. The City would also require additional details and an as-built plan of the installed drain pipe, including confirmation that there are no conflicts with the recently-installed cross-country water and sewer mains extending from Crafts Avenue Extension into the commercial portion of the site. (The sketch plan prepared by TF Moran, which was presumably included with the 8/4/20 request to NHDES, appears to depict potential conflicts with water and/or sewer mains in the southeast corner of Lot 2, but any such conflicts could have been resolved in the field during installation of the cross-country water and sewer mains). Finally, the City would require a conveyance of the alternative drainage pipe and an easement for access, maintenance, repair, replacement, etc. Such easements normally extend 15 feet on each side of the centerline of the pipe, and depending on the final installed location, could include parts of Lot 24, which has since been conveyed to Lauren Cummings. An as-built plan of the installed pipe would confirm whether Mr. Cummings needs to grant an easement for the alternative drainage pipe.

With the above information, the City would then be prepared to issue an excavation permit (if necessary and upon application) for work within the City's right-of-way to disconnect the existing drainage pipe from the Route 10 catch basin and to connect the new drainage pipe. Following disconnection of the existing pipe from the catch basin, the remainder of the existing drainage pipe may be abandoned and removed to allow for construction of the building on Lot 1.

With respect to the commencement of the construction on Lot 1, I understand that the Planning Department will be reaching out separately to request additional information that could support a determination on that issue.

David

David R. Brooks

Deputy City Manager -- Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603)-442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: David Brooks
Sent: Monday, December 12, 2022 2:57 PM
To: Chet Clem <chet@lymeproperties.com>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal

stormwater line

Chet

I'm acknowledging receipt of your letter from last week. I will follow up with Brian on the latest inspections and discussions.

David

David R. Brooks

Deputy City Manager-- Administrative Services
City of Lebanon
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>

Sent: Friday, December 9, 2022 11:47 AM

To: David Brooks <David.Brooks@lebanonnh.gov>

Cc: Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>

Subject: [EXTERNAL] Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Brooks et al,

Please find the attached memo regarding the status of 1 River Park Drive construction and a conflict with municipal infrastructure.

Sincerely,

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

[Calendarly book a Zoom with me](#)

[Lyme Properties](#)
[River Park West Lebanon](#)
[Action Plan for West Leb](#)
[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)

EXHIBIT 33

From:	Nathan Reichert </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=c2cb7d874720416fa384c306d86340bb-Nathan Reic>
To:	David Brooks <David.Brooks@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nik Coates <nik.coates@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent:	2023/08/03 11:42:14 (UTC -05:00)
Percent Complete:	0

Who should send the information about what is needed and jurisdiction? If it comes from Building (Calvin) or Zoning (Nate), it may be appealable which is a can or worms we do not want to open.
I'm game to play in any direction. If you want me to respond I will. It might be best to have it come from Nik or David whomever or whomever the final sign off on the improvements will be needed.
Nate

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Thursday, August 3, 2023 11:20 AM
To: Brian Vincent <brian.vincent@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

Brian

I don't think you are missing anything, but I think it needs to be conveyed to Clem that Calvin is not the right individual to decide whether the stormwater connection can occur. Instead there needs to be dialogue between Clem and DPW on when and how any connection is made.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Brian Vincent <brian.vincent@lebanonnh.gov>
Sent: Thursday, August 3, 2023 10:52 AM
To: David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

David,

I believe that you February letter to Clem noted that the City needed to see an as-built plan of the "temporary" drainage pipe/system. We would be happy to review that, but we have yet to receive it. I also believe that an excavation permit will eventually be needed if the temporary pipe is to connect to the existing stormwater system in the street, which I believe you had also articulated in your February letter.

Let me know if I am missing anything.

Thanks,

Brian

Brian A. Vincent, PE
City Engineer

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, NH 03766
603-448-3112 x 6252

brian.vincent@lebanonnh.gov

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Thursday, August 3, 2023 10:47 AM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

Nate

I'm pretty sure the stormwater connection request is a Public Works issue, not a Building Code issue. Public Works should determine if they have sufficient information to allow the temporary connection to occur. Whether the temporary connection can or should become permanent is a separate question still.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Sent: Thursday, August 3, 2023 10:20 AM
To: Chet Clem <chet@lymeproperties.com>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

Calvin is out on medical leave until Monday August 7th.

Nate

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
Chet

chet@lymeproperties.com
603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

EXHIBIT 34

From:	Nathan Reichert </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=C2CB7D874720418FA384C306D86340BB-NATHAN REIC>
To:	David Brooks <David.Brooks@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent:	2023/08/03 11:36:37 (UTC -05:00)
Percent Complete:	0

I agree that this is a DPW issue. We may wish to have DPW re-send the requirements of what they need to do to get the final City sign off and acceptance of the improvement. I will also argue that the DPW approval, conditions or disapproval is NOT appealable to the Zoning Board as it is not within the Jurisdiction of the Planning, Zoning or Building Official.

What the steps to the DPW approval and ultimate acceptance of the improvement by the City needs to clearly be communicated to them, again. I understand that this requires submissions from an Engineer as to design, layout and construction certification. Additional steps of approval by the City Manager or City Council may also be necessary.

The work "Temporary" gives me great pause. It matters not if it is "Temporary" or "Permanent" it needs to meet all requirements of the City to proceed. Ultimately, I defer to DPW on the topic.

Do we have an articulated list of the requirements that needs to be met that we can share with them again or do we need to create one?

Nate

From: David Brooks <David.Brooks@lebanonnh.gov>
Sent: Thursday, August 3, 2023 10:47 AM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

Nate

I'm pretty sure the stormwater connection request is a Public Works issue, not a Building Code issue. Public Works should determine if they have sufficient information to allow the temporary connection to occur. Whether the temporary connection can or should become permanent is a separate question still.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Sent: Thursday, August 3, 2023 10:20 AM
To: Chet Clem <chet@lymeproperties.com>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

Calvin is out on medical leave until Monday August 7th.

Nate

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
Chet

chet@lymeproperties.com
603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

EXHIBIT 35

From:	David Brooks </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=7fb542eb07154bb4a49e55bcc0cf9179-david.brook>
To:	Chet Clem <chet@lymeproperties.com>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nik Coates <nik.coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject:	RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent:	2023/08/03 12:24:58 (UTC -05:00)
Attachments:	20230803 Request for temporary stormwater connection.pdf
Percent Complete:	0

Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

David R. Brooks
Deputy City Manager
 City of Lebanon, NH
 (603)-448-4220 (Office)
 (603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
 Chet

chet@lymeproperties.com
 603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

EXHIBIT 36

From: Chet Clem <chet@lymeproperties.com>
To: David Brooks <David.Brooks@lebanonnh.gov>
CC: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dcclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent: 2023/08/04 13:28:37 (UTC -05:00)
Percent Complete: 0

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

David,

The City was Ce'd on all the communications regarding the AOT permit when it was extended back in 2020, and TF Moran addressed this issue with NHDEP:

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

I understand the additional requirements as it relates to a permanent solution, but it remains our position that the temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit. The connection can happen on River Park property, outside the right of way.

The present condition is in fact also a temporary solution as the pipe was redirected to its current route after the former City Engineer approved site work that blocked the pipe, requiring the current re-routing after it backed up.

How the City wishes to handle this is your prerogative, but the City's pipe is preventing work on 1 River Park from continuing. As we've both now noted, this pipe does not serve River Park whatsoever and is exhausting on our property without easement.

I look forward to receiving the City's proposed solution for moving its pipe out of the way so our work can continue.

Thank you,
Chet

On Aug 3, 2023, at 12:24 PM, David Brooks <David.Brooks@lebanonnh.gov> wrote:

Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH

(603) 448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@lebanonnh.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
Chet

chet@lymeproperties.com
603-676-7106

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<20230803 Request for temporary stormwater connection.pdf>

EXHIBIT 38

To: Rod Finley <rod.finley@lebanonnh.gov>
Subject: RE: Running late
Sent: 2023/08/08 08:19:32 (UTC -05:00)

Haha -- o

From: Rod Finley <rod.finley@lebanonnh.gov>
Sent: Tuesday, August 8, 2023 8:11 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>
Subject: RE: Running late

REDACTED

Maybe reschedule?

Rodrick J. Finley, P.E.
City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

rod.finley@lebanonnh.gov
603.558.7123 mobile
603.448.3112 Ext 6146

From: Rod Finley
Sent: Tuesday, August 8, 2023 8:07 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Cc: Nik Coates <nik.coates@lebanonnh.gov>
Subject: RE: Running late

I have Active Shooter Training from 9 -11:30 (which may be timely training for RiverPark management).

Rod

Rodrick J. Finley, P.E.
City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

rod.finley@lebanonnh.gov
603.558.7123 mobile
603.448.3112 Ext 6146

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, August 8, 2023 8:04 AM
To: Rod Finley <rod.finley@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>
Subject: RE: Running late

Rod -- just realized we have a meeting with DPW this morning at 9:30. Let's discuss River Park then. It would be good for Nate to be part of that discussion anyway (and David, if he's able to attend).

Thanks, Tim

From: Rod Finley <rod.finley@lebanonnh.gov>
Sent: Tuesday, August 8, 2023 7:10 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Cc: Nik Coates <Nik.Coates@lebanonnh.gov>
Subject: RE: Running late

No worries. Sounds good.

Rodrick J. Finley, P.E.

City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

rod.finley@lebanonnh.gov
603.558.7123 mobile
603.448.3112 Ext 6146

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, August 8, 2023 7:10 AM
To: Rod Finley <rod.finley@lebanonnh.gov>
Subject: Running late

Hi Rod - I'm running late this morning - will call you as soon as I get in. Sorry about this.

Thanks, Tim

EXHIBIT 39

From:	Chet Clem <chet@lymeproperties.com>
To:	Rod Finley <rod.finley@lebanonnh.gov>
CC:	Brian Vincent <brian.vincent@lebanonnh.gov>
Subject:	[EXTERNAL] Fwd: River Park: AOT Extension
Sent:	2023/08/16 15:26:52 (UTC -05:00)
Attachments:	aot0994a_rm.pdf; 95718-01 CoverLtr Mauck clean.pdf; 95718-01 Site-PHASE 1 UTILITY 1-9 (3).pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rod,

Digging out from being out last week and last night's Planning Board, but following up on your call last week. I'm re-sending the route of the temporary bypass line as installed.

Waiting on an email from TFMoran on the as-builts for the Cross Country Connector from later in 2022 that show where temp line crossed the CCC water and sewer.

Chet

Begin forwarded message:

From: Chet Clem <chet@lymeproperties.com>
Subject: Fwd: River Park: AOT Extension
Date: June 22, 2022 at 4:08:40 PM EDT
To: rod.finley@lebanonnh.gov
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>, David Brooks <david.brooks@lebanonnh.gov>

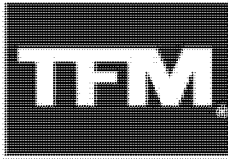
All,

Attached please find the 2020 AoT update and extension, and the route of the Route 10 stormwater line as discussed.

Be in touch with any questions,
Chet

Begin forwarded message:

From: Angela McCanna <angela@lymeproperties.com>
Subject: River Park: AOT Extension
Date: June 22, 2022 at 3:14:25 PM EDT
To: Chet Clem <chet@lymeproperties.com>



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

August 4, 2020

Mr. Ridgely Mauck, P.E.
NHDES – Water Division
Alteration of Terrain Program
29 Hazen Drive
Concord, NH 03302

**Re: River Park
AoT-0994
Tax Map 44 Lot 3 & 7, Tax Map 57 Lot 27
West Lebanon NH**

Dear Ridge:

Pursuant to Env-Wq 1503.25, we are submitting plans and associated documents associated with a proposed amendment extension to AoT-0994, which permits the development of a residential and commercial subdivision (Crafts Avenue Extension and River Park, respectfully) at the above address.

Limited on-site work has been completed to date and is associated with the completion of the Crafts Avenue Extension phase of the project. Based on site inspection by this office, the improvements and stormwater BMPs as designed under AoT- 0994 have been completed and are consistent with the plans. The perimeter of the road area was observed to be disturbed and needing final vegetative stabilization. These areas have now been loamed and seeded, and we can provide NHDES with photographs showing completion of these activities.

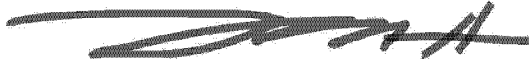
Previous attempts to commence the project in 2016 and 2018 ran into regulatory delays at the municipal level. The project was due to commence in April 2020, however due to the current economic status resulting from the Covid-19 pandemic, the commencement of the initial phase of the River Park Commercial Subdivision has been placed on temporary hold. The applicant intends on commencing of the River Park Commercial Subdivision phase at which point the economic environment is favorable to the development. As such we respectfully request a five (5) year extension to AoT-0994 for these reasons.

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

Please see the attached Compliance Report and plans illustrating the proposed change described in the above paragraph. If you have any questions or concerns in regards to this submittal please do not hesitate to contact the undersigned at 472-4488 or jhill@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink, appearing to read 'J Hill', with a horizontal line drawn through the middle of the signature.

Jason Hill, P.E.
Civil Project Manager

Cc:
Lyme Properties 2 LLC
David Brooks, City of Lebanon NH Planning Dept

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



ALTERATION OF TERRAIN AMENDMENT REQUEST FORM

Water Division/ Alteration of Terrain Bureau/ Land Resources Management
Check the Status of your Application: www.des.nh.gov/onestop



RSA/ Rule: RSA 485-A:17, Env-Wq 1500

Administrative Use Only	Administrative Use Only	Administrative Use Only	File Number:
			Check No.
			Amount:
			Initials:

1. TYPE OF AMENDMENT REQUESTED [See Env-Wq 1503.27(a)]

☐ Permit Transfer [use Section 7]
 ☒ Time Extension [use Section 8]
 ☐ Project/Plan Change [use Section 9]

2. PROJECT INFORMATION [See Env-Wq 1503.27(b)]

Project Name: RIVER PARK

Street/Road Address: 173 NORTH MAIN STREET

Town/City: LEBANON

County: GRAFTON

Tax Map: 44/57

Block:

Lot Number: 3 & 7/27

Unit:

3. CURRENT PERMIT INFORMATION [See Env-Wq 1503.27(c)-(d)]

Permit No.: AoT-0994

Current Expiration Date¹: OCTOBER 6, 2020

Name of NHDES Signatory: AMY C. CLARK

Current Permit Holder Name: LYME PROPERTIES 2 LLC

Contact Name: DAVID CLEM

Email: DCLEM@LYMEPROPERTIES.COM

Daytime Telephone: 603-676-7800

Mailing Address: PO BOX 5305

Town/City: WEST LEBANON

State: NH

Zip Code: 03784

4. CURRENT PERMIT HOLDER'S AGENT [See Env-Wq 1503.27(d)] If none, check here: ☐

Business Name: TFMORAN, INC.

Contact Name: JASON HILL

Email: JHILL@TFMORAN.COM

Daytime Telephone: 603-472-4488

Mailing Address: 48 CONSTITUTION DRIVE

Town/City: BEDFORD

State: NH

Zip Code: 03110

5. CURRENT PROPERTY OWNER INFORMATION (IF DIFFERENT FROM PERMIT HOLDER) [See Env-Wq 1503.27(e)]

Name: SAME

Contact Name:

Email:

Daytime Telephone:

Mailing Address:

Town/City:

State:

Zip Code:

¹ Expired permits cannot be extended.

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

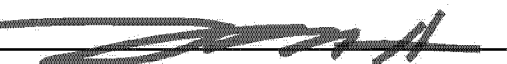
www.des.nh.gov

6. CURRENT PROPERTY OWNER'S AGENT INFORMATION [See Env-Wq 1503.27(e)] If none, check here: ☐		
Business Name: SAME AS PERMIT HOLDER'S AGENT		Contact Name:
Email:		Daytime Telephone:
Address:		
Town/City:	State:	Zip Code:
7. COMPLETE THIS SECTION IF THERE IS A CHANGE IN PERMIT HOLDER OR PROPERTY OWNER [See Env-Wq 1503.23 and Env-Wq 1503.27(f)]		
A. Transferee Information		
Name:		Contact Name:
Email:		Daytime Telephone:
Mailing Address:		
Town/City:	State:	Zip Code:
B. Transferee Signature and Certification		
By signing below, I certify that:		
• I have received a copy of the permit and all approved plans and specifications; • I agree to comply with RSA 485-A:17, Env-Wq 1500, the permit, and all conditions contained in the permit, including the requirement for on-going inspection and maintenance of the stormwater management system(s); • The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; • I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and • I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.		
Transferee:	Print Name Legibly:	Date:
C. Transferor Signature and Certification		
By signing below, I certify that:		
• I have provided a copy of the permit and all approved plans and specifications to the transferee; • I am relinquishing all rights to the permit as originally issued; • The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; • I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and		
I have provided a copy of the permit and all approved plans and specifications to the new owner and .		
Transferor:	Print Name Legibly:	Date:

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

8. COMPLETE THIS SECTION IF YOU ARE REQUESTING A TIME EXTENSION [See Env-Wq 1503.25 and Env-Wq 1503.27(g)]
A. Timing of Request
Is this request being submitted not more than 90 days prior to the permit expiration date? ☒ Yes ☐ No Any request submitted more than 90 days prior to the permit expiration date will be denied.
B. Activity to Date
Has any terrain alteration occurred to date? ☒ Yes ☐ No If Yes: Attach the inspection report required by Env-Wq 1503.27(g)
C. Other Changes
Are changes to the project or project plans being made? ☒ Yes ☐ No If Yes: Do the changes meet the criteria of Env-Wq 1503.21(d) for deviations allowed without a permit amendment? ☒ Yes ☐ No If Yes: Submit the plans and narrative required by Env-Wq 1503.21(d)(9) If No: Submit a request for a permit amendment under Env-Wq 1503.22 in addition to a request for a permit extension.
D. Basis for Request
Why is an extension being requested? The construction of the River Park Subdivision has been delayed by the current economic state resulting from the COVID-19 pandemic. As such a five (5) year extension is requested.
D. PERMIT HOLDER SIGNATURE
By signing below, I certify that: - The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; - I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and - I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. ☐ PERMIT HOLDER ☒ PERMIT HOLDER'S AGENT:
Signature:  Date: <u>7/15/2020</u> Name (print or type): <u>Jason Hill, P.E.</u> Title: <u>Agent</u>

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

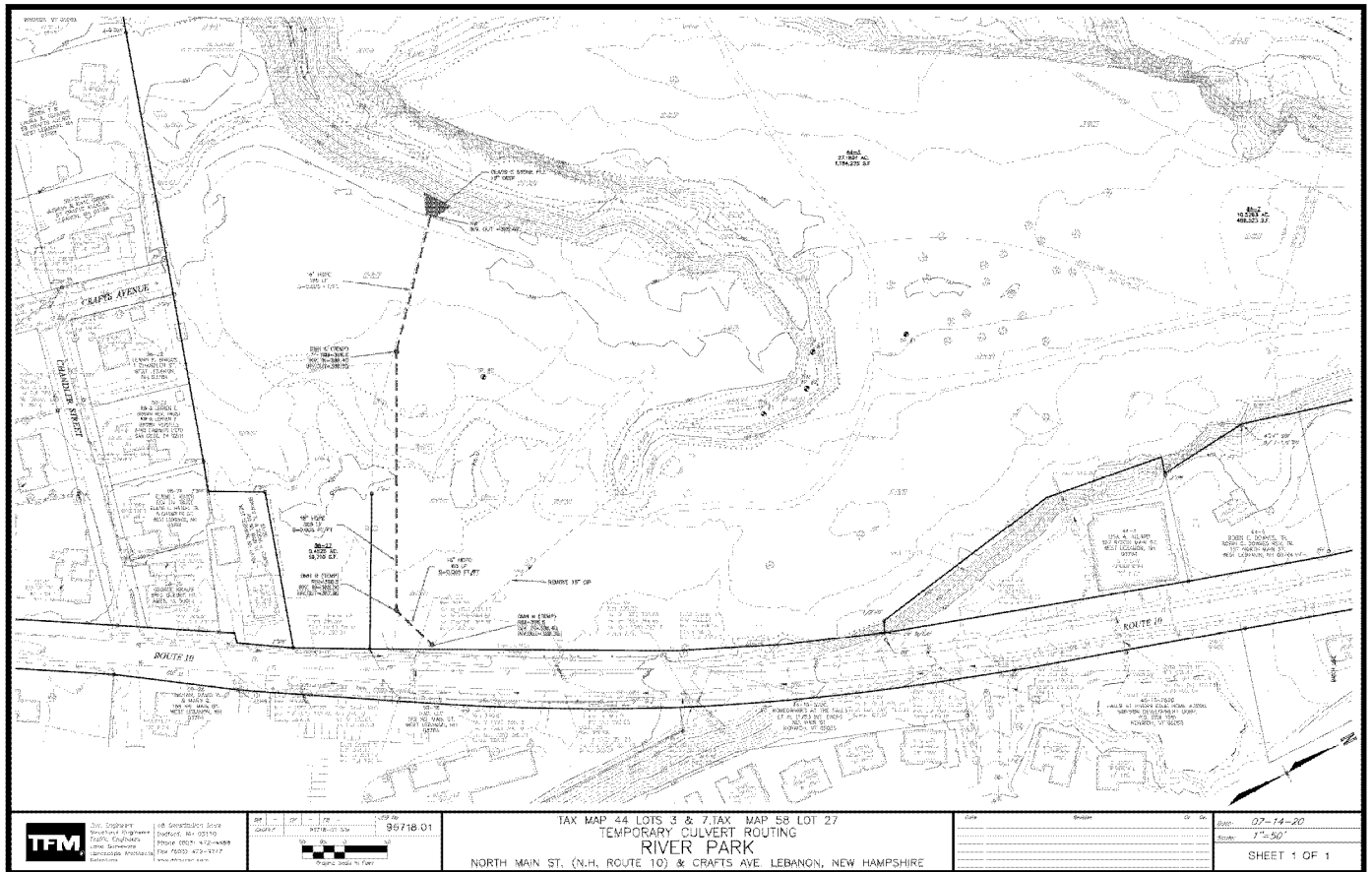
9. COMPLETE THIS SECTION IF THERE IS A CHANGE TO THE PLAN OR PROJECT [See Env-Wq 1503.22 and Env-Wq 1503.27(h)]
A. Type and Extent of Proposed Changes
Do the proposed changes meet the criteria of Env-Wq 1503.22(c)? ☐ Yes ☐ No If No: The changes do not qualify for an amendment and a new application must be filed. Area of disturbance associated with proposed changes: _____ square feet Are revised calculations needed? ☐ Yes ☐ No If Yes: Attach the revised calculations. Is the area proposed to be disturbed outside the area allowed to be disturbed under the original permit? ☐ Yes ☐ No If Yes: Attach an NHB report for the area proposed to be disturbed.
B. Revisions to Plan Sheets
Identify which plan sheets reflect the proposed changes: Briefly summarize the plan changes (DO NOT attach a separate page): Attach the identified revised plan sheets with changes highlighted.
C. Fee Calculation
Per RSA 485-A:17, II: Area of disturbance (_____ square feet) × \$0.10/square foot = \$ _____ + \$500 Base Fee = \$ _____ Fee must be submitted with request.
D. Submission Requirements
Date a copy of the application was sent to the municipality as required by Env-Wq 1503.05(e)²: ____ / ____ / ____. (Attach proof of delivery)
Date a copy of the application was sent to the local river advisory committee if required by Env-Wq 1503.05(f)²: ____ / ____ / ____. (Attach proof of delivery)
By signing below, I certify that: - The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; - I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and - I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
☐ PERMIT HOLDER ☐ PERMIT HOLDER'S AGENT: Signature: _____ Name (print or type): _____ Date: _____ Title: _____

² Env-Wq 1503.22(d)(3) requires proof that a copy of the complete amendment request has been sent or delivered to the governing body of each municipality in which the project is located and, if the project is within ¼ mile of a designated river, to the Local River Advisory Committee.

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

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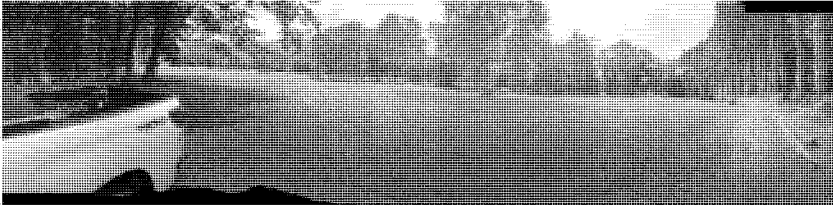
	TFM 1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com
	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com	1000 Highway 1 Lebanon, NH 03756 Phone: 603-448-1111 Fax: 603-448-1112 Email: info@tfm.com

Site Inspection Report #1

General Information			
Project Name	River Park		
Location	West Lebanon NH		
Date of Inspection	7/10/20	Start/End Time	10:30 AM-12:00 PM
Inspector's Name(s)	Jason Hill TFMoran Inc. 48 Constitution Dr. Bedford, NH 03110		
Inspector's Title(s)	NH PE		
Inspector's Contact Information	Office: 603-472-4488		Email: jhill@tfmoran.com
Weather	90 degrees/ Mostly Sunny		
Describe present phase of construction	Phase 1 A / Crafts Avenue Extension		
Do you suspect that outflow may have occurred? ☐ Yes ☒ No If yes, describe:			
Was there any outflow at the time of inspection? ☐ Yes ☒ No If yes, describe:			
NOTES:			

Current Activities	Date	7/10/20	Inspector	JSH
Sidewalk gravels being placed/ prepare for wearing course paving.			Cleared	0.75 ac
			Disturbed	0.75 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0.5 ac
			Total	0.5 ac
Photos A: View north of Crafts Avenue Extension; disturbed areas at perimeter shall be loamed and seeded.			Area/Location A: Crafts Avenue Extension B: Crafts Avenue Extension	
			BMP Description A: Stabilization B: Stabilization	
			Pass/Recommendation A: Recommend disturbed areas at perimeter shall be loamed and seeded. B: Pass	
			Action Item	
B: View east of Infiltration pond 1-1 servicing Crafts Avenue Extension. Area is considered permanently stabilized.				

Current Activities	Date	7/10/20	Inspector	JSH
Sidewalk gravels being placed/ prepare for wearing course paving.			Cleared	0.75 ac
			Disturbed	0.75 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0.5 ac
			Total	0.5 ac
Photos C: View south at cul-de-sac of Crafts Avenue Extension. Disturbed areas at perimeter shall be loamed and seeded.  D: Panorama view north from cul-de-sac showing the River Park Commercial Subdivision property. No disturbed areas present. 			Area/Location	
			C: Crafts Avenue Extension D: River Park Commercial Subdivision	
			BMP Description	
			C: Stabilization D: N/a	
			Pass/Recommendation	
C: Recommend disturbed areas at perimeter shall be loamed and seeded. D: Pass				
Action Item				

Current Activities		7/10/20	Inspector	JSH
			Cleared	0 ac
			Disturbed	0 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0 ac
			Total	0 ac
			Area/Location	
Photos E: Panorama view south from southern edge of site showing the River Park Commercial Subdivision property. No disturbed areas present. 			E: River Park Commercial Subdivision	
			BMP Description	
			E: N/a	
			Pass/Recommendation	
E: Pass				
Facing				
Action Item				

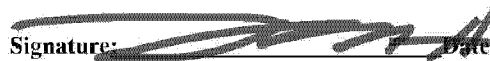
Non-Compliance

Describe any incidents of non-compliance not described above:

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title: Jason Hill, PE

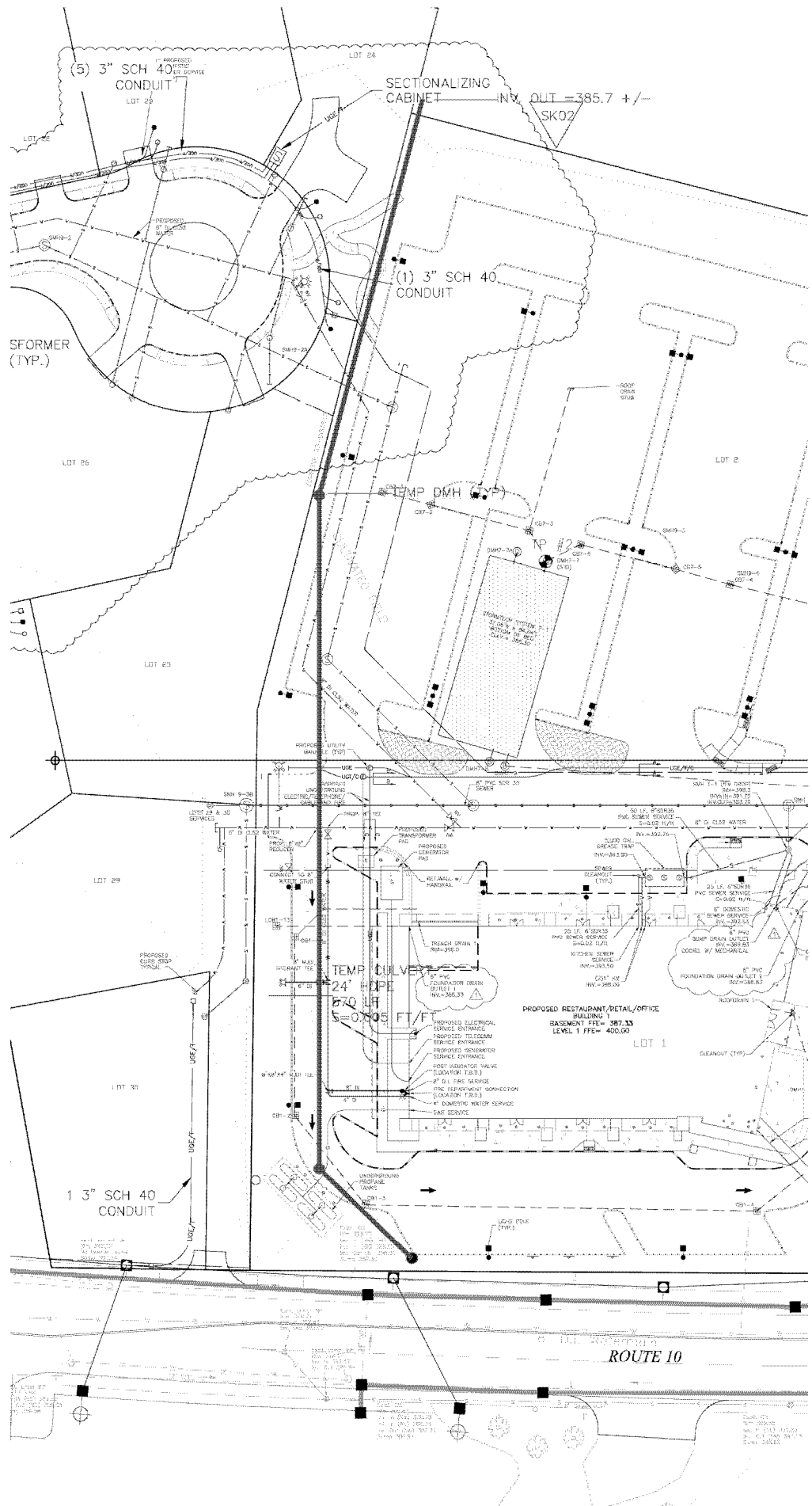
Signature:  **Date:** 7/17/20

Action Items:

See above report comments and recommendations.

Resolved Action Items:

Outstanding Action Items:





The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



October 30, 2020

Lyme Properties 2 LLC
c/o David Clem
PO Box 5305
West Lebanon, New Hampshire 03784

RE: River Park
173 North Main Street
Tax Map 44, Lots 3 & 7, Tax Map 58, Lot 27, Lebanon

Permit: AoT-0994A

Original Permit Issuance: October 6, 2015

Dear Applicant:

Based upon a recent request, we are hereby amending RSA 485-A:17 Alteration of Terrain Permit AoT-0994. **The amendment consists of a 5-year time extension.** The amended permit number is AoT-0994A and is subject to the following conditions:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
3. The plans and supporting documentation in the permit file are a part of this approval.
4. **This permit expires on October 30, 2025.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
5. **No trail work is included in this permit. If any additional *earth moving* activities are proposed, they are subject to Administrative Rule Env-Wq 1500.**
6. No construction activity within the Protected Shoreland shall occur until a Shoreland Permit is obtained from the Department, in accordance with RSA 483-B.
7. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: <https://forms.nh.gov/onlineforms/> . Paper forms are available at that same web page or at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
8. **Upon completion of construction, a written notice signed by the permit holder and a qualified engineer shall be submitted to the Department, in accordance with Env-Wq 1503.21(c)(1), stating that the project was completed in accordance with the approved plans and specifications.** If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).

www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964

LEB_0061575

9. **All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual.** All record keeping required by the I&M Manual shall be maintained by the identified responsible party, and be made available to the department upon request.
10. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <http://des.nh.gov/organization/divisions/water/stormwater/construction.htm>.
11. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
12. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



Ridgely Mauck, P.E.
Alteration of Terrain Bureau

cc: Lebanon Planning Board

cc: TFMoran, Inc.

EXHIBIT 40

From:	Brian Vincent </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=ED9E74B2B6C84B06B72312FA7C4A8E52-BVINCENT>
To:	Tim Corwin <Tim.Corwin@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>
CC:	Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>
Subject:	RE: RiverPark Temporary Drain
Sent:	2024/01/22 08:44:39 (UTC -05:00)
Attachments:	[EXTERNAL] Fwd: River Park: AOT Extension.msg; Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293.msg; RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293.msg
Task Start:	2024/01/21 19:00:00 (UTC -05:00)
Task Due:	2024/01/21 19:00:00 (UTC -05:00)
Percent Complete:	0

Tim,

This is what I found. See attached. I had had other emails with Chet, but it was on a different topic – the Lyman Street acceptance by the City, etc.

Thanks,

Brian A. Vincent, PE
City Engineer

City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, NH 03766
603-448-3112 x 6252
brian.vincent@lebanonnh.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Thursday, January 18, 2024 12:05 AM
To: Rod Finley <rod.finley@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>
Subject: RE: RiverPark Temporary Drain

Rod/Brian – can you confirm if there were any further discussions with Chet Clem subsequent to Rod's conversation with Chet on 8/9 (as described in Rod's e-mail below)?

We're getting ready to deem the building permit expired and the Clems are going to argue that they couldn't proceed because of the City's stormwater pipe. We don't believe that argument has any merit at all, but it's most likely going to be litigated – and it will certainly be a major issue before the Building Code of Appeals. So we need to understand where things left off.

Reminder that Rod's discussion with Chet on 8/9 followed David's e-mail from 8/4/23 (attached for reference), which followed David's letter from 2/2/23 (also attached).

Thanks for your help. -Tim

From: Rod Finley <rod.finley@lebanonnh.gov>
Sent: Wednesday, August 9, 2023 2:31 PM
To: Brian Vincent <brian.vincent@lebanonnh.gov>
Cc: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RiverPark Temporary Drain

Hi Brian:

I just spoke with Chet Clem. I told Chet that you are on vacation, returning Monday, August 14th. Chet is also on vacation, returning, Monday, August 14th as well. I told Chet that you and I would like to meet on-site next week to go over the temporary connection. Chet thought that was a good idea. In preparation for the meeting, I asked Chet to send over the record drawing for the 24" drain line. Chet said that he will contact his office manager and have that sent over. Chet seemed to indicate that he has the information and mentioned that Notts had record data when they performed the water and sewer extension. I said that we are interested in knowing the invert of the 24" drainpipe at its east end, where we would connect. We need to confirm that the existing 18" drainpipe invert is higher than the 24" drainpipe invert. Chet agreed that that is important.

We need to call Chet next week to arrange the meeting.

Thank you,

Rod

Rodrick J. Finley, P.E.
City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766

rod.finley@lebanonnh.gov
603.558.7123 mobile
603.448.3112 Ext 6146

From:	Chet Clem <chet@lymeproperties.com>
To:	Rod Finley <rod.finley@lebanonnh.gov>
CC:	Brian Vincent <brian.vincent@lebanonnh.gov>
Subject:	[EXTERNAL] Fwd: River Park: AOT Extension
Sent:	2023/08/16 15:26:52 (UTC -05:00)
Attachments:	aot0994a_rm.pdf; 95718-01 CoverLtr Mauck clean.pdf; 95718-01 Site-PHASE 1 UTILITY 1-9 (3).pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rod,

Digging out from being out last week and last night's Planning Board, but following up on your call last week. I'm re-sending the route of the temporary bypass line as installed.

Waiting on an email from TFMoran on the as-builts for the Cross Country Connector from later in 2022 that show where temp line crossed the CCC water and sewer.

Chet

Begin forwarded message:

From: Chet Clem <chet@lymeproperties.com>
Subject: Fwd: River Park: AOT Extension
Date: June 22, 2022 at 4:08:40 PM EDT
To: rod.finley@lebanonnh.gov
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>, David Brooks <david.brooks@lebanonnh.gov>

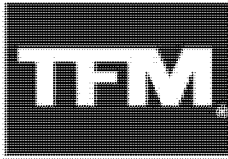
All,

Attached please find the 2020 AoT update and extension, and the route of the Route 10 stormwater line as discussed.

Be in touch with any questions,
Chet

Begin forwarded message:

From: Angela McCanna <angela@lymeproperties.com>
Subject: River Park: AOT Extension
Date: June 22, 2022 at 3:14:25 PM EDT
To: Chet Clem <chet@lymeproperties.com>



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

August 4, 2020

Mr. Ridgely Mauck, P.E.
NHDES – Water Division
Alteration of Terrain Program
29 Hazen Drive
Concord, NH 03302

**Re: River Park
AoT-0994
Tax Map 44 Lot 3 & 7, Tax Map 57 Lot 27
West Lebanon NH**

Dear Ridge:

Pursuant to Env-Wq 1503.25, we are submitting plans and associated documents associated with a proposed amendment extension to AoT-0994, which permits the development of a residential and commercial subdivision (Crafts Avenue Extension and River Park, respectfully) at the above address.

Limited on-site work has been completed to date and is associated with the completion of the Crafts Avenue Extension phase of the project. Based on site inspection by this office, the improvements and stormwater BMPs as designed under AoT- 0994 have been completed and are consistent with the plans. The perimeter of the road area was observed to be disturbed and needing final vegetative stabilization. These areas have now been loamed and seeded, and we can provide NHDES with photographs showing completion of these activities.

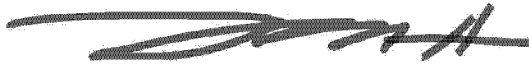
Previous attempts to commence the project in 2016 and 2018 ran into regulatory delays at the municipal level. The project was due to commence in April 2020, however due to the current economic status resulting from the Covid-19 pandemic, the commencement of the initial phase of the River Park Commercial Subdivision has been placed on temporary hold. The applicant intends on commencing of the River Park Commercial Subdivision phase at which point the economic environment is favorable to the development. As such we respectfully request a five (5) year extension to AoT-0994 for these reasons.

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

Please see the attached Compliance Report and plans illustrating the proposed change described in the above paragraph. If you have any questions or concerns in regards to this submittal please do not hesitate to contact the undersigned at 472-4488 or jhill@tfmoran.com.

Sincerely,
TFMoran, Inc.



Jason Hill, P.E.
Civil Project Manager

Cc:
Lyme Properties 2 LLC
David Brooks, City of Lebanon NH Planning Dept

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



ALTERATION OF TERRAIN AMENDMENT REQUEST FORM

Water Division/ Alteration of Terrain Bureau/ Land Resources Management
Check the Status of your Application: www.des.nh.gov/onestop



RSA/ Rule: RSA 485-A:17, Env-Wq 1500

Administrative Use Only	Administrative Use Only	Administrative Use Only	File Number:
			Check No.
			Amount:
			Initials:

1. TYPE OF AMENDMENT REQUESTED [See Env-Wq 1503.27(a)]

☐ Permit Transfer [use Section 7]
 ☒ Time Extension [use Section 8]
 ☐ Project/Plan Change [use Section 9]

2. PROJECT INFORMATION [See Env-Wq 1503.27(b)]

Project Name: RIVER PARK

Street/Road Address: 173 NORTH MAIN STREET

Town/City: LEBANON

County: GRAFTON

Tax Map: 44/57

Block:

Lot Number: 3 & 7/27

Unit:

3. CURRENT PERMIT INFORMATION [See Env-Wq 1503.27(c)-(d)]

Permit No.: AoT-0994

Current Expiration Date¹: OCTOBER 6, 2020

Name of NHDES Signatory: AMY C. CLARK

Current Permit Holder Name: LYME PROPERTIES 2 LLC

Contact Name: DAVID CLEM

Email: DCLEM@LYMEPROPERTIES.COM

Daytime Telephone: 603-676-7800

Mailing Address: PO BOX 5305

Town/City: WEST LEBANON

State: NH

Zip Code: 03784

4. CURRENT PERMIT HOLDER'S AGENT [See Env-Wq 1503.27(d)] If none, check here: ☐

Business Name: TFMORAN, INC.

Contact Name: JASON HILL

Email: JHILL@TFMORAN.COM

Daytime Telephone: 603-472-4488

Mailing Address: 48 CONSTITUTION DRIVE

Town/City: BEDFORD

State: NH

Zip Code: 03110

5. CURRENT PROPERTY OWNER INFORMATION (IF DIFFERENT FROM PERMIT HOLDER) [See Env-Wq 1503.27(e)]

Name: SAME

Contact Name:

Email:

Daytime Telephone:

Mailing Address:

Town/City:

State:

Zip Code:

¹ Expired permits cannot be extended.

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

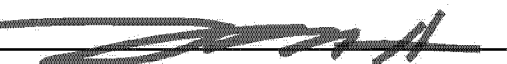
www.des.nh.gov

6. CURRENT PROPERTY OWNER'S AGENT INFORMATION [See Env-Wq 1503.27(e)] If none, check here: ☐		
Business Name: SAME AS PERMIT HOLDER'S AGENT		Contact Name:
Email:		Daytime Telephone:
Address:		
Town/City:	State:	Zip Code:
7. COMPLETE THIS SECTION IF THERE IS A CHANGE IN PERMIT HOLDER OR PROPERTY OWNER [See Env-Wq 1503.23 and Env-Wq 1503.27(f)]		
A. Transferee Information		
Name:		Contact Name:
Email:		Daytime Telephone:
Mailing Address:		
Town/City:	State:	Zip Code:
B. Transferee Signature and Certification		
By signing below, I certify that:		
• I have received a copy of the permit and all approved plans and specifications; • I agree to comply with RSA 485-A:17, Env-Wq 1500, the permit, and all conditions contained in the permit, including the requirement for on-going inspection and maintenance of the stormwater management system(s); • The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; • I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and • I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.		
Transferee:	Print Name Legibly:	Date:
C. Transferor Signature and Certification		
By signing below, I certify that:		
• I have provided a copy of the permit and all approved plans and specifications to the transferee; • I am relinquishing all rights to the permit as originally issued; • The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; • I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and		
I have provided a copy of the permit and all approved plans and specifications to the new owner and .		
Transferor:	Print Name Legibly:	Date:

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

8. COMPLETE THIS SECTION IF YOU ARE REQUESTING A TIME EXTENSION [See Env-Wq 1503.25 and Env-Wq 1503.27(g)]
A. Timing of Request
Is this request being submitted not more than 90 days prior to the permit expiration date? ☒ Yes ☐ No Any request submitted more than 90 days prior to the permit expiration date will be denied.
B. Activity to Date
Has any terrain alteration occurred to date? ☒ Yes ☐ No If Yes: Attach the inspection report required by Env-Wq 1503.27(g)
C. Other Changes
Are changes to the project or project plans being made? ☒ Yes ☐ No If Yes: Do the changes meet the criteria of Env-Wq 1503.21(d) for deviations allowed without a permit amendment? ☒ Yes ☐ No If Yes: Submit the plans and narrative required by Env-Wq 1503.21(d)(9) If No: Submit a request for a permit amendment under Env-Wq 1503.22 in addition to a request for a permit extension.
D. Basis for Request
Why is an extension being requested? The construction of the River Park Subdivision has been delayed by the current economic state resulting from the COVID-19 pandemic. As such a five (5) year extension is requested.
D. PERMIT HOLDER SIGNATURE
By signing below, I certify that: - The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; - I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and - I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
☐ PERMIT HOLDER ☒ PERMIT HOLDER'S AGENT:
Signature:  Date: <u>7/15/2020</u> Name (print or type): <u>Jason Hill, P.E.</u> Title: <u>Agent</u>

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

9. COMPLETE THIS SECTION IF THERE IS A CHANGE TO THE PLAN OR PROJECT [See Env-Wq 1503.22 and Env-Wq 1503.27(h)]
A. Type and Extent of Proposed Changes
Do the proposed changes meet the criteria of Env-Wq 1503.22(c)? ☐ Yes ☐ No If No: The changes do not qualify for an amendment and a new application must be filed. Area of disturbance associated with proposed changes: _____ square feet Are revised calculations needed? ☐ Yes ☐ No If Yes: Attach the revised calculations. Is the area proposed to be disturbed outside the area allowed to be disturbed under the original permit? ☐ Yes ☐ No If Yes: Attach an NHB report for the area proposed to be disturbed.
B. Revisions to Plan Sheets
Identify which plan sheets reflect the proposed changes: Briefly summarize the plan changes (DO NOT attach a separate page): Attach the identified revised plan sheets with changes highlighted.
C. Fee Calculation
Per RSA 485-A:17, II: Area of disturbance (_____ square feet) × \$0.10/square foot = \$ _____ + \$500 Base Fee = \$ _____ Fee must be submitted with request.
D. Submission Requirements
Date a copy of the application was sent to the municipality as required by Env-Wq 1503.05(e)²: ____ / ____ / ____. (Attach proof of delivery)
Date a copy of the application was sent to the local river advisory committee if required by Env-Wq 1503.05(f)²: ____ / ____ / ____. (Attach proof of delivery)
By signing below, I certify that: - The information contained in or otherwise submitted with this request is true, complete, and not misleading to the best of my knowledge and belief; - I understand that the submission of false, incomplete, or misleading information constitutes grounds for the department to deny the request, revoke any permit amendment that is granted based on the information, and/or refer the matter to the board of professional engineers established by RSA 310-A:3 if I am a professional engineer; and - I understand that I am subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
☐ PERMIT HOLDER ☐ PERMIT HOLDER'S AGENT: Signature: _____ Date: _____ Name (print or type): _____ Title: _____

² Env-Wq 1503.22(d)(3) requires proof that a copy of the complete amendment request has been sent or delivered to the governing body of each municipality in which the project is located and, if the project is within ¼ mile of a designated river, to the Local River Advisory Committee.

ridge.mauck@des.nh.gov or (603) 271-2147

NHDES Alteration of Terrain Bureau, PO Box 95, Concord, NH 03303-0095

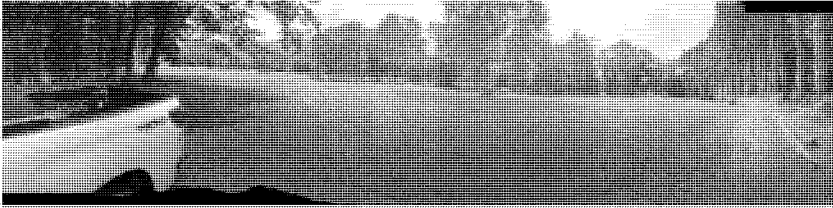
www.des.nh.gov

Site Inspection Report #1

General Information			
Project Name	River Park		
Location	West Lebanon NH		
Date of Inspection	7/10/20	Start/End Time	10:30 AM-12:00 PM
Inspector's Name(s)	Jason Hill TFMoran Inc. 48 Constitution Dr. Bedford, NH 03110		
Inspector's Title(s)	NH PE		
Inspector's Contact Information	Office: 603-472-4488		Email: jhill@tfmoran.com
Weather	90 degrees/ Mostly Sunny		
Describe present phase of construction	Phase 1 A / Crafts Avenue Extension		
Do you suspect that outflow may have occurred? ☐ Yes ☒ No If yes, describe:			
Was there any outflow at the time of inspection? ☐ Yes ☒ No If yes, describe:			
NOTES:			

Current Activities	Date	7/10/20	Inspector	JSH
Sidewalk gravels being placed/ prepare for wearing course paving.			Cleared	0.75 ac
			Disturbed	0.75 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0.5 ac
			Total	0.5 ac
Photos A: View north of Crafts Avenue Extension; disturbed areas at perimeter shall be loamed and seeded.			Area/Location A: Crafts Avenue Extension B: Crafts Avenue Extension	
			BMP Description A: Stabilization B: Stabilization	
			Pass/Recommendation A: Recommend disturbed areas at perimeter shall be loamed and seeded. B: Pass	
			Action Item	
B: View east of Infiltration pond 1-1 servicing Crafts Avenue Extension. Area is considered permanently stabilized.				

Current Activities	Date	7/10/20	Inspector	JSH
Sidewalk gravels being placed/ prepare for wearing course paving.			Cleared	0.75 ac
			Disturbed	0.75 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0.5 ac
			Total	0.5 ac
Photos C: View south at cul-de-sac of Crafts Avenue Extension. Disturbed areas at perimeter shall be loamed and seeded.  D: Panorama view north from cul-de-sac showing the River Park Commercial Subdivision property. No disturbed areas present. 			Area/Location	
			C: Crafts Avenue Extension D: River Park Commercial Subdivision	
			BMP Description	
			C: Stabilization D: N/a	
			Pass/Recommendation	
C: Recommend disturbed areas at perimeter shall be loamed and seeded. D: Pass				
Action Item				

Current Activities		7/10/20	Inspector	JSH
			Cleared	0 ac
			Disturbed	0 ac
			Temp. Stabilized	0 ac
			Perm. Stabilized	0 ac
			Total	0 ac
			Area/Location	
Photos E: Panorama view south from southern edge of site showing the River Park Commercial Subdivision property. No disturbed areas present. 			E: River Park Commercial Subdivision	
			BMP Description	
			E: N/a	
			Pass/Recommendation	
E: Pass				
Facing				
Action Item				

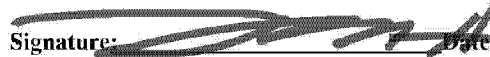
Non-Compliance

Describe any incidents of non-compliance not described above:

CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title: Jason Hill, PE

Signature:  **Date:** 7/17/20

Action Items:

See above report comments and recommendations.

Resolved Action Items:

Outstanding Action Items:



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



October 30, 2020

Lyme Properties 2 LLC
c/o David Clem
PO Box 5305
West Lebanon, New Hampshire 03784

RE: River Park
173 North Main Street
Tax Map 44, Lots 3 & 7, Tax Map 58, Lot 27, Lebanon

Permit: AoT-0994A

Original Permit Issuance: October 6, 2015

Dear Applicant:

Based upon a recent request, we are hereby amending RSA 485-A:17 Alteration of Terrain Permit AoT-0994. **The amendment consists of a 5-year time extension.** The amended permit number is AoT-0994A and is subject to the following conditions:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
3. The plans and supporting documentation in the permit file are a part of this approval.
4. **This permit expires on October 30, 2025.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
5. **No trail work is included in this permit. If any additional *earth moving* activities are proposed, they are subject to Administrative Rule Env-Wq 1500.**
6. No construction activity within the Protected Shoreland shall occur until a Shoreland Permit is obtained from the Department, in accordance with RSA 483-B.
7. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: <https://forms.nh.gov/onlineforms/>. Paper forms are available at that same web page or at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
8. **Upon completion of construction, a written notice signed by the permit holder and a qualified engineer shall be submitted to the Department, in accordance with Env-Wq 1503.21(c)(1), stating that the project was completed in accordance with the approved plans and specifications.** If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).

www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: 271-2867 TDD Access: Relay NH 1-800-735-2964

LEB_0063840

9. **All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual.** All record keeping required by the I&M Manual shall be maintained by the identified responsible party, and be made available to the department upon request.
10. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <http://des.nh.gov/organization/divisions/water/stormwater/construction.htm>.
11. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
12. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



Ridgely Mauck, P.E.
Alteration of Terrain Bureau

cc: Lebanon Planning Board

cc: TFMoran, Inc.

From: Brian Vincent </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=ED9E74B2B6C84B06B72312FA7C4A8E52-BVINCENT>
To: Chet Clem <chet@lymeproperties.com>; Rod Finley <rod.finley@lebanonnh.gov>
CC: Nik Coates <Nik.Coates@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: RE: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent: 2023/08/18 13:09:19 (UTC -05:00)
Attachments: River Pk 081723 site walk.m4a

Hi Chet,
Thank you for the site visit yesterday.
Attached is the recording of the meeting, as requested.
Brian

Brian A. Vincent, PE
City Engineer
City of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, NH 03766
603-448-3112 x 6252
brian.vincent@lebanonnh.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 17, 2023 12:19 PM
To: Rod Finley <rod.finley@lebanonnh.gov>
Cc: Brian Vincent <brian.vincent@lebanonnh.gov>
Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rod and Brian,
Thanks for your time today, I will get back to you asap on temporary solution.
Given that the City Manager insisted upon the meeting being recorded, I request a copy of the recording for our records, too.
Thank you,
Chet

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)
[Calendly: book a Zoom with me](#)

[Lyme Properties](#)

[River Park West Lebanon](#)
[Action Plan for West Leb](#)
[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)

On Aug 16, 2023, at 3:27 PM, Chet Clem <chet@lymeproperties.com> wrote:

Just sent you an email about the same matter.
11:30 tomorrow works.

On Aug 16, 2023, at 3:15 PM, Rod Finley <rod.finley@lebanonnh.gov> wrote:
Hi Chet:
Are you available to meet on-site tomorrow at 11:30 am to discuss the temporary stormwater connection?
Thank you,
Rod
Rodrick J. Finley, P.E.

City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
rod.finley@lebanonnh.gov
603.558.7123 mobile
603.448.3112 Ext 6146

From: Chet Clem <chet@lymeproperties.com>

Sent: Friday, August 4, 2023 1:29 PM

To: David Brooks <David.Brooks@lebanonnh.gov>

Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>

Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

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David,

The City was Cc'd on all the communications regarding the AOT permit when it was extended back in 2020, and TF Moran addressed this issue with NHDEP:

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

I understand the additional requirements as it relates to a permanent solution, but it remains our position that the temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit. The connection can happen on River Park property, outside the right of way.

The present condition is in fact also a temporary solution as the pipe was redirected to its current route after the former City Engineer approved site work that blocked the pipe, requiring the current re-routing after it backed up.

How the City wishes to handle this is your prerogative, but the City's pipe is preventing work on 1 River Park from continuing. As we've both now noted, this pipe does not serve River Park whatsoever and is exhausting on our property without easement.

I look forward to receiving the City's proposed solution for moving its pipe out of the way so our work can continue.

Thank you,

Chet

On Aug 3, 2023, at 12:24 PM, David Brooks <David.Brooks@lebanonnh.gov> wrote:
Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

David R. Brooks

Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>

Sent: Thursday, August 3, 2023 10:11 AM

To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>

Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian

Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>

Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,

Chet

chet@lymeproperties.com

603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

<20230803 Request for temporary stormwater connection.pdf>

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From:	Chet Clem <chet@lymeproperties.com>
To:	Rod Finley <rod.finley@lebanonnh.gov>
CC:	Brian Vincent <brian.vincent@lebanonnh.gov>
Subject:	Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Sent:	2023/08/17 12:19:18 (UTC -05:00)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rod and Brian,

Thanks for your time today, I will get back to you asap on temporary solution.

Given that the City Manager insisted upon the meeting being recorded, I request a copy of the recording for our records, too.

Thank you,
Chet

Chet Clem
President
Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

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Rod

Rodrick J. Finley, P.E.
City Engineer
City Of Lebanon
Department of Public Works
193 Dartmouth College Highway
Lebanon, New Hampshire 03766
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Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

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Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

I understand the additional requirements as it relates to a permanent solution, but it remains our position that the temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit. The connection can happen on River Park property, outside the right of way.

The present condition is in fact also a temporary solution as the pipe was redirected to its current route after the former City Engineer approved site work that blocked the pipe, requiring the current re-routing after it backed up.

How the City wishes to handle this is your prerogative, but the City's pipe is preventing work on 1 River Park from continuing. As we've both now noted, this pipe does not serve River Park whatsoever and is exhausting on our property without easement.

I look forward to receiving the City's proposed solution for moving its pipe out of the way so our work can continue.

Thank you,
Chet

On Aug 3, 2023, at 12:24 PM, David Brooks <David.Brooks@lebanonnh.gov> wrote:
Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <ddclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender

and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,

Chet

chet@lymeproperties.com

603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

<20230803 Request for temporary stormwater connection.pdf>

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

EXHIBIT 45

To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject:	RE: [EXTERNAL] Building Permit #2016-00293
Sent:	2024/01/07 09:28:19 (UTC -05:00)

If we're going to act on this, we should probably try and do so quickly, if possible. T

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Sent: Friday, January 5, 2024 2:24 PM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, January 5, 2024 2:01 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: [EXTERNAL] Building Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please see attached

EXHIBIT 46

From: Nathan Reichert </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=c2cb7d874720416fa384c306d86340bb-Nathan Reic>
To: David Brooks <David.Brooks@lebanonnh.gov>
Subject: FW: River Park_BP2016-00293
Sent: 2024/01/10 16:14:48 (UTC -05:00)
Attachments: 2023-02-15_River Park_Building Permit Status.pdf, 20240105 Memo to Lebanon Building Inspector.pdf

We will be working on a response to Chets letter over the next days.
nate

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Wednesday, January 10, 2024 12:35 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: FW: River Park_BP2016-00293

Here's the letter that was sent

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Wednesday, February 15, 2023 1:51 PM
To: Chet Clem <chet@lymeproperties.com>
Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: River Park_BP2016-00293

Chet –

On behalf of the Building Inspector, please see attached letter. -Tim

Tim Corwin, AICP

Deputy Planning and Development Director
City of Lebanon
51 No. Park Street
Lebanon, NH 03766
(603) 448-1524 (Office)
(603) 442-6127 (Direct)
TIM.CORWIN@LEBANONNH.GOV
WWW.LEBANONNH.GOV



City Hall Hours:
Monday-Thursday, 7am – 5pm (No Friday Hours)

NOTICE: THIS E-MAIL AND ANY REPLY TO THIS E-MAIL MAY BE CONSIDERED A "GOVERNMENTAL RECORD" PER NH RSA 91-A:1-A. THE CITY OF LEBANON IS REQUIRED TO MAKE GOVERNMENTAL RECORDS AVAILABLE TO THE PUBLIC UPON REQUEST, IN ACCORDANCE WITH NH RSA 91-A:4. THE CITY IS ALSO REQUIRED TO RETAIN GOVERNMENTAL RECORDS FOR MINIMUM PERIODS OF TIME AS SET FORTH IN NH RSA 33-A:3-A.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 15, 2023

Sent Via E-Mail (chet@lymeproperties.com)

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."

Please be advised that I will need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]") The only information provided in your letter relative to the commencement of work is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."

In order to make a determination with respect to Section 105.5, please provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022, and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date, and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

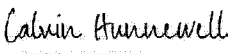
Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the Building Permit and will revoke the permit as of January 13, 2023.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

DocuSigned by:
 2/15/2023
A22F5A16EE6049E...
Calvin Hunnewell, Building Inspector

cc: Nathan Reichert, Director of Planning & Development
Tim Corwin, Deputy Director of Planning & Development



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
President, Lyme Properties

EXHIBIT 49

To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject:	RE: River Park
Sent:	2024/01/12 10:52:50 (UTC -05:00)
Attachments:	2024-01-12_River Park_BP 2016-293_Working Draft_v2.docx

Calvin – I made some edits. Please let me know what you think.

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Sent: Friday, January 12, 2024 8:20 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: River Park

Tim, what do you think?

Thank you for the updated information. Please contact Leann so the contact information can be put into the project file.

As a reminder the issuance of the permit was and is a license to proceed with the work. It is not a license to violate, cancel or set aside any provision of the code. The permit applicant is responsible for code compliance. 2015 IBC and commentary Section 105.4

The permit becomes invalid under two distinct situations, both based on a 180 day period. The first of which the city has granted several extensions, due to COVID 19, that is the work on the site authorized by the permit was not commenced within 180 days of the permit issuance. The second situation is when the authorized work on the site has stopped for 180 days. Request you as the applicant provide documentation demonstrating code compliance to the second situation noted that work has not been suspended or abandoned for a period of 180 days. 2015 IBC and commentary Section 105.5

Thank you for your letter dated January 5, 2024. As a reminder, the issuance of a building permit is a license to proceed with the proposed work. The permit applicant is responsible for code compliance. 2015 IBC and commentary Section 105. The permit becomes invalid if the authorized work on the site has stopped for a period of 180 days.

Per my letter to you dated March 24, 2023, I acknowledged that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In your letter dated December 9, 2022, you wrote that, "[w]ork has now ceased[.]" although you did not provide a specific date as to when that occurred. Assuming the work ceased on the date of your letter, then work would have needed to recommence by no later than May 9, 2023. If your appeal to the Building Code Board of Appeals stayed the 180 period – which is not the City's position – then the 180 day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024.

Based on a drive-by inspection of the property, it does not appear that any work has proceeded in some time. We request that you, as the applicant, provide documentation demonstrating that work recommenced sometime following December 9, 2022, and was not suspended or abandoned for any period longer than 180 days. 2015 IBC and commentary Section 105.5

If documentation demonstrating that work has not been suspended or abandoned for any period of 180 days following December 9, 2022, is not or cannot be provided by February 15, 2024, I will issue a determination that the permit is invalid and will identify what is needed in order to have the permit reinstated.

Sincerely
Calvin Hunnewell
City of Lebanon, NH

EXHIBIT 50

From:	Tim Corwin </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD3C289255C9424C9C5FD006E6058756-TIM.CORWIN>
To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
CC:	Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject:	RE: River Park
Sent:	2024/01/12 10:53:33 (UTC -05:00)
Attachments:	2024-01-12_River Park_BP 2016-293_Working Draft_v2.docx

Calvin – thank you again. I made some edits to your letter and saved it as a version 2 (attached and also saved in the River Park file). Please let me know what you think.

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Sent: Friday, January 12, 2024 8:20 AM
To: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: River Park

Tim, what do you think?

Thank you for the updated information. Please contact Leann so the contact information can be put into the project file.

As a reminder the issuance of the permit was and is a license to proceed with the work. It is not a license to violate, cancel or set aside any provision of the code. The permit applicant is responsible for code compliance. [2015 IBC and commentary Section 105.4](#)

The permit becomes invalid under two distinct situations, both based on a 180 day period. The first of which the city has granted several extensions, due to COVID 19, that is the work on the site authorized by the permit was not commenced within 180 days of the permit issuance. The second situation is when the authorized work on the site has stopped for 180 days. Request you as the applicant provide documentation demonstrating code compliance to the second situation noted that work has not been suspended or abandoned for a period of 180 days. [2015 IBC and commentary Section 105.5](#)

Thank you for your letter dated January 5, 2024. As a reminder, the issuance of a building permit is a license to proceed with the proposed work. The permit applicant is responsible for code compliance. 2015 IBC and commentary Section 105. The permit becomes invalid if the authorized work on the site has stopped for a period of 180 days.

Per my letter to you dated March 24, 2023, I acknowledged that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In your letter dated December 9, 2022, you wrote that, "[w]ork has now ceased[.]" although you did not provide a specific date as to when that occurred. Assuming the work ceased on the date of your letter, then work would have needed to recommence by no later than May 9, 2023. If your appeal to the Building Code Board of Appeals stayed the 180 period – which is not the City's position – then the 180 day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024.

Based on a drive-by inspection of the property, it does not appear that any work has proceeded in some time. We request that you, as the applicant, provide documentation demonstrating that work recommenced sometime following December 9, 2022, and was not suspended or abandoned for any period longer than 180 days. 2015 IBC and commentary Section 105.5

If documentation demonstrating that work has not been suspended or abandoned for any period of 180 days following December 9, 2022, is not or cannot be provided by February 15, 2024, I will issue a determination that the permit is invalid and will identify what is needed in order to have the permit reinstated.

Sincerely
Calvin Hunnewell
City of Lebanon, NH

EXHIBIT 51

From:	PZBShare </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=B0548A5DB40644EEBA5C62D9731A72E0-PZBSHARE>
Subject:	FW: [EXTERNAL] Building Permit #2016-00293
Sent:	2024/01/16 12:43:26 (UTC -05:00)
Attachments:	20240105 Memo to Lebanon Building Inspector.pdf

From: Tim Corwin
Sent: Tuesday, January 16, 2024 11:05 AM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293

Nate –

Regarding the attached letter from Chet Clem – here is Calvin's draft reply, which I'm thinking he can just send via e-mail:

Dear Mr. Clem:

Thank you for your letter dated January 5, 2024. As a reminder, the issuance of a building permit is a license to proceed with the proposed work. The permit applicant is responsible for code compliance. (2009 IBC Section 105.4) Once issued, the permit becomes invalid if the authorized work on the site has stopped for a period of 180 days. (2009 IBC Section 105.5)

Per my letter to you dated March 24, 2023, I acknowledged that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In your letter dated December 9, 2022, you wrote, "work has now ceased," although you did not provide a specific date as to when that occurred.

I request that you, as the applicant, provide documentation demonstrating the authorized work on the site recommenced sometime following December 9, 2022, and was not suspended or abandoned for any period longer than 180 days. [2009 IBC Section 105.5](#)
If such documentation is not provided by February 15, 2024, I will issue a determination that the permit is invalid and will provide appropriate steps required to have the permit reinstated.

Sincerely,

Calvin Hunnewell
Building Inspector

What do you think? Also, should we run by legal counsel? This response could very well be the foundational document in what becomes a much larger lawsuit...

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Sent: Friday, January 5, 2024 2:24 PM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, January 5, 2024 2:01 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: [EXTERNAL] Building Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please see attached



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
President, Lyme Properties

EXHIBIT 52

To:	Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject:	Draft Letter to Lyme Properties
Sent:	2024/01/23 15:03:38 (UTC -05:00)
Attachments:	2024-01-23_Response to C Clem_DRAFT.docx

All –

I've prepared the attached draft letter to Lyme Properties. Please review and feel free to edit or let me know what edits you'd like me to make. Once we have a draft ready, we can loop in Christine Fillmore and ask her to review.

If we should get together to discuss, please let me know and I'll schedule a time to do so. -Tim

-
Tim Corwin, AICP
Deputy Planning and Development Director
City of Lebanon
(603) 448-1524 (Office)
(603) 442-6127 (Direct)
Tim.Corwin@LebanonNH.gov
[Book a time to meet with me](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

January 23, 2024

Sent Via E-Mail (chet@lymeproperties.com)
Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Re: Expiration of 1 River Park Drive Building Permit #2016-00293

Dear Mr. Clem,

Please be advised that Building Permit #2016-00293, originally issued on December 31, 2019, has expired and is no longer valid. Section 105.5 ("Expiration") of the 2009 International Building Code ("IBC"), provides as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or *if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.* The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (emphasis added)

It is my determination that the work on the site authorized by Building Permit #2016-00293 has been suspended or abandoned for a period of greater than 180 days. Consequently, Building Permit #2016-00293 has expired and is invalid.

Permit History & Commencement of Work

By way of background, a building permit application for 1 River Park Drive (formerly 100 River Park Drive) was originally filed on [REDACTED], 2016. The building permit was issued on December 31, 2019, as Building Permit #2016-00293. In response to a written request dated December 9, 2021, from Lyme Properties, a 180-day extension of Building Permit #2016-00293 was approved by memo from the Building Inspector dated January 18, 2022.

In response to a written request dated May 3, 2022, from Lyme Properties, a second 180-day extension of Building Permit #2016-00293 was approved by letter from the Building Inspector dated May 27, 2022. At that time, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023. In an e-mail from the Planning & Development Director sent on May 27, 2022, you were advised that "past and imminent changes to the State Building Code as well as other local regulations, may impact the City's ability to grant further extensions beyond this one."

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." The only information provided in your letter relative to the commencement of work was that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In response, in a letter dated February 15, 2023, I asked you to provide additional information needed to determine that work had commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which, as cited above, provides that a permit "shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]")

In a letter from Lyme Properties dated March 7, 2023, some of the requested additional information was provided. Following receipt of your March 7, 2023 letter, I made a determination as set forth in a letter dated March 24, 2023, that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In the March 24th letter, I also noted that certain additional steps would need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2022.

On April 10, 2023, you e-mailed a response to my March 24, 2023 letter, and on April 25, 2023, you filed an application to the Building Code Board of Appeals appealing "the Building Inspector's ultra vires request for information related to building permit #2016-00293." On July 11, 2023, the Building Code Board of Appeals dismissed the appeal for lack of subject matter jurisdiction finding that that no decision had been made in the March 24, 2023 letter.

Following the dismissal of your appeal, you wrote to me in a letter dated August 3, 2023, that "[t]he only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1." By e-mail sent on the same date, Deputy City Manager David Brooks explained that your questions regarding the Route 10 stormwater connection issue should be addressed to the Department of Public Works and not to the Building Inspector. By e-mail sent to Mr. Brooks on August 4, 2023, you reiterated your position that your proposed Route 10 stormwater connection "temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit".

By letter dated January 5, 2024, you told me that "XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park," and in support thereof you stated that "Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season."

Suspension or Abandonment of Work

In your letter dated December 9, 2022, you wrote that, "we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached." Since that time, you have repeatedly stated that work at 1 River Park Drive has been suspended. Such statements include the following:

- Per your March 7, 2023 letter to the Building Inspector: "Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay."
- Per the draft 7/11/23 Building Code Board of Appeals meeting minutes: "Work has been suspended because of this hearing."
- Per your August 3, 2023 letter to the Building Inspector: "Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication."
- Per your August 4, 2023 e-mail to David Brooks: "the City's pipe is preventing work on 1 River Park from continuing".

In your December 9, 2022 letter, you did not provide a specific date as to when work was suspended. Assuming the work ceased on the date of your letter (i.e. on December 9, 2022), then work would have needed to re-commence by no later than May 9, 2023. If you believe your appeal to the Building Code Board of Appeals stayed the 180 period, then the 180 day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024. However, as noted above, you have indicated on multiple occasions that work has been suspended since at least December 9, 2022. Based on prior drive-by inspections of the property, it appears that work has indeed been suspended since well before July 11, 2023, i.e. for a period of greater than 180 days.

I also note that there has been no effort to address the items identified in my letter of March 7, 2023, as needing to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

To my knowledge, none of the above have been accomplished.

This is a decision of the Building Inspector, which you have the right to appeal to the Building Code Board of Appeals. Should you wish to appeal my decision relative to the application and interpretation of the State Building Code you have thirty (30) days from the date of this letter to file an appeal. See Chapter 36 of the Code of the City of Lebanon, Section 36-13.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

Calvin Hunnewell, Building Inspector

Attachments

- Building Permit #2016-00293, marked "expired"
- Letter from Lyme Properties dated December 9, 2021
- Memo from the Building Inspector dated January 18, 2022
- Letter from Lyme Properties dated May 3, 2022
- E-mail from the Planning & Development Director sent May 27, 2022
- Letter from the Building Inspector dated May 27, 2022

Commented [TC1]: I do not have a copy of the building permit yet (nor have we yet marked the building permit "expired" as I'm suggesting.)

- Letter from Lyme Properties dated December 9, 2022 (without attachments)
- Letter from the Building Inspector dated February 15, 2023
- Letter from Lyme Properties dated March 7, 2023
- Letter from the Building Inspector dated March 24, 2023
- E-mail from Chet Clem sent April 10, 2023
- Appeal of Administrative Decision by Lyme Properties dated April 25, 2023
- Draft 7/11/23 Building Code Board of Appeals Meeting Minutes, with recommended edits from Vice Chair J. Katz
- Letter from Lyme Properties dated August 3, 2023
- E-mail from Chet Clem sent August 4, 2023
- Letter from Lyme Properties dated January 5, 2024

Commented [TC2]: Please take note...

DRAFT

EXHIBIT 53

From: Tim Corwin </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD3C289255C9424C9C5FD006E6058756-TIM.CORWIN>
To: David Brooks <David.Brooks@lebanonnh.gov>
CC: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293
Sent: 2024/01/16 12:44:31 (UTC -05:00)
Attachments: 20240105 Memo to Lebanon Building Inspector.pdf

David – fyi, below is Calvin's draft response to Chet Clem. Do you mind taking a look and providing comment?

From: Tim Corwin
Sent: Tuesday, January 16, 2024 11:05 AM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Cc: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293

Nate –

Regarding the attached letter from Chet Clem – here is Calvin's draft reply, which I'm thinking he can just send via e-mail:

Dear Mr. Clem:

Thank you for your letter dated January 5, 2024. As a reminder, the issuance of a building permit is a license to proceed with the proposed work. The permit applicant is responsible for code compliance. (2009 IBC Section 105.4) Once issued, the permit becomes invalid if the authorized work on the site has stopped for a period of 180 days. (2009 IBC Section 105.5)

Per my letter to you dated March 24, 2023, I acknowledged that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In your letter dated December 9, 2022, you wrote, "work has now ceased," although you did not provide a specific date as to when that occurred.

I request that you, as the applicant, provide documentation demonstrating the authorized work on the site recommenced sometime following December 9, 2022, and was not suspended or abandoned for any period longer than 180 days. [2009 IBC Section 105.5](#)
If such documentation is not provided by February 15, 2024, I will issue a determination that the permit is invalid and will provide appropriate steps required to have the permit reinstated.

Sincerely,

Calvin Hunnewell
Building Inspector

What do you think? Also, should we run by legal counsel? This response could very well be the foundational document in what becomes a much larger lawsuit...

From: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Sent: Friday, January 5, 2024 2:24 PM
To: Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>
Subject: FW: [EXTERNAL] Building Permit #2016-00293

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, January 5, 2024 2:01 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: [EXTERNAL] Building Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please see attached



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
President, Lyme Properties

EXHIBIT 54

From:	David Brooks </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7FB542EB07154BB4A49E55BCC0CF9179-DAVID.BROOK>
To:	Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject:	RE: Draft Letter to Lyme Properties
Sent:	2024/01/24 10:20:59 (UTC -05:00)
Attachments:	2024-01-23_Response to C Clem_DRAFT-db.docx; CLEM ATTACHMENTS.pdf; BP2016-00293.pdf
Percent Complete:	0

Tim

Overall, this is very good. I have offered some suggestions in the attachment regarding to the cover letter, most of which are relatively minor. Some of the changes are to remove references to "I", "me", "my", etc. and make the letter be from the Building Inspector. That's more of a style issue, which you can take or leave; but if you take it, be aware that I may not have addressed every instance.

However, in the second paragraph under "Permit History & Commencement of Work", I think it would be best to reference the original language in Calvin's letter of 5/27/22, rather than my email of that same date. As Planning Director at the time, I was only the conduit for communication with Clem; the decision was Calvin's to make and he made it, and the letter he signed put Clem on notice that further extensions may be difficult to justify due to the changes in the Building Code and other local requirements.

REDACTED

For what it's worth, I also do not think this letter should be communicated by email only, which seems a little "informal" for such an important matter. Perhaps the cover letter (w/o supporting docs) can be mailed and the cover letter with supporting docs can be emailed. REDACTED

Finally, I do not know the date of the original application, but I have attached a copy of the Building Permit that was issued on December 31, 2019.

David

David R. Brooks
Deputy City Manager
City of Lebanon, NH
(603)-448-4220 (Office)
(603) 442-6134 (Direct)
David.Brooks@LebanonNH.gov

From: Tim Corwin <Tim.Corwin@lebanonnh.gov>
Sent: Tuesday, January 23, 2024 3:04 PM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>
Subject: Draft Letter to Lyme Properties

All –

I've prepared the attached draft letter to Lyme Properties. Please review and feel free to edit or let me know what edits you'd like me to make. REDACTED

If we should get together to discuss, please let me know and I'll schedule a time to do so. -Tim

Tim Corwin, AICP
Deputy Planning and Development Director
City of Lebanon
(603) 448-1524 (Office)
(603) 442-6127 (Direct)
Tim.Corwin@LebanonNH.gov
[Book a time to meet with me](#)



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

January 23, 2024

Sent Via E-Mail (chet@lymeproperties.com)
Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Re: Expiration of 1 River Park Drive Building Permit #2016-00293

Dear Mr. Clem,

Please be advised that Building Permit #2016-00293, originally issued on December 31, 2019, has expired and is no longer valid. Section 105.5 ("Expiration") of the 2009 International Building Code ("IBC"), provides as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or *if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.* The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (emphasis added)

It is my determination that the work on the site authorized by Building Permit #2016-00293 has been suspended or abandoned for a period of greater than 180 days. Consequently, Building Permit #2016-00293 has expired and is invalid.

Permit History & Commencement of Work

By way of background, a building permit application for 1 River Park Drive (formerly 100 River Park Drive) was originally filed on [REDACTED], 2016. The building permit was issued on December 31, 2019, as Building Permit #2016-00293. In response to a written request from Lyme Properties dated December 9, 2021, a 180-day extension of Building Permit #2016-00293 was approved by memo from the Building Inspector dated January 18, 2022. The approval memo acknowledged that the COVID-19 pandemic represented adequate justification for granting an extension until July 17, 2022.

In response to a written request dated May 3, 2022, from Lyme Properties, a second 180-day extension of Building Permit #2016-00293 was approved by letter from the Building Inspector dated May 27, 2022. At that time, the Building Inspector again found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, an extension of the Building Permit was granted until January 13, 2023. In the May 27, 2022 letter, you were advised that, due to changes in the State Building Code since the original building permit application, "in the event the applicant is required or elects to request an additional extension or extensions of time beyond the State's formal adoption of the 2018 edition of the IBC as the State Building Code,

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Deleted: Planning & Development Director sent on

Deleted: "past and imminent changes to the State Building Code as well as other local regulations, may impact the City's ability to grant further extensions beyond this one."

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766
TEL: 603-448-1457 FAX: 603-442-6141 LEBANONNH.GOV

LEB_0073977

this office may not be able to justify granting additional extensions and will require the applicant to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC and other applicable local regulations in place at the time of such request before the City will grant additional extensions of time."

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." The only information provided in your letter relative to the commencement of work was that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In response, in a letter dated February 15, 2023, ~~you were asked to provide additional information needed to determine that work had commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which, as cited above, provides that a permit "shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]")~~

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In a letter from Lyme Properties dated March 7, 2023, some of the requested additional information was provided. Following receipt of your March 7, 2023 letter, ~~a determination was made as set forth in a letter dated March 24, 2023, that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In the March 24th letter, it was also noted that certain additional steps would need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2022.~~

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On April 10, 2023, you e-mailed a response to ~~the~~ March 24, 2023 letter, and on April 25, 2023, you filed an application to the Building Code Board of Appeals appealing "the Building Inspector's *ultra vires* request for information related to building permit #2016-00293." On July 11, 2023, the Building Code Board of Appeals dismissed the appeal for lack of subject matter jurisdiction finding that ~~no~~ decision had been made in the March 24, 2023 letter.

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Following the dismissal of your appeal, you wrote in a letter dated August 3, 2023, that "[t]he only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1." By e-mail sent on the same date, Deputy City Manager David Brooks explained that your questions regarding the Route 10 stormwater connection issue should be addressed to the Department of Public Works and not to the Building Inspector. By e-mail sent to Mr. Brooks on August 4, 2023, you reiterated your position that your proposed Route 10 stormwater connection "temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit".

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By letter dated January 5, 2024, you told me that "XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park," and in support thereof you stated that "Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season."

Suspension or Abandonment of Work

In your letter dated December 9, 2022, you wrote that, "we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached." Since that time, you have repeatedly stated that work at 1 River Park Drive has been suspended. Such statements include the following:

- Per your March 7, 2023 letter to the Building Inspector: "Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay."
- Per the draft July 11, 2023 Building Code Board of Appeals meeting minutes: "Work has been suspended because of this hearing."

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- Per your August 3, 2023 letter to the Building Inspector: "Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication."
- Per your August 4, 2023 e-mail to David Brooks: "the City's pipe is preventing work on 1 River Park from continuing".

In your December 9, 2022 letter, you did not provide a specific date as to when work was suspended. Assuming the work ceased on the date of your letter (i.e. on December 9, 2022), then work would have needed to re-commence by no later than May 9, 2023. If you believe your appeal to the Building Code Board of Appeals stayed the 180 period, then the 180-day period would have begun as of the date that the ZBA dismissed your appeal on July 11, 2023, and work would have needed to recommence no later than January 11, 2024. However, as noted above, you have indicated on multiple occasions that work has been suspended since at least December 9, 2022. Based on prior drive-by inspections of the property, it appears that work has indeed been suspended since well before July 11, 2023, i.e. for a period of greater than 180 days.

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It is also noted that there has been no effort to address the items identified in the letter of March 7, 2023, as needing to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

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- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new Performance Bond/Security Agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

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To my knowledge, none of the above have been accomplished as of the date of this letter.

This is a decision of the Building Inspector, which you have the right to appeal to the Building Code Board of Appeals. Should you wish to appeal this decision relative to the application and interpretation of the State Building Code you have thirty (30) days from the date of this letter to file an appeal. See Chapter 36 of the Code of the City of Lebanon, Section 36-13.

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If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

Calvin Hunnewell, Building Inspector

Attachments

- Building Permit #2016-00293, marked "expired"
- Letter from Lyme Properties dated December 9, 2021

Commented [TC1]: I do not have a copy of the building permit yet (nor have we yet marked the building permit "expired" as I'm suggesting...)

- Memo from the Building Inspector dated January 18, 2022
- Letter from Lyme Properties dated May 3, 2022
- E-mail from the Planning & Development Director sent May 27, 2022
- Letter from the Building Inspector dated May 27, 2022
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- E-mail from Chet Clem sent August 4, 2023
- Letter from Lyme Properties dated January 5, 2024

Commented [TC2]: Please take note...

CITY OF LEBANON
Building Permit

Lebanon, NH 03766
603-448-1524
www.lebanonNH.gov

Permit Number
2016-00293

Date of Issue
12/31/2019

Owner: XYZ DAIRY LLC
Applicant: XYZ DAIRY LLC

Location of Work: 173 N MAIN ST/WEST LEBANON
(No. and Street) (Unit or Building)

Description of Work: New mixed use commercial building within LOT #1 of the River Park subdivision

ZONING DATA: District: R3 - R3 Map/Lot: 44-3
CONTRACTOR: CONSIGLI CONSTRUCTION

REMARKS:

**THIS PERMIT IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:
SEE ATTACHED CONDITIONS LIST**

**WORK SHALL NOT PROCEED UNTIL THE CITY INSPECTORS HAVE APPROVED THE FOLLOWING STAGES OF
CONSTRUCTION:**

1. Foundation footings, forms and reinforcements. Lot pins must be in place at this inspection to assure the setback requirements are met. If the pins are not there or the setbacks cannot be verified, the construction will not be approved or allowed to continue. Mistakes in the location of boundary lines are the sole responsibility of the owner. **DO NOT POUR CONCRETE UNTIL THE ABOVE HAS BEEN APPROVED!**
2. Foundation insulation, waterproofing and drainage, prior to backfilling.
3. Structural rough frame, rough electrical and rough plumbing, prior to covering.
4. Prior to concealing any work authorized under this permit.
5. Final Inspection for Certificate of Occupancy, to include plumbing, heating, electrical, and any other code issue or miscellaneous item as applicable to the project including site improvements. **PLEASE SCHEDULE THIS AT LEAST 5 DAYS IN ADVANCE.**

A building or structure shall not be used or occupied in whole or in part until a CERTIFICATE OF OCCUPANCY has been issued.

APPROVED PLANS MUST BE KEPT AT THE JOB SITE – THIS CARD MUST BE KEPT UNTIL POSTED UNTIL FINAL INSPECTIONS HAVE BEEN COMPLETED

Permit Holder: XYZ DAIRY, LLC

(Taking Responsibility for the work)

Company/Affiliation: XYZ DAIRY, LLC

Job Site Phone Number:

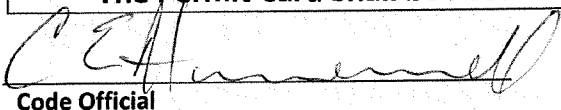
Constr Cost: \$12,296,100.00

Permit Fee: \$90,492.00

Check No.:

Cash: \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction


Code Official

12/31/2019
Date

CONDITIONS LIST FOR PERMIT 2016-293 (44-3)

Calvin Hunnewell, Building Inspector, 603 448 1457 x1446

- B1. The plans show the foundation drain discharging into leaching catch basin LCB-13. The foundation engineering report recommends the basement space be protected against groundwater intrusion with the installation of a perimeter and under slab drainage systems. The drainage systems are recommended to drain to a storm drain which is not subject to surcharge. The code requires the subsoil drainage system to discharge into an approved location. The code requires buildings subject to backwater of the subsoil drain be protected by an accessible located backwater valve. Additionally, subsoil sump and pumping systems may be required. Request additional engineering documentation be provided demonstrating LCB-13 will not subject the foundation drainage systems to a surcharge/backwater. 2009 IBC 1805.4, IPC Sections 1111, 1112 & 1113
- B2. The code requires accessible routes within the site be provided from public transportation stops; accessible parking; accessible passenger loading zones; and public streets or sidewalks to the accessible building entrance served. Request accessible routes be identified on the site plans with sufficient detail to demonstrate compliance with the accessibility standards. 2009 IBC Sec 1104.1
- B3. Accessible parking spaces are required to be located on the shortest accessible route of travel from the adjacent access aisle to the accessible building entrance. Buildings with multiple accessible entrances with adjacent parking, requires accessible parking to be dispersed and located near the accessible entrances. The submitted plans do indicate some disbursement of accessible parking; however, they are not located on the shortest accessible route to the building entrance. The submitted plans show an excessive amount of accessible parking for lot 1 and an insufficient amount of parking for Lot 2. Request clarification be provided explaining how compliance with the accessibility standards is being achieved. 2009 IBC Section 1106 & 1106.6
- B4. The submitted plans and documentation provided show a proposed new building at 173 North Main Street, West Lebanon, NH. According to the submitted documents the building is 3 story with a full basement approximately 45 feet in height with a total building area of approximately 62,185 square feet. The aggregate basement area is approximately 14,180 square feet, first floor area is approximately 14,084 square feet, second floor area is approximately 15,769 square feet, third floor area is approximately 15,499 square feet and the penthouse approximately 2,653 square feet.
- B5. The building review will be considered as a non-separated mixed-use building of Storage Group S-1 Moderate-hazard Occupancy, Mercantile Group M, Assembly Group A-2 and Business Group B.
- B6. The submitted plans and documents indicate that a sprinkler system is installed throughout the building in accordance with NFPA 13. The building is indicated to have a fire protective signaling system in accordance with NFPA 72. The type of construction indicated for the building is Type IIB.
- B7. Project manual section 014320 Part 3.1-C- 4-b., notes in part that the testing agency shall include submission of reports to the following: Owner, Architect, Structural Engineer, General Contractor and Inspectional Services. Submission of reports required to be distributed as part of the Statement of Special Inspections include submission to the Building Official. 2009 IBC Sections 1704.1.2 & 1705
- B8. The submitted Statement of Structural Special Inspections dated 12/18/15 does not indicate the independent testing agency. Request the approved agency and or agencies performing the inspections be identified, in place of the independent testing agency (TBD), as part of the Statement of Structural Special Inspections.
- B9. Drawing A021 indicates the basement requires one exit. The code requires a minimum 2 exits for the basement space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021
- B10. Drawing A025 does not indicate the roof required number of exits. The code requires a minimum 2 exits for the roof space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021

- B11. Clarify support of shafts and bottom enclosure. Shafts are required to be supported by fire rating consistent with shaft rating.
- B12. Drawing A021 indicates the basement requires one exit. The code requires a minimum 2 exits for the basement space. Request plans indicate appropriate required number of exits. 2009 IBC Sections 1015.1 & 1021
- B13. Drawing A025 does not indicate the number of required exits on the roof. The code requires a minimum 2 exits for the roof space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021
- B14. Request additional details be provided for shaft continuity and top and bottom enclosure. 2009 IBC Section 708
- B15. Drawings A101 indicate the two hour exit stairways exiting through corridor 111 and lobby 101 on the main level. The drawings do not clearly indicate the fire rating of corridor 111 the exit passageway. The code required the exit passageway be protected with the same rating as the exit stairway. The code requires the entire area of the level of exit discharge be separated from the area below by construction conforming to the fire-resistance rating for the exit enclosure. Request clarification be provided detailing the design intent for exit continuity, termination and discharge. 2009 IBC Section 1020 through 1023
- B16. The life safety drawings indicate fire rated assemblies for some walls, detail drawings do not specify fire rated assemblies consistent with the life safety drawings. Request plans be revised for consistency.
- B17. Prior to installation of fire safety and smoke seal at the void created at the intersection of exterior wall assembly and floor assembly approval of the systems is required. 2009 IBC Section 714.4

Duane Egner, Fire Inspector, 603 448 8810

- F1. Fire alarm plans need to be submitted that include system detection in all common areas and in the means of egress as required by Local Ordinance.
- F2. Per City of Lebanon Fire Prevention Ordinance 72-10(E), carbon monoxide detection shall be installed in the vicinity of all propane fueled heating appliances.
- F3. Per the 2015 Edition of the International Fire Code, Appendix J, a building information sign shall be installed on a wall surface at the interior of the main entrance to the building.
- F4. Per Lebanon Fire Department requirements, three (3) sets of automatic fire sprinkler plans shall be submitted for review. The design of the automatic fire sprinkler system shall be based upon the 2016 Edition of NFPA 13 and shall include provisions for the removal of trapped air from the system and be designed with a minimum safety margin of 10 psi. Floor control valves shall also be provided.
- F5. Per the Lebanon Fire Department Rules & Regulations, the fire department connection for the automatic fire sprinkler system shall be a four (4) inch Stortz type connection with a 30-degree downturned elbow and shall be located near the main entrance to the building.
- F6. Per City of Lebanon Fire Prevention Ordinance 72-10(G), the fire alarm system for the building shall be connected to the municipal fire alarm system using a Gamewell Master Box. The master box shall be located adjacent to the main entrance to the building and have a red jelly jar light above the box.
- F7. Per the 2015 International Fire Code Section 506.1, a Knox box is required for the building. The Knox box shall be located adjacent to the master box at the main entrance of the building. A copy of all master keys to the building and at least on elevator key shall be placed in the Knox Box.
- F8. Per the 2015 International Fire Code, Section 906.1, fire extinguishers are required for the building. The fire extinguishers shall have a minimum of a 2A rating and shall be located so that they are reached within 75 feet of travel. An architect or engineer shall determine the proper locations of the fire extinguishers.
- F9. Per the 2015 International Fire Code, Section 3313.1, at least one standpipe shall be installed in a stair tower during the construction phase. This standpipe is allowed to be dry with a temporary fire department connection.

- F10. All above ground propane gas lines shall be either painted yellow or have identification stickers/labels permanently affixed to the piping for identification by emergency responders.
- F11. Prior to the start of construction, the general contractor shall meet with the Lebanon Fire Department to discuss the requirements of the 2015 International Fire Code, Chapter 33, Fire Safety During Construction and Demolition.
- F12. The building shall be a no smoking site throughout the construction process. Approved smoking locations shall be determined with the general contractor and approved smoking receptacles shall be provided.
- F13. Per the 2015 International Fire Code, Section 3304.2.3, where rubbish containers with a capacity of greater than 40 gallons are used inside of the building during construction, they shall be of non-combustible material with a tightfitting lid.
- F14. An alarm user permit for the building shall be completed and all fees paid to the City of Lebanon Dispatch Center prior to acceptance testing of any fire protection system.
- F15. A minimum of two (2) weeks' notice shall be provided for connection of the master box to the municipal fire alarm system.
- F16. Prior to issuing any type of certificate of occupancy, all means of egress shall be installed and unobstructed and all fire protection systems shall be in a normal operating condition.
- F17. Sheet A101, Corridor 111 and Elevator Lobby 101 shows a one-hour fire resistance rated assembly. Per the 2016 Edition of NFPA 101:7.2.6.3 Stair Discharge. An exit passageway that serves as a discharge from a stair enclosure shall have not less than the same fire resistance rating and opening protective fire protection rating as those required for the stair enclosure. In Elevator Lobby 101, there is section of wall between Toilet Rooms 102 & 104 that is shared with the lobby that does not have any rating shown.
- F18. Per the 2016 Edition of NFPA 101:7.2.2.5.5.8, Emergency Exit Symbol. An emergency exit symbol with a luminescent background shall be applied on all doors serving the exit enclosure that swing out from the enclosure in the direction of egress travel. The emergency exit symbol shall also meet both of the following requirements:(1) The emergency exit symbol shall meet the requirements of NFPA 170, Standard for Fire Safety and Emergency Symbols.(2) The emergency exit symbol applied on the door shall be a minimum of 4 in. (100 mm) in height and shall be applied on the door, centered horizontally, with the top of the symbol not higher than 18 in. (455 mm) above the finished floor.
- F19. Sheet A101 shows the symbol for a 2-hour rated enclosure around the shafts for supply and return risers however the wall type listed is for a 1-hour assembly (1A3) or a non-rated assembly (A5) as shown on Sheet A005. This condition exists on all floors, if wall partition type A5 is a rated partition, please revise and resubmit.

Win Spencer, Electrical Inspector 603 448 1457 x 1448

- E1. Meet with the electrical contractor when one is picked to go over the scheduling of inspections.
- E2. Need to provide details on the electrical service (location of the pad transformer if there is one) and the location of the service lateral to the building.

David Brooks, Planning Director, 603 448 1457 x 1472

PLN1. Condition #6 of the original October 24, 2011 Planning Board Site Plan approval required that "The applicant shall be required to have at least one fire hydrant operational within the development prior to the issuance of any Building Permit for structural improvements (excluding the building foundation) to the satisfaction of the Lebanon Fire Department." This requirement was repeated as Condition #6 of the Planning Board's September 9, 2019 Site Plan Amendment for the River Park project. On November 8, 2016, the Fire Department issued a letter to the applicant (attached) indicating that the "installation of the fire hydrant proposed for the new Crafts Avenue cul-de-sac would meet the needs of the Lebanon Fire Department." The applicant shall be required to comply with all requirements of the Fire Department letter and with Condition #6 of the Planning Board's 9/9/19 approval prior to the commencement of structural improvements on Lot 1, excluding the building foundation.



December 9, 2021

David Brooks
Director of Planning
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: River Park Building 1 – Building Permit #2016-00293

David,

I'm writing in response to your call and email yesterday, December 8, 2021, regarding Building Permit #2016-00293 for 100 River Park Drive that was issued on December 31, 2019.

This letter serves to memorialize that conversation and to request any necessary extensions. Thank you for bringing the 180-day expiration to my attention; we were unaware of that requirement. As I mentioned, we had reviewed the Lebanon Ordinances regarding expirations and found them silent on the issue, other than a 2-year timeframe on zoning permits.

Permit #2016-00293 was issued to Consigli Construction of Milford, MA on behalf of XYZ Dairy, LLC during our pre-construction engagement in anticipation of an April 1, 2020 start. As you reminded me yesterday, some questions remained in December, 2019 such as identifying the subcontractors for specific trades and communicating them to the Lebanon Building Department. The MEP bids were being finalized and awarded on a rolling basis at the time, and we will be sure to communicate them as awarded going forwards. As you know, this building is unique and complex and will require multiple specialty trades and suppliers from several states.

Work was suspended given Governor Sununu's March 13, 2020 Emergency Order that lead to the decision to suspend Building 100 construction on April 28, 2020 as the early response to the Covid-19 pandemic. I included additional details in the narrative in our September 13, 2021 communication requesting a Covid-related extension of our Site Plan and Subdivision phasing dates from the Lebanon Planning Board (PB2021-29-EXT) which was granted on October 12, 2021 with a unanimous vote in favor.

The Covid-19 pandemic, emergency response, and associated delays are unprecedented and have been confusing to say the least. We have been operating in good faith to maintain all necessary permits and advance work accordingly and continue to encounter supply chain challenges.

After we spoke I went back into past communications to reference our Attorney's communication on December 7, 2020 regarding the tolling of approvals and permits given the emergency declaration. Your response on December 15, 2020 lead us to ultimately make the PB2021-29-EXT request to the Planning Board.



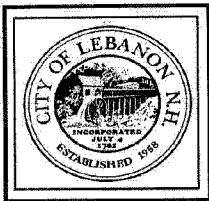
I hope this memo satisfies the nature of your inquiry and serves as a written request sufficient for the granting of a written extension of Permit 2016-00293. Please let me know if we can provide any additional information or answer any questions. Thank you again for bringing this to my attention, and for your guidance in navigating the process.

Sincerely,

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Angela McCanna, Lyme Properties
David Clem, Lyme Properties



CITY OF LEBANON - PLANNING & DEVELOPMENT

MEMORANDUM

TO: Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

FROM: Building Inspectors

RE: Extension Request for Building Permit #2016-00293 at 100 River Park Drive

DATE: January 18, 2022

The purpose of this memo is to provide documentation on the City's response to your December 9, 2021 request for extension of Permit 2016-00293.

The Building Permit #2016-00293 for 100 River Park Drive that was issued on December 31, 2019, was a license to proceed with the work in accordance with the approved plans and specifications, and does not grant permission to violate, cancel or set aside any provision of the International Building Code (IBC). Per Section 105.5 of the IBC, the permit became invalid when no work was initiated within 180 days from the date of permit issuance. By letter dated December 9, 2021, the applicant has requested that appropriate extensions be granted to reinstate the permit. This office finds that the COVID 19 pandemic represents adequate justification to grant the requested extensions and to reinstate the permit upon the date of this memo. The applicant is requested to provide confirmation from the design team and general contractor that they are in agreement to proceed with the work under the noted permit. Future requests for extensions of time, if necessary, shall be submitted by the applicant within 180 days from the date of this letter or from the date of subsequent extensions.

DocuSigned by:

calvin hunnewell 1/20/2022

A22F5A16FF6049F

Calvin Hunnewell, Building Inspector



May 3, 2022

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Extension Request for Building Permit #2016-00293 at 1(00) River Park Drive

Mr. Hunnewell,

I am writing in follow-up to your January 18, 2022 memo regarding the extension of Building Permit #2016-00293.

Since 2021, discussions have been ongoing between Lyme Properties and the City of Lebanon regarding a new approach to the development of River Park West Lebanon. Recently, I met with the City Manager– and subsequently the Planning Department, Department of Public Works, and the City’s legal counsel– regarding a proposed Public Private Partnership and Tax Increment Financing (TIF) District to facilitate Economic Development, Transportation Improvements, and Public Access to the Connecticut Riverfront. All long-standing priorities for River Park and in alignment with broader West Lebanon revitalization goals.

One outcome of these meetings was the need to push-back the start-date of 100 River Park to allow time for these conversations to advance. Among the numerous justifiable reasons for the requested delay (supply chain, cost of materials, etc. resulting from COVID and the resultant economic challenges) is the reality that the building must proceed *after* the initiation of the TIF district.

As such, please consider this memo as a formal request to extend Building Permit #2016-00293 ahead of the 180-day deadline (July 17, 2022) of your previous letter. We request that the permit be extended by an additional 180-day period, to January 13, 2023, to facilitate the aforementioned planning efforts to proceed.

Secondly, in your January 20, 2022 memo you request that we “provide confirmation from the design team and general contractor that they are in agreement to proceed with the work under the noted permit.” As the development agent for River Park, Lyme Properties can confirm that our consultants are prepared to proceed with the work under this permit. Given the numerous delays that this project has endured since it was originally initiated in 2016, they have grown accustomed to the stops and starts of the project but we all remain committed to advancing the building designed by Howard Elkus of Elkus-Manfredi Architects.



However, Consigli Construction is not presently engaged on this project and thus I request that they be removed from the permit and that it be assigned directly to XYZ Dairy, LLC, the ownership entity of the property in question.

We will continue to keep the Building Department apprised of advancements as 100 River Park and the broader River Park project progress, and will provide updated information– including Contractor and Subcontractors– prior to proceeding.

Please do not hesitate to be in touch with any questions

Sincerely,

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:
David Brooks, Director of Planning, City of Lebanon

From: [David Brooks](#)
To: "Chet Clem"
Cc: "Angela McCanna"; [Calvin Hunnewell](#)
Subject: RE: [EXTERNAL] Re: Permit #2016-00293
Date: Friday, May 27, 2022 10:55:06 AM
Attachments: [2022-05-27 FINAL River Park 1 extension letter-docusigned.pdf](#)

Chet

Following up the email below, attached is the City's response granting an additional extension of time for Building Permit #2016-00293.

David

DAVID R. BROOKS
PLANNING & DEVELOPMENT DIRECTOR
CITY OF LEBANON

From: David Brooks
Sent: Friday, May 27, 2022 10:42 AM
To: Chet Clem <chet@lymeproperties.com>
Cc: Angela McCanna <angela@lymeproperties.com>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Re: Permit #2016-00293

Chet

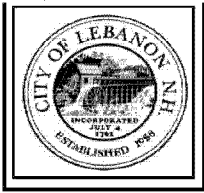
My apologies for the delay in responding to your May 3rd request. We have drafted the response letter granting an additional extension of the Building Permit for 1 River Park until Jan. 13, 2023. As soon as the letter is signed electronically, we will send you a copy.

Please note that past and imminent changes to the State Building Code as well as other local regulations, may impact the City's ability to grant further extensions beyond this one. Please feel free to contact me if you have questions upon receiving the extension letter.

David

DAVID R. BROOKS
PLANNING & DEVELOPMENT DIRECTOR
CITY OF LEBANON

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, May 20, 2022 9:57 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Angela McCanna <angela@lymeproperties.com>
Subject: [EXTERNAL] Re: Permit #2016-00293



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

May 27, 2022

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

The purpose of this memo is to provide documentation on the City's response to your May 3, 2022 request for an extension of Building Permit #2016-00293 at 1 River Park Drive (formerly 100 River Park Drive).

Building Permit #2016-00293 for 100 River Park Drive, which was originally issued on December 31, 2019, was a license to proceed with the work in accordance with the approved plans and specifications, and did not grant permission to violate, cancel, or set aside any provision of the International Building Code (IBC). Per Section 105.5 of the IBC, the permit became invalid when no work was initiated within 180 days from the date of permit issuance. By letter dated December 9, 2021, the applicant requested that appropriate extensions be granted to reinstate and extend the permit. On January 18, 2022, the City issued a letter acknowledging that the COVID-19 pandemic represented adequate justification for granting the extensions and reinstating the permit both retroactively and for an additional 180 days from the date of the letter, or until July 17, 2022.

On May 3, 2022, the applicant submitted another request for extension of Building Permit #2016-00293. The May 3rd request again cited the ongoing COVID-19 pandemic and resulting supply chain issues and other construction delays as justification. The letter also cited ongoing discussions between the applicant and the City of Lebanon regarding a proposed Public Private Partnership and Tax Increment Financing (TIF) District for the overall River Park development as additional justification for the extension.

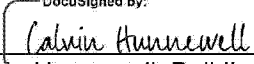
This office finds that the COVID-19 pandemic continues to represent adequate justification to grant the requested extension for an additional 180 days, or until January 13, 2023. However, it is noted that Building Permit #2016-00293 was originally applied for and approved under the 2009 edition of the IBC and other local and state regulations in place at the time of the original application. Since the Building Permit was applied for, the State of New Hampshire has adopted the 2015 edition of the IBC. Further, as of the date of this letter, the NH State Legislature has approved legislation (HB 1681) that would adopt the 2018 edition of the IBC as the State Building Code, which is proposed to become effective upon signature by the Governor. In addition, since the application for the original permit, the City has amended other local regulations, including adopting updated versions of the International Fire Code and updating various Public Works requirements.

In the event the applicant is required or elects to request an additional extension or extensions of time beyond the State's formal adoption of the 2018 edition of the IBC as the State Building Code, this office may not be able to justify granting additional extensions and will require the applicant to submit revised and updated plans and specifications for the development to demonstrate

compliance with the 2018 edition of the IBC and other applicable local regulations in place at the time of such request before the City will grant additional extensions of time.

Future requests for extensions of time, if necessary, shall be submitted by the applicant within 180 days from the date of this letter or from the date of subsequent extensions, subject to the provisions noted above.

Sincerely,

DocuSigned by:  5/27/2022
Calvin Hunnewell, Building Inspector



December 9, 2022

David Brooks
Deputy City Manager
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Mr. Brooks,

This memo is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293, and that we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached.

Initial excavation within the building footprint began on Tuesday, November 29, 2022 by Nott's Excavating who returned to the site following the delayed conclusion of the Cross Country Connector work that was performed in August, 2022 but not deemed substantially complete until October 25, 2022.

Lebanon Build Inspector Calvin Hunnewell's May 27, 2022 memo outlines the status of Building Permit #2016-00293.

Excavation work on 1 River Park was stopped upon encountering the City's stormwater line running from Route 10 to the ravine on the River Park property. Work has now ceased accordingly, until there is a solution for this municipal utility obstructing the foundation of 1 River Park Drive. As XYZ Dairy, LLC does not own or control the pipe on our property, we cannot address it without City approval.

I reported the uncovering of the pipe to Brian Vincent, City Engineer on November 29, 2022 following the report from Nott's. Brian and I spoke on November 30, 2022 and agreed that he complete a file review to determine what, if any, information the City had available.

On December 2, 2022 I received a follow-up communication from Brian along with a PDF of a 1999 Bruno Associates Inc. P.C. plan showing the existing stormwater line as part of a permit set for "Project 98221 Maple Street." I subsequently requested additional information about that project, and Sheet S-3 which was referenced in the construction notes as containing "off-site drain & sewer profile" information which was provided on December 5, 2022. Brian and I are working to schedule a field visit next week, and a conversation to follow between the City and XYZ will be required to determine potential solutions and a path forwards.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

FILENAME Document1



The line in question is shown on the existing condition plan only as an "18" cast iron pipe." Nott's reports that the pipe they uncovered may in fact be clay. Either way, the depth of the pipe is in direct conflict with the foundation excavation and thus cannot be abandoned in place. Also, given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue.

The issues and costs associated with this pipe were outlined in Item #30 of the March 25, 2022 "A Framework For Public-Private Partnership" prepared by Lyme Properties for City Manager Shaun Mulholland.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Brian Vincent, City of Lebanon
Calvin Hunnewell, City of Lebanon
David Clem, XYZ Dairy, LLC



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 15, 2023

Sent Via E-Mail (chet@lymeproperties.com)

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."

Please be advised that I will need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]") The only information provided in your letter relative to the commencement of work is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."

In order to make a determination with respect to Section 105.5, please provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022, and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date, and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

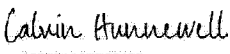
Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the Building Permit and will revoke the permit as of January 13, 2023.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

DocuSigned by:
 2/15/2023
A22F5A16EE6049E...
Calvin Hunnewell, Building Inspector

cc: Nathan Reichert, Director of Planning & Development
Tim Corwin, Deputy Director of Planning & Development



March 7, 2023

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Commencement of Building Permit #2016-00293

Mr. Hunnewell,

The first step in the construction of 1 River Park is addressing the City's stormwater line that is in conflict with the building's foundation. The pipe services Route 10 (NHDOT and Urban Compact) and *The Falls* development across the street and runs diagonally through Lot 1 at River Park and the footprint of the building before draining into the ravine on the River Park property.

After repeat delays encountered during 2022, we commenced excavation of the 1 River Park foundation in good faith and in earnest on November 29, 2022. The foundation had been staked prior to commencement of work by Nott's Excavating using their GPS system loaded with the approved River Park plans. Nott's began carefully excavating along the east side of the foundation to daylight the pipe. Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay.

As my December 9, 2022 memo outlined I cannot proceed any further on the 1 River Park excavation until the conflict is addressed, and given that it is municipal infrastructure that solution must be coordinated with the City of Lebanon. The first meeting with City officials from the Department of Public Works was on December 15, 2022, and David Brooks' February 2, 2023 memo outlines potential solutions. I have subsequently been working with TF Moran, our engineer of record, to develop potential solutions in response.

I have provided additional information attached outlining the work that has been done in good faith and in earnest to initiate— for the fourth time, following suspensions in 2016, 2018, 2020— construction of 1 River Park.

If you feel that the information provided herein is insufficient to meet the standard of commencing construction in good faith and in earnest then I would ask that you provide me with the City's definition of Commencement of Construction and direct me to the City's policy on what is required to meet that burden of proof. You provided nine examples in your February 11, 2023 memo, but I'd like to know what is specifically required by the IBC or the Lebanon code so that I can ensure sufficient information is relayed.

Since initiating excavation on 1 River Park in November, 2022— and having heard no response for over 60 days to my December 9, 2022 memo to that effect other than my meeting with City officials



on December 15, 2022– I have been engaged in the requisite conversations with project partners that must be restarted every time we attempt to initiate work on any phase of River Park.

If you elect to revoke the building permit as of January 13, 2023 per your February 15, 2023 memo, I would ask that it be done promptly so that I do not continue to incur costs related to the development of River Park.

Sincerely,

A handwritten signature in black ink that reads 'Chet Clem'.

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784



Additional information regarding efforts to commence construction of 1 River Park

Prior to excavating the 1 River Park foundation, XYZ Dairy completed the Cross Country Connector (CCC) to bring municipal water and sewer service to 1 River Park (Phase 1). The CCC scope was delayed by material shortages, delivery delays, and manpower issues, as well as engineering and permitting issues brought to light by the City the week prior to commencement of construction. Thanks to the effort of the Lebanon DPW and TF Moran, that issue was resolved in time for work to continue.

However, as a result the CCC work was not completed until August 26, 2022, and was not signed off on by the City as substantially complete until October 25, 2022. After that two-month delay, Nott's re-mobilized to return to the site to begin excavation on the 1 River Park foundation when they were next available.

Relatedly, we are still awaiting delivery of the ductile pipe required by the City to connect 1 River Park to the Cross Country Connector. This pipe was part of a substantial material order placed by our contractor in January, 2022 for the anticipated Summer, 2022 construction on both Phase 1 infrastructure and 1 River Park. I have been informed by Nott's Excavating that it has arrived at the Ferguson yard as of February, 2023, approximately 1 year after placing the order.

The November, 2022 excavation confirmed the depth and material of the stormwater pipe in question, as the limited information we had available to us has caused confusion in the past—including when the pipe was mistakenly blocked during previous site work that had been approved by the City Engineer at the time. The pipe crosses the foundation at approximately waist-height above finished grade of the basement floor, creating a direct and unavoidable conflict. From my December, 2022 memo: "given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue."

The unprecedented rise in construction costs and the ongoing challenges of the supply chain and labor markets resulting from Covid-19, and ongoing costs and associated challenges of inflation, have a significant financial impact on River Park. This is on top of the costly delays incurred when construction mobilizations in 2016 and 2018 for 1 River Park were suspended for reasons beyond our control. The price escalations need to be offset with cost-savings wherever possible.

As such, I have been in communication with City Manager Mulholland and Dep. City Manager Brooks since providing them with a framework for public-private partnership in March, 2022 that outlines cost-saving, coordination, and collaborative efforts that could facilitate economic development at River Park and in West Lebanon. That document coalesces conversations from 2020-2022 about how to efficiently advance municipal infrastructure at River Park.

The solution for the City's stormwater line is one obvious area for cost savings. The cost of the engineering solution approved in 2011 has ballooned to an estimated \$900,000+, and presently



the upfront cost and long-term maintenance of that solution falls entirely on the River Park project. As I have communicated to the City, I believe there is a better way to solve this problem for both parties, and one that does not unduly burden River Park. Those value-engineering efforts are being advanced by TF Moran in response to the criteria set forth by Mr. Brooks in his February 2, 2023 response.

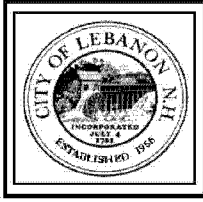
A point of clarification in response to your February 15, 2023 memo: "1 River Park" and "Phase 1 Infrastructure" are two separate and distinct scopes of work. Phase 1 infrastructure serves the entire project, whereas 1 River Park is solely related to River Park Phase 1/Lot 1 and covered by Permit #2016-00293 in question. There is a distinction between the temporary redirecting of the existent conflicting line done under means and methods of the 1 River Park building permit as is already underway, and the permanent solution— which is now under review— under Phase 1 infrastructure. The installation of the temporary bypass line was done to facilitate construction on 1 River Park.

In the past, we had intended to do Phase 1 Infrastructure and 1 River Park simultaneously. However, in the course of past delays on 1 River Park, XYZ Dairy, LLC completed three of five segments of the Phase 1 infrastructure. Crafts Avenue Sewer and Roadway Improvements (CASRI, completed 2018) and Crafts Avenue Extension (CAE, completed 2020) brought municipal water and sewer to the River Park development site. The Cross Country Connector (CCC, completed 2022) brought municipal water and sewer to service 1 River Park. That was done in good faith and in earnest towards initiating construction on 1 River Park.

Per our approvals, Phase 1 infrastructure must be complete by the Certificate of Occupancy for 1 River Park, not ahead of construction. Similar to the Crafts Avenue Extension not needing to be complete prior to the issuance of building permits for houses on those subdivision lots, I believe it's logical for building construction to commence prior to the final roadway work. Accordingly, I do not believe a cost estimate, security agreement, and third-party inspection for the Southern Entrance and River Park Drive were required prior to advancing the 1 River Park construction.

The Route 10 Southern Entrance (SE) and River Park Drive Segment 1 (RPD-1) are the two outstanding segments of Phase 1 infrastructure. The scope and timing of those phases are also dependent on solving the stormwater line and ongoing conversations with the City. For example, if we can successfully re-route the existing stormwater line we can limit the necessary excavation and disruption in Route 10— which was just repaved by the City and State last year. Unfortunately, repeat efforts to coordinate Route 10 work with the NHDOT and Lebanon Planning Department were unsuccessful.

Additionally, as outlined in my May, 2022 memo, it's my hope that XYZ Dairy and the City can reach an agreement that would allow the entirety of the River Park Drive/Lyman Street loop to be completed at once for the sake of efficiency, and more importantly to facilitate the relocation of the *Advance Transit* transit hub from Kilton Library in keeping with City plans since 2010 and the 2021 Memorandum of Understanding to that effect between XYZ Dairy and Advance Transit.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

March 24, 2023

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Thank you for attending the meeting last Thursday March 16, 2023, to further discuss your commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

Topics discussed included:

- Determination of commencement of work.
- Timing and continuance of work.
- Existing stormwater situation.
- Inability to complete the excavation for the building.
- TF Moran designing potential solutions.
- Meetings with project partners.
- Project expenses.
- Requested documentation.

As a result of the meeting and your follow up e-mail sent later the same day, we agree that you have justified the preparation work you have been preparing with your construction partners constitutes commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

The following additional steps need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2023, which is the date you began construction:

- Stormwater design:
 - Design of the storm water solution by TF Moran submitted to the City.
 - Provide expected construction commencement and completion of the storm water system including demolition of the existing pipe in the footprint of the building.
- Provide the following additional documents relating to the commencement of construction:
 1. Date that building footprint was staked, after placement of concrete provide licensed surveyors certification of building placement.
 2. Completed statement of special inspections ~~is~~ approved by a registered design professional and the inspection agency has verification of notice to proceed.
 3. Confirmation that the registered design professionals are in your hire and are ready to proceed.

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766
603-448-1457
LebanonNH.gov

4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Cost estimates.
8. Additional pertinent information as to the nature and extent of work performed.
9. Verification of notice to proceed.

From: [Chet Clem](#)
To: [Calvin Hunnewell](#)
Cc: [Nathan Reichert](#); [Tim Corwin](#); [David Brooks](#)
Subject: [EXTERNAL] Re: 1 River Park Drive/ Permit 2016-00293
Date: Monday, April 10, 2023 5:27:12 PM
Attachments: [2023-03-24-Commenced-Work..pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin et al,

1. I would suggest that the 180 day clock should start from the date (3/24/23) the City finally issued the decision that we had commenced, putting the 180 days at September 20, 2023. Otherwise, 107 days out of the 180 days I was held in limbo awaiting the City's response on commencement of construction and next-steps regarding the municipal stormwater line.
2. We will need City permission to connect the bypass line before work can proceed further, and that is dependent upon the engineering from TF Moran in response to David Brooks' February 2, 2023 memo.
3. As discussed in our March 16, 2023 meeting the delayed response from the City and the threat of building permit revocation caused me to pause consultant spend on the project. The TF Moran contract is in the works, and it will take some time for them to execute the design and coordinate with the NHDES and City of Lebanon. For the sake of efficiency I would like to have TFM do the temporary Diner connection work (per my 4/7/23 email) simultaneously.
4. Regarding the additional 9 items mentioned in your March 24, 2023 communication, as I wrote in my March 7, 2023 memo and as discussed in our 3/16 meeting, if you can direct me to the ordinance/requirement/documentation where the information defining these requirements are, that would be helpful in ensuring we provide sufficient information to be in compliance. Our attorney is on vacation so I have not had the opportunity to review this list with him.

1. Date that building footprint was staked, after placement of concrete provide licensed surveyors certification of building placement.

The Contractor (Nott's Excavating) utilized the existing plans approved by the City in their GPS system to stake the building footprint ahead of initial excavation for the purposes of addressing the municipal pipe. The stakes are visible in the photos I provided to the City in Nov/Dec. I was not aware a licensed surveyor was required at this stage; per the building permit conditions that requirement isn't until footings/forms/reinforcements.

2. Completed statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.

Pending

3. Confirmation that the registered design professionals are in your hire and are ready to proceed.

As explained in our 3/16 meeting, the full architectural services contract with Elkus Manfredi from 2015 included construction oversight. That underlying contract is still in force, despite the three previous false-starts. The construction management portion, which we have already renewed and paid for (at least in part) for the 2018 and 2020 mobilizations, has been updated and has a contract value of approximately \$400,000.

4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.

Please define requirement.

5. Construction schedule including the project's intended completion date and start and finish times for each phase of the project.

Please define requirement.

6. Scope of work including which contractors and subcontractors are responsible for each component of work.

Pending.

7. Cost estimates.

Please define requirement.

8. Additional pertinent information as to the nature and extent of work performed.

What specific additional pertinent information are you requesting?

9. Verification of notice to proceed.

Please define requirement.

All of this is dependent upon on the City's response to my April 7 "[A More Productive Path Forward](#)" email, based on my March 24, 2022 memo to the City Manager entitled [A Framework For Public Private Partnership](#).

I look forward to what I hope will be productive conversations about how the city staff can support the development of River Park akin to projects elsewhere in the City, with the goal of facilitating an approved mixed-use project that represents sufficient tax base to make considerable contributions to the ongoing revitalization of West Leb.

And as offered multiple times previously, I'd welcome the planning staff to come to the Lyme office to discuss River Park and broader West Leb efforts at any time.

Chet Clem
President

Lyme Properties

chet@lymeproperties.com

(603) 676-7106 (direct)

(207) 576-1410 (mobile)

[Calendly: book a Zoom with me](#)

[Lyme Properties](#)

[The UV Observer](#)

[River Park West Lebanon](#)

[Action Plan for West Leb](#)

[A Green Vision for West Leb](#)

[Humor & Downtowns?](#)

[Decriminalize Development](#)

On Mar 24, 2023, at 12:20 PM, Calvin Hunnewell
<Calvin.Hunnewell@lebanonnh.gov> wrote:

Chet, see attached approval of commenced work.

If you have any questions please let me know.

Calvin Hunnewell

Building Inspector

City of Lebanon

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR
AN APPEAL OF AN ADMINISTRATIVE DECISION**

A cover application, abutters list, filing fee and ten copies of the site plan (if applicable) must accompany this support statement.

City of Lebanon Zoning Ordinance:

APPEALS:

801.1 Administrative Appeals.

To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by any administrative official in the enforcement of this ordinance, as set forth in RSA 676:5. In exercising this power, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order or decision as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

An appeal under this section shall be taken within 30 days of the date of the administrative decision being appealed, or within 30 days of the time that the person filing the appeal knew or had reason to know that the administrative decision had been made. The effect of an appeal shall be as set forth in RSA 676:6.

802.4 Decisions of the Board.

In exercising its powers the Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and may make such order, or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.

- A. **Majority Vote:** The concurring vote of 3 members of the Board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant or any matter on which it is required to pass.

I am appealing the decision of: Calvin Hunnewell, Lebanon Building Inspector
(Name/Title of Official)

made on this date: 3/24/2023

(Please describe the decision you are aggrieved by in the space provided or attach a separate statement.)

Concerning: Per the attached correspondence, XYZ Dairy LLC is appealing the Building
Inspector's ultra vires request for information related to building permit #2016-00293.

In Relation to Article(s): _____, Section(s): _____ of the City of Lebanon Zoning Ordinance.



April 25, 2023

Lebanon Zoning Board of Adjustment
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Appeal of Administrative Decision by Lebanon Building Inspector

Members of the Lebanon Zoning Board of Adjustment,

Lyme Properties serves as the development agent on behalf of XYZ Dairy, LLC, the owner of record of the River Park West Lebanon development. We are hereby respectfully appealing the February 15, 2023 request, and subsequent, slightly edited request on March 24, 2023, by the Lebanon Building Inspector for additional documentation to substantiate the commencement of construction of 1 River Park under Lebanon Building Permit #2016-00293.

For those unfamiliar with the history of the project or curious about the 2016 date of the permit, this represents the 4th attempted mobilization of 1 River Park construction following municipal delays in 2016 and 2018 and Covid-related suspension in 2020. This permit, issued at the end of 2019 for the 2020 mobilization, has been extended previously by the Building Inspector.

The February 15, 2023 memo, specifically the threat to declare the building permit retroactively expired on January 13, 2023, came as a surprise to Lyme Properties. We have sought to address the stormwater line issue proactively for over a year now, and that work is still underway. However, with the 1 River Park building permit put at risk and the resultant limbo created, I have communicated to the City staff that Lyme Properties is hesitant to incur further engineering costs to address a pipe that may no longer be in issue if the 1 River Park building is abandoned.

As expressed in writing on March 7, 2023, in a meeting between Lyme Properties and the Lebanon Planning Department on March 16, 2023, and again in writing on April 10, 2023, Lyme believes that the 9-item list of additional information requested by the Building Inspector falls outside the requirements of the Lebanon ordinance(s) and the State Building Code. Our attorney Philip Hastings agrees with Lyme's assessment that this *ultra vires* request has not been substantiated and is without precedent.

Unfortunately, as we have outlined publicly at www.riverparkwestlebanon.com/path-forwards this is not the first time we have encountered such delays and confusion. Lyme's April 6, 2020 memo and the April 10, 2020 response from then-Planning and Zoning Director David Brooks (both included) summarizes a past example of the Lebanon Building Inspector's decision being outside the bounds of the Lebanon ordinances, and the lost revenue to XYZ Dairy, LLC that was a direct result of that erroneous decision. We would like to avoid a similar issue again, with even more financial impact to XYZ Dairy, LLC.

XYZ Dairy LLC, Developed by Lyme Properties, 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

LEBANON Appeal of Historical Building



Of specific importance to this timely matter, this stems from a December 9, 2022 memo from Lyme Properties regarding the commencement of construction on 1 River Park, and the conflict encountered with a municipal stormwater line serving Route 10 and, as I only recently learned, "The Falls" development across the street. It was 68 days before I received the Building Inspector's initial communication on February 15, 2023. As of the date of this memo, it has been a total of 137 days since this matter was brought to the City's attention.

Throughout that time, the development of 1 River Park and other River Park infrastructure has been put on hold and jeopardized awaiting the City's determination. I have now waited 15 days for a response to my last communication on April 10, 2023, again requesting clarification and substantiation of the information requested. The Deputy Planning and Development Director helpfully communicated in response on April 10th that the Building Inspector was on vacation that week. I will be on vacation the remainder of this week.

Lyme cannot proceed without this matter being addressed, so I now respectfully appeal this decision to the Lebanon Zoning Board of Adjustment.

Sincerely,

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:
David Clem, Lyme Properties
Angela McCanna, Lyme Properties
Philip Hastings, Cleveland, Waters & Bass.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

20230414 Appeal of Harwich Decision.docx

DRAFT

LEBANON BUILDING CODE BOARD OF APPEALS
MONDAY, July 11, 2023 7:30 PM
(Meeting Begins Immediately Following
Zoning Board of Adjustment)
Council Chambers, City Hall or
Remote Via Virtual Platform
LebanonNH.gov/LIVE

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dan Nash, Paul McDonough, Dave Newlove, Catherine Hembree (Alt)

MEMBERS ABSENT: Jennifer Barkley (Alt)

STAFF PRESENT: Nathan Reichert – Zoning Administrator
Tim Corwin – Deputy Planning and Development Director

1. CALL TO ORDER

The meeting was called to order at 7:55 PM by Chair Koppenheffer.

2. APPROVAL OF MINUTES

A. June 5, 2023

Mr. Nash MOVED to approve the June 5, 2023, Minutes as presented in the July 11, 2023 packet, with amendments with amendment.

Seconded by Mr. Katz.

Amendments. Page 2, Line 35; Remove ‘code’ and Add ‘officer’.

**The Vote on the Motion was approved (4-0-1).*

Mr. Newlove abstained.

3. PUBLIC REHEARING ITEMS

A. XYZ Dairy, LLC, 1 River Park Dr (Tax Map 44, Lots 21-30 & Map 44, Lot 7), zoned R-3, CBD & IND-L: An appeal of the Building Official’s determination pursuant to Lebanon Zoning Ordinance section §801.1 Administrative Appeals, and sections §674:34 Powers of Building Code Board of Appeals that additional documentation is required to substantiate the commencement of construction of 1 River Park under Lebanon Building Permit #2016-00293. **BCBA2023-01** - Consideration of Jurisdiction Continued from June 5, 2023 Meeting

Chet Clem, President of Lyme Properties and David Clem, manager of XYZ Dairy appeared on behalf of the application. A subsequent filing was made by June 19th. The applicant was asked if there was anything he wanted to add. He had a couple of questions and offered a presentation.

Lyme Properties has provided documentation and the question of the timeliness is a matter of interpretation. There is some missing information about the dates and there are numerous errors that are outlined in the subsequent facts. The matter of timeliness was not on their radar until it was brought forth by the City.

Mr. Katz said the sum total of what they need is in the February, 2023 Document where the applicants were asked to provide documentation to allow the City to make a determination and to establish a date when it can be appealed. In the March 24, documents there was no decision made and no date of appeal was established. He believes this indicates this is an ongoing dialogue, and he does not believe a decision was made and he believes the Board therefore does not have jurisdiction because no decision has been made. Other members were in agreement.

David Clem spoke with all due respect; he cannot help but hark back to the previous hearing. Work has been suspended because of this hearing. The excavation of the stormwater sewer has been a part of the problem. He asked if the last extension is still in effect at this time.

Mr. Katz clarified what he sees. At the start of the June hearing, Mr. Chet Clem essentially said there had been a lot of conversations. Because he worried there was going to be a decision against him, he filed an appeal just in case. Attorney Hastings presented the opinion that this is not a decision and should not be held against the applicants. There are two alternatives, either there was no decision rather a discussion with no finality. Or there was a decision has this gone over the number of days to appeal. He believes the Board can agree that no decision has been made and therefore there cannot be anything to appeal.

Mr. Clem asked if the building permit is still active and is it subject only to the conditions of the original building permit or is it subject to the additional information asking for proof that any construction is occurring.

Mr. Katz MOVED, relative to XYZ Dairy, LLC, 1 River Park Dr (Tax Map 44, Lots 21-30 & Map 44, Lot 7 the XYZ Dairy, LLC appeal BCBA2023-01 that the Board finds that no decision had been made in the March 2023 document that was appealed. As a result of no decision being made, the Lebanon Building Code Board of Appeals dismisses this appeal for lack of subject matter jurisdiction. of the Building Official's determination pursuant to Lebanon Zoning Ordinance section §801.1, the Lebanon Building Code Boards of Appeals determines that this appeal be dismissed on the grounds that no decision has been made.

Seconded by Mr. Newlove.

***The Vote on the Motion was unanimously approved (4-1).
Mr. Nash voted nay.**

In other business, relative to the legal advice sought in the ZBA meeting Mr. Katz asked about having a nonpublic meeting prior to the August 7 meeting. It would have to be noticed, but it can be done in private session. It would be helpful if there was a document with a decision recommendation.

4. ADJOURNMENT

Vice Chair Katz MOVED to adjourn the meeting at 8:35 PM.

Seconded by Mr. Nash.

***The Vote on the Motion was unanimously approved (5-0).**

Respectfully submitted,
Linda Billings
Recording Secretary



August 3, 2023

Calvin Hunnewell, Inspector
City of Lebanon
Planning & Development
51 N Park Street
Lebanon, NH 03766

Re: 1 River Park Drive (Building Permit #2016-00293)

Calvin,

Now that the Building Code Appeals Board confirmed on July 11, 2023 that we have commenced construction on 1 River Park Drive, we seek your approval of the temporary relocation of the municipal/NH DOT stormwater line that impacts our property without benefit of an easement.

Please note that this request is distinctly related to connecting to the temporary connection that has already been designed and installed under means and methods of the 1 River Park building permit (#2016-00293). It is independent from the final stormwater design as presently approved, and can proceed independent from the ongoing conversations about an alternative solution as memorialized in the February 2, 2023 communication from Deputy City Manager David Brooks. The temporary solution is under the jurisdiction of building permit #2016-00293.

As you are aware, the current stormwater line does not serve any building footage at River Park. Moreover, the permanent relocation of this stormwater line falls under the jurisdiction of the Lebanon Department of Public Works, the Lebanon City Engineer, and has been approved by the Lebanon Planning Board as part of their Site Plan Approval for the Phased Development of River Park. The permanent solution is to be completed prior to the Certificate of Occupancy of 1 River Park, and the construction plans have previously been approved by the City of Lebanon.

The building permit for 1 River Park (#2016-00293) does not include the off-lot infrastructure work for the entire site. The stormwater requirements for 1 River Park/ Lot 1 have been properly designed by TF Moran, Civil Engineer for this project, and were approved by your office when the permit was issued for the mixed-use building on Lot 1.

This temporary stormwater line was included in the August 4, 2020 request for amendment to NH Alteration of Terrain permit #AoT-0994 sent on behalf of XYZ Dairy, LLC by TF Moran to the NHDES – Water Division, Alteration of Terrain Program. The resultant permit extension (AoT-0994A) was issued on October 30, 2020. The City of Lebanon was copied on both communications.

The temporary line is consistent with best practices and means and methods ordinarily involved in the execution of a building permit and the discovery of unknown conditions. In this case the unknown conditions were the size and precise location of the stormwater line, the extent of the



catch basins in Lebanon and the NH DOT that feed into this stormwater line, and the disclosure that The Falls stormwater design also feeds into this municipal stormwater line.

The temporary solution was engineered by TF Moran and installed by Nott's Excavation, the subcontractor hired by XYZ Dairy to complete Crafts Avenue improvements, Crafts Avenue Extension improvements, and the Cross Country Connector. Nott's is an approved contractor within the City of Lebanon. The installed pipe is a 24" HDPE, more than sufficient to handle the existing municipal/state/private stormwater flows presently running through the existing 18" line. There is no issue or conflict with the Cross Country Connector, per the as-builts provided to the City of Lebanon following the completion of the Cross Country Connector work in 2022.

The only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1. This can be accomplished without any excavation in the City's Right of Way of North Main or Route 10 outside the compact area.

We respectfully ask that you allow us to proceed with his work so that excavation can continue as soon as practicable. Your favorable decision will allow XYZ Dairy and Lyme Properties to market the completion of 1 River Park according to a realistic time frame and schedule. It will also dictate the completion schedule for the off-site infrastructure work necessary for the issuance of a certificate of occupancy upon 100% completion of the building.

Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication. When the Construction Management contract is finalized, XYZ Dairy will again notify your office in writing as we did when Consigli was terminated due to the Covid emergency.

Time is of the essence for this decision. I look forward to your favorable response.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
on behalf of XYZ Dairy, LLC

Cc: David Brooks, Deputy City Manager, City of Lebanon
Nik Coates, Deputy City Manager, City of Lebanon
Brian Vincent, City Engineer, City of Lebanon
Jay Cairelli, Acting Public Works Director, City of Lebanon
Rod Finley, City Engineer, City of Lebanon
Nathan Reichert, Director of Planning & Development, City of Lebanon
Tim Corwin, Deputy Director of Planning and Development, City of Lebanon

From: [Chet Clem](#)
To: [David Brooks](#)
Cc: [Calvin Hunnewell](#); [Nik Coates](#); [Brian Vincent](#); [Jay Cairelli](#); [Rod Finley](#); [Nathan Reichert](#); [Tim Corwin](#); [David Clem](#); [Angela McCanna](#)
Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Date: Friday, August 4, 2023 1:28:57 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

David,

The City was Cc'd on all the communications regarding the AOT permit when it was extended back in 2020, and TF Moran addressed this issue with NHDEP:

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

I understand the additional requirements as it relates to a permanent solution, but it remains our position that the temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit. The connection can happen on River Park property, outside the right of way.

The present condition is in fact also a temporary solution as the pipe was redirected to its current route after the former City Engineer approved site work that blocked the pipe, requiring the current re-routing after it backed up.

How the City wishes to handle this is your prerogative, but the City's pipe is preventing work on 1 River Park from continuing. As we've both now noted, this pipe does not serve River Park whatsoever and is exhausting on our property without easement.

I look forward to receiving the City's proposed solution for moving its pipe out of the way so our work can continue.

Thank you,
Chet

On Aug 3, 2023, at 12:24 PM, David Brooks <David.Brooks@lebanonnh.gov> wrote:

Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

DAVID R. BROOKS
DEPUTY CITY MANAGER
CITY OF LEBANON, NH
(603) 449-6720 (OFFICE)
(603) 449-6724 (DIRECT)
DAVID.BROOKS@LEBANONNH.GOV

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal

stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
Chet

chet@lymeproperties.com
603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

<20230803 Request for temporary stormwater connection.pdf>



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads 'Chet Clem'.

Chet Clem
President, Lyme Properties

EXHIBIT 55

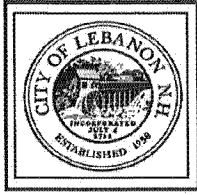
To:	Clem Chet <chet@lymeproperties.com>
CC:	Tim Corwin <Tim.Corwin@lebanonnh.gov>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>; Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>; David Brooks <David.Brooks@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; cjohnston@dwmlaw.com
BCC:	Matthew C. Decker <MDecker@dwmlaw.com>
Subject:	Expiration of River Park Building Permit
Sent:	2024/02/01 11:53:26 (UTC -05:00)
Attachments:	2024-02-01_XYZ Dairy_Permits Expiration Letter.pdf

Chet,

Please see the attached letter regarding the expiration of the River Park building permit #2016-00293. A hard copy of the letter will be mailed to you today via US Mail.

Tiffany Adams
City of Lebanon
Planning & Development Dept.
603-448-1457 x6125

Monday – Thursday 7am-5pm
Friday CLOSED



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 1, 2024

Sent Via Certified Mail, copy via E-Mail (chet@lymeproperties.com)

Chet Clem
XYZ Dairy, LLC / Lyme Properties
57 Main Street
West Lebanon, NH 03784

Re: Expiration of 1 River Park Drive Building Permit #2016-00293

Dear Mr. Clem,

Please be advised that Building Permit #2016-00293, originally issued on December 31, 2019, has expired and is no longer valid. Section 105.5 ("Expiration") of the applicable 2009 International Building Code ("IBC"), provides as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or *if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.* The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (emphasis added)

It is my determination that the work on the site authorized by Building Permit #2016-00293 has been suspended or abandoned for a period of greater than 180 days. Consequently, Building Permit #2016-00293 has expired and is invalid.

Permit History & Commencement of Work

By way of background, a building permit application for 1 River Park Drive (formerly 100 River Park Drive) was originally filed on July 28, 2016. The building permit was issued on December 31, 2019, as Building Permit #2016-00293. In response to a written request from Lyme Properties dated December 9, 2021, a 180-day extension of Building Permit #2016-00293 was approved by memo from the Building Inspector dated January 18, 2022. The approval memo acknowledged that the COVID-19 pandemic represented adequate justification for granting an extension until July 17, 2022. The memo also acknowledged that, in effect, the Building Inspector was granting multiple retroactive extensions since no work at the site had commenced within the nearly two (2) years between the issuance of the permit and the December 9, 2021 request for an extension.

In response to a written request dated May 3, 2022, from Lyme Properties, a second 180-day extension of Building Permit #2016-00293 was approved by letter from the Building Inspector dated May 27, 2022. At that time, the Building Inspector again found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, an extension of the Building Permit was granted until January 13, 2023. In the May 27, 2022 letter, you were advised that, due to changes in the State Building Code since the original building permit application, "in the event the applicant is required or elects to request an additional extension or extensions of

time beyond the State's formal adoption of the 2018 edition of the IBC as the State Building Code, this office may not be able to justify granting additional extensions and will require the applicant to submit revised and updated plans and specifications for the development to demonstrate compliance with the 2018 edition of the IBC and other applicable local regulations in place at the time of such request before the City will grant additional extensions of time."

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks stating that "XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293." The only information provided in your letter relative to the commencement of work was that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022." In response, by letter dated February 15, 2023, the Building Inspector requested additional information needed to determine that work had commenced for purposes of demonstrating compliance with Section 105.5 of the 2009 IBC (which, as cited above, provides that a permit "shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]")

In a letter from Lyme Properties dated March 7, 2023, some of the requested additional information was provided. Following receipt of your March 7, 2023 letter, the Building Inspector determined, as set forth in a letter dated March 24, 2023, that work pursuant to building permit #2016-00293 had commenced as of November 29, 2022. In the March 24th letter, XYZ/Lyme was also advised that it would need to complete certain additional steps in order to maintain activation of the building permit and avoid a determination that work was suspended or abandoned for a period of 180 days following the November 29, 2022 commencement of work.

On April 10, 2023, you e-mailed a response to the March 24, 2023 letter, and on April 25, 2023, you filed an application to the Building Code Board of Appeals appealing "the Building Inspector's *ultra vires* request for information related to building permit #2016-00293." On July 11, 2023, the Building Code Board of Appeals dismissed the appeal for lack of subject matter jurisdiction, finding that no decision had been made in the March 24, 2023 letter.

Following the dismissal of your appeal, you wrote in a letter dated August 3, 2023, that "[t]he only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1." By e-mail sent on the same date, Deputy City Manager David Brooks explained that your questions regarding the Route 10 stormwater connection issue should be addressed to the Department of Public Works and not to the Building Inspector. By e-mail sent to Mr. Brooks on August 4, 2023, you reiterated your position that your proposed Route 10 stormwater connection "temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit".

Finally, by letter dated January 5, 2024, you told me that "XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park," and in support thereof you stated that "Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season."

Suspension or Abandonment of Work

In your letter dated December 9, 2022, you wrote that, "we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached." Since that time, you have repeatedly stated that work at 1 River Park Drive has been suspended. Such statements include the following:

- Per your March 7, 2023 letter to the Building Inspector: "Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay."
- Per the draft July 11, 2023 Building Code Board of Appeals meeting minutes: "Work has been suspended because of this hearing."
- Per your August 3, 2023 letter to the Building Inspector: "Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication."
- Per your August 4, 2023 e-mail to David Brooks: "the City's pipe is preventing work on 1 River Park from continuing".

In your December 9, 2022 letter, you did not specify the date when work was suspended. Assuming the work ceased on the date of your letter (*i.e.* on December 9, 2022), then the 180-day deadline to re-commence work would have been June 7, 2023. If you wish to argue that your appeal to the Building Code Board of Appeals tolled the 180-day period, then the 180-day period would have resumed running as of the date that the ZBA dismissed your appeal on July 11, 2023 and expired on or about August 24, 2023. Furthermore, a full 180-day period has also now run between July 11, 2023 and January 7, 2024. However, as noted above, you have stated on multiple occasions that work has been suspended since at least December 9, 2022. Also, I have observed no work occurring at, or changes to, the site on multiple drive-by inspections conducted throughout 2023. It appears there can be no dispute that work has indeed been suspended for a period of significantly greater than 180 days, and remains suspended as of the date of this letter.

I also note that there has been no effort to address the items identified in my letter of March 24, 2023, as needing to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new Performance Bond/Security Agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

To my knowledge, none of the above have been accomplished as of the date of this letter.

For all of the foregoing reasons, your Building Permit #2016-00293 is declared expired and invalid. If you desire, you may submit an application for a new building permit. As a courtesy, the fee paid for the expired permit may be credited towards the new application fee provided the application is filed within six (6) months of the date of this letter. Please note that as part of such application, you will be required to submit revised and updated plans and specifications for your project to demonstrate compliance with the 2018 edition of the IBC and other local regulations currently in effect.

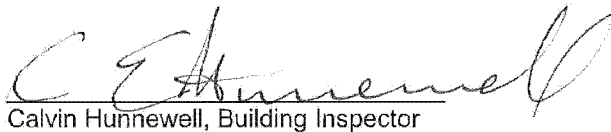
February 1, 2024

Page 4 of 4

This is a decision of the Building Inspector, which you have the right to appeal to the Building Code Board of Appeals. Should you wish to appeal this decision relative to the application and interpretation of the State Building Code, you have thirty (30) days from the date of this letter to file an appeal. See Chapter 36 of the Code of the City of Lebanon, Section 36-13.

Should you have any questions, please contact the City's legal counsel, Christine Johnston, at (603) 792-7417 or by e-mail at cjohnston@dwmlaw.com.

Sincerely,



Calvin Hunnewell, Building Inspector

Attachments

- Building Permit #2016-00293 (marked "expired" as of the date of this notice)
- Letter from Lyme Properties dated December 9, 2021
- Memo from the Building Inspector dated January 18, 2022
- Letter from Lyme Properties dated May 3, 2022
- E-mail from the Planning & Development Director sent May 27, 2022
- Letter from the Building Inspector dated May 27, 2022
- Letter from Lyme Properties dated December 9, 2022 (without attachments)
- Letter from the Building Inspector dated February 15, 2023
- Letter from Lyme Properties dated March 7, 2023
- Letter from the Building Inspector dated March 24, 2023
- E-mail from Chet Clem sent April 10, 2023
- Appeal of Administrative Decision by Lyme Properties dated April 25, 2023
- Draft 7/11/23 Building Code Board of Appeals Meeting Minutes
- Letter from Lyme Properties dated August 3, 2023
- E-mail from Chet Clem sent August 4, 2023
- Letter from Lyme Properties dated January 5, 2024

cc: Shaun Mullholland, City Manager
David Brooks, Deputy City Manager
Nathan Reichert, Planning & Development Director
Tim Corwin, Deputy Planning & Development Director
Christine Johnston, Esq., Drummond Woodsum
File

CITY OF LEBANON
Building Permit

Lebanon, NH 03766
603-448-1524
www.lebanonNH.gov

Permit Number
2016-00293

Date of Issue
12/31/2019

Owner: XYZ DAIRY LLC
Applicant: XYZ DAIRY LLC

Location of Work: 173 N MAIN ST/WEST LEBANON
(No. and Street) (Unit or Building)

Description of Work: New mixed use commercial building within LOT #1 of the River Park subdivision

ZONING DATA: District: R3 - R3 Map/Lot: 44-3
CONTRACTOR: CONSIGLI CONSTRUCTION

REMARKS:

THIS PERMIT IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:
SEE ATTACHED CONDITIONS LIST

WORK SHALL NOT PROCEED UNTIL THE CITY INSPECTORS HAVE APPROVED THE FOLLOWING STAGES OF CONSTRUCTION:

1. Foundation footings, forms and reinforcements. Lot pins must be in place at this inspection to assure the setback requirements are met. If the pins are not there, the setback cannot be verified, the construction will not be approved or allowed to continue. Mistake in the location of boundary lines are the sole responsibility of the owner. **DO NOT POUR CONCRETE UNTIL THE ABOVE HAS BEEN APPROVED!**
2. Foundation insulation, water proofing and drainage, prior to backfilling.
3. Structural rough frame, rough electrical and rough plumbing, prior to covering.
4. Prior to concealing any work authorized under this permit.
5. Final Inspection for Certificate of Occupancy, to include plumbing, heating, electrical, and any other code issue or miscellaneous item as applicable to the project including site improvements. **PLEASE SCHEDULE THIS AT LEAST 5 DAYS IN ADVANCE.**

A building or structure shall not be used or occupied in whole or in part until a **CERTIFICATE OF OCCUPANCY** has been issued.

APPROVED PLANS MUST BE KEPT AT THE JOB SITE - THIS CARD MUST BE KEPT UNTIL POSTED UNTIL FINAL INSPECTIONS HAVE BEEN COMPLETED

Permit Holder: XYZ DAIRY, LLC

(Taking Responsibility for the work)

Company/Affiliation: XYZ DAIRY, LLC

Job Site Phone Number:

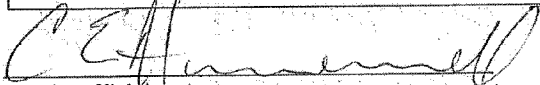
Constr Cost: \$12,296,100.00

Permit Fee: \$90,492.00

Check No.:

Cash: \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction


Code Official

12/31/2019

Date

CONDITIONS LIST FOR PERMIT 2016-293 (44-3)

Calvin Hunnewell, Building Inspector, 603 448 1457 x1446

B1. The plans show the foundation drain discharging into leaching catch basin LCB-13. The foundation engineering report recommends the basement space be protected against groundwater intrusion with the installation of a perimeter and under slab drainage systems. The drainage systems are recommended to drain to a storm drain which is not subject to surcharge. The code requires the subsoil drainage system to discharge into an approved location. The code requires buildings subject to backwater of the subsoil drain be protected by an accessible located backwater valve. Additionally, subsoil sump and pumping systems may be required. Request additional engineering documentation be provided demonstrating LCB-13 will not subject the foundation drainage systems to a surcharge/backwater. 2009 IBC 1805.4, IPC Sections 1111, 1112 & 1113

B2. The code requires accessible routes within the site be provided from public transportation stops; accessible parking; accessible passenger loading zones; and public streets or sidewalks to the accessible building entrance served. Request accessible routes be identified on the site plans with sufficient detail to demonstrate compliance with the accessibility standards. 2009 IBC Sec 1104.1

B3. Accessible parking spaces are required to be located on the shortest accessible route of travel from the adjacent access aisle to the accessible building entrance. Buildings with multiple accessible entrances with adjacent parking, requires accessible parking to be dispersed and located near the accessible entrances. The submitted plans do indicate some disbursement of accessible parking; however, they are not located on the shortest accessible route to the building entrance. The submitted plans show an excessive amount of accessible parking for lot 1 and an insufficient amount of parking for Lot 2. Request clarification be provided explaining how compliance with the accessibility standards is being achieved. 2009 IBC Section 1106.2 & 1106.6

B4. The submitted plans and documentation provided show a proposed new building at 173 North Main Street, West Lebanon, NH. According to the submitted documents the building is 3 story with a full basement approximately 45 feet in height with a total building area of approximately 62,185 square feet. The aggregate basement area is approximately 14,180 square feet, first floor area is approximately 14,084 square feet, second floor area is approximately 15,769 square feet, third floor area is approximately 15,499 square feet and the penthouse approximately 2,653 square feet.

B5. The building review will be considered as a non-separated mixed-use building of Storage Group S-1 Moderate-hazard Occupancy, Mercantile Group M, Assembly Group A-2 and Business Group B.

B6. The submitted plans and documents indicate that a sprinkler system is installed throughout the building in accordance with NFPA 13. The building is indicated to have a fire protective signaling system in accordance with NFPA 72. The type of construction indicated for the building is Type IIB.

B7. Project manual section 014320 Part 3.1-C- 4-b., notes in part that the testing agency shall include submission of reports to the following: Owner, Architect, Structural Engineer, General Contractor and Inspectional Services. Submission of reports required to be distributed as part of the Statement of Special Inspections include submission to the Building Official. 2009 IBC Sections 1704.1.2 & 1705

B8. The submitted Statement of Structural Special Inspections dated 12/18/15 does not indicate the independent testing agency. Request the approved agency and or agencies performing the inspections be identified, in place of the independent testing agency (TBD), as part of the Statement of Structural Special Inspections.

B9. Drawing A021 indicates the basement requires one exit. The code requires a minimum 2 exits for the basement space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021

B10. Drawing A025 does not indicate the roof required number of exits. The code requires a minimum 2 exits for the roof space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021

- B11. Clarify support of shafts and bottom enclosure. Shafts are required to be supported by fire rating consistent with shaft rating.
- B12. Drawing A021 indicates the basement requires one exit. The code requires a minimum 2 exits for the basement space. Request plans indicate appropriate required number of exits. 2009 IBC Sections 1015.1 & 1021
- B13. Drawing A025 does not indicate the number of required exits on the roof. The code requires a minimum 2 exits for the roof space. Request plans indicate appropriate required number of exits. 2009 IBC Section 1021
- B14. Request additional details be provided for shaft continuity and top and bottom enclosure. 2009 IBC Section 708
- B15. Drawings A101 indicate the two hour exit stairways exiting through corridor 111 and lobby 101 on the main level. The drawings do not clearly indicate the fire rating of corridor 111 the exit passageway. The code required the exit passageway be protected with the same rating as the exit stairway. The code requires the entire area of the level of exit discharge be separated from the area below by construction conforming to the fire-resistance rating for the exit enclosure. Request clarification be provided detailing the design intent for exit continuity, termination and discharge. 2009 IBC Section 1020 through 1023
- B16. The life safety drawings indicate fire rated assemblies for some walls, detail drawings do not specify fire rated assemblies consistent with the life safety drawings. Request plans be revised for consistency.
- B17. Prior to installation of fire safety and smoke seal at the void created at the intersection of exterior wall assembly and floor assembly approval of the systems is required. 2009 IBC Section 714.4

Duane Egner, Fire Inspector, 603 438 8811

- F1. Fire alarm plans need to be submitted that include system detection in all common areas and in the means of egress as required by Local Ordinance.
- F2. Per City of Lebanon Fire Prevention Ordinance 72-10(E), carbon monoxide detection shall be installed in the vicinity of all propane fueled heating appliances.
- F3. Per the 2015 Edition of the International Fire Code, Appendix J, a building information sign shall be installed on a wall surface at the interior of the main entrance to the building.
- F4. Per Lebanon Fire Department requirements, three (3) sets of automatic fire sprinkler plans shall be submitted for review. The design of the automatic fire sprinkler system shall be based upon the 2016 Edition of NFPA 13 and shall include provisions for the removal of trapped air from the system and be designed with a minimum safety margin of 10 psi. Floor control valves shall also be provided.
- F5. Per the Lebanon Fire Department Rules & Regulations, the fire department connection for the automatic fire sprinkler system shall be a four (4) inch Stortz type connection with a 30-degree downturned elbow and shall be located near the main entrance to the building.
- F6. Per City of Lebanon Fire Prevention Ordinance 72-10(G), the fire alarm system for the building shall be connected to the municipal fire alarm system using a Gamewell Master Box. The master box shall be located adjacent to the main entrance to the building and have a red jelly jar light above the box.
- F7. Per the 2015 International Fire Code Section 506.1, a Knox box is required for the building. The Knox box shall be located adjacent to the master box at the main entrance of the building. A copy of all master keys to the building and at least one elevator key shall be placed in the Knox Box.
- F8. Per the 2015 International Fire Code, Section 906.1, fire extinguishers are required for the building. The fire extinguishers shall have a minimum of a 2A rating and shall be located so that they are reached within 75 feet of travel. An architect or engineer shall determine the proper locations of the fire extinguishers.
- F9. Per the 2015 International Fire Code, Section 3313.1, at least one standpipe shall be installed in a stair tower during the construction phase. This standpipe is allowed to be dry with a temporary fire department connection.

- F10. All above ground propane gas lines shall be either painted yellow or have identification stickers/labels permanently affixed to the piping for identification by emergency responders.
- F11. Prior to the start of construction, the general contractor shall meet with the Lebanon Fire Department to discuss the requirements of the 2015 International Fire Code, Chapter 33, Fire Safety During Construction and Demolition.
- F12. The building shall be a no smoking site throughout the construction process. Approved smoking locations shall be determined with the general contractor and approved smoking receptacles shall be provided.
- F13. Per the 2015 International Fire Code, Section 3304.2.3, where rubbish containers with a capacity of greater than 40 gallons are used inside of the building during construction, they shall be of non-combustible material with a tightfitting lid.
- F14. An alarm user permit for the building shall be completed and all fees paid to the City of Lebanon Dispatch Center prior to acceptance testing of any fire protection system.
- F15. A minimum of two (2) weeks' notice shall be provided for connection of the master box to the municipal fire alarm system.
- F16. Prior to issuing any type of certificate of occupancy, all means of egress shall be installed and unobstructed and all fire protection systems shall be in a normal operating condition.
- F17. Sheet A101, Corridor 111 and Elevator Lobby 101 shows a one-hour fire resistance rated assembly. Per the 2016 Edition of NFPA 101:7.2.6.3 Stair Discharge. An exit passageway that serves as a discharge from a stair enclosure shall have not less than the same fire resistance rating and opening protective fire protection rating as those required for the stair enclosure. In Elevator Lobby 101, there is section of wall between Toilet Rooms 102 & 104 that is shared with the lobby that does not have any rating shown.
- F18. Per the 2016 Edition of NFPA 101:7.2.5.5.8 Emergency Exit Symbol. An emergency exit symbol with a luminescent background shall be applied on a door serving the exit enclosure that swing out from the enclosure in the direction of travel. The emergency exit symbol shall also meet both of the following requirements: (1) The emergency exit symbol shall meet the requirements of NFPA 170, Standard for Fire Safety and Emergency Symbols. (2) The emergency exit symbol applied on the door shall be a minimum of 4 in. (100 mm) in height and shall be applied on the door, centered horizontally, with the top of the symbol not higher than 18 in. (455 mm) above the finished floor.
- F19. Sheet A101 shows the symbol for a 2-hour rated enclosure around the shafts for supply and return risers however the wall type listed is for a 1-hour assembly (1A3) or a non-rated assembly (A5) as shown on Sheet A005. This condition exists on all floors, if wall partition type A5 is a rated partition, please revise and resubmit.

Win Spencer, Electrical Inspector 603 448 1457 x 1448

- E1. Meet with the electrical contractor when one is picked to go over the scheduling of inspections.
- E2. Need to provide details on the electrical service (location of the pad transformer if there is one) and the location of the service lateral to the building.

David Brooks, Planning Director, 603 448 1457 x 1472

PLN1. Condition #6 of the original October 24, 2011 Planning Board Site Plan approval required that "The applicant shall be required to have at least one fire hydrant operational within the development prior to the issuance of any Building Permit for structural improvements (excluding the building foundation) to the satisfaction of the Lebanon Fire Department." This requirement was repeated as Condition #6 of the Planning Board's September 9, 2019 Site Plan Amendment for the River Park project. On November 8, 2016, the Fire Department issued a letter to the applicant (attached) indicating that the "installation of the fire hydrant proposed for the new Crafts Avenue cul-de-sac would meet the needs of the Lebanon Fire Department." The applicant shall be required to comply with all requirements of the Fire Department letter and with Condition #6 of the Planning Board's 9/9/19 approval prior to the commencement of structural improvements on Lot 1, excluding the building foundation.



December 9, 2021

David Brooks
Director of Planning
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: River Park Building 1 – Building Permit #2016-00293

David,

I'm writing in response to your call and email yesterday, December 8, 2021, regarding Building Permit #2016-00293 for 100 River Park Drive that was issued on December 31, 2019.

This letter serves to memorialize that conversation and to request any necessary extensions. Thank you for bringing the 180-day expiration to my attention; we were unaware of that requirement. As I mentioned, we had reviewed the Lebanon Ordinances regarding expirations and found them silent on the issue, other than a 2-year timeframe on zoning permits.

Permit #2016-00293 was issued to Consigli Construction of Milford, MA on behalf of XYZ Dairy, LLC during our pre-construction engagement in anticipation of an April 1, 2020 start. As you reminded me yesterday, some questions remained in December, 2019 such as identifying the subcontractors for specific trades and communicating them to the Lebanon Building Department. The MEP bids were being finalized and awarded on a rolling basis at the time, and we will be sure to communicate them as awarded going forwards. As you know, this building is unique and complex and will require multiple specialty trades and suppliers from several states.

Work was suspended given Governor Sununu's March 13, 2020 Emergency Order that lead to the decision to suspend Building 100 construction on April 28, 2020 as the early response to the Covid-19 pandemic. I included additional details in the narrative in our September 13, 2021 communication requesting a Covid-related extension of our Site Plan and Subdivision phasing dates from the Lebanon Planning Board (PB2021-29-EXT) which was granted on October 12, 2021 with a unanimous vote in favor.

The Covid-19 pandemic, emergency response, and associated delays are unprecedented and have been confusing to say the least. We have been operating in good faith to maintain all necessary permits and advance work accordingly and continue to encounter supply chain challenges.

After we spoke I went back into past communications to reference our Attorney's communication on December 7, 2020 regarding the tolling of approvals and permits given the emergency declaration. Your response on December 15, 2020 lead us to ultimately make the PB2021-29-EXT request to the Planning Board.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com



I hope this memo satisfies the nature of your inquiry and serves as a written request sufficient for the granting of a written extension of Permit 2016-00293. Please let me know if we can provide any additional information or answer any questions. Thank you again for bringing this to my attention, and for your guidance in navigating the process.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Angela McCanna, Lyme Properties
David Clem, Lyme Properties



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

FROM: Building Inspectors

RE: Extension Request for Building Permit #2016-00293 at 100 River Park Drive

DATE: January 18, 2022

The purpose of this memo is to provide documentation on the City's response to your December 9, 2021 request for extension of Permit 2016-00293.

The Building Permit #2016-00293 for 100 River Park Drive that was issued on December 31, 2019, was a license to proceed with the work in accordance with the approved plans and specifications, and does not grant permission to violate, cancel or set aside any provision of the International Building Code (IBC). Per Section 105.5 of the IBC, the permit became invalid when no work was initiated within 180 days from the date of permit issuance. By letter dated December 9, 2021, the applicant has requested that appropriate extensions be granted to reinstate the permit. This office finds that the COVID 19 pandemic represents adequate justification to grant the requested extensions and to reinstate the permit upon the date of this memo. The applicant is requested to provide confirmation from the design team and general contractor that they are in agreement to proceed with the work under the noted permit. Future requests for extensions of time, if necessary, shall be submitted by the applicant within 180 days from the date of this letter or from the date of subsequent extensions.

DocuSigned by:

calvin hunnewell 1/20/2022

A22F5A16EE6049E

Calvin Hunnewell, Building Inspector



May 3, 2022

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Extension Request for Building Permit #2016-00293 at 1(00) River Park Drive

Mr. Hunnewell,

I am writing in follow-up to your January 18, 2022 memo regarding the extension of Building Permit #2016-00293.

Since 2021, discussions have been ongoing between Lyme Properties and the City of Lebanon regarding a new approach to the development of River Park West Lebanon. Recently, I met with the City Manager– and subsequently the Planning Department, Department of Public Works, and the City’s legal counsel– regarding a proposed Public Private Partnership and Tax Increment Financing (TIF) District to facilitate Economic Development, Transportation Improvements, and Public Access to the Connecticut Riverfront. All long-standing priorities for River Park and in alignment with broader West Lebanon revitalization goals.

One outcome of these meetings was the need to push-back the start-date of 100 River Park to allow time for these conversations to advance. Among the numerous justifiable reasons for the requested delay (supply chain, cost of materials, etc. resulting from COVID and the resultant economic challenges) is the reality that the building must proceed *after* the initiation of the TIF district.

As such, please consider this memo as a formal request to extend Building Permit #2016-00293 ahead of the 180-day deadline (July 17, 2022) of your previous letter. We request that the permit be extended by an additional 180-day period, to January 13, 2023, to facilitate the aforementioned planning efforts to proceed.

Secondly, in your January 20, 2022 memo you request that we “provide confirmation from the design team and general contractor that they are in agreement to proceed with the work under the noted permit.” As the development agent for River Park, Lyme Properties can confirm that our consultants are prepared to proceed with the work under this permit. Given the numerous delays that this project has endured since it was originally initiated in 2016, they have grown accustomed to the stops and starts of the project but we all remain committed to advancing the building designed by Howard Elkus of Elkus-Manfredi Architects.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784.
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

20220427 Building Permit TIF Extension.docx

LEB_0063881



However, Consigli Construction is not presently engaged on this project and thus I request that they be removed from the permit and that it be assigned directly to XYZ Dairy, LLC, the ownership entity of the property in question.

We will continue to keep the Building Department apprised of advancements as 100 River Park and the broader River Park project progress, and will provide updated information– including Contractor and Subcontractors– prior to proceeding.

Please do not hesitate to be in touch with any questions

Sincerely,

A handwritten signature in cursive script that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:
David Brooks, Director of Planning, City of Lebanon

From: [David Brooks](#)
To: "Chet Clem"
Cc: "Angela McCanna"; Calvin Hunnewell
Subject: RE: [EXTERNAL] Re: Permit #2016-00293
Date: Friday, May 27, 2022 10:55:06 AM
Attachments: [2022-05-27_FINAL_River Park 1 extension letter-docusigned.pdf](#)

Chet

Following up the email below, attached is the City's response granting an additional extension of time for Building Permit #2016-00293.

David

DAVID R. BROOKS
PLANNING & DEVELOPMENT DIRECTOR
CITY OF LEBANON

From: David Brooks
Sent: Friday, May 27, 2022 10:42 AM
To: Chet Clem <chet@lymeproperties.com>
Cc: Angela McCanna <angela@lymeproperties.com>; Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Subject: RE: [EXTERNAL] Re: Permit #2016-00293

Chet

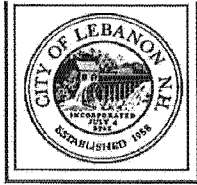
My apologies for the delay in responding to your May 3rd request. We have drafted the response letter granting an additional extension of the Building Permit for 1 River Park until Jan. 13, 2023. As soon as the letter is signed electronically, we will send you a copy.

Please note that past and imminent changes to the State Building Code as well as other local regulations, may impact the City's ability to grant further extensions beyond this one. Please feel free to contact me if you have questions upon receiving the extension letter.

David

DAVID R. BROOKS
PLANNING & DEVELOPMENT DIRECTOR
CITY OF LEBANON

From: Chet Clem <chet@lymeproperties.com>
Sent: Friday, May 20, 2022 9:57 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Angela McCanna <angela@lymeproperties.com>
Subject: [EXTERNAL] Re: Permit #2016-00293



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

May 27, 2022

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

The purpose of this memo is to provide documentation on the City's response to your May 3, 2022 request for an extension of Building Permit #2016-00293 at 1 River Park Drive (formerly 100 River Park Drive).

Building Permit #2016-00293 for 100 River Park Drive, which was originally issued on December 31, 2019, was a license to proceed with the work in accordance with the approved plans and specifications, and did not grant permission to violate, cancel, or set aside any provision of the International Building Code (IBC). Per Section 105.5 of the IBC, the permit became invalid when no work was initiated within 180 days from the date of permit issuance. By letter dated December 9, 2021, the applicant requested that appropriate extensions be granted to reinstate and extend the permit. On January 18, 2022, the City issued a letter acknowledging that the COVID-19 pandemic represented adequate justification for granting the extensions and reinstating the permit both retroactively and for an additional 180 days from the date of the letter, or until July 17, 2022.

On May 3, 2022, the applicant submitted another request for extension of Building Permit #2016-00293. The May 3rd request again cited the ongoing COVID-19 pandemic and resulting supply chain issues and other construction delays as justification. The letter also cited ongoing discussions between the applicant and the City of Lebanon regarding a proposed Public Private Partnership and Tax Increment Financing (TIF) District for the overall River Park development as additional justification for the extension.

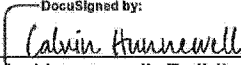
This office finds that the COVID-19 pandemic continues to represent adequate justification to grant the requested extension for an additional 180 days, or until January 13, 2023. However, it is noted that Building Permit #2016-00293 was originally applied for and approved under the 2009 edition of the IBC and other local and state regulations in place at the time of the original application. Since the Building Permit was applied for, the State of New Hampshire has adopted the 2015 edition of the IBC. Further, as of the date of this letter, the NH State Legislature has approved legislation (HB 1681) that would adopt the 2018 edition of the IBC as the State Building Code, which is proposed to become effective upon signature by the Governor. In addition, since the application for the original permit, the City has amended other local regulations, including adopting updated versions of the International Fire Code and updating various Public Works requirements.

In the event the applicant is required or elects to request an additional extension or extensions of time beyond the State's formal adoption of the 2018 edition of the IBC as the State Building Code, this office may not be able to justify granting additional extensions and will require the applicant to submit revised and updated plans and specifications for the development to demonstrate

compliance with the 2018 edition of the IBC and other applicable local regulations in place at the time of such request before the City will grant additional extensions of time.

Future requests for extensions of time, if necessary, shall be submitted by the applicant within 180 days from the date of this letter or from the date of subsequent extensions, subject to the provisions noted above.

Sincerely,

DocuSigned by: 5/27/2022


Calvin Hummel, Building Inspector



December 9, 2022

David Brooks
Deputy City Manager
City of Lebanon
51 N Park Street
Lebanon, NH 03766

Re: Commencement of 1(00) River Park Drive (Building Permit #2016-00293), conflict with City's existing municipal stormwater line

Mr. Brooks,

This memo is to provide official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293, and that we have encountered a conflict with existing City of Lebanon infrastructure that has suspended construction until a solution can be reached.

Initial excavation within the building footprint began on Tuesday, November 29, 2022 by Nott's Excavating who returned to the site following the delayed conclusion of the Cross Country Connector work that was performed in August, 2022 but not deemed substantially complete until October 25, 2022.

Lebanon Build Inspector Calvin Hunnewell's May 27, 2022 memo outlines the status of Building Permit #2016-00293.

Excavation work on 1 River Park was stopped upon encountering the City's stormwater line running from Route 10 to the ravine on the River Park property. Work has now ceased accordingly, until there is a solution for this municipal utility obstructing the foundation of 1 River Park Drive. As XYZ Dairy, LLC does not own or control the pipe on our property, we cannot address it without City approval.

I reported the uncovering of the pipe to Brian Vincent, City Engineer on November 29, 2022 following the report from Nott's. Brian and I spoke on November 30, 2022 and agreed that he complete a file review to determine what, if any, information the City had available.

On December 2, 2022 I received a follow-up communication from Brian along with a PDF of a 1999 Bruno Associates Inc. P.C. plan showing the existing stormwater line as part of a permit set for "Project 98221 Maple Street." I subsequently requested additional information about that project, and Sheet S-3 which was referenced in the construction notes as containing "off-site drain & sewer profile" information which was provided on December 5, 2022. Brian and I are working to schedule a field visit next week, and a conversation to follow between the City and XYZ will be required to determine potential solutions and a path forwards.

XYZ Dairy LLC. Developed by Lyne Properties, 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

FILENAME Document1



The line in question is shown on the existing condition plan only as an "18" cast iron pipe." Nott's reports that the pipe they uncovered may in fact be clay. Either way, the depth of the pipe is in direct conflict with the foundation excavation and thus cannot be abandoned in place. Also, given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue.

The issues and costs associated with this pipe were outlined in Item #30 of the March 25, 2022 "A Framework For Public-Private Partnership" prepared by Lyme Properties for City Manager Shaun Mulholland.

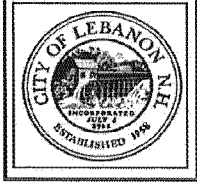
Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:

Brian Vincent, City of Lebanon
Calvin Hunnewell, City of Lebanon
David Clem, XYZ Dairy, LLC



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

February 15, 2023

Sent Via E-Mail (chet@lymeproperties.com)

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Dear Mr. Clem,

I'm following up from my letter dated May 27, 2022, regarding your request for an extension of Building Permit #2016-00293 issued for 1 River Park Drive (formerly 100 River Park Drive), originally issued on December 31, 2019. As noted in my letter, this office found that the COVID-19 pandemic represented adequate justification to grant your request and, therefore, I approved an extension of the Building Permit until January 13, 2023.

On December 9, 2022, I received a copy of your letter to Deputy City Manager David Brooks providing "official notice to the City of Lebanon that XYZ Dairy, LLC commenced construction on 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293."

Please be advised that I will need additional information in order to make a determination as to whether work has commenced for purposes of demonstrating compliance with Section 105.5 of the IBC (which provides that, "[e]very permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance[.]") The only information provided in your letter relative to the commencement of work is that "[i]nitial excavation within the building footprint began on Tuesday, November 29, 2022."

In order to make a determination with respect to Section 105.5, please provide us with more information as to what work was completed and what other steps were taken to effectuate the Building Permit and to commence construction in good faith and in earnest. For example:

1. Date that building footprint was staked and surveyor confirmation.
2. Confirmation that the statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
3. Confirmation that the registered design professionals were and are in your hire as of November 29, 2022, and are ready to proceed.
4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date, and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Detailed cost estimates.
8. Additional information as to the nature and extent of the work performed.
9. Verification of notice to proceed.

Please provide all pertinent documents so that I can make a determination and, if adverse to your position, establish a date by which the determination can be appealed.

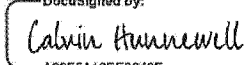
Without additional information and verification that you have actively prosecuted the permit, I cannot justify the continuance of the Building Permit and will revoke the permit as of January 13, 2023.

If I am able to confirm that the Building Permit has not expired, please be aware that there are several other steps that need to be completed prior to the resumption of construction activities (and which should have been completed prior to the commencement of any construction). These include:

- Providing a cost estimate of remaining Phase 1 infrastructure improvements for review by the City Engineer, and providing security for such and entering into a new security agreement.
- Providing a construction schedule to the City Engineer for purposes of retaining a third-party inspector, providing payment of estimated third party review costs, and entering into a third party inspection and water & sewer extension agreement.
- Installing edge-of-disturbance fencing on site to be reviewed by the City Engineer.
- Confirming that all state permits have been obtained or have been updated, as needed.

If you have any questions, I can be reached at (603) 448-1524 or by e-mail at calvin.hunnewell@lebanonnh.gov.

Sincerely,

DocuSigned by:
 2/15/2023
A22F5A19EE6049E...
Calvin Hunnewell, Building Inspector

cc: Nathan Reichert, Director of Planning & Development
Tim Corwin, Deputy Director of Planning & Development



March 7, 2023

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Commencement of Building Permit #2016-00293

Mr. Hunnewell,

The first step in the construction of 1 River Park is addressing the City's stormwater line that is in conflict with the building's foundation. The pipe services Route 10 (NHDOT and Urban Compact) and *The Falls* development across the street and runs diagonally through Lot 1 at River Park and the footprint of the building before draining into the ravine on the River Park property.

After repeat delays encountered during 2022, we commenced excavation of the 1 River Park foundation in good faith and in earnest on November 29, 2022. The foundation had been staked prior to commencement of work by Nott's Excavating using their GPS system loaded with the approved River Park plans. Nott's began carefully excavating along the east side of the foundation to daylight the pipe. Once the pipe was located work ceased to avoid potentially damaging the existing, active line that was initially reported to be clay.

As my December 9, 2022 memo outlined I cannot proceed any further on the 1 River Park excavation until the conflict is addressed, and given that it is municipal infrastructure that solution must be coordinated with the City of Lebanon. The first meeting with City officials from the Department of Public Works was on December 15, 2022, and David Brooks' February 2, 2023 memo outlines potential solutions. I have subsequently been working with TF Moran, our engineer of record, to develop potential solutions in response.

I have provided additional information attached outlining the work that has been done in good faith and in earnest to initiate— for the fourth time, following suspensions in 2016, 2018, 2020— construction of 1 River Park.

If you feel that the information provided herein is insufficient to meet the standard of commencing construction in good faith and in earnest then I would ask that you provide me with the City's definition of Commencement of Construction and direct me to the City's policy on what is required to meet that burden of proof. You provided nine examples in your February 11, 2023 memo, but I'd like to know what is specifically required by the IBC or the Lebanon code so that I can ensure sufficient information is relayed.

Since initiating excavation on 1 River Park in November, 2022— and having heard no response for over 60 days to my December 9, 2022 memo to that effect other than my meeting with City officials



on December 15, 2022—I have been engaged in the requisite conversations with project partners that must be restarted every time we attempt to initiate work on any phase of River Park.

If you elect to revoke the building permit as of January 13, 2023 per your February 15, 2023 memo, I would ask that it be done promptly so that I do not continue to incur costs related to the development of River Park.

Sincerely,

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784



Additional information regarding efforts to commence construction of 1 River Park

Prior to excavating the 1 River Park foundation, XYZ Dairy completed the Cross Country Connector (CCC) to bring municipal water and sewer service to 1 River Park (Phase 1). The CCC scope was delayed by material shortages, delivery delays, and manpower issues, as well as engineering and permitting issues brought to light by the City the week prior to commencement of construction. Thanks to the effort of the Lebanon DPW and TF Moran, that issue was resolved in time for work to continue.

However, as a result the CCC work was not completed until August 26, 2022, and was not signed off on by the City as substantially complete until October 25, 2022. After that two-month delay, Nott's re-mobilized to return to the site to begin excavation on the 1 River Park foundation when they were next available.

Relatedly, we are still awaiting delivery of the ductile pipe required by the City to connect 1 River Park to the Cross Country Connector. This pipe was part of a substantial material order placed by our contractor in January, 2022 for the anticipated Summer, 2022 construction on both Phase 1 infrastructure and 1 River Park. I have been informed by Nott's Excavating that it has arrived at the Ferguson yard as of February, 2023, approximately 1 year after placing the order.

The November, 2022 excavation confirmed the depth and material of the stormwater pipe in question, as the limited information we had available to us has caused confusion in the past—including when the pipe was mistakenly blocked during previous site work that had been approved by the City Engineer at the time. The pipe crosses the foundation at approximately waist-height above finished grade of the basement floor, creating a direct and unavoidable conflict. From my December, 2022 memo: "given the condition of the pipe and the additional future infrastructure that will be installed atop its current route, we believe that the best practice is to remove the deteriorating pipe so as to avoid future sink-holes, etc. That excavation work and disposal represents another additional development cost to XYZ Dairy, LLC to address a municipal issue."

The unprecedented rise in construction costs and the ongoing challenges of the supply chain and labor markets resulting from Covid-19, and ongoing costs and associated challenges of inflation, have a significant financial impact on River Park. This is on top of the costly delays incurred when construction mobilizations in 2016 and 2018 for 1 River Park were suspended for reasons beyond our control. The price escalations need to be offset with cost-savings wherever possible.

As such, I have been in communication with City Manager Mulholland and Dep. City Manager Brooks since providing them with a framework for public-private partnership in March, 2022 that outlines cost-saving, coordination, and collaborative efforts that could facilitate economic development at River Park and in West Lebanon. That document coalesces conversations from 2020-2022 about how to efficiently advance municipal infrastructure at River Park.

The solution for the City's stormwater line is one obvious area for cost savings. The cost of the engineering solution approved in 2011 has ballooned to an estimated \$900,000+, and presently



the upfront cost and long-term maintenance of that solution falls entirely on the River Park project. As I have communicated to the City, I believe there is a better way to solve this problem for both parties, and one that does not unduly burden River Park. Those value-engineering efforts are being advanced by TF Moran in response to the criteria set forth by Mr. Brooks in his February 2, 2023 response.

A point of clarification in response to your February 15, 2023 memo: "1 River Park" and "Phase 1 Infrastructure" are two separate and distinct scopes of work. Phase 1 infrastructure serves the entire project, whereas 1 River Park is solely related to River Park Phase 1/Lot 1 and covered by Permit #2016-00293 in question. There is a distinction between the temporary redirecting of the existent conflicting line done under means and methods of the 1 River Park building permit as is already underway, and the permanent solution— which is now under review— under Phase 1 infrastructure. The installation of the temporary bypass line was done to facilitate construction on 1 River Park.

In the past, we had intended to do Phase 1 Infrastructure and 1 River Park simultaneously. However, in the course of past delays on 1 River Park, XYZ Dairy, LLC completed three of five segments of the Phase 1 infrastructure. Crafts Avenue Sewer and Roadway Improvements (CASRI, completed 2018) and Crafts Avenue Extension (CAE, completed 2020) brought municipal water and sewer to the River Park development site. The Cross Country Connector (CCC, completed 2022) brought municipal water and sewer to service 1 River Park. That was done in good faith and in earnest towards initiating construction on 1 River Park.

Per our approvals, Phase 1 infrastructure must be complete by the Certificate of Occupancy for 1 River Park, not ahead of construction. Similar to the Crafts Avenue Extension not needing to be complete prior to the issuance of building permits for houses on those subdivision lots, I believe it's logical for building construction to commence prior to the final roadway work. Accordingly, I do not believe a cost estimate, security agreement, and third-party inspection for the Southern Entrance and River Park Drive were required prior to advancing the 1 River Park construction.

The Route 10 Southern Entrance (SE) and River Park Drive Segment 1 (RPD-1) are the two outstanding segments of Phase 1 infrastructure. The scope and timing of those phases are also dependent on solving the stormwater line and ongoing conversations with the City. For example, if we can successfully re-route the existing stormwater line we can limit the necessary excavation and disruption in Route 10— which was just repaved by the City and State last year. Unfortunately, repeat efforts to coordinate Route 10 work with the NHDOT and Lebanon Planning Department were unsuccessful.

Additionally, as outlined in my May, 2022 memo, it's my hope that XYZ Dairy and the City can reach an agreement that would allow the entirety of the River Park Drive/Lyman Street loop to be completed at once for the sake of efficiency, and more importantly to facilitate the relocation of the *Advance Transit* transit hub from Kilton Library in keeping with City plans since 2010 and the 2021 Memorandum of Understanding to that effect between XYZ Dairy and Advance Transit.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

March 24, 2023

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Thank you for attending the meeting last Thursday March 16, 2023, to further discuss your commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

Topics discussed included:

- Determination of commencement of work.
- Timing and continuance of work.
- Existing stormwater situation.
- Inability to complete the excavation for the building.
- TF Moran designing potential solutions.
- Meetings with project partners.
- Project expenses.
- Requested documentation.

As a result of the meeting and your follow up e-mail sent later the same day, we agree that you have justified the preparation work you have been preparing with your construction partners constitutes commencement of work at 1 River Park Drive in accordance with City of Lebanon Building Permit #2016-00293.

The following additional steps need to be completed in order to maintain activation of the building permit without jeopardizing the 180-day allowance from November 29, 2023, which is the date you began construction:

- Stormwater design:
 - Design of the storm water solution by TF Moran submitted to the City.
 - Provide expected construction commencement and completion of the storm water system including demolition of the existing pipe in the footprint of the building.
- Provide the following additional documents relating to the commencement of construction:
 1. Date that building footprint was staked, after placement of concrete provide licensed surveyors certification of building placement.
 2. Completed statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.
 3. Confirmation that the registered design professionals are in your hire and are ready to proceed.

51 NORTH PARK STREET, LEBANON, NEW HAMPSHIRE 03766
603-448-1457
LebanonNH.gov

4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.
5. Construction schedule including the project's intended completion date and start and finish times for each phase of the project.
6. Scope of work including which contractors and subcontractors are responsible for each component of work.
7. Cost estimates.
8. Additional pertinent information as to the nature and extent of work performed.
9. Verification of notice to proceed.

From: [Chet Clem](#)
To: [Calvin Hunnewell](#)
Cc: [Nathan Reichert](#); [Tim Corwin](#); [David Brooks](#)
Subject: [EXTERNAL] Re: 1 River Park Drive/ Permit 2016-00293
Date: Monday, April 10, 2023 5:27:12 PM
Attachments: [2023-03-24.Commenced.Work..pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin et al,

1. I would suggest that the 180 day clock should start from the date (3/24/23) the City finally issued the decision that we had commenced, putting the 180 days at September 20, 2023. Otherwise, 107 days out of the 180 days I was held in limbo awaiting the City's response on commencement of construction and next-steps regarding the municipal stormwater line.

2. We will need City permission to connect the bypass line before work can proceed further, and that is dependent upon the engineering from TF Moran in response to David Brooks' February 2, 2023 memo.

3. As discussed in our March 16, 2023 meeting the delayed response from the City and the threat of building permit revocation caused me to pause consultant spend on the project. The TF Moran contract is in the works, and it will take some time for them to execute the design and coordinate with the NHDES and City of Lebanon. For the sake of efficiency I would like to have TFM do the temporary Diner connection work (per my 4/7/23 email) simultaneously.

4. Regarding the additional 9 items mentioned in your March 24, 2023 communication, as I wrote in my March 7, 2023 memo and as discussed in our 3/16 meeting, if you can direct me to the ordinance/requirement/documentation where the information defining these requirements are, that would be helpful in ensuring we provide sufficient information to be in compliance. Our attorney is on vacation so I have not had the opportunity to review this list with him.

1. Date that building footprint was staked, after placement of concrete provide licensed surveyors certification of building placement.

The Contractor (Nott's Excavating) utilized the existing plans approved by the City in their GPS system to stake the building footprint ahead of initial excavation for the purposes of addressing the municipal pipe. The stakes are visible in the photos I provided to the City in Nov/Dec. I was not aware a licensed surveyor was required at this stage; per the building permit conditions that requirement isn't until footings/forms/reinforcements.

2. Completed statement of special inspections is approved by a registered design professional and the inspection agency has verification of notice to proceed.

Pending

3. Confirmation that the registered design professionals are in your hire and are ready to proceed.

As explained in our 3/16 meeting, the full architectural services contract with Elkus Manfredi from 2015 included construction oversight. That underlying contract is still in force, despite the three previous false-starts. The construction management portion, which we have already renewed and paid for (at least in part) for the 2018 and 2020 mobilizations, has been updated and has a contract value of approximately \$400,000.

4. Redacted copies of contract agreements with description of the project, the scope of work, and construction schedule.

Please define requirement.

5. Construction schedule including the project's intended completion date and start and finish times for each phase of the project.

Please define requirement.

6. Scope of work including which contractors and subcontractors are responsible for each component of work.

Pending.

7. Cost estimates.

Please define requirement.

8. Additional pertinent information as to the nature and extent of work performed.

What specific additional pertinent information are you requesting?

9. Verification of notice to proceed.

Please define requirement.

All of this is dependent upon on the City's response to my April 7 "[A More Productive Path Forward](#)" email, based on my March 24, 2022 memo to the City Manager entitled [A Framework For Public Private Partnership](#).

I look forward to what I hope will be productive conversations about how the city staff can support the development of River Park akin to projects elsewhere in the City, with the goal of facilitating an approved mixed-use project that represents sufficient tax base to make considerable contributions to the ongoing revitalization of West Leb.

And as offered multiple times previously, I'd welcome the planning staff to come to the Lyne office to discuss River Park and broader West Leb efforts at any time.

Chet Clem
President

Lyme Properties

chet@lymeproperties.com
(603) 676-7106 (direct)
(207) 576-1410 (mobile)

[Calendly: book a Zoom with me](#)

[Lyme Properties](#)
[The UV Observer](#)
[River Park West Lebanon](#)
[Action Plan for West Leb](#)
[A Green Vision for West Leb](#)
[Humor & Downtowns?](#)
[Decriminalize Development](#)

On Mar 24, 2023, at 12:20 PM, Calvin Hunnewell
<Calvin.Hunnewell@lebanonnh.gov> wrote:

Chet, see attached approval of commenced work.

If you have any questions please let me know.

Calvin Hunnewell
Building Inspector
City of Lebanon

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR
AN APPEAL OF AN ADMINISTRATIVE DECISION**

A cover application, abutters list, filing fee and ten copies of the site plan (if applicable) must accompany this support statement.

City of Lebanon Zoning Ordinance:

APPEALS:

801.1 Administrative Appeals.

To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by any administrative official in the enforcement of this ordinance, as set forth in RSA 676:5. In exercising this power, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order or decision as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

An appeal under this section shall be taken within 30 days of the date of the administrative decision being appealed, or within 30 days of the time that the person filing the appeal know or had reason to know that the administrative decision had been made. The effect of an appeal shall be as set forth in RSA 676:6.

802.4 Decisions of the Board.

In exercising its powers the Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and may make such order, or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.

- A. Majority Vote: The concurring vote of 3 members of the Board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant or any matter on which it is required to pass.

I am appealing the decision of: Calvin Hunnewell, Lebanon Building Inspector,
(Name/Title of Official)

made on this date: 3/24/2023.

(Please describe the decision you are aggrieved by in the space provided or attach a separate statement.)

Concerning: Per the attached correspondence, XYZ Dairy LLC is appealing the Building
Inspector's ultra vires request for information related to building permit #2016-00293.

In Relation to Article(s): _____, Section(s): _____ of the City of Lebanon Zoning Ordinance.

S:\CZB\ZONING\CARMELA\ZBA\FORMS\ZBA application packets\Admin appeal\AAD SUPPORT.wpd



April 25, 2023

Lebanon Zoning Board of Adjustment
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Appeal of Administrative Decision by Lebanon Building Inspector

Members of the Lebanon Zoning Board of Adjustment,

Lyme Properties serves as the development agent on behalf of XYZ Dairy, LLC, the owner of record of the River Park West Lebanon development. We are hereby respectfully appealing the February 15, 2023 request, and subsequent, slightly edited request on March 24, 2023, by the Lebanon Building Inspector for additional documentation to substantiate the commencement of construction of 1 River Park under Lebanon Building Permit #2016-00293.

For those unfamiliar with the history of the project or curious about the 2016 date of the permit, this represents the 4th attempted mobilization of 1 River Park construction following municipal delays in 2016 and 2018 and Covid-related suspension in 2020. This permit, issued at the end of 2019 for the 2020 mobilization, has been extended previously by the Building Inspector.

The February 15, 2023 memo, specifically the threat to declare the building permit retroactively expired on January 13, 2023, came as a surprise to Lyme Properties. We have sought to address the stormwater line issue proactively for over a year now, and that work is still underway. However, with the 1 River Park building permit put at risk and the resultant limbo created, I have communicated to the City staff that Lyme Properties is hesitant to incur further engineering costs to address a pipe that may no longer be in issue if the 1 River Park building is abandoned.

As expressed in writing on March 7, 2023, in a meeting between Lyme Properties and the Lebanon Planning Department on March 16, 2023, and again in writing on April 10, 2023, Lyme believes that the 9-item list of additional information requested by the Building Inspector falls outside the requirements of the Lebanon ordinance(s) and the State Building Code. Our attorney Philip Hastings agrees with Lyme's assessment that this *ultra vires* request has not been substantiated and is without precedent.

Unfortunately, as we have outlined publicly at www.riverparkwestlebanon.com/path-forwards this is not the first time we have encountered such delays and confusion. Lyme's April 6, 2020 memo and the April 10, 2020 response from then-Planning and Zoning Director David Brooks (both included) summarizes a past example of the Lebanon Building Inspector's decision being outside the bounds of the Lebanon ordinances, and the lost revenue to XYZ Dairy, LLC that was a direct result of that erroneous decision. We would like to avoid a similar issue again, with even more financial impact to XYZ Dairy, LLC.

XYZ Dairy LLC, Developed by Lyme Properties, 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

20230425 Appeal of Administrative Decision.docx



Of specific importance to this timely matter, this stems from a December 9, 2022 memo from Lyme Properties regarding the commencement of construction on 1 River Park, and the conflict encountered with a municipal stormwater line serving Route 10 and, as I only recently learned, "The Falls" development across the street. It was 68 days before I received the Building Inspector's initial communication on February 15, 2023. As of the date of this memo, it has been a total of 137 days since this matter was brought to the City's attention.

Throughout that time, the development of 1 River Park and other River Park infrastructure has been put on hold and jeopardized awaiting the City's determination. I have now waited 15 days for a response to my last communication on April 10, 2023, again requesting clarification and substantiation of the information requested. The Deputy Planning and Development Director helpfully communicated in response on April 10th that the Building Inspector was on vacation that week. I will be on vacation the remainder of this week.

Lyme cannot proceed without this matter being addressed, so I now respectfully appeal this decision to the Lebanon Zoning Board of Adjustment.

Sincerely,

A handwritten signature in black ink that reads 'Chet Clem'.

Chet Clem
Lyme Properties
57 Main Street
West Lebanon, NH 03784

Cc:
David Clem, Lyme Properties
Angela McCanna, Lyme Properties
Phillip Hastings, Cleveland, Waters & Bass.

XYZ Dairy LLC. Developed by Lyme Properties. 57 Main Street, West Lebanon, NH 03784
Phone: 603-676-7800 • Fax: 603-676-7810 • Email: info@riverparkwestlebanon.com

202304 Appeal of Decision.docx

DRAFT

LEBANON BUILDING CODE BOARD OF APPEALS
MONDAY, July 11, 2023 7:30 PM
(Meeting Begins Immediately Following
Zoning Board of Adjustment)
Council Chambers, City Hall or
Remote Via Virtual Platform
LebanonNH.gov/LIVE

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dan Nash, Paul McDonough, Dave Newlove, Catherine Hembree (Alt)

MEMBERS ABSENT: Jennifer Barkley (Alt)

STAFF PRESENT: Nathan Reichert – Zoning Administrator
Tim Corwin – Deputy Planning and Development Director

1. CALL TO ORDER

The meeting was called to order at 7:55 PM by Chair Koppenheffer.

2. APPROVAL OF MINUTES

A. June 5, 2023

Mr. Nash MOVED to approve the June 5, 2023, Minutes as presented in the July 11, 2023 packet, with amendments with amendment.

Seconded by Mr. Katz.

Amendments. Page 2, Line 35; Remove 'code' and Add 'office'.

**The Vote on the Motion was approved (4-0-1).*

Mr. Newlove abstained.

3. PUBLIC REHEARING ITEMS

- A. XYZ Dairy, LLC, 1 River Park Dr (Tax Map 44, Lots 21-30 & Map 44, Lot 7), zoned R-3, CBD & IND-L:** An appeal of the Building Official's determination pursuant to Lebanon Zoning Ordinance section §801.1 Administrative Appeals, and sections §674:34 Powers of Building Code Board of Appeals that additional documentation is required to substantiate the commencement of construction of 1 River Park under Lebanon Building Permit #2016-00293. **BCBA2023-01** - Consideration of Jurisdiction Continued from June 5, 2023 Meeting

Chet Clem, President of Lyme Properties and David Clem, manager of XYZ Dairy appeared on behalf of the application. A subsequent filing was made by June 19th. The applicant was asked if there was anything he wanted to add. He had a couple of questions and offered a presentation.

Lyme Properties has provided documentation and the question of the timeliness is a matter of interpretation. There is some missing information about the dates and there are numerous errors that are outlined in the subsequent facts. The matter of timeliness was not on their radar until it was brought forth by the City.

Mr. Katz said the sum total of what they need is in the February, 2023 Document where the applicants were asked to provide documentation to allow the City to make a determination and to establish a date when it can be appealed. In the March 24, documents there was no decision made and no date of appeal was established. He believes this indicates this is an ongoing dialogue, and he does not believe a decision was made and he believes the Board therefore does not have jurisdiction because no decision has been made. Other members were in agreement.

David Clem spoke with all due respect; he cannot help but hark back to the previous hearing. Work has been suspended because of this hearing. The excavation of the stormwater sewer has been a part of the problem. He asked if the last extension is still in effect at this time.

Mr. Katz clarified what he sees. At the start of June, Mr. Clem essentially said there had been a lot of conversations. Because he worried there was going to be a decision against him, he filed an appeal. Attorney Hastings presented the opinion that this is not a decision and should not be held against the applicants. There are two alternatives, there was no decision rather a discussion with no finality. Or has this gone over the number of days. He believes the Board can agree that no decision has been made and therefore there cannot be an appeal.

Mr. Clem asked if the building permit is still active and is it subject only to the conditions of the original building permit or is it subject to the additional information asking for proof that any construction is occurring.

Mr. Katz MOVED, relative to the XYZ Dairy, LLC appeal of the Building Official's determination pursuant to Lebanon Zoning Ordinance section §801.1, the Lebanon Building Code Boards of Appeals determines that this appeal be dismissed on the grounds that no decision has been made.

Seconded by Mr. Newlove.

**The Vote on the Motion was unanimously approved (4-1).
Mr. Nash voted nay.*

Mr. Katz asked about having a nonpublic meeting prior to the August 7 meeting. It would have to be noticed, but it can be done in private session. It would be helpful if there was a document with a decision.

4. ADJOURNMENT

Vice Chair Katz MOVED to adjourn the meeting at 8:35 PM.

Seconded by Mr. Nash.

**The Vote on the Motion was unanimously approved (5-0).*

Respectfully submitted,
Linda Billings
Recording Secretary



August 3, 2023

Calvin Hunnewell, Inspector
City of Lebanon
Planning & Development
51 N Park Street
Lebanon, NH 03766

Re: 1 River Park Drive (Building Permit #2016-00293)

Calvin,

Now that the Building Code Appeals Board confirmed on July 11, 2023 that we have commenced construction on 1 River Park Drive, we seek your approval of the temporary relocation of the municipal/NH DOT stormwater line that impacts our property without benefit of an easement.

Please note that this request is distinctly related to connecting to the temporary connection that has already been designed and installed under means and methods of the 1 River Park building permit (#2016-00293). It is independent from the final stormwater design as presently approved, and can proceed independent from the ongoing conversations about an alternative solution as memorialized in the February 2, 2023 communication from Deputy City Manager David Brooks. The temporary solution is under the jurisdiction of building permit #2016-00293.

As you are aware, the current stormwater line does not serve any building footage at River Park. Moreover, the permanent relocation of this stormwater line falls under the jurisdiction of the Lebanon Department of Public Works, the Lebanon City Engineer, and has been approved by the Lebanon Planning Board as part of their Site Plan Approval for the Phased Development of River Park. The permanent solution is to be completed prior to the Certificate of Occupancy of 1 River Park, and the construction plans have previously been approved by the City of Lebanon.

The building permit for 1 River Park (#2016-00293) does not include the off-lot infrastructure work for the entire site. The stormwater requirements for 1 River Park/ Lot 1 have been properly designed by TF Moran, Civil Engineer for this project, and were approved by your office when the permit was issued for the mixed-use building on Lot 1.

This temporary stormwater line was included in the August 4, 2020 request for amendment to NH Alteration of Terrain permit #AoT-0994 sent on behalf of XYZ Dairy, LLC by TF Moran to the NHDES – Water Division, Alteration of Terrain Program. The resultant permit extension (AoT-0994A) was issued on October 30, 2020. The City of Lebanon was copied on both communications.

The temporary line is consistent with best practices and means and methods ordinarily involved in the execution of a building permit and the discovery of unknown conditions. In this case the unknown conditions were the size and precise location of the stormwater line, the extent of the



catch basins in Lebanon and the NH DOT that feed into this stormwater line, and the disclosure that The Falls stormwater design also feeds into this municipal stormwater line.

The temporary solution was engineered by TF Moran and installed by Nott's Excavation, the subcontractor hired by XYZ Dairy to complete Crafts Avenue improvements, Crafts Avenue Extension improvements, and the Cross Country Connector. Nott's is an approved contractor within the City of Lebanon. The installed pipe is a 24" HDPE, more than sufficient to handle the existing municipal/state/private stormwater flows presently running through the existing 18" line. There is no issue or conflict with the Cross Country Connector, per the as-builts provided to the City of Lebanon following the completion of the Cross Country Connector work in 2022.

The only thing that remains to allow work to continue on the excavation for 1 River Park is the connection of the existing line to the temporary line on Lot 1. This can be accomplished without any excavation in the City's Right of Way of North Main or Route 10 outside the compact area.

We respectfully ask that you allow us to proceed with his work so that excavation can continue as soon as practicable. Your favorable decision will allow XYZ Dairy and Lyme Properties to market the completion of 1 River Park according to a realistic time frame and schedule. It will also dictate the completion schedule for the off-site infrastructure work necessary for the issuance of a certificate of occupancy upon 100% completion of the building.

Following the determination of the Appeal Board, we have restarted conversations with project partners that were suspended because of your February 15, 2023 communication. When the Construction Management contract is finalized, XYZ Dairy will again notify your office in writing as we did when Consigli was terminated due to the Covid emergency.

Time is of the essence for this decision. I look forward to your favorable response.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem".

Chet Clem
Lyme Properties
on behalf of XYZ Dairy, LLC

Cc: David Brooks, Deputy City Manager, City of Lebanon
Nik Coates, Deputy City Manager, City of Lebanon
Brian Vincent, City Engineer, City of Lebanon
Jay Cairelli, Acting Public Works Director, City of Lebanon
Rod Finley, City Engineer, City of Lebanon
Nathan Reichert, Director of Planning & Development, City of Lebanon
Tim Corwin, Deputy Director of Planning and Development, City of Lebanon

From: [Chet Clem](#)
To: [David Brooks](#)
Cc: [Calvin Hunnewell](#); [Nik Coates](#); [Brian Vincent](#); [Jay Cairelli](#); [Rod Finley](#); [Nathan Reichert](#); [Tim Corwin](#); [David Clem](#); [Angela McCanna](#)
Subject: Re: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293
Date: Friday, August 4, 2023 1:28:57 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

David,

The City was Cc'd on all the communications regarding the AOT permit when it was extended back in 2020, and TF Moran addressed this issue with NHDEP:

Additionally, the applicant is proposing a minor plan change to the approved drawings. The change consists of relocating the city-owned discharge of an existing 18" stormwater culvert on the property in order to construct the foundation of 100 River Park Drive on Lot 1. The proposed change meets all the requirements under Env Wq 1503.21 (d) under changes that can be made without applying for an amended permit or new permit. As such, we believe these changes meet the intent of the regulations to permit modifications to the Approved Project.

I understand the additional requirements as it relates to a permanent solution, but it remains our position that the temporary solution is within the City's jurisdiction to approve the temporary re-routing under the building permit. The connection can happen on River Park property, outside the right of way.

The present condition is in fact also a temporary solution as the pipe was redirected to its current route after the former City Engineer approved site work that blocked the pipe, requiring the current re-routing after it backed up.

How the City wishes to handle this is your prerogative, but the City's pipe is preventing work on 1 River Park from continuing. As we've both now noted, this pipe does not serve River Park whatsoever and is exhausting on our property without easement.

I look forward to receiving the City's proposed solution for moving its pipe out of the way so our work can continue.

Thank you,
Chet

On Aug 3, 2023, at 12:24 PM, David Brooks <David.Brooks@lebanonnh.gov> wrote:

Chet

I saw that Nate Reichert has already alerted you that Calvin Hunnewell is out of the office until next week. However, it is my feeling that the Building Inspector is not the correct venue for addressing the Route 10 stormwater connection issue, which, as you noted, does not handle stormwater generated on Lot 1 or elsewhere within River Park.

I have asked DPW representatives, who were also copied on your email below, to engage with you about the Route 10 stormwater connection request so that the existing stormwater pipe can be moved out of the way. As a reminder, the February 2, 2023 email, which is referenced in your letter, outlines several pieces of information that the City needs to ensure the temporary, alternate storm drainage system is adequate.

Again, I have asked the City Engineers or other DPW staff to contact you to open a dialogue in order to get the matter resolved.

David

DAVID R. BROOKS
DEPUTY CITY MANAGER
CITY OF LEBANON, NH
(603) 448-4220 (OFFICE)
(603) 442-6134 (DIRECT)
DAVID.BROOKS@LEBANONNH.GOV

From: Chet Clem <chet@lymeproperties.com>
Sent: Thursday, August 3, 2023 10:11 AM
To: Calvin Hunnewell <Calvin.Hunnewell@lebanonnh.gov>
Cc: David Brooks <David.Brooks@lebanonnh.gov>; Nik Coates <Nik.Coates@lebanonnh.gov>; Brian Vincent <brian.vincent@lebanonnh.gov>; Jay Cairelli <Jay.Cairelli@lebanonnh.gov>; Rod Finley <rod.finley@lebanonnh.gov>; Nathan Reichert <Nathan.Reichert@lebanonnh.gov>; Tim Corwin <Tim.Corwin@lebanonnh.gov>; David Clem <dclem@lymeproperties.com>; Angela McCanna <amccanna@lymeproperties.com>
Subject: [EXTERNAL] Temp Stormwater connection - Permit #2016-00293

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Calvin,

Please find the attached memo regarding the temporary solution for the Municipal

stormwater line in conflict with the 1 River Park foundation, and requesting approval under Building Permit #2016-00293 to make the connection so that the foundation excavation and construction may proceed.

Following delays incurred earlier this year, your prompt response and approval would be appreciated.

Thank you,
Chet

chet@lymeproperties.com
603-676-7106

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

<20230803 Request for temporary stormwater connection.pdf>



January 5, 2024

Calvin Hunnewell
Building Inspector
City of Lebanon
51 N. Park Street
Lebanon, NH 03766

Re: Building Permit #2016-00293

Calvin,

An update that XYZ Dairy, LLC is actively and diligently pursuing the construction of 1 River Park per City of Lebanon Building Permit #2016-00293 that was affirmed as "active" by the Lebanon Building Code Board of Appeals on July 11, 2023.

We have named Engleberth Construction as our Construction Manager, and along with Elkus Manfredi Architects and the rest of the project team are working toward the Spring, 2024 construction season.

Additional information will be provided by the project team in due course.

Sincerely,

A handwritten signature in black ink that reads "Chet Clem". The signature is written in a cursive, flowing style.

Chet Clem
President, Lyme Properties

Donald Downes

Robin Downes

187 N. Main Street

W. Lebanon, NH 03784

603.790.0101

don.downes@gmail.com

May 9, 2025

To: LEBANON PLANNING BOARD
CITY OF LEBANON
51 N PARK STREET
LEBANON, NH 03766

Re: 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

To Whom It May Concern:

As legally required, the DOWNES, ROBIN C TTEE, has been informed of the meeting of the Planning Board, scheduled for Monday, May 12, 2025.

With regard to the above-captioned matter, by way of this letter the DOWNES, ROBIN C TTEE offer no objection to the request. Further, it lends support to the Applicants and call on the Board to grant the extension requested.

Thank you for your attention to this matter.

Sincerely,



Donald Downes

Trustee, DOWNES, ROBIN C TTEE

Cc:

Lebanon Planning Board (for distribution)

File

CITY OF LEBANON 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):

NAME: **LRX 1 MARTIN DRIVE, LLC**

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: **Granite Engineering, LLC**

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: **129**

LOT#: **19**

PLOT #:

ZONE: **GC**

STREET ADDRESS OF PROJECT: **1 Martin Drive**

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

SCOPE OF PROJECT:

Proposed reconstruction of self-service and automatic car wash facility at the rear of the property.

The automatic drive-thru car wash at the front of the property is to remain.

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: **Car Wash**

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 **May 12th**, 20**25**, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: **Renee Costa**

Digitally signed by Renee Costa

Date: 2025.04.08 09:02:25 -04'00'

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: **Renee Costa**

Digitally signed by Renee Costa

Date: 2025.04.08 09:02:48 -04'00'

DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
4/14/2025	129-19	PB2025-21-SPR			



GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

Project Narrative

Lady Rich Express Car Wash, LLC
Tax Map 129 Lot 19
1 Martin Drive
West Lebanon, NH 03784

LRX 1 Martin Drive LLC is the owner of the property located at 1 Martin Drive in Lebanon, NH. This lot is identified as Tax Map 129 Lot 19. The area of this lot is 1.25 acres and is currently developed with two car wash buildings. The western building was recently renovated and is a drive-thru car wash. The eastern building was a former manual car wash building that is not currently being used. The east building is proposed for demolition, and a new car wash building is to be constructed in its place. The lot is located within the General Commercial (GC) Zoning District and the Floodplain Overlay District. Access to the property is from Martin Drive, a private road.

The proposed site improvements for the project include the demolition and construction of a car wash building on the eastern side of the parcel. The existing vacuums on the southern portion of the parcel will be replaced with vacuums from a different manufacturer. The proposed car wash has a footprint of 3,683 square feet. Additional improvements include removing six existing vacuum stations and installing 10 new ones, the installation of a new dumpster pad, stormwater management where none exists today, landscaping, and lighting. The proposed building will be connected to the City of Lebanon's water system. For wastewater, the proposed building will connect to the City's sewer system.

Proposed stormwater controls on the site include two rain garden/bioretention ponds, which will ultimately discharge along the northern and southern property boundaries as the parcel currently flows.

The proposed project requires the following land use permits from the City of Lebanon and the State of New Hampshire:

- City of Lebanon Site Plan Approval
- City of Lebanon Floodplain Development Permit

Traffic impact calculations have been prepared for this project based on the Institute of Transportation Engineers (ITE), Trip Generation Manual (10th Edition, 2017). The project is estimated to generate 15 weekday AM peak hour trips, 92 weekday PM peak hour trips, 156 weekday daily trips, 57 Saturday peak hour trips, and 132 Saturday daily trips. The estimated project generated traffic is not expected to have a negative impact on the surrounding roadway network.

OWNER AFFIDAVIT

I, Renee Costa, authorized Member of LRX 1 Martin Drive, LLC, owners of the property situated at 1 Martin Drive in Lebanon, NH and referenced on Lebanon Tax Assessor's Map 129, Lot 19, hereby authorize Granite Engineering LLC, to submit local, state, and federal land use applications on our behalf, as they relate to the development of my property to accommodate a new car wash building. Further, I authorize those parties to aid in the representation of said permits, as required, before the City of Lebanon and the State of New Hampshire.

A handwritten signature in blue ink, appearing to read "Renee Costa", followed by the date "4/8/2015". The signature and date are written over a horizontal line.

Renee Costa (Member)
LRX 1 Martin Drive, LLC
56 Ridge Avenue
Claremont, NH 03743



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: LRX 1 Martin Drive LLC

Project Name: Lady Rich Car Wash

Project Address: 1 Martin Drive, West Lebanon, NH 03784

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

6.2.B

1. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Waiver requested for a reduction in the perimeter landscaping within the "project area". See attached narrative for demonstration of waiver criteria.

6.2.D

2. Section ___ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Waiver requested for a reduction in the required Landscaping Around Buildings within the "project area". See attached narrative for demonstration of waiver criteria.

3. All Articles/Appendix of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Blanket waiver requested from all Articles/Appendix of the Site Plan Review Regulations as it relates to areas outside the defined "project area". See attached narrative for demonstration of waiver criteria.

4. Section 5.1.E.16 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Partial waiver requested to limit the perimeter landscaping calculations and planting counts to the project area only. See attached narrative for demonstration of waiver criteria.

5. Section 6.2.E.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Waiver requested for not installing a landscape bed at the end of a row of parking spaces. See attached narrative for demonstration of waiver criteria.

6. Section 6.5.D.5 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

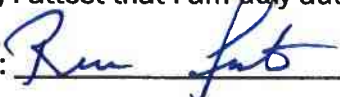
Waiver requested for not installing a public sidewalk along the frontage of the property. See attached narrative for demonstration of waiver criteria.

7. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

8. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: 4/8/2025



LRX 1 Martin Drive LLC

1 Martin Drive

Supplemental Waiver Statement

On behalf of the owner and applicant, LRX 1 Martin Drive LLC, please consider this supplemental waiver request statement for Sections 6.2.B, 6.2.D, 5.1.E.16, 6.2.E.2, and 6.5.D.5 of the Site Plan Review regulations for proposed work within the defined “Project Area”, and a blanket waiver from all Articles/Appendix of the Site Plan Review Regulations for those areas outside the limits of the “project Area”.

Site Plan Review Regulation 6.2.B – Perimeter Landscaping

The above-referenced regulation requires a 15-foot landscaped area along the front, side, and rear property lines. The Applicant is requesting a waiver for a portion of the perimeter landscaping within the project area. The area seeking relief from this requirement is located directly behind the proposed car wash building. This property is currently developed and has a pavement as close as 5.48 feet from the rear property line. This redevelopment project proposes to increase the rear perimeter landscape buffer to a minimum of 7.5 feet, where 15 feet is required. Providing the full 15’ landscape width in this area is not feasible, as it would impact the ability for cars to maneuver behind the proposed building and enter the wash bay. The area of perimeter landscaping in question is directly behind the proposed structure is largely screened from public view.

The Applicant maintains that the Board can grant this waiver as as specific conditions of the land will ensure that the waiver will properly carry out the spirit and intent of the regulation (Criteria B).

The orientation of the proposed building has been positioned to block the rear landscape buffer from public view. Additionally, the reduced landscape buffer has existing onsite for approximately 35 years without detriment to the neighborhood. This plan proposed to enlarge the existing buffer. The adjacent property is also heavily wooded, preventing visibility of the subject property from Interchange Drive to the east.

Site Plan Review Regulation 6.2.D – Landscaping Around Buildings

The above-referenced regulation requires 10 feet of landscaping around the building perimeter.

The Applicant is requesting this waiver for a portion of the proposed buildings landscaping. The Applicant maintains that the Board can grant this waiver as strict conformance with the regulation would pose an unnecessary hardship to the Applicant and the waiver would not be contrary to the spirit and intent of the regulations.

The new building has been situated to provide a landscape strip along the south side of the building. This side of the proposed building does not require vehicle access. The proposed layout represents an improvement from the existing building which has less perimeter landscaping. The proposed layout provides building landscaping to the extent feasible, while preserving the 15' perimeter landscaping strip on both the north and south sides of the property.

Strict conformance with the regulation would pose an unnecessary hardship to the Applicant (Criteria A), as it would prevent the ability to construct a building for this particular use. Additionally, the waiver would not be contrary to the spirit and intent of the regulations, as the layout provides for some building landscaping while preserving the more beneficial perimeter lot landscaping strip on the north and south side of the building.

Site Plan Review Regulation 5.1.E.16 – Landscaping Count

The above-referenced regulation references that the combination of existing and new plantings must meet or exceed the required total number of trees and plants as set forth in these Regulations. When viewing the entire parcel as a whole, the proposed landscape design does not meet these requirements. When viewing the project area only in terms of landscaping calculations, the plan does meet the Regulations set forth.

The Applicant seeks a waiver from the requirement to meet the total count of trees and plants as outlined in this Regulation. The Applicant maintains that the Board can grant this waiver as strict conformity would pose an unnecessary hardship on the Applicant and the waiver could not be contrary to the spirit and intent of the regulation (Criteria A).

The Applicant proposes a significant upgrade to the site in terms of landscaping. This represents a reasonable balance between meeting the spirit and intent of the regulations (i.e. appropriate and attractive landscaping) and the significant hardship of upgrading the entire pre existing site to current standards. Those areas that are proposed to be worked on as part of this project will be constructed and landscaped in accordance with the current regulation.

Site Plan Review Regulation – All Articles/Appendix for areas outside the “Project Area”

The Applicant seeks a blanket waiver from all of the Articles/Appendix of the Regulations for those areas of the property/site outside of the defined “project area”. The applicant’s project is limited to the rear half of the property.

Accordingly, the Applicant maintains that strict conformity with the regulations for those areas outside the project area would pose an unnecessary hardship (Criteria A) as it would require analysis, design and construction within areas that are beyond the limits of the Project Area. Granting of the waiver would not be contrary to the spirit of the regulations, as portions of the subject site have previously gone through site plan

review/approval, and this site has existed for a considerable amount of time in harmony with the community and immediate neighborhood.

Site Plan Review Regulation 6.2.E.2 – Landscaping Island in Parking Area

The above-referenced regulation requires landscape bed to be installed at the end of each row of parking to protect any vehicle parked next to a travel lane.

The Applicant is requesting this waiver to not install a landscape bed at the end of the row of parking along the southern side of the property. Strict conformance with the regulation would pose an unnecessary hardship to the Applicant, as it would cause more confusion on the driveway access to the rear of the proposed building. There would be the added difficulty to prior snow removal as the parking spaces are to be installed at an angle in which the landscape island would provide an unnecessary boundary. The driveway is also a one-way driveway and is wider than a standard drive aisle to provide the space for navigation and clearance between the moving vehicle and parked vehicles.

The waiver request is part of Criteria A, as it would provide a hardship on the applicant. Installation of the landscape bed at the end of the row of angled parking spaces, does cause issues during snow removal and may provide further difficulty on navigating the parking lot.

Site Plan Review Regulation 6.5.D.5 – Sidewalk Access

The above-referenced regulation requires sidewalks to be installed along the lot frontage of planned developments.

The Applicant is requesting this waiver not to install a sidewalk along the frontage of the parcel. The parcel is situated along Martin Drive, which is a private road. Within the surrounding development, there are minimal existing sidewalks while the majority of the businesses have larger parking lots with limited space to try and implement a walkable community. The proposed business is not a typical business that would have pedestrians walking into and out of the property. The Applicant is willing to work with the Planning Board and City staff on contributing a fee in lieu of installation the sidewalk.

The waiver request is part of Criteria A, as it would pose an unnecessary hardship on the applicant. A sidewalk along a private roadway does not appear to be in the spirit or intent of the regulations, as no public sidewalks are in the immediate vicinity, and this particular use does not generate pedestrian traffic.

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash, LLC	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE:
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.B] Submissions must be accompanied by the following information or review of the application may be delayed:

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☒	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒ None On Site	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

Sewer and Water Permits will be applied for in the near future. Water Demands and MEP plans have not been finalized at this time, but the intend of the Site Design is to reuse or reconnect to the existing laterals on the property.

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☒	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☒	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☒	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities. N/A	☐	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐	N/A ☒
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Jeffrey Merritt, PE

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash, LLC	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE: April 14, 2025

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) (Construction sequence is located on sheet 12 in the project plan set) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. (table with this information is located within stormwater report) k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. (test pit log is located on sheet 15 of the plan set) l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. (all stormwater and erosion control details are shown on sheets 12 & 15 of the plan set) The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	✗ ✗ ✗ ✗ ✗ ✗	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	✗	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website) (see sheet 6 of the plan set)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	n/a ☐	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Jeffrey Merritt, PE

(Last Revised 9/20/2021)

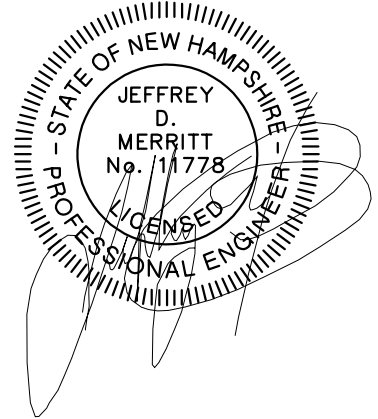
Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____



TRAFFIC IMPACT MEMORANDUM

To: City of Lebanon
From: Jeffrey Merritt, P.E.
Date: May 28, 2025
Re: Lady Rich Express Car Wash



This memorandum summarizes the trip generation and distribution analysis performed for Lady Rich Express Car Wash of New Hampshire located at 1 Martin Drive in Lebanon, New Hampshire. This analysis is provided pursuant to Section 5.1 of the City of Lebanon Site Plan Review Regulations to provide a basic analysis of the traffic generated by the proposed project and any safety issues impacting public streets, sidewalks, and rights of way.

Project Description

Lady Rich Express Car Wash is located at 1 Martin Drive in Lebanon. The subject property, Lebanon's Tax Assessor's Map 129 Lot 19, is approximately 1.2 acres in area and is situated in the General Commercial (GC). The existing parcel was developed with two car wash buildings, a 1,831-sf drive-thru automated car wash (1 tunnel) at the front of the parcel, and a 3,393 self-service car wash at the rear (6 car wash bays). The front building was renovated in 2023.

LRX 1 Martin Drive, LLC, the owner and Applicant, proposes to raze the rear building and construct a new 3,683-sf self-service car wash. The building will contain 4 car wash bays and 1 detailing bay with a waiting area for customers.

Other improvements to the site include replacing the vacuum systems for customers to use, installing a dumpster, and improving the site lighting.

Existing Street Network

The property enjoys frontage on Martin Road to the west, and the intersection of Martin Road and Weathervane Drive to the northwest of the parcel.

Martin Road

Martin Road in the vicinity of the project is a north/south private road that provides access from the commercial development on Weathervane Drive and the Walmart shopping center to the south.

The travel lanes are not delineated with a double yellow centerline, however, pavement width is adequate for two-way travel (24-ft +/-). The site's driveway is located on Martin Drive, approximately 100-ft south of the stop sign at the intersection of Weathervane Drive and approximately 220-ft north of the unsignalized intersection of Martin Drive and the drive aisle of the Walmart parking lot.

Access to Weathervane Drive is done from an unsignalized intersection with North Plainfield Road. Weathervane Drive does have a stop sign with an entrance lane, and two exit lanes, one to turn south and one to turn north on N Plainfield Road.

Access into the Walmart shopping center is done via signalized intersection with N Plainfield Road.

Martin Drive, Weathervane Drive and the Walmart parking lot do not have a posted speed limit.

Sight Distance

The project proposes to retain a single 52-ft wide driveway on Martin Drive. Lady Rich Express Car Wash is located on the northeastern side of Martin Drive. Vehicles that proceed from the driveway and into Martin Drive have ample visibility looking north and south on Martin Drive and a clear line of sight to the intersection of Martin Drive with Weathervane Drive to the north and Walmart parking lot to the south. Sight distance at the existing driveway meets or exceeds AASHTO stopping sight distance and intersection sight distance for a 20-mph roadway.

Trip Generation

Site generated trip projections were developed for the site based upon the methodologies of the Institute of Transportation Engineers (ITE), Trip Generation Manual (10th Edition, 2017). The ITE Manual is a nationally recognized and locally accepted method for forecasting trip generation for a range of commercial, retail, and residential land uses. The methodological assumptions are developed based upon the observed traffic conditions of other similar developments located throughout the United States. The layout of the proposed site is shown in the attached exhibit. Trip generation was determined for the

typical weekday, AM peak hour, and PM peak hour based upon ITE Land Use 947 for Self-Service Car Wash, ITE Land Use 948 Automated Car Wash, and ITE Land Use 949 Car Wash and Detail Center. Trip generation was calculated using rates that correlate trip generation to the square footage of the building, number of car wash stalls and number of tunnels of the automated car wash. A summary of trip generation is provided within Table 1 for the proposed development (4 Car Wash Stalls, 1 Detail Stall and 1 Automated Tunnel). trips during the typical weekday AM peak hour, weekday PM peak hour, weekday daily, and typical Saturday peak hour and daily of the adjacent street traffic.

Table 1 – Trip Generation Summary

	Self-Service Car Wash and Detailing (LUC 947 & 949, 4 Wash Bay + 1 Detail Bay)			Automated Car Wash (LUC 948, 1 Tunnel)			
Time Period	Rate/Unit	In	Out	Rate/Unit	In	Out	Total
Weekday AM Peak Hour ¹ (Unspecified Hours)	15.2	8	7	-	-	-	15
Weekday PM Peak Hour ^{2, 3} (one hour between 4 and 6 pm)	13.6	7	7	77.5	39	39	92
Weekday Daily ⁴ (24 hour period)	156.2	78	78	-	-	-	156
Saturday Peak Hour ^{5, 6} (Unspecified Hours.)	15.25	8	8	41.0	19	22	57
Saturday Daily ⁷ (24 hour period.)	132.8	66	66	-	-	-	132

¹ Average rate of 15.20 / 5 Wash Stalls with direction distribution of 54% entering and 46% exiting

² Average rate of 13.60 / 5 Wash Stalls with direction distribution of 49% entering and 51% exiting

³ Average rate of 77.50 / 1 Tunnel with direction distribution of 50% entering and 50% exiting

⁴ Average rate of 156.20 / 5 Wash Stalls with direction distribution of 50% entering and 50% exiting

⁵ Average rate of 15.25 / 5 Wash Stalls with direction distribution of 50% entering and 50% exiting

⁶ Average rate of 41.00 / 1 Tunnel with direction distribution of 46% entering and 54% exiting

⁷ Average rate of 132.80 / 5 Wash Stalls with direction distribution of 50% entering and 50% exiting

Summary and Conclusion

The project proposes the construction of 3,683 square foot self-service car wash with 4 wash bays and 1 detail bay while maintaining the existing 1,831 square foot automated car wash tunnel. Based on the Institute of Transportation Engineers (ITE), Trip Generation Manual (10th Edition, 2017), calculations were done to determine the number of anticipated trips generated by this project. The project is projected to have less than 100 trips per peak hour and less than 1,000 daily trips; thus a traffic impact study is not

required unless the Planning Board believes such development could adversely affect the levels of service or have other adverse impacts.

The property was previously functioning with an automated car wash tunnel and a rear building with 6 car wash stalls. The proposed development will maintain the car wash tunnel and reconstruct the rear building with 4 car wash stalls and 1 detail bay, which would be a decrease in the number of available bays, thus there would be a decrease in peak and daily trips generated from the historic use of the property/business.

October 14, 2024

Granite Engineering, LLC
150 Dow Street, Tower 2
Suite 421
Manchester, New Hampshire

Via Email to:
bdevlin@graniteeng.com

Re: Wetland Determination for parcel located at 1 Martin Drive, in Lebanon, NH.

On October 13, 2024, a certified wetland scientist from Ecosystems visited the property, to determine if any wetlands exist on the subject parcel.

Based on the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, January 1987, using the current soil indicators and plant list, we determined that no wetlands exist on this lot. This determination was made due to the lack of a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

We trust that this information is adequate for your purposes. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

John St. John





GRANITE ENGINEERING, LLC

civil engineering • land planning • municipal services

May 29, 2025

City of Lebanon
Department of Planning and Development
51 N Park Street
Lebanon, New Hampshire 03766

RE: PB2025-21-SPR – Lady Rich Express Car Wash
Tax Map 129 Lot 19
1 Martin Drive
West Lebanon, New Hampshire
GE Project No. 24-0702-1

Dear Mr. Corwin,

Enclosed, please find revised project plans and associated documents and exhibits for the above reference project. The project plans have been revised to address comments from City staff, including the Site Plan Review Requirements Checklist comment received on April 30, 2025; email from May 8, 2025, and staff comments/discussion during the Staff Review Meeting on May 7, 2025. The following items have been included in this submittal for further review and consideration:

Hard copies

- One (1) full size plan set of the revised civil plans;
- One (1) full size plan set of the Architectural Plans;

Electronic copy (emailed to Crystal Taplin)

- One (1) copy of revised civil plans;
- One (1) copy of the original site plan application form;
- one (1) copy of revised architectural plans and elevations;
- one (1) copy of the certified notification list;
- One (1) copy of the Stormwater Management Report;
- One (1) copy of an exhibit showing the proposed exterior building signs.
- One (1) copy of the original floodplain development permit application;
- One (1) copy of the Lighting Specification sheets for the proposed site lighting.
- One (1) copy of an exhibit showing the proposed replacement monument sign.
- One (1) copy of an update and revised written project narrative;
- One (1) copy of the Owners Affidavit;
- One (1) copy of a Record Site Plan Overlay on As-built Survey;
- One (1) copy the completed and signed Technical Checklist;

- One (1) copy of a Traffic Memorandum;
- One (1) copy of exhibits showing the proposed vacuums;
- One (1) copy of the revised Application for Waivers;
- One (1) copy of waiver request arguments; and
- One (1) copy of a letter from the project Wetland Scientist;
- One (1) copy of this response letter in pdf format.

We offer the following responses to address the comments:

DPW Comments from meeting on May 7, 2025

1. Maintenance of sluice's will need to be done to keep them functioning.

Construction Note #9 was added to Grading and Drainage Plan to indicate the need to keep the sluice area free of debris and snow.

2. No excavation permit is needed since the project is off of a private road.

General Note #12 on the Overview Plan requiring an excavation permit, has been removed. The plan set was reviewed for any other notations of a required excavation permit.

Fire Dept Comments from meeting on May 7, 2025

1. Need to verify setbacks to property line for propane tank. If its an above ground tank, it needs to have tie downs specified.

The propane tank is now clarified to be a below-grade installation.

Zoning Comments from meeting on May 7, 2025

1. Above ground propane tank will be considered a structure. Must be moved to comply. Below ground tank is not a structure.

The tank has been modified to be an underground tank, and therefore no screening is required and it is not considered a structure.

2. Show proposed signs for the facility.

The submittal package has been updated to include the building signage as proposed. The proposed building will have multiple signs and a free standing sign is proposed at the front of the property in the location of the former free standing signs. Separate exhibits of the signs have been submitted with this letter.

3. The vacuums may be considered structures. City will need to review the cut sheets of the proposed vacuums to make a determination.

Additional information on the vacuums has been included in the resubmission package. Cut sheets for the vacuums are provided as well as included on the Detail Sheet showing the concrete footings and vacuum device. The vacuum footings are under 130 sf and less than 12 ft in height. Accordingly, we believe that these do not classify as a structure under the City's Ordinance.

4. Dumpster pad could be considered a structure. The pad must be less than 130-sf.

The dumpster pad/enclosure has been modified to be less than 130 sf. Accordingly, we believe this will not classify as a structure under the City's Ordinance. Please see the dumpster detail on sheet 10.

Building Department from meeting on May 7, 2025

1. An accessible parking space shall be provided for the proposed parking. The accessible vacuum location cannot serve a dual purpose as both the accessible vacuum and parking space.

The site plan has been modified to show two handicap spaces. One of the spaces is equipped with a vacuum, the other space is not and can be used to support general parking for the car wash.

Planning Department comments from meeting on May 7, 2025

1. There is an approved site plan for the property. Areas outside the "project area" must be compared to that approved plan. Missing or altered items need to be addressed on our plan.

Enclosed is an overlay showing the previously approved site plan compared to the current as-built survey. The colored lines represent the current as-built conditions and the record approved site plan in shown in black/white.

Overall, there is a significant decrease in impervious area on the as-built existing conditions compared to the record approved plan. Pavement was expanded along the southern side of the property further than the record approved plan. This area is included in our project area scope. A large area of pavement was not installed along the north side of the property. The approved plan also called for shrinking the grass island to the southeast of the drive-thru car wash. It is not our intention to pave these areas to match the approved plan, as the extra pavement is not needed for the function of the site and those areas are outside of our project area scope.

For the structures, the record approved plan showed 13 vacuums that were to be installed, and they were spread out along the north and south side of the property. The current proposal illustrates 9 vacuums that are to be installed along the southern property boundary. The location of the vacuums all fall within our project area.

There are areas onsite that have additional pavement as compared to the record plan, however, those areas appear to all be located within our project area scope. Accordingly, we do not believe anything will need to be changed or modified on the current site plan to match the record site plan.

2. Add more circulation arrows to north and west of the existing building

Additional pavement arrows have been added to the site plan.

3. Freeze flood line on site plan.

Flood line has been frozen/turned off on Site Layout Plan.

4. Freeze building setbacks on site plan.

Setback line and labels have been frozen on Site Plan.

5. Provide a detail of what the vacuum stations look like.

Details of the vacuums have been included in the resubmission as well as added to the Detail Sheets to provide more information on the vacuums.

Application Completeness Review Comments – April 30, 2024

- 5.1.E(10) – Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, **with indication of dimensions and direction of travel. Show required sight distances at curb cuts** and dimensions for the inside radii of all curves. *Note the 2 requirements highlighted in red. Please add the access drive width and show required sight distances*

The existing driveway/curb cut is to remain as currently constructed. The dimension of the driveway and the available sight distance has been added to the site plans. Note that the sight distance is measured to the intersection of the adjacent streets in both directions.

- 5.1.E(13) – A plan for outdoor lighting showing the proposed location mounting height... **Manufacturer's specification information shall be provided for each proposed light fixture and lamp. The plan shall also include drawings of all relevant building elevations, showing the location and height of all building-mounted fixtures**, the portions of any walls or architectural features to be illuminated, the illumination levels of the walls or architectural features, and the aiming points for

any remote light fixtures. *Note the 2 sentences highlighted in red. With respect to the second, have manufacturers' specifications been provided for all proposed lighting fixtures?*

Copies of the proposed lighting spec sheets have been included with the resubmission. Additional information on the lighting manufacturers and the various details is shown on the lighting plan. The architectural elevations have been updated to show the locations of the soffit lights and heights.

- 5.1.E(14) A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.

Additional information has been included on the resubmission package, including the Building and free-standing signage for the proposed development. All signs are to be internally illuminated.

- 5.1.E(16) A landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. *The combination of existing and new plantings must meet or exceed the required total as set forth in these Regulations....All calculations for square footage of perimeter landscaping shall be shown.* All landscape plans shall show parking lot shading calculations by depicting new trees and shrubs at their 10-year crown size. *Staff recommends requesting a waiver from 5.1.E.16 (with respect to the language highlighted in red) in conjunction with the requested waivers from 6.2.D & 6.2.B*

The waiver has been modified as recommended to include the partial waiver.

- 5.1.G(1) An estimated timetable, to include phasing schedules (where applicable), for construction and completion of buildings, parking facilities, landscaping, and other required improvements. *The checklist submitted with the application indicates that this has been provided, but staff can't locate(?)*

There is a timeline schedule listed on Sheet 1, Overview Plan, General Note #14. We anticipate starting demolition/construction in August 2025 and to have the final C/O by May 2026.

- 5.1.G(2) Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the Institute of Transportation Engineers' Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NH Department of Transportation. The Board may, in its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts. Please provide trip general calculations

to verify traffic study is not required (consider adding to project narrative) *Please provide trip general calculations to verify traffic study is not required (consider adding to project narrative)*

Enclosed is a Traffic Impact Memorandum. The project is projected to have less than 100 trips per peak hour and less than 1,000 daily trips.

Enclosed is a revised project narrative which includes a summary of the expected project generated traffic.

Staff comments from Tim Corwin via email dated May 8, 2025

General

1. As previously provided on 4/30/25, please see attached PDF identifying missing information required to be provided pursuant to the Article V submission requirements, including additional staff comments where noted. *(Note: please incorporate your 5/6/25 response to the 4/30/25 Planning staff completeness review comments into your resubmission).*

Please see the comments and responses listed in the section above.

2. Attached is the current approved plan set for 1 Martin Drive. With respect to the Lady Rich plan set, the existing conditions plan should substantially match the approved plan set. Likewise, on the proposed site plan (sheet 4), the area of the property located outside of the project area should be substantially similar to what is shown on the approved site plan set. *Note that prior to issuance of a CO for the new building, staff will conduct a site inspection to confirm that the property is in compliance with the Lady Rich plan set and the current approved plan set with respect to the portion of the property located outside of the designated project area (recognizing that, as noted, the approved plan set conditions should be reflected on the proposed site plan (Sheet 4)).*

Overall, there is a significant decrease in impervious area on the as-built existing conditions compared to the record approved plan. Pavement was expanded along the southern side of the property further than the record approved plan. This area is included in our project area scope. A large area of pavement was not installed along the north side of the property. The approved plan also called for shrinking the grass island to the southeast of the drive-thru car wash. It is not our intention to pave these areas to match the approved plan, as the extra pavement is not needed for the function of the site and those areas are outside of our project area scope.

For the structures, the record approved plan showed 13 vacuums that were to be installed, and they were spread out along the north and south side of the property. The current proposal illustrates 9 vacuums that are to be installed along the southern property boundary. The location of the vacuums all fall within our project area.

There are areas onsite that have additional pavement as compared to the record plan, however, those areas appear to all be located within our project area scope. Accordingly, we do not believe anything will need to be changed or modified on the current site plan to match the record site plan.

A notation was added to the Site Layout Plan, General note #16 in regards issuance of a CO.

3. Add name and mailing address of drainage easement holder to the Certified Notification List.

The easement is in favor of TM 129 Lots 10 and 18. Lot 18 abuts our parcel to the north. Lot 10 is two lots south of the subject parcel. The mailing address of both property owners is shown on the Overview plan. The survey plan has also been updated to include note 6, which explains the easement. Both addresses were on the Certified Notation list.

4. Provide an updated Application for Waivers to incorporate any additional required or requested waivers.
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B.*

The waiver request application and narrative has been revised to include the additional items of waivers as well as the indication of the individual request meeting the criteria of A or B.

5. Section 6.5.D.5 requires the construction of sidewalks along the property's frontage. If the applicant wishes to request a waiver from this requirement, staff will (as we have with other projects) recommend to the Board that the applicant contribute an amount equal to the cost of sidewalk construction in lieu of actual construction.

The Waiver Request has been modified to include the request to waive the requirement of a public sidewalk along the frontage of the property.

6. Following today's staff review meeting, staff confirmed that the fee for the sign permit application that was submitted for the proposed freestanding sign has not been paid. Consequently, that application is considered inactive and a new sign permit application will need to be submitted. With respect to the current site plan application, please submit the proposed sign package (freestanding sign and building mounted signs, if any) as required per Section 5.1.E.14.

Additional information on the building signage and free-standing sign have been included in the resubmission package. Enclosed are exhibits showing the proposed building mounted signs and the proposed replacement monument sign. The monument sign has been shown on the site plan.

7. Note that a lien for unpaid sewer development charges has been placed on the property. Staff will recommended that payment of these charges be made a condition of site plan approval.

This has been brought to the property owner's attention and will coordinate with the sewer department accordingly.

8. Identify how the project complies with Section 6.5.G (groundwater protection).

The project meets the City of Lebanon's stormwater ordinance, and uses a stormwater filtration practice to treat stormwater.

9. Please address Sections 6.5.F.3 & 4:
 - a. Section 6.5.3 "Provisions shall be made to assure that the proposal is consistent with the need to minimize flood damage. For example, sewer, gas, electrical, and water systems should be elevated and constructed to minimize or eliminate flood damage, and adequate drainage should be provided so as to reduce exposure to flood hazards."

The project is proposing to raise the building, electrical services, and sewer manholes are set to be above the 100 year flood elevation (350.0). The project is currently being reviewed by the City for a floodplain permit.

- b. Section 6.5.F.4: "Design provisions shall also be made to minimize or eliminate infiltration of floodwaters into new or replacement water supply systems and/or sanitary sewer systems and, conversely, to minimize or eliminate discharges from these systems into floodwaters. On-site waste disposal systems shall be located so as to avoid impairment of them or contamination from them during flooding."

The project is proposing to raise the building, electrical services, and sewer manholes are set to be above the 100 year flood elevation (350.0). The project is currently being reviewed by the City for a floodplain permit.

Plan Set Comments

General

10. Who owns the 30 ft. drainage easement and is the easement utilized for its purpose? Do the proposed improvements interfere with the easement either as a practical matter or as a legal matter?

The easement is in favor of TM 129 Lots 10 and 18. Lot 18 abuts our parcel to the north. Lot 10 is two lots south of the subject parcel. The mailing address of both property owners is shown on the Overview plan. The survey plan has also been updated to include note 6, which explains the easement

Currently the existing building does encroach the easement and the proposed plan will eliminate this encroachment. At this time, there is no evidence that any drainage pipe has been installed within the easement. Any future use of the easement may temporarily impact the owner and they are aware of this.

11. Please double check all sections of Article VI to ensure that all applicable requirements are satisfied or that a waiver has been requested in the alternative. Based on staff's review, these appear to at least include the following (please note that the identification of needed waivers below should not – unless otherwise indicated - be construed as staff's support or endorsement of such waiver requests).

- a. 6.2.B.8 – screening requirements (with respect to the above ground propane tank)

The proposed propane tank has been modified to be an underground tank, and therefore does not require additional screening.

- b. 6.2.E.2 – “The end of each row of parking shall have a landscape bed [...] at least 8 feet in width [...] and shall be planted with deciduous trees for shade”

The Waiver Request has been modified to include the request to waive the requirement for the landscape bed at the end of row of parking.

- c. 6.5.D.5 – requiring sidewalks along the street frontage(s)

The Waiver Request has been modified to include the request to waive the requirement of a public sidewalk along the frontage of the property.

Cover Sheet

12. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised March 17, 2025 and the City of Lebanon Zoning Ordinance last revised March 19, 2025.

The notation was added to the Cover Sheet, located below the Zoning Table and Building Areas Table.

13. Add the Planning Board application number (PB2025-21-SPR).

The notation was added to the Cover Sheet, located below the Zoning Table and Building Areas Table.

14. Please provide reference to previously approved site plan for this project (attached).

The requested information was added to the Cover Sheet, located below the Zoning Table and Building Areas Table.

15. Provide date and description of revisions made. (9.5.A.1)

The revision block has been updated accordingly.

Sheet 1 (Overview Plan)

16. Remove "excavation permit" from General Note 12.

The note about the Excavation Permit has been removed.

Sheet 2 (Existing Conditions)

17. Add name and mailing address of drainage easement holder.

Additional information on the drainage easement has been added to the Overview and Survey Plans

Sheet 4 (Site Plan)

18. As discussed at our meeting with you today, this sheet should clearly show proposed surface conditions only, as much as possible. To that end, please remove the floodplain delineation, perimeter landscaping line, setback lines, easement lines and sawcut lines.

Per your request, the Site Layout plan has been modified to turn off the layers requested.

19. Show proposed freestanding sign location.

Freestanding Sign has been added to the Site Layout Plan. The Sign is to occupy the previous freestanding sign location.

20. Dumpster enclosure and above ground-storage tank must meet side and rear setbacks unless these qualify for a reduced setback per Section 201.8 of the Zoning Ordinance.

The dumpster enclosure had been adjusted to be under 130 SF and under 12 ft in height. The dumpster is located more than 5ft from the property boundary.

The propane tank has been modified to be an underground tank and not subject to Section 201.8 requirements.

21. Add a traffic circulation arrow to the north of the car wash building proposed to remain.

Additional pavement arrows have been added to the site plan.

22. Provide a construction detail for the proposed vacuum structures (for placement on one of the detail sheets).

Details for the vacuum and foundation has been added to the Detail Sheets (Sheet 14 of 17)

23. Relocate the boxes associated with the vacuums structures so that they are removed from the 15 ft. landscape buffer (which they encroach into as currently shown on the plan).

The vacuum and nozzle holder pedestals have been adjusted to be outside the 15ft landscape buffer.

Sheet 5 (Grading and Drainage Plan)

24. Add Sections 6.2.F.1 and 2 as plan notes, and/or amend/update current notes to incorporate requirements of 6.2.F.1 and 2.

Notes added as Construction Notes 10 and 11.

Sheet 6 (Utility Plan)

25. Identify the underground utilities that are proposed to be installed (which are currently designated "UGU").

Additional call-outs added to the Utility Plan indicate the purpose of each UGU line.

Sheet 18 (Landscape Plan)

26. Provide screening for above ground propane tank as required by 6.2.B.8.

The propane tank is now located underground and not subject to screening requirements.

27. Provide required understory trees per Sections 6.2.B.2 & 3 and update plant list and perimeter landscape calculations accordingly (6.2.B.2: "The perimeter

landscaped area shall be planted [...] shall be planted at a minimum with one (1) shade tree plus a mix of shrubs **and understory trees** totaling at least 5 plants for each 600 square feet[.]” (emphasis added)

The plant schedule and plan has been updated to include understory trees to be in compliance with the Site Plan Review Regulations.

28. Show landscaping for the proposed freestanding sign required by Section 608.4.A.4.b.i of the Zoning Ordinance.

The landscape plan and planting schedule have been updated to provide landscaping around the free-standing sign.

29. Add “and the City of Lebanon” at the end of General Planting Note 4.

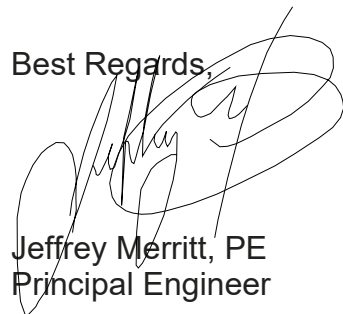
The note has been updated as requested.

30. Please add the following sections of the Site Plan Review Regulations as plan notes:

- a. 6.2.B.3 (“All new plant material shall be nursery-grown stock.”)
General Planting Note #5 has been updated with the requested notation.
- b. 6.2.E.6.b (with respect to trees providing parking shading)
General Planting Note #3 has been updated to include the information on the trees at maturity to have a specific trunk size.

We trust the noted plan revisions and/or explanations will adequately address the comments listed above. Should you have any further questions or comments, please do not hesitate to contact this office.

Best Regards,



Jeffrey Merritt, PE
Principal Engineer

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: Map 129 Lot 19	Map & Lot Number: Map 129 Lot 18-1
Property Owner: LRX 1 MARTIN DRIVE LLC 56 Ridge Avenue Claremont, NH 03743	Gagner Family LTD PTNR 1886 Farm Trail Sanibel, FL 33957
Map & Lot Number: Map 129 Lot 18	Map & Lot Number: Map 129 Lot 18-2
Gagner Family LTD PTNR 1886 Farm Trail Sanibel, FL 33957	AVG2 Lebanon LLC 1662 Elm Street Manchester, NH 03101
Map & Lot Number: Map 129 Lot 8	Map & Lot Number: Map 129 Lot 7
EJB Holdings LLC 6 E Thetford Road Lyme, NH 03768	3M NH Realty 244 Ash Street Reading, MA 01867

Map & Lot Number: Map 129 Lot 20	Map & Lot Number: Map 128 Lot 10
William E Drake Rev Trust PO box 214 Morgan, VT 05853	Korpela Family Trust John E Korpela, Trustee 298 Plainfield Road West Lebanon, NH 03784
Map & Lot Number: Map 129 Lot 20	Map & Lot Number: Map 129 Lot 17
Carie S. Fletcher, TTEE 108 Greenbrier Road Towson, MD 21286	Burger Kind Company, LLC 5707 Blue Lagoon Drive Miami, FL 33126
Map & Lot Number: Map 129 Lot 21	Map & Lot Number: Architect
267 North Country Property LLC PO Box 746 Hanover, NH 03755	MA-KE Architects, PC 53 S Main Street, Suite 204 PO Box 231 Hanover, NH 03755
Map & Lot Number: Civil Engineer	Map & Lot Number: Landscape Architect
Granite Engineering, LLC 150 Dow Street Tower 2, Suite 421 Manchester, NH 03101	Design Works Landscaping 125 Watson Road Hudson, NH 03051
Map & Lot Number: Surveyor	Map & Lot Number: Wetland Scientist
Smith & Pospesil Land Surveying Company, PLLC 240 Quebex Road Lyman, NH 03585	Ecosystems Land Planning 36 Dunklee Street Concord, NH 03301
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$ _____

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

**Engineering Review fees may also be required. See note on page 2.

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	(3683-sf/1000)*\$75 =\$276.23
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) \$5.54 X 15 _____ notices	\$5.00 \$ 83.10 (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$ 714.33
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

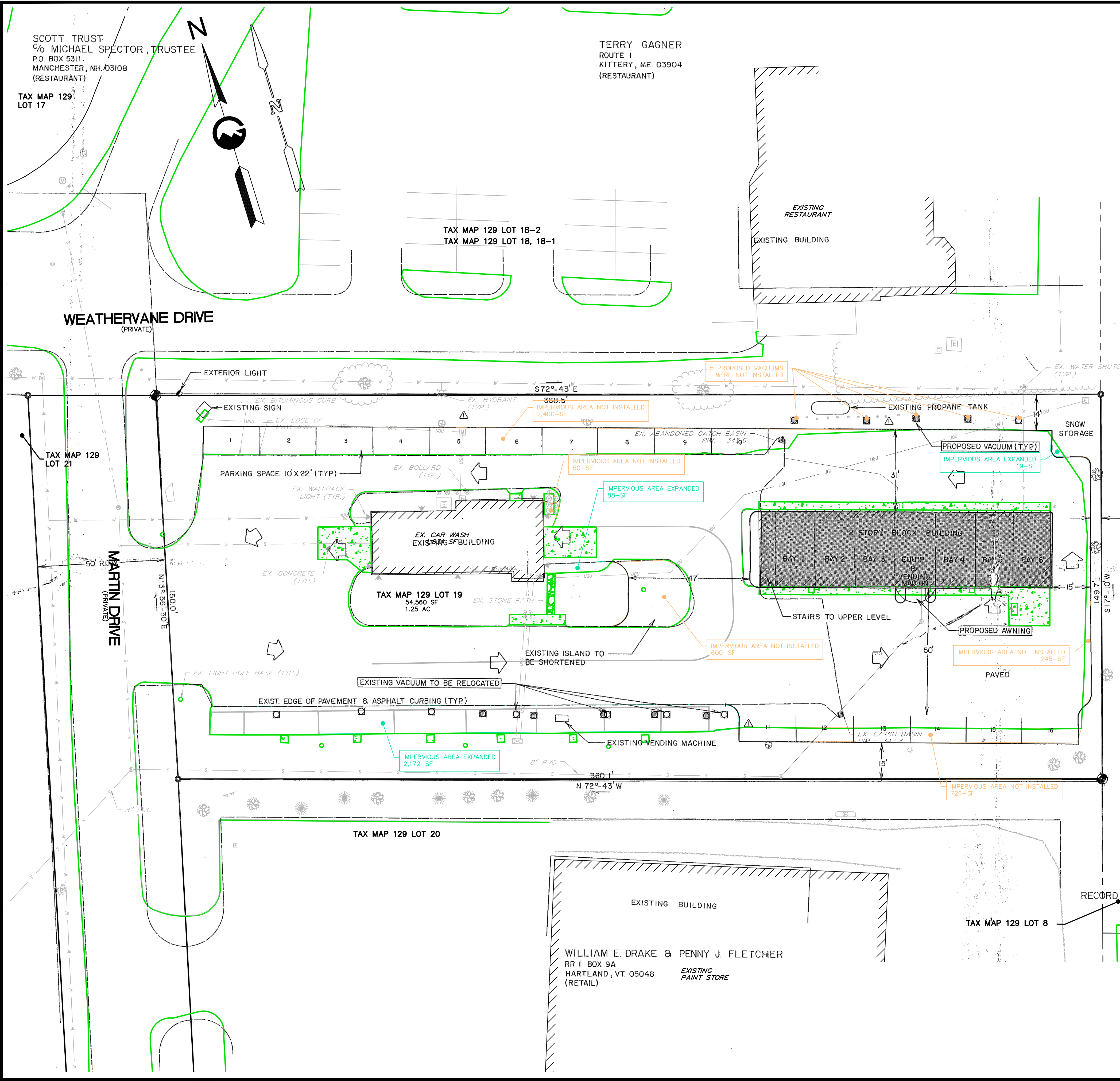
ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERLAY OF THE PREVIOUS APPROVED SITE PLANS (FROM 08-01-90) IN COMPARISON TO THE EXISTING CONDITIONS OF THE PROPERTY.
 2. TOTAL IMPERVIOUS AREA IS SLIGHTLY MODIFIED FROM APPROVED PLAN IN COMPARISON TO CURRENT CONDITIONS
 - 2.1. IMPERVIOUS NOT INSTALLED = 4,021-SF
 - 2.2. IMPERVIOUS ADDED = 2,819-SF
 - 2.3. NET IMPERVIOUS REDUCTION = 1,202-SF
 3. APPROVED PLAN INDICATED 5 VACUUMS TO BE INSTALLED ALONG NORTHERN PROPERTY BOUNDARY. THESE WERE NEVER INSTALLED
 4. APPROVED PLAN INDICATED 7 VACUUMS TO BE INSTALLED ALONG SOUTHERN PROPERTY BOUNDARY. ONLY 6 VACUUMS WERE INSTALLED.

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WEST LEBANON, NH. 03784
(PUBLISHING)

LEGEND

- EX. HYDRANT
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. SIGN
- EX. LIGHT
- EX. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. DRAIN LINE
- EX. UNDERGROUND UTILITIES
- EX. EDGE OF PAVEMENT
- EX. TREELINE
- EX. RIP RAP
- EXIST. BUILDING
- EX. CONCRETE

ROGER BENOIT & WENDELL MAXHAN
P.O. BOX 479
BARRE, VT. 05641
(RETAIL)

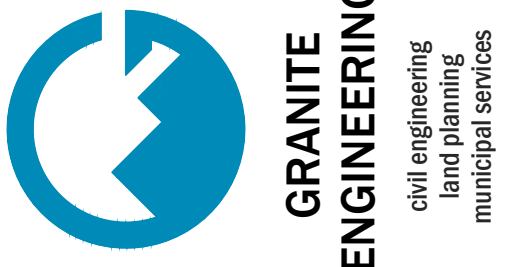


RECORD OWNER: FOUR SEASONS AUTO WASH, INC
C/O RICHARD BARDORF
DOSFORD ROAD
ETNA, NH. 03750

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



No.	DATE	REVISIONS	BY			COMMENTS		
			JDA	MSL		PROJECT SUBMITTAL	REVISED PER CITY COMMENTS	
1	04/14/2025							
2	05/28/2025							

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

GRANITE ENGINEERING
civil engineering • land planning • municipal services
150 Dow Street, Tower 2, Suite 421
Manchester, New Hampshire 03101
603.518.8030
www.GraniteEng.com

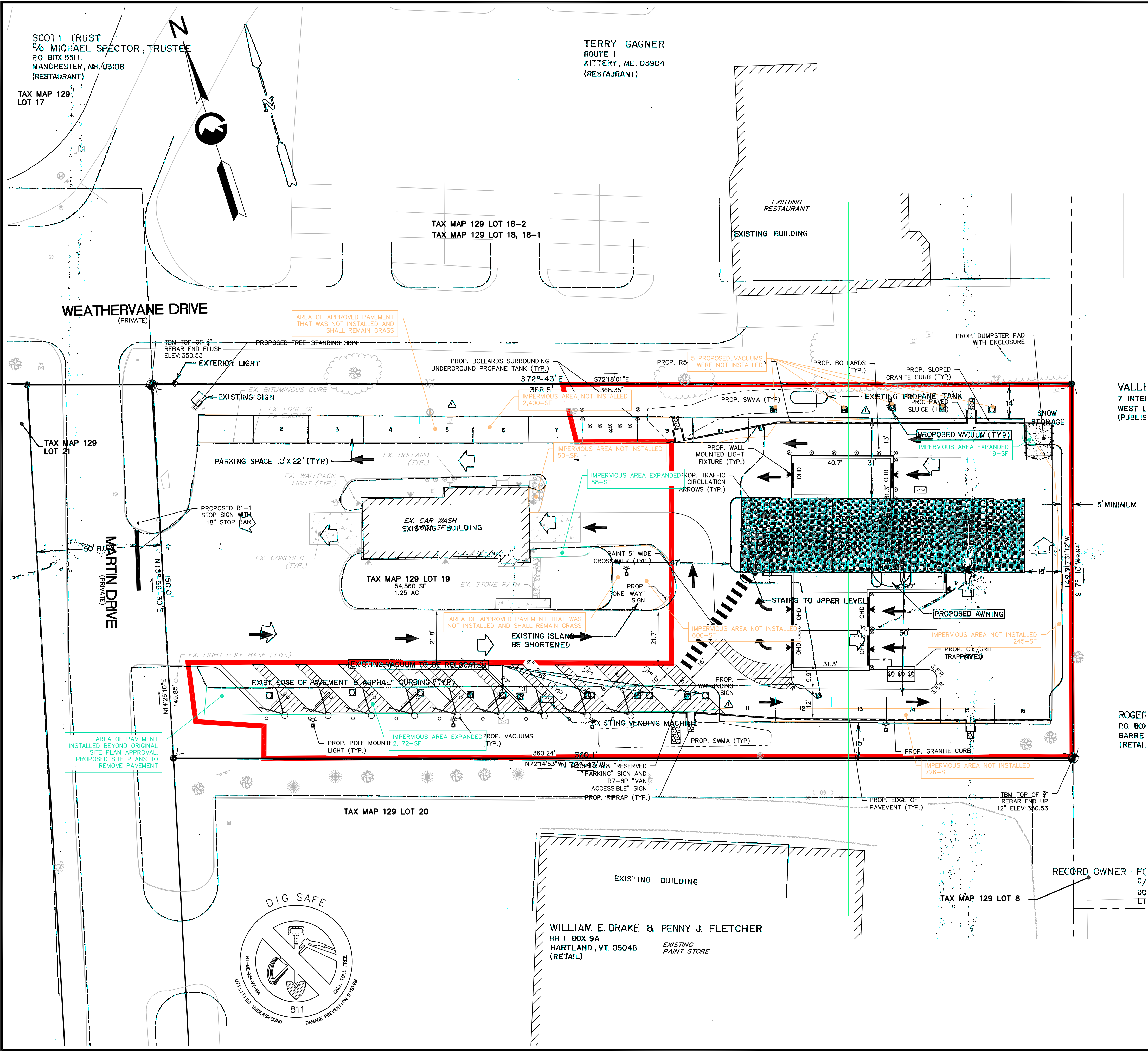
STAMP:
SEAL OF NEW HAMPSHIRE
ROBERT B. BENOIT
No. 11778
LICENSED PROFESSIONAL ENGINEER
05/28/2025

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
OVERLAY - EXISTING
CONDITIONS PLAN

PROJECT No.	DATE:	SCALE:
24-0702-1	APRIL 14, 2025	HORIZ.
SHEET:	1 OF 2	1"=20'



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERLAY OF THE PREVIOUS APPROVED SITE PLANS (FROM 06-01-90) IN COMPARISON TO THE PROPOSED REDEVELOPMENT OF THE PROPERTY.

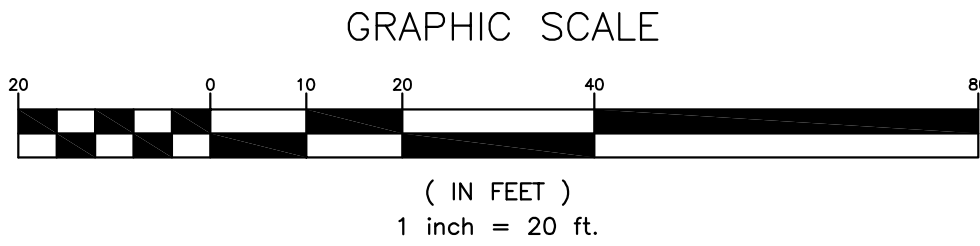
2. AREA OF PAVEMENT WAS APPROVED ALONG THE NORTHERN PROPERTY BOUNDARY THAT WAS NOT INSTALLED, AS INDICATED ON "OVERLAY - EXISTING CONDITIONS PLAN". AREA IS TO REMAIN GRASS AND OUTSIDE OF THIS APPLICATION'S PROJECT AREA.

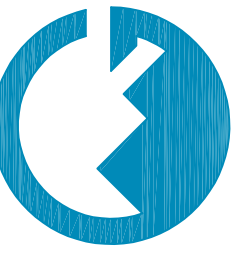
3. AREA OF PAVEMENT WAS INSTALLED BEYOND APPROVED SITE PLANS AT THE SOUTHWEST CORNER OF THE PROPERTY. THIS AREA IS WITHIN THE PROJECT AREA AND IS PROPOSED TO BE REMOVED.

4. APPROVED PLAN INDICATED 13 VACUUMS TO BE INSTALLED THROUGHOUT THE PROPERTY. ONLY 9 VACUUMS ARE PROPOSED.

LEGEND

- EX./PROP. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- PROP. CLEAN OUT
- EX./PROP. BOLLARD
- PROP. CIRCULATION ARROWS
- EX. UTILITY POLE
- EX./PROP. LIGHT POLE
- PROP. BUILDING LIGHT
- EX. WATER VALVE
- EX. HYDRANT
- EX./PROP. SIGN
- ABUTTER LINE
- PROPERTY LINE
- PROP. PROPERTY LINE
- PROP. STORM WATER MANAGEMENT AREA
- EX. BUILDING
- PROP. BUILDING
- EX./PROP. STOCKADE FENCING
- EX./PROP. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX./PROP. VERTICLE GRANITE CURB
- PROP. SLOPE GRANITE CURB
- EX./PROP. PAVEMENT MARKINGS
- EX. TREELINE
- EX./PROP. CONCRETE
- EX./PROP. RIP RAP





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REVISIONS	
NO.	DATE
1	04/14/2025
2	05/28/2025

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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New Hampshire 03101
603.518.8030

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STAMP:

SEAL OF NEW HAMPSHIRE
PROFESSIONAL ENGINEER
JERRY M. GAGNER
No. 11778
05/28/2025

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

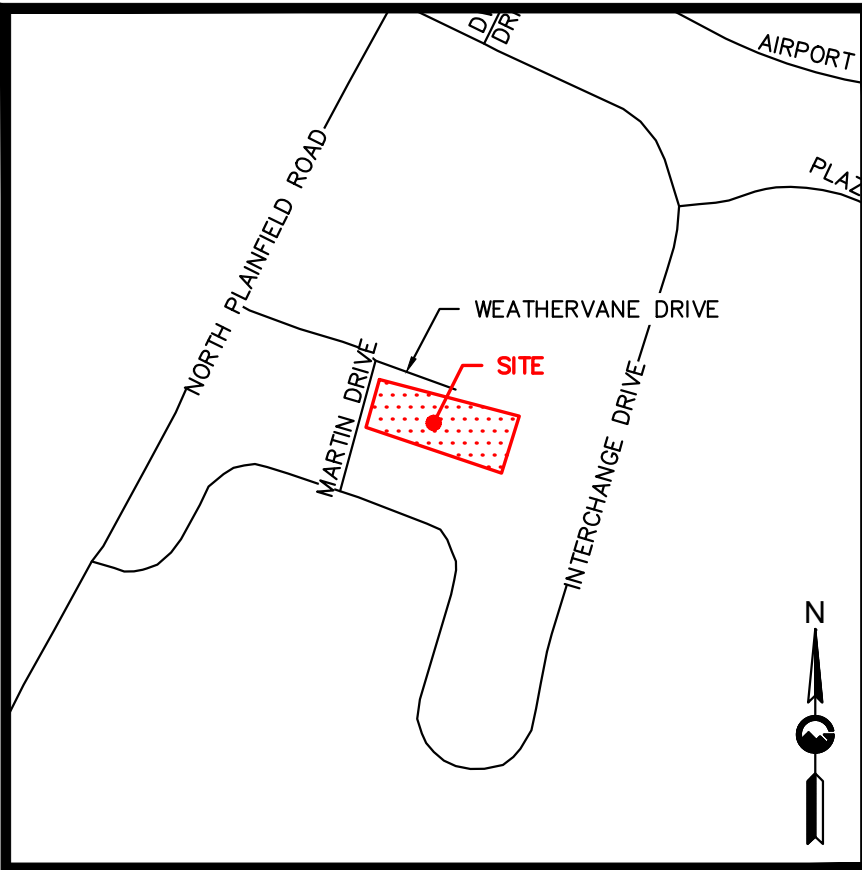
PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**OVERLAY -
PROPOSED SITE
LAYOUT PLAN**

PROJECT No. DATE:
24-0702-1 APRIL 14, 2025

SHEET: 2

SCALE:
HORIZ.
1"=20'



LOCUS MAP
SCALE: ±1"=500'

NON-RESIDENTIAL SITE PLAN

LADY RICH EXPRESS CARWASH, LLC

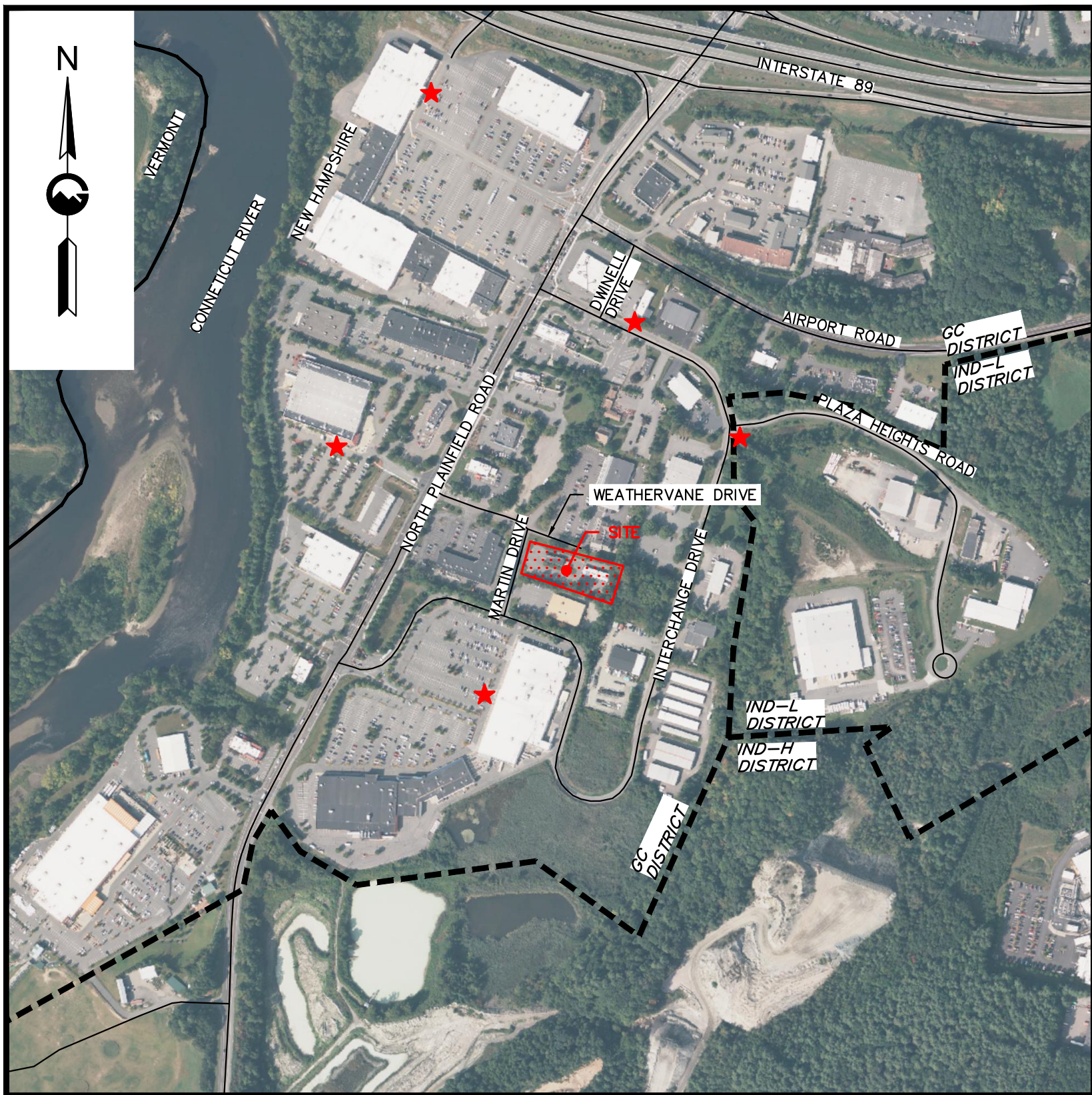
TAX MAP 129 LOT 19
1 MARTIN DRIVE
WEST LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

TABLE OF GC ZONING REQUIREMENTS			
DESCRIPTION	ALLOWED	EXISTING MAP 129 LOT 19	PROPOSED MAP 129 LOT 19
MINIMUM LOT AREA	50,000 SF	54,559 SF	54,559 SF
MINIMUM LOT FRONTAGE	150 FT	149.85 FT	149.85 FT
FRONT YARD SETBACK	40 FT	79 FT	79 FT
SIDE YARD SETBACK	20 FT	41.1 FT	27.1 FT
REAR YARD SETBACK	20 FT	19.7 FT	50.5 FT
MAXIMUM BUILDING HEIGHT	45 FT	14 FT	23.67 FT
MAXIMUM LOT COVERAGE	N/A	75%	75%
ALLOWED STORIES	2.5	1	1
BUILDING COVERAGE REMOVED	—	—	3,393 SF
BUILDING COVERAGE ADDED	—	—	3,683 SF
BUILDING COVERAGE TOTALS	—	5,224 SF	5,514 SF
BUILDING COVERAGE %	30%	9.58%	10.1%
IMPERVIOUS COVER REMOVED	—	—	1,145 SF
IMPERVIOUS COVER ADDED	—	—	1,149 SF
IMPERVIOUS COVER TOTAL	—	35,633 SF	35,637 SF
LOADING SPACES	0	0	0
USE	—	COMMERCIAL CAR WASH	COMMERCIAL CAR WASH
BICYCLE STORAGE SPACES	*0	0	0
PARKING REQUIRED (COMMERCIAL)	1 SPACE / 600 SF	5,224 SF	5,514 SF
TOTAL PARKING REQUIRED	—	9	9
TOTAL PARKING PROVIDED	—	7	11
TOTAL MAX PARKING PERMITTED	120% OF MIN.	11	11
OVERLAY DISTRICT	FLOODPLAIN DISTRICT		

*PER SECTION 6.5 (j)(8)

TABLE OF BUILDING AREAS				
BUILDING	STORIES	HEIGHT	GROSS FLOOR AREA	
EXISTING CARWASH	1	14 FT	STORY 1	1,831 SF
EXISTING CARWASH #2	1	14 FT	STORY 1	3,393 SF
PROPOSED CARWASH #2	1	23.67 FT	STORY 1	3,683 SF

- PLANS ARE TO BE APPROVED PURSUANT TO THE CITY OF LEBANON SITE PLAN REVIEW REGULATIONS, LAST REVISED MARCH 17, 2025 AND THE CITY OF LEBANON ZONING ORDINANCE, LAST REVISED MARCH 19, 2025.
- SITE PLANS ARE PART OF APPLICATION PB2025-21-SPR.
- SITE PLANS WERE PREVIOUSLY APPROVED BY "SITE PLANS FOR FOUR SEASONS AUTO WASH, INC. ROUTE 12A-CITY OF LEBANON-GRAFTON COUNTY, NH", PREPARED BY T&M ASSOCIATES, INC. ENGINEERING AND SURVEYING, DATED OCT 23, 1989, LAST REVISED 06-01-90



LOCATION PLAN
SCALE: 1"=500'

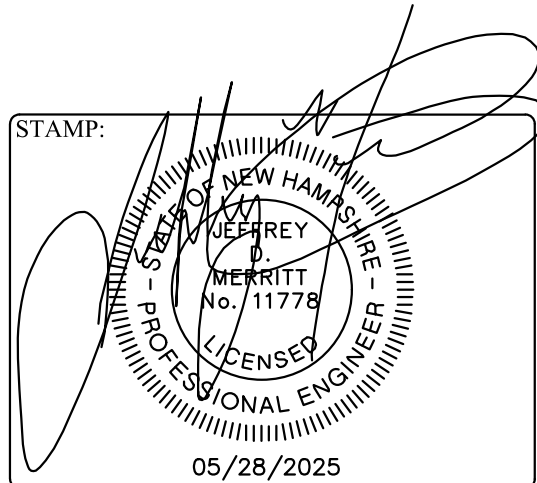
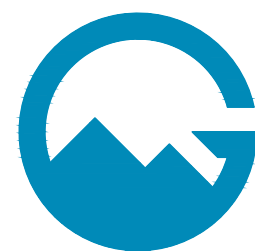
★ DENOTES TRANSIT STOP WITHIN ¼ MILE OF SITE

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LRX 1 MARTIN DRIVE LLC
56 RIDGE AVE
CLAREMONT, NH 03743
(603) 266-9733

CIVIL ENGINEER:
GRANITE ENGINEERING, LLC
150 DOW STREET, STE 421
MANCHESTER, NH 03101
(603) 518-8030

LANDSCAPE ARCHITECT:
DESIGN WORKS
125 WASON ROAD
HUDSON, NH 03051
(603) 864-8646

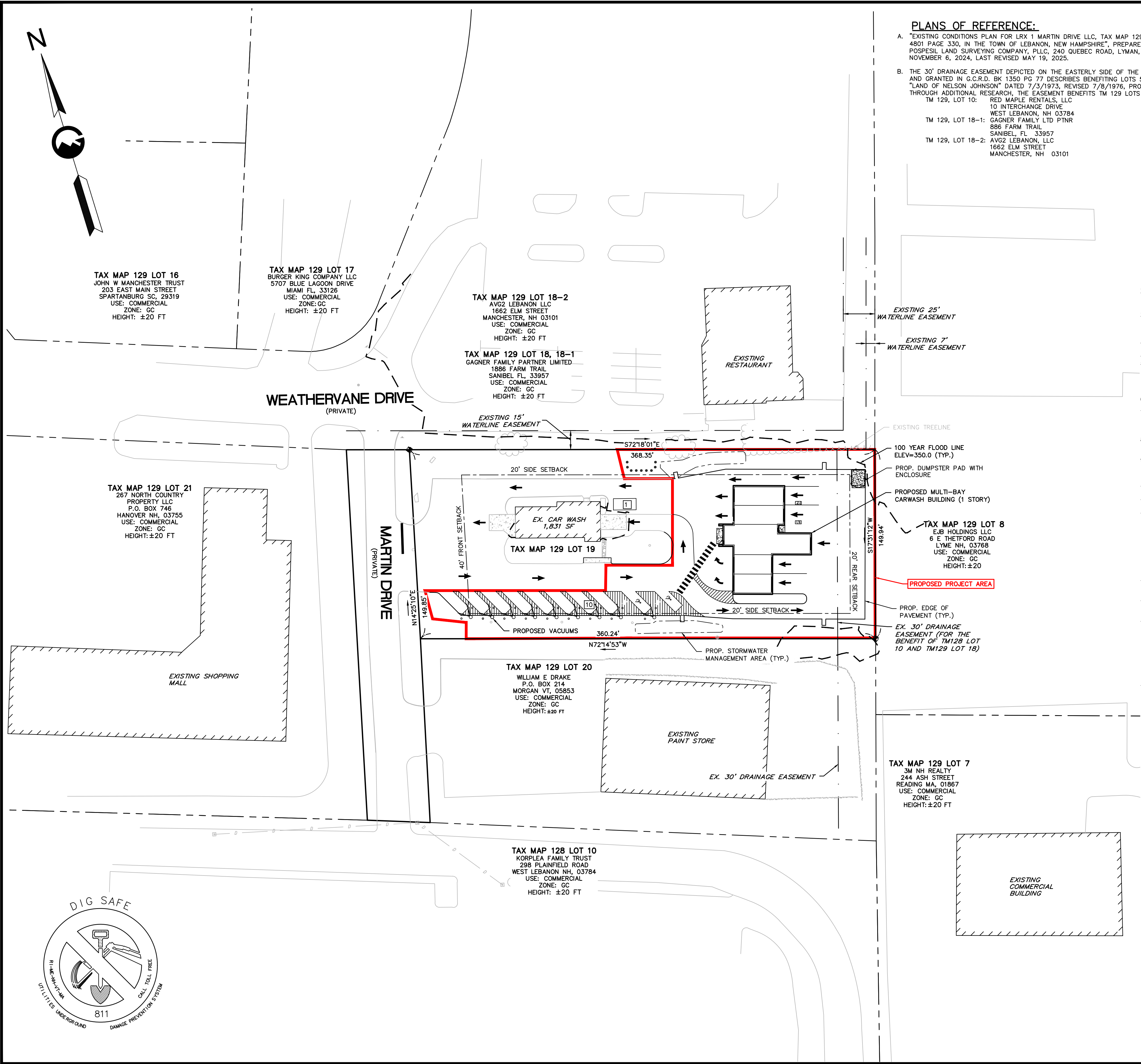
WETLAND SCIENTIST:
ECOSYSTEMS LAND PLANNING
36 DUNKLEE STREET
CONCORD, NH 03301
(603) 838-6494

SURVEYOR:
SMITH & POSPESIL LAND
SURVEYING COMPANY, PLLC.
240 QUEBEC ROAD
LYMAN, NH 03585
(603) 838-6494

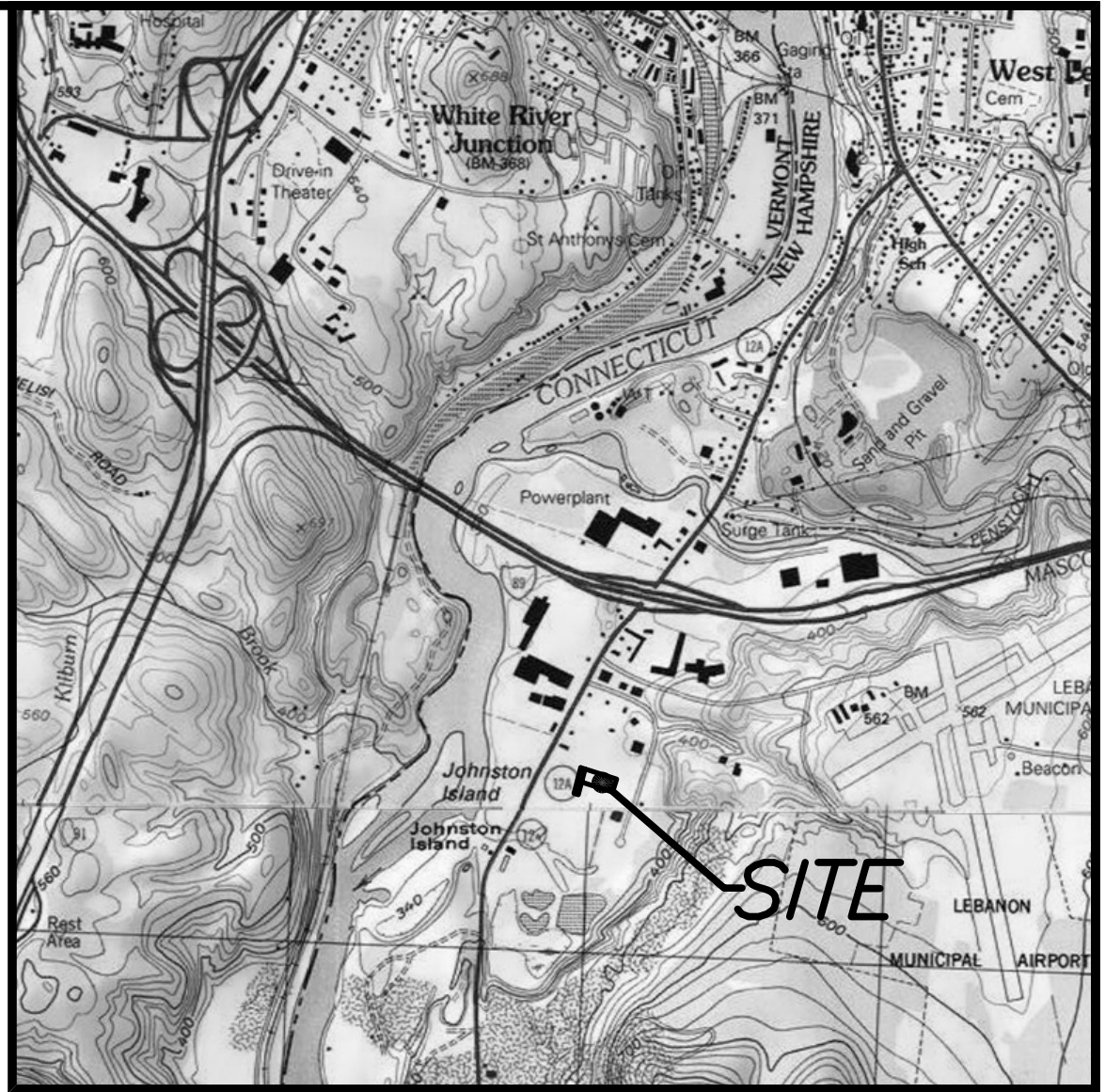
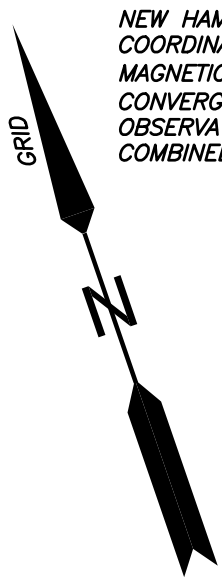
ARCHITECT:
MA+KE ARCHITECTS, PC
53 S. MAIN STREET, SUITE 204
PO BOX 231
HANOVER, NH 03755
(603) 643-8868

SHEET NO.	TABLE OF CONTENTS
1	OVERVIEW PLAN
2	EXISTING CONDITIONS PLAN
3	REMOVAL/DEMOLITION PLAN
4	SITE PLAN
5	GRADING AND DRAINAGE PLAN
6	UTILITY PLAN
7	EROSIONS CONTROL PLAN
8	UTILITY PROFILES
9	LIGHTING PLAN
10-15	DETAILS
16-17	LANDSCAPE PLANS

REVISIONS			
No.	DATE	COMMENTS	BY
1	04/14/2025	PROJECT SUBMITTAL	JDM
2	05/28/2025	REVISED PER CITY COMMENTS	MSL

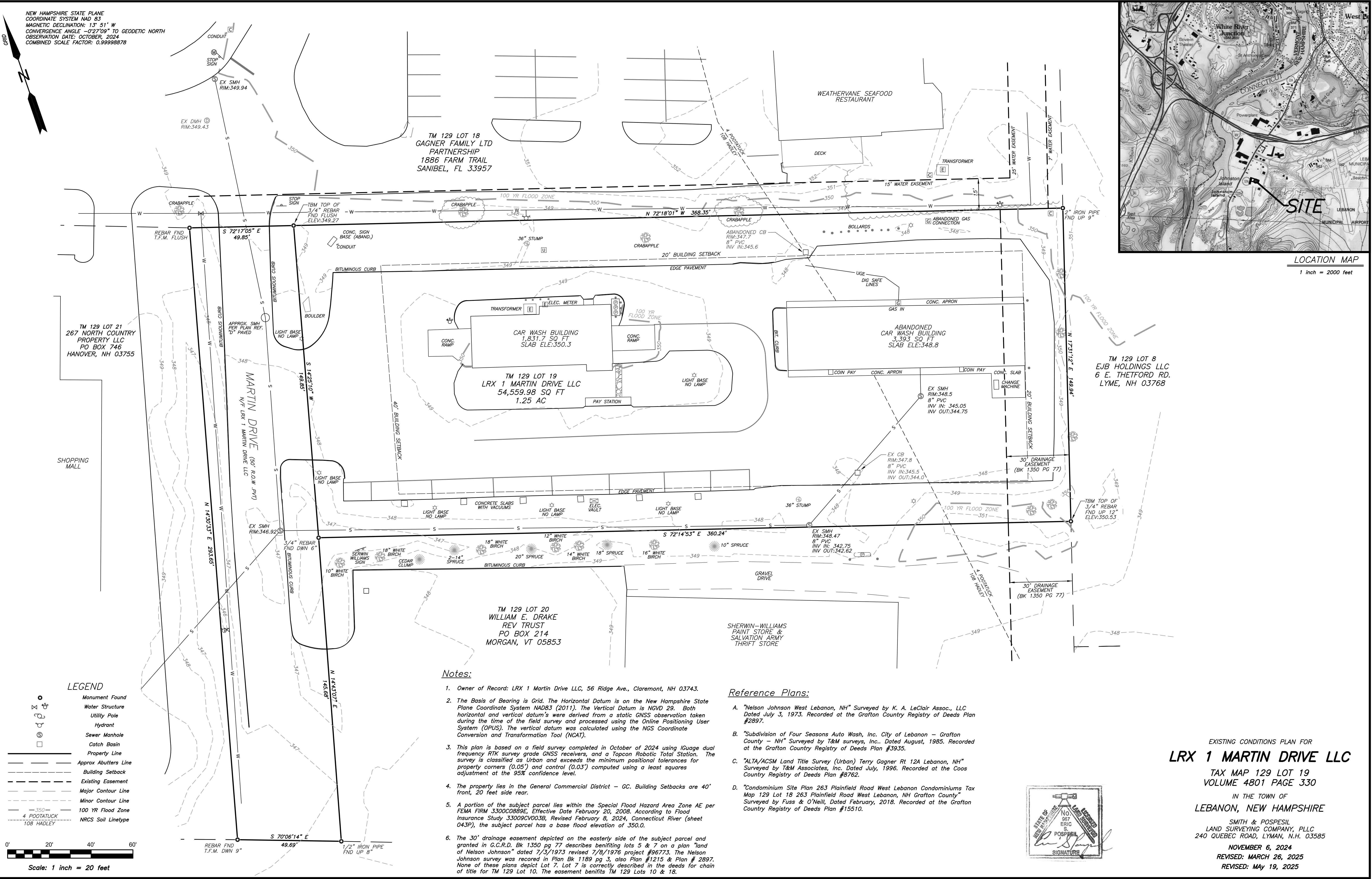


NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM NAD 83
MAGNETIC DECLINATION: 13° 51' W
CONVERGENCE ANGLE - 0°27'09" TO GEODETIC NORTH
OBSERVATION DATE: OCTOBER, 2024
COMBINED SCALE FACTOR: 0.99998878



LOCATION MAP

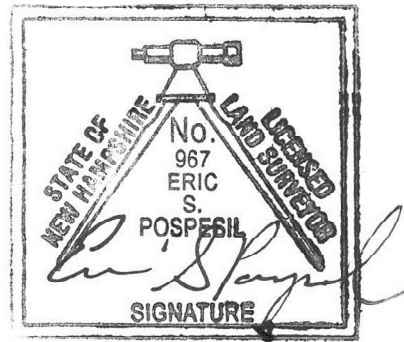
1 inch = 2000 feet



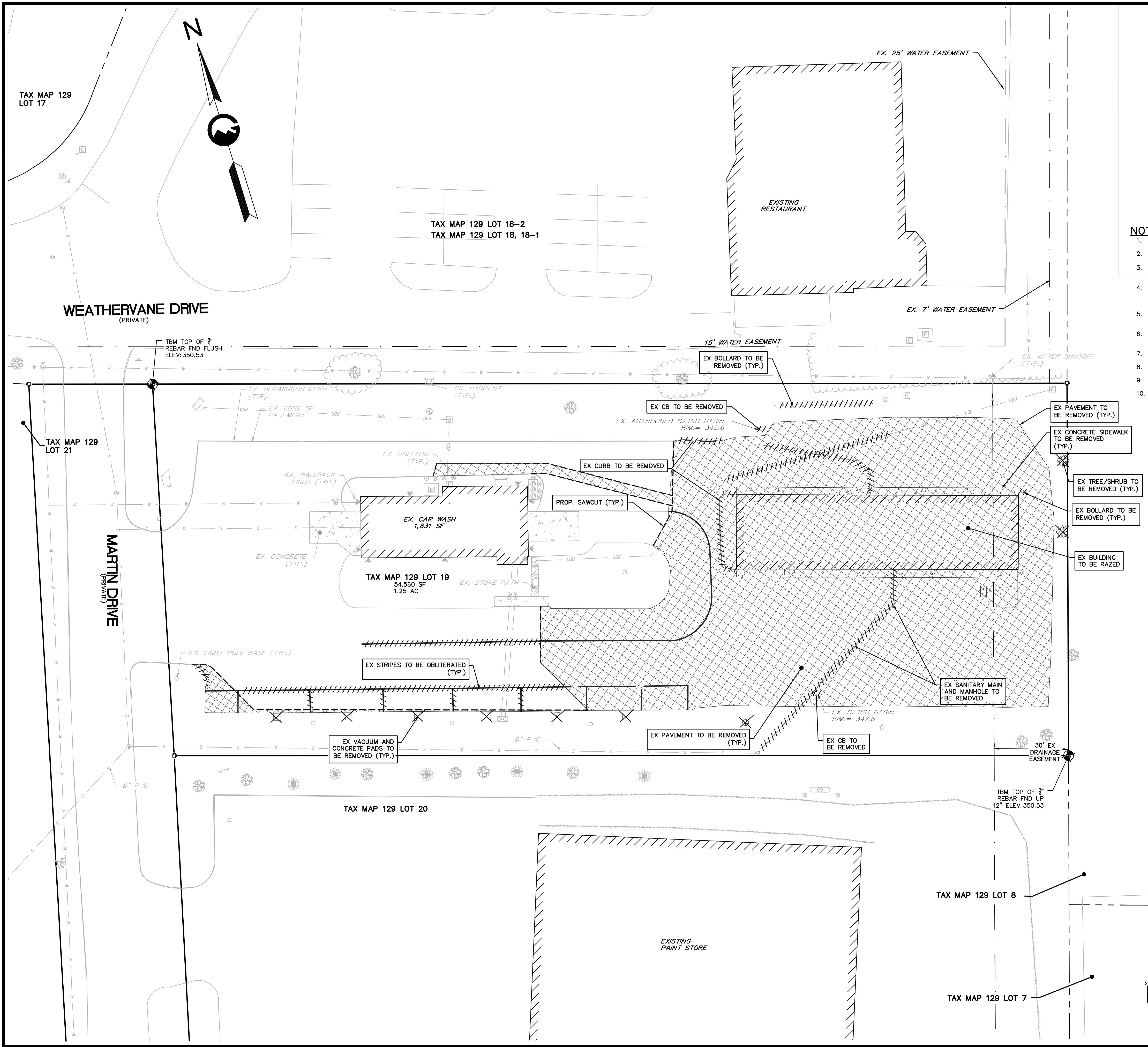
- LEGEND**
- Monument Found
 - Water Structure
 - Utility Pole
 - Hydrant
 - Sewer Manhole
 - Catch Basin
 - Property Line
 - Approx Abutters Line
 - Building Setback
 - Existing Easement
 - Major Contour Line
 - Minor Contour Line
 - 100 YR Flood Zone
 - NRCS Soil Linetype

0' 20' 40' 60'

Scale: 1 inch = 20 feet



EXISTING CONDITIONS PLAN FOR
LRX 1 MARTIN DRIVE LLC
TAX MAP 129 LOT 19
VOLUME 4801 PAGE 330
IN THE TOWN OF
LEBANON, NEW HAMPSHIRE
SMITH & POSPESIL
LAND SURVEYING COMPANY, PLLC
240 QUEBEC ROAD, LYMAN, N.H. 03585
NOVEMBER 6, 2024
REVISED: MARCH 26, 2025
REVISED: May 19, 2025

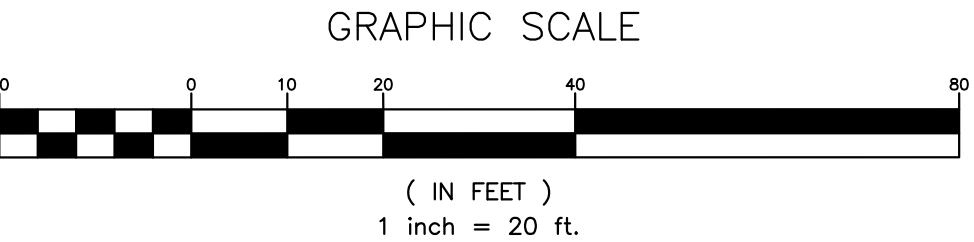


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED, OR REPLACED.
2. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
3. ANY MONUMENTS DISTURBED DURING CONSTRUCTION, WHICH AREN'T CALLED OUT FOR REMOVAL, SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
4. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GRANITE ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ONSITE THE CONTRACTOR SHALL CONTACT DISAFC AT 811.
5. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS, AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
6. STRIP, STOCKPILE, AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. SITE CONTRACTOR SHALL ESTABLISH TEMPORARY PERIMETER CONTROLS PRIOR TO THE START OF SITE EXCAVATION.
9. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDERS DURING SHUT DOWN AND REMOVAL EFFORTS.
10. PROTECT TREES IDENTIFIED DURING CONSTRUCTION.

LEGEND

- EX. HYDRANT
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. SIGN
- EX. LIGHT
- EX. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- EX. WATER LINE
- EX. SEWER LINE
- EX. DRAIN LINE
- EX. UNDERGROUND UTILITIES
- EX. PAVEMENT TO BE REMOVED
- EX. EDGE OF PAVEMENT
- ITEM TO BE REMOVED
- EX. TREELINE
- EX. RIP RAP
- EX. EASEMENT
- EXIST. BUILDING
- EX. CONCRETE
- EX. CONCRETE TO BE REMOVED
- PROP. SAWCUT
- EX. PAVEMENT TO BE REMOVED



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REVISIONS	
NO.	DATE
1	04/14/2025
2	05/28/2025

OWNER/APPLICANT:
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CLAREMONT, NH 03743

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STAMP:

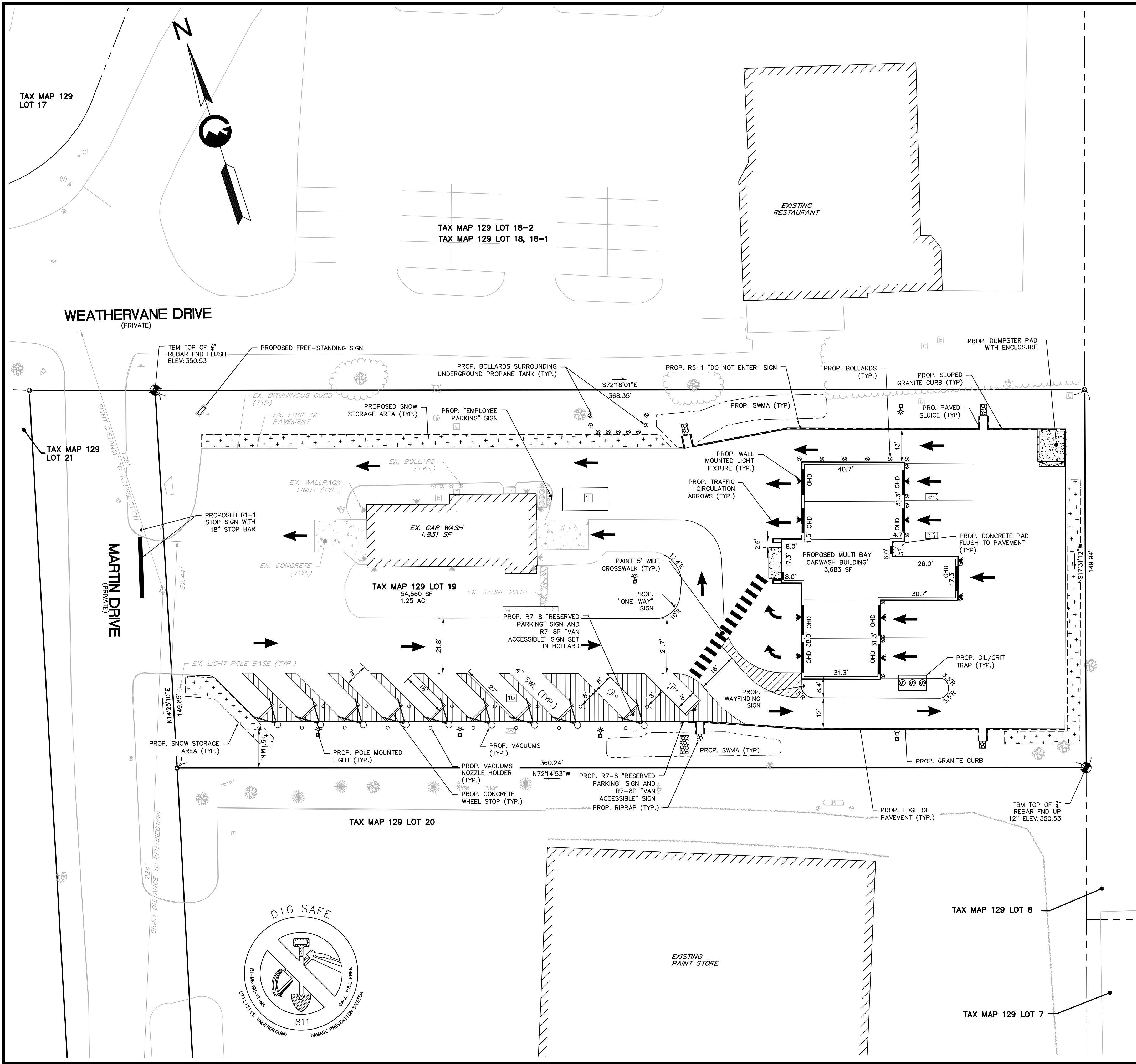
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**REMOVAL/DEMOLITION
PLAN**

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 3 OF 17

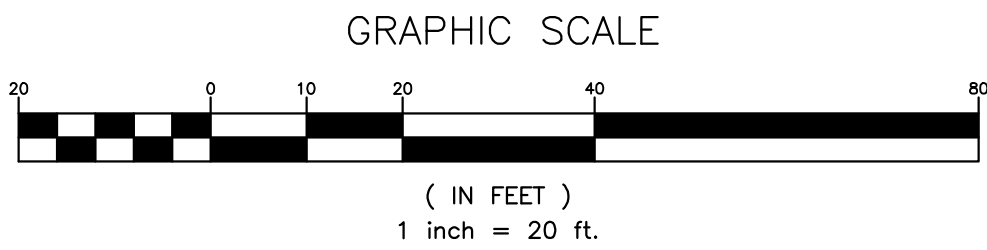
SCALE:
HORIZ. 1"=20'



SEE SHEET 1 FOR REFERENCE
PLANS AND NOTES

LEGEND

- EX./PROP. SEWER MANHOLE
- EX. DRAIN MANHOLE
- EX. CATCH BASIN
- PROP. CLEAN OUT
- EX./PROP. BOLLARD
- PROP. CIRCULATION ARROWS
- EX. UTILITY POLE
- EX./PROP. LIGHT POLE
- PROP. BUILDING LIGHT
- EX. WATER VALVE
- EX. HYDRANT
- EX./PROP. SIGN
- ABUTTER LINE
- PROPERTY LINE
- PROP. PROPERTY LINE
- PROP. STORM WATER MANAGEMENT AREA
- EX. BUILDING
- PROP. BUILDING
- EX./PROP. STOCKADE FENCING
- EX./PROP. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX./PROP. VERTICLE GRANITE CURB
- PROP. SLOPE GRANITE CURB
- EX./PROP. PAVEMENT MARKINGS
- EX. TREELINE
- EX./PROP. CONCRETE
- EX./PROP. RIP RAP
- PROP. SNOW STORAGE



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REVISIONS	
No.	DATE
1	04/14/2025
2	05/28/2025

OWNER/APPLICANT:
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56 RIDGE AVE.
CLAREMONT, NH 03743

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STAMP:

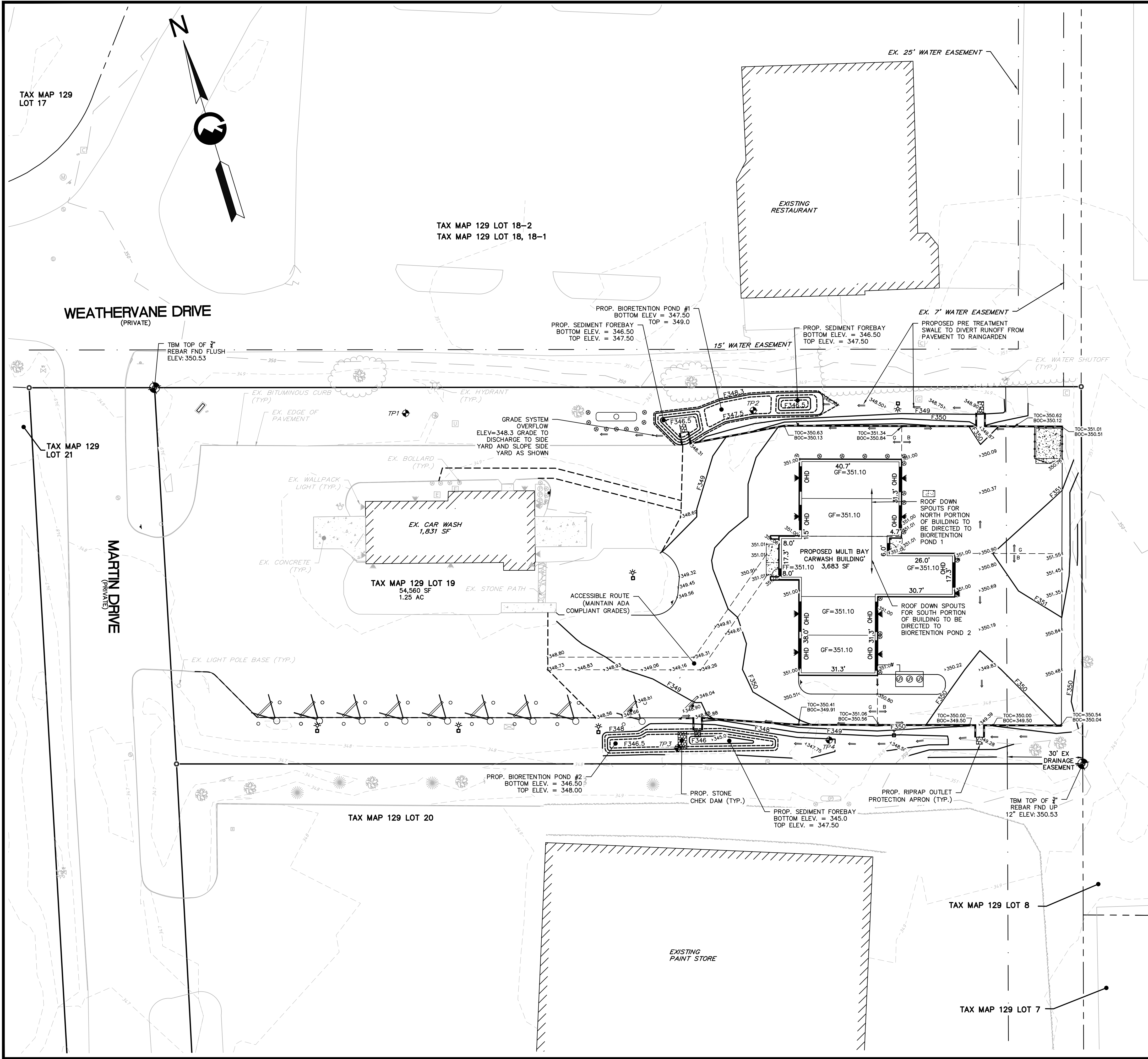
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
SITE PLAN

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 4 OF 17

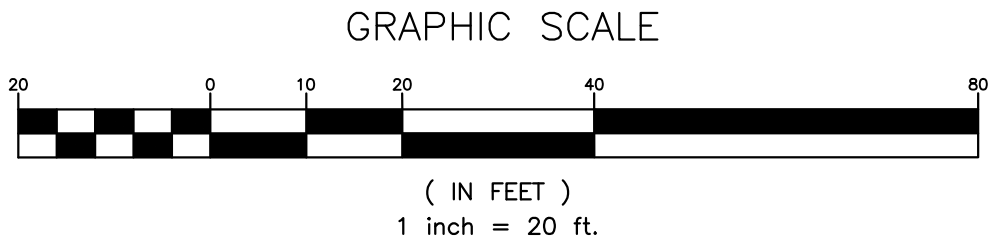
SCALE:
HORIZ. 1"=20'



- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS PROJECT.
 2. ALL WORK ON THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. IN THE ABSENCE OF A SPECIFIC MUNICIPAL SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDDED.
 6. SEE THE EROSION CONTROL PLAN FOR THE LOCATION OF THE TEMPORARY EROSION CONTROL DEVICES.
 7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
 8. MATERIAL STOCKPILES SHALL BE ON LEVEL SITES WITH SILT FENCE INSTALLED AROUND THE PILE. STOCKPILES MUST BE SEEDDED AND MULCHED IF STORED MORE THAN 14 DAYS.
 9. PAVED SLUICeways IN PARKING LOT TO DIVERT STORMWATER RUNOFF TO DETENTION SYSTEM SHALL BE INSPECTED PERIODICALLY AND REMOVE ANY SEDIMENT/DEBRIS AND KEPT FREE TO SNOW PILES.
 10. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
 11. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

- LEGEND**
- | | |
|---------------------------------|-------------------------|
| EX. UTILITY POLE | EX./PROP. SEWER MANHOLE |
| EX./PROP. LIGHT POLE | EX./PROP. DRAIN MANHOLE |
| PROP. BUILDING LIGHT | EX./PROP. CATCH BASIN |
| EX. WATER VALVE | PROP. CLEAN OUT |
| EX. HYDRANT | EX./PROP. BOLLARD |
| EX./PROP. SIGN | |
| ABUTTER LINE | |
| PROPERTY LINE | |
| PROP. PROPERTY LINE | |
| EX. EASEMENT | |
| 100-YEAR FLOOD LINE | |
| EX. BUILDING | |
| PROP. BUILDING | |
| EX./PROP. STOCKADE FENCING | |
| EX./PROP. EDGE OF PAVEMENT | |
| EX. EDGE OF GRAVEL | |
| EX./PROP. VERTICAL GRANITE CURB | |
| PROP. SLOPE GRANITE CURB | |
| EX./PROP. PAVEMENT MARKINGS | |
| EX. TREELINE | |
| EX./PROP. CONCRETE | |
| EX./PROP. RIP RAP | |
| EX. MAJOR CONTOUR | |
| EX. MINOR CONTOUR | |
| PROP. CONTOUR (1.0') | |
| PROP. CONTOUR (0.5') | |



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BY	DATE	COMMENTS
JDN	04/14/2025	PROJECT SUBMITTAL
MSL	05/28/2025	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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STAMP:
STATE OF NEW HAMPSHIRE
JERRY M. MERRITT
No. 11778
PROFESSIONAL ENGINEER
05/28/2025

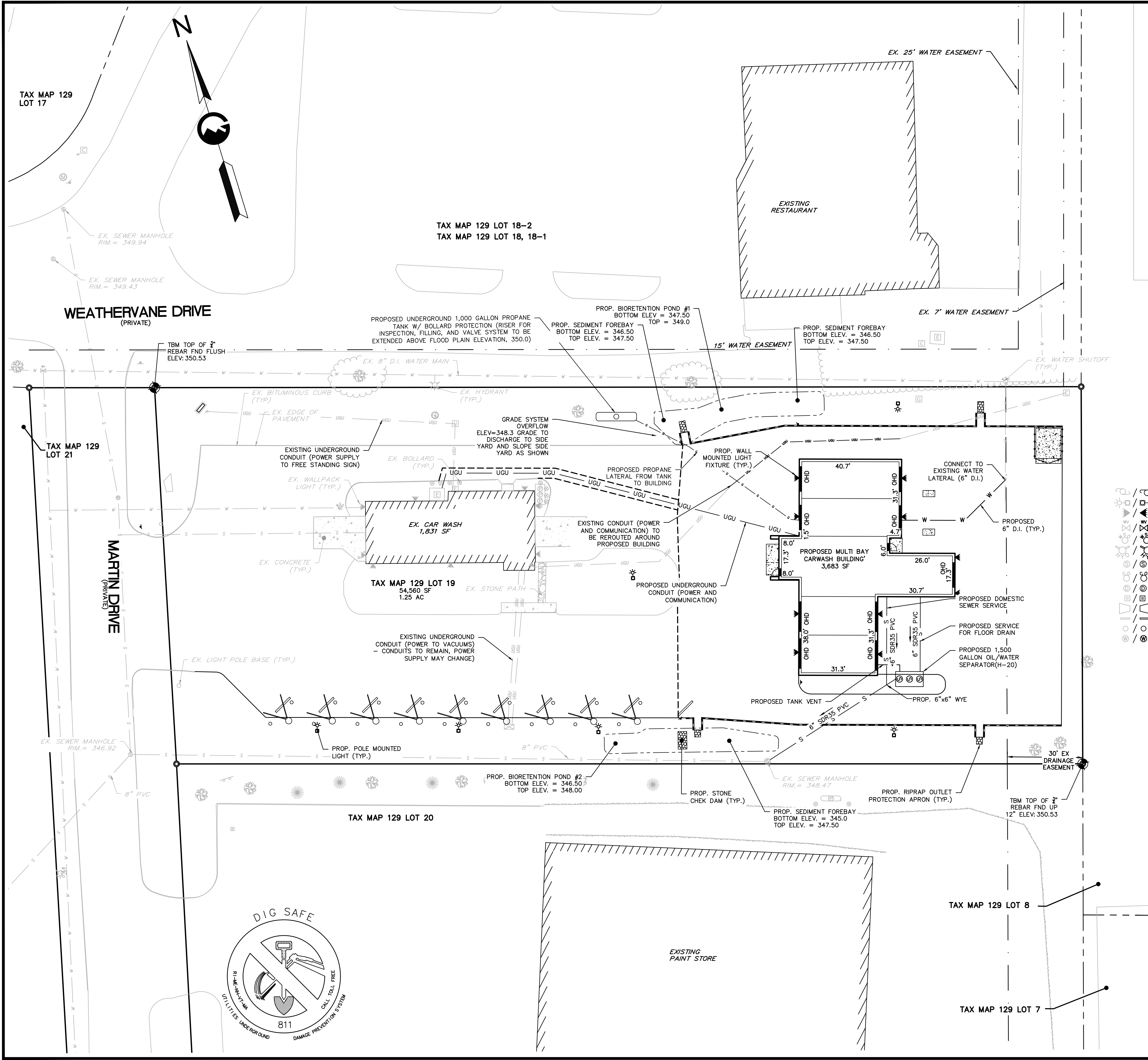
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
**GRADING AND
DRAINAGE PLAN**

PROJECT No. DATE:
24-0702-1 APRIL 14, 2025
SHEET: 5 OF 17

SCALE:
HORIZ.
1"=20'



CONSTRUCTION NOTES:

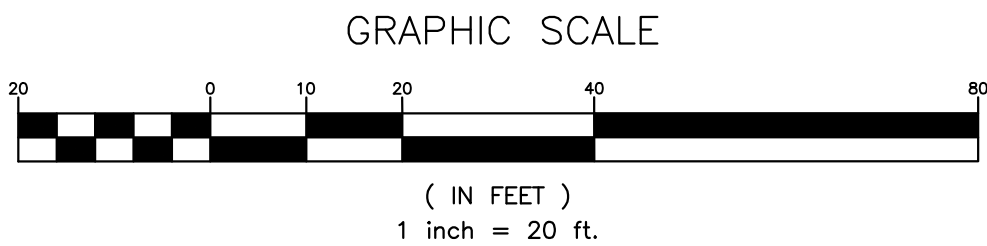
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED UTILITIES FOR THIS PROJECT.
2. ALL WORK SHALL CONFORM TO THE TOWN OF LEBANON DESIGN AND CONSTRUCTION STANDARDS. IN THE ABSENCE OF A SPECIFIC TOWN SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2020.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF THE WATER LINES SHALL CONFORM TO ALL THE LOCAL PRECINCT'S STANDARDS, SPECIFICATIONS, RULES, AND REGULATIONS.
5. ALL WORKMANSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF THE ELECTRIC AND TELEPHONE LINES SHALL CONFORM WITH THE STANDARDS OF THE LOCAL PROVIDER.
6. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDER RELATIVE TO FINAL LAYOUT OF UNDERGROUND UTILITIES.
7. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. CONTRACTOR TO VERIFY SIZE OF WATER SERVICE LINES WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
9. FINAL LAYOUT OF UNDERGROUND UTILITIES TO BE APPROVED BY LOCAL PROVIDER PRIOR TO CONSTRUCTION.
10. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO LOCATE THE EXISTING SANITARY LATERAL AT THE POINT OF PROPOSED SMH 1 TO VERIFY PIPE LOCATION (HORIZONTAL AND VERTICAL)

WATER CONSTRUCTION NOTES:

1. ALL DISTRIBUTION MATERIALS, INCLUDING MAINS, FITTINGS AND VALVES, TO MEET APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND NEW HAMPSHIRE DES-DRINKING WATER GROUNDWATER BUREAU STANDARDS, AS APPLICABLE.
2. ALL INSTALLATION AND TESTING OF MATERIALS TO CONFORM TO AWWA STANDARDS FOR POTABLE WATER SYSTEMS.

LEGEND

	EX./PROP. UTILITY POLE		EX./PROP. MONITORING WELL
	EX./PROP. LIGHT POLE		EX./PROP. GAS VALVE
	EX./PROP. BUILDING LIGHT		EX./PROP. BOLLARD
	EX./PROP. WATER VALVE		EX./PROP. SIGN
	EX./PROP. WATER SHUTOFF		EX./PROP. CONCRETE BOUND
	EX./PROP. HYDRANT		EX./PROP. DRILL HOLE
	EX./PROP. SEWER MANHOLE		EX./PROP. CONCRETE BOUND
	EX./PROP. CLEAN OUT		EX./PROP. IRON PIN
	EX./PROP. DRAIN MANHOLE		
	EX./PROP. CATCH BASIN		
	EX./PROP. FLARED END SECTION		
	EX./PROP. HEADWALL		
	EX./PROP. AREA DRAIN		
	EX./PROP. WELL		
	ABUTTER LINE		
	PROPERTY LINE		
	EX. BUILDING		
	PROP. BUILDING		
	EX./PROP. EDGE OF PAVEMENT		
	BUILDING SETBACK		
	EX. EASEMENT		
	EX. EDGE OF GRAVEL		
	100-YEAR FLOOD LINE		
	EX. TREELINE		
	EX./PROP. CONCRETE		
	PROP. STOCKADE FENCING		
	EX. DRAIN LINE		
	PROP. DRAINAGE		
	PROP. UNDER DRAIN		
	EX. SEWER LINE		
	PROP. SEWER LINE		
	PROP. GAS LINE		
	PROP. GAS LINE		
	EX. WATERLINE		
	PROP. WATERLINE		
	EX. UNDERGROUND UTILITY		
	PROP. UNDERGROUND UTILITY		
	OVERHEAD UTILITIES		
	PROP. OVERHEAD UTILITIES		
	EX./PROP. RIP RAP		



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BY	DATE	COMMENTS
JDM	04/14/2025	PROJECT SUBMITTAL
MSL	05/28/2025	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE
CLAREMONT, NH 03743

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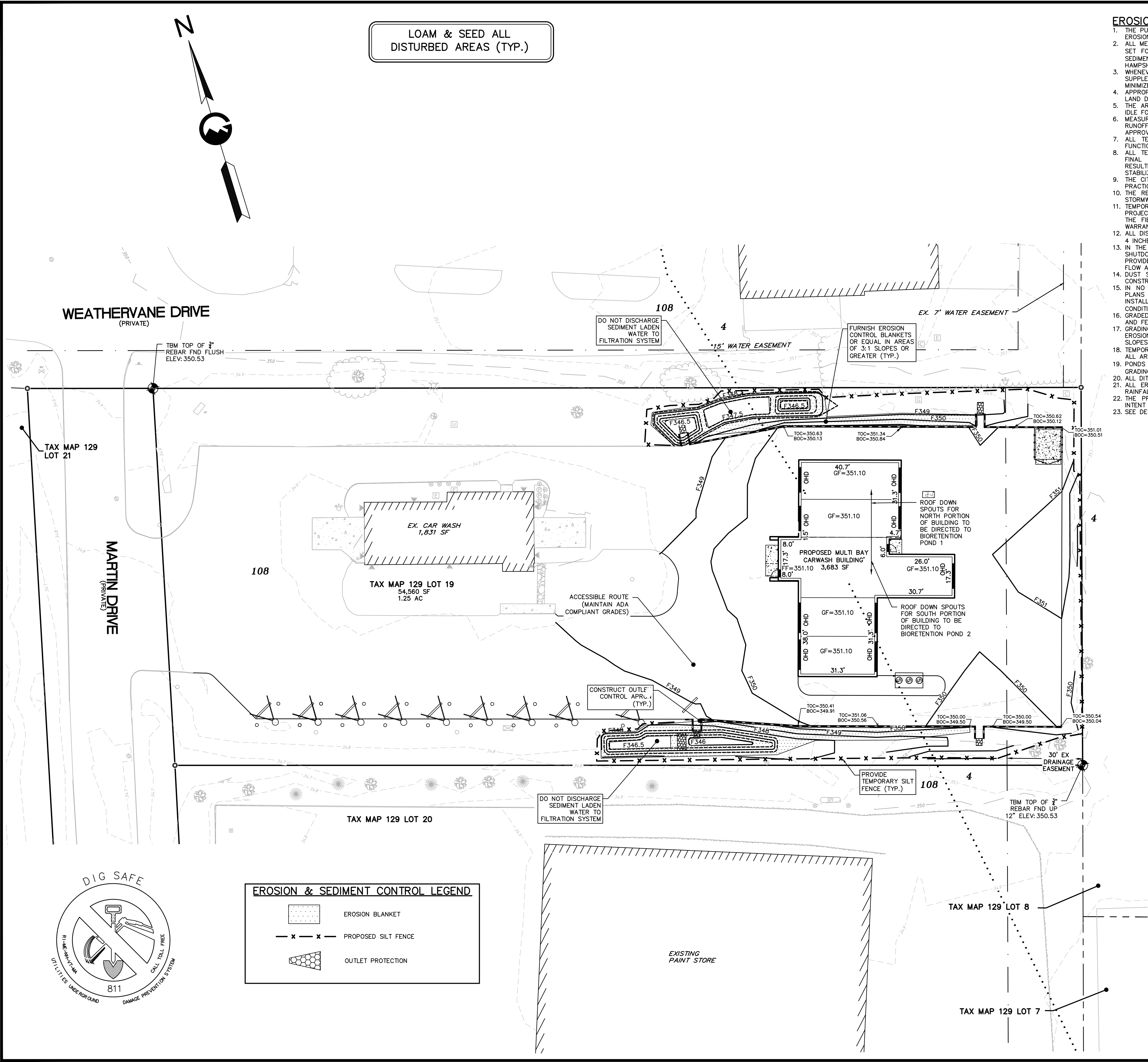
STAMP:

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
UTILITY PLAN

PROJECT No. 24-0702-1 DATE: APRIL 14, 2025 SHEET: 6 OF 17 SCALE: HORIZ. 1"=20'



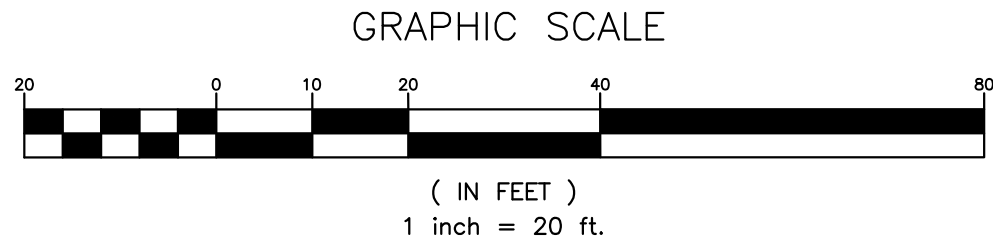
- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 9. THE CITY OF LEBANON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 10. THE RESPONSIBLE PARTY SHALL INSTALL, INSPECT, REPORT, OPERATE, AND MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES REQUIRED BY THESE PLANS.
 11. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT.
 12. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
 13. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
 14. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
 15. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
 16. GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
 17. GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
 18. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL ALL AREAS ARE STABILIZED.
 19. PONDS SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING OF THE SITE).
 20. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 21. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
 22. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES CONTROL.
 23. SEE DETAILS FOR CONSTRUCTION SEQUENCE.

SCS LEGEND

- 4 POOTATUCK VERY FINE SANDY LOAM
- 108 HADLEY SILT LOAM, OCCASIONALLY FLOODED

LEGEND

- EX. UTILITY POLE
- EX./PROP. LIGHT POLE
- PROP. BUILDING LIGHT
- EX. WATER VALVE
- EX. HYDRANT
- EX./PROP. SIGN
- EX./PROP. SEWER MANHOLE
- EX./PROP. DRAIN MANHOLE
- EX./PROP. CATCH BASIN
- PROP. CLEAN OUT
- EX./PROP. BOLLARD
- ABUTTER LINE
- PROPERTY LINE
- PROP. PROPERTY LINE
- EX. EASEMENT
- 100-YEAR FLOOD LINE
- EX. BUILDING
- PROP. BUILDING
- EX./PROP. STOCKADE FENCING
- EX./PROP. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX./PROP. VERTICAL GRANITE CURB
- PROP. SLOPE GRANITE CURB
- EX./PROP. PAVEMENT MARKINGS
- EX. TREELINE
- EX./PROP. CONCRETE
- EX./PROP. RIP RAP
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. CONTOUR (1.0')
- PROP. CONTOUR (0.5')
- NRCS SOIL LINE
- NRCS SOIL TYPE



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STAMP:

LOCATION:

TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:

LADY RICH EXPRESS
CAR WASH, LLC

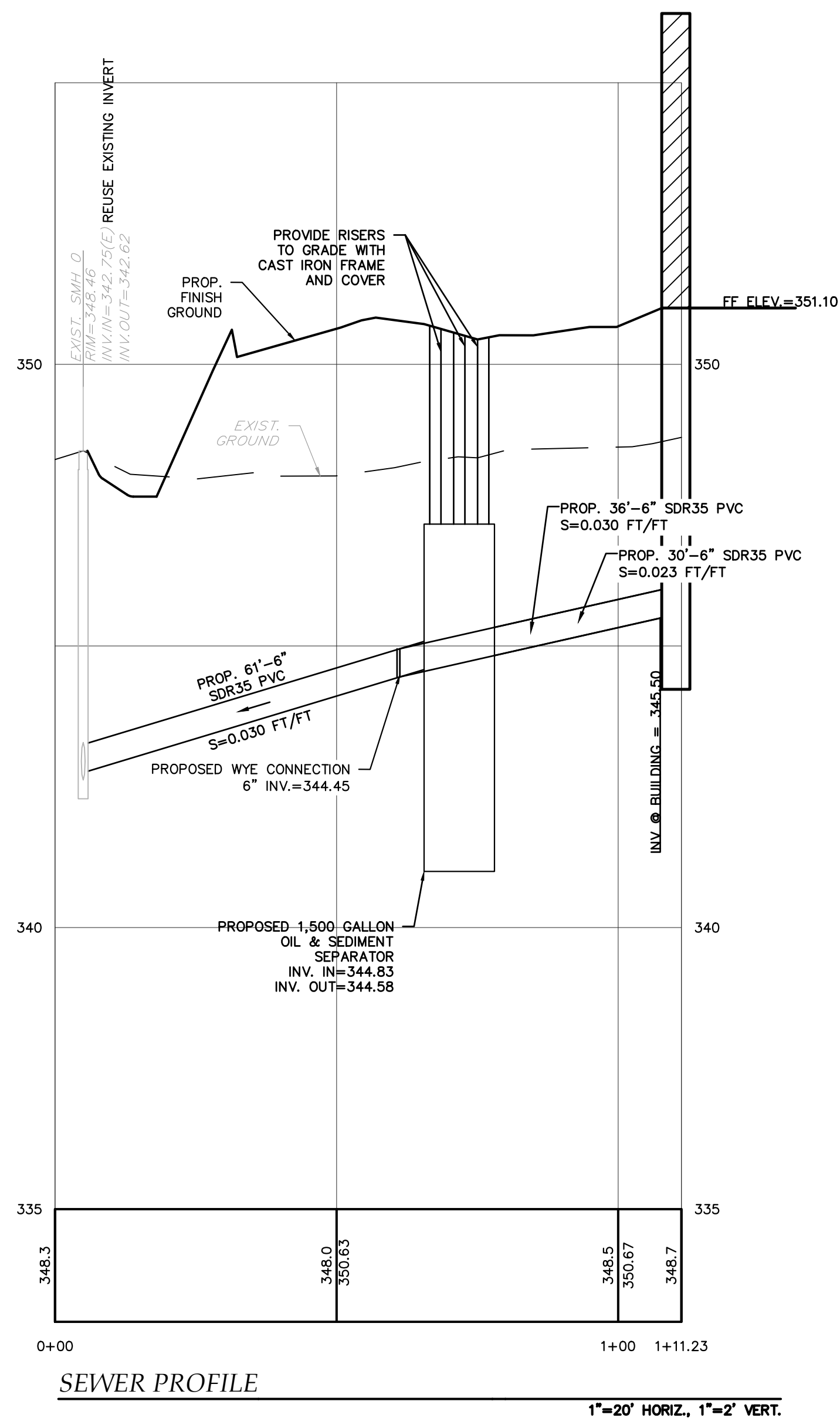
TITLE:

EROSION CONTROL
PLAN

PROJECT No. DATE: 24-0702-1 APRIL 14, 2025

SHEET: 7 OF 17

SCALE: HORIZ. 1"=20'

[illegible]

OWNER/APPLICANT:
LTX 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

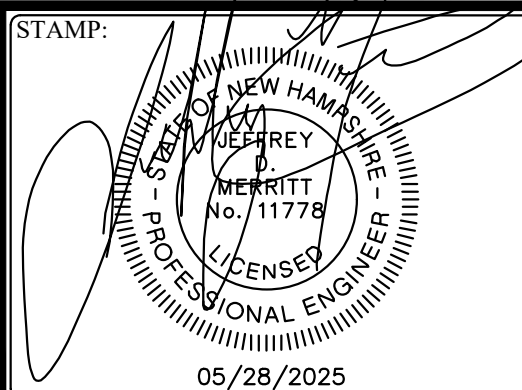
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LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

UTILITY PROFILES

PROJECT No. 24-0702-1	DATE: APRIL 14, 2025	SCALE: HORIZONTAL 1"=20'
SHEET: 8 OF 17		VERTICAL 1"=20'

[illegible]

OWNER/APPLICANT:
LRLX 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

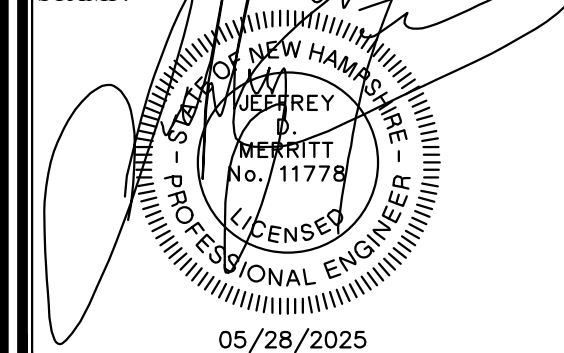
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STAMP:



ON:

**TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY**

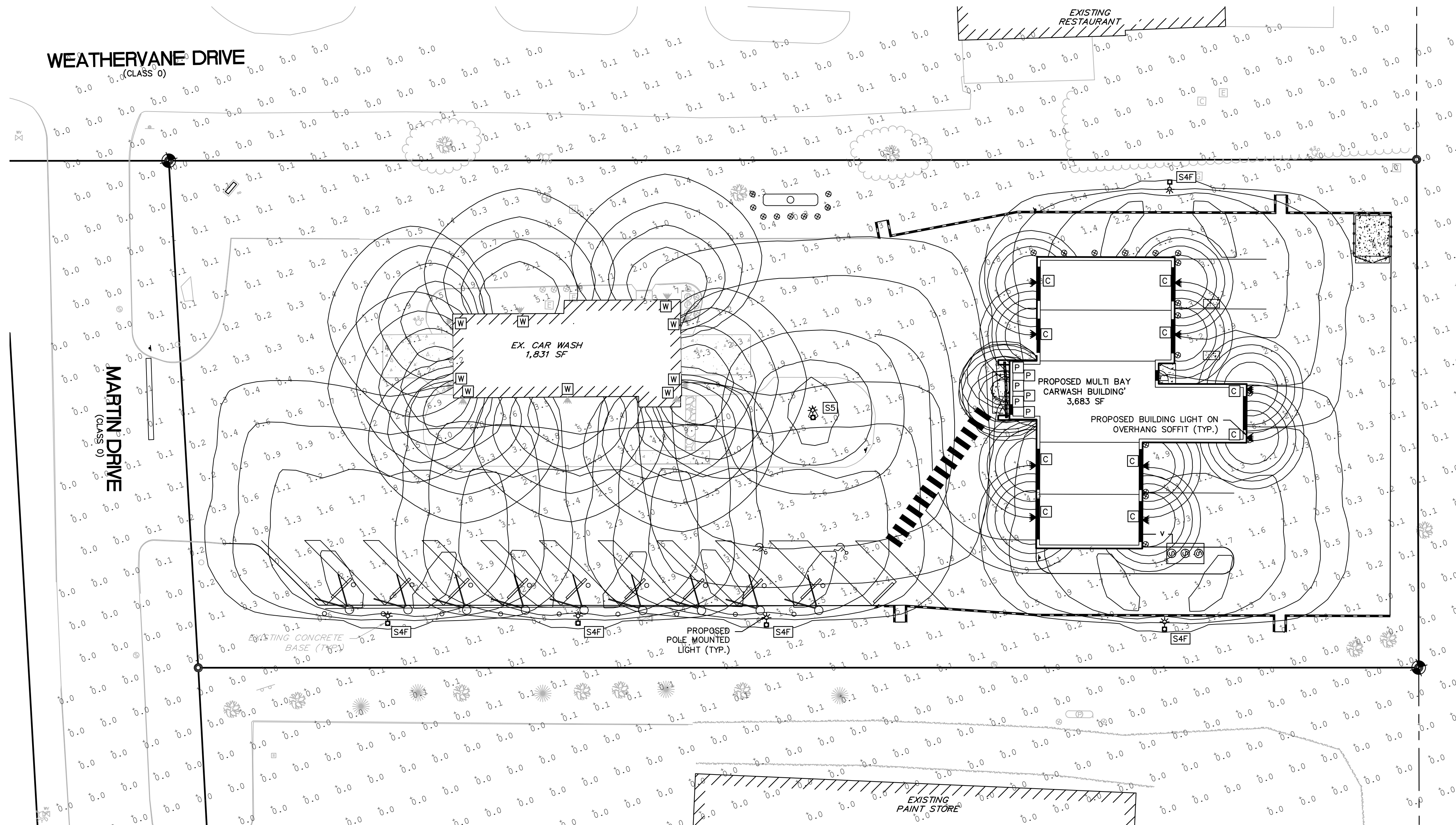
PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

LIGHTING PLAN

PROJECT No. 24-0702-1	DATE: APRIL 14, 2025	SCALE HORIZ. 1"=20'
SHEET: 9 OF 17		

Page 385 of 628



THIS PLAN WAS PREPARED IN ASSOCIATION WITH:

EXPOSURE
— LIGHTING — CONTROLS — ELECTRICAL —

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED LIGHTING FOR THE PROJECT.
2. ALL FIXTURES SHALL BE AS SPECIFIED BY EXPOSURE LIGHTING, LLC.
3. ALL PROPOSED FIXTURES ARE FULL CUTOFF FIXTURES.
4. ALL LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, SENSORS, AND/OR OTHER ENERGY-SAVING TECHNOLOGIES TO REDUCE ENERGY CONSUMPTION.
5. NON-ESSENTIAL LIGHTING SHALL BE TURNED OFF OR REDUCED AFTER NORMAL BUSINESS HOURS, LEAVING ONLY NECESSARY LIGHTING FOR SAFETY PURPOSES.
6. THE LIGHTING DESIGN PROPOSES THE REUSE OF THE EXISTING LIGHT POLE BASES ON-SITE. CONTRACTOR SHALL CONFIRM THE ANCHOR BOLT PATTERN BEFORE ORDERING.

LEGEND

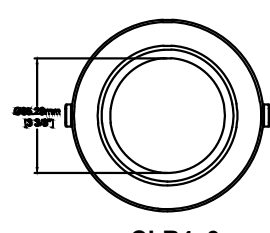
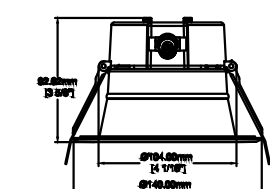
	PROP. BUILDING LIGHT
	PROP. POLE MOUNTED LIGHT
	EX. PROPERTY LINE
	EXIST. EDGE OF PAVEMENT
	PROP. EDGE OF PAVEMENT
	EX. TREELINE
	PROP. BUILDING
	EX. BUILDING

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CLRV3 Select



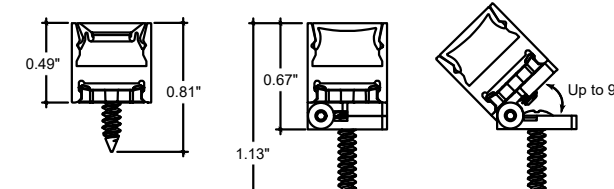
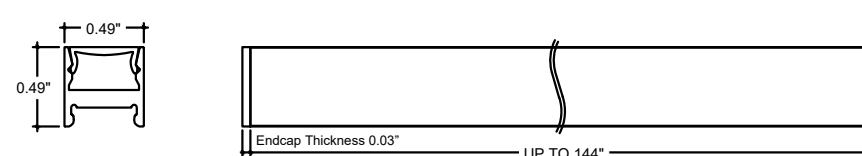
CLR4v3

NICOR - SOFFIT LIGHT
FIXTURE DETAIL

NOT TO SCALE

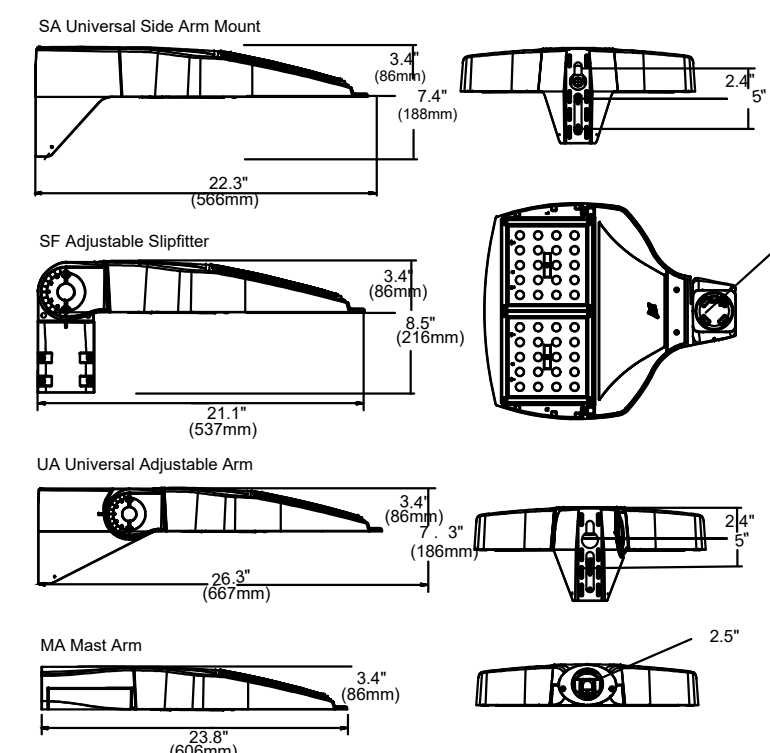
Myka Surface Wet - Static White | Linear Illumination System

Product Dimensions



ILLUMINII - BAR LIGHT FIXTURE DETAIL

NOT TO SCALE

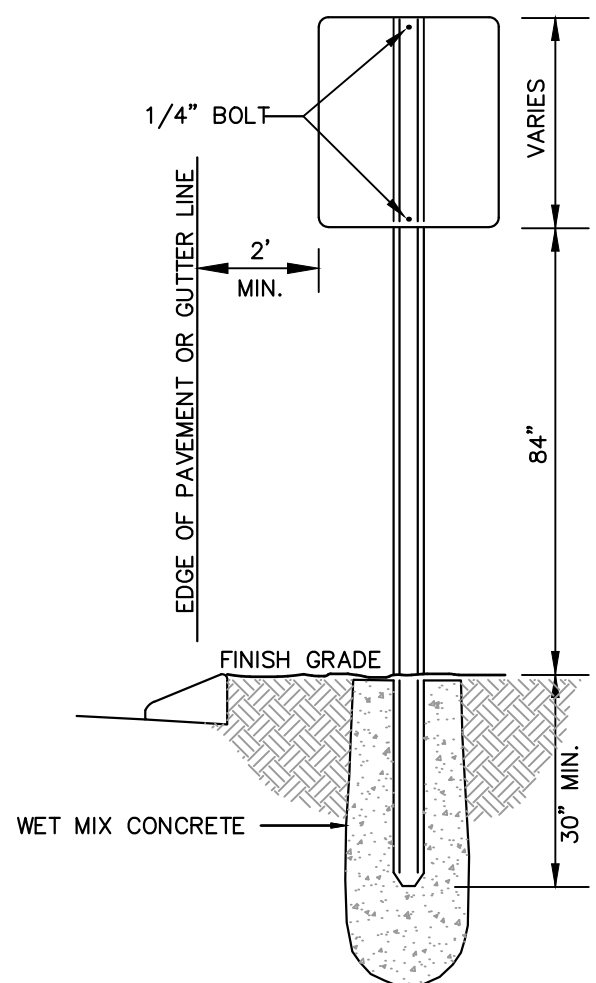
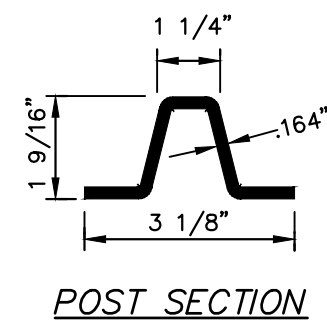
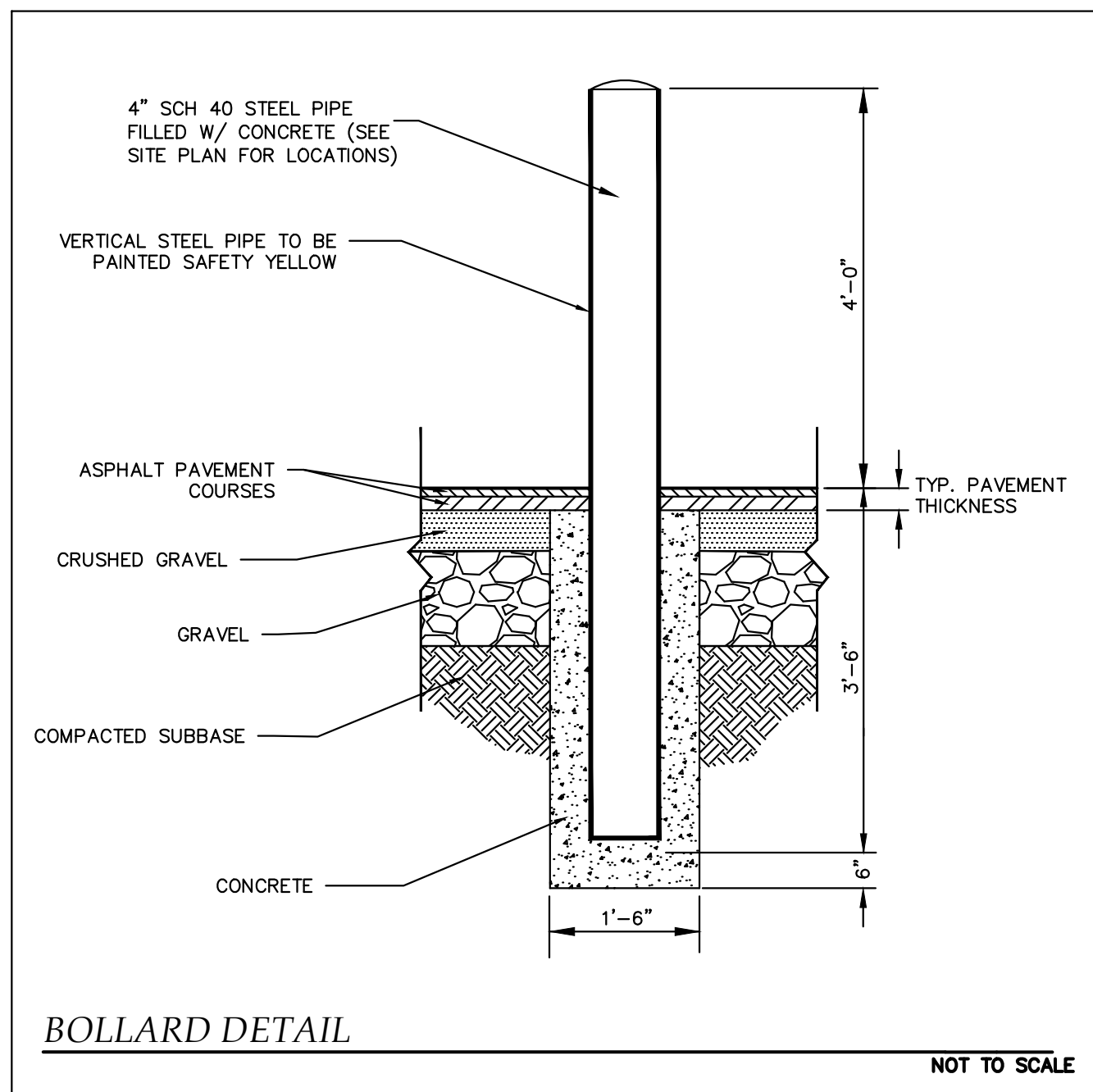
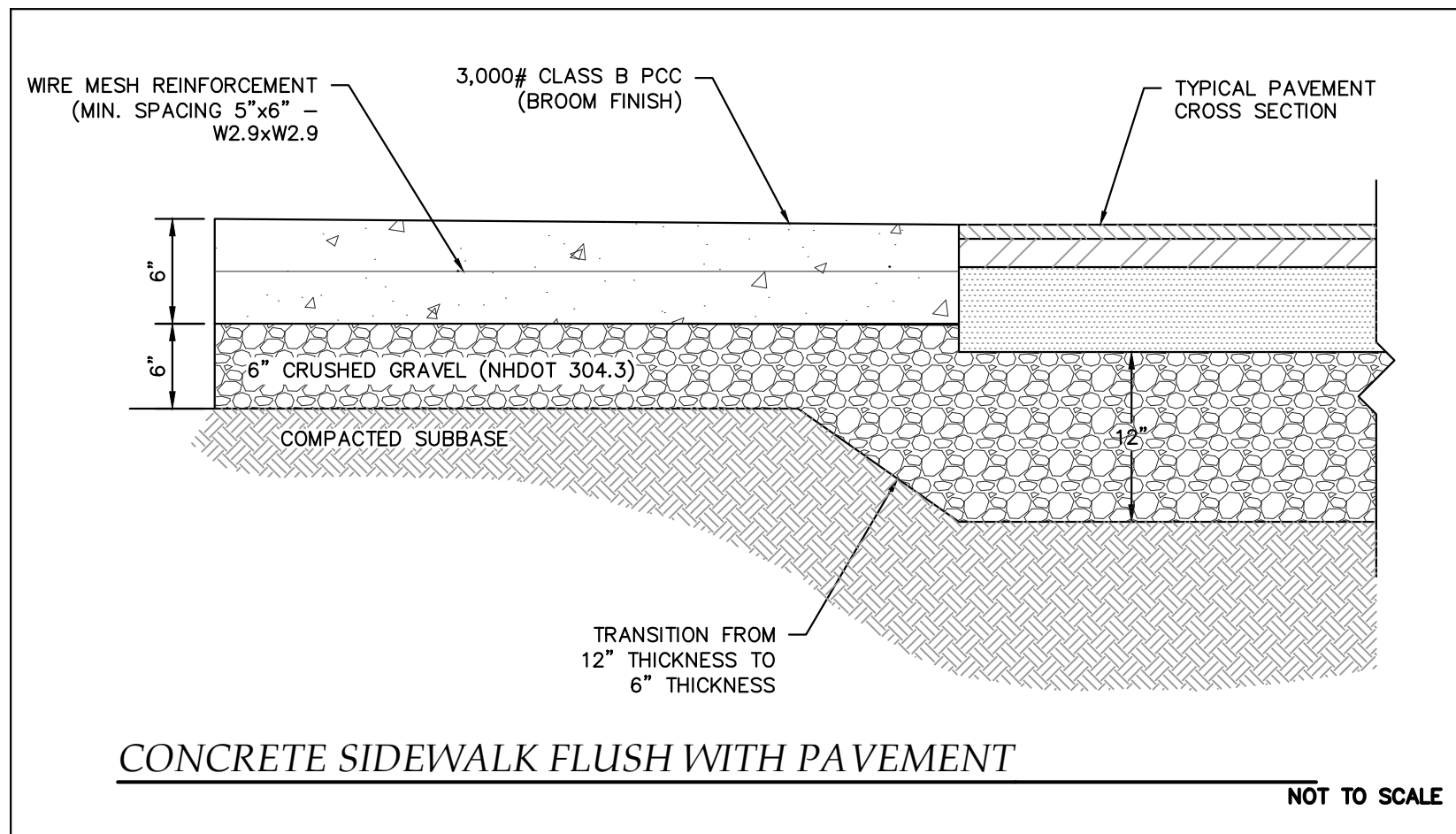
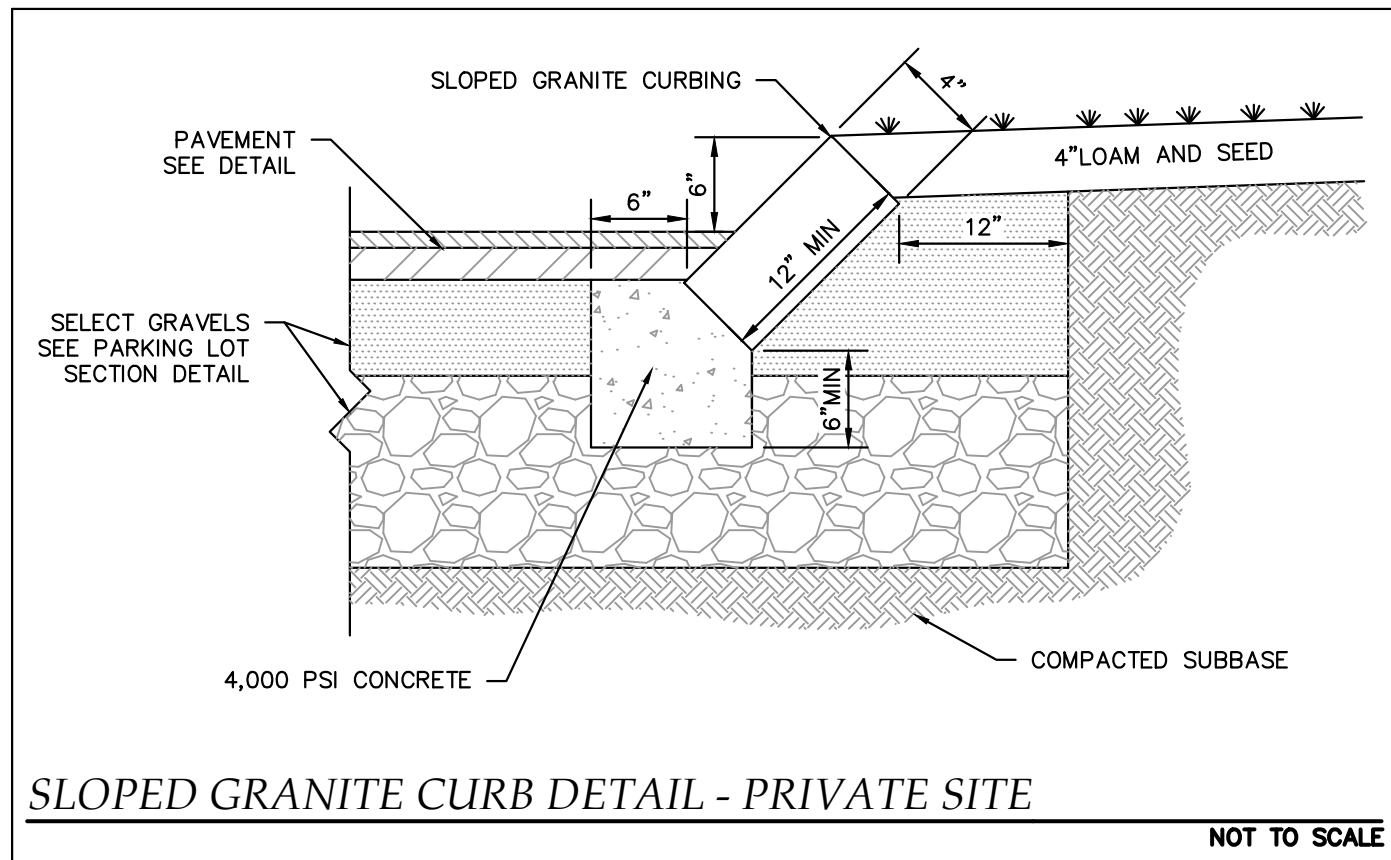
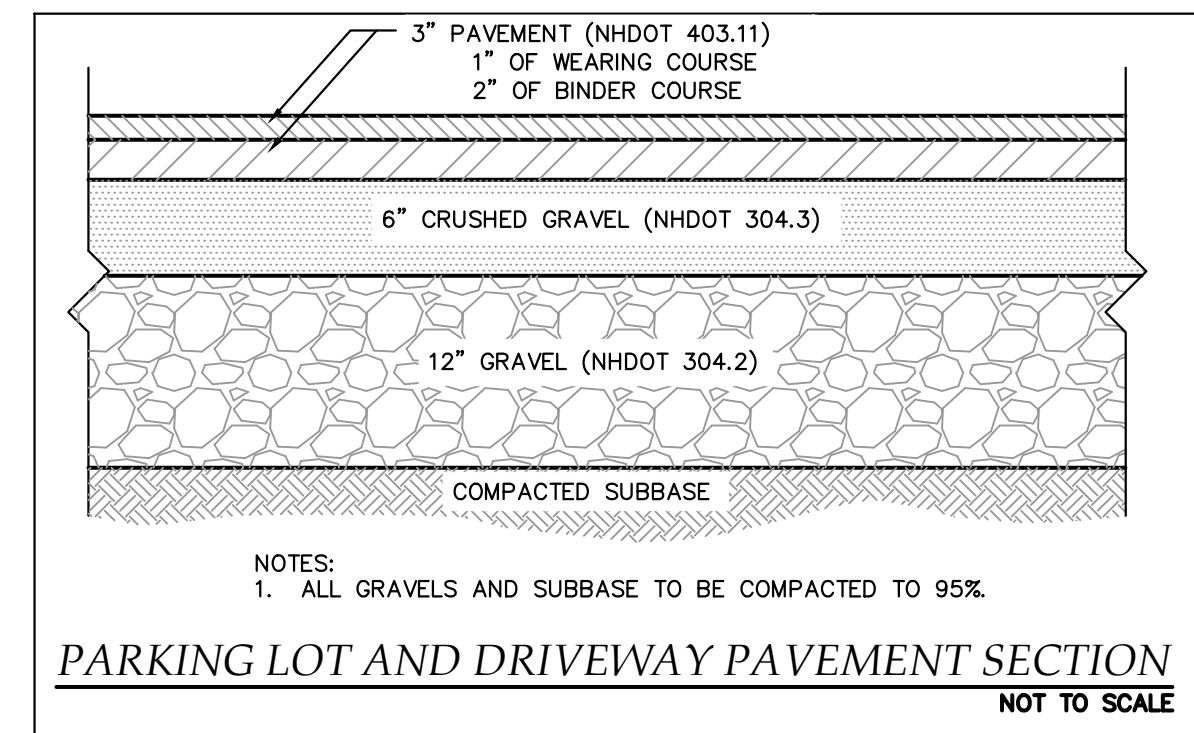
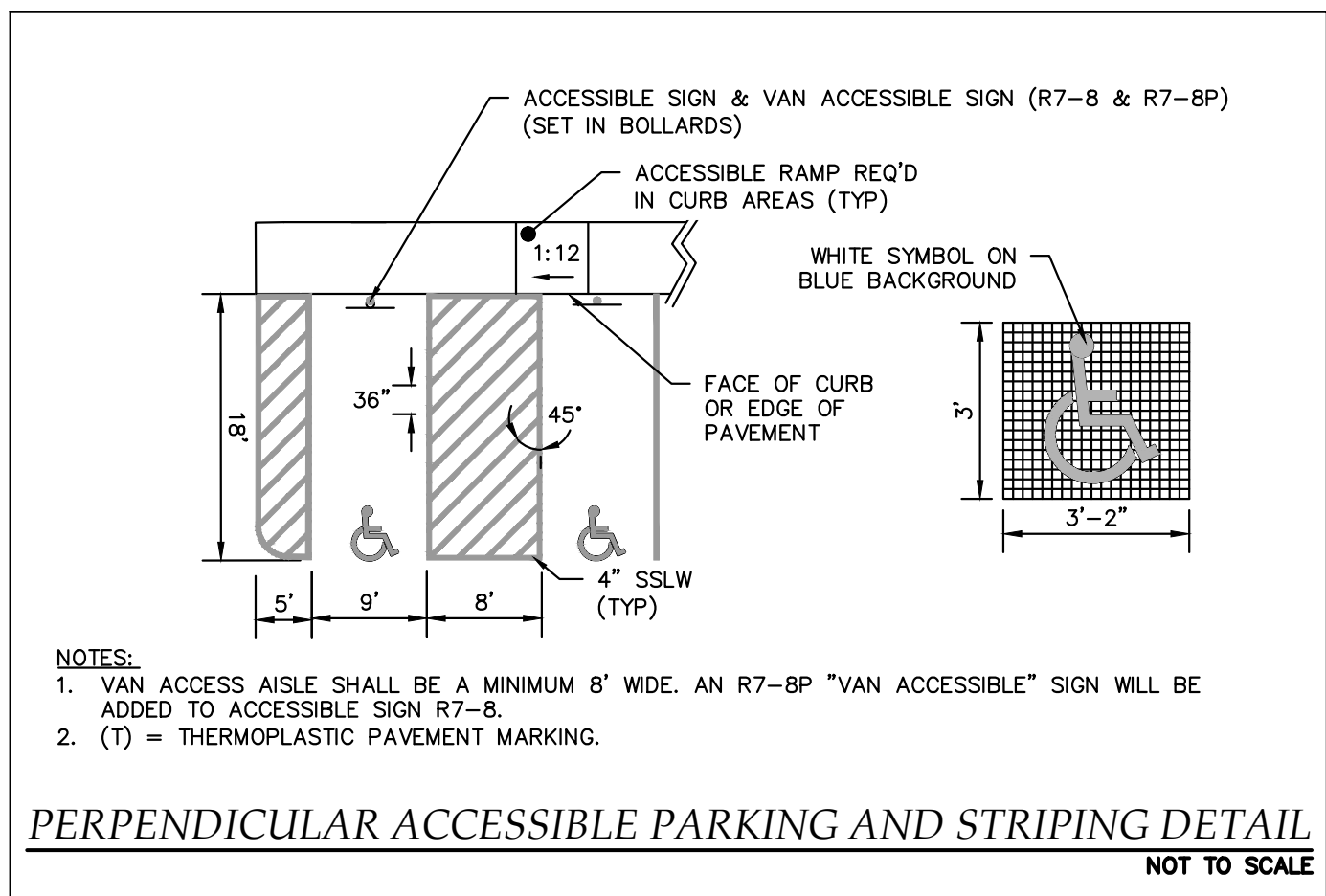
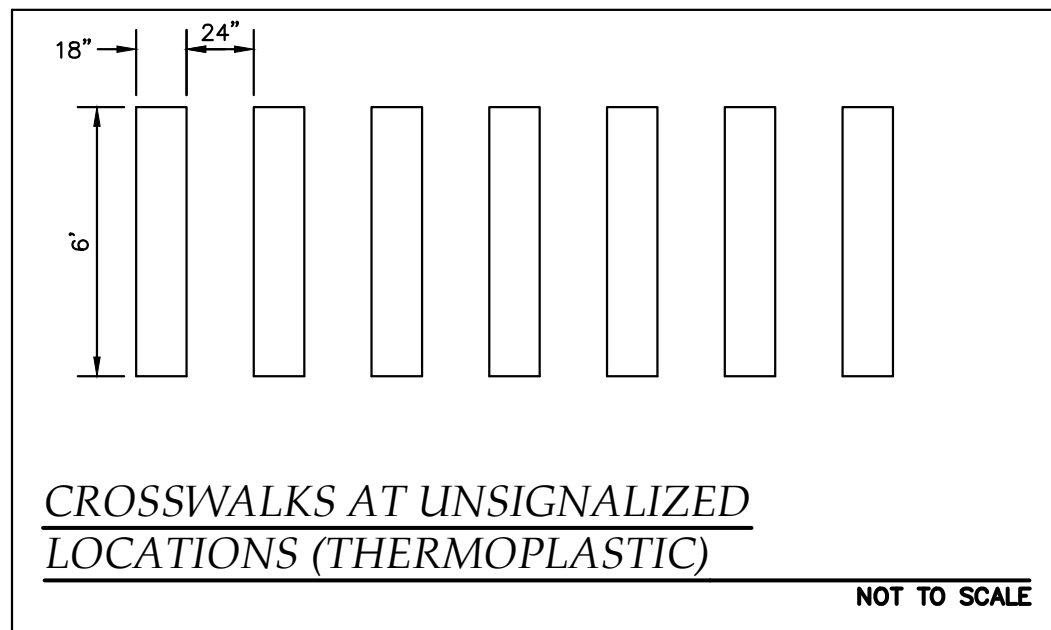
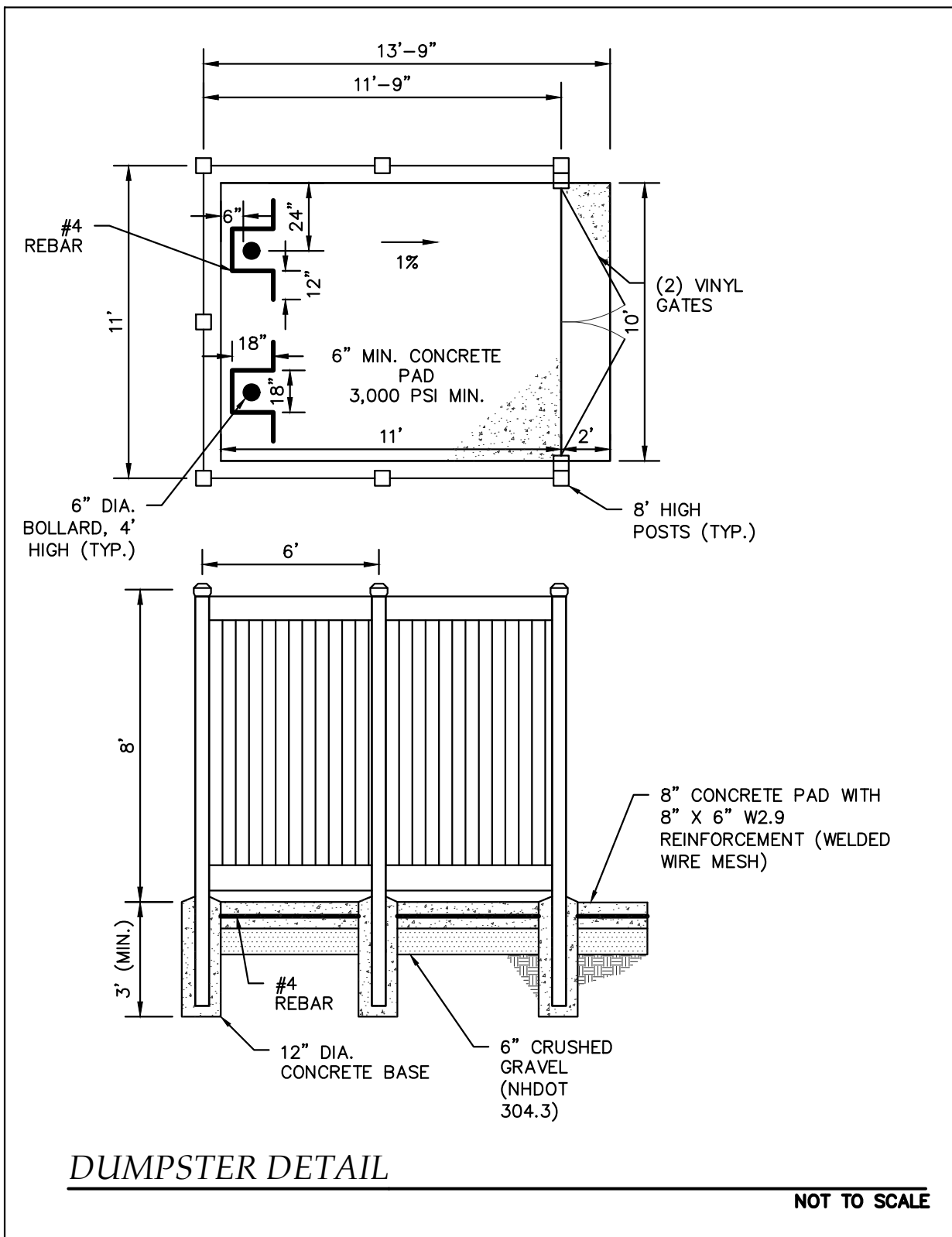


LSI INDUSTRIES - VALS DETAIL

NOT TO SCALE

Luminaire Schedule								
Symbol	Tag	Qty	Watts	Lumens	LLF	Description	Color	Mounting Height
	S4F	3	74	12,000	0.9	VALS-12L-4F-UNV-30K8-CXX-SA-AL BMR2LR-IS / 4SUQ B3 S11G20 S 4BC	3000K CCT	20' POLE
	S5	1	54	9,000	0.9	VALS-09L-50-UNV-30K8-CXX-SA-AL BMR2LR / 4SUQ B3 S11G20 S 4BC	3000K CCT	20' POLE
	C	10	11	1,269	0.9	CLR4.3SU59WH (11W-3000K)	3000K	SOFFIT MOUNT
	P	6	49	1,170	0.9	MKW-48-30K-72VHO-F	3000K	SOFFIT MOUNT ON PEAK
	W	8	LED	4,000	0.9	TMWP-LED-4L-UNV-DIM-30	3000K	EXISTING ±12" WALL MOUNT

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Stalls	2.36	3.5	1.4	1.69	2.50



NOTES:

LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0"

WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)

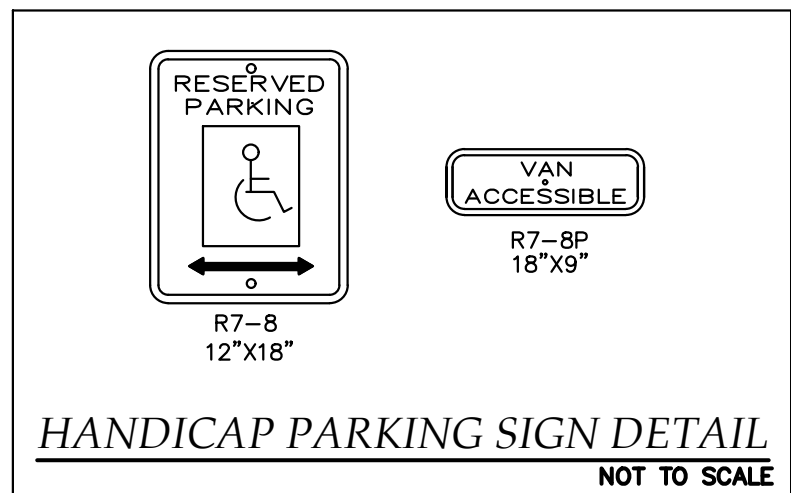
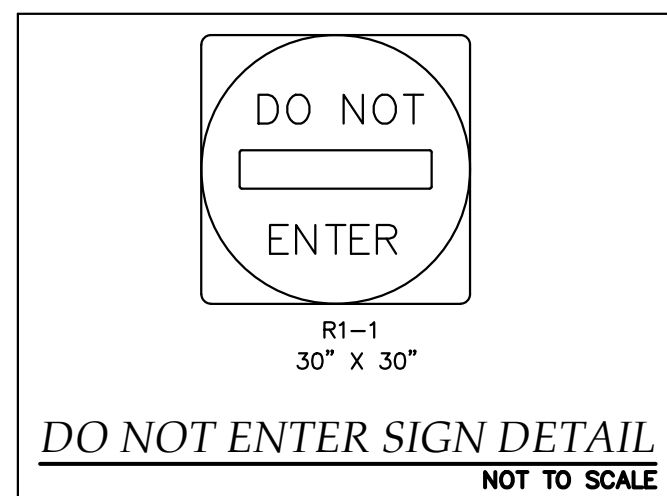
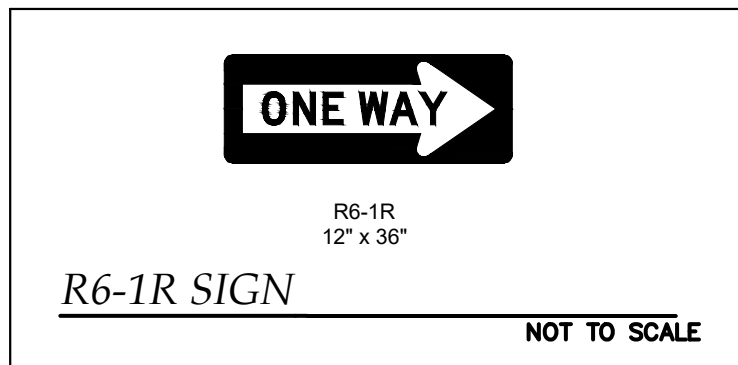
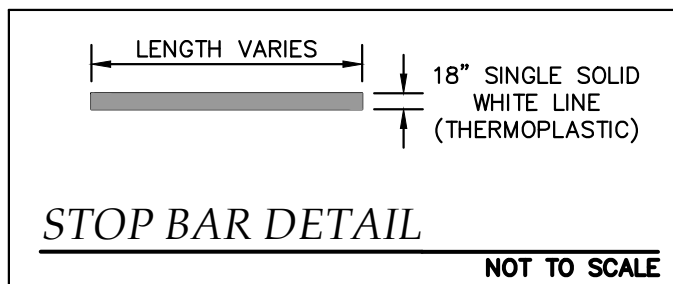
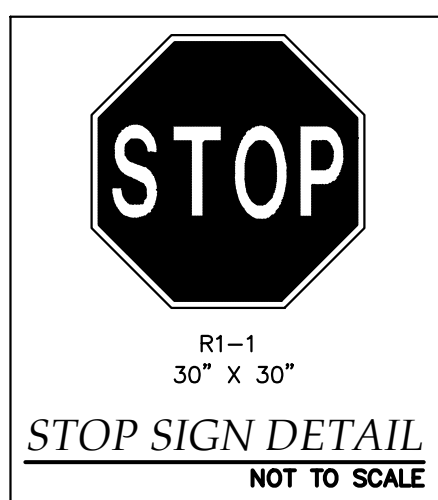
HOLES: 8" DIA. 1' C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) or ASTM A-576 (GRADE 1070-1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

- NOTES:**
1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED.
 2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
 3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
 4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
 5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
 7. DIMENSIONS SHOWN ARE NOMINAL.
 8. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

SIGN POST DETAIL



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NO.	DATE	REVISIONS
1	04/14/2025	PROJECT SUBMITTAL
2	05/28/2025	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
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STAMP:
05/28/2025

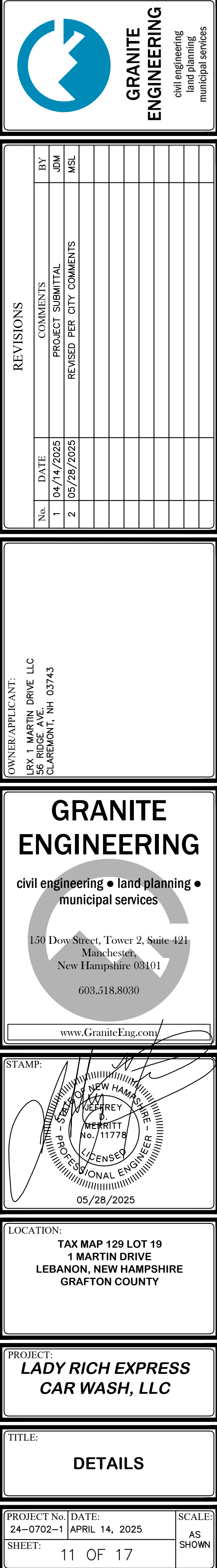
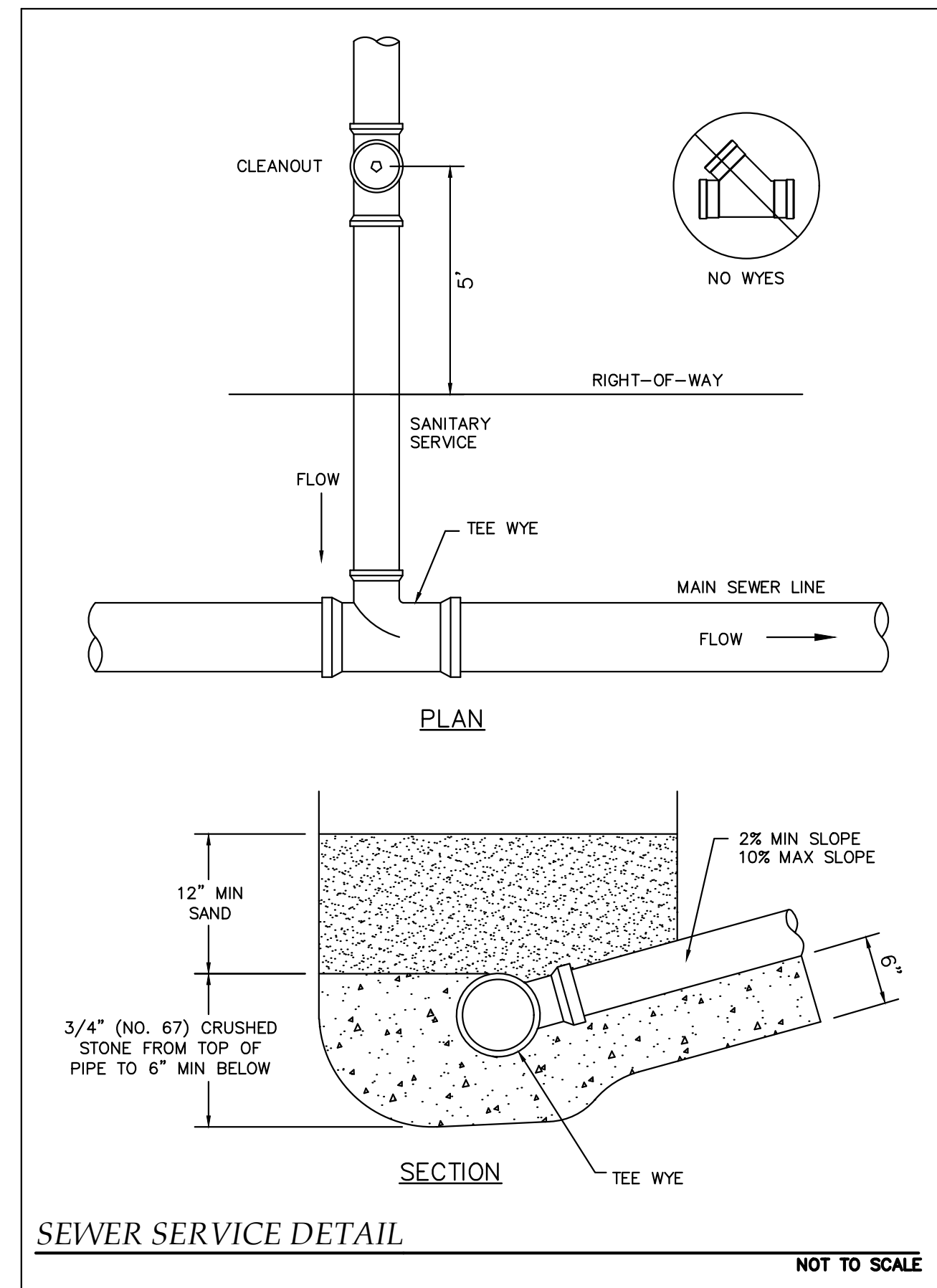
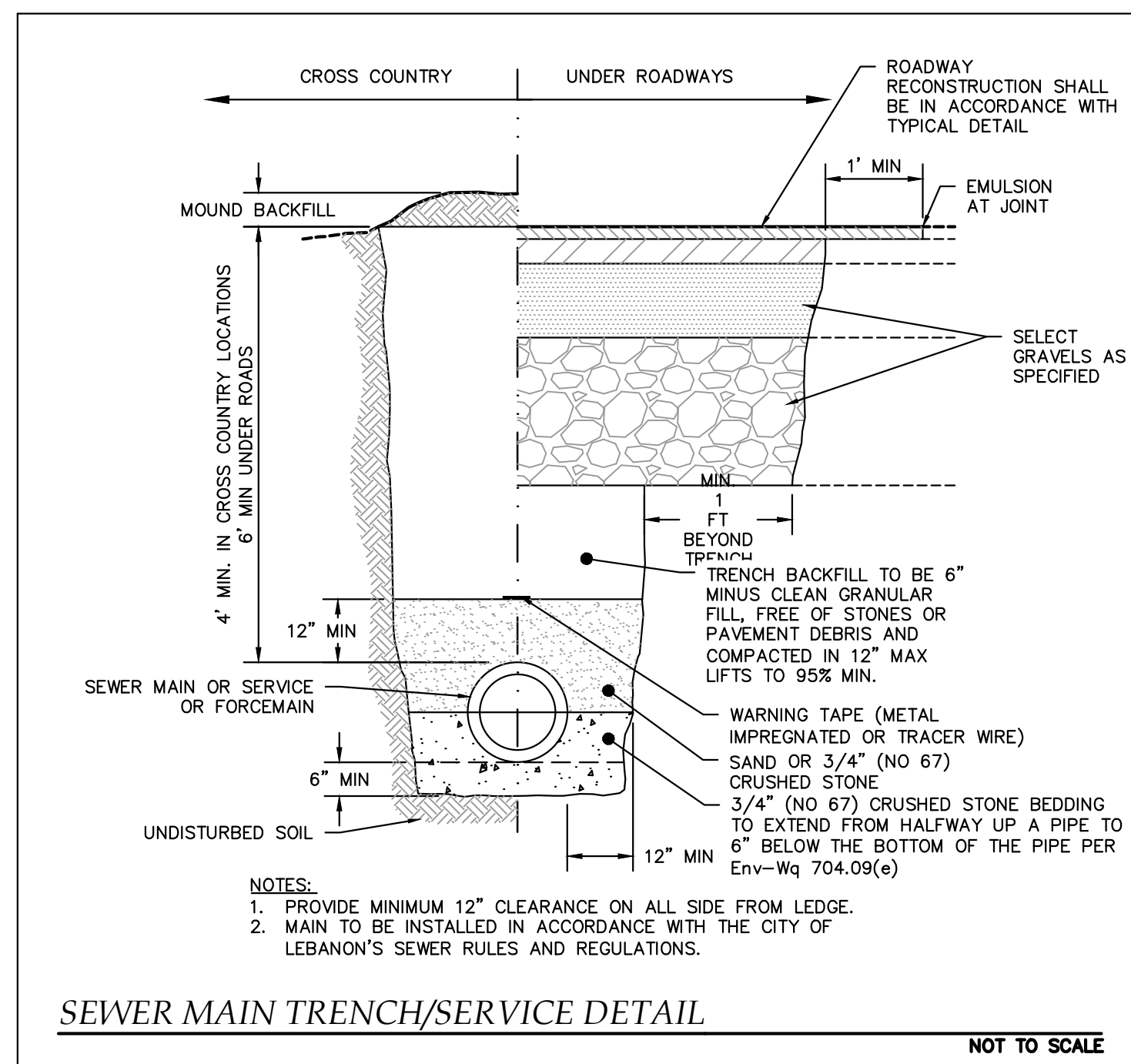
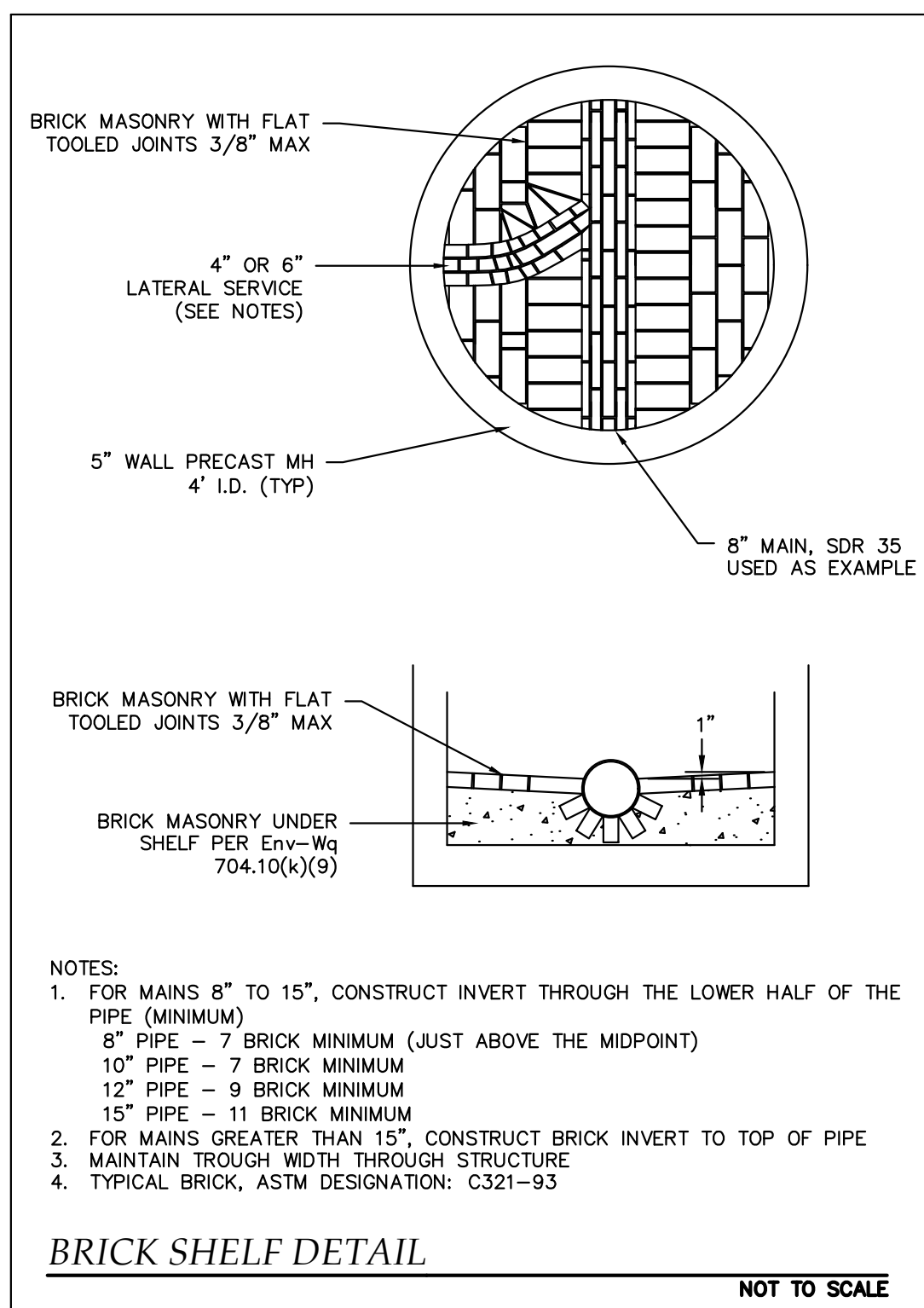
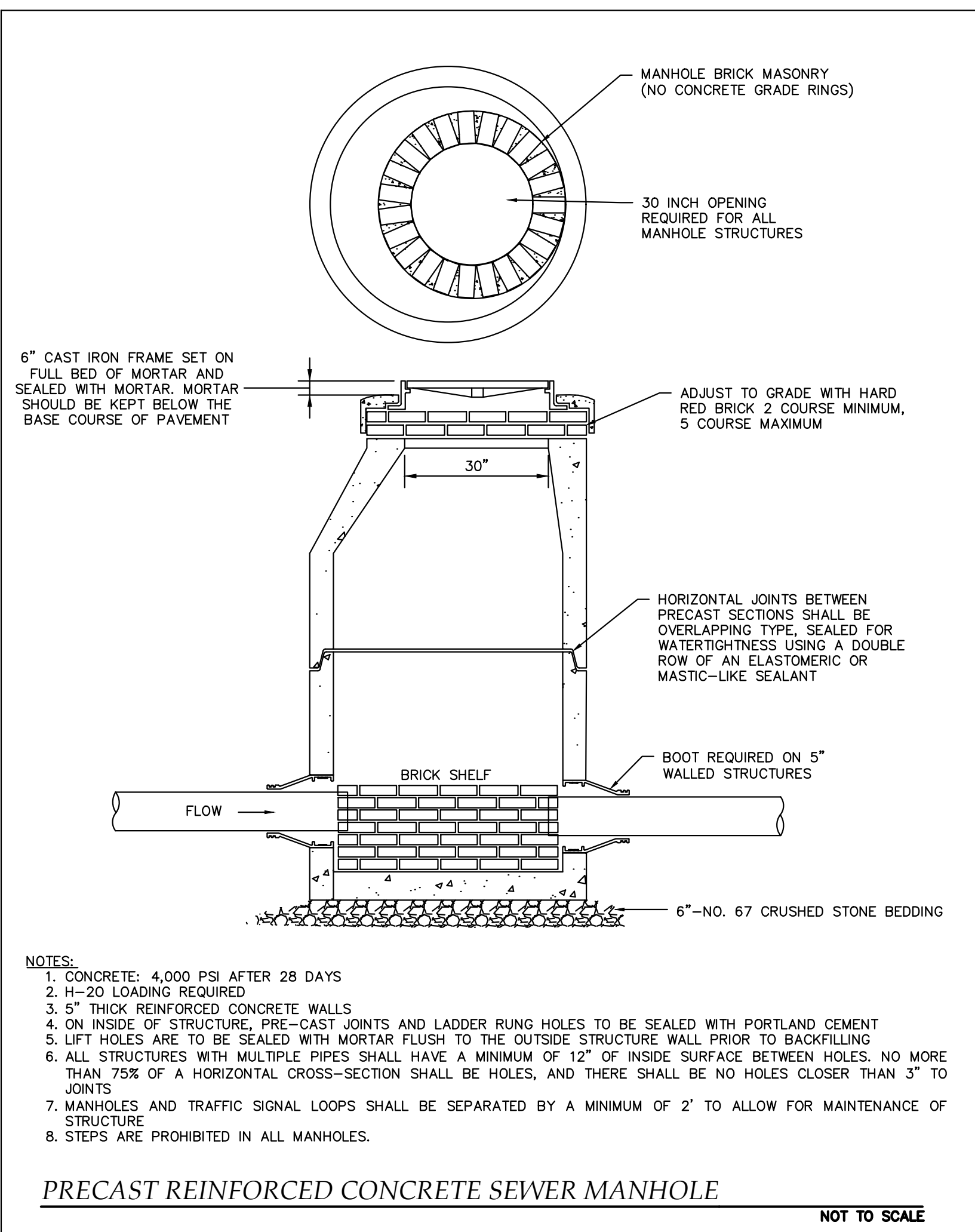
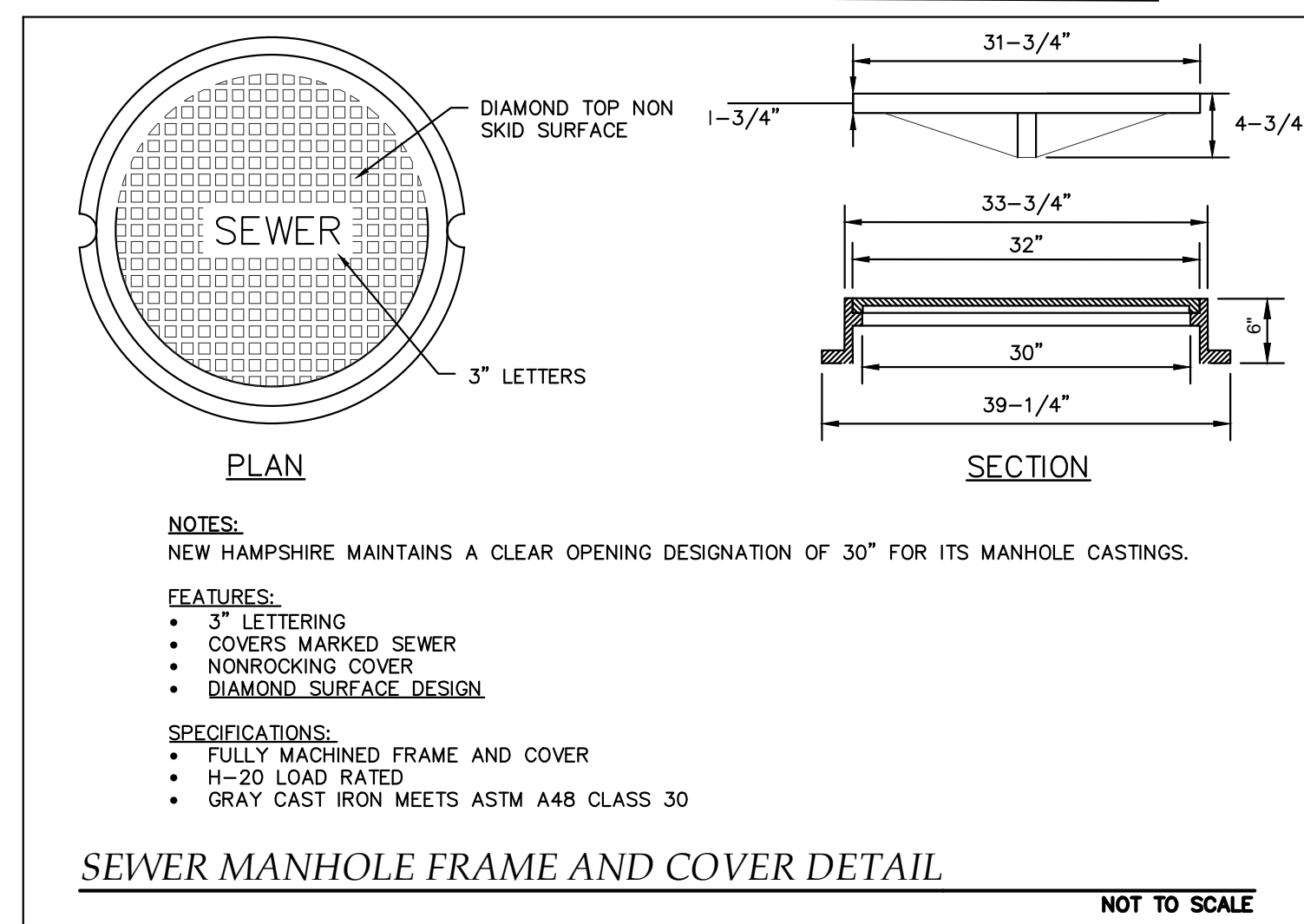
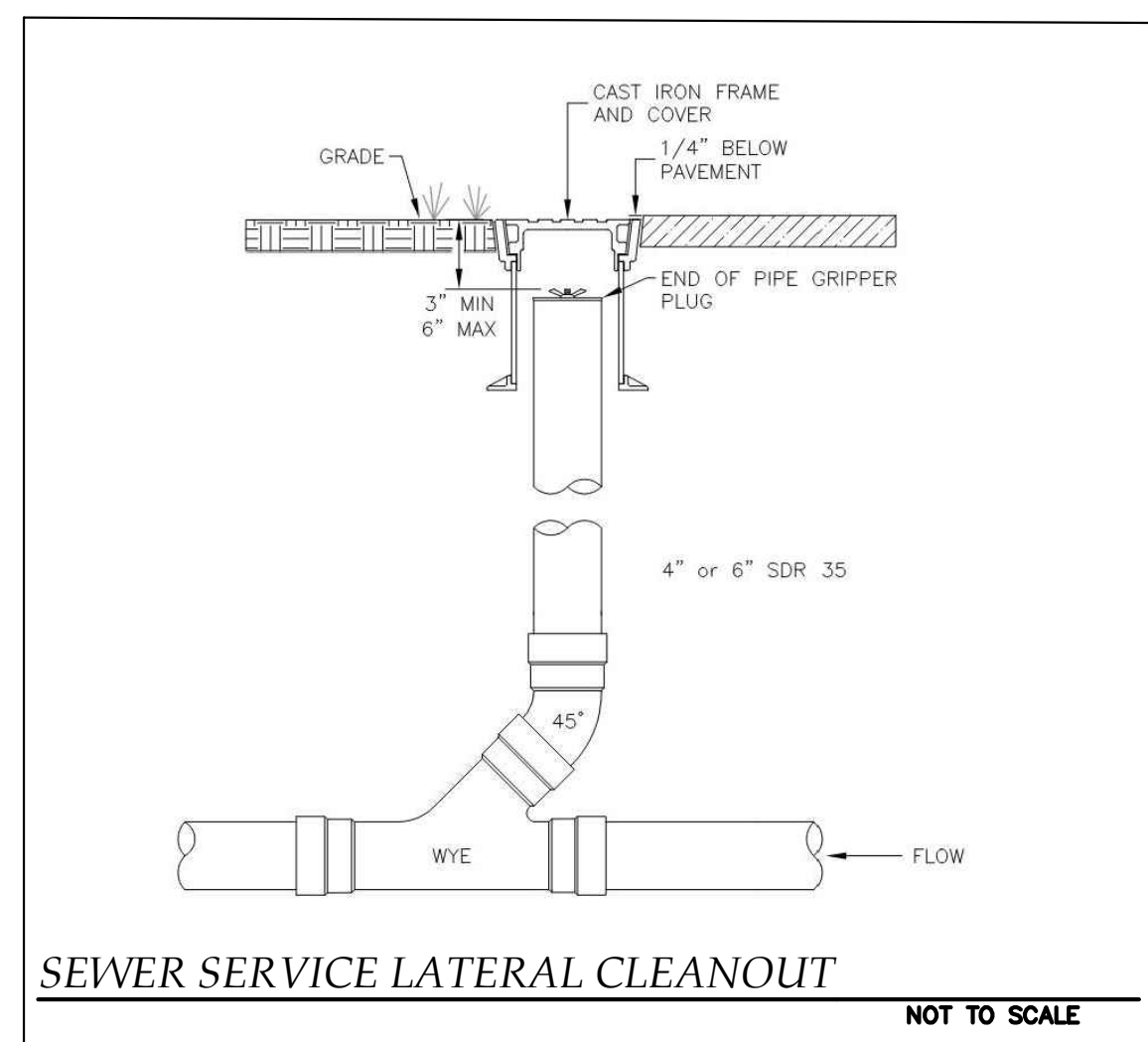
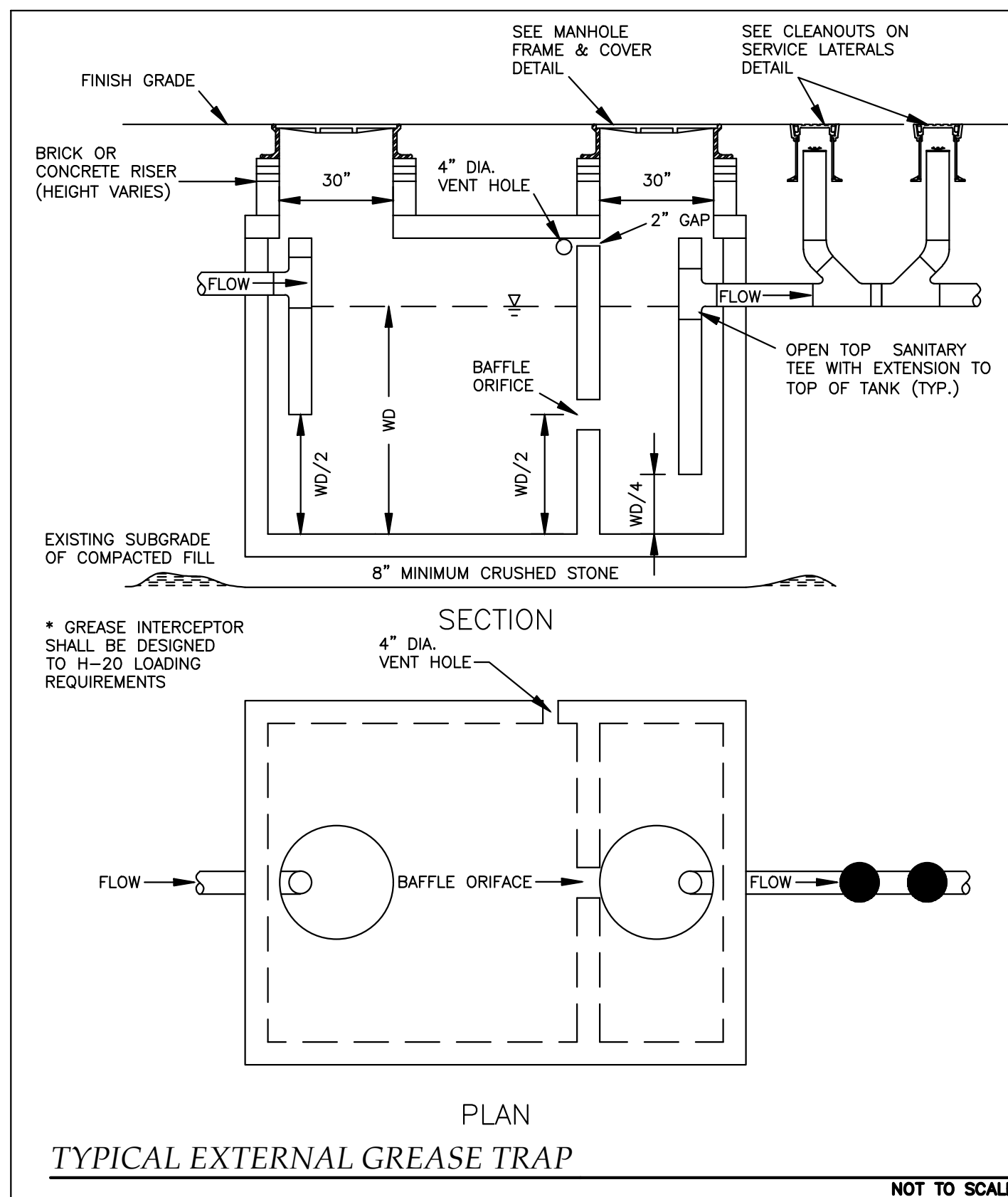
LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

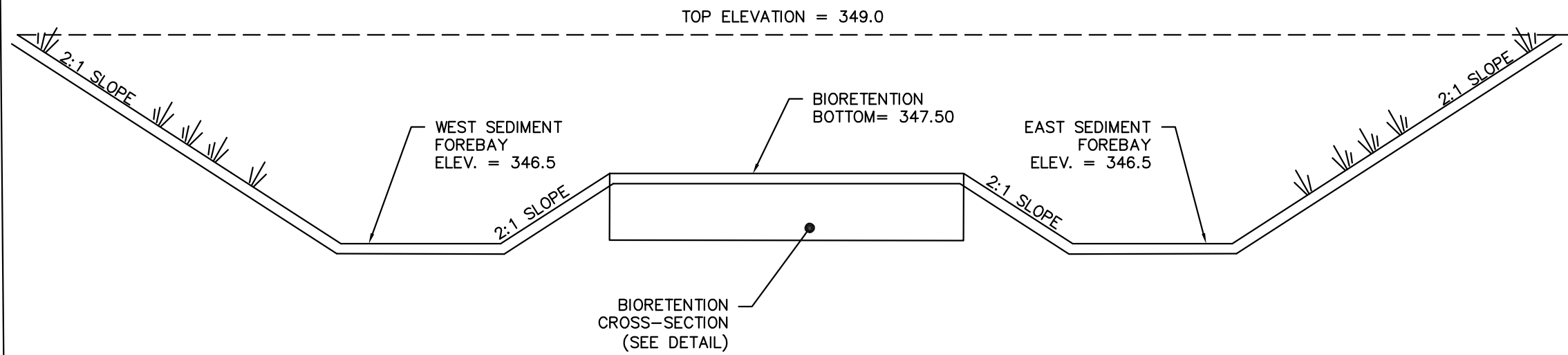
PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
DETAILS

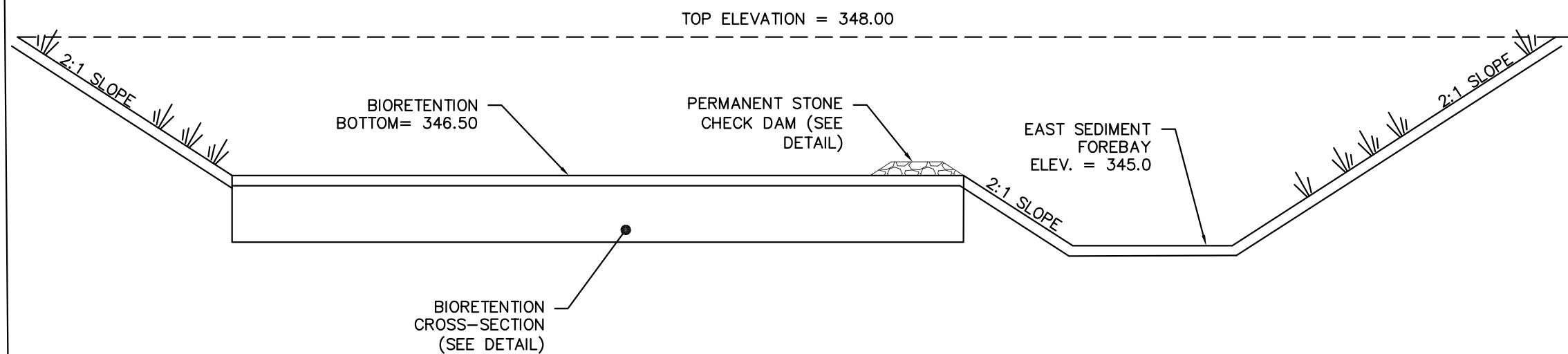
PROJECT No. DATE:
24-0702-1 APRIL 14, 2025
SHEET: 10 OF 17

SCALE:
AS SHOWN





BIORETENTION POND #1 CROSS SECTION



BIORETENTION POND #2 CROSS SECTION

BIO RETENTION POND NOTES:

- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO PERMANENT BIORETENTION BMPS.
- AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

NOTES:

- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO START OF CONSTRUCTION.
- CLEAR AND CUT THE AREA TO THE NECESSARY EXTENT. CONTRACTOR TO PROPERLY DISPOSE OF ALL DEBRIS.
- ALL SILTATION AND TEMPORARY EROSION CONTROLS MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS PRIOR TO GRUBBING OF CLEARED AREAS.
- CONTRACTOR TO COMPLETE GRUBBING AND PROPERLY DISPOSE OF ALL DEBRIS. STOCKPILE ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL IN UPLAND AREAS. ALL STOCKPILES TO BE SEEDED AND, IF NECESSARY, SURROUNDED WITH HAY BALES TO PREVENT LOSSES DUE TO EROSION.
- CONSTRUCT TEMPORARY CULVERTS AS NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL CROSSINGS TO BE PROTECTED BY HAY BALE BARRIERS TO PREVENT EROSION.
- CONSTRUCT CUT-OFF TRENCH (PART OF ZONE I).
- CONSTRUCT OUTLET AND OVERFLOW STRUCTURE, CULVERT, ANTI SEEP COLLARS, HEADWALL, AND RIP RAP OUTLET PROTECTION AS SHOWN ON PLANS AND DETAILS.
- CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
- CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
- APPLY TOPSOIL TO SLOPES AND OTHER AREAS OF DISTURBANCE BY CONSTRUCTION. TOPSOIL MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ALL DELETERIOUS MATERIAL. TOPSOIL SHALL BE A MINIMUM OF 4-INCHES OF COMPACTED THICKNESS. UPON PLACEMENT ON TOPSOIL, FINISHED AREAS ARE TO BE LIMED, SEEDED, AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ALL PROBLEM AREAS UNTIL GRASS HAS BECOME ESTABLISHED.
- MAINTAIN, REPAIR AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY UNTIL THE WHOLE CONSTRUCTION ARE HAS BEEN STABILIZED (MINIMUM ONE WINTER).
- REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES AFTER STABILIZATION.
- MONITOR CONSTRUCTION ACTIVITIES TO INSURE THEY ARE PERFORMED IN SUCH WAYS AS TO NOT ENDANGER THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL, STRUCTURE, CULVERT AND RIP RAP OUTLET PROTECTION.

BIORETENTION POND #1 & #2 DETAIL

NOT TO SCALE

MATERIAL TYPE/SPECIFICATIONS

ZONE I:

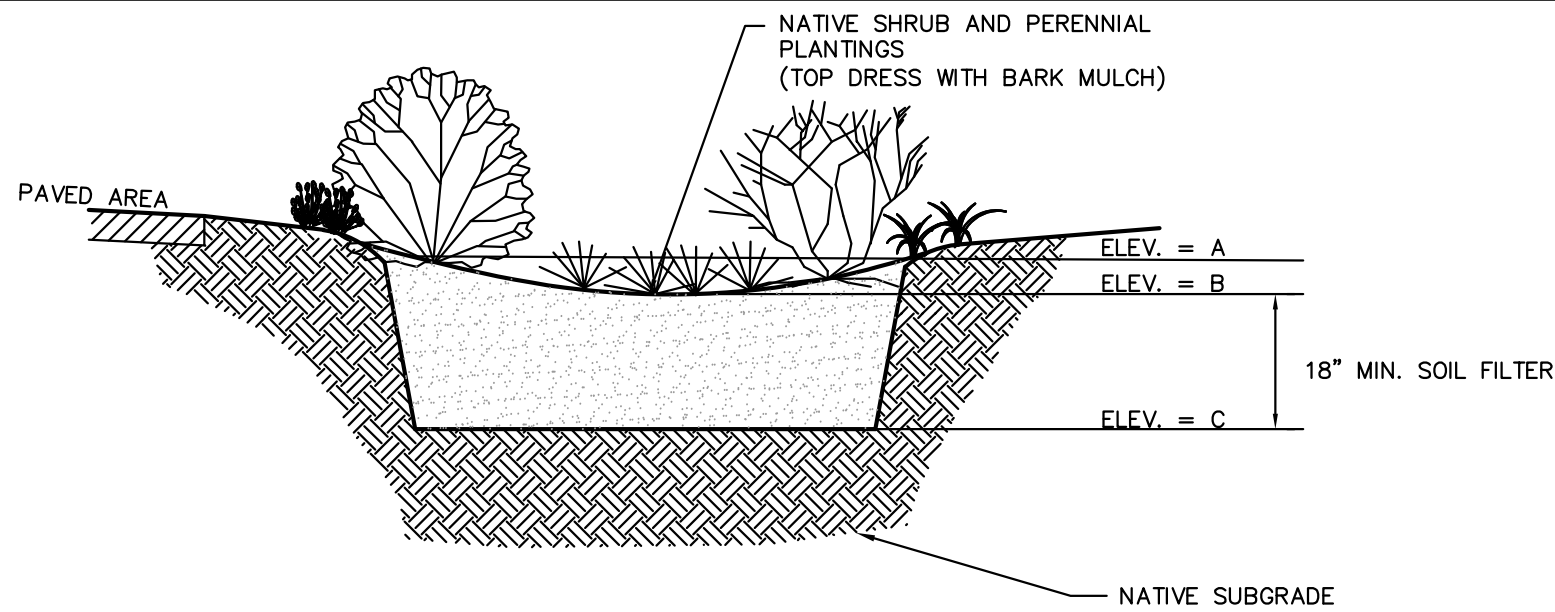
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONES AND GRADATION AS INDICATED BELOW. PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557. SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION REMOVE ORGANIC SOILS.

SIEVE SIZE	% BY WEIGHT PASSING
6-INCH	100
NO. 4	50-100
NO. 40	30-70
NO. 200	20-40

ZONE II:

DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX DRY DENSITY IN ACCORDANCE WITH ASTM D1557

SIEVE SIZE	% BY WEIGHT PASSING
1-INCH	100
NO. 4	70-100
NO. 200	0-12 (IN SAND PORTION ONLY)



	BP #1 ELEV.	BP #2 ELEV.
A	349.00	348.00
B	347.50	346.50
C	346.00	345.00
AVG. EXIST. GRADE	348.33±	348.00±
ESHW	345.00±	344.00±

NOTES:

- DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- WHERE ULTIMATE DISCHARGE FROM THE BIORETENTION AREA IS BY INFILTRATION INTO THE SUBSOIL, THE PRESERVATION OF INFILTRATION FUNCTION OF UNDERLYING SOILS REQUIRES CAREFUL CONSIDERATION DURING CONSTRUCTION. TO PREVENT DEGRADATION OF INFILTRATION FUNCTION:
 - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

MAINTENANCE NOTES:

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

NOT TO SCALE

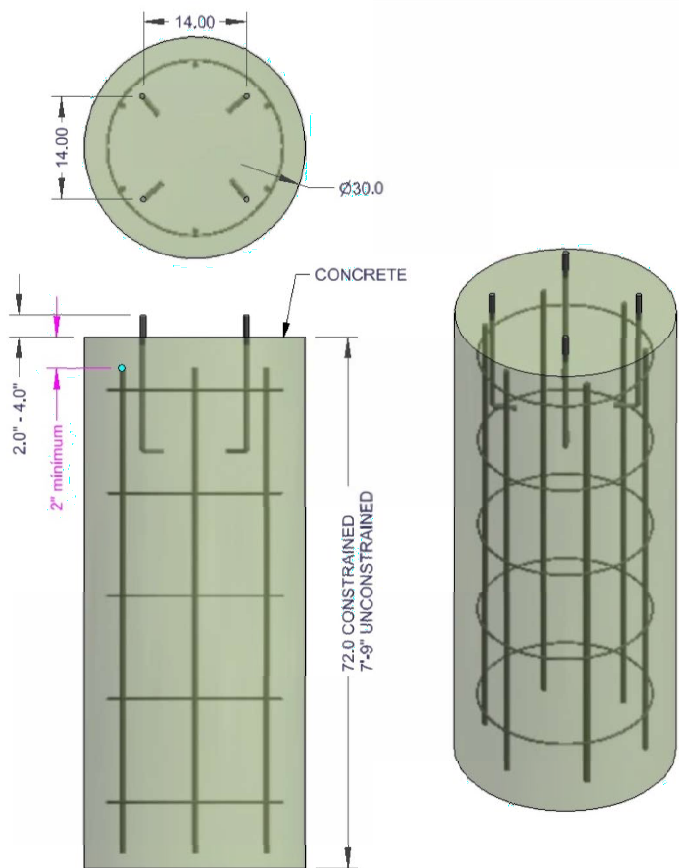
TYPICAL BIORETENTION POND DETAIL

Installation: Foundation

35000-11A
35000-01A

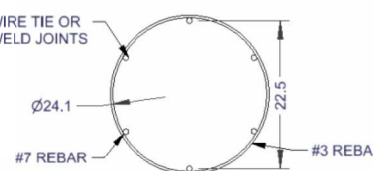
STEP 1 - Layout site preparation is critical, plan accordingly. Foundation needs to meet local codes.

Below is simply a visual representation of the description to the right.



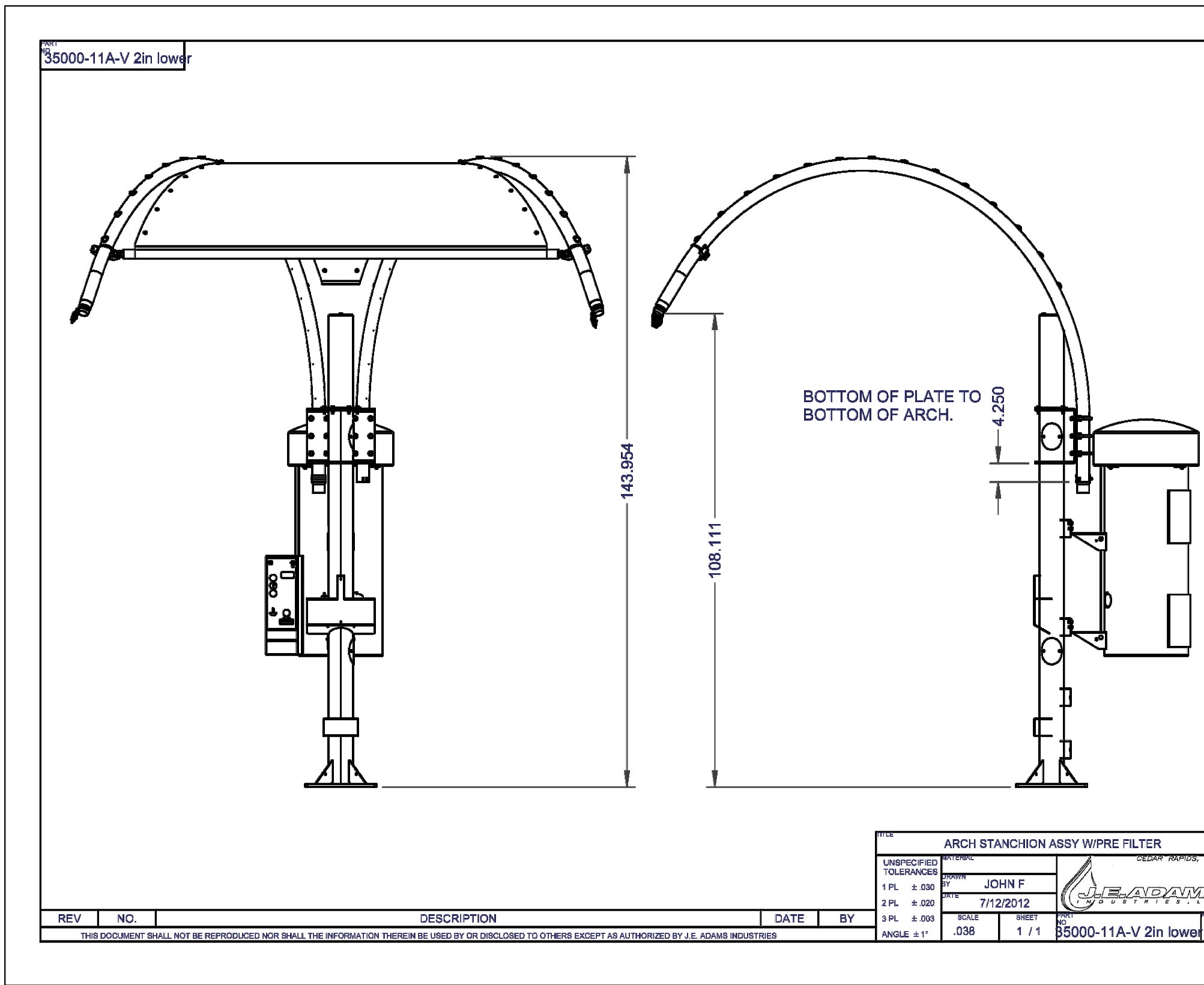
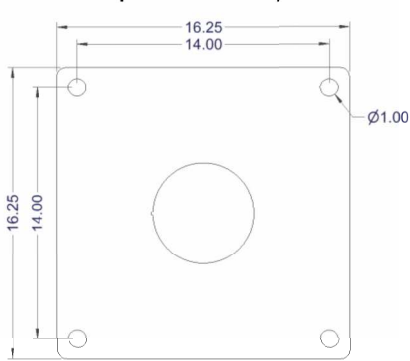
**Consult with your local contractor and local building codes for foundation.

Below is merely an example; for normal soil conditions with a canopy installed the foundation would be a 30-inch diameter footing, minimum 6" deep (in the ground), reinforced with (6) #7 vertical rebar equally spaced around the perimeter. 2-inch minimum of clear distance between rebar and top/bottom/side edges of the foundation. Concrete minimum 28-day compressive strength is 4,000 psi. Pole connecting anchor rods should have minimum 14-inches of embedment. Example is for a "constrained" footing in class 5 soil type, "unconstrained" the depth would increase to 7'-9" deep. ("Constrained" is defined as top portion of footing's movement is restricted, restrained by pad of concrete, unconstrained would mean no pad).



35000-79W-CFPA kit available, includes J bolts, nuts, washers and fixture plate to hold 14" square pattern.

Post plate hole pattern



REVISIONS	BY	DATE	COMMENTS
1	JDM	04/14/2025	PROJECT SUBMITTAL
2	MSL	05/28/2025	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE, LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

GRANITE ENGINEERING

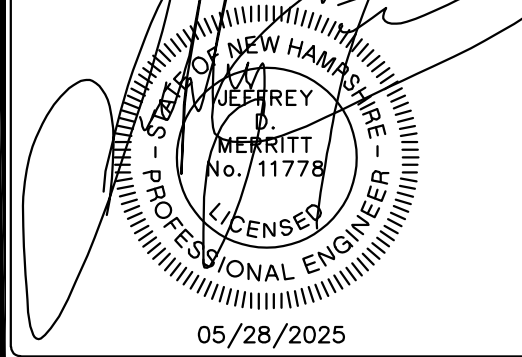
civil engineering • land planning • municipal services

150 Dow Street, Tower 2, Suite 424
Manchester, New Hampshire 03101

603.518.8030

www.GraniteEng.com

STAMP:



LOCATION:

TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

DETAILS

PROJECT No. 24-0702-1
DATE: APRIL 14, 2025
SHEET: 14 OF 17

SCALE:
AS SHOWN

TEST PIT LOG

NOT TO SCALE

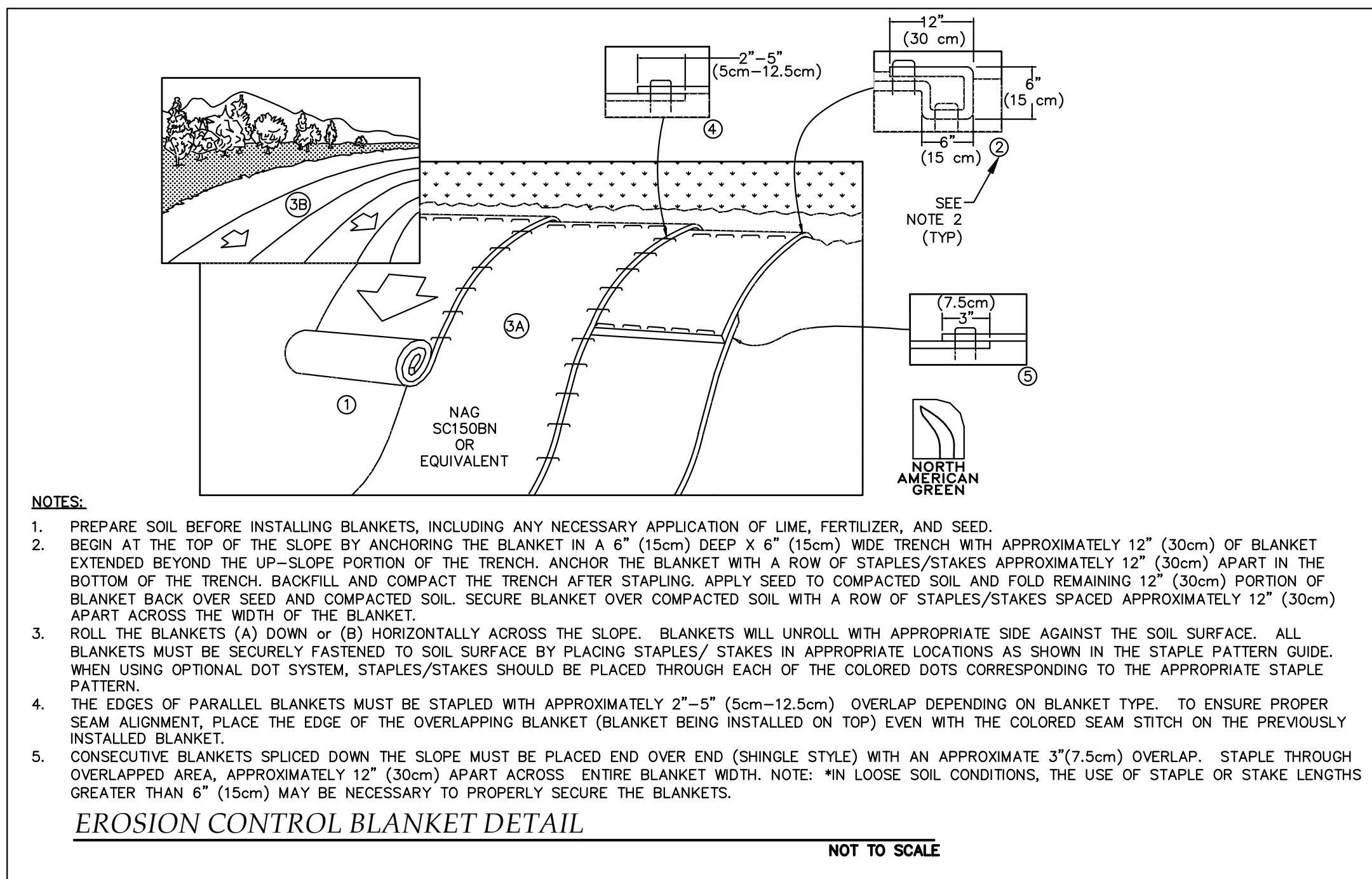
1. ALL AREAS TO BE SEEDDED SHALL BE PREPARED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEED BED.
2. SLOPED AREAS SHALL NOT BE LEFT TOO SMOOTH; THE SURFACE SHALL BE LEFT IN A RUFFLED CONDITION SUCH AS MAY BE PRODUCED BY THE USE OF TRACKED VEHICLES RUN OVER THE FLOW OF THE SLOPE. SMOOTH, COMPACTED SLOPES, SUCH AS FROM GRASS BLADING, WHICH MIGHT ALLOW THE FREE FLOW OF WATER DOWN THE SLOPE, SHOULD BE DISKED, DISKED, DRAGGED, OR DISKED AGAIN OR WITH A CHINE-RAD, AND WORKED TO THE EFFECT OF MINIATURE TERRACES, PARTICULARLY IN SILTY OR CLAYEY SOILS. THE SLOPES SHALL BE LEFT SMOOTH ENOUGH TO ENABLE MOWING.
3. LAWN AREAS, SUCH AS WHERE LOAM HAS BEEN SPREAD, SHALL BE PREPARED FOR SEEDING. THE LOAM SHALL BE SPREAD UPON THE PREVIOUSLY PREPARED SUBGRADE SURFACE TO THE DEPTH OF 4" ± 1/2". UNLESS OTHERWISE SPECIFIED AND SHALL BE RAKED CAREFULLY TO REMOVE ALL OBJECTIONABLE MATERIAL. LOAM SHALL BE SPREAD IN SUCH A MANNER AS TO ESTABLISH A LOOSE, FRIABLE SEEDBED, IN ORDER TO MAINTAIN A CONSISTENT GRADE, LOAM PLACED ADJACENT TO LAWNS OR WHERE DIRECTED SHALL BE COMPACTED WITH A ROLLER WEIGHING APPROXIMATELY 100 POUNDS PER FOOT OF ROLLER WIDTH. ALL DEPRESSIONS EXPOSED DURING THE ROLLING PROCEDURE SHALL BE FILLED WITH ADDITIONAL LOAM, AND ROLLED.
4. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE OF VIABLE PARTS OF PROHIBITED INVASIVE PLANTS LISTED IN TABLE 1. ALL OTHER PARTS OF THE PLANT, SUCH AS SEEDS, STUMPS, OR SIMILAR OBJECTS LARGER THAN 2" IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF 3 PERCENT AND A MAXIMUM OF 10 PERCENT OF ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NO 4 SEIVE CONSIST OF 65 PERCENT PLUS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D 1140. THERE SHALL BE NO INSTANCE SHALL MORE THAN 10% OF THAT MATERIAL PASSING THE NO. 4 SIEVE CONSIST OF PLANT SIZE PARTICLES.
5. ALL AREAS TO BE SEEDDED SHALL MEET THE SPECIFIED GRASSES AND SHALL BE FREE OF GROWTH AND DEBRIS.
6. CARE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW PLACES AND POCKETS WHERE WATER WILL STAY.
7. WHERE RYEGRASS HAS BEEN PLANTED FOR TEMPORARY EROSION CONTROL AND HAS NOT BEEN ELIMINATED PRIOR TO THE COMPLETION OF THE WORK, SUCH AREAS SHALL BE DISC-HARROWED AT LEAST 3" DEEP AND SEEDDED WITH PERMANENT GRASSES TO PREVENT THE RYEGRASS FROM RESEEDING AND BECOMING COMPETITIVE.
8. SEEDING AND INITIAL FERTILIZING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1, BETWEEN AUGUST 15 AND OCTOBER 14, OR AS PERMITTED. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET, OR OTHERWISE UNTILLABLE. IF SEEDING IS DONE DURING JULY OR AUGUST, AN ADDITIONAL RETENTION PERCENT SHALL BE REQUIRED AS FOLLOWS:
9. FERTILIZER SHALL BE UNIFORMLY APPLIED. THE RATE OF APPLICATION SHALL BE A RATE OF 2.0 POUNDS OF NITROGEN PER 1,000 SQUARE FEET, NOT LESS THAN THREE MONTHS SHALL ELAPSE BETWEEN THE INITIAL FERTILIZATION AND THE REFERTILIZATION. NO REFERTILIZATION WILL BE ALLOWED BETWEEN NOVEMBER 1, OR WHEN THE GROUND HAS FROZEN, AND THE FOLLOWING APRIL 1, OR BETWEEN JUNE 1 AND THE FOLLOWING SEPTEMBER 1. REFERTILIZATION SHALL BE ALLOWED BETWEEN APRIL 1 AND JUNE 1 WHEN IT HAS BEEN DETERMINED THAT THE PERMANENT GRASSES HAVE DEVELOPED WELL AND FEED WEEDS HAVE APPEARED, AND SUCH REFERTILIZATION WILL NOT TEND TO PROMOTE THE GROWTH OF NOXIOUS WEEDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED AREAS UNTIL ACCEPTANCE OF THE SEEDING IS MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SEEDED AREAS CAUSED BY PEDESTRIAN OR VEHICULAR TRAFFIC OR OTHER CAUSES.
11. THE SEEDED AREAS SHALL BE CAREFULLY AND SUITABLY WATERED AS NECESSARY TO PRODUCE A SATISFACTORY GROWTH.
12. SEEDING WITH PARK SEED SHALL BE MOWED WHENEVER NECESSARY TO KEEP THE GROWTH BETWEEN 3" AND 6" IN ORDER TO ALLOW LIGHT TO PENETRATE TO THE SHORTER, SLOWER GROWING SPECIES IN THE MIXTURE.
13. AREAS SEEDDED WITH SLOPE SEED MAY BE ORDERED MOWED WHENEVER THE CONTRACT EXTENDS INTO A SECOND GROWING SEASON. WEEDS GROWING IN AREAS SEEDDED WITH THE SLOPE SEED SHALL BE CUT BACK TO PREVENT THEM FROM DOMINATING GRASS PLANTS.
14. ACCEPTABLE SEED MIXTURES ARE AS FOLLOWS:

TYPICAL LAWN MIX			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 120 LBS)
CREeping RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	80	5

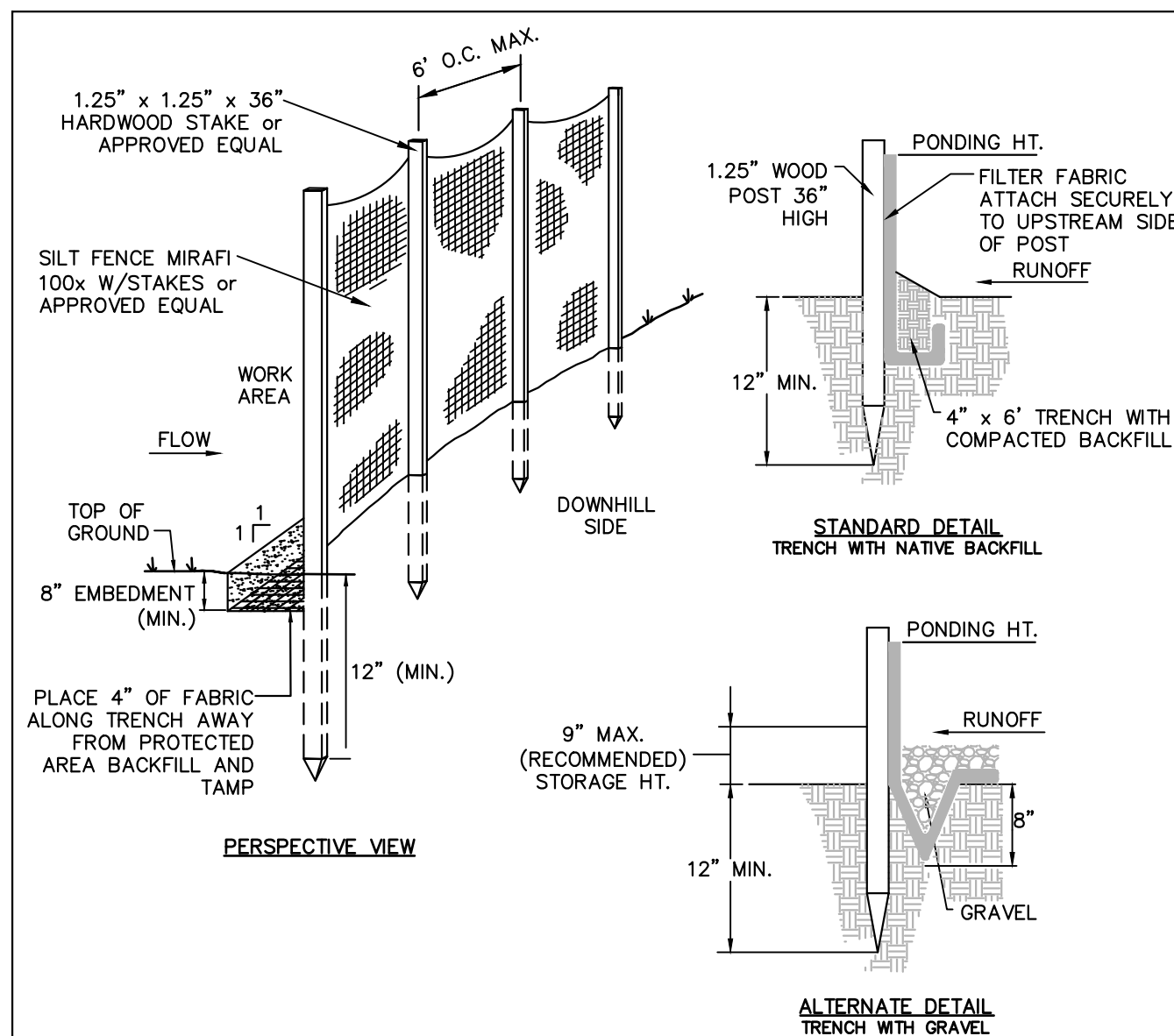
WILDFLOWER SLOPE SEED (3:1 OR GREATER)			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 95 LBS)
CREeping RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
REdTOP	95	80	5
ALSIKE CLOVER	97	90	5
BIRdSFOOT TREFOIL	98	80	5
LANC-e-LEAVEd COREOPIS	95	80	4
OXEYE DAISY	95	80	3
BLACKEyed SUSAN	95	80	4
WILD LUPINE	95	80	4

TYPICAL SLOPE SEED (3:1 OR GREATER)			
KIND OF SEED	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	POUNDS/ACRE (TOTAL 80 LBS)
CREeping RED FESCUE	96	85	35
PERENNIAL RYEGRASS	98	90	30
REDTOP	95	80	5
ALSIKE CLOVER	97	90	5
BIRDFOOT TREFOIL	98	80	5

TURF ESTABLISHMENT SPECIFICATIONS

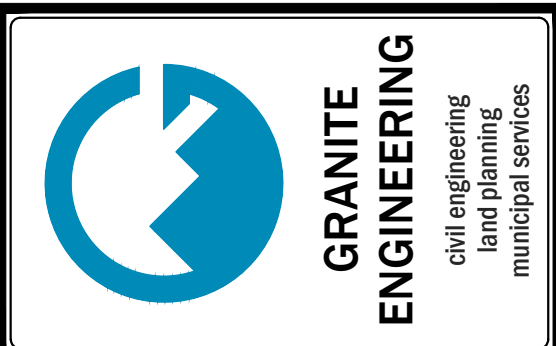


NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

[illegible]

OWNER/APPLICANT:

OWNER/APPLICANT:
LTX 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

GRANITE ENGINEERING

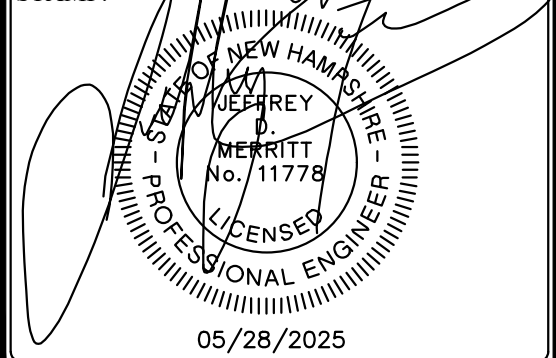
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municipal services

150 Dow Street, Tower 2, Suite 421
Manchester,
New Hampshire 03101

603.518.8030

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STAMP:



LOCATION:

**TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY**

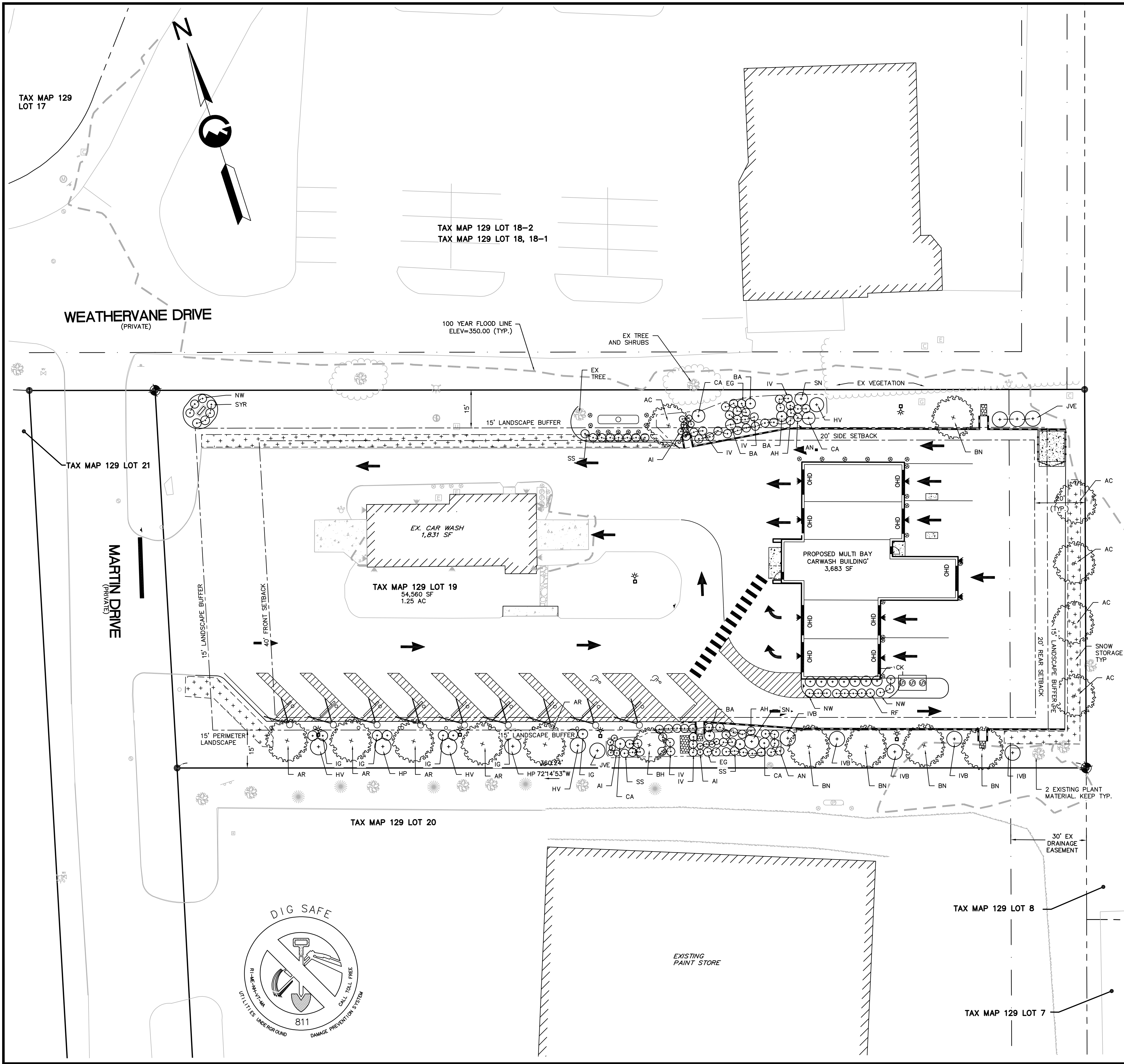
PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:

DETAILS

PROJECT No. 24-0702-1	DATE: APRIL 14, 2025
SHEET: 15 OF 17	

SCALE:
AS
SHOWN



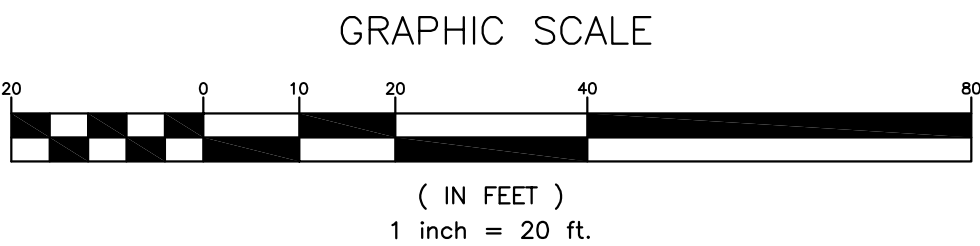
PLANTING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
PERIMETER LANDSCAPING	PERIMETER AREA= 14,529 SF 5 PLANTS PER 600SF = 122 1 TREE PER 5 PLANTS = 25 (SEE WAIVER REQUEST FOR PLANTINGS AROUND NEW DEVELOPMENT)	NEW PLANTS: 101 AND NEW UNDERSTORY TREES: 8 NEW TREES: 16 EXISTING PLANT MATERIAL CREDIT: 2 EXISTING TREES
LANDSCAPING OF PARKING AREAS	SHADE 30% PARKING AREA 30' CROWN DIAMETER	5 SHADE TREES 40' DIAMETER

PROPOSED PLANTINGS:				
TREES				
QTY.	SYM.	LATIN NAME	COMMON NAME	SIZE
5	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	8-10'BB
5	AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2-2.5" CAL
6	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2-2.5" CAL
4	HV	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	5-6'BB
4	JVE	JUNIPERUS V. 'EMERALD SENTINEL'	EASTERN RED CEDAR	8-10'BB
SHRUBS AND PERENNIALS				
20	AH	AMSONIA HUBRICHII	THREAD-LEAFED BLUESTAR	#3 GAL
10	AI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	#2 GAL
10	AN	ASTER NOVAE-ANGLAE	NEW ENGLAND ASTER	#3 GAL
4	BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	#3 GAL
4	CA	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	#5 GAL
10	EG	EUPATORIUM 'GATEWAY'	GATEWAY JOE PYE WEED	#3 GAL
2	HP	HYDRANGEA P. 'LIMELIGHT PRIME'	LIMELIGHT PRIME HYDRANGEA	#10 GAL
10	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#7 GAL
6	IV	IRIS VERSICOLOR 'PURPLE FLAME'	BLUE FLAG IRIS	#3 GAL
5	IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	#5 GAL
2	SN	SAMBUCUS NIGRA 'BLACK LACE'	BLACK LACE ELDERBERRY	2-3'BB
18	SS	SCHIZACHYRIUM S. 'PRAIRIE BLUES'	LITTLE BLUESTEM	#3 GAL
BUILDING FOUNDATION AND FRONT SIGNAGE PLANTS				
7	CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#3 GAL
9	NW	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#3 GAL
5	RF	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2 GAL
3	SYR	SYRINGA PATULA 'BABY KIM'	BABY KIM LILAC	#5 GAL



I, JENNIFER DINOVO, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

A FULL MATERIALS COST ESTIMATE AND INSTALLATION QUOTE HAS BEEN PREPARED FOR THIS PROJECT BY DESIGN WORKS. PLEASE CONTACT JENNIFER DINOVO AT JENNIFER@4DESIGNWORKS.COM TO OBTAIN A COPY OF THE QUOTE.



GRANITE ENGINEERING
civil engineering • land planning • municipal services

REV	DATE	BY	COMMENTS
1	04/14/2025	JDM	PROJECT SUBMITTAL
2	05/28/2025	MSL	REVISED PER CITY COMMENTS

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE, LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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150 Dow Street, Tower 2, Suite 424
Manchester, New Hampshire 03101
603.518.8030
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DESIGN WORKS
EST. 2006
LANDSCAPE ARCHITECTURE AND CONSTRUCTION
125 WASON ROAD, HUDSON, NH 03051

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

PROJECT:
LADY RICH EXPRESS
CAR WASH, LLC

TITLE:
LANDSCAPE PLAN

PROJECT No. | DATE:
24-0702-1 | APRIL 14, 2025
SHEET:
16 OF 17
SCALE:
HORIZ.
1"=20'

1) ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE FOUNDATION. PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL STANDARDS AND BE REGULARLY MAINTAINED AFTER INSTALLATION.

3) ALL PLANTS SHALL CONFORM TO THE SPECIFICATIONS IN THE LANDSCAPE LEGEND EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. TREES AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12", MEASURED 4' ABOVE THE GROUND SURFACE.

4) ALL PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL HEIGHT, BRANCHING HEIGHT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. SUBSTITUTIONS MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF LEBANON.

5) ALL PLANTS SHALL BE GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE PROJECT LOCALITY FOR AT LEAST TWO YEARS. ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.

6) ALL PLANTS TO BE TAGGED AT AN APPROVED NURSERY BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.

7) BALLED AND BURLAPPED PLANTS (BB) SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS; ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP; CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER PRIOR TO THE TIME OF INSTALLATION; ROOT SYSTEMS SHALL BE SET FIRMLY IN THE CONTAINER.

8) PLANTING SOIL MIX TO CONSIST OF SEVEN (7) PARTS LOAM AND ONE (1) PART PEAT MOSS BY VOLUME, WITH A pH VALUE OF 5.0 TO 6.0 TO A MIN. DEPTH OF 12".

9) ALL TREES AND SHRUBS TO RECEIVE "ROOTS HEALTHY START" FERTILIZER AS DIRECTED BY THE MANUFACTURER, OR APPROVED EQUAL.

10) ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" AND A MAXIMUM OF 4" OF BARK MULCH.

11) PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

12) CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LAYER AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

13) WATER THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF PLANTING AND MULCHING. CONTRACTOR SHALL INSTRUCT OWNER'S REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL PLANT ESTABLISHMENT.

14) ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL GROWING YEAR (ONE YEAR) FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION.

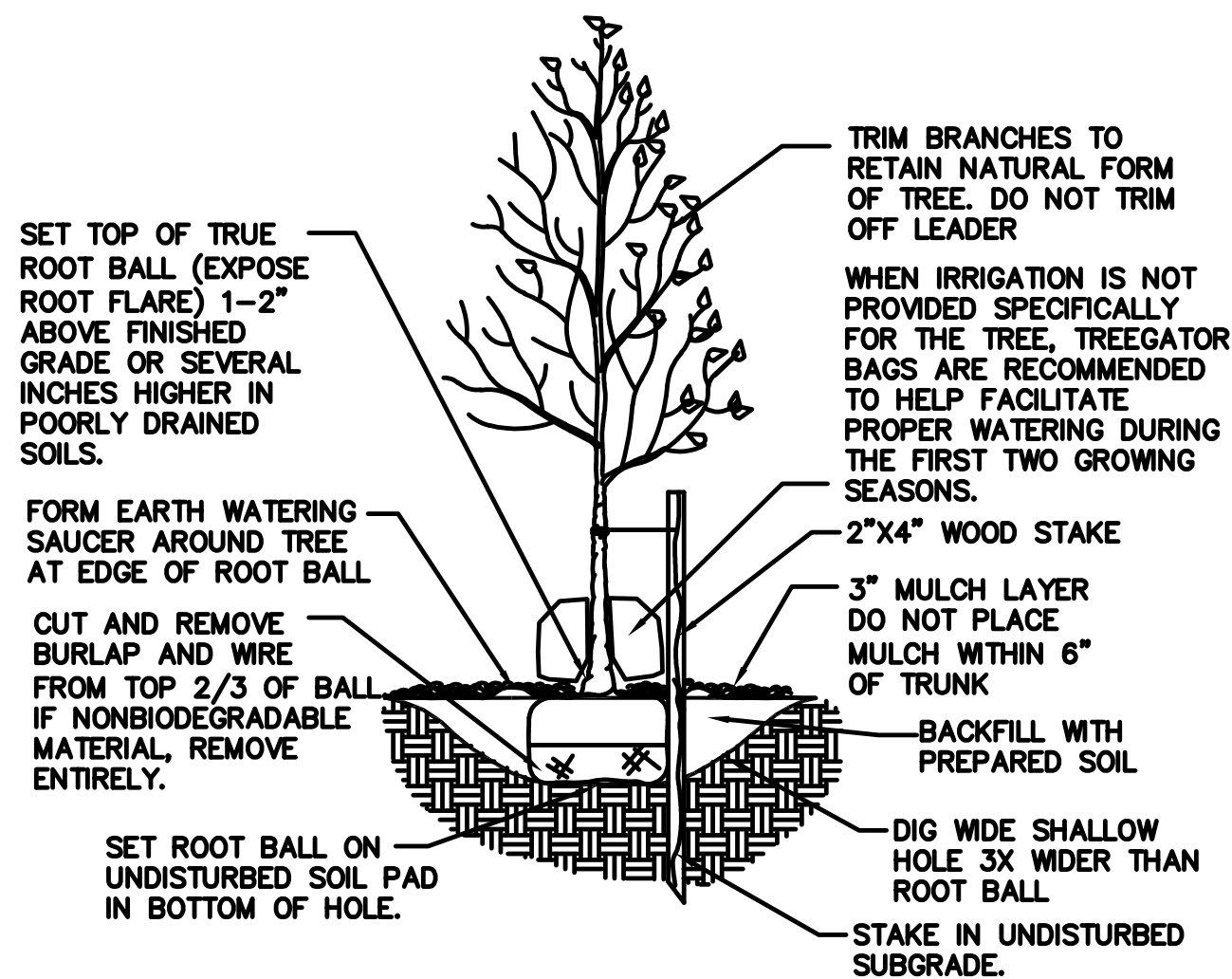
15) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE COVERED WITH A MINIMUM THICKNESS OF 4-INCHES OF FRIABLE TOPSOIL AND BE SEEDED WITH GRASS SEED, COVERED WITH SOD OR PLANTED WITH GROUND COVER. IN GENERAL, ESTABLISHMENT OF TURF SHALL BE LIMITED TO THOSE AREAS THAT MAY BE REGULARLY MAINTAINED AS LAWN. GROUND COVERS, MULCH AND OTHER SUITABLE MATERIALS SHALL BE APPLIED TO AREAS WHICH ARE NOT INTENDED TO BE REGULARLY MAINTAINED AS LAWN. THE LOCATION AND THE EXTENT OF MULCHED, LANDSCAPED AREAS SHALL BE PROPOSED TO MINIMIZE THE OCCURRENCE OF BARK, MULCH WASHING, INTO NEARBY STREET CATCH BASINS FROM AS THE RESULT OF HEAVY RAINS. WHEN POSSIBLE, LAWN AREAS SHALL SEPARATE THE MULCHED AREAS FROM ADJOINING PAVEMENT.

16) MAINTENANCE: THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND/OR SCREENING. THE PLANT MATERIALS SHALL BE KEPT IN A HEALTHY, NEAT AND ORDERLY CONDITION. PLANTS THAT ARE NOT IN SOUND GROWING CONDITION, OR ARE DEAD, SHALL BE REMOVED AND REPLACED WITH A PLANT OF THE SAME SPECIES. PLANTS AND OTHER LANDSCAPE MATERIAL AND ALL SCREENING SHALL BE MAINTAINED IN PROPER REPAIR, AND SHALL BE KEPT CLEAR OF REFUSE AND DEBRIS.



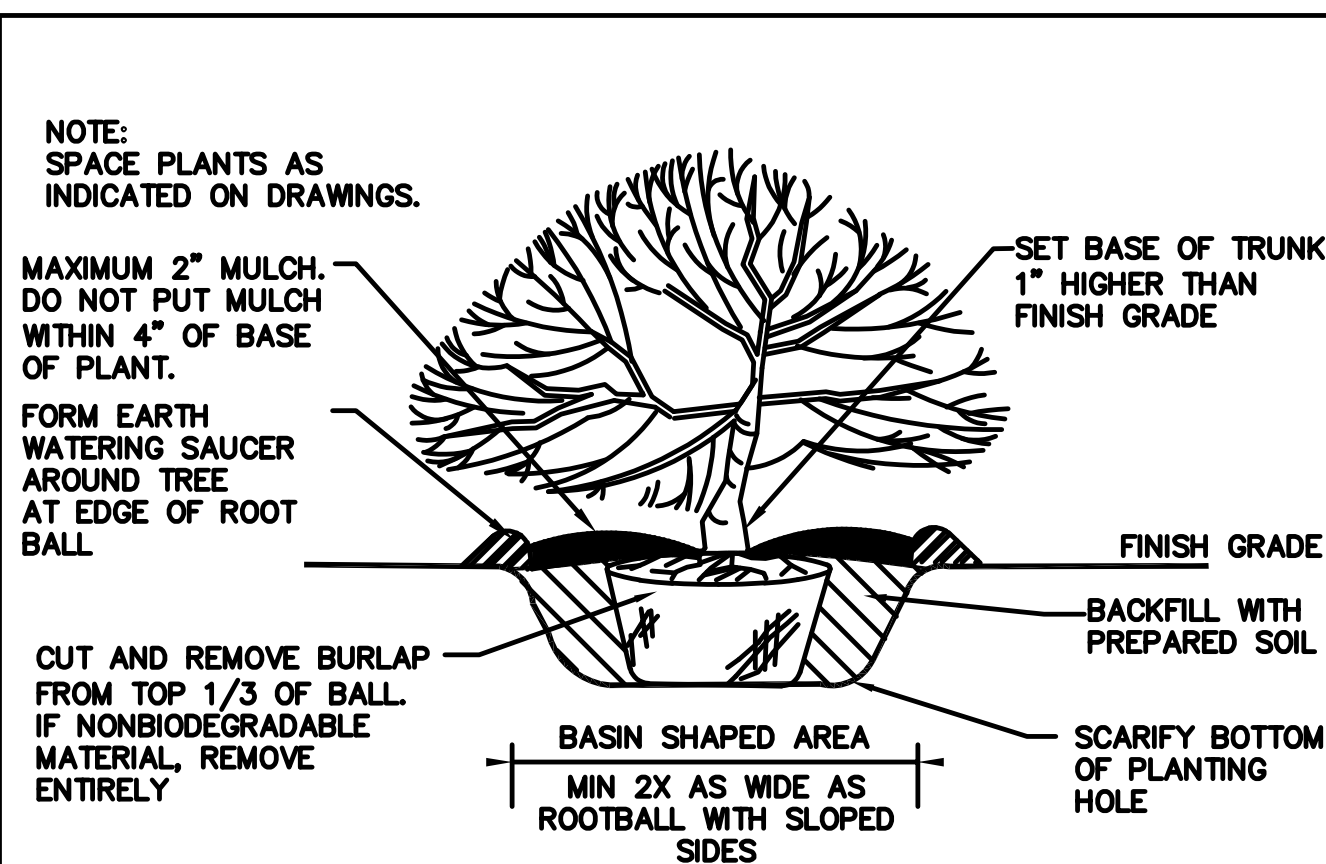
I, JENNIFER DINOVO, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

A FULL MATERIALS COST ESTIMATE AND INSTALLATION QUOTE HAS BEEN PREPARED FOR THIS PROJECT BY DESIGN WORKS. PLEASE CONTACT JENNIFER DINOVO AT JENNIFER@4DESIGNWORKS.COM TO OBTAIN A COPY OF THE QUOTE.



NOTES:

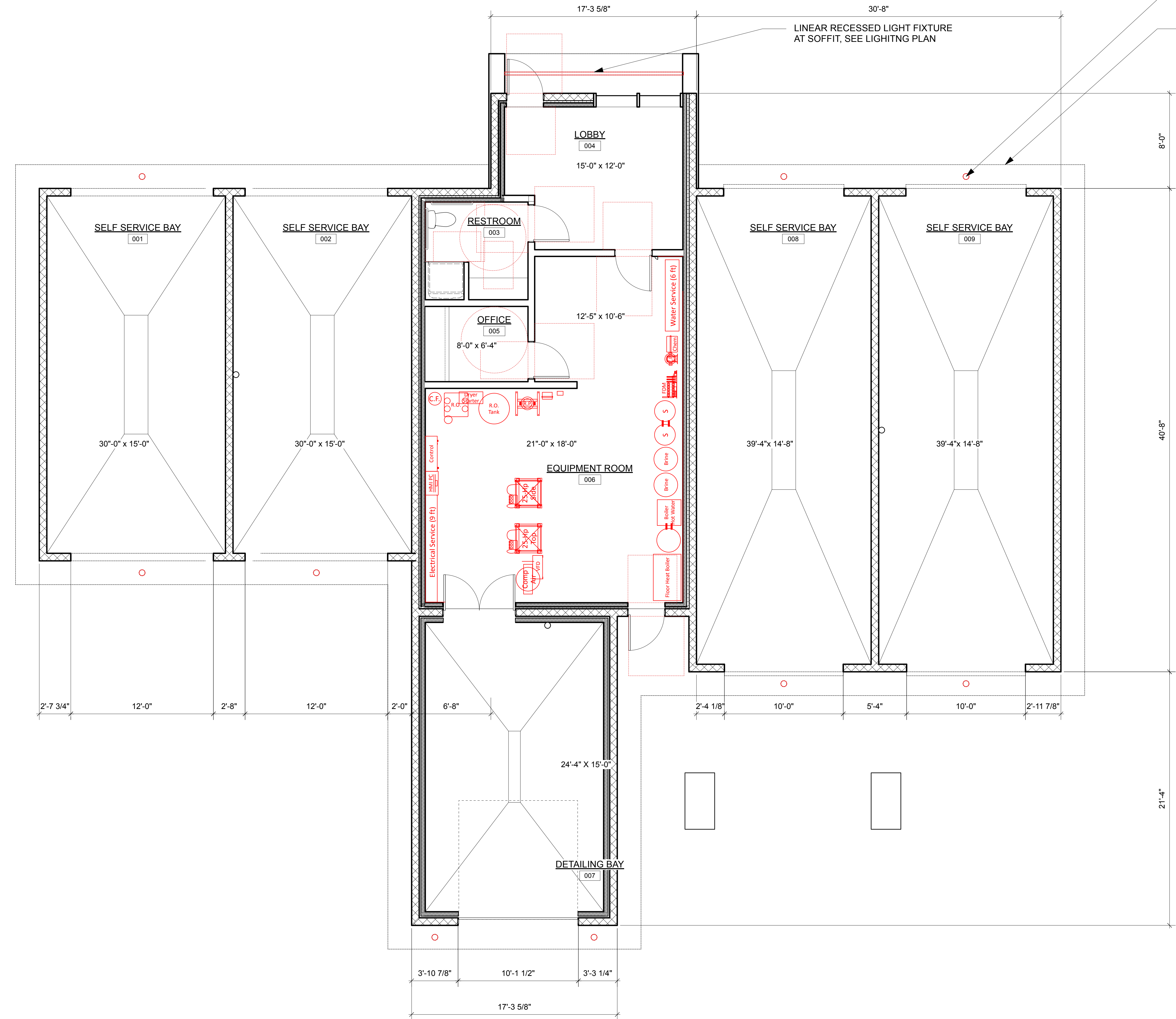
1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.
2. THOROUGHLY SOAK TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER INSTALL AND REGULARLY FOR FIRST 2 YEARS.
3. REMOVE STAKES TWO YEARS OR LESS AFTER INSTALLATION.
4. FOR CONTAINER GROWN TREES, PULL THE ROOTS OUT OF THE OUTER LAYER AND CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.



NOTES:

1. FOR CONTAINER GROWN SHRUBS, PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER INSTALL AND REGULARLY THROUGHOUT THE FOLLOWING 2 SUMMERS.

[illegible]



10 FLOOR PLAN
Scale: 1/4" = 1'-0"

LADY RICH CAR WASH

Project No. 25200

ISSUED FOR SITE PLAN REVIEW
05.28.2025

Revisions

NOT FOR CONSTRUCTION

Notes

Project North

Scale 1/4"=1'-0"

FLOOR PLAN

A2-01



LADY RICH CAR WASH

WEST LEBANON, NEW HAMPSHIRE

Project No.	25200
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ISSUED FOR SITE PLAN REVIEW

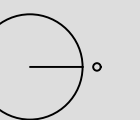
05.28.2025

Revisions

NOT FOR CONSTRUCTION

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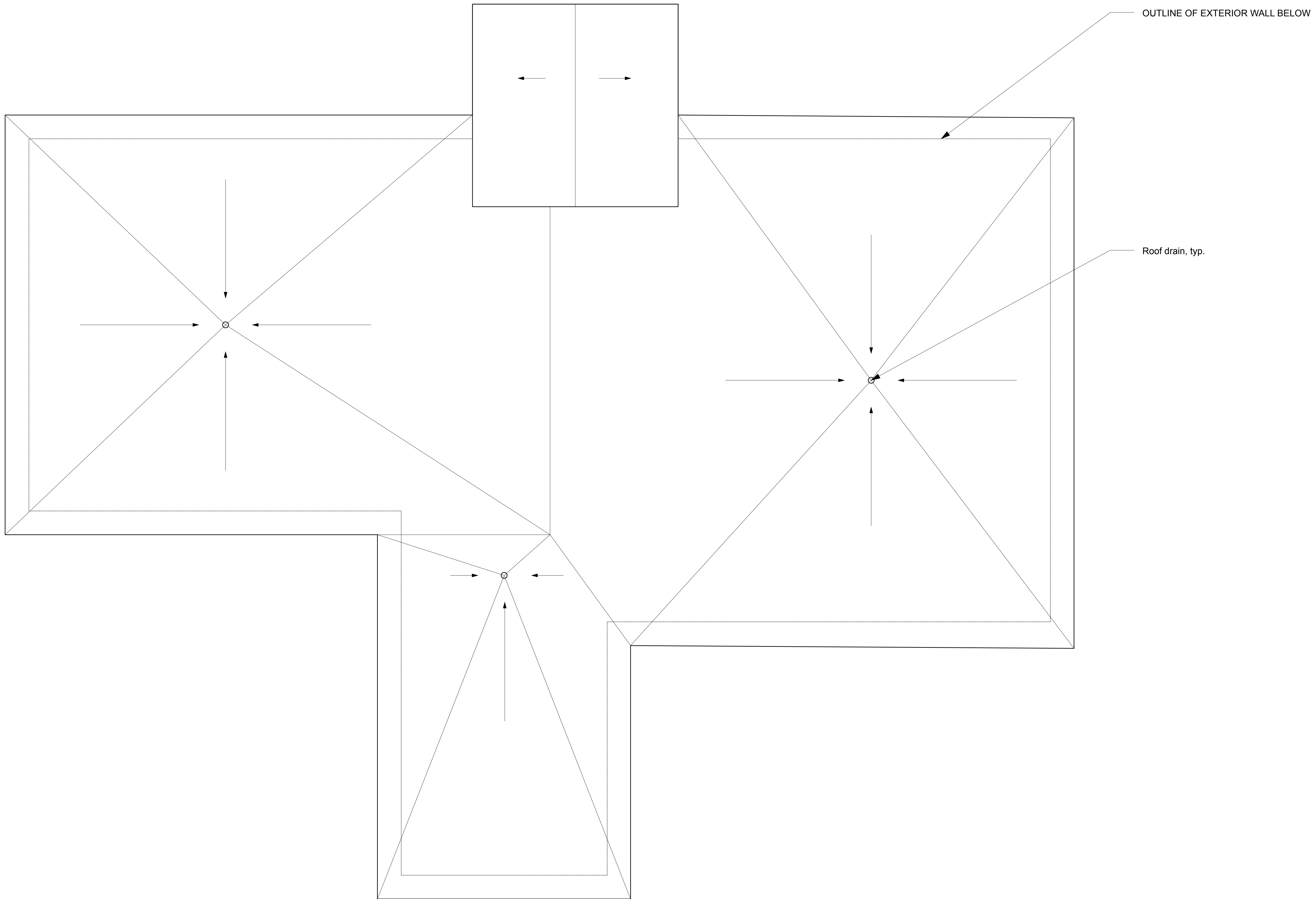


scale	$1/4"=1'-0"$
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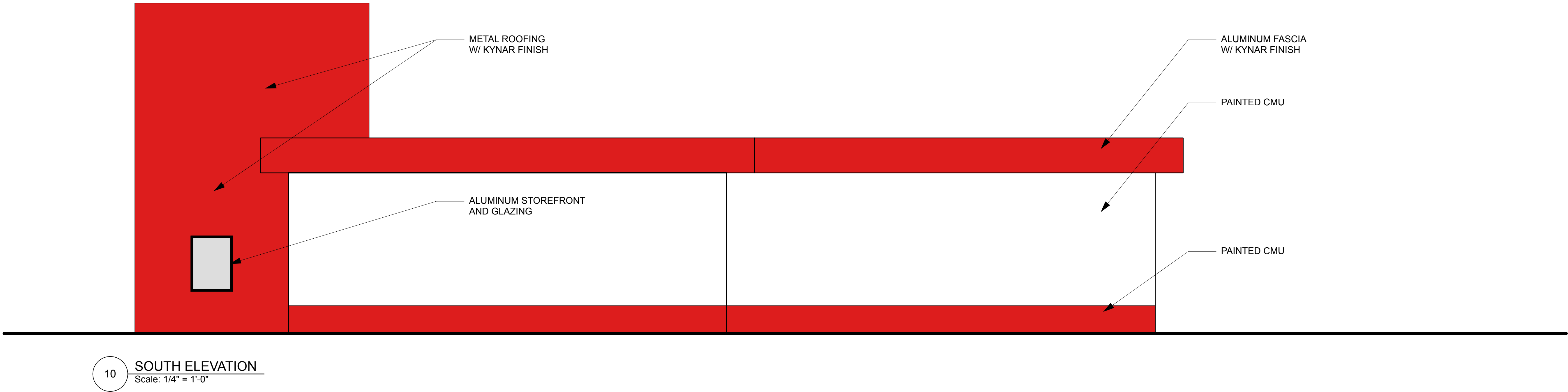
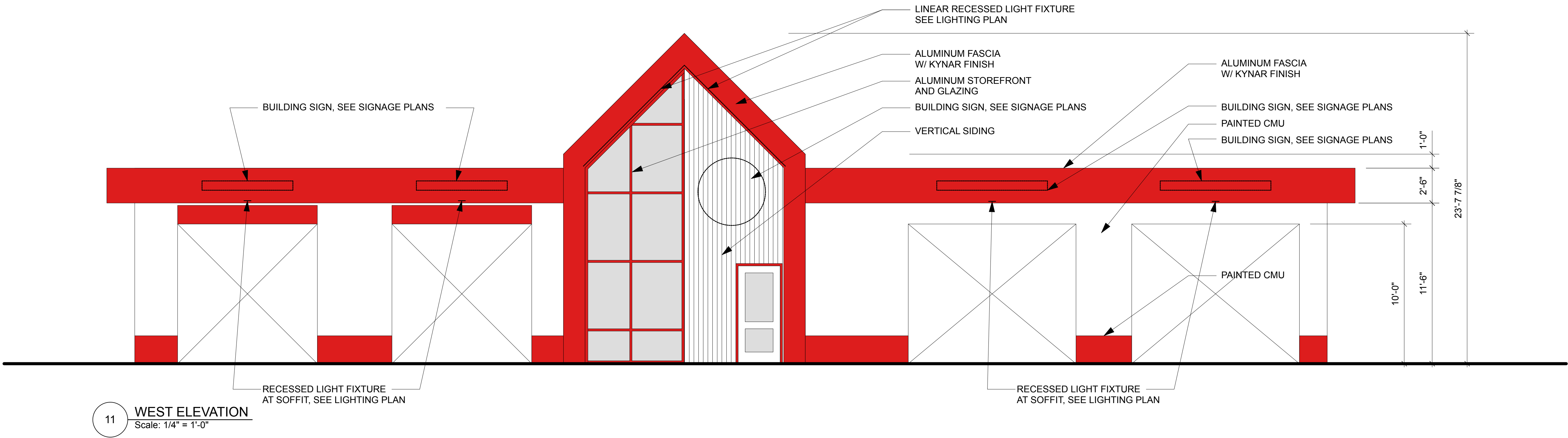
ROOF PLAN

A2-02

Page 395 of 628



10 ROOF PLAN
Scale: 1/4" = 1'-0"



Project No. 25200

ISSUED FOR SITE PLAN REVIEW
05.282025

Revisions

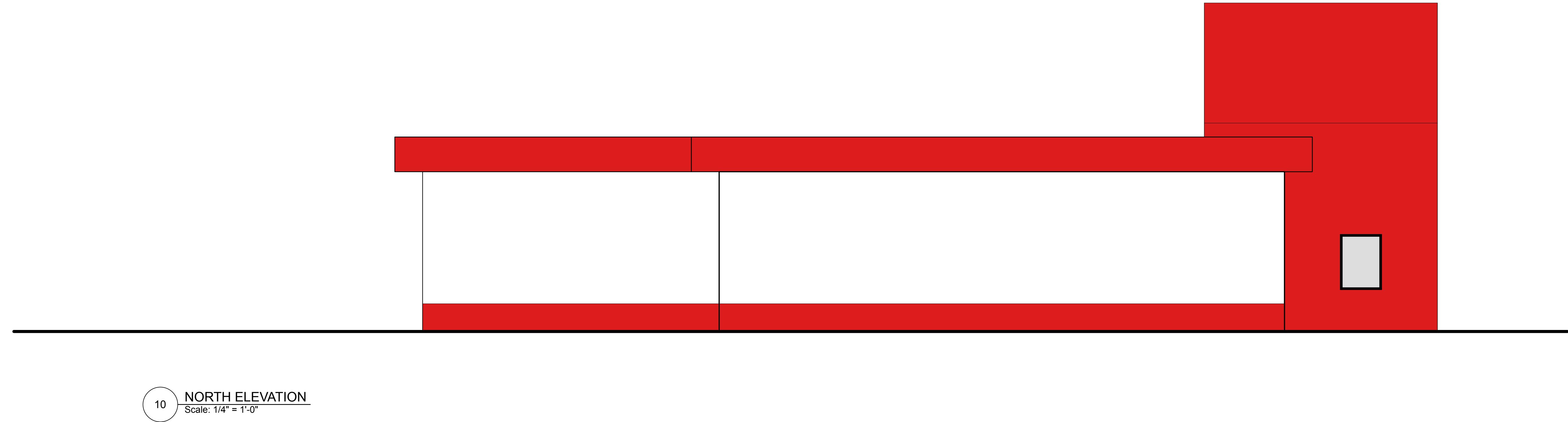
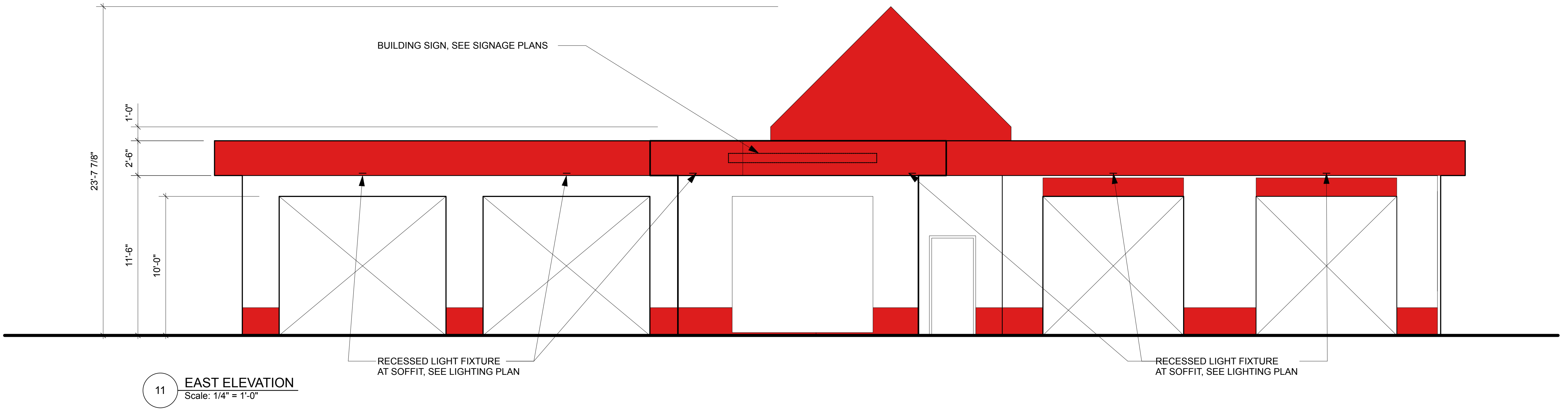
NOT FOR CONSTRUCTION

Notes

Scale 1/4"=1'-0"

EXTERIOR
ELEVATIONS

A3-02



EXTERIOR BUILDING SIGNS

LADY RICH EXPRESS CAR WASH
1 Martin Dr, West Lebanon, NH 03784

Description: Logo Sign
Sign Type: Cabinet Sign
Lighting: LED Face-Lit & Halo-Lit
Mounting: Threaded Studs, 2" Stand-Off
Dimensions: 58" diameter, 10" deep
Square Footage: 18.348 Sq. Ft.
Quantity: 1



58.00in

58.00in

8.00in

78.00in

TOUCHLESS

Description: "Touchless" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: Threaded Studs, Flush Mounted
Dimensions: 78" wide x 8" high x 5" deep
Square Footage: 4.33 Sq. Ft.
Quantity: 2

8.00in

95.00in

SELF SERVICE

Description: "Self Service" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: Threaded Studs, Flush Mounted
Dimensions: 95" wide x 8" high x 5" deep
Square Footage: 5.28 Sq. Ft.
Quantity: 2

TOUCHLESS

TOUCHLESS

SELF SERVICE

SELF SERVICE



11

WEST ELEVATION
Scale: 1:40 (0.3" = 1'-0")

8.00in

128.00in

DETAILING CENTER

Description: "Detailing Center" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: Threaded Studs, Flush Mounted

Dimensions: 124" wide x 8" high x 5" deep
Square Footage: 6.88 Sq. Ft.
Quantity: 1

DETAILING CENTER

11

EAST ELEVATION
Scale: 1:40 (0.3" = 1'-0")



MANUFACTURE & INSTALL

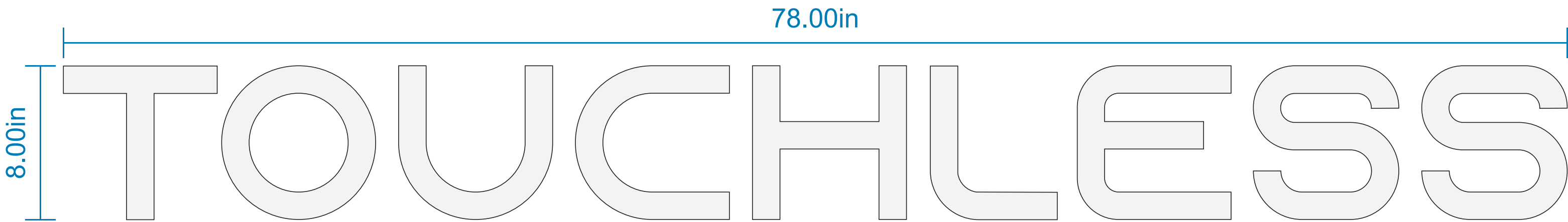
CABINET: 10in deep aluminum cabinet
FRONT FACE: 1/4" White Lexan // Light-Block Vinyl (Printed/Cut), 58" diam.
HALO-LIT FACE: 1/4" White Lexan (Printed), 58" diam.
ILLUMINATION: White LED (low voltage), Face & Halo Light
ATTACHMENT: 1/2" threaded rod through exterior wall to retention backer w/2in spacers
POWER: Provided by licensed electrician

SIGN FACE BACKGROUND COLOR:
C: 67% / M: 61% / Y: 60% / K:50%

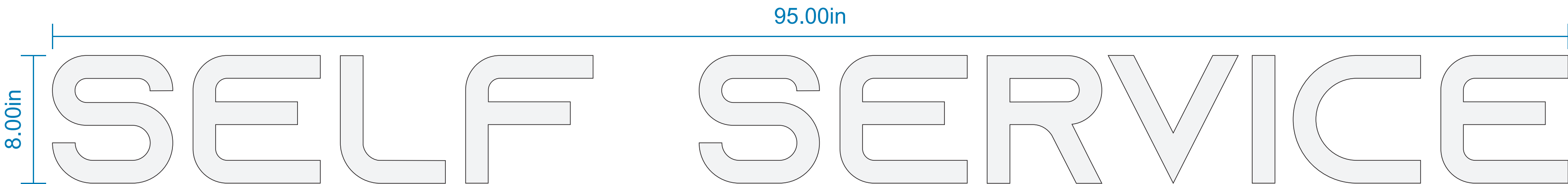


Description: "Detailing Center" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: 1/4in. Threaded Studs, Flush Mounted
Dimensions: 124"wide x 8"high x 5" deep
Square Footage: 6.88 Sq. Ft.
Quantity: 1

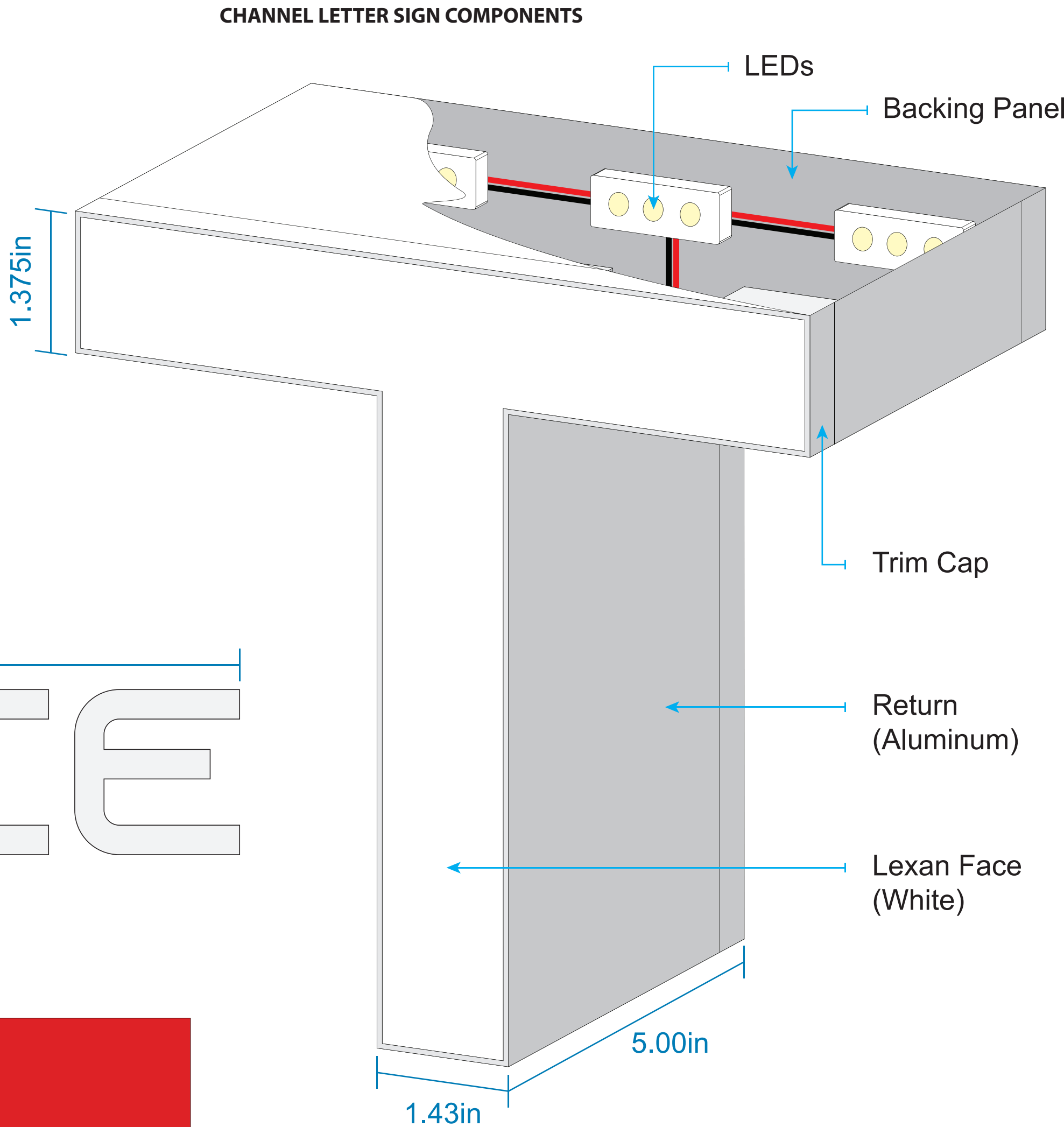
Scale 1:5



Description: "Touchless" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: 1/4in. Threaded Studs, Flush Mounted
Dimensions: 78"wide x 8"high x 5" deep
Square Footage: 4.33 Sq. Ft.
Quantity: 2



Description: "Self Service" Bay Sign
Sign Type: Channel Letters
Lighting: LED Face-Lit
Mounting: 1/4in. Threaded Studs, Flush Mounted
Dimensions: 95"wide x 8"high x 5" deep
Square Footage: 5.28 Sq. Ft.
Quantity: 2



BUILDING EAVE?FASCIA (Detail)



MANUFACTURE & INSTALL
LETTER HEIGHT: 8in
LETTER RETURN: 5in deep, aluminum
FRONT FACE: 1/8" White Lexan
ILLUMINATION: White LED (low voltage), Face-Lit Only
ATTACHMENT: 1/4" threaded rod through exterior wall via expanding anchors
POWER: Provided by licensed electrician

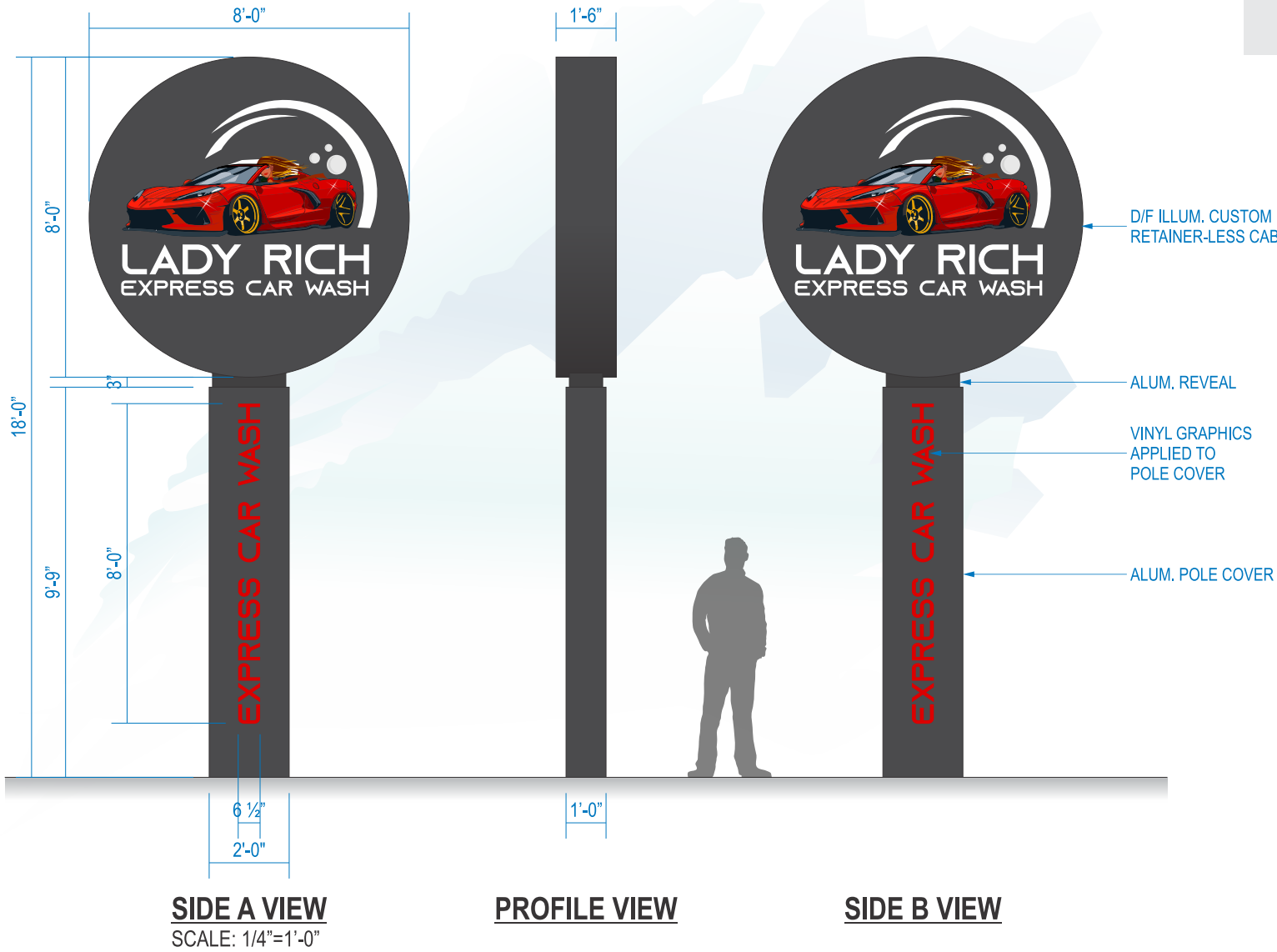
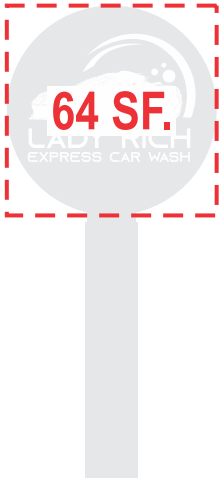
1

D/F INTERNALLY ILLUMINATED PYLON SIGN - CONSTRUCTION DETAIL

MANUFACTURE & INSTALL :

QUANTITY (1)

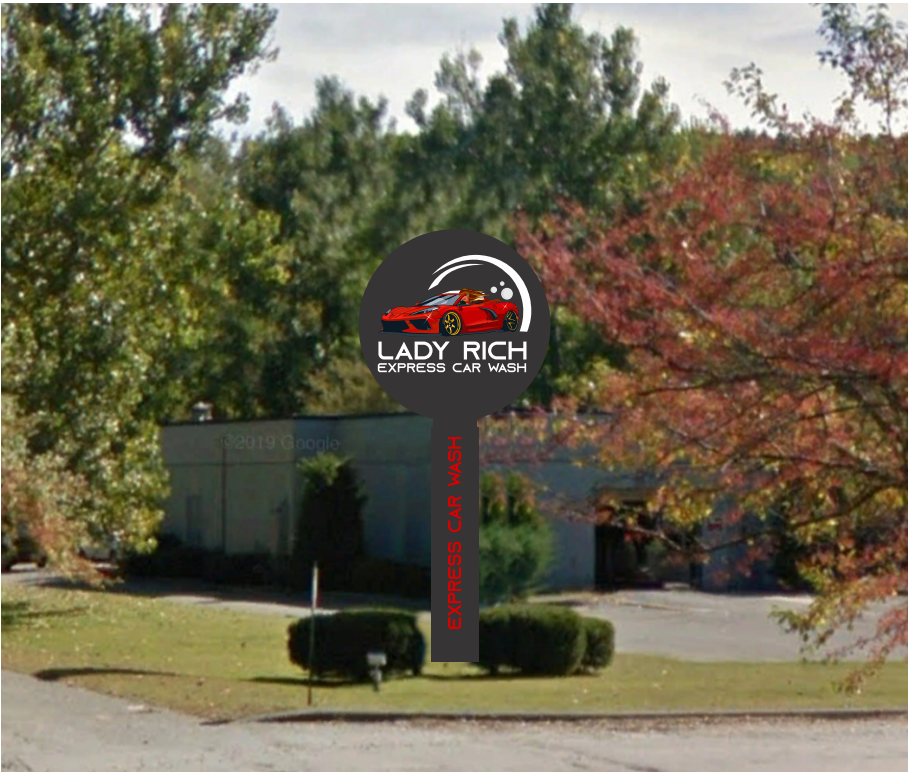
CABINET : CUSTOM D/F ALUM. TUBE FRAMED W/ .080 PRE-FINISHED BLACK ALUM. & RETAINER-LESS FLEX FACE SYSTEM
FACES : WHITE DIGITALLY PRINTED FLEX FACE
ILLUMINATION : WHITE LEDS
POLE : 6" DIA. STEEL POLE SLEEVED W/ 3 1/2" STEEL POLE
POLE COVER : ALUM. TUBE FRAMED W/ .063 PRE-FINISHED BLACK ALUM. SKIN (ALL SEAMS TO BE HIDDEN) // VINYL GRAPHICS ON BOTH SIDES
ATTACHMENT : CONCRETE FOOTING - TBD PER ENGINEERING & SITE SURVEY



NOTE
SITE SURVEY REQUIRED



CURRENT SIGN ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SIGN ELEVATION
SCALE: 1/8"=1'-0"

SEE SHEET 2 FOR CONSTRUCTION DETAILS
SEE SHEET 3 FOR PROPOSED SITE MAP



SPECTRUM
SIGNS & GRAPHICS
We Are Visual.
The Visual Communication Experts

603.657.7079
97 EDDY RD MANCHESTER NH 03102

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Rev#	Revision Notes	DATE	BY
0	Initial sketch	02/21/2024	MO
1	Revised size & added detail page	02/22/2024	MO

Customer: Lady Rich Car Wash

Contact Name: Ted Jarvis

Contact Tel: NA

Site Address: 1 Martin Drive,
Lebanon, NH

File Name: Lady Rich Car Wash - Lebanon NH - R1

Job#:

Designer: MO

Date: 02/22/2024

Page: 1 of 3

Page 401 of 628

D/F INTERNALLY ILLUMINATED PYLON SIGN - CONSTRUCTION DETAIL

MANUFACTURE & INSTALL :

QUANTITY (1)

CABINET : CUSTOM D/F ALUM. TUBE FRAMED W/ .080 PRE-FINISHED BLACK ALUM. & RETAINER-LESS FLEX FACE SYSTEM

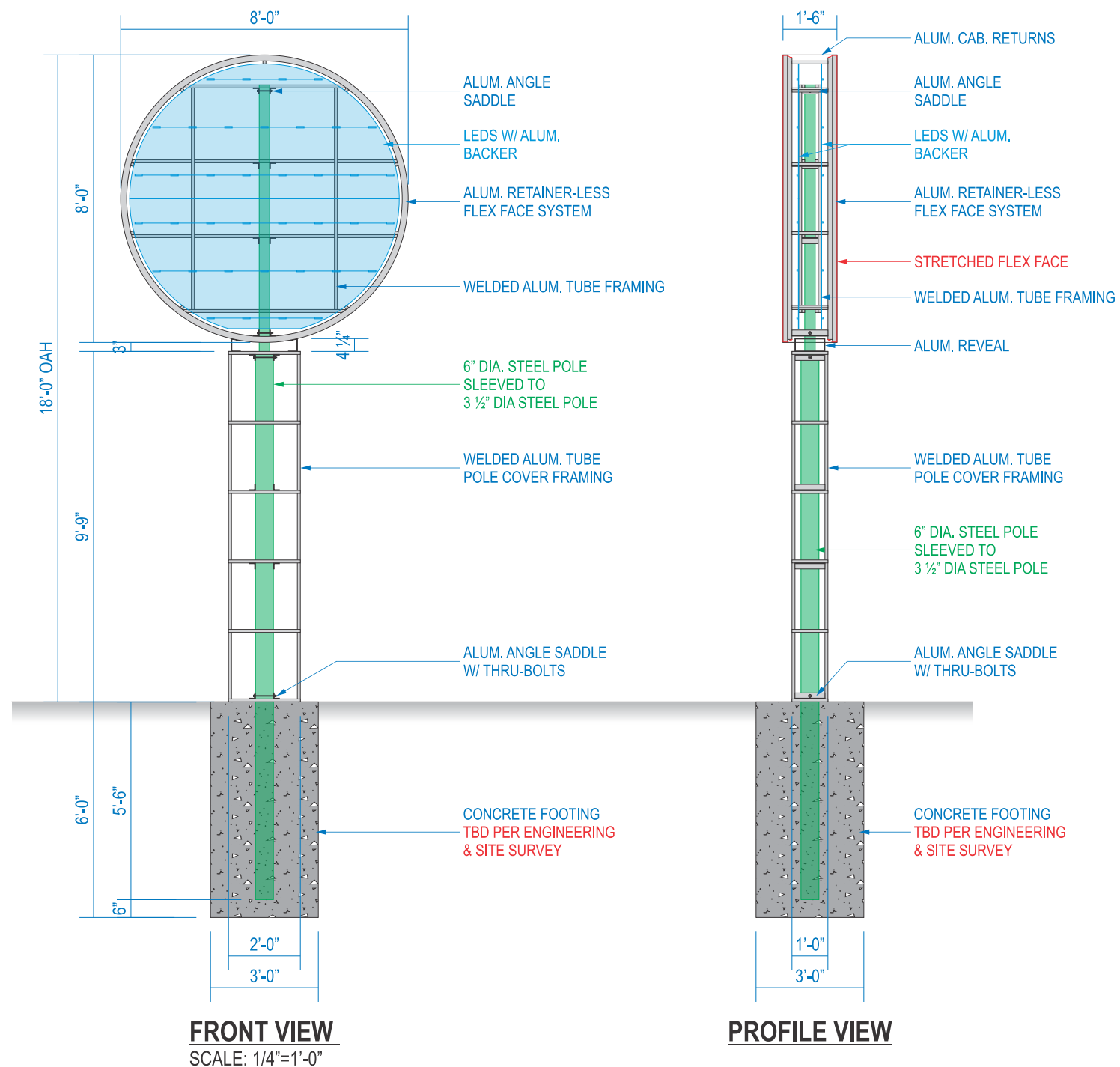
FACES : WHITE DIGITALLY PRINTED FLEX FACE

ILLUMINATION : WHITE LEDS

POLE : 6" DIA. STEEL POLE SLEEVED W/ 3 1/2" STEEL POLE

POLE COVER : ALUM. TUBE FRAMED W/ .063 PRE-FINISHED BLACK ALUM. SKIN (ALL SEAMS TO BE HIDDEN) // VINYL GRAPHICS ON BOTH SIDES

ATTACHMENT : CONCRETE FOOTING - TBD PER ENGINEERING & SITE SURVEY



SCALE: 1/4"=1'-0"

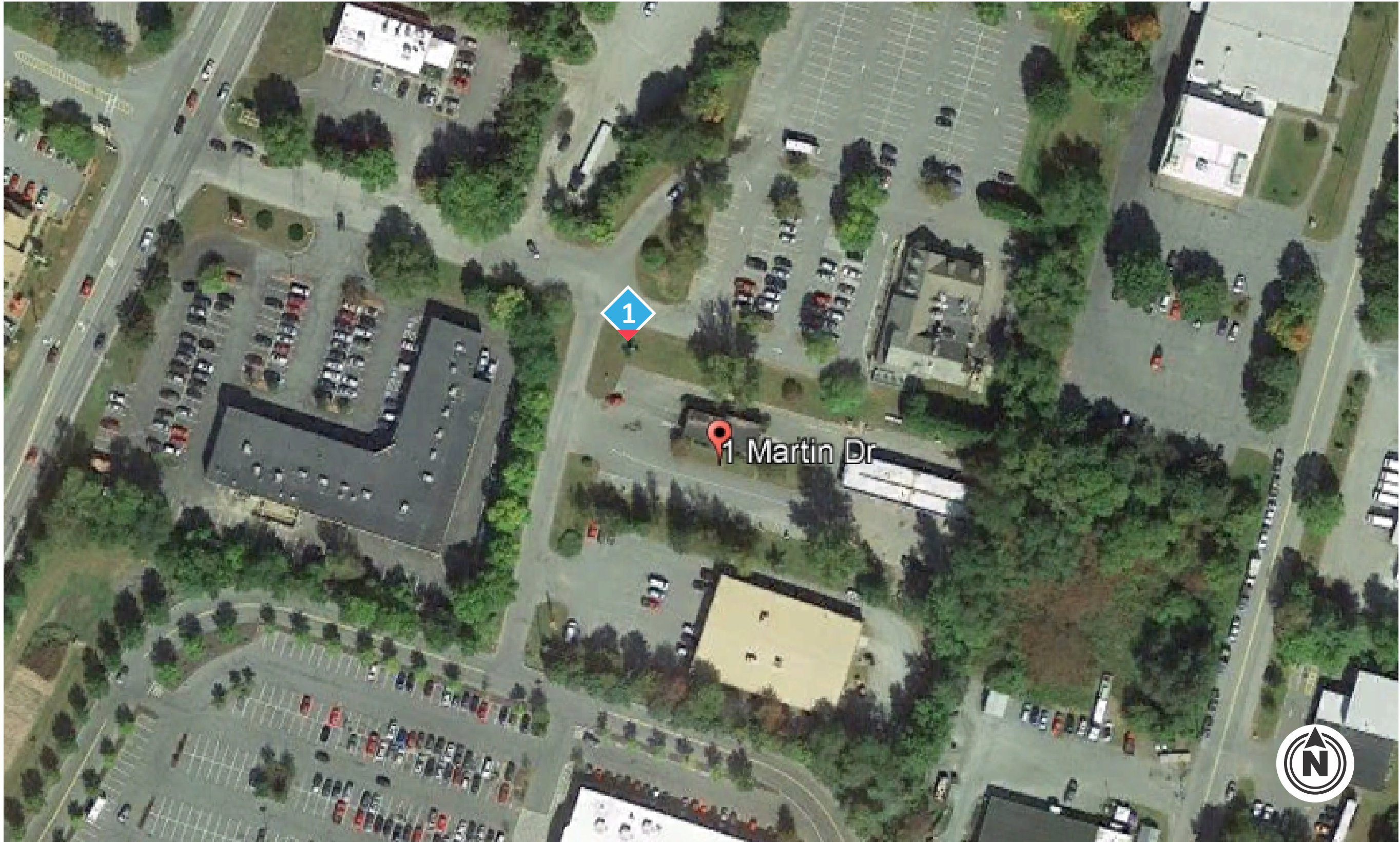


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0	Initial sketch	02/21/2024	MO
1	Revised size & added detail page	02/22/2024	MO

Customer: Lady Rich Car Wash Contact Name: Ted Jarvis Contact Tel: NA Site Address: 1 Martin Drive, Lebanon, NH File Name: Lady Rich Car Wash - Lebanon NH - R1

Job#:
Designer: MO
Date: 02/22/2024
Page: **2 of 3**



SITE MAP
SCALE: NTS



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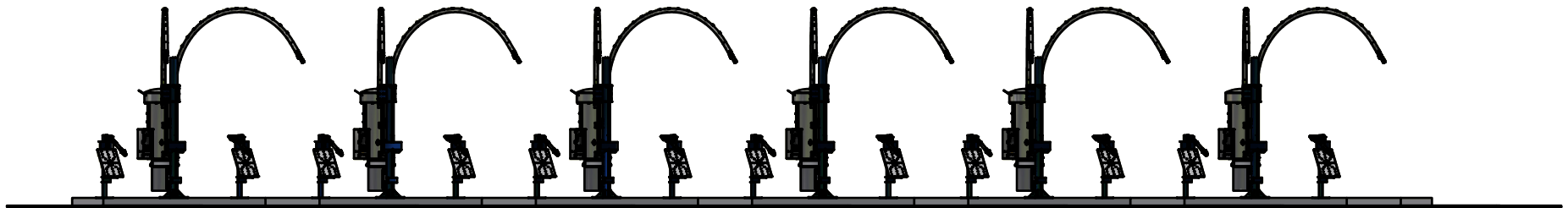
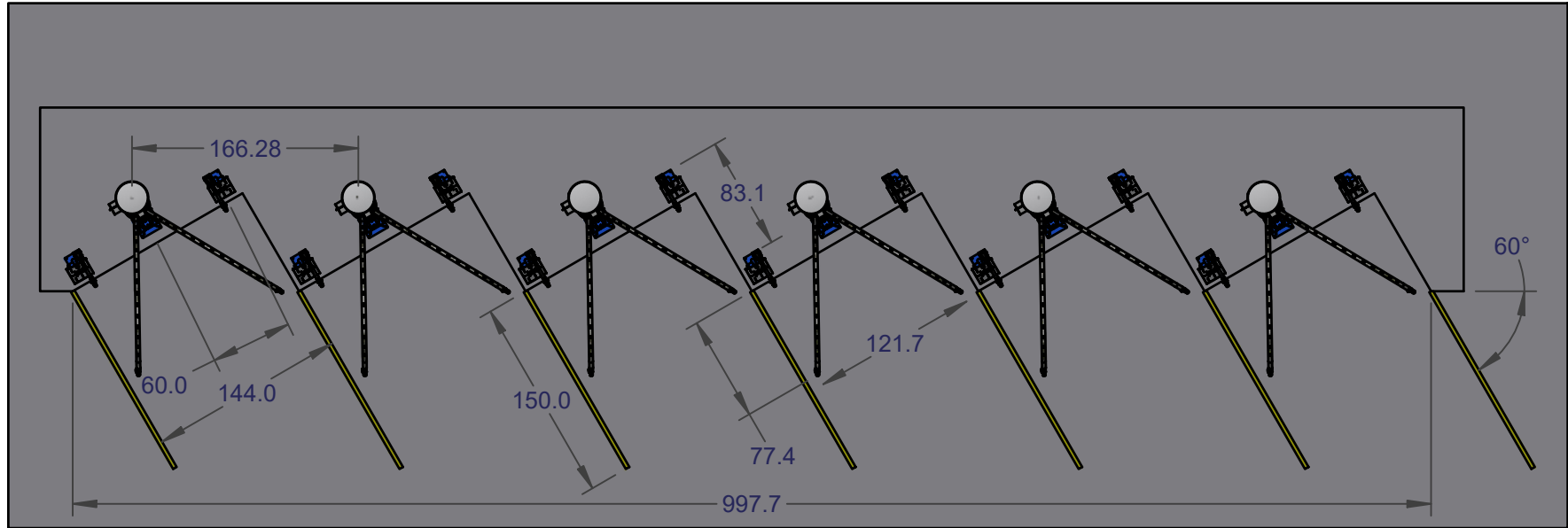
603.657.7079
97 EDDY RD MANCHESTER NH 03102

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Customer: Lady Rich Car Wash
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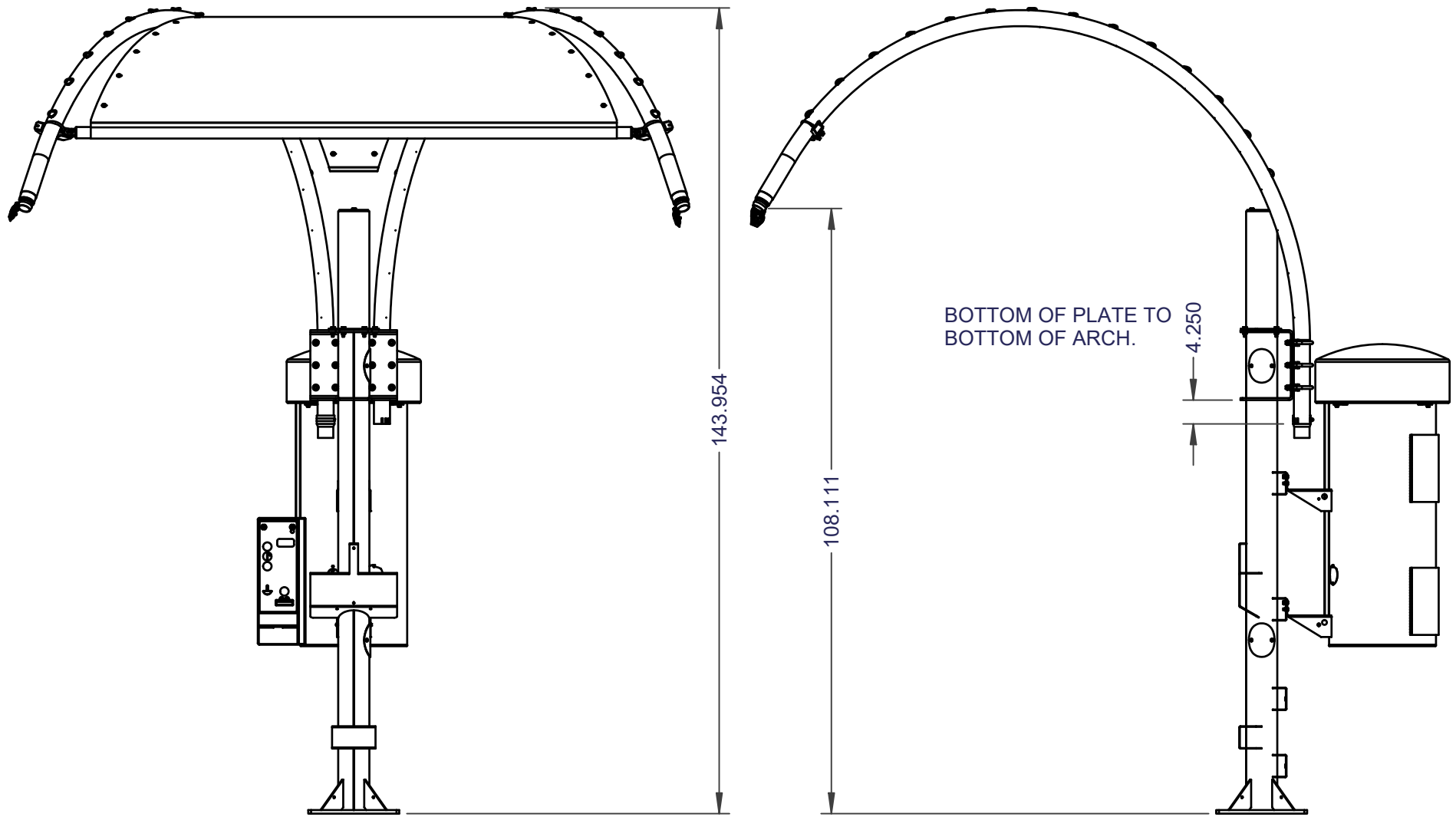
Job#:
Designer: MO
Date: 02/22/2024
Page: 3 of 3



SWITCHED TO RIGHT ORIENTATION 7/12/23

REV	NO.	DESCRIPTION	DATE	BY
THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY J.E. ADAMS INDUSTRIES				

UNSPECIFIED TOLERANCES		MATERIAL		CEDAR RAPIDS, IOWA	
1 PL	± .030	DRAWN BY	mws		
2 PL	± .020	DATE	10/1/2021		
3 PL	± .003	SCALE	.008		
ANGLE ± 1°		SHEET	1 / 1	PART NO.	6 at 30 deg in lot right



TITLE		ARCH STANCHION ASSY W/PRE FILTER		CEDAR RAPIDS, IOWA	
UNSPECIFIED TOLERANCES	MATERIAL				
	DRAWN BY				
	JOHN F				
	DATE				
1 PL ±.030	7/12/2012				
2 PL ±.020					
3 PL ±.003					
ANGLE ±1°	SCALE	SHEET	PART NO	REV.	
	.038	1 / 1	35000-11A-V 2in lower	G	

REV	NO.	DESCRIPTION	DATE	BY
THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY J.E. ADAMS INDUSTRIES				

Installation: Foundation

35000-11A

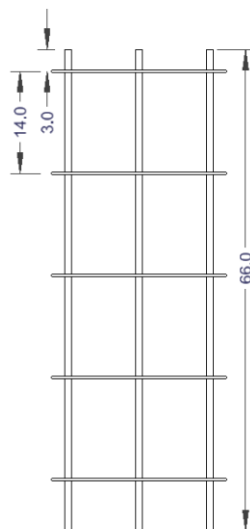
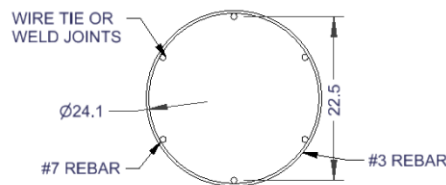
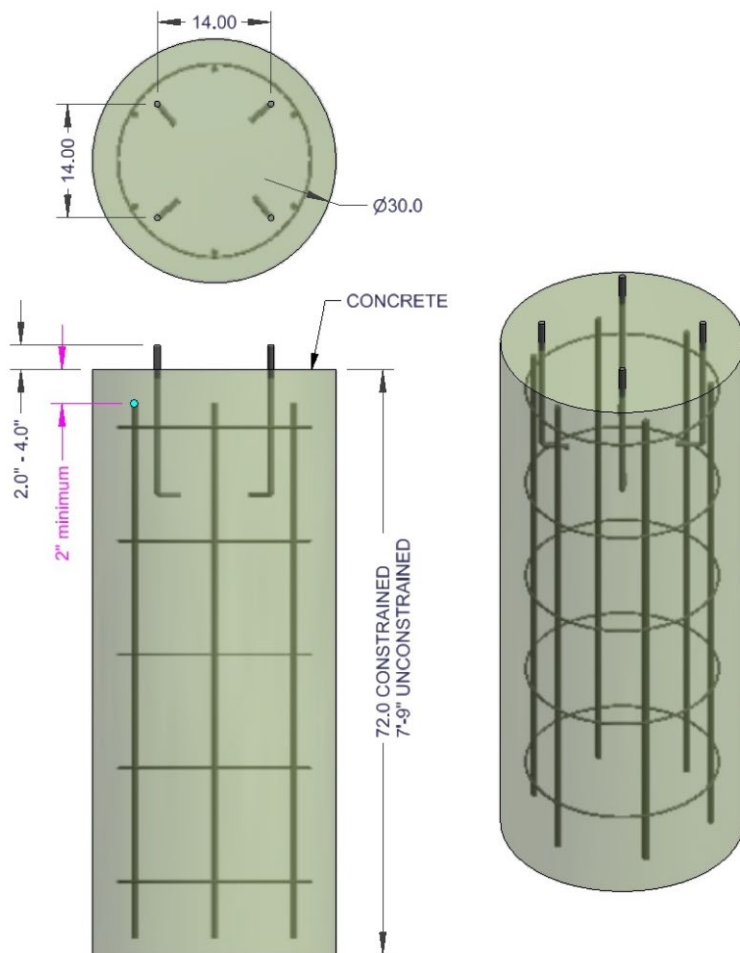
35000-01A

STEP 1 – Layout site preparation is critical, plan accordingly. **Foundation needs to meet local codes.**

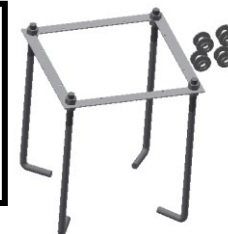
Below is simply a visual representation of the description to the right.

****Consult with your local contractor and local building codes for foundation.**

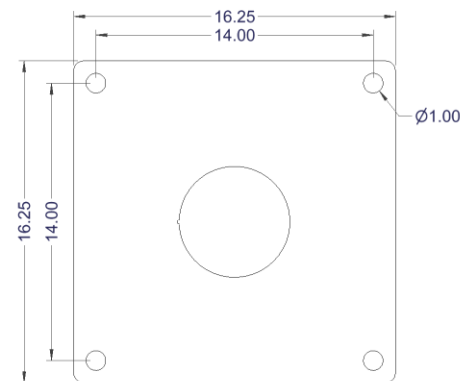
Below is merely an example; **for normal soil conditions** with a canopy installed the foundation would be a 30-inch diameter footing, minimum 6' deep (in the ground), reinforced with (6) #7 vertical rebar equally spaced around the perimeter. 2-inch minimum of clear distance between rebar and top/bottom/side edges of the foundation. Concrete minimum 28-day compressive strength is 4,000 psi. Pole connecting anchor rods should have minimum 14-inches of embedment. Example is for a “constrained” footing in class 5 soil type, “unconstrained” the depth would increase to 7’-9” deep. (“Constrained” is defined as top portion of footing’s movement is restricted, restrained by pad of concrete, unconstrained would mean no pad).



35000-79W-CFPA kit available, includes J bolts, nuts, washers and fixture plate to hold 14" square pattern.



Post plate hole pattern









V-Locity Small (VALS)

Outdoor LED Area Light



IP66



OVERVIEW

Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5° below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.



V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

 **Have questions?** Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: VALS 18L 4W UNV 40K8 BLK SA ALBMR2LR IS						
Prefix	Lumen Package	Distribution	Orientation ²	Voltage	Color Temp /Rendering	Finish
VALS - V-Locity Area Light Small	6L - 6,000 lms, 36W 9L - 9,000 lms, 54W 12L - 12,000 lms, 74W 15L - 15,000 lms, 91W 18L - 18,000 lms, 111W 21L - 21,000 lms, 130W 24L - 24,000 lms, 155W 27L - 27,000 lms, 178W Custom Lumen Packages ¹	2 - Type 2 3M - Type 3 Medium 3W - Type 3 Wide 4M - Type 4 Medium 4F - Type 4 Forward 4W - Type 4 Wide FTM - Forward Throw Medium 5QN - Type 5 Square Narrow 5QM - Type 5 Square Medium 5Q - Type 5 Square 5QW - Type 5 Square Wide AM - Automotive Merchandise WF - 6x6 Wide Flood LC - Left Corner RC - Right Corner	(Blank) - Standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	50K7 - 5000 CCT - 70 CRI 50K8 - 5000 CCT - 80 CRI 40K7 - 4000 CCT - 70 CRI 40K8 - 4000 CCT - 80 CRI 35K8 - 3500 CCT - 80 CRI 30K8 - 3000 CCT - 80 CRI 27K8 - 2700 CCT - 80 CRI AMB - Phosphor Converted Amber	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White

Mounting	Controls (Choose One)	Options
SA - Universal Side Arm Pole Mount SF - Adjustable Slip Fitter UA - Universal Adjustable Pole Mount Arm MA - Mast Arm	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBMR1LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH) ⁴ ALBMR2LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16-40' MH) ⁴	IS - Integral Shield ² TE - Toolless Entry (Mast Arm Only) Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBTL1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBTL2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴ PCIU - 120-277 Button Photocell PCI347 - 347V Button Photocell



Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800



Accessory Ordering Information⁵

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	1225180
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ⁷	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	Order Number
1.5" External Shield	See Shielding Guide
3" External Shield	Guide

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on Type 5 or wide flood distributions.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.

V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

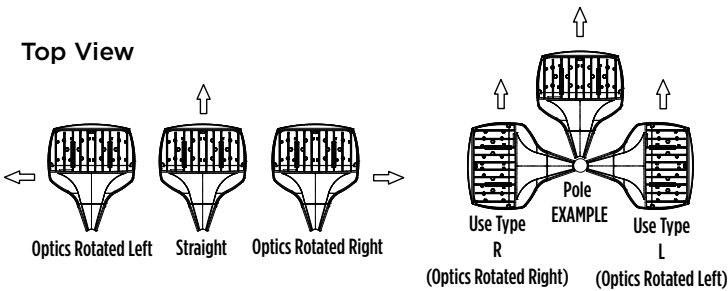
Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES		SHIELDING, POLES & MISC. ACCESSORIES	
Side Arm	Bullhorn Bracket Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 adjustable slip fitter mount luminaires Part Number: BKS PTB 2 CLR / BKS PTB 12 CLR (2 Luminaires) Part Number: BKS PTB 3-30 CLR / BKS PTB 13-30 CLR (3 Luminaires) Part Number: BKS PTB 4 CLR / BKS PTB 14 CLR (4 Luminaires)		
	Flood Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS FMW 5 CLR (5" Straight Version) Part Number: BKS FMW 18 CLR (18" Curved Version)		
	Bolt on Side Tenon Mount Bolt on Side Tenon Mount Part Number: BKSFB0 5 CLR (5" Straight Version) Part Number: BKSFB0 18 CLR (18" Curved Version) Part Number: BKSFB0 30 CLR (30" Dual Tenon Version)		
Tenon / Slipfitter	Square Tenon Top Allows to seamlessly integrate LSI luminaires to open top 4", 5" or 6" square poles with 11 ga. Or 7 ga. wall thickness Part Number: BKA ISF10 _SQ CLR		
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *		
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X _JSF * CLR		
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XB0 WM CLR		
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XB0 WP CLR		
		Shielding	Integral Shield for Asymmetric Distributions Field Install Integral shield provides maximum backlight control by shielding each individual row of LEDs with minimal impact on Streett/front side distribution Part Number: TBD 
		Integral Shield for Left and Right Corner Distributions Field install integral shield provides cutoff from two sides for maximum spill light control when utilizing LC or RC corner distributions Part Number: TBD 	
		External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: TBD (1.5") / TBD (3") 	
		Poles	Square Poles 14 - 39" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ 
		Round Poles 10 - 30" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP 	
		Tapered Poles 20' - 39" steel and aluminum poles for retrofit and new construction Part Number: RTP 	
		Misc.	Bird Spikes 10' linear bird spike (3' recommended per luminaire) silicone adhesive (covers approximately 25' linear fee of bird spike) and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636 

- 1 Replace CLR with paint finish description
- 2 Replace XX with SQ for square pole or RD for round pole (≥3" OD)
- 3 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
- 4 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

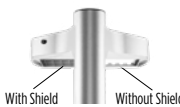


ACCESSORIES/OPTIONS

Integral Shield (IS)

Integral Shield (IS) available for improved backlight control without sacrificing Streett side performance. LSI's Integral Shield (IS) option delivers backlight control that significantly reduces spill light behind the pole for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Shields rotate with the optical distribution.

Integral Shield (IS)



With Shield Without Shield

Luminaire Shown with AirLink Blue Sensor Option



ALBMRI

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

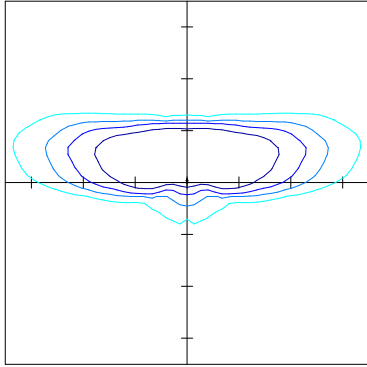
[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

VALS 18L 2 40K8

V-LOCITY Area Small, 18,000lm,
Type 2 Distribution

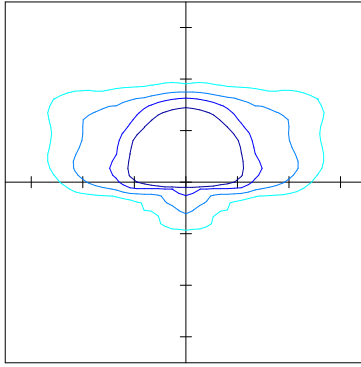


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	II Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	88.9%
House Side Lumen %	11.1%
Uplight %	0.0%

VALS 18L 3M 40K8

V-LOCITY Area Small, 18,000lm, Type 3
Medium Distribution

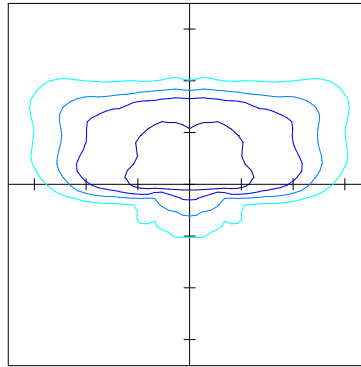


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	III Very Short
BUG Rating	B2-U0-G3
Street Side Lumen %	90.1%
House Side Lumen %	9.9%
Uplight %	0.0%

VALS 18L 3W 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Wide
Distribution

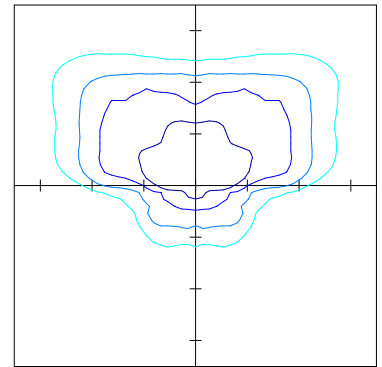


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	86.1%
House Side Lumen %	13.9%
Uplight %	0.0%

VALS 18L 4W 40K8

V-LOCITY Area Small, 18,000lm, Type 4
Wide Distribution

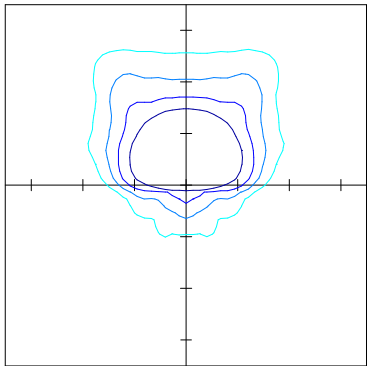


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G5
Street Side Lumen %	86.3%
House Side Lumen %	13.7%
Uplight %	0.0%

VALS 18L 4M 40K8

V-LOCITY Area Small, 18,000lm, Type 4
Medium Distribution

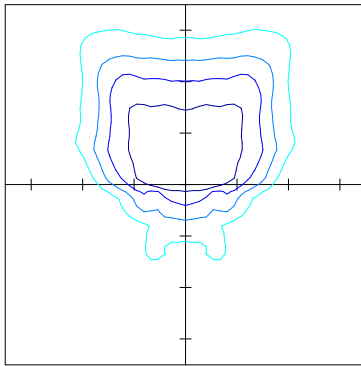


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	IV Very Short
BUG Rating	B1-U0-G3
Street Side Lumen %	91.0%
House Side Lumen %	9.0%
Uplight %	0.0%

VALS 18L 4F 40K8

V-LOCITY Area Small, 18,000lm, Type 4
Forward Distribution

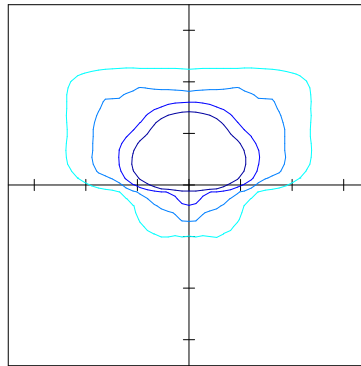


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	IV Short
BUG Rating	B2-U0-G4
Street Side Lumen %	87.9%
House Side Lumen %	12.1%
Uplight %	0.0%

VALS 18L FTM 40K8

V-LOCITY Area Small, 18,000lm, Forward
Throw Medium Distribution

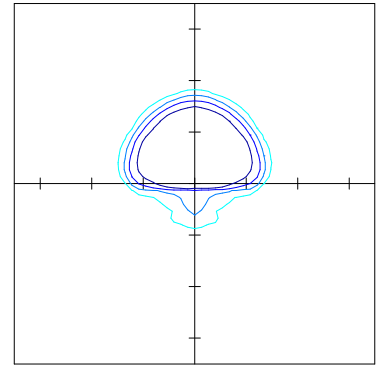


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	90.2%
House Side Lumen %	9.8%
Uplight %	0.0%

VALS 18L AM 40K8

V-LOCITY Area Small, 18,000lm, Automotive
Merchandise Distribution



20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	94.1%
House Side Lumen %	5.9%
Uplight %	0.0%

V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

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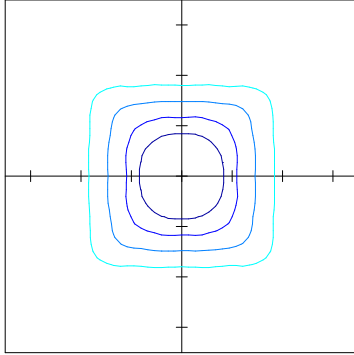
PHOTOMETRICS (CONTINUED)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

VALS 18L 5QN 40K8

V-LOCITY Area Small, 18,000lm, Type 5
Square Narrow Distribution

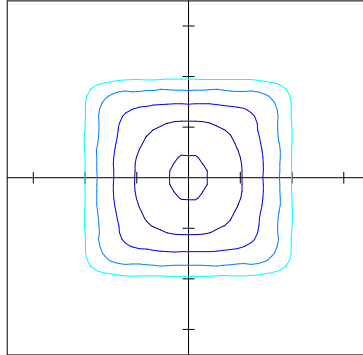


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	VS Very Short
BUG Rating	B3-U0-G2
0 - 60° Zonal Lumens	73.8%
60 - 90° Zonal Lumens	26.2%
Uplight %	0.0%

VALS 18L 5QM 40K8

V-LOCITY Area Small, 18,000lm, Type 5
Square Medium Distribution

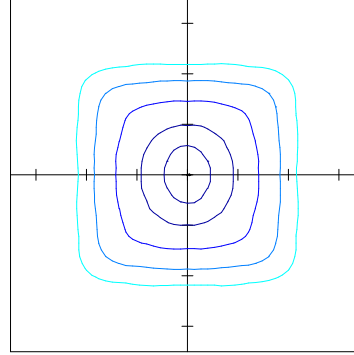


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	VS Short
BUG Rating	B4-U0-G2
0 - 60° Zonal Lumens	51.0%
60 - 90° Zonal Lumens	49.0%
Uplight %	0.0%

VALS 18L 5Q 40K8

V-LOCITY Area Small, 18,000lm, Type 5
Square Distribution

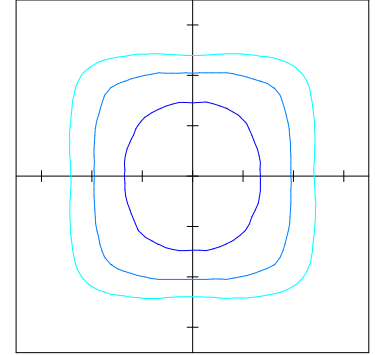


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	41.8%
60 - 90° Zonal Lumens	58.2%
Uplight %	0.0%

VALS 18L 5QW 40K8

V-LOCITY Area Small, 18,000lm, Type 5
Square Wide Distribution

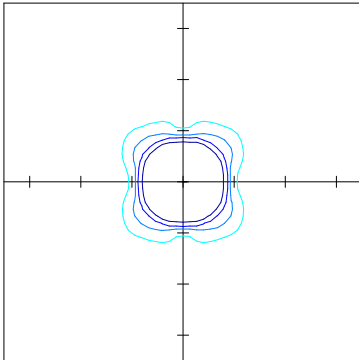


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	33.7%
60 - 90° Zonal Lumens	66.3%
Uplight %	0.0%

VALS 18L WF 40K8

V-LOCITY Area Small, 18,000lm, Wide Flood
Distribution

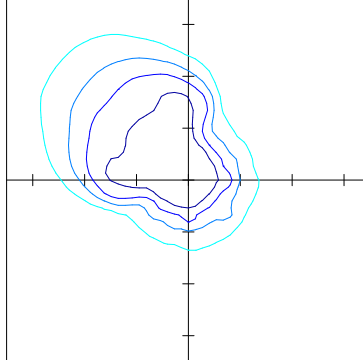


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

NEMA Type	6x6
Max Candela	9,352
Max Candela Angle	-19.5H x -29V
Beam Angle	80.7 x 90.0°
Field Angle	109.9 x 117.7°

VALS 18L LC 40K8

V-LOCITY Area Small, 18,000lm, Left Corner
Distribution

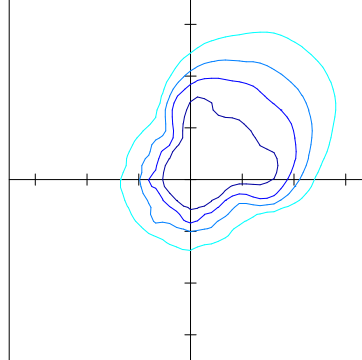


20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

VALS 18L RC 40K8

V-LOCITY Area Small, 18,000lm, Right Corner
Distribution



20' Mounting Height / 30' Grid Spacing
■ 2 FC ■ 1 FC ■ 0.5 FC ■ 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

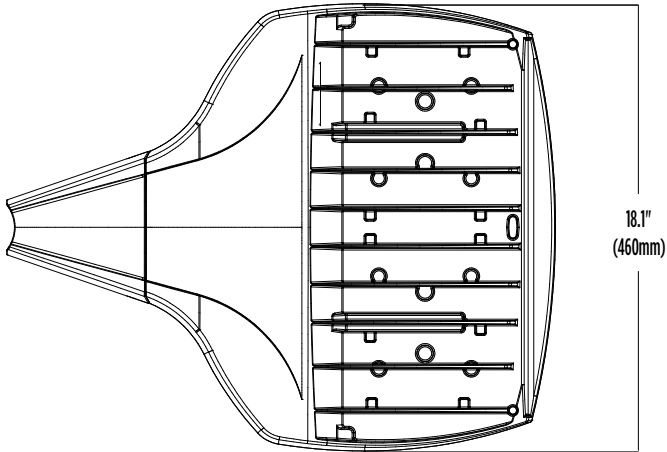
V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

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PRODUCT DIMENSIONS

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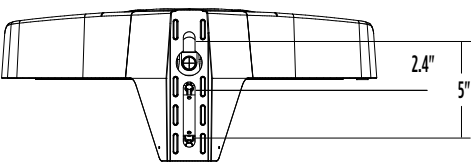
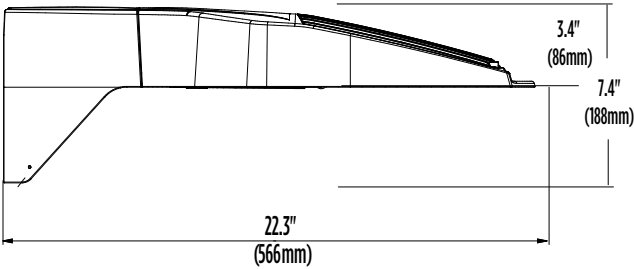
Luminaire EPA Chart - SA Side Arm		
Tilt Degree		0°
	Single	0.7
	D180°	1.3
	D90°	1.0
	T90°	1.4
	TN120°	1.5
	Q90°	1.4

Luminaire EPA Chart - UA Universal Adjustable Arm						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.8	0.8	1.3	1.8	2.1
	D180°	1.5	1.9	2.5	3.2	3.8
	D90°	1.5	1.9	2.5	3.2	3.8
	T90°	1.8	2.1	2.7	3.2	3.8
	TN120°	1.8	2.3	3.4	4.3	5.0
	Q90°	1.8	2.1	2.7	3.2	3.8

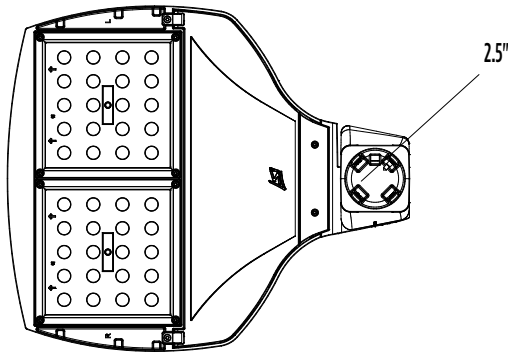
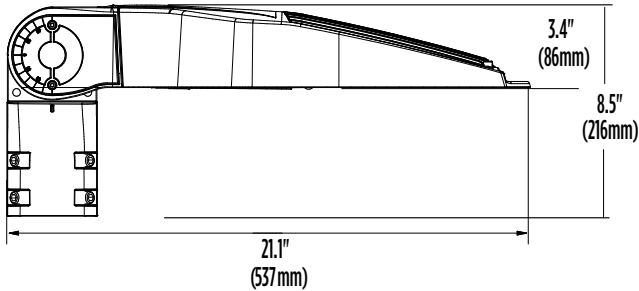
Luminaire EPA Chart - MA Mast Arm		
Tilt Degree		0°
	Single	0.5

Luminaire EPA Chart - SF Adjustable Slip Fitter						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.7	1.3	1.4	1.8	2.2

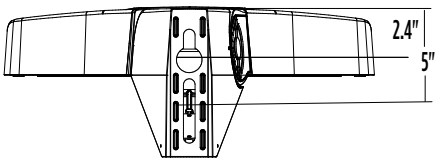
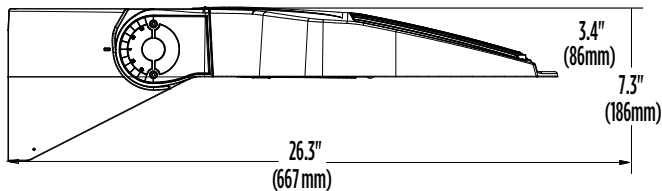
SA Universal Side Arm Mount



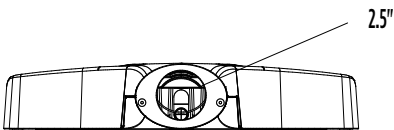
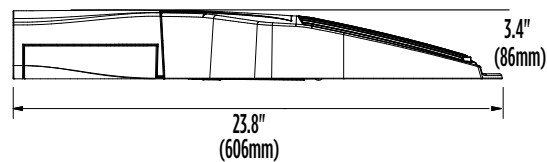
SF Adjustable Slipfitter



UA Universal Adjustable Arm



MA Mast Arm



V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

 Have questions? Call us at (800) 436-7800

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT



LEVITON App



Apple



Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue



AirLink Blue App



Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

CLRv3 Select

Commercial Recessed LED Downlight

Product Description

Designed for both new construction and retrofit applications, the CLR Select series can be installed directly into drywall, a ceiling grid or an existing 4", 6" or 8" mounting frame using spring loaded retention tabs. The CCT and output selectable design allows for easy adjustment to 3000, 3500, 4000, or 5000K and standard, medium or high output. With Standard and Low Output models available, the lighting can be easily tailored to match the space or meet rebate levels. With accessory trims in black and offering a full range of dimming via 1-10 volts, the CLR Select is adaptable to most any environment. The versatility of this light source is perfect for commercial applications, such as educational, governmental, retail and grocery, office or hospitality lighting.

Construction

- Spun aluminum trim
- Plastic driver housing
- 3' flexible metal conduit (FMC) whip
- Matte white powder coat
- Black faceplates available

Optical System

- Precision engineered polystyrene diffuser provides high uniformity, and reduced glare
- No visible diodes, hot-spots, or shadows
- 4 CCT selection (3000K, 3500K, 4000K, 5000K) via switch on driver cover

Electrical

- 5 Wire whip - 3 Input (L,N,G) and 2 controls (DIM+, DIM-)
- Universal range input 120 - 277 VAC, 60Hz
- 3 wattage selection (Standard, Medium, High) via switch on driver cover
- Default Setting of 4000K and Standard output
- 2 models of output - Standard and Low

Controls

- Dimming via 1-10VDC controls
- Available Bluetooth Wireless Controls Accessory. See: www.nicorlighting.com/network-lighting-controls

Mounting and Installation

- Adjustable, spring loaded retention tabs ensure secure fixture retention on ceilings up to 1 1/2" thick
- Easy installation into most 4", 6" or 8" incandescent or fluorescent frames
- Frame not needed for new construction installation
- NON-IC Operating temperature of 0°F to 104°F (-18°C to 40°C)
- IC Operating temperature of 0°F to 77°F (-18° to 25°C)
- Metal rough-in templates and frames available
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the fixture or electrical distribution panel

Listings

- cULus 1598 Listed for wet locations
- Certified for direct contact with insulation - 4" model only
- Meets ASTM E283 airtight requirements
- TAA compliant
- RoHS compliant
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(9k) life >72,000 hours
- LM-79, LM-80 testing performed in accordance with IESNA standards

Warranty

- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)

Project

Catalog

Type

Date



CLRv3 Commercial LED Downlight 4", 6", 8" Diameters Selectable Wattage & CCT



1) 4" only

CLRv3 Select

Commercial Recessed LED Downlight

Ordering

Ordering Information							Example: CLR63SUS9WH
Series	Diameter	Version	Wattage	Voltage	CCT	CRI	Color
CLR	☐ 4 (4 inch)	3 (Version 3.0)	☐ S (Selectable)	U (120-277V)	S (Selectable)	9 (90 CRI)	WH (White)
	☐ 6 (6 inch)		☐ SL (Selectable Low Lumen)				
	☐ 8 (8 inch)						

Specifications and dimensions subject to change without notice.

Recommended Dimmers*

Lutron NTSTV-DV-WH

Lutron DVSTV

Cooper SF10P

Legrand RH4FBL3PW

Accessories

Accessories sold separately.

Black 4" Trim	CLR43-TR-BK
Black 6" Trim	CLR63-TR-BK
Black 8" Trim	CLR83-TR-BK
3", 4", 6" Rough In Flat Template	ROUGHIN-TEMPLATE-346
8" Rough in Template	ROUGHIN-TEMPLATE-8
4" Rough In Frame	DLE4-ROUGHIN-FRAME
6" Rough In Frame	DLE6-ROUGHIN-FRAME
3", 4", 6" Rough In Frame	MULTIFRAME-346-1
Emergency Battery Backup	EMI200-1-UNV
Bluetooth Wireless Controls	NLCDOWN1

CLRv3 Select

Commercial Recessed LED Downlight

Performance Data			Standard Output			Low Output		
Model Number	Output Setting	Nominal CCT	Light Output (lm)	Power Draw (W)	Efficiency (Lm/W)	Light Output (lm)	Power Draw (W)	Efficiency (Lm/W)
CLR43SUS9WH CLR43SLUS9WH	Standard	3000	806	7.0	115.2	594	6.9	86.5
		3500	818		116.9	615	6.7	91.6
		4000	829		118.4	622	6.6	93.9
		5000	830		118.6	600	6.8	88.4
	Medium	3000	1137	9.9	114.8	686	7.8	87.4
		3500	1164		117.6	710	7.7	92.6
		4000	1183		119.5	718	7.6	94.9
		5000	1174		118.6	693	7.8	89.3
	High	3000	1269	10.8	117.5	768	8.8	87.0
		3500	1300		120.4	795	8.6	92.2
		4000	1322		122.4	804	8.5	94.4
		5000	1309		121.2	776	8.7	88.9
CLR63SUS9WH CLR63SLUS9WH	Standard	3000	1238	12.8	96.7	639	6.9	92.1
		3500	1288		100.6	685	6.7	102.5
		4000	1314		102.7	703	6.7	105.5
		5000	1319		103.0	681	6.9	98.8
	Medium	3000	1654	17.5	94.5	798	8.9	89.6
		3500	1737		99.3	857	8.6	99.6
		4000	1782		101.8	879	8.6	102.6
		5000	1767		101.0	852	8.9	96.0
	High	3000	2119	24.0	88.3	1011	10.9	92.8
		3500	2132		88.8	1085	10.5	103.2
		4000	2250		93.8	1113	10.5	106.3
		5000	2273		94.7	1079	10.8	99.5
CLR83SUS9WH CLR83SLUS9WH	Standard	3000	2602	24.9	104.5	1017	11.6	87.3
		3500	2750		110.4	1042	11.4	91.1
		4000	2802		112.5	1044	11.5	91.0
		5000	2764		111.0	1026	11.6	88.4
	Medium	3000	2988	29.3	102.0	1525	15.5	98.3
		3500	3194		109.0	1564	15.3	102.5
		4000	3257		111.2	1566	15.3	102.4
		5000	3192		109.0	1539	15.5	99.5
	High	3000	3480	34.9	99.7	2135	21.3	100.0
		3500	3521		100.9	2189	21.0	104.4
		4000	3668		105.1	2193	21.0	104.2
		5000	3692		105.8	2154	21.3	101.3

CLRv3 Select

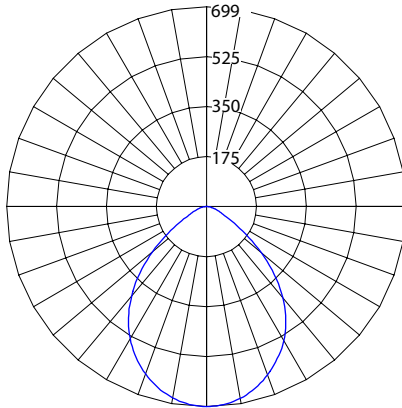
Commercial Recessed LED Downlight

Photometric Data - Standard Output

CLR4 11W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	10.8
Delivered Lumens (Lm)	1269
System Efficacy (Lm/W)	117.5
Correlated Color Temp (K)	3048
Color Rendering Index (CRI)	95 R9=64
Beam Angle	83.6
Spacing Criteria	1.16

Data Multiplier				
	30K	35K	40K	50K
Low	0.635	0.645	0.653	0.654
Med	0.896	0.918	0.932	0.925
High	1.000	1.028	1.046	1.035



Intensity Summary (Candle Power)

Angle	Mean CP
0	699
5	696
15	663
25	594
35	480
45	312
55	150
65	73
75	37
85	10
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	43.7	7.2
6	19.4	10.7
8	10.9	14.3
10	7.0	17.9
12	4.8	21.5
14	3.5	25.0
16	2.7	28.6

Zonal Lumen Summary

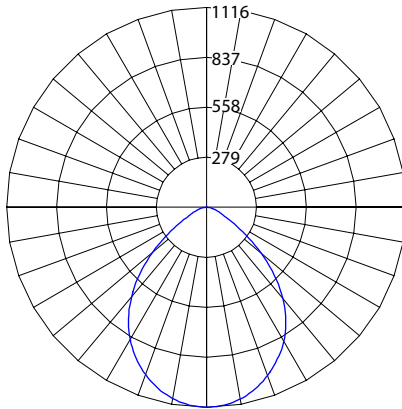
Zone	Lumens	% of Luminaire
0-30	519	40.9%
0-40	806	63.6%
0-60	1156	91.1%
0-90	1269	100%
90-180	0	0%
0-180	1269	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

CLR6 24W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	24.0
Delivered Lumens (Lm)	2119
System Efficacy (Lm/W)	88.3
Correlated Color Temp (K)	3000
Color Rendering Index (CRI)	93 R9=61
Beam Angle	87.9
Spacing Criteria	1.16

Data Multiplier				
	30K	35K	40K	50K
Low	0.548	0.608	0.620	0.622
Med	0.780	0.820	0.841	0.834
High	1.000	1.006	1.062	1.073



Intensity Summary (Candle Power)

Angle	Mean CP
0	1116
5	1108
15	1045
25	930
35	759
45	525
55	260
65	99
75	45
85	11
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	69.7	7.7
6	30.9	11.6
8	17.4	15.4
10	11.1	19.3
12	7.7	23.1
14	5.6	27.0
16	4.3	30.8

Zonal Lumen Summary

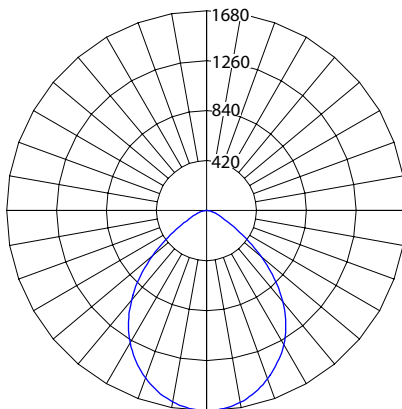
Zone	Lumens	% of Luminaire
0-30	829	39.1%
0-40	1305	61.6%
0-60	1953	92.2%
0-90	2119	100%
90-180	0	0%
0-180	2119	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

CLR8 34W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	34.9
Delivered Lumens (Lm)	3480
System Efficacy (Lm/W)	99.7
Correlated Color Temp (K)	3065
Color Rendering Index (CRI)	93 R9=62
Beam Angle	93.8
Spacing Criteria	1.18

Data Multiplier				
	30K	35K	40K	50K
Low	0.748	0.790	0.805	0.794
Med	0.859	0.918	0.936	0.917
High	1.000	1.012	1.054	1.061



Intensity Summary (Candle Power)

Angle	Mean CP
0	1678
5	1665
15	1574
25	1408
35	1183
45	895
55	551
65	208
75	61
85	15
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	104.9	8.5
6	46.6	12.8
8	26.1	17.1
10	16.7	21.4
12	11.6	25.6
14	8.5	29.9
16	6.5	34.2

Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	1252	36%
0-40	1992	57.2%
0-60	3178	91.3%
0-90	3480	100%
90-180	0	0%
0-180	3480	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

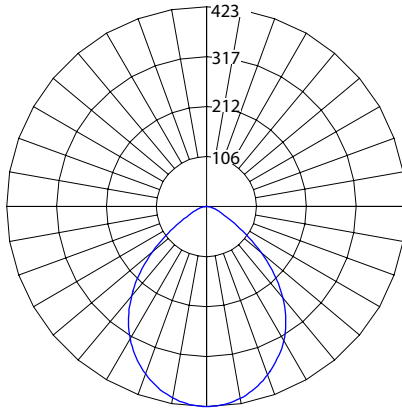
CLRv3 Select

Commercial Recessed LED Downlight

Photometric Data - Low Output

CLR4 9W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	8.8
Delivered Lumens (Lm)	768
System Efficacy (Lm/W)	87.0
Correlated Color Temp (K)	3048
Color Rendering Index (CRI)	95 R9=64
Beam Angle	80.1
Spacing Criteria	1.16



Intensity Summary (Candle Power)

Angle	Mean CP
0	423
5	421
15	401
25	359
35	290
45	189
55	91
65	44
75	22
85	6
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	26.4	12.8
6	11.7	19.2
8	6.6	25.6
10	4.2	32.0
12	2.9	38.4
14	2.1	44.8
16	1.6	51.2

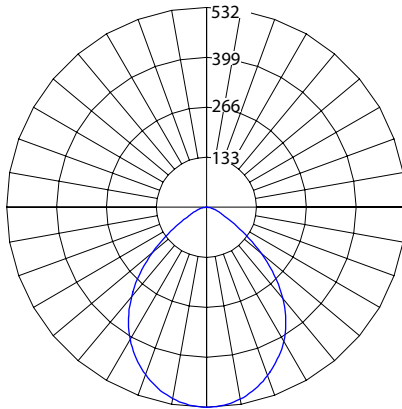
Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	314	40.9%
0-40	488	63.6%
0-60	699	91.1%
0-90	768	100%
90-180	0	0%
0-180	768	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

CLR6 11W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	10.9
Delivered Lumens (Lm)	1011
System Efficacy (Lm/W)	92.8
Correlated Color Temp (K)	3022
Color Rendering Index (CRI)	93 R9=61
Beam Angle	89.0
Spacing Criteria	1.16



Intensity Summary (Candle Power)

Angle	Mean CP
0	532
5	528
15	499
25	444
35	362
45	250
55	124
65	47
75	22
85	5
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	33.3	7.7
6	14.8	11.6
8	8.3	15.4
10	5.3	19.3
12	3.7	23.1
14	2.7	27.0
16	2.0	30.8

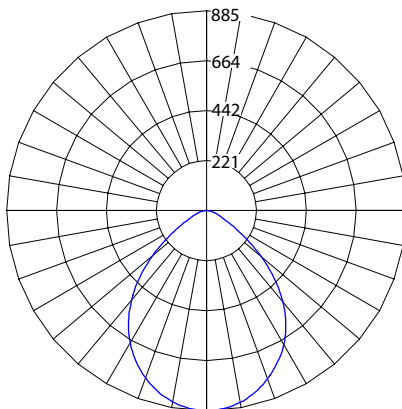
Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	395	39.1%
0-40	623	61.6%
0-60	932	92.2%
0-90	1011	100%
90-180	0	0%
0-180	1011	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

CLR8 22W, 3000K

Input Voltage (VAC)	120-277
System Level Power (W)	21.3
Delivered Lumens (Lm)	2154
System Efficacy (Lm/W)	101.3
Correlated Color Temp (K)	3065
Color Rendering Index (CRI)	93 R9=62
Beam Angle	91.3
Spacing Criteria	1.18



Intensity Summary (Candle Power)

Angle	Mean CP
0	884
5	877
15	829
25	742
35	623
45	472
55	290
65	110
75	32
85	8
90	0

Cone of Light Tabulation

Mounted height (Inches)	Footcandles Beam Center	Diameter (Feet)
4	55.3	8.5
6	24.5	12.8
8	13.8	17.1
10	8.8	21.4
12	6.1	25.6
14	4.5	29.9
16	3.4	34.2

Zonal Lumen Summary

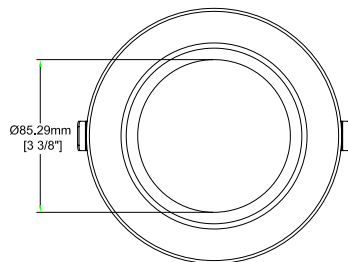
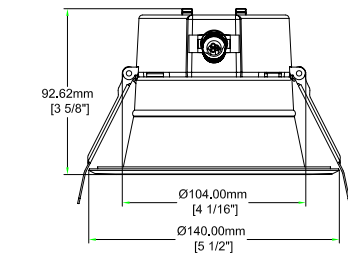
Zone	Lumens	% of Luminaire
0-30	659	36%
0-40	1049	57.2%
0-60	1674	91.3%
0-90	1833	100%
90-180	0	0%
0-180	1833	100%

Data Multiplier applies to Lumens, Candle Power, Cone of Light, and Zonal Lumen Summary. See Performance Table for Lm, Watts and LPW values.

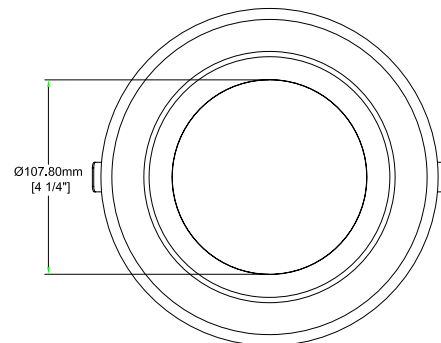
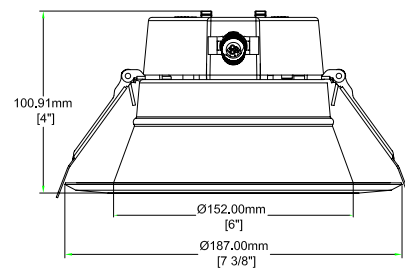
CLRv3 Select

Commercial Recessed LED Downlight

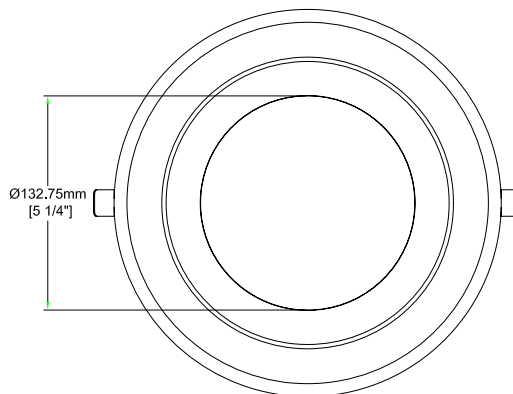
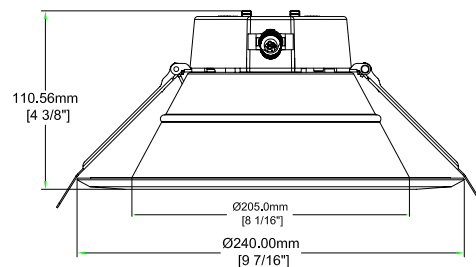
Dimensions



CLR4v3



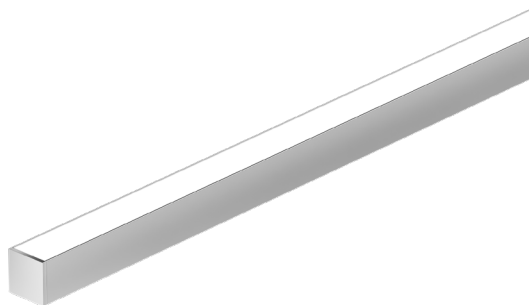
CLR6v3



CLR8v3

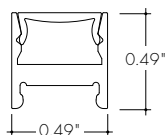
This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

NOTE: This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.



Features

- 24VDC Class 2 and IP68 rated for wet locations, fixtures made to order up to 144". Fixtures can be linked up to 48' depending on output
- Suitable for undercabinet, millwork, direct view, grazer, vanity, architectural reveals, accent lighting and surface mount applications
- Dot free even illumination with frosted lens and high color outputs
- High Color Quality options offer premium quality and vibrant colors with R9 values up to 97
- High Efficacy options offer best in class output and efficacy with over 425 lm/ft and up to 76 lm/W
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- 3 Year warranty



Finish Options (see page 3 for additional information)

Base		Silver Anodized
Powder Coat	  	Black Bronze White
Premium	    	Matte Black Warm Nickel Aged Brass Polished Gold Chrome



Technical Information

TYPE	High Color Quality			High Efficacy			
OUTPUT OPTIONS	72SO	72HO	72VHO	HE48LO	HE48SO	HE48MO	HE48HO
Lumens Output (3000K) (with a Clear Lens)	148 lm/ft	241 lm/ft	293 lm/ft	144 lm/ft	200 lm/ft	267 lm/ft	428 lm/ft
Average Power Consumption (for a 4' section)	2.8 W/ft	4.8 W/ft	6 W/ft	1.9 W/ft	2.8 W/ft	3.5 W/ft	6.5 W/ft
Efficacy	53 lm/W	50 lm/W	49 lm/W	76 lm/W	71 lm/W	76 lm/W	66 lm/W
Max Run Length (in series)	40 ft	31 ft	22 ft	48 ft	42 ft	33 ft	21 ft
Ambient Operating Temperature Range*	-15°F - 125°F (-25°C - 50°C)		-15°F - 115°F (-25°C - 45°C)	-15°F - 125°F (-25°C - 50°C)		-15°F - 115°F (-25°C - 45°C)	

*Ambient Operating Temperature Range to maintain L70 of 50k+ hours in normal mounting conditions for the fixture. Exceeding Ambient Operating Temperature Range may result in decreased life/output. Consult Technical Support for specific inquiries.

High Color Quality (72)

CCT	Multiplier (reference - 3000K)	TM-30			
		CRI	R _f	R _g	R ₉
2700K	0.97	97	96	99	93
3000K	1.00	96	95	99	92
3500K	1.01	96	95	100	94
4000K	1.34	97	96	102	92

High Efficacy (HE48)

CCT	Multiplier (reference - 3000K)	TM-30			
		CRI	R _f	R _g	R ₉
2700K	0.94	92	90	99	46
3000K	1.00	92	89	99	62
3500K	1.02	92	89	99	58
4000K	1.02	92	86	94	52

Ordering Code

MODEL	LENGTH ¹	OUTPUT ²	CCT	LENS	MOUNTING	FINISH ³	FEED POSITION LEFT ⁵	FEED POSITION RIGHT ⁵
MKW - Myka Wet	12"-144" 1" increments	72SO - Standard 72HO - High 72VHO - Very High	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	C - Clear F - Frosted	CB - Concealed Bracket A - Adjustable Hinge Mounting	BASE SA - Silver Anodized POWDER COAT BK - Black BZ - Bronze WH - White PREMIUM MBK - Matte Black WN - Warm Nickel AB - Aged Brass PG - Polished Gold ⁴ CH - Chrome ⁴	WIRE LEADS (72") LWE - Wire End Feed LWB - Wire Back Feed LNPF - No Power Feed	WIRE LEADS (72") RWE - Wire End Feed RWB - Wire Back Feed RNPF - No Power Feed
	12"-144" 2" increments	HE48LO - Low HE48SO - Standard HE48MO - Medium HE48HO - High	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K				QUICK CONNECTS (4") LFE - Female Q/C, End Feed LFB - Female Q/C, Back Feed LNPF - No Power Feed	QUICK CONNECTS (4") RFE - Female Q/C, End Feed RFB - Female Q/C, Back Feed RNPF - No Power Feed

1 - Custom lengths and increments are available, please consult Inside Sales with specific request.

2 - All High Efficacy options can be used to comply with Title 24 JA8. High Color Quality options can be used to comply with Title 24 JA8 depending on Output, CCT, and lens selections. See multiplier charts to calculate specific efficacies.

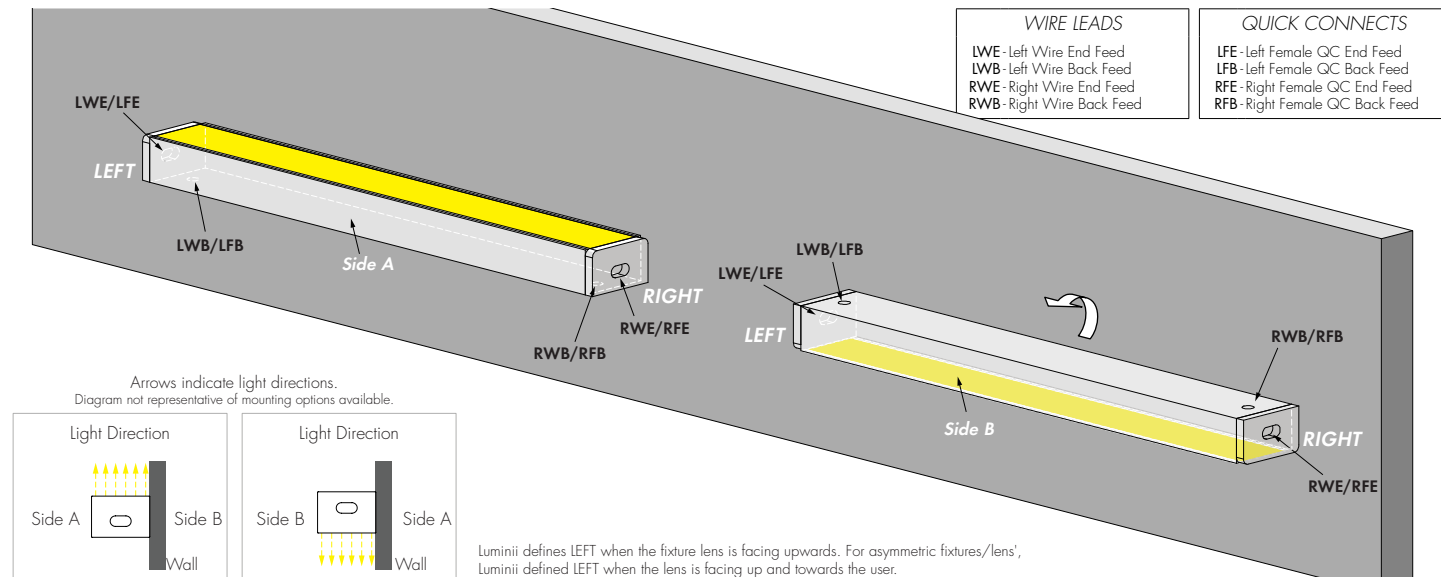
3 - Non Base finishes may have extended lead times and adders, Custom RALs are available, please consult Inside Sales with specific request.

4 - Polished Gold and Chrome finishes have a maximum fixture length of 96".

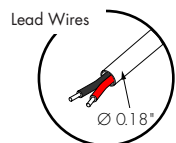
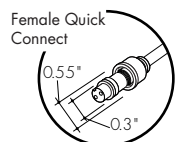
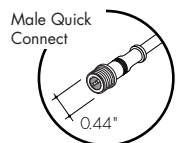
5 - LNPF - RNPF is not a valid configuration option

Powerfeeds and Connectors

Power Feed Position Options and Orientation

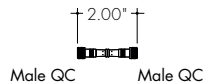


Linking and Extension Cable Options



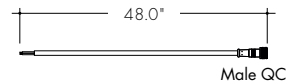
WET-FMA-2-2

Female to Male Adapter, 2 pin



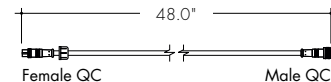
WET-CON-LEAD-M-2-48

Male Wet Connector Cable, 2 pin, 48"

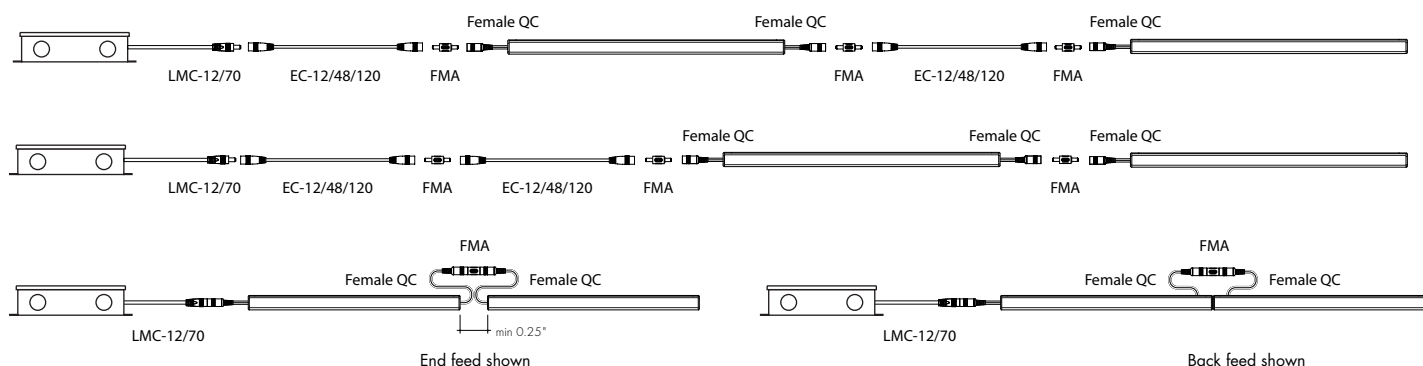


WET-CON-JC-F-M-2-48

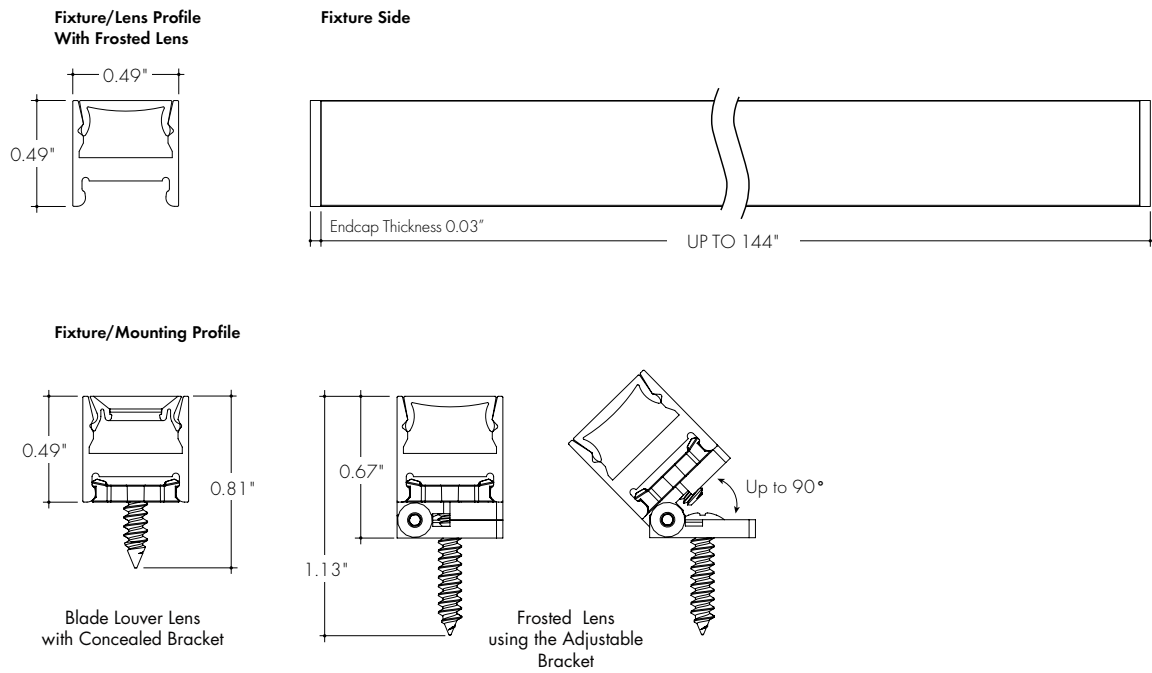
Female/Male Wet Jumper Cable, 2 pin, 48"



Sample Layout

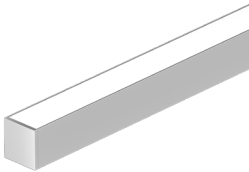
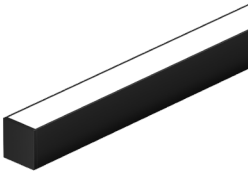
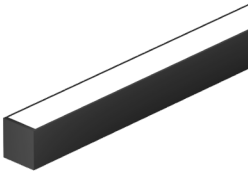
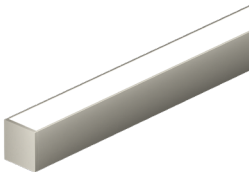
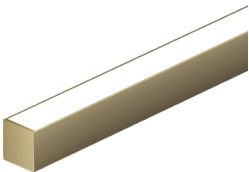
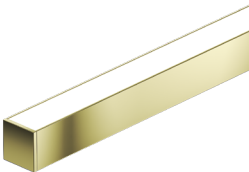
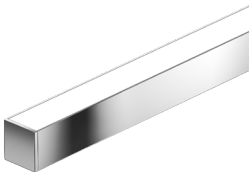


Product Dimensions



Finish Options

- Finish options are available in a wide variety, allowing for complete customization of style and aesthetic.
- Non Base finishes may have extended lead times and price adder.
- Polished Gold and Chrome finishes have a maximum fixture length of 96".
- Custom RALs are available, please consult Inside Sales with specific request.

Silver Anodized Base  Silver Anodized is a soft silver with a clear finish.	Black Powder Coat  Black is a true deep black with a glossy finish.	Bronze Powder Coat  Bronze is a rich, dark brown with a satin finish.	White Powder Coat  White is a polar bright white and field paintable.	Matte Black Premium  Matte Black is a dark, pitch-black with a soft flat finish.
Warm Nickel Premium  Warm Nickel is a soft, silvery smoke with warm tones and a satin finish.	Aged Brass Premium  Aged Brass is a deep brown shade with slightly golden undertones.	Polished Gold Premium  Polished Gold is bright and radiant for a brilliant finish.	Chrome Premium  Chrome is a highly reflective silver polish.	

Light Transmission and Dotting

Output Options	Lens/Accessory							
	Clear Lens				Frosted Lens			
Dimming Level	100%	50%	10%	1%	100%	50%	10%	1%
72SO	CD	CD	CD	CD	ND	ND	ND	SD
72HO	CD	CD	CD	CD	ND	ND	ND	SD
72VHO	CD	CD	CD	CD	ND	ND	ND	SD
HE48LO	CD	CD	CD	CD	ND	SD	SD	CD
HE48SO	CD	CD	CD	CD	ND	SD	SD	CD
HE48MO	CD	CD	CD	CD	ND	SD	SD	CD
HE48HO	CD	CD	CD	CD	ND	SD	SD	CD
Transmission Percentage	100%				58%			



CD - Clear Dotting

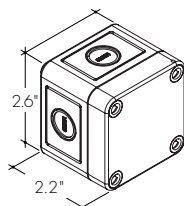
SD - Slight Dotting

ND - No Dotting

Accessory Options

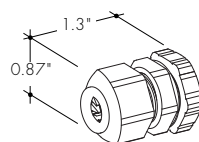
LVSP-WET

Splice box: wet rated, low voltage, gray



LVSP-WET-CM

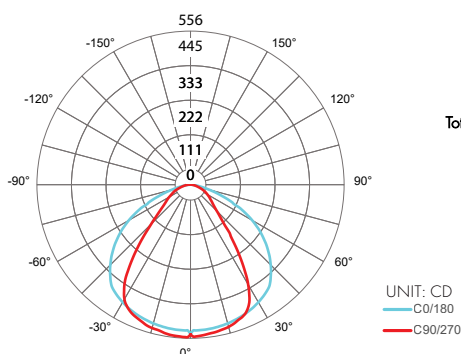
Connector for splice box, low voltage for cable management, gray.



Photometry

MKW-48-72VHO-30K-C

Myka Surface Wet, 4ft, 72VHO, 3000K, Clear Lens



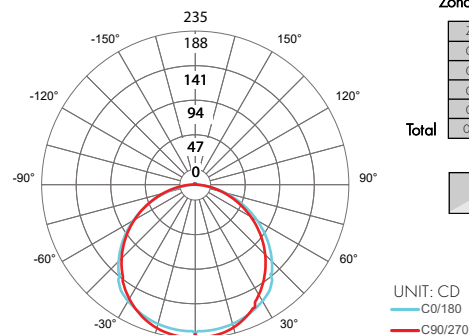
Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	404	34.5%
0-40	655	56.0%
0-60	1014	86.7%
0-90	1156	98.8%
0-180	1170	100%



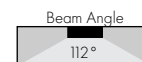
MKW-48-72VHO-30K-F

Myka Surface Wet, 4ft, 72VHO, 3000K, Half-Frosted Lens



Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	175	25.8%
0-40	291	42.8%
0-60	522	76.8%
0-90	672	98.8%
0-180	680	100%



Power Consumption

Tested at Full Power with PS-UNI Series power supplies.

Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Color Quality (72)

Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts		
		SO	HO	VHO			SO	HO	VHO			SO	HO	VHO			SO	HO	VHO
12	11 4/16	2.7	4.4	6.2	47	—	—	—	—	82	81 14/16	18.3	29.5	38.4	117	116 10/16	25.9	40.8	52.4
13	12 6/16	2.7	4.4	6.2	48	47 2/16	10.5	17.4	23.1	83	—	—	—	—	118	117 12/16	26.1	41.1	52.8
14	13 9/16	2.9	4.8	6.7	49	48 5/16	10.7	17.8	23.5	84	83	18.5	29.8	38.8	119	118 15/16	26.3	41.4	53.2
15	14 11/16	3.1	5.2	7.3	50	49 7/16	11.1	18.6	24.4	85	84 3/16	18.7	30.1	39.2	120	—	—	—	—
16	15 14/16	3.4	5.6	7.8	51	50 10/16	11.4	18.9	24.9	86	85 5/16	19.2	30.8	40.0	121	120 1/16	26.5	41.7	53.6
17	—	—	—	—	52	51 12/16	11.6	19.3	25.3	87	86 8/16	19.4	31.1	40.4	122	121 4/16	26.7	42.0	54.0
18	17	3.6	6.0	8.3	53	52 15/16	11.9	19.7	25.7	88	87 10/16	19.6	31.5	40.8	123	122 6/16	27.1	42.6	54.7
19	18 3/16	3.9	6.5	8.9	54	—	—	—	—	89	88 13/16	19.9	31.8	41.1	124	123 9/16	27.3	42.9	55.0
20	19 5/16	4.4	7.3	9.9	55	54 1/16	12.1	20.1	26.1	90	90	20.1	32.2	41.5	125	124 11/16	27.5	43.1	55.4
21	20 8/16	4.6	7.7	10.5	56	55 4/16	12.3	20.5	26.6	91	—	—	—	—	126	125 14/16	27.7	43.4	55.7
22	21 10/16	4.8	8.1	11.0	57	56 6/16	12.8	21.3	27.4	92	91 2/16	20.4	32.5	41.9	127	—	—	—	—
23	22 13/16	5.1	8.6	11.5	58	57 9/16	13.1	21.6	27.8	93	92 5/16	20.6	32.9	42.3	128	127	27.9	43.7	56.1
24	24	5.3	9.0	12.1	59	58 11/16	13.3	22.0	28.3	94	93 7/16	21.1	33.6	43.1	129	128 3/16	28.1	43.9	56.4
25	—	—	—	—	60	59 14/16	13.6	22.4	28.7	95	94 10/16	21.3	33.9	43.4	130	129 5/16	28.5	44.5	57.1
26	25 2/16	5.6	9.4	12.6	61	—	—	—	—	96	95 12/16	21.5	34.2	43.8	131	130 8/16	28.7	44.7	57.4
27	26 5/16	5.8	9.8	13.1	62	61	13.8	22.8	29.1	97	96 15/16	21.8	34.6	44.2	132	131 11/16	28.9	45.0	57.8
28	27 7/16	6.2	10.5	14.1	63	62 3/16	14.0	23.1	29.6	98	—	—	—	—	133	132 13/16	29.1	45.3	58.1
29	28 10/16	6.5	10.9	14.5	64	63 5/16	14.5	23.8	30.5	99	98 1/16	22.0	34.9	44.6	134	134	29.3	45.5	58.4
30	29 12/16	6.7	11.2	15.0	65	64 8/16	14.7	24.1	31.0	100	99 4/16	22.2	35.2	45.0	135	—	—	—	—
31	30 15/16	6.9	11.6	15.5	66	65 10/16	14.9	24.4	31.4	101	100 6/16	22.5	35.9	45.9	136	135 2/16	29.5	45.7	58.7
32	—	—	—	—	67	66 13/16	15.1	24.7	31.9	102	101 9/16	22.7	36.2	46.3	137	136 5/16	29.6	45.9	59.1
33	32 1/16	7.1	12.0	16.0	68	68	15.3	25.0	32.4	103	102 11/16	22.9	36.5	46.7	138	137 7/16	30.0	46.3	59.7
34	33 4/16	7.3	12.3	16.5	69	—	—	—	—	104	103 14/16	23.1	36.8	47.1	139	138 10/16	30.2	46.5	60.0
35	34 6/16	7.8	13.1	17.4	70	69 2/16	15.5	25.4	32.8	105	—	—	—	—	140	139 12/16	30.3	46.8	60.3
36	35 9/16	8.0	13.4	17.9	71	70 5/16	15.8	25.7	33.3	106	105	23.3	37.1	47.5	141	140 15/16	30.5	47.0	60.6
37	36 11/16	8.2	13.8	18.4	72	71 7/16	16.2	26.3	34.2	107	106 3/16	23.5	37.4	48.0	142	—	—	—	—
38	37 14/16	8.4	14.2	18.9	73	72 10/16	16.4	26.6	34.7	108	107 5/16	23.9	38.1	48.8	143	142 1/16	30.7	47.2	61.0
39	—	—	—	—	74	73 12/16	16.6	26.9	35.1	109	108 8/16	24.1	38.4	49.2	144	143 4/16	30.8	47.4	61.3
40	39	8.7	14.5	19.3	75	74 15/16	16.8	27.3	35.5	110	109 11/16	24.3	38.7	49.6					
41	40 3/16	8.9	14.9	19.8	76	—	—	—	—	111	110 13/16	24.5	39.0	50.0					
42	41 5/16	9.3	15.6	20.7	77	76 1/16	17.1	27.6	35.9	112	112	24.8	39.3	50.4					
43	42 8/16	9.6	16.0	21.2	78	77 4/16	17.3	27.9	36.3	113	—	—	—	—					
44	43 10/16	9.8	16.4	21.7	79	78 6/16	17.7	28.5	37.2	114	113 2/16	25.0	39.6	50.8					
45	44 13/16	10.0	16.7	22.1	80	79 9/16	17.9	28.9	37.6	115	114 5/16	25.2	39.9	51.2					
46	46	10.2	17.1	22.6	81	80 11/16	18.1	29.2	38.0	116	115 7/16	25.6	40.5	52.0					

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.

Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Efficacy (HE48)

Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts			
		LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO
12	10 13/16	1.7	2.5	3.5	5.7	47	46 13/16	6.9	10.7	13.3	24.7	82	—	—	—	—	—	117	116 13/16	17.3	27.3	33.7	57.9
13	12 13/16	1.7	2.5	3.5	5.7	48	—	—	—	—	—	83	82 13/16	12.5	19.9	23.9	42.2	118	—	—	—	—	—
14	—	—	—	—	—	49	48 13/16	7.1	11.2	13.9	25.4	84	—	—	—	—	—	119	118 13/16	17.5	27.7	34.3	58.7
15	14 13/16	2.0	3.0	4.0	7.2	50	—	—	—	—	—	85	84 13/16	12.8	20.3	24.5	43.1	120	—	—	—	—	—
16	—	—	—	—	—	51	50 13/16	7.4	11.7	14.5	26.3	86	—	—	—	—	—	121	120 13/16	17.8	28.1	34.9	59.6
17	16 13/16	2.4	3.5	4.6	8.7	52	—	—	—	—	—	87	86 13/16	13.1	20.8	25.1	44.1	122	—	—	—	—	—
18	—	—	—	—	—	53	52 13/16	7.7	12.3	15.1	27.4	88	—	—	—	—	—	123	122 13/16	18.1	28.6	35.5	60.5
19	18 13/16	2.7	3.9	5.2	10.2	54	—	—	—	—	—	89	88 13/16	13.4	21.3	25.7	45.0	124	—	—	—	—	—
20	—	—	—	—	—	55	54 13/16	8.0	12.9	15.7	28.5	90	—	—	—	—	—	125	124 13/16	18.3	29.0	36.0	62.1
21	20 13/16	3.0	4.4	5.8	11.7	56	—	—	—	—	—	91	90 13/16	13.7	21.7	26.3	46.0	126	—	—	—	—	—
22	—	—	—	—	—	57	56 13/16	8.4	13.5	16.4	29.5	92	—	—	—	—	—	127	126 13/16	18.4	29.5	36.6	63.8
23	22 13/16	3.4	4.9	6.4	13.2	58	—	—	—	—	—	93	92 13/16	14.0	22.1	26.9	47.0	128	—	—	—	—	—
24	—	—	—	—	—	59	58 13/16	8.7	14.0	17.0	30.6	94	—	—	—	—	—	129	128 13/16	18.6	29.9	37.2	65.4
25	24 13/16	3.7	5.4	7.0	14.7	60	—	—	—	—	—	95	94 13/16	14.3	22.6	27.5	47.9	130	—	—	—	—	—
26	—	—	—	—	—	61	60 13/16	9.0	14.6	17.6	31.6	96	—	—	—	—	—	131	130 13/16	18.8	30.4	37.7	67.0
27	26 13/16	4.1	5.9	7.5	15.8	62	—	—	—	—	—	97	96 13/16	14.4	22.8	27.8	48.4	132	—	—	—	—	—
28	—	—	—	—	—	63	62 13/16	9.4	15.2	18.2	32.6	98	—	—	—	—	—	133	132 13/16	18.9	30.8	38.3	68.6
29	28 13/16	4.4	6.4	8.1	16.8	64	—	—	—	—	—	99	98 13/16	14.7	23.3	28.5	49.4	134	—	—	—	—	—
30	—	—	—	—	—	65	64 13/16	9.7	15.6	18.7	33.7	100	—	—	—	—	—	135	134 13/16	19.1	31.2	38.9	70.2
31	30 13/16	4.8	6.9	8.7	17.9	66	—	—	—	—	—	101	100 13/16	15.0	23.7	29.0	50.4	136	—	—	—	—	—
32	—	—	—	—	—	67	66 13/16	10.0	16.1	19.2	34.7	102	—	—	—	—	—	137	136 13/16	19.3	31.8	39.4	70.7
33	32 13/16	5.0	7.2	9.0	18.5	68	—	—	—	—	—	103	102 13/16	15.3	24.1	29.6	51.3	138	—	—	—	—	—
34	—	—	—	—	—	69	68 13/16	10.4	16.5	19.8	35.7	104	—	—	—	—	—	139	138 13/16	19.5	32.3	40.0	71.2
35	34 13/16	5.4	7.7	9.6	19.5	70	—	—	—	—	—	105	104 13/16	15.6	24.6	30.2	52.3	140	—	—	—	—	—
36	—	—	—	—	—	71	70 13/16	10.7	17.0	20.3	36.7	106	—	—	—	—	—	141	140 13/16	19.8	32.8	40.6	71.8
37	36 13/16	5.7	8.2	10.2	20.6	72	—	—	—	—	—	107	106 13/16	15.8	25.0	30.7	53.2	142	—	—	—	—	—
38	—	—	—	—	—	73	72 13/16	11.0	17.4	20.8	37.7	108	—	—	—	—	—	143	142 13/16	20.0	33.3	41.1	72.3
39	38 13/16	6.0	8.7	10.8	21.5	74	—	—	—	—	—	109	108 13/16	16.1	25.5	31.3	54.2	144	—	—	—	—	—
40	—	—	—	—	—	75	74 13/16	11.3	17.9	21.4	38.7	110	—	—	—	—	—						
41	40 13/16	6.2	9.2	11.4	22.3	76	—	—	—	—	—	111	110 13/16	16.4	25.9	31.9	55.2						
42	—	—	—	—	—	77	76 13/16	11.6	18.4	22.0	39.6	112	—	—	—	—	—						
43	42 13/16	6.4	9.7	12.0	23.1	78	—	—	—	—	—	113	112 13/16	16.7	26.4	32.5	56.1						
44	—	—	—	—	—	79	78 13/16	11.9	18.9	22.7	40.5	114	—	—	—	—	—						
45	44 13/16	6.7	10.2	12.6	23.9	80	—	—	—	—	—	115	114 13/16	17.0	26.8	33.1	57.0						
46	—	—	—	—	—	81	80 13/16	12.2	19.4	23.3	41.4	116	—	—	—	—	—						

Voltage Drop Calculator

The below chart assumes nominal voltage of 24 Volts and a Voltage Drop Allowance of 3% through the wire

Wattage [W]	Maximum Wire Length From Power Supply to Start of Run [ft]						
	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG
5	1088.2	684.4	430.3	270.6	170.2	107.1	67.3
10	544.1	342.2	215.1	135.3	85.1	53.5	33.7
15	362.7	228.1	143.4	90.2	56.7	35.7	22.4
20	272.0	171.1	107.6	67.7	42.6	26.8	16.8
25	217.6	136.9	86.1	54.1	34.0	21.4	13.5
30	181.4	114.1	71.7	45.1	28.4	17.8	11.2
35	155.5	97.8	61.5	38.7	24.3	15.3	9.6
40	136.0	85.5	53.8	33.8	21.3	13.4	8.4
45	120.9	76.0	47.8	30.1	18.9	11.9	7.5
50	108.8	68.4	43.0	27.1	17.0	10.7	6.7
55	98.9	62.2	39.1	24.6	15.5	9.7	6.1
60	90.7	57.0	35.9	22.6	14.2	8.9	5.6
65	83.7	52.6	33.1	20.8	13.1	8.2	5.2
70	77.7	48.9	30.7	19.3	12.2	7.6	4.8
75	72.5	45.6	28.7	18.0	11.3	7.1	4.5
80	68.0	42.8	26.9	16.9	10.6	6.7	4.2
85	64.0	40.3	25.3	15.9	10.0	6.3	4.0
90	60.5	38.0	23.9	15.0	9.5	5.9	3.7
96	56.7	35.6	22.4	14.1	8.9	5.6	3.5

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Universal Dimming Power Supplies 1% 120VAC - 277VAC

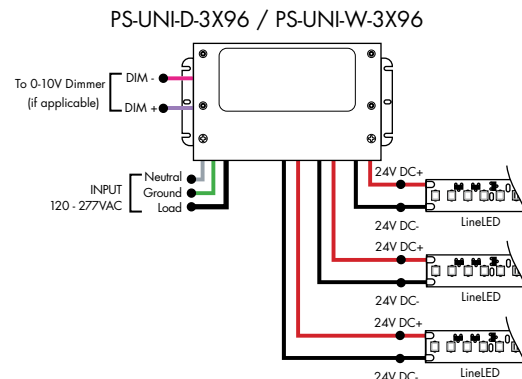
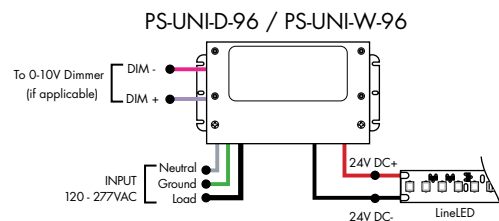
MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	UNI-0-10V Dimming, Phase Dimming	D-Dry W-Wet	30-30 Watts 60-60 Watts 96-96 Watts 3x96-3x96 Watts	24-24 VDC

Compatibility: View a complete list of compatible dimmers on product page ([Link](#))

0-10V - 1% dimming
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart

MODELS	PS-UNI-W-30W	PS-UNI-W-60W	PS-UNI-W-96W	PS-UNI-W-3X96W
Length	6.50"	7.40"	8.66"	11.85"
Width	3.73"	3.73"	3.73"	4.32"
Depth	1.61"	1.61"	1.61"	1.81"

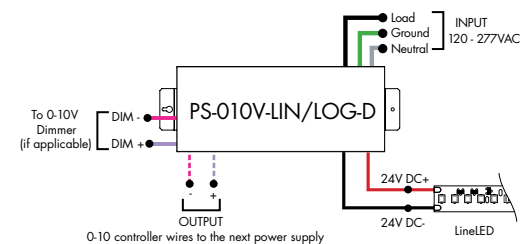
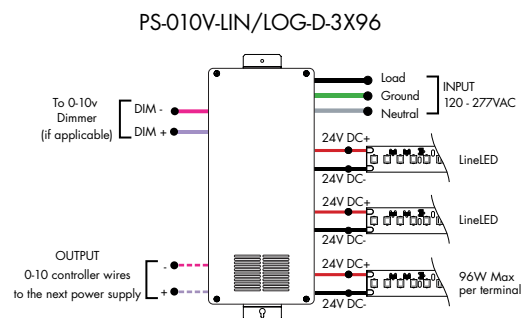
MODELS	PS-UNI-D-30W	PS-UNI-D-60W	PS-UNI-D-96W	PS-UNI-D-3X96W
Length	8.77"	8.77"	8.11"	9.94"
Width	4.27"	4.27"	5.60"	7.61"
Depth	1.83"	1.83"	1.83"	2.02"



Ordering Code 0-10V Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming (0.1%), Linear 010V-LOG-0-10V Dimming (0.1%), Logarithmic	D-Dry	96-96 Watts 3X96-3x96 Watts	24-24 VDC

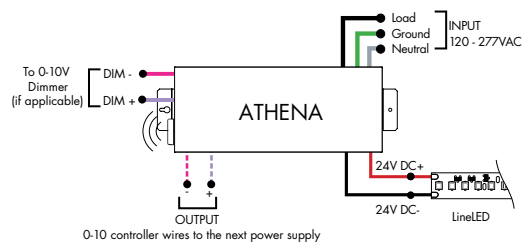
MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.45"



Athena 0-10V LED Driver

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming, Linear 010V-LOG-0-10V Dimming, Logarithmic	D-Dry	96-96 W	24-24 VDC	AWNR-Athena

MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"



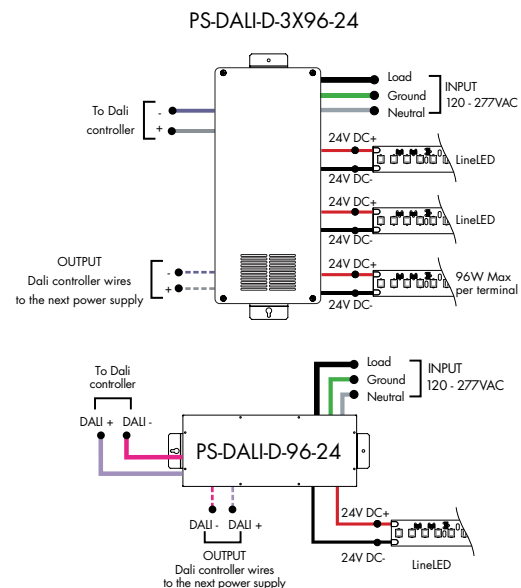
Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code DALI1 Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	DALI-DALI (0.1%)	D-Dry	96-96 Watts 3X96-3X96 Watts	24-24 VDC

Model	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

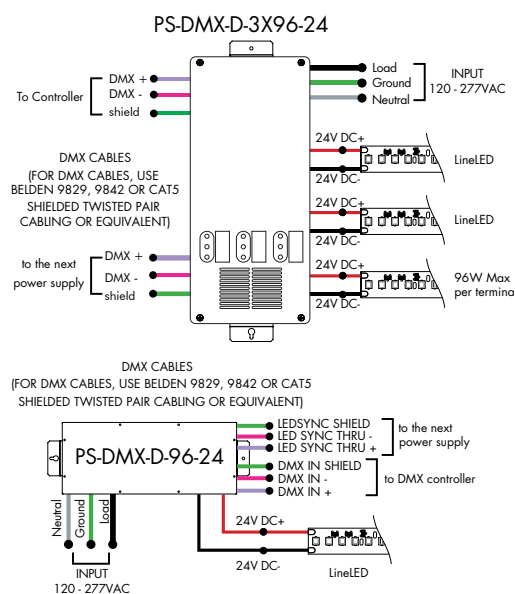


Ordering Code DMX Dimming Power Supplies 0.1% 120VAC - 277VAC Requires Zonal Control

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	DMX-DMX (0.1%)	D-Dry	96-96 Watts 3X96-3X96 Watts	24-24 VDC

*Zonal control power supplies. Control multiple tapes/zones using DMX channels.

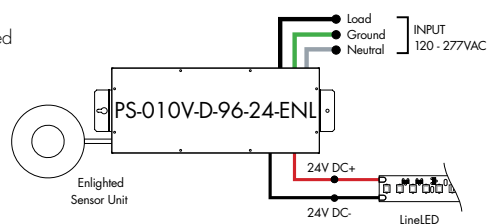
MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"



Ordering Code Enlightened Enabled Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS-Power Supply, 120-277VAC	010V-0-10V Dimming (1%)	D-Dry	96-96 Watts	24-24 VDC	ENL-0-10V Enlightened

Model	96W
Length	14.40"
Width	5.20"
Depth	2.60"



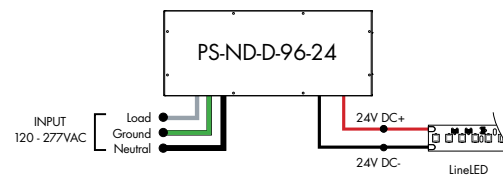
Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Non-Dimming Power Supply 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	ND - Non Dimming	D - Dry	96-96 Watts	24 - 24 VDC

MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

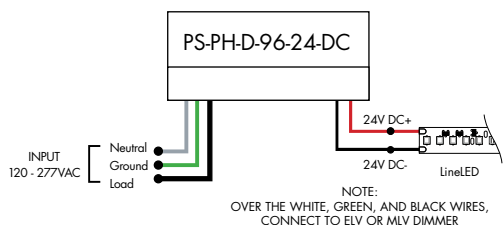


Ordering Code Phase Dimming Power Supply 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	OUTPUT CONTROL
PS - Power Supply, 120-277VAC	PH - Phase Dimming (Triac, ELV, MLV)	D - Dry	96 - 96 Watts	24 - 24 VDC	DC - Direct Current

MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart ([link](#))

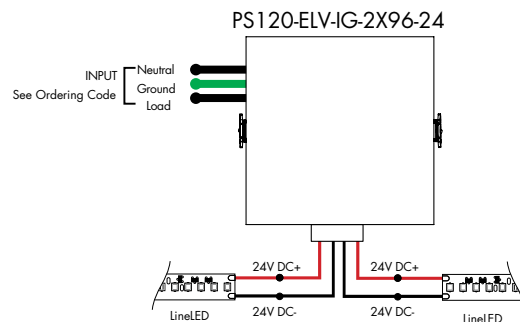
MODELS	96W
Length	8.25"
Width	4.10"
Depth	1.56"



Ordering Code In-Ground Power Supplies

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS120 - Power Supply, 120VAC PS240 - Power Supply, 240VAC PS277 - Power Supply, 277VAC	ELV - ELV Dimming (1%)	IG - In Ground	2X96 - 2X96 Watts	24 - 24 VDC

MODELS	2X96W
Length	8.40"
Width	8.30"
Depth	8.10"



Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.



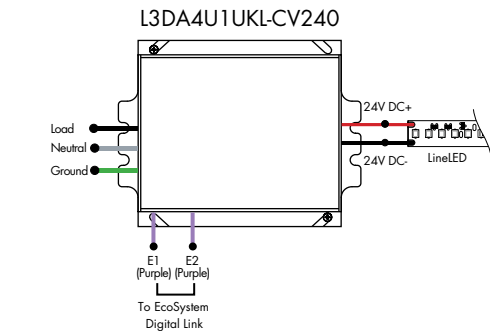
Luminii is a Lutron OEM Advantage Partner
Lutron Power Supplies 1%

MODEL

L3DA4U1UKL-CV240

HiLume™ 1% EcoSystem Voltage LED driver
40W max

MODELS	L3DA4U1UKL-CV240
Length	4.98"
Width	4.00"
Depth	2.62"



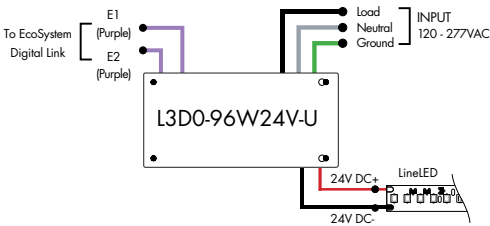
Luminii is a Lutron OEM Advantage Partner
Lutron Power Supplies 0.1%

MODEL

L3D0-96W24V-U

HiLume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™
96W max

MODELS	L3D0
Length	10.50"
Width	5.50"
Depth	2.00"



STORMWATER **MANAGEMENT REPORT**



GRANITE ENGINEERING

civil engineering • land planning • municipal services

LADY RICH EXPRESS CAR WASH, LLC

Map 129; Lot 19
1 Martin Drive
Lebanon, New Hampshire
April 14, 2025

PREPARED FOR:
LRX 1 MARTIN DRIVE, LLC
56 RIDGE AVENUE
CLAREMONT, NH 03743

PREPARED BY:
GRANITE ENGINEERING, LLC
150 DOW STREET, TOWER 2, SUITE 421
MANCHESTER, NH 03101
603.518.8030



GE Project No. 24-0702-1

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1. LEBANON NH STORMWATER CHECKLIST

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: Lady Rich Express Car Wash	
APPLICANT: LRX 1 MARTIN DRIVE, LLC	DATE: April 14, 2025

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance) (Construction sequence is located on sheet 12 in the project plan set) h. Proposed and existing public and private utilities i. Proposed project components to become property of or the responsibility of the City shall be labeled as such j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled. (table with this information is located within stormwater report) k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate. (test pit log is located on sheet 15 of the plan set) l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP. (all stormwater and erosion control details are shown on sheets 9-13 of the plan set) The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.	☒ ☒ n/a ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu. <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website) (see sheet 7 of the plan set)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	n/a ☐	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Granite Engineering, LLC

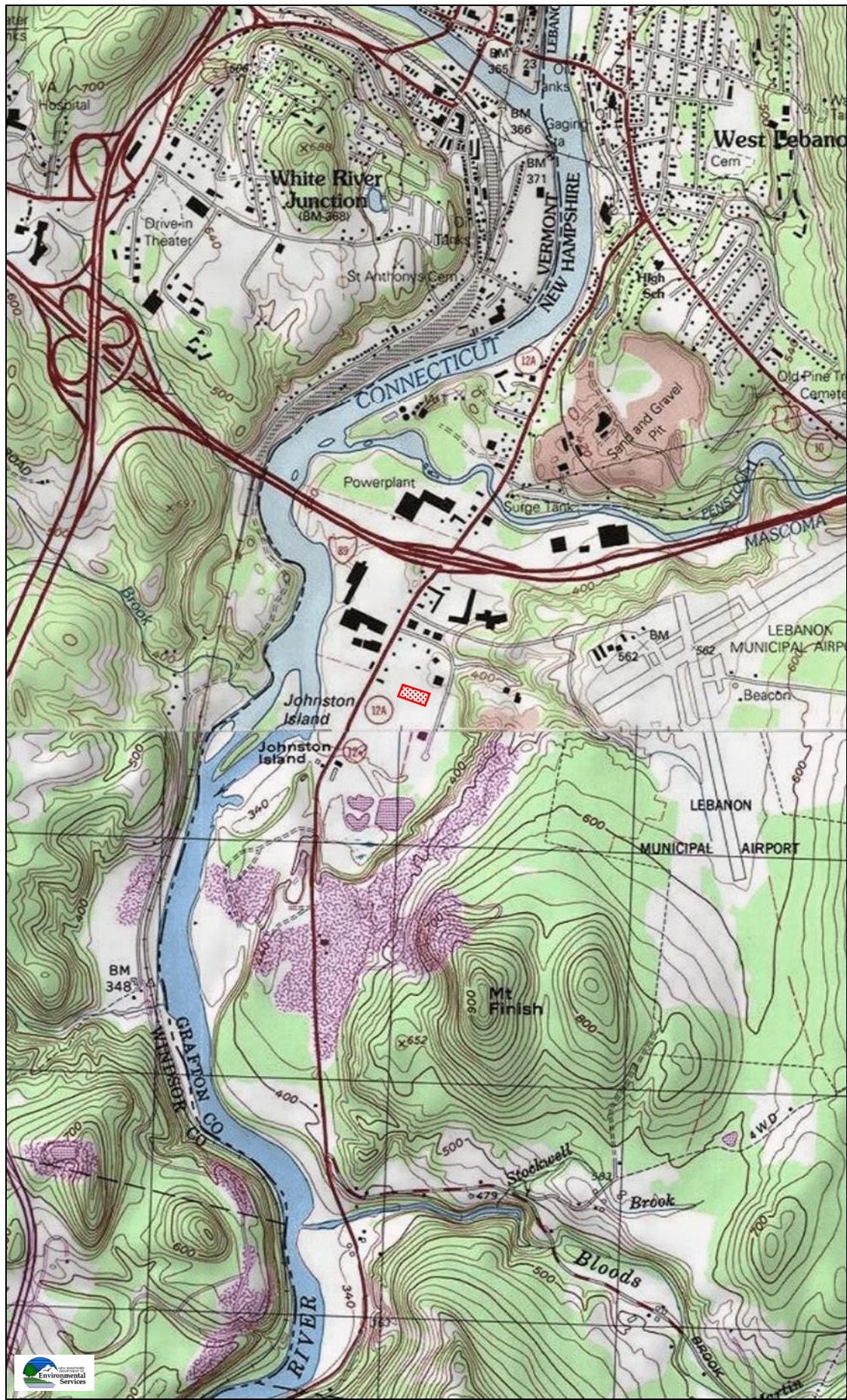
(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

2. USGS MAP

USGS Topographic Map



Legend

Map Scale
1: 24,000

© NH DES, <http://des.nh.gov>
Map Generated: 2/13/2025



Notes

3. PROJECT NARRATIVE

I. INTRODUCTION

A. Project Description

This project proposes the reconstruction of a stationary car wash at the rear of the property located at 1 Martin Drive in Lebanon, New Hampshire. The existing rear building has been abandoned and will be razed from the site. The proposed stationary car wash will be constructed having 2 manual car wash bays, 2 automatic wash bays, and a single detailing bay. The current active drive-thru car wash at the front of the property will remain.

Through the redevelopment of the site, there is an overall slight increase of impervious area. However, the area of redevelopment will have the new pavement area directed to bioretention ponds on the northern and southern sides of the property to promote water quality and detention.

B. Existing Site Conditions

Tax Map 129 Lot 19 is approximately 1.25 acres in area. The property is developed with multiple car wash buildings. The building near the road is a drive-thru car wash, and the building at the rear was a self-service car wash that is no longer active. The property is located on a private road, Martin Drive. Currently, the site pavement flows to the northern and southern side of the property in the grassed areas. Two catch basins are filled of sediment and been abandoned.

According to the NRCS Site Web Soil Survey, the predominant onsite soil types are a mix of Pootatuck Very Fine Sandy Loam and Hadley Sil Loam.

Please refer to Section 4 of this stormwater report for project specific NRCS soils.

II. STORM DRAINAGE ANALYSIS & DESIGN

A. Methodology

In accordance with the City of Lebanon Stormwater Regulations and generally accepted engineering practice, the 1-inch, 2-year, 25-year, 50-year, and 100-year frequency storms have each been used in the various aspects of analysis and design of stormwater management considerations for the subject site. Stormwater-treatment provisions and all drainage facilities have been designed to be fully functional during a 100-year return frequency storm.

In appreciation of the benefits and limitations related to each of the various methods available to design professionals for estimating peak stormwater

discharge rates for use in analysis and design, the TR-20 computer model was used. Values for Time of Concentration used in the analysis were estimated using the methodology contained within USDA-S.C.S. publication Urban Hydrology for Small Watersheds Technical Release No. 55 (TR 55).

All proposed stormwater inlet structures were designed to remain under inlet control throughout a design storm of the return frequency noted. Outlet protection for each discharging culvert was designed in accordance with the methodology for the “best management practice”, in accordance with a publication entitled New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design. In addition, this publication served as the primary reference for the numerous temporary and permanent erosion control methods incorporated into the design of this project.

All design and analysis calculations performed using the referenced methodologies are attached to this report. The minimum time of concentrations used for the analysis is 6 minutes. These calculations document each catchment area, a breakdown of surface type, time of concentration, rainfall intensity, peak discharge volume, Manning’s “n” value, peak velocity, and other descriptive design data for each watershed and pipe segment evaluated. In addition, the “Pre/Post Development Drainage Area Plans” graphically define and illustrate the extent of each watershed or catchment area investigated.

B. Pre-Development Drainage Conditions

In order to evaluate the impact of the proposed development, two (2) Point of Analysis (POA) was analyzed to demonstrate that the peak rates of runoff would not increase from the site improvements.

The POA, Link A, is located at the northern property boundary in the grass depression area along the property boundary.

The POA, Link B, is located at the southern property boundary in the grass depression area along the property boundary.

The runoff is collected in the grass and infiltrated into the ground without any designed or implemented treatment.

Pre-development peak rates of discharge are identified in Table 2. Further explanation of the post-condition hydrology will show a net decrease to the point of analysis.

For a more visual description of the information presented in this section, please refer to the attached “Pre-Development Drainage Areas Plan” attached in the appendix of this report.

C. Post-Development Drainage Conditions:

The same POAs from the Pre-Development scenario was used in the Post-Development analysis.

Runoff generated from the project area match the similar drainage patterns as the current site configuration. A portion of the site flows to the northern grass area, while the other half flows to the south. The proposed development will now divert stormwater from the roofs and driveways into two proposed bioretention ponds. The ponds will be constructed with a sediment forebay before flowing into the rain garden and biofiltration soil. The ponds will be constructed without liners or underdrains and will allow the runoff to infiltrate into the subsoil. The bioretention ponds is represented in the HydroCAD model as 1RG and 2RG.

The proposed changes to the site will include an additional 194-sf of impervious area. The proposed bioretention pond #1 will treat 10,809-sf of impervious area, and bioretention pond #2 will treat 10,701-sf of impervious area. Through the two bioretention ponds, it will mitigate the effects of adding impervious area to the site (Table 3).

This pond will provide adequate storage to offset the peak rates of runoff for the design storms. Additionally, while this project adds very little pavement to the site, it provides a significant improvement to the treatment of the stormwater runoff. Overall, the design complies with the requirements to provide treatment of developed areas and control of the peak rate of stormwater runoff and volume. According to the NHDES Stormwater Handbook Volume 2, “Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis”, a bioretention system removes 90% of Total Suspended Solids (TSS), 65% of Total Nitrogen (TN), and 65% of Total Phosphorus (TP).

The detailed hydrologic and hydraulic relationship of each sub-catchment is described within the HydroCAD stormwater modeling, also contained in the appendix of this report.

The peak stormwater runoff rate and total storm volume for the specific storm frequencies are presented and analyzed in the subsequent summary section of this report, for the point of analysis (Table 1 & 2).

D. Summary:

The subject site complies with the City of Lebanon Stormwater Management Regulations in regards to stormwater treatment and groundwater recharge volume. Proposed stormwater best management practices (BMP) are designed in accordance with the New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design and BMP worksheets provided by the New Hampshire Department of Environmental Services. In addition, stormwater discharges, in terms of peak rate of runoff and total volume, are consistent with the City of Lebanon Stormwater Regulations. The results are reported below in Table 1 and 2.

TABLE 1: CHANNEL PROTECTION REQUIREMENTS

Site Pre-Development vs. Post-Development (Storm Volume in Acre-Feet)											
Analysis Point	1-In		2-Year		25-Year		50-Year		100-Year		24-hr Rainfall
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	
A	0.002	0.000	0.030	0.000	0.087	0.034	0.112	0.056	0.143	0.084	Decrease volume on all storm events
B	0.006	0.000	0.042	0.004	0.100	0.047	0.125	0.066	0.154	0.090	Decrease volume on all storm events

Channel Protection Requirements based on NHDES Alteration of Terrain Standards have been met (Env-Wq 1507.05). This includes the 2-year 24-hour post development peak flow rate generated from the proposed disturbance shall be equal to or less than the 2-year, 24-hour pre-development peak flow rate and:

- The 2-year, 24-hour post-development storm volume, directed to a channel, downstream receiving water, or wetland has not includes over the pre-development volume by more than 0.1 acre-feet; and
- The 2-year 24-hour post-development peak flow rate directed to a channel, downstream receiving water, or wetland is less than 2 cfs; and

- c. The area directly discharges into a fourth order or greater river, a pond or lake greater than 10 acres, or tidal water

TABLE 2: PEAK RUNOFF

Site Pre Development vs. Post Development (Peak Discharge Rate in cfs)										
Description	1-inch		2-Year		25-Year		50-Year		100-Year	
24-hr Rainfall	1.00"		2.49"		4.37"		5.11"		5.97"	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
A	0.00	0.00	0.46	0.00	1.40	1.06	1.81	1.70	2.30	2.28
B	0.12	0.00	0.91	0.10	2.12	1.94	2.60	2.40	3.17	2.93

TABLE 3: IMPERVIOUS AREA TREATMENT

Site Pre Development vs. Post Development (Treated Area)	
Pre-Development Impervious Area (HydroCAD)	21,316-sf
Post-Development Impervious Area (HydroCAD)	21,510-sf
Increase in Impervious Area	+194-sf
Post-Development Impervious Area Being Treated	21,510-sf
Effective Impervious Area (EIC)	0-sf
Site Post-Development Treated Impervious Area > Increase In Impervious Area, ∴ OK	

III. EROSION & SEDIMENTATION CONTROL PROVISIONS

A. Temporary Erosion Control Measures

Temporary erosion and sediment control measures are indicated on the design plans, construction details, general notes and within the drainage report. Although not integral with this stormwater report, due to the size of the proposed development both temporary and permanent erosion control

measures will also be specified within the project's Stormwater Pollution Prevention Plan (SWPPP). All erosion control measures specified are designed to reduce or eliminate potential soil migration and water quality degradation, both during and after the construction period.

The following temporary erosion control measures will be implemented;

- Silt Fence and/or Silt Logs
- Erosion Control Blankets on slopes 3:1 and steeper
- Riprap Aprons & Spillway Stabilization
- Turf Establishment - Hydroseeding with mulch and tackifiers
- Stone Check Dams

These temporary erosion control measures are also discussed in the projects. Operation and Maintenance plan contained in the appendices of this report.

In addition to the above-listed erosion control measures, references are made throughout the project documents to the New Hampshire Stormwater Manual; Volume 3: Erosion and Sediment Temporary Controls During Construction for additional measures, as necessary.

B. Construction Sequence

A site-specific construction sequence sensitive to limiting soil loss due to erosion and associated water quality degradation was prepared specifically for this project and is shown on the project plans. As pointed out in the erosion control notes, it is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose should be reported to this office by the contractor. Furthermore, the contractor is encouraged to supplement specified erosion control measures during the construction period where and when in his/ her best judgment, additional protection is warranted.

C. Permanent Erosion Control Measures

Similar to temporary erosion control measures, all permanent erosion control measures are indicated on the design plans, construction details, general notes, drainage report, SWPPP and O & M project documents.

The following permanent erosion control measures will be implemented;

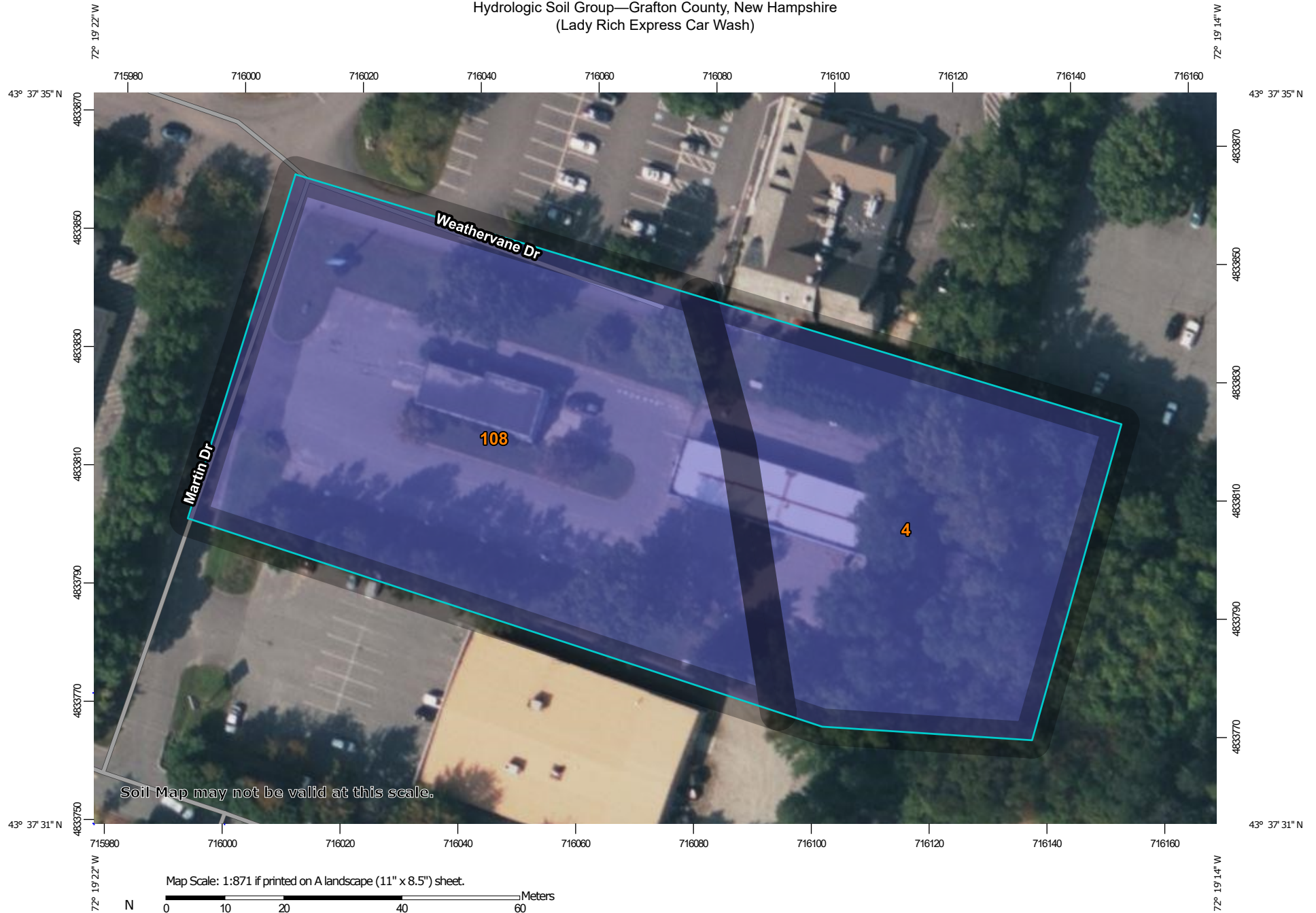
- Bituminous Paved Roadway and parking lots

- Inlet & Outlet Protection - Riprap Stabilization
- Stormwater Basins with multi-stage outlets
- Turf Establishment - Hydroseeding with mulch and tackifiers

Each of the above-mentioned permanent erosion control measures are designed in a project-specific manner within both state and local regulatory compliance standards.

4. WEB SOIL SURVEY

Hydrologic Soil Group—Grafton County, New Hampshire
(Lady Rich Express Car Wash)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/4/2024
Page 1 of 4
Page 451 of 628

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grafton County, New Hampshire
Survey Area Data: Version 28, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Pootatuck very fine sandy loam	B	0.9	38.9%
108	Hadley silt loam, occasionally flooded	B	1.4	61.1%
Totals for Area of Interest			2.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

5. BMP WORKSHEETS

FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name:

Bioretention Pond #1

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

Yes		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
0.51	ac	A = Area draining to the practice	
0.25	ac	A _I = Impervious area draining to the practice	
0.49	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.49	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.25	ac-in	WQV = 1" x R _v x A	
902	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
226	cf	25% x WQV (check calc for sediment forebay volume)	
677	cf	75% x WQV (check calc for surface sand filter volume)	
Forebay		Method of Pretreatment? (not required for clean or roof runoff)	
278	cf	V _{SED} = Sediment forebay volume, if used for pretreatment	≥ 25%WQV
Calculate time to drain if system IS NOT underdrained:			
182	sf	A _{SA} = Surface area of the practice	
10.00	iph	K _{sat} _{DESIGN} = Design infiltration rate ¹	
		If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
no	Yes/No	(Use the calculations below)	
5.9	hours	T _{DRAIN} = Drain time = V / (A _{SA} * I _{DESIGN})	≤ 72-hrs
Calculate time to drain if system IS underdrained:			
	ft	E _{WQV} = Elevation of WQV (attach stage-storage table)	
	cfs	Q _{WQV} = Discharge at the E _{WQV} (attach stage-discharge table)	
-	hours	T _{DRAIN} = Drain time = 2WQV/Q _{WQV}	≤ 72-hrs
346.00	feet	E _{FC} = Elevation of the bottom of the filter course material ²	
	feet	E _{UD} = Invert elevation of the underdrain (UD), if applicable	
345.00	feet	E _{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
343.33	feet	E _{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
346.00	feet	D _{FC to UD} = Depth to UD from the bottom of the filter course	≥ 1'
2.67	feet	D _{FC to ROCK} = Depth to bedrock from the bottom of the filter course	≥ 1'
1.00	feet	D _{FC to SHWT} = Depth to SHWT from the bottom of the filter course	≥ 1'
348.56	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
349.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	< 10 ac
	cf	V = Volume of storage ³ (attach a stage-storage table)	≥ 75%WQV
	inches	D _{FC} = Filter course thickness	18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification.	
Yes/No		Access grate provided?	← yes

If a bioretention area is proposed:		
YES	ac	Drainage Area no larger than 5 ac?
1,066	cf	V = Volume of storage ³ (attach a stage-storage table)
18.0	inches	D _{FC} = Filter course thickness
Sheet	14	Note what sheet in the plan set contains the filter course specification
3.0	:1	Pond side slopes
Sheet		Note what sheet in the plan set contains the planting plans and surface cover
If porous pavement is proposed:		
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)
	acres	A _{SA} = Surface area of the pervious pavement
	:1	Ratio of the contributing area to the pervious surface area
	inches	D _{FC} = Filter course thickness
Sheet		Note what sheet in the plan set contains the filter course spec.

← yes
 ≥ WQV
 18", or 24" if
 within GPA

 > 3:1

 ≤ 5:1
 12", or 18" if
 within GPA
 mod. 304.1 (see
 spec)

1. Rate of the limiting layer (either the filter course or the underlying soil). Ksat_{design} includes factor of safety. See Env-Wq 1504.14 for guidance on determining the infiltration rate.
2. See lines 34, 40 and 48 for required depths of filter media.
3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet structure, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Stage-Area-Storage for Pond BP1: BIORETENTION # 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
346.00	182	0	346.52	326	41
346.01	182	1	346.53	327	43
346.02	182	1	346.54	329	45
346.03	182	2	346.55	331	47
346.04	182	3	346.56	333	49
346.05	182	4	346.57	334	52
346.06	182	4	346.58	336	54
346.07	182	5	346.59	338	56
346.08	182	6	346.60	340	59
346.09	182	7	346.61	342	61
346.10	182	7	346.62	343	63
346.11	182	8	346.63	345	66
346.12	182	9	346.64	347	68
346.13	182	9	346.65	349	70
346.14	182	10	346.66	350	73
346.15	182	11	346.67	352	75
346.16	182	12	346.68	354	78
346.17	182	12	346.69	356	80
346.18	182	13	346.70	358	83
346.19	182	14	346.71	359	85
346.20	182	15	346.72	361	88
346.21	182	15	346.73	363	90
346.22	182	16	346.74	365	93
346.23	182	17	346.75	367	95
346.24	182	17	346.76	368	98
346.25	182	18	346.77	370	100
346.26	182	19	346.78	372	103
346.27	182	20	346.79	374	106
346.28	182	20	346.80	375	108
346.29	182	21	346.81	377	111
346.30	182	22	346.82	379	114
346.31	182	23	346.83	381	116
346.32	182	23	346.84	383	119
346.33	182	24	346.85	384	122
346.34	182	25	346.86	386	125
346.35	182	25	346.87	388	127
346.36	182	26	346.88	390	130
346.37	182	27	346.89	391	133
346.38	182	28	346.90	393	136
346.39	182	28	346.91	395	139
346.40	182	29	346.92	397	141
346.41	182	30	346.93	399	144
346.42	182	31	346.94	400	147
346.43	182	31	346.95	402	150
346.44	182	32	346.96	404	153
346.45	182	33	346.97	406	156
346.46	182	33	346.98	407	159
346.47	182	34	346.99	409	162
346.48	182	35	347.00	411	165
346.49	182	36	347.01	417	168
346.50	322	36	347.02	422	171
346.51	324	39	347.03	428	174

Stage-Area-Storage for Pond BP1: BIORETENTION # 1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
347.04	434	178	347.56	717	429
347.05	439	181	347.57	721	436
347.06	445	184	347.58	725	444
347.07	451	188	347.59	729	451
347.08	456	191	347.60	733	458
347.09	462	195	347.61	737	466
347.10	468	198	347.62	741	473
347.11	473	202	347.63	745	480
347.12	479	205	347.64	749	488
347.13	485	209	347.65	753	495
347.14	491	213	347.66	757	503
347.15	496	217	347.67	761	511
347.16	502	221	347.68	765	518
347.17	508	225	347.69	769	526
347.18	513	229	347.70	773	534
347.19	519	233	347.71	777	541
347.20	525	237	347.72	780	549
347.21	530	241	347.73	784	557
347.22	536	245	347.74	788	565
347.23	542	249	347.75	792	573
347.24	547	254	347.76	796	581
347.25	553	258	347.77	800	589
347.26	559	263	347.78	804	597
347.27	564	267	347.79	808	605
347.28	570	272	347.80	812	613
347.29	576	276	347.81	816	621
347.30	581	281	347.82	820	629
347.31	587	286	347.83	824	637
347.32	593	291	347.84	828	646
347.33	598	296	347.85	832	654
347.34	604	300	347.86	836	662
347.35	610	305	347.87	840	671
347.36	615	311	347.88	844	679
347.37	621	316	347.89	848	687
347.38	627	321	347.90	852	696
347.39	633	326	347.91	855	705
347.40	638	331	347.92	859	713
347.41	644	337	347.93	863	722
347.42	650	342	347.94	867	730
347.43	655	347	347.95	871	739
347.44	661	353	347.96	875	748
347.45	667	358	347.97	879	757
347.46	672	364	347.98	883	765
347.47	678	370	347.99	887	774
347.48	684	375	348.00	891	783
347.49	689	381	348.01	894	792
347.50	695	387	348.02	898	801
347.51	698	394	348.03	901	810
347.52	701	401	348.04	904	819
347.53	705	408	348.05	908	828
347.54	709	415	348.06	911	837
347.55	713	422	348.07	914	846

Stage-Area-Storage for Pond BP1: BIORETENTION # 1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
348.08	918	855	348.60	1,457	1,436
348.09	921	865	348.61	1,472	1,450
348.10	924	874	348.62	1,487	1,465
348.11	928	883	348.63	1,502	1,480
348.12	931	892	348.64	1,517	1,495
348.13	934	902	348.65	1,532	1,511
348.14	938	911	348.66	1,548	1,526
348.15	941	920	348.67	1,563	1,542
348.16	944	930	348.68	1,578	1,557
348.17	947	939	348.69	1,593	1,573
348.18	952	949	348.70	1,608	1,589
348.19	956	958	348.71	1,623	1,605
348.20	961	968	348.72	1,638	1,622
348.21	965	978	348.73	1,653	1,638
348.22	970	987	348.74	1,668	1,655
348.23	974	997	348.75	1,683	1,671
348.24	979	1,007	348.76	1,698	1,688
348.25	983	1,017	348.77	1,713	1,705
348.26	988	1,026	348.78	1,728	1,723
348.27	992	1,036	348.79	1,743	1,740
348.28	997	1,046	348.80	1,758	1,757
348.29	1,001	1,056	348.81	1,773	1,775
348.30	1,006	1,066	348.82	1,788	1,793
348.31	1,021	1,076	348.83	1,803	1,811
348.32	1,036	1,087	348.84	1,818	1,829
348.33	1,051	1,097	348.85	1,833	1,847
348.34	1,066	1,108	348.86	1,848	1,866
348.35	1,081	1,119	348.87	1,863	1,884
348.36	1,096	1,129	348.88	1,878	1,903
348.37	1,111	1,140	348.89	1,894	1,922
348.38	1,126	1,152	348.90	1,909	1,941
348.39	1,141	1,163	348.91	1,924	1,960
348.40	1,156	1,174	348.92	1,939	1,979
348.41	1,171	1,186	348.93	1,954	1,999
348.42	1,187	1,198	348.94	1,969	2,018
348.43	1,202	1,210	348.95	1,984	2,038
348.44	1,217	1,222	348.96	1,999	2,058
348.45	1,232	1,234	348.97	2,014	2,078
348.46	1,247	1,247	348.98	2,029	2,098
348.47	1,262	1,259	348.99	2,044	2,119
348.48	1,277	1,272	349.00	2,059	2,139
348.49	1,292	1,285			
348.50	1,307	1,298			
348.51	1,322	1,311			
348.52	1,337	1,324			
348.53	1,352	1,338			
348.54	1,367	1,351			
348.55	1,382	1,365			
348.56	1,397	1,379			
348.57	1,412	1,393			
348.58	1,427	1,407			
348.59	1,442	1,421			

FILTRATION PRACTICE DESIGN CRITERIA (Env-Wq 1508.07)

Type/Node Name:

Bioretention Pond #2

Enter the type of filtration practice (e.g., bioretention system) and the node name in the drainage analysis, if applicable.

Yes		Check if you reviewed the restrictions on unlined systems outlined in Env-Wq 1508.07(a).	
0.42	ac	A = Area draining to the practice	
0.25	ac	A _I = Impervious area draining to the practice	
0.58	decimal	I = Percent impervious area draining to the practice, in decimal form	
0.58	unitless	R _v = Runoff coefficient = 0.05 + (0.9 x I)	
0.24	ac-in	WQV = 1" x R _v x A	
879	cf	WQV conversion (ac-in x 43,560 sf/ac x 1ft/12")	
220	cf	25% x WQV (check calc for sediment forebay volume)	
659	cf	75% x WQV (check calc for surface sand filter volume)	
Forebay		Method of Pretreatment? (not required for clean or roof runoff)	
526	cf	V _{SED} = Sediment forebay volume, if used for pretreatment	≥ 25%WQV
Calculate time to drain if system IS NOT underdrained:			
101	sf	A _{SA} = Surface area of the practice	
10.00	iph	K _{sat} _{DESIGN} = Design infiltration rate ¹	
		If K _{sat} (prior to factor of safety) is < 0.50 iph, has an underdrain been provided?	
no Yes/No		(Use the calculations below)	
10.4	hours	T _{DRAIN} = Drain time = V / (A _{SA} * I _{DESIGN})	≤ 72-hrs
Calculate time to drain if system IS underdrained:			
	ft	E _{WQV} = Elevation of WQV (attach stage-storage table)	
	cfs	Q _{WQV} = Discharge at the E _{WQV} (attach stage-discharge table)	
	- hours	T _{DRAIN} = Drain time = 2WQV/Q _{WQV}	≤ 72-hrs
345.00	feet	E _{FC} = Elevation of the bottom of the filter course material ²	
	feet	E _{UD} = Invert elevation of the underdrain (UD), if applicable	
344.00	feet	E _{SHWT} = Elevation of SHWT (if none found, enter the lowest elevation of the test pit)	
343.33	feet	E _{ROCK} = Elevation of bedrock (if none found, enter the lowest elevation of the test pit)	
345.00	feet	D _{FC to UD} = Depth to UD from the bottom of the filter course	≥ 1'
1.67	feet	D _{FC to ROCK} = Depth to bedrock from the bottom of the filter course	≥ 1'
1.00	feet	D _{FC to SHWT} = Depth to SHWT from the bottom of the filter course	≥ 1'
348.26	ft	Peak elevation of the 50-year storm event (infiltration can be used in analysis)	
349.00	ft	Elevation of the top of the practice	
YES		50 peak elevation ≤ Elevation of the top of the practice	← yes
If a surface sand filter or underground sand filter is proposed:			
YES	ac	Drainage Area check.	< 10 ac
	cf	V = Volume of storage ³ (attach a stage-storage table)	≥ 75%WQV
	inches	D _{FC} = Filter course thickness	18", or 24" if within GPA
Sheet		Note what sheet in the plan set contains the filter course specification.	
	Yes/No	Access grate provided?	← yes

If a bioretention area is proposed:		
YES	ac	Drainage Area no larger than 5 ac?
802	cf	V = Volume of storage ³ (attach a stage-storage table)
18.0	inches	D _{FC} = Filter course thickness
Sheet	14	Note what sheet in the plan set contains the filter course specification
3.0	:1	Pond side slopes
Sheet		Note what sheet in the plan set contains the planting plans and surface cover
If porous pavement is proposed:		
		Type of pavement proposed (Concrete? Asphalt? Pavers? Etc.)
	acres	A _{SA} = Surface area of the pervious pavement
	:1	Ratio of the contributing area to the pervious surface area
	inches	D _{FC} = Filter course thickness
Sheet		Note what sheet in the plan set contains the filter course spec.

← yes
 ≥ WQV
 18", or 24" if
 within GPA

 > 3:1

 ≤ 5:1
 12", or 18" if
 within GPA
 mod. 304.1 (see
 spec)

1. Rate of the limiting layer (either the filter course or the underlying soil). Ksat_{design} includes factor of safety. See Env-Wq 1504.14 for guidance on determining the infiltration rate.
2. See lines 34, 40 and 48 for required depths of filter media.
3. Volume without depending on infiltration. The volume includes the storage above the filter (but below the invert of the outlet structure, if any), the filter media voids, and the pretreatment area. The storage above the filter media shall not include the volume above the outlet structure, if any.

Designer's Notes:

Stage-Area-Storage for Pond BP2: BIORETENTION #2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
345.00	101	0	345.52	101	21
345.01	101	0	345.53	101	21
345.02	101	1	345.54	101	22
345.03	101	1	345.55	101	22
345.04	101	2	345.56	101	23
345.05	101	2	345.57	101	23
345.06	101	2	345.58	101	23
345.07	101	3	345.59	101	24
345.08	101	3	345.60	101	24
345.09	101	4	345.61	101	25
345.10	101	4	345.62	101	25
345.11	101	4	345.63	101	25
345.12	101	5	345.64	101	26
345.13	101	5	345.65	101	26
345.14	101	6	345.66	101	27
345.15	101	6	345.67	101	27
345.16	101	6	345.68	101	27
345.17	101	7	345.69	101	28
345.18	101	7	345.70	101	28
345.19	101	8	345.71	101	29
345.20	101	8	345.72	101	29
345.21	101	8	345.73	101	29
345.22	101	9	345.74	101	30
345.23	101	9	345.75	101	30
345.24	101	10	345.76	101	31
345.25	101	10	345.77	101	31
345.26	101	11	345.78	101	32
345.27	101	11	345.79	101	32
345.28	101	11	345.80	101	32
345.29	101	12	345.81	101	33
345.30	101	12	345.82	101	33
345.31	101	13	345.83	101	34
345.32	101	13	345.84	101	34
345.33	101	13	345.85	101	34
345.34	101	14	345.86	101	35
345.35	101	14	345.87	101	35
345.36	101	15	345.88	101	36
345.37	101	15	345.89	101	36
345.38	101	15	345.90	101	36
345.39	101	16	345.91	101	37
345.40	101	16	345.92	101	37
345.41	101	17	345.93	101	38
345.42	101	17	345.94	101	38
345.43	101	17	345.95	101	38
345.44	101	18	345.96	101	39
345.45	101	18	345.97	101	39
345.46	101	19	345.98	101	40
345.47	101	19	345.99	101	40
345.48	101	19	346.00	164	40
345.49	101	20	346.01	166	41
345.50	101	20	346.02	168	43
345.51	101	21	346.03	170	44

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
346.04	172	45	346.56	284	135
346.05	174	46	346.57	286	137
346.06	176	47	346.58	289	140
346.07	179	48	346.59	292	143
346.08	181	49	346.60	295	146
346.09	183	51	346.61	298	149
346.10	185	52	346.62	300	152
346.11	187	53	346.63	303	155
346.12	189	54	346.64	306	158
346.13	191	56	346.65	309	161
346.14	193	57	346.66	311	164
346.15	195	58	346.67	314	167
346.16	197	60	346.68	317	171
346.17	199	61	346.69	320	174
346.18	201	62	346.70	323	177
346.19	204	64	346.71	325	180
346.20	206	65	346.72	328	184
346.21	208	67	346.73	331	187
346.22	210	68	346.74	334	190
346.23	212	70	346.75	336	194
346.24	214	71	346.76	339	197
346.25	216	73	346.77	342	200
346.26	218	74	346.78	345	204
346.27	220	76	346.79	348	207
346.28	222	78	346.80	350	211
346.29	224	79	346.81	353	214
346.30	226	81	346.82	356	218
346.31	228	82	346.83	359	221
346.32	231	84	346.84	361	225
346.33	233	86	346.85	364	229
346.34	235	88	346.86	367	232
346.35	237	89	346.87	370	236
346.36	239	91	346.88	373	240
346.37	241	93	346.89	375	243
346.38	243	95	346.90	378	247
346.39	245	97	346.91	381	251
346.40	247	98	346.92	384	255
346.41	249	100	346.93	387	259
346.42	251	102	346.94	389	262
346.43	253	104	346.95	392	266
346.44	256	106	346.96	395	270
346.45	258	108	346.97	398	274
346.46	260	110	346.98	400	278
346.47	262	112	346.99	403	282
346.48	264	114	347.00	406	286
346.49	266	116	347.01	409	290
346.50	268	118	347.02	412	295
346.51	270	121	347.03	415	299
346.52	272	123	347.04	418	303
346.53	275	126	347.05	421	307
346.54	278	129	347.06	424	311
346.55	281	132	347.07	426	315

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
347.08	429	320	347.60	552	581
347.09	432	324	347.61	552	587
347.10	435	328	347.62	552	592
347.11	438	333	347.63	552	598
347.12	441	337	347.64	552	603
347.13	444	342	347.65	552	609
347.14	447	346	347.66	552	614
347.15	450	351	347.67	552	620
347.16	453	355	347.68	552	625
347.17	456	360	347.69	552	631
347.18	459	364	347.70	552	636
347.19	461	369	347.71	552	642
347.20	464	373	347.72	552	647
347.21	467	378	347.73	552	653
347.22	470	383	347.74	552	658
347.23	473	387	347.75	552	664
347.24	476	392	347.76	552	669
347.25	479	397	347.77	552	675
347.26	482	402	347.78	552	680
347.27	485	407	347.79	552	686
347.28	488	411	347.80	552	691
347.29	491	416	347.81	552	697
347.30	494	421	347.82	552	702
347.31	497	426	347.83	552	708
347.32	499	431	347.84	552	714
347.33	502	436	347.85	552	719
347.34	505	441	347.86	552	725
347.35	508	446	347.87	552	730
347.36	511	451	347.88	552	736
347.37	514	457	347.89	552	741
347.38	517	462	347.90	552	747
347.39	520	467	347.91	552	752
347.40	523	472	347.92	552	758
347.41	526	477	347.93	552	763
347.42	529	483	347.94	552	769
347.43	532	488	347.95	552	774
347.44	534	493	347.96	552	780
347.45	537	499	347.97	552	785
347.46	540	504	347.98	552	791
347.47	543	509	347.99	552	796
347.48	546	515	348.00	552	802
347.49	549	520	348.01	577	807
347.50	552	526	348.02	602	813
347.51	552	531	348.03	627	820
347.52	552	537	348.04	652	826
347.53	552	542	348.05	678	833
347.54	552	548	348.06	703	839
347.55	552	553	348.07	728	847
347.56	552	559	348.08	753	854
347.57	552	564	348.09	778	862
347.58	552	570	348.10	803	870
347.59	552	576	348.11	828	878

Stage-Area-Storage for Pond BP2: BIORETENTION #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
348.12	853	886	348.64	2,160	1,670
348.13	879	895	348.65	2,185	1,691
348.14	904	904	348.66	2,210	1,713
348.15	929	913	348.67	2,235	1,735
348.16	954	922	348.68	2,260	1,758
348.17	979	932	348.69	2,285	1,781
348.18	1,004	942	348.70	2,310	1,804
348.19	1,029	952	348.71	2,336	1,827
348.20	1,054	962	348.72	2,361	1,850
348.21	1,080	973	348.73	2,386	1,874
348.22	1,105	984	348.74	2,411	1,898
348.23	1,130	995	348.75	2,436	1,922
348.24	1,155	1,007	348.76	2,461	1,947
348.25	1,180	1,018	348.77	2,486	1,972
348.26	1,205	1,030	348.78	2,511	1,997
348.27	1,230	1,042	348.79	2,536	2,022
348.28	1,255	1,055	348.80	2,562	2,047
348.29	1,280	1,068	348.81	2,587	2,073
348.30	1,306	1,080	348.82	2,612	2,099
348.31	1,331	1,094	348.83	2,637	2,125
348.32	1,356	1,107	348.84	2,662	2,152
348.33	1,381	1,121	348.85	2,687	2,178
348.34	1,406	1,135	348.86	2,712	2,205
348.35	1,431	1,149	348.87	2,737	2,233
348.36	1,456	1,163	348.88	2,763	2,260
348.37	1,481	1,178	348.89	2,788	2,288
348.38	1,507	1,193	348.90	2,813	2,316
348.39	1,532	1,208	348.91	2,838	2,344
348.40	1,557	1,224	348.92	2,863	2,373
348.41	1,582	1,239	348.93	2,888	2,402
348.42	1,607	1,255	348.94	2,913	2,431
348.43	1,632	1,271	348.95	2,938	2,460
348.44	1,657	1,288	348.96	2,964	2,489
348.45	1,682	1,305	348.97	2,989	2,519
348.46	1,708	1,322	348.98	3,014	2,549
348.47	1,733	1,339	348.99	3,039	2,579
348.48	1,758	1,356	349.00	3,064	2,610
348.49	1,783	1,374			
348.50	1,808	1,392			
348.51	1,833	1,410			
348.52	1,858	1,428			
348.53	1,883	1,447			
348.54	1,908	1,466			
348.55	1,934	1,485			
348.56	1,959	1,505			
348.57	1,984	1,525			
348.58	2,009	1,545			
348.59	2,034	1,565			
348.60	2,059	1,585			
348.61	2,084	1,606			
348.62	2,109	1,627			
348.63	2,135	1,648			

6. EXTREME PRECIPITATION TABLES

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	43.626 degrees North
Longitude	72.322 degrees West
Elevation	100 feet
Date/Time	Mon Jan 06 2025 08:06:58 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.01	1yr	0.70	0.93	1.16	1.43	1.75	2.15	2.41	1yr	1.90	2.32	2.68	3.28	3.77	1yr
2yr	0.31	0.47	0.59	0.77	0.97	1.21	2yr	0.84	1.10	1.38	1.69	2.06	2.49	2.79	2yr	2.20	2.69	3.13	3.74	4.27	2yr
5yr	0.36	0.56	0.71	0.95	1.21	1.51	5yr	1.04	1.39	1.74	2.12	2.55	3.05	3.45	5yr	2.70	3.32	3.84	4.51	5.13	5yr
10yr	0.41	0.64	0.81	1.10	1.43	1.80	10yr	1.23	1.65	2.07	2.51	3.01	3.56	4.05	10yr	3.15	3.89	4.49	5.19	5.89	10yr
25yr	0.48	0.77	0.97	1.34	1.78	2.26	25yr	1.54	2.08	2.59	3.14	3.73	4.37	5.00	25yr	3.87	4.81	5.51	6.27	7.07	25yr
50yr	0.55	0.88	1.13	1.57	2.12	2.69	50yr	1.83	2.47	3.09	3.72	4.40	5.11	5.88	50yr	4.52	5.65	6.45	7.23	8.12	50yr
100yr	0.62	1.00	1.29	1.84	2.51	3.20	100yr	2.16	2.94	3.68	4.41	5.17	5.97	6.91	100yr	5.28	6.64	7.54	8.34	9.33	100yr
200yr	0.71	1.16	1.51	2.16	2.98	3.81	200yr	2.57	3.51	4.37	5.23	6.09	6.98	8.12	200yr	6.18	7.80	8.82	9.63	10.73	200yr
500yr	0.85	1.41	1.83	2.66	3.73	4.79	500yr	3.22	4.43	5.49	6.53	7.56	8.58	10.05	500yr	7.60	9.67	10.86	11.65	12.91	500yr

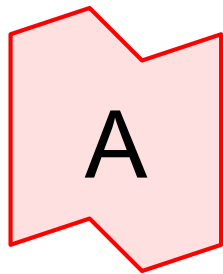
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.61	0.75	0.83	1yr	0.64	0.81	0.96	1.24	1.53	1.87	2.08	1yr	1.65	2.00	2.34	2.91	3.52	1yr
2yr	0.29	0.45	0.56	0.76	0.93	1.10	2yr	0.81	1.07	1.24	1.61	2.05	2.43	2.72	2yr	2.15	2.61	3.04	3.64	4.16	2yr
5yr	0.34	0.52	0.64	0.88	1.12	1.31	5yr	0.97	1.28	1.48	1.88	2.38	2.86	3.19	5yr	2.54	3.07	3.55	4.18	4.78	5yr
10yr	0.37	0.57	0.71	1.00	1.29	1.49	10yr	1.11	1.46	1.69	2.12	2.66	3.24	3.61	10yr	2.87	3.47	3.99	4.63	5.31	10yr
25yr	0.43	0.66	0.82	1.17	1.54	1.76	25yr	1.33	1.72	2.00	2.47	3.06	3.83	4.24	25yr	3.39	4.08	4.67	5.30	6.10	25yr
50yr	0.48	0.72	0.90	1.30	1.74	2.01	50yr	1.51	1.96	2.28	2.77	3.39	4.34	4.81	50yr	3.84	4.62	5.28	5.87	6.79	50yr
100yr	0.53	0.81	1.01	1.46	2.01	2.27	100yr	1.73	2.22	2.61	3.11	3.77	4.93	5.44	100yr	4.37	5.23	5.96	6.52	7.54	100yr
200yr	0.60	0.90	1.14	1.65	2.30	2.58	200yr	1.98	2.52	2.97	3.49	4.21	5.62	6.17	200yr	4.97	5.93	6.74	7.25	8.39	200yr
500yr	0.70	1.04	1.34	1.94	2.76	3.04	500yr	2.38	2.97	3.55	4.06	4.86	6.68	7.30	500yr	5.91	7.02	7.97	8.34	9.68	500yr

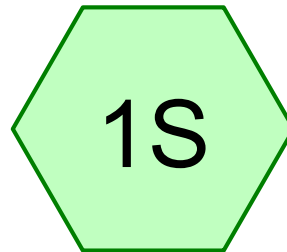
Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.03	1yr	0.76	1.00	1.17	1.52	1.90	2.34	2.67	1yr	2.07	2.57	2.88	3.51	3.99	1yr
2yr	0.32	0.49	0.60	0.81	1.00	1.18	2yr	0.87	1.16	1.34	1.71	2.18	2.57	2.90	2yr	2.27	2.79	3.26	3.87	4.43	2yr
5yr	0.39	0.61	0.75	1.03	1.31	1.53	5yr	1.13	1.50	1.71	2.17	2.72	3.24	3.70	5yr	2.87	3.56	4.18	4.84	5.54	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.88	10yr	1.39	1.84	2.10	2.61	3.23	3.88	4.46	10yr	3.43	4.29	5.06	5.74	6.57	10yr
25yr	0.60	0.91	1.13	1.61	2.12	2.48	25yr	1.83	2.43	2.75	3.35	4.06	4.92	5.74	25yr	4.35	5.52	6.52	7.24	8.24	25yr
50yr	0.71	1.08	1.35	1.94	2.61	3.06	50yr	2.25	2.99	3.37	4.04	4.83	5.87	6.93	50yr	5.19	6.66	7.89	8.62	9.79	50yr
100yr	0.86	1.30	1.62	2.34	3.22	3.77	100yr	2.77	3.69	4.15	4.88	5.77	7.01	8.38	100yr	6.20	8.06	9.55	10.26	11.64	100yr
200yr	1.03	1.55	1.96	2.84	3.96	4.66	200yr	3.42	4.55	5.10	5.91	6.88	8.37	10.13	200yr	7.41	9.75	11.56	12.24	13.81	200yr
500yr	1.32	1.97	2.53	3.67	5.22	6.16	500yr	4.51	6.03	6.71	7.59	8.68	10.58	13.03	500yr	9.36	12.53	14.87	15.48	17.35	500yr

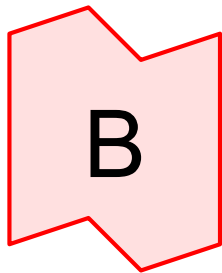
7. HYDROCAD DRAINAGE ANALYSIS



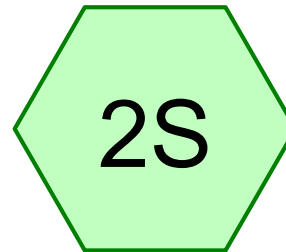
POA



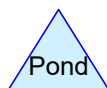
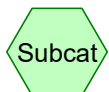
North Side



POA



South Side



Routing Diagram for 25-01-06 _2407021 Lady Rich Car Wash PreConstruction

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type II 24-hr		Default	24.00	1	2.49	2
3	25-YR	Type II 24-hr		Default	24.00	1	4.37	2
4	50-YR	Type II 24-hr		Default	24.00	1	5.11	2
5	100-YR	Type II 24-hr		Default	24.00	1	5.97	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
5,586	61	Off-Site >75% Grass cover, Good, HSG B (1S, 2S)
300	56	Off-Site Brush, Fair, HSG B (1S, 2S)
491	98	Off-Site Deck, HSG B (1S)
1,455	96	Off-Site Gravel surface, HSG B (2S)
335	98	Off-Site Paved parking, HSG B (1S)
4,432	55	Off-Site Woods, Good, HSG B (1S)
4,275	61	On-Site >75% Grass cover, Good, HSG B (1S, 2S)
2,954	56	On-Site Brush, Fair, HSG B (1S, 2S)
16,920	98	On-Site Paved parking, HSG B (1S, 2S)
3,570	98	On-Site Roofs, HSG B (1S, 2S)
75	55	On-Site Woods, Good, HSG B (1S)
40,393	81	TOTAL AREA

25-01-06 _2407021 Lady Rich Car Wash PreConstruction

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
40,393	HSG B	1S, 2S
0	HSG C	
0	HSG D	
0	Other	
40,393		TOTAL AREA

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=0.05"
Flow Length=206' Tc=13.7 min CN=77 Runoff=0.00 cfs 86 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=0.17"
Flow Length=43' Tc=4.7 min CN=85 Runoff=0.12 cfs 271 cf

Link A: POA Inflow=0.00 cfs 86 cf
Primary=0.00 cfs 86 cf

Link B: POA Inflow=0.12 cfs 271 cf
Primary=0.12 cfs 271 cf

Total Runoff Area = 40,393 sf Runoff Volume = 357 cf Average Runoff Depth = 0.11"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=0.73"
Flow Length=206' Tc=13.7 min CN=77 Runoff=0.46 cfs 1,325 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=1.17"
Flow Length=43' Tc=4.7 min CN=85 Runoff=0.92 cfs 1,826 cf

Link A: POA Inflow=0.46 cfs 1,325 cf
Primary=0.46 cfs 1,325 cf

Link B: POA Inflow=0.92 cfs 1,826 cf
Primary=0.92 cfs 1,826 cf

Total Runoff Area = 40,393 sf Runoff Volume = 3,152 cf Average Runoff Depth = 0.94"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=2.11"
Flow Length=206' Tc=13.7 min CN=77 Runoff=1.40 cfs 3,802 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=2.79"
Flow Length=43' Tc=4.7 min CN=85 Runoff=2.14 cfs 4,355 cf

Link A: POA Inflow=1.40 cfs 3,802 cf
Primary=1.40 cfs 3,802 cf

Link B: POA Inflow=2.14 cfs 4,355 cf
Primary=2.14 cfs 4,355 cf

Total Runoff Area = 40,393 sf Runoff Volume = 8,157 cf Average Runoff Depth = 2.42"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side

Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=2.72"
Flow Length=206' Tc=13.7 min CN=77 Runoff=1.81 cfs 4,903 cf

Subcatchment2S: South Side

Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=3.47"
Flow Length=43' Tc=4.7 min CN=85 Runoff=2.63 cfs 5,414 cf

Link A: POA

Inflow=1.81 cfs 4,903 cf
Primary=1.81 cfs 4,903 cf

Link B: POA

Inflow=2.63 cfs 5,414 cf
Primary=2.63 cfs 5,414 cf

Total Runoff Area = 40,393 sf Runoff Volume = 10,317 cf Average Runoff Depth = 3.07"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Time span=1.00-48.00 hrs, dt=0.05 hrs, 941 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=21,668 sf 47.24% Impervious Runoff Depth=3.45"
Flow Length=206' Tc=13.7 min CN=77 Runoff=2.30 cfs 6,235 cf

Subcatchment2S: South Side Runoff Area=18,725 sf 59.17% Impervious Runoff Depth=4.27"
Flow Length=43' Tc=4.7 min CN=85 Runoff=3.20 cfs 6,670 cf

Link A: POA Inflow=2.30 cfs 6,235 cf
Primary=2.30 cfs 6,235 cf

Link B: POA Inflow=3.20 cfs 6,670 cf
Primary=3.20 cfs 6,670 cf

Total Runoff Area = 40,393 sf Runoff Volume = 12,904 cf Average Runoff Depth = 3.83"
47.23% Pervious = 19,077 sf 52.77% Impervious = 21,316 sf

Summary for Subcatchment 1S: North Side

Runoff = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf, Depth= 2.11"
 Routed to Link A : POA

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,875	98	On-Site Roofs, HSG B
*	7,535	98	On-Site Paved parking, HSG B
*	2,092	61	On-Site >75% Grass cover, Good, HSG B
*	1,390	56	On-Site Brush, Fair, HSG B
*	75	55	On-Site Woods, Good, HSG B
*	491	98	Off-Site Deck, HSG B
*	335	98	Off-Site Paved parking, HSG B
*	3,317	61	Off-Site >75% Grass cover, Good, HSG B
*	126	56	Off-Site Brush, Fair, HSG B
*	4,432	55	Off-Site Woods, Good, HSG B
	21,668	77	Weighted Average
	11,432		52.76% Pervious Area
	10,236		47.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	50	0.0300	0.07		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 2.49"
0.2	12	0.0600	1.22		Shallow Concentrated Flow, B-C
					Woodland Kv= 5.0 fps
1.6	144	0.0100	1.50		Shallow Concentrated Flow, C-D
					Grassed Waterway Kv= 15.0 fps
13.7	206	Total			

Summary for Subcatchment 2S: South Side

[49] Hint: Tc<2dt may require smaller dt

Runoff = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf, Depth= 2.79"
 Routed to Link B : POA

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,695	98	On-Site Roofs, HSG B
*	9,385	98	On-Site Paved parking, HSG B
*	2,183	61	On-Site >75% Grass cover, Good, HSG B
*	1,564	56	On-Site Brush, Fair, HSG B
*	1,455	96	Off-Site Gravel surface, HSG B
*	2,269	61	Off-Site >75% Grass cover, Good, HSG B
*	174	56	Off-Site Brush, Fair, HSG B
	18,725	85	Weighted Average
	7,645		40.83% Pervious Area
	11,080		59.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	4	0.0100	0.06		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.49"
0.4	13	0.0100	0.61		Sheet Flow, B-C Smooth surfaces n= 0.011 P2= 2.49"
3.2	26	0.0300	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.49"
4.7	43	Total			

Summary for Link A: POA

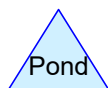
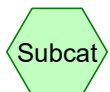
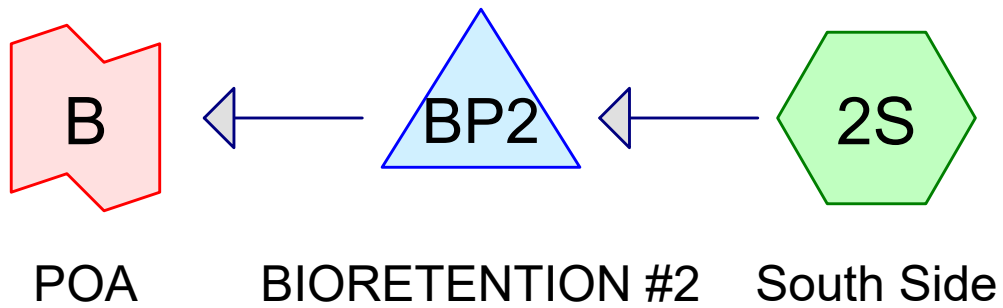
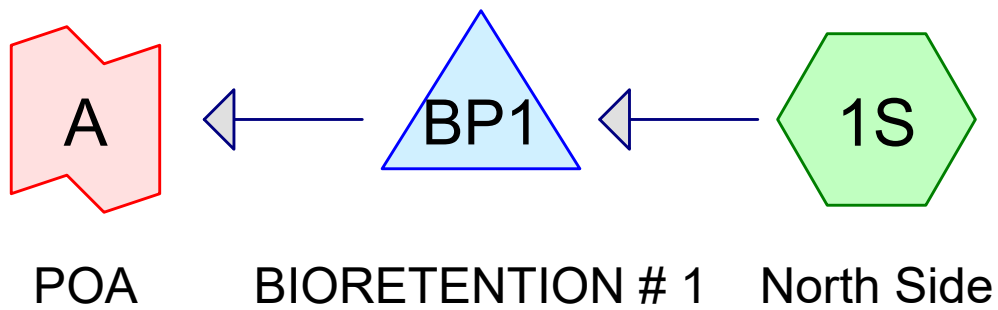
Inflow Area = 21,668 sf, 47.24% Impervious, Inflow Depth = 2.11" for 25-YR event
 Inflow = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf
 Primary = 1.40 cfs @ 12.06 hrs, Volume= 3,802 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs

Summary for Link B: POA

Inflow Area = 18,725 sf, 59.17% Impervious, Inflow Depth = 2.79" for 25-YR event
 Inflow = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf
 Primary = 2.14 cfs @ 11.95 hrs, Volume= 4,355 cf, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.05 hrs



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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-inch	Type II 24-hr		Default	24.00	1	1.00	2
2	2-YR	Type II 24-hr		Default	24.00	1	2.49	2
3	25-YR	Type II 24-hr		Default	24.00	1	4.37	2
4	50-YR	Type II 24-hr		Default	24.00	1	5.11	2
5	100-YR	Type II 24-hr		Default	24.00	1	5.97	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.128	61	Off-Site >75% Grass cover, Good, HSG B (1S, 2S)
0.006	56	Off-Site Brush, Fair, HSG B (1S, 2S)
0.011	98	Off-Site Deck, HSG B (1S)
0.033	96	Off-Site Gravel surface, HSG B (2S)
0.008	98	Off-Site Paved parking, HSG B (1S)
0.102	55	Off-Site Woods, Good, HSG B (1S)
0.098	61	On-Site >75% Grass cover, Good, HSG B (1S, 2S)
0.062	56	On-Site Brush, Fair, HSG B (1S, 2S)
0.385	98	On-Site Paved parking, HSG B (1S, 2S)
0.090	98	On-Site Roofs, HSG B (1S, 2S)
0.002	55	On-Site Woods, Good, HSG B (1S)
0.925	81	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.925	HSG B	1S, 2S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.925		TOTAL AREA

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=0.05"
 Flow Length=151' Tc=12.8 min CN=78 Runoff=0.01 cfs 0.002 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=0.17"
 Flow Length=43' Tc=5.0 min CN=85 Runoff=0.12 cfs 0.006 af

Pond BP1: BIORETENTION# 1 Peak Elev=346.76' Storage=99 cf Inflow=0.01 cfs 0.002 af
 Discarded=0.00 cfs 0.000 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Pond BP2: BIORETENTION#2 Peak Elev=346.63' Storage=154 cf Inflow=0.12 cfs 0.006 af
 Discarded=0.00 cfs 0.003 af Primary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.003 af

Link A: POA Inflow=0.00 cfs 0.000 af
 Primary=0.00 cfs 0.000 af

Link B: POA Inflow=0.00 cfs 0.000 af
 Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.008 af Average Runoff Depth = 0.11"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=0.76"
Flow Length=151' Tc=12.8 min CN=78 Runoff=0.52 cfs 0.032 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=1.17"
Flow Length=43' Tc=5.0 min CN=85 Runoff=0.92 cfs 0.041 af

Pond BP1: BIORETENTION# 1 Peak Elev=347.99' Storage=777 cf Inflow=0.52 cfs 0.032 af
Discarded=0.02 cfs 0.023 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.023 af

Pond BP2: BIORETENTION#2 Peak Elev=348.03' Storage=820 cf Inflow=0.92 cfs 0.041 af
Discarded=0.04 cfs 0.034 af Primary=0.10 cfs 0.004 af Outflow=0.14 cfs 0.038 af

Link A: POA Inflow=0.00 cfs 0.000 af
Primary=0.00 cfs 0.000 af

Link B: POA Inflow=0.10 cfs 0.004 af
Primary=0.10 cfs 0.004 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.073 af Average Runoff Depth = 0.95"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=2.15"
Flow Length=151' Tc=12.8 min CN=78 Runoff=1.52 cfs 0.091 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=2.79"
Flow Length=43' Tc=5.0 min CN=85 Runoff=2.12 cfs 0.098 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.49' Storage=1,290 cf Inflow=1.52 cfs 0.091 af
Discarded=0.07 cfs 0.048 af Primary=1.06 cfs 0.034 af Outflow=1.13 cfs 0.082 af

Pond BP2: BIORETENTION#2 Peak Elev=348.23' Storage=992 cf Inflow=2.12 cfs 0.098 af
Discarded=0.10 cfs 0.048 af Primary=1.94 cfs 0.047 af Outflow=2.04 cfs 0.095 af

Link A: POA Inflow=1.06 cfs 0.034 af
Primary=1.06 cfs 0.034 af

Link B: POA Inflow=1.94 cfs 0.047 af
Primary=1.94 cfs 0.047 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.188 af Average Runoff Depth = 2.44"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=2.77"
Flow Length=151' Tc=12.8 min CN=78 Runoff=1.95 cfs 0.117 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=3.47"
Flow Length=43' Tc=5.0 min CN=85 Runoff=2.60 cfs 0.122 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.56' Storage=1,372 cf Inflow=1.95 cfs 0.117 af
Discarded=0.08 cfs 0.051 af Primary=1.70 cfs 0.056 af Outflow=1.78 cfs 0.108 af

Pond BP2: BIORETENTION#2 Peak Elev=348.26' Storage=1,030 cf Inflow=2.60 cfs 0.122 af
Discarded=0.11 cfs 0.052 af Primary=2.40 cfs 0.066 af Outflow=2.51 cfs 0.119 af

Link A: POA Inflow=1.70 cfs 0.056 af
Primary=1.70 cfs 0.056 af

Link B: POA Inflow=2.40 cfs 0.066 af
Primary=2.40 cfs 0.066 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.238 af Average Runoff Depth = 3.09"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: North Side Runoff Area=22,009 sf 49.11% Impervious Runoff Depth=3.51"
 Flow Length=151' Tc=12.8 min CN=78 Runoff=2.47 cfs 0.148 af

Subcatchment2S: South Side Runoff Area=18,295 sf 58.49% Impervious Runoff Depth=4.28"
 Flow Length=43' Tc=5.0 min CN=85 Runoff=3.17 cfs 0.150 af

Pond BP1: BIORETENTION# 1 Peak Elev=348.60' Storage=1,438 cf Inflow=2.47 cfs 0.148 af
 Discarded=0.09 cfs 0.055 af Primary=2.28 cfs 0.084 af Outflow=2.37 cfs 0.139 af

Pond BP2: BIORETENTION#2 Peak Elev=348.29' Storage=1,074 cf Inflow=3.17 cfs 0.150 af
 Discarded=0.12 cfs 0.057 af Primary=2.93 cfs 0.090 af Outflow=3.05 cfs 0.147 af

Link A: POA Inflow=2.28 cfs 0.084 af
 Primary=2.28 cfs 0.084 af

Link B: POA Inflow=2.93 cfs 0.090 af
 Primary=2.93 cfs 0.090 af

Total Runoff Area = 0.925 ac Runoff Volume = 0.298 af Average Runoff Depth = 3.86"
46.63% Pervious = 0.431 ac 53.37% Impervious = 0.494 ac

Summary for Subcatchment 1S: North Side

Runoff = 1.52 cfs @ 12.05 hrs, Volume= 0.091 af, Depth= 2.15"
 Routed to Pond BP1 : BIORETENTION # 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	1,556	98	On-Site Roofs, HSG B
*	8,427	98	On-Site Paved parking, HSG B
*	1,814	61	On-Site >75% Grass cover, Good, HSG B
*	1,427	56	On-Site Brush, Fair, HSG B
*	75	55	On-Site Woods, Good, HSG B
*	491	98	Off-Site Deck, HSG B
*	335	98	Off-Site Paved parking, HSG B
*	3,317	61	Off-Site >75% Grass cover, Good, HSG B
*	135	56	Off-Site Brush, Fair, HSG B
*	4,432	55	Off-Site Woods, Good, HSG B
	22,009	78	Weighted Average
	11,200		50.89% Pervious Area
	10,809		49.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.9	50	0.0300	0.07		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 2.49"
0.2	12	0.0600	1.22		Shallow Concentrated Flow, B-C
					Woodland Kv= 5.0 fps
0.7	89	0.0200	2.12		Shallow Concentrated Flow, C-D
					Grassed Waterway Kv= 15.0 fps
12.8	151	Total			

Summary for Subcatchment 2S: South Side

Runoff = 2.12 cfs @ 11.96 hrs, Volume= 0.098 af, Depth= 2.79"
 Routed to Pond BP2 : BIORETENTION #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
 Type II 24-hr 25-YR Rainfall=4.37"

	Area (sf)	CN	Description
*	2,343	98	On-Site Roofs, HSG B
*	8,358	98	On-Site Paved parking, HSG B
*	2,458	61	On-Site >75% Grass cover, Good, HSG B
*	1,265	56	On-Site Brush, Fair, HSG B
*	1,455	96	Off-Site Gravel surface, HSG B
*	2,269	61	Off-Site >75% Grass cover, Good, HSG B
*	147	56	Off-Site Brush, Fair, HSG B
	18,295	85	Weighted Average
	7,594		41.51% Pervious Area
	10,701		58.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	4	0.0100	0.06		Sheet Flow, A-B Grass: Short n= 0.150 P2= 2.49"
0.4	13	0.0100	0.61		Sheet Flow, B-C Smooth surfaces n= 0.011 P2= 2.49"
3.2	26	0.0300	0.13		Sheet Flow, C-D Grass: Short n= 0.150 P2= 2.49"
4.7	43	Total, Increased to minimum Tc = 5.0 min			

Summary for Pond BP1: BIORETENTION # 1

Inflow Area = 0.505 ac, 49.11% Impervious, Inflow Depth = 2.15" for 25-YR event
 Inflow = 1.52 cfs @ 12.05 hrs, Volume= 0.091 af
 Outflow = 1.13 cfs @ 12.13 hrs, Volume= 0.082 af, Atten= 25%, Lag= 5.0 min
 Discarded = 0.07 cfs @ 12.13 hrs, Volume= 0.048 af
 Primary = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af
 Routed to Link A : POA

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 348.49' @ 12.13 hrs Surf.Area= 1,299 sf Storage= 1,290 cf

Plug-Flow detention time= 239.2 min calculated for 0.082 af (90% of inflow)
 Center-of-Mass det. time= 188.4 min (1,025.9 - 837.5)

Volume	Invert	Avail.Storage	Storage Description
#1	346.50'	918 cf	FOREBAY-EAST (Prismatic) Listed below (Recalc)
#2	346.50'	715 cf	FOREBAY-WEST (Prismatic) Listed below (Recalc)
#3	346.00'	506 cf	Bioretention (Prismatic) Listed below (Recalc)
		2,139 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.50	52	0	0
347.00	101	38	38
347.50	244	86	125
348.00	308	138	263
348.17	330	54	317
348.30	363	45	362
349.00	1,226	556	918

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.50	88	0	0
347.00	128	54	54
347.50	269	99	153
348.00	332	150	304
348.17	354	58	362
348.30	370	47	409
349.00	506	307	715

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.00	182	0.0	0	0
347.50	182	40.0	109	109
347.51	182	100.0	2	111
348.00	251	100.0	106	217
348.30	273	100.0	79	296
349.00	327	100.0	210	506

Device	Routing	Invert	Outlet Devices
#1	Discarded	347.50'	10.000 in/hr Exfiltration X 0.50 over Surface area above 347.50' Excluded Surface area = 695 sf
#2	Primary	348.30'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.70 Width (feet) 3.00 10.00

Discarded OutFlow Max=0.07 cfs @ 12.13 hrs HW=348.49' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=1.06 cfs @ 12.13 hrs HW=348.49' (Free Discharge)
 ↑2=Custom Weir/Orifice (Weir Controls 1.06 cfs @ 1.37 fps)

Summary for Pond BP2: BIORETENTION #2

Inflow Area = 0.420 ac, 58.49% Impervious, Inflow Depth = 2.79" for 25-YR event
 Inflow = 2.12 cfs @ 11.96 hrs, Volume= 0.098 af
 Outflow = 2.04 cfs @ 11.98 hrs, Volume= 0.095 af, Atten= 4%, Lag= 1.2 min
 Discarded = 0.10 cfs @ 11.98 hrs, Volume= 0.048 af
 Primary = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af
 Routed to Link B : POA

Routing by Stor-Ind method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 348.23' @ 11.98 hrs Surf.Area= 1,122 sf Storage= 992 cf

Plug-Flow detention time= 161.4 min calculated for 0.095 af (97% of inflow)
 Center-of-Mass det. time= 144.8 min (953.5 - 808.7)

Volume	Invert	Avail.Storage	Storage Description
#1	346.00'	1,762 cf	FOREBAY (Prismatic) Listed below (Recalc)
#2	345.00'	848 cf	Bioretention (Prismatic) Listed below (Recalc)
		2,610 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
346.00	63	0	0
346.50	167	58	58
347.00	251	105	162
347.50	339	148	310
348.00	339	170	479
349.00	2,226	1,283	1,762

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
345.00	101	0.0	0	0
346.50	101	40.0	61	61
346.51	101	100.0	1	62
347.00	155	100.0	63	124
347.50	213	100.0	92	216
348.00	213	100.0	107	323
349.00	838	100.0	526	848

Device	Routing	Invert	Outlet Devices
#1	Discarded	346.50'	10.000 in/hr Exfiltration X 0.50 over Surface area above 346.50' Excluded Surface area = 268 sf
#2	Primary	348.00'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 1.00 Width (feet) 5.00 10.00

Discarded OutFlow Max=0.10 cfs @ 11.98 hrs HW=348.23' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.10 cfs)

Primary OutFlow Max=1.93 cfs @ 11.98 hrs HW=348.23' (Free Discharge)
 ↑ **2=Custom Weir/Orifice** (Weir Controls 1.93 cfs @ 1.53 fps)

Summary for Link A: POA

Inflow Area = 0.505 ac, 49.11% Impervious, Inflow Depth = 0.81" for 25-YR event
 Inflow = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af
 Primary = 1.06 cfs @ 12.13 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min
 Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Summary for Link B: POA

Inflow Area = 0.420 ac, 58.49% Impervious, Inflow Depth = 1.34" for 25-YR event
Inflow = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af
Primary = 1.94 cfs @ 11.98 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 3L

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

8. OPERATION AND MAINTENANCE PLAN WITH CHECKLISTS



Stormwater Management Operation and Maintenance (O&M) Manual

for:

Lady Rich Express Car Wash, LLC

Located at:

***Tax Map 129 Lot 19
1 Martin Drive
Lebanon, NH 03784***

Prepared for:

***LRX 1 Martin Drive, LLC
56 Ridge Avenue
Claremont, NH 03743***

Prepared by:

**GRANITE ENGINEERING, LLC
150 DOW STREET, TOWER 2, SUITE 421
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Stormwater Management Operation and Maintenance (O&M) Manual

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Appendices

- Appendix A** – Annual Inspection and Maintenance Submittal Form
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- Appendix C** – Long-Term Maintenance Log
- Appendix D** – Invasive Species List
- Appendix E** – Stormwater Plan

Stormwater Management Operation and Maintenance (O&M) Manual

I. Compliance with Stormwater Facility Maintenance Requirements

The owner of the subject property is responsible for ensuring that stormwater facilities installed on the property are properly maintained and that they function as designed. In some cases, this maintenance responsibility may be assigned to others through special agreements. Any transfer of responsibility for inspection and maintenance activities or transfer of ownership shall be documented in writing. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction. Long-term operation and maintenance for the stormwater management facilities are presented below.

II. Inspection & Maintenance – Annual Reporting

Requirements for the inspection and maintenance of stormwater facilities, as well as reporting requirements, are included in this Stormwater Management Operation and Maintenance (O&M) Manual.

Verification that the Stormwater facilities have been properly inspected and maintained; copies of the annual report should be documented on site for future reporting upon request.

Copies of the Inspection and Maintenance forms for each of the stormwater facilities are located in Appendix B and C. A standard annual reporting form is provided in Appendix A.

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality facility is to prevent the pollutants from entering the facility in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. A thoughtful maintenance program will include measures to address these potential contaminants and will save money and time in the long run. Key points to consider in your maintenance program include:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings
- Ensure the proper disposal of hazardous wastes and chemicals
- Plan lawn care to minimize the use of chemicals and pesticides
- Sweep paved surfaces and put the sweepings back on the lawn
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers, and outfalls
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff

IV. Access

All stormwater management facilities located on the site have a designated access location. Refer to the Stormwater Plan located in Appendix E for access locations.

V. Safety

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Never enter confined space (outlet structure, manhole, etc) without proper training or equipment. A confined space should never be entered without at least one additional person present.

If a toxic or flammable substance is discovered, leave the immediate area and contact the local authority at 911.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the local authority immediately for response. The emergency contact number is 911.

Vertical drops may be encountered in areas located within and around the facility. Avoid walking on top of retaining walls or other structures that have a significant vertical drop. If a vertical drop is identified within the pond that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

If any hazard is found within the facility area that poses an immediate threat to public safety, contact the local authority immediately.

VI. Field Inspection Equipment

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Stormwater Management Facilities:

- Protective clothing and boots
- Safety equipment (vest, hard hat, confined space entry equipment)
- Communication equipment
- Operation and Maintenance Manual for the site including stormwater management facility location maps
- Clipboard
- Stormwater Facility Maintenance Inspection Forms (See Appendix B)
- Manhole Lid Remover
- Shovel
- Camera

Some of the items identified above need not be carried by the inspector (manhole lid remover, shovel, and confined space entry equipment). However, this equipment should be available in the vehicle driven to the site.

VII. Inspecting Stormwater Management Facilities

The quality of stormwater relies heavily on the proper operation and maintenance of permanent best management practices. Stormwater management facilities must be periodically inspected to ensure that they function as designed. The inspection will determine the appropriate maintenance that is required for the facility.

A. Inspection Procedures

All stormwater management facilities are required to be inspected by a qualified individual. Inspections should follow the inspection guidance found in Appendix B of this manual.

B. Inspection Report

The person(s) conducting the inspection activities shall complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix B.

VIII. Maintenance Requirements

Stormwater management facilities must be properly maintained to ensure that they operate correctly and provide the water quality treatment for which they were designed. Routine maintenance performed on a frequently scheduled basis can help avoid more costly rehabilitative maintenance that results when facilities are not adequately maintained.

The Long-Term Inspection and Maintenance Log provides a record of maintenance activities. Maintenance Logs for each facility type are provided in Appendix C.

Bioretention Systems

- Systems should be inspected at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Pretreatment measures should be inspected at least twice annually, and cleaned of accumulated sediment as warranted by inspection, but no less than once annually.
- Trash and debris should be removed at each inspection.
- At least once annually, system should be inspected for drawdown time. If bioretention system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore filtration function, including but not limited to removal of accumulated sediments or reconstruction of filter.

- Vegetation should be inspected at least once annually, and maintained in healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive species.

IX. Control of Invasive Species

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described in Appendix D.

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemicals.

Appendix A

Annual Inspection and Maintenance Reporting Form for Stormwater Facilities

Date: _____

Re: Certification of Inspection and Maintenance; Submittal of forms

Property/Subdivision Name: Lady Rich Express Car Wash

Property Address: Map 129 Lot 19, 1 Martin Drive, Lebanon, NH03784

Contact Name: Renee Costa

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Operations and Maintenance Manual associated with the above-referenced property.

The required Stormwater Facility Inspection and Maintenance forms are hereby provided.

Name of Party Responsible for Inspection
& Maintenance

Renee Costa
Property Owner

Authorized Signature

Signature

Stormwater BMP Owner Inspection Form

Appendix B

Lady Rich Express Car Wash

Address: Map 129 Lot 19, 1 Martin Drive, Lebanon, NH 03784

Owner: LRX 1 Martin Drive, LLC / Renee Costa

Date: _____ E-mail: _____ Phone: _____

I. GENERAL INSPECTION RESULTS					
Item	Inspection Results				BMP's in General
1	☐	Apparent problems	☐	No problems	BMP does not appear to be well maintained.
2	☐	Design flaws	☐	No flaws	BMP observed to have significant design flaws which lessen its effectiveness.
3	☐	Unauthorized modifications	☐	No modifications	BMP has unauthorized modifications that reduce its effectiveness.
4	☐	BMP removed	☐	BMP present	BMP has been destroyed or removed from property.
5	☐	Trash	☐	No Trash	Trash and debris has accumulated on/in BMP. Yard waste in BMP.
6	☐	Contaminated	☐	Uncontaminated	Evidence of Oil, gasoline. Contaminants or other pollutants.
7	☐	Smells	☐	Doesn't smell	Unpleasant odors from the BMP.
8	☐	Weeds	☐	No weeds	Invasive, nuisance vegetation or weeds are present.
II. BMP SPECIFIC INSPECTION RESULTS – Bioretention Pond #1					
Item	Inspection Results				BMP's in General
1	☐	Sediment Accumulated	☐	No accumulated sediment	Sediment in bottom of infiltration basin?
2	☐	Erosion	☐	No erosion	Eroded damage leading to the system; potential for continued erosion; erosion on a compacted berm embankment; soil from adjacent areas washes into/on BMP; continued erosion is prevalent.
3	☐	Insects	☐	No insects	Wasps, hornets or bees interfere with maintenance activities. Excessive or nuisance levels.
4	☐	Contaminated	☐	Uncontaminated	Prevalent and visible contaminants such as oil.

5	☐	Clogged	☐	Not clogged	Entry point for water is clogged or obstructed with sediment and/or debris.
6	☐	Pipes/structural repairs needed	☐	Pipes/structure are sound	Pipes and structures show signs of corrosion, spalls, leaks, deformation, crushing or other material failure.

III. BMP SPECIFIC INSPECTION RESULTS – Bioretention Pond #2

Item	Inspection Results				BMP's in General
1	☐	Sediment Accumulated	☐	No accumulated sediment	Sediment in bottom of infiltration basin?
2	☐	Erosion	☐	No erosion	Eroded damage leading to the system; potential for continued erosion; erosion on a compacted berm embankment; soil from adjacent areas washes into/on BMP; continued erosion is prevalent.
3	☐	Insects	☐	No insects	Wasps, hornets or bees interfere with maintenance activities. Excessive or nuisance levels.
4	☐	Contaminated	☐	Uncontaminated	Prevalent and visible contaminants such as oil.
5	☐	Clogged	☐	Not clogged	Entry point for water is clogged or obstructed with sediment and/or debris.
6	☐	Pipes/structural repairs needed	☐	Pipes/structure are sound	Pipes and structures show signs of corrosion, spalls, leaks, deformation, crushing or other material failure.

1. Is maintenance needed at this time?

☐ Yes

☐ No

2. Maintenance items needed/completed:

Appendix C

Long-Term Inspection & Maintenance Log

Date	Inspection (Yes or No)	Maintenance (Yes or No)	List BMPs Inspected and/or Provide Comments	Inspected By:

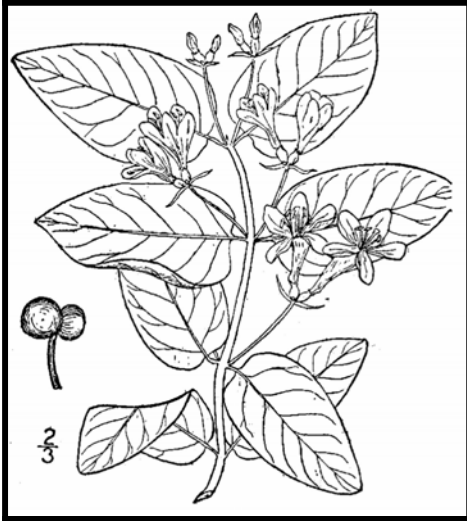
Appendix D



UNIVERSITY of NEW HAMPSHIRE
COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine

the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

Appendix D

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can’t be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn’t be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don’t reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn’t used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don’t compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Appendix D

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

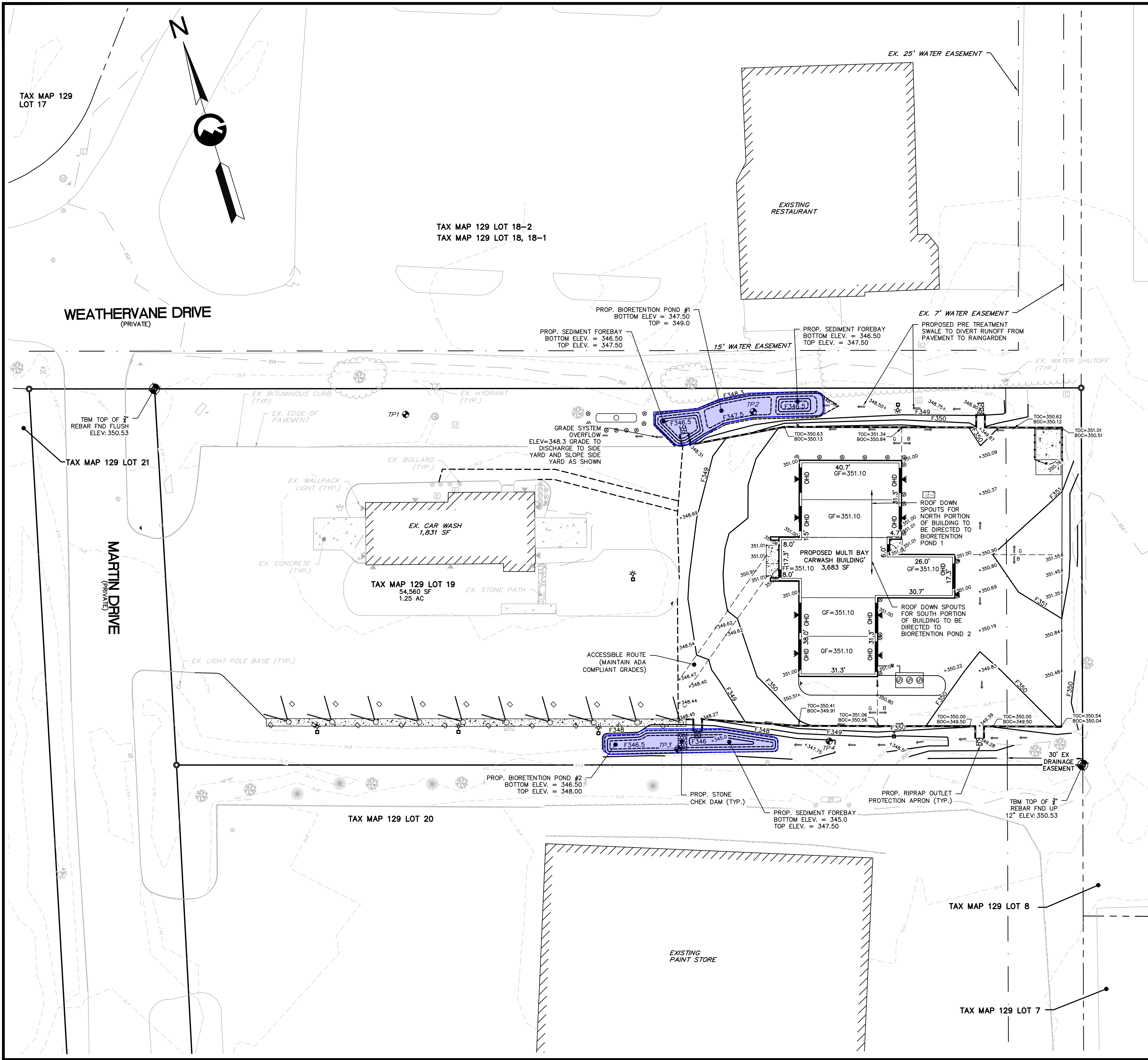
Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn. After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn. After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Appendix D

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perfoliatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

UNH Cooperative Extension programs and policies are consistent with pertinent Federal and State laws and regulations, and prohibits discrimination in its programs, activities and employment on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sex, sexual orientation, or veteran's, marital or family status. College of Life Sciences and Agriculture, County Governments, NH Dept. of Resources and Economic Development, Division of Forests and Lands, NH Fish and Game, and U.S. Dept. of Agriculture cooperating.



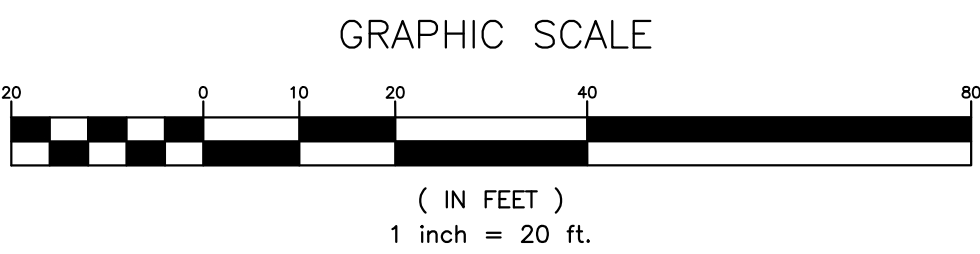
- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE SYSTEMS FOR THIS PROJECT.
 2. ALL WORK ON THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEBANON CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION. IN THE ABSENCE OF A SPECIFIC MUNICIPAL SPECIFICATION, CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDDED.
 6. SEE THE EROSION CONTROL PLAN FOR THE LOCATION OF THE TEMPORARY EROSION CONTROL DEVICES.
 7. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
 8. MATERIAL STOCKPILES SHALL BE ON LEVEL SITES WITH SILT FENCE INSTALLED AROUND THE PILE. STOCKPILES MUST BE SEEDDED AND MULCHED IF STORED MORE THAN 14 DAYS.

LOAM & SEED ALL
DISTURBED AREAS (TYP.)

LEGEND

BIO-RETENTION POND

- LEGEND**
- | | |
|---------------------------------|-------------------------|
| EX. UTILITY POLE | EX./PROP. SEWER MANHOLE |
| EX./PROP. LIGHT POLE | EX./PROP. DRAIN MANHOLE |
| PROP. BUILDING LIGHT | EX./PROP. CATCH BASIN |
| EX. WATER VALVE | PROP. CLEAN OUT |
| EX. HYDRANT | EX./PROP. BOLLARD |
| EX./PROP. SIGN | |
| ABUTTER LINE | |
| PROPERTY LINE | |
| PROP. PROPERTY LINE | |
| EX. EASEMENT | |
| 100-YEAR FLOOD LINE | |
| EX. BUILDING | |
| PROP. BUILDING | |
| EX./PROP. STOCKADE FENCING | |
| EX./PROP. EDGE OF PAVEMENT | |
| EX. EDGE OF GRAVEL | |
| EX./PROP. VERTICAL GRANITE CURB | |
| PROP. SLOPE GRANITE CURB | |
| EX./PROP. PAVEMENT MARKINGS | |
| EX. TREELINE | |
| EX./PROP. CONCRETE | |
| EX./PROP. RIP RAP | |
| EX. MAJOR CONTOUR | |
| EX. MINOR CONTOUR | |
| PROP. CONTOUR (1.0') | |
| PROP. CONTOUR (0.5') | |



**GRANITE
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civil engineering • land planning •
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BY	DATE	COMMENTS
JDK <td>04/14/2025<td>PROJECT SUBMITTAL</td></td>	04/14/2025 <td>PROJECT SUBMITTAL</td>	PROJECT SUBMITTAL

OWNER/APPLICANT:
LRY 1 MARTIN DRIVE LLC
56 RIDGE AVE.
CLAREMONT, NH 03743

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ENGINEERING**
civil engineering • land planning •
municipal services

150 Dow Street, Tower 2, Suite 421
Manchester,
New Hampshire 03101
603.518.8030
www.GraniteEng.com

STAMP:

LOCATION:
TAX MAP 129 LOT 19
1 MARTIN DRIVE
LEBANON, NEW HAMPSHIRE
GRAFTON COUNTY

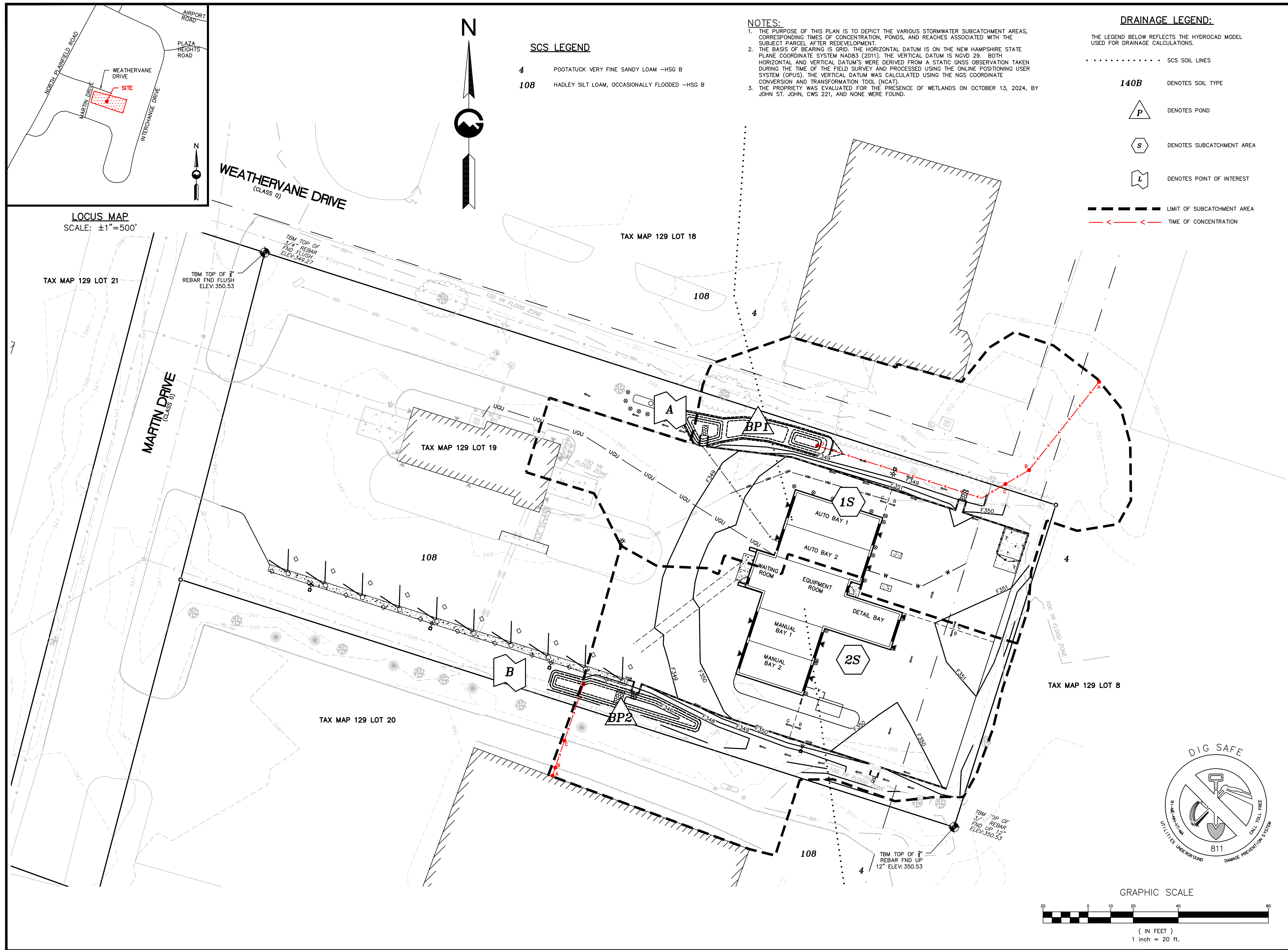
PROJECT:
**LADY RICH EXPRESS
CAR WASH, LLC**

TITLE:
**GRADING AND
DRAINAGE PLAN**

PROJECT No.	DATE:	SCALE:
24-0702-1	APRIL 14, 2025	HORIZ.
SHEET:	5 OF 17	1"=20'

9. PLANS

- A. SITE PLAN SET (22" X 34")
 - B. PRE-DEVELOPMENT DRAINAGE AREAS PLAN (22" X 34")
 - C. POST-DEVELOPMENT DRAINAGE AREAS PLANS (22" X 34")
-

[illegible]

**CITY OF LEBANON
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):

NAME: Alice Peck Day Memorial Hospital, Jaimie Chiasson

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures PC, Nicholas Fiore

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 90

LOT#: 59

PLOT #:

ZONE: R3

STREET ADDRESS OF PROJECT: 10 Alice Peck Day Drive

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

SCOPE OF PROJECT:

A new 58 space parking lot to accommodate recent increased staffing levels.

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: Hospital

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 June 9th, 2025, 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:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
5/12/2025	90-59	PB2025-29-SPR			

(Last Revised 4/04/18)

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: APD Parking Expansion	
APPLICANT: Alice Peck Day Memorial Hospital	DATE: 06/3/2025
GENERAL SUBMISSION REQUIREMENTS:	

All applications to the Planning Board for Site Plan Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§4.7.B] Submissions must be accompanied by the following information or review of the application may be delayed:

A properly completed and signed Application Form *(available at www.lebanonnh.gov)*. [§5.1.A]

The appropriate filing fees. [§5.1.B]

A written project description. [§5.1.C]

A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§5.1.D]

A completed and signed Application for Waivers *(available at www.lebanonnh.gov)* [§5.1.G.3]

A completed and signed Technical Checklist *(available at www.lebanonnh.gov)*. [§4.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Article VII of the Site Plan Review Regulations, as appropriate.]

Two (2) full-size sets of the Site Plan set. [§5.1.E]

A digital copy of the Site Plan set in .PDF format. [§5.1.F]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by Article V of these Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Site plan drawings shall include the information described below pursuant to Article V of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Site Plan Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning & Development Department.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§5.1.G(4)] NOTE: The submission requirements described in paragraphs 5.1.E(1) through 5.1.E(4) shall not be waivable under the procedures of Article VII of the Site Plan Review Regulations. [§5.1.E]

[Checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(6) - Existing and proposed grades, including topographic contours, with spot elevations. Where the grade is less than 20%, the contours shall be at 2-foot intervals; otherwise they shall be at 5-foot intervals. All contours shall be referenced to USGS or FEMA Flood Insurance Rate Map (FIRM) datums, as appropriate. Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.	☒	☐
5.1.E(7) - Shape, size, height, and location of all existing structures located on site and within 200 feet of site.	☒	☐
5.1.E(7) - Elevation views indicating shape, size, height, and location of all proposed structures, including expansions of or additions to existing buildings. Such elevation views shall provide sufficient detail to allow for review by the Board and City staff of the adequacy of proposed access and egress points, walkways, lighting, and other site-related improvements.	☒	☐
5.1.E(8) - Location of existing natural features such as streams, marshes, lakes, ponds, wetlands, rock outcrops, or wooded areas, and existing man-made features such as roads and structures. Indicate those natural and man-made features that are to be removed, retained, or altered.	☒	☐
5.1.E(8) - Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. Documentation in the form of U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	NA	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	NA	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	NA	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	NA	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	NA	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☒	☐
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☒	☐
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☒	☐
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☒	☐
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	NA	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	NA	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	NA	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐	☒
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE V OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: 

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: APD Parking Expansion	
APPLICANT: Alice Peck Day Memorial Hospital	DATE: 05/12/2025

NOTE: Stormwater plans shall include the information described below pursuant to Article VI of the Lebanon Site Plan Review Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. A scale of not smaller than one (1) inch equals 40 feet is suggested. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Article VII of the Site Plan Review Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§6.6.I]

[Stormwater checklist begins on following page]

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

[illegible]

CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST

Plan Requirements (cont.)	Info. Provided	Waiver Sought
g. Plan references and notes (including sequence of soil disturbance)	☒	☐
h. Proposed and existing public and private utilities	☒	☐
i. Proposed project components to become property of or the responsibility of the City shall be labeled as such	NA	☐
j. Existing and proposed impervious cover, with areas used to calculate effective impervious cover (EIC, as defined herein) clearly identified and the square footage of each type identified and labeled.	☒	☐
k. Test Pit(s) locations and data where stormwater practices are proposed, as appropriate.	☒	☐
l. Details of individual design elements shown on separate plan sheets following the Proposed Conditions SMP.	☒	☐
The Existing Conditions SMP & the Proposed Conditions SMP shall be provided on sheets no larger than 24" x 36", at a scale of one (1) inch = 20 feet for urban areas, and one (1) inch = 40 feet for non-urban areas. The City Engineer will make the final determination as to the appropriate scale, ensuring that all important site and hydrologic features are easily recognized. If plan shall encompass more than two (2) sheets, at the required 1:40 or 1:20 scale, a separate large scale representation plan sheet (e.g. 1:100) is required to be provided, so as to show entirety of site, as well as off-site contributing areas.		
6.6.C.2 - In addition to the above described SMP plan sheets, the following SMP supplemental information is required: 1. A drainage analysis that includes calculations comparing pre- and post-development stormwater runoff rates (cubic feet per minute) and volumes (cubic feet) based on a 1-inch rainstorm, and the 2-year, 25-year, 50-year, and 100-year, 24-hour frequency storms. Calculations shall include, but not be limited to, the sizing of all structures and BMPs, including sizing of emergency overflow structures based on the 50-year 24-hour frequency storm discharge rate, with 1-foot of free-board. Storm rates shall be based on current design depths from the Northeast Regional Climate Center - http://precip.eas.cornell.edu . <i>Any site that was primarily wooded in the last five years shall be considered undisturbed woods Any site from which wooded vegetation has been removed within 5 years prior to the first submission to the planning board with respect to a proposed development, or upon which, at some earlier time, clearing has occurred in anticipation of development, shall be treated as undisturbed woodland for purposes of calculating pre-development runoff volumes. For purposes of this paragraph any tree cutting which occurred without leaving stands of healthy, growing trees within areas near waters and highways, as required by RSA 227-J:9, I, shall be presumed to have occurred in anticipation of development</i>	☒	☐

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

Plan Requirements (cont.)	Info. Provided	Waiver Sought
2. A drainage analysis results summary tabulated (pre & post) for each proposed outfall or catchment outlet point including runoff rates and volumes for each storm event analyzed above.	☒	☐
3. An Erosion and Sediment Control Plan for all proposed construction activities in accordance with the NH Stormwater Management Manual Volume 3, (December 2008 or current revision; downloadable from the website)	☒	☐
4. A comprehensive Operation and Maintenance Plan for long-term maintenance of all proposed stormwater management elements and BMPs including the proposed schedule of inspections and anticipated maintenance (see section H.2 Operations & Maintenance Plan for detailed requirements).	☒	☐
<u>6.6.D</u> - Phased Development: For phased developments, the plans and calculation requirements under this section (6.6) shall apply as though the development of the entire parcel were being proposed in one single application. The review and approval process for phased development applications is provided in section 4.9 of the Lebanon Site Plan Regulations.	NA	☐

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO ARTICLE VI OF THE SITE PLAN REVIEW REGULATIONS. PLEASE BE AWARE THAT THIS CHECKLIST IS FOR INFORMATION AND GUIDANCE ONLY AND DOES NOT REPRESENT THE LAW DICTATING SUBMITTAL REQUIREMENTS NOR IS IT COMPLETE AND INCLUSIVE THEREOF.

Completed By: Nicholas A. Fiore

(Last Revised 9/20/2021)

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

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: 90-59 / 90-59-70400 /	Map & Lot Number:
Property Owner: 76-4 / 105-23 ALICE PECK DAY MEM HOSPITAL ONE MEDICAL CENTER DR LEBANON NH 03756	Applicant, Co-Applicant, Agent, or Lessee: ALICE PECK DAY MEM HOSPITAL ONE MEDICAL CENTER DR LEBANON NH 03756
Map & Lot Number: 76-5	Map & Lot Number: 90-42
LEBANON SCHOOL DISTRICT 20 SEMINARY HILL WEST LEBANON NH 03784	SUN JENSEN LLC 27777 FRANKLIN RD #200 SOUTHFIELD MI 48034
Map & Lot Number: 90-42-100	Map & Lot Number: 90-53
DIXON DANIEL L 6 MYRA AVE LEBANON NH 03766	BOSKIND, JAMESINA L 25 PEABODY ST LEBANON NH 03766

Map & Lot Number: 90-54	Map & Lot Number: 90-54-100
HAMMOND, ERIC 23B PEABODY ST LEBANON NH 03766	BEEK, PATRICIA ANNE 23A PEABODY ST LEBANON NH 03766
Map & Lot Number: 90-55	Map & Lot Number: 90-56
MILLER, RODNEY & KAREN 19 PEABODY ST LEBANON NH 03766	KARKOWSKI, KATIE A 15 PEABODY ST LEBANON NH 03766
Map & Lot Number: 105-17	Map & Lot Number: 105-22
KILBURN, BARBARA F TTEE 149 MASCOMA ST LEBANON NH 03766	HARDENBERG, MARK J 116 MASCOMA ST LEBANON NH 03766
Map & Lot Number: 105-26	Map & Lot Number: 106-77
CITY OF LEBANON 51 NORTH PARK ST LEBANON NH 03766	WADLINGER, GREGORY D 110 MASCOMA ST LEBANON NH 03766
Map & Lot Number: 106-78	Map & Lot Number: 106-80
TIN, SARIN & YI, LAY 18 ELM ST WEST LEBANON NH 03784	DIMINICO, HEIDI LEE 103 MASCOMA ST LEBANON NH 03743
Map & Lot Number: 106-81	Map & Lot Number: 106-82
ROBERTS, DENISE K 149 MASCOMA ST LEBANON NH 03766	BILLIN, DANIEL H & JANICE A 91 MASCOMA ST LEBANON NH 03766
Map & Lot Number:	Map & Lot Number:
ENGINEERING VENTURES, PC NICHOLAS A. FIORE 85 MECHANIC ST, SUITE E2-3 LEBANON, NH 03766	

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE		\$ _____
MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
**Engineering Review fees may also be required. See note on page 2.		
PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots. **Engineering Review fees will also be required. See note on page 2.		
FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE TIME OF FILING		\$ _____
*Or units when the subdivision does not create individual lots. **Engineering Review fees will also be required. See note on page 2.		
SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	0
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X <u>17</u> notices	\$5.00 \$ <u>94.18</u> (abutter certified)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		\$ 449.18
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$5.54 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Alice Peck Day Memorial Hospital

Project Name: APD Parking Expansion

Project Address: 10 Alice Peck Day Drive

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

- 5.1.E(5)
1. Section 5.1.E(5) of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because
A topographic survey of the project site was conducted for this project, but the site is such a small portion of the entire property that it would have been impractical and cost prohibitive to survey the whole property or produce a new boundary survey for the entire property. The project is laid out in a conservative manner to maintain extra distance from the understood property line. The applicant requests that satisfying this requirement in a manner agreeable to both the applicant and Planning Department be made a condition of approval.
 2. Section All of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
This project is limited to a relatively small portion of a large property. The Applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped.

6.5.I

3. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____
The applicant requests a waiver from providing additional bicycle parking facilities. The new
parking lot is remote to any building so it is not conducive to bicycle parking. Existing bike racks
on campus have space for 30+ bikes and the supply is far higher than demand.
4. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

5. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

6. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

7. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

8. Section ____ of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: 06/03/2025

APD Parking Expansion

10 Alice Peck Day Drive

Tax Map 90 Lot 59

Project Narrative

EV Project # 24578

June 3, 2025

The APD Parking Expansion project at Alice Peck Day Memorial Hospital (Tax Map 90 Lot 59) includes adding a new 58-space parking area adjacent to Alice Peck Day Drive and Mascoma Street. Recent increases in services and staffing have increased the demand for parking. Employees will be encouraged to park in this new lot, freeing up parking closer to the buildings for patients.

Construction is anticipated to begin late summer 2025 and be completed before Thanksgiving 2025.

The parking revisions, the stormwater controls to be provided, and the results of the stormwater modeling are presented in the following paragraphs. Stormwater analysis was conducted using HydroCAD Version 10.20-6a to compare the existing and post-construction conditions for the 2-year, 10-year, and 50-year 24-hour storms. This program uses the TR-20 stormwater calculation method.

Project Location / Existing Conditions

The new parking lot will be located at the northeast corner of the intersection of Mascoma Street and Alice Peck Day Drive. This is the former location of a building referred to as Lacass House which was demolished 3 to 5 years ago. Currently the area is mostly grass with gravel parking and drives at the eastern and northern ends of the site. The site is bound by a lawn to the north, North House to the east, Mascoma Street to the south, and Alice Peck Day Drive to the west. The site's topography generally and gently slopes down in all directions from the center.

Proposed Work

The new parking lot will contain 57 spaces. Access will come from a new curb cut on Alice Peck Day Drive, with a secondary access from the existing parking lot/driveway at North House. The former Lacass House driveway onto Mascoma Street will be removed.

Runoff withing most of the developed portion of the site will be directed to a stormwater treatment and management system. Surface runoff will be routed to a forebay north of the parking lot. Runoff will leave the forebay and flow into a rain garden with biofiltration filter media. Once through the filter media runoff from smaller storms will infiltrate. A riser pipe with outlet controls is provided to control the discharge of larger storms to the City stormwater network.

Stormwater analysis was conducted using HydroCAD Version 10.20-6a to compute the post-construction conditions for the 1-inch, 2-year, 25-year, and 50-year, 24-hour storms. This program uses the TR-20 stormwater calculation method.

The stormwater treatment practice is sized to treat the Water Quality Volume (WQv), as defined by NHDES, of runoff flowing to it. Calculations for the WQv are as follows:

- WQv Equations:
 - $WQv = (P)(Rv)(A)$
 - $P = 1''$ of rainfall (NHDES standard)
 - $Rv = \text{Runoff Coefficient} = 0.05 + (0.9 * I)$
 - $I = \% \text{ impervious draining to practice}$
 - $A = \text{Area draining to practice}$
 - $AI = \text{Impervious area draining to practice}$
- WQv Calculations for the Cultec underground filter SC01:
 - $P = 1''$
 - $A = 0.47 \text{ acres}$
 - $AI = 0.44 \text{ acres}$
 - $I = 0.44/0.47 = 0.92$
 - $Rv = 0.05 + (0.9 * 0.92) = 0.88 \text{ unitless}$
 - $WQv = (1'')(0.88)(0.47) = 0.42 \text{ ac-in}$
 - $WQv = 1,508 \text{ cf } (0.42 \text{ ac-in} * 43,560 \text{ sf/ac} * 1' / 12'')$

The following table shows the results of the post-development HydroCAD analysis versus pre-development HydroCAD analysis for typical design storm comparisons. A full table of storm comparisons is included in the Drainage Analysis included with this application. The design was also checked to make sure the system does not overtop in the 100-year storm.

Table 2 – HydroCAD Results

Pol 1	1" Storm		2-yr Storm		25-yr Storm		50-yr Storm	
	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Existing	0.00	7	0.96	2,248	4.39	8,632	6.02	11,741
Post-Development	0.00	0	0.36	1,194	3.65	6,350	5.51	9,001
Δ	0.00	-7	-0.60	-1,054	-0.74	-2,282	-0.51	-2,740

Soil Erosion and Sedimentation Control

Standard erosion and sedimentation control measures will need to be implemented during construction of the project. Inlet protections will be required around existing and new catch basin inlets. Straw wattles will create a perimeter barrier to prevent contamination of undisturbed areas. A stone construction entrance will be implemented to prevent vehicles from transporting dirt and soil off the site. Once final grades are established, landscaping features will be installed for the project area.

Groundwater Protection

The stormwater treatment systems and erosion control measures described above will ensure that the project does not adversely affect ground water. The rain garden stormwater system is a recognized and approved system form effective stormwater treatment by the New Hampshire Department of Environmental Services. This ensures that runoff is clean. Similarly, the erosion control measures will prevent contamination waters from leaving the site during construction. Additionally, this project includes no direct discharge to groundwater and is not subject to and NHDES Groundwater Discharge Permit.

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 - 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 - 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 - 518-630-9614

Date: June 3, 2025
To: Tim Corwin, Senior Planner and Zoning Administrator
City of Lebanon Planning & Development Department
From: Nicholas Fiore, PE
Re: PB2025-29-SPA Staff Comments
Alice Peck Day Parking Expansion
Tax Map 90 Lot 59

Dear Mr. Corwin,

On behalf of the Alice Peck Day Memorial Hospital this memo is in response to Staff Comments for the above referenced project's Site Plan Review Amendment Application. Included with this written response please find a complete set of plans set with a last revised date of 06/02/2025 along with additional documents mentioned below. The comments are repeated below and each is followed by a written response.

STAFF COMMENTS (PB2025-29-SPR)

A. City Engineer/DPW (previously provided via e-mail sent on 5/23/25)

1. Sheet C201: The proposed interior curb around the stormwater filtration system is not labeled. Please address.
 - For multiple reasons the entire parking lot layout was revised and now drains to a traditional forebay and rain garden thereby eliminating the stormwater infiltration system.
2. Sheet C202: Note D1: the structure outlet elevation appears to be mis-labeled. Please address.
 - For multiple reasons the entire parking lot layout was revised and this proposed structure has been eliminated from the design
3. Sheet C302: Detail 4: It appears that the Stormwater Forebay Tank has only one outlet, which is comprised of a 3-foot wide rectangular weir near the top elevation of the tank. As such, it appears that the tank will remain nearly full of stormwater following any storms, and will remain nearly full after the storms. The weir appears to be exposed to freezing temperatures as it is situated near ground surface, so the question is how does the system work if water surface is frozen and a heavy winter rain storm occurs. How will the weir discharge function in freezing conditions?
 - For multiple reasons the entire parking lot layout was revised and the proposed forebay tank has been eliminated from the design.

4. *The application submission does not appear to have long term stormwater maintenance plan. Please address.*
 - For multiple reasons the entire parking lot layout was revised and a long term maintenance plan has been provided for the revised design.

B. *Planning & Development Department (please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. *Please see attached PDF identifying missing information required to be provided pursuant to the Article V submission requirements, including additional staff comments where noted.*
 - Responses to items in the separate Site Plan Checklist are provided in the version of it included with this resubmission.
2. *As agreed to last week via e-mail, please add in the concrete pad proposed to be installed on the east side of the hospital building (which APD had originally submitted as a separate application to the Minor Site Plan Committee). Please update the plan set and other application materials (including the application form), as appropriate.*
 - The proposed concrete pad for the mobile MRI unit has been added to the C200 plan and a construction detail has been added to sheet C301.
3. *With respect to the front lot line, Staff cannot support the waiver requested from Section 5.1.E.5 which requires that a current survey is provided. Among other reasons, a survey of the front lot line is needed in order to verify that the minimum 15 ft. landscape buffer has been provided, that the tree setback requirement (of 8 ft.) has been provided, and whether a waiver is needed from Section 6.5.E.7 which prohibits parking areas within in the front yard.*
 - Due to the size and complexity of the parcel it is not possible to have a full boundary survey completed in a timely manner. As such, a waiver has been requested. If a waiver cannot be granted it is requested that a conditional approval requiring a boundary survey be made.
4. *The technical checklist indicates that a waiver is requested from Sections 5.1.E.8 and 16. These are not identified on the Application for Waivers. However, because you are requesting general waiver from the submission and design requirements to the extent they apply outside of your designated project area, the technical checklist should be completed with respect to the project area. So, if 5.1.E.8 and 5.1.E.16 are satisfied within the project area, then the "info. provided" column should be checked. Conversely, if these requirements are not satisfied within the project area, then it would be appropriate to request waivers and update the Application for Waivers accordingly.*
 - While there are wetlands on the property there are **no** wetlands in the project. Likewise, **no** existing trees will be included in fulfilling landscaping requirements.

5. *Provide an updated Application for Waivers to incorporate any additional required or requested waivers.*
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B.*
- A revised Application for waivers is included with these revised materials.

Plan Set Comments

General

6. *Are accessible spaces required to be provided within the proposed parking lot?*
 - No, accessible spaces are not required in the new lot, however when analyzing campus parking data it was determined that additional ADA spaces are required in other locations on the campus. As such, plan C200 flags for existing parking spaces (adjacent to existing ADA access aisles) to be re-striped and designated as ADA parking.
7. *In the Drawing List on the Cover Sheet, there are two sheets identified as “C100” and in the plan set, these sheets are identified both as “C101”. Please correct.*
 - The sheet numbers in the Table of Contents have been corrected to provide both C100 and C101 plans.
8. *The proposal needs to satisfy the EV regulations set forth in Section 607.8.C of the Zoning Ordinance, as follows:*

Non-Residential Uses. Parking for uses requiring or proposing to provide 30 or more **off-street parking spaces** shall include:

 - a. **EVSE-installed spaces** for a minimum of 2% of proposed **off-street parking spaces**, with a minimum of two **EVSE-installed spaces**.
 - b. **EV-ready spaces** for a minimum of 10% of proposed **off-street parking spaces**.
 - c. **EV-capable spaces** for a minimum of 50% of proposed **off-street parking spaces**.
 - The parking lot layout has been revised and provisions have been added to satisfy the 2% EVSE, 10% EV-Ready, and 50% EV-Capable requirements. Refer to the revised C202 plan in the attached plans.
9. *Please address the following design requirements and describe how each is satisfied:*
 - a. 6.5.B.2 – “Ensure the visibility of crosswalks in areas of high-density pedestrian traffic through use of contrasting, high-visibility surface treatments (stamped concrete, pavers, solid color-painted areas, and other textures), curb extensions, and similar measures to protect pedestrian safety. Use a consistent design throughout the site.”

- The two existing, diagonal, crosswalks will be removed and a single new, perpendicular, crosswalk will be provided, aligning with the new pedestrian sidewalk. Refer to sheet C201 of the attached plan set
 - b. 6.5.D.6.a – *“Well-marked and convenient pedestrian facilities that minimize walking distances must be provided between the primary building entrance(s), parking areas, principal frontage, and adjacent public sidewalks.”*
 - The proposed parking layout has been revised to provide an internal pedestrian aisle, and a sidewalk has been added connecting the proposed pedestrian aisle to the existing internal sidewalk network.
 - c. 6.5.D.6.b – *“Pedestrian routes must be continuous and clearly demarcated as such by application of signage, contrasting paint colors, changes in materials or textured surfacing, reflectors, landscaping, and/or attractive barriers. Surface materials must provide traction and facilitate general maintenance and snow removal.”*
 - The proposed crosswalk will take the place of two existing sidewalks so there is no need to alter existing signage. Crosswalk and pedestrian aisles will be painted with standard contrasting paint colors and patterns.
 - d. 6.5.D.6.d – *“Pedestrian crossings are required when the walking route crosses vehicle circulation areas. To identify crossing points, and support visibility, safety, and wayfinding, the transition area at street or drive crossings and between parking lot walkways and entrances, shall be highlighted through curb extensions (bump outs), contrasting materials, planters, pedestrian-scale lighting such as decorative bollards, and landscaping, including adherence to Sec. 6.2.B.”*
 - Crosswalks and pedestrian aisles will be painted with standard contrasting paint colors and patterns. The proposed parking lot lighting levels are adequate to cover proposed pedestrian aisles, crosswalks and sidewalks.
10. Please double check all sections of Article VI to ensure that all applicable requirements are satisfied or that a waiver has been requested in the alternative. Based on staff’s review, it appears that the plan set is not in conformance with the following applicable design requirements:
- a. 6.2.B.8 – screening requirements (with respect to the electrical transformer)
 - Landscaping Plan C203 now includes vegetative screening at the transformer.
 - b. 6.2.E.2 – *“The end of each row of parking shall have a landscape bed [...] at least 8 feet in width [...] and **shall be planted with deciduous trees for shade**” (emphasis added)*
 - The revised parking layout provides 8ft landscape beds at the ends of each row of parking. Refer to sheet C201 of the attached plan set.

- c. 6.2.E.3 – *“Any parking area containing three or more rows of parking shall be planted along the perimeter as stated above, and also shall have landscape islands placed between each double row of parking spaces, exclusive of aisles. These landscape islands shall have a minimum width of 8 feet, shall extend the length of the row of parking spaces, shall be planted with deciduous trees for shade, and shall terminate on each end with a landscape bed. If linear landscape islands are not practicable, then other interior landscape islands of equivalent size and evenly distributed throughout the parking lot may be allowed.”*
 - The revised parking layout provides 8ft wide linear landscape between rows of parking. Refer to sheet C201 of the attached plan set.
- d. 6.5.D.6.c – *“Pedestrian aisles that physically separate pedestrian traffic from vehicle circulation in parking lots must be provided at intervals of one pedestrian aisle for every four rows of parking or a comparable provision (e.g., for three double rows of parking, provide at least one aisle, and for a configuration with two single rows at the edge of a lot and one double row in the center, provide at least one aisle). When the aisle is integrated with landscaped islands in the middle of a double row, the landscaped island must be at least 12 feet wide. Aisles must be at least 4 feet wide.”*
 - The revised parking layout provides an internal pedestrian aisle. Refer to sheet C201 of the attached plan set.
- e. 6.7.B.2 – *“The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level”*
 - The lighting layout has been modified to accommodate the revised parking layout and limits light levels on the adjoining streets to less than 0.5 foot-candles. Refer to sheet E1.0 of the attached plan set.

Cover Sheet

- 11. Add parking calculations table from Sheet 2.
 - A table has been added to the cover sheet that provides parking calculations for the entire campus.
- 12. Staff has not yet reviewed the parking calculations table that currently appears on Sheet 2. However, at quick glance it appears that the following need to be added:
 - a. Number of required and provided accessible spaces (for the property, not just the site)
 - b. The maximum number of parking spaces per Section 607 of the ZO needs to be calculated and identified.
 - The table has been moved to the cover sheet that and revised to include ADA parking and ZO requirements.
- 13. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised April 28, 2025 and the City of Lebanon Zoning Ordinance last revised March 19, 2025.

- This was added as note #2 under “Site Plan Review References” on the Cover Sheet. See the attached Plan Set

14. *Add Planning Board application number (PB2025-29-SPR).*

- This was added as note #1 under “Site Plan Review References” on the Cover Sheet. See the attached Plan Set

15. *Provide date and description of revisions made (9.5.A.1)*

- This was added as note #3 under “Site Plan Review References” on the Cover Sheet. See the attached Plan Set

16. *Is the building owner information provided correct?*

- No, this information was incorrect and has been corrected.

17. *Change “Drawing List” to “Table of Contents” (Section 5.1.E).*

a. *Add sheet numbers (1-12) to Table of Contents*

- The “Drawing List” has been renamed “Table of Contents” and a column has been added to provided individual sheet numbers.

Sheet 2

18. *General Note 2: add “and the City of Lebanon” to the end of the sentence.*

- “and the City of Lebanon has been added to the end of General Note #2.

Sheet 4

19. *Add stamp of engineer who prepared the topographic survey (5.1.E.6)*

- Due to the size and complexity of the parcel it is not possible to have a full boundary survey completed in a timely manner. As such, a waiver has been requested. If a waiver cannot be granted it is requested that a conditional approval requiring a “stamped” boundary survey be made.

Sheet 5

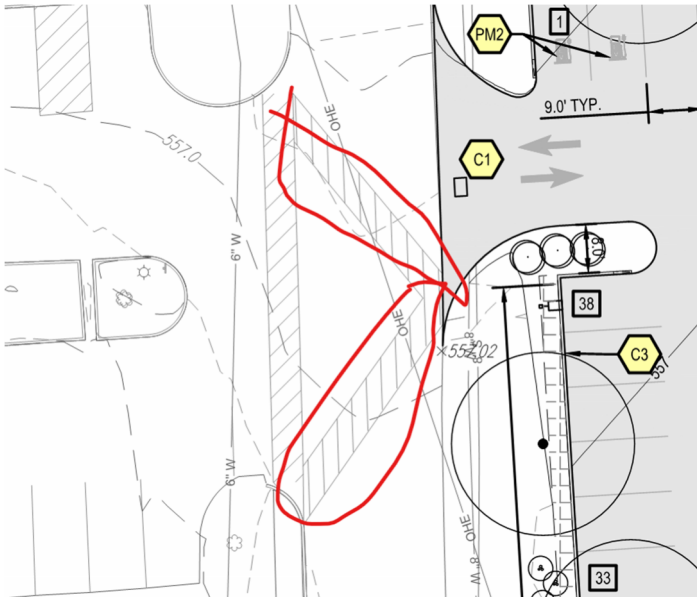
20. *Show the adjacent interior sidewalk network, e.g.:*

- The requested portion of the interior sidewalk network has been added to the plan as requested. See Sheets C101 and C201 of the attached plan set.



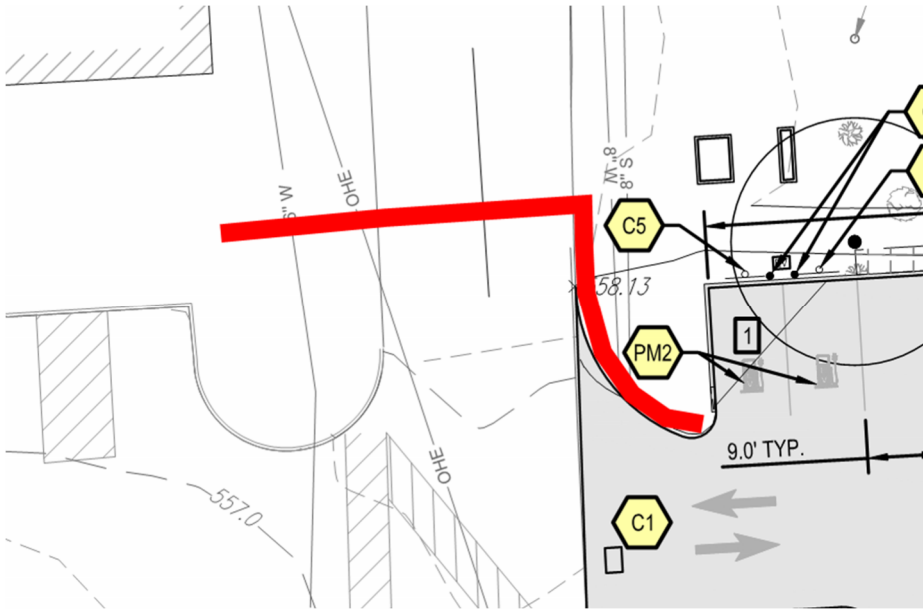
21. Are these crosswalks existing or proposed?

- These diagonal crosswalks are an existing condition, however they are now proposed to be consolidated into one new, perpendicular, crosswalk aligning with existing and proposed sidewalks.



22. In lieu of the crosswalks depicted above, can a sidewalk and crosswalk be constructed in the location depicted below in order to provide a safe and efficient access to the sidewalk located in front of the Mesropian building?

- The parking lot layout has been revised to incorporate an internal pedestrian aisle leading to a sidewalk and new crosswalk connecting to the sidewalk located in front of the Mesropian building. See sheet C201 of the attached plan set.



23. Plan sheet is difficult to read. For the benefit of the Planning Board members and the site plan review process, please provide a site play layout sheet that is readable and unadorned with unnecessary or confusing information, i.e. the plan set should include at least one sheet that shows only surface conditions that are proposed (whether proposed to remain or proposed to be constructed). This sheet should not show any existing conditions that are proposed to change or underground improvements. It would be particularly helpful to remove the grading and utilities.

- Existing and proposed underground utilities as well as existing and proposed topographic contours have been removed from this sheet in order to simplify the plan as requested.

24. At the APD Drive entrance to the parking lot, demonstrate compliance with Section 6.2.J and Section 6.5.D.11 of the Site Plan Review Regs.

- All vegetation and other obstructions are set far enough back from Alice Peck Day Drive to provide clear views to and from the parking lot entrance.

25. Show the width of the driveway accessing Alice Peck Day Drive.

- A dimension has been added showing the entrance width at 24'. See sheet C201 of the attached plan set.

26. Show direction of travel at the access proposed to be located on the east side of the lot.

- Direction arrows were added showing two-way direction of travel at the access to the North House on the East side of the parking lot. See sheet C201 of the attached plan set.

27. Site Note C2 does not appear on plan.

- Callout for C2 has been added pointing to the EV car charging station.

Sheet 6 (Grading and Utility Plan)

28. Add Section 6.2.F.1 and 2 as plan notes.

- Sections 6.2.F.1 and 6.2.F.2 have been added as notes 2 and 3 under “Stormwater Notes” on sheet C202 of the attached plan set.

Sheet 7 (Landscaping Plan)

29. Regarding the 15. ft. perimeter landscaping requirement, please outline the area that is being measured as consisting of 2,422 sq. ft.

- This outline is now shown on C203

30. Provide required understory trees per Section 6.2.B.2 and update plant list and perimeter landscape calculations accordingly (“The perimeter landscaped area shall be planted [...] shall be planted at a minimum with one (1) shade tree plus a mix of shrubs **and understory trees** totaling at least 5 plants for each 600 square feet[.]” (emphasis added))

- C203 now includes the requisite understory trees.

31. Please double check that the number of plants identified in the plant schedule match the number of plants depicted on the plan.

- The numbers on C203 should be accurate.

32. Section 6.2.E.1 provides as follows: “[Parking areas] shall be planted with deciduous trees along the perimeter, so placed to shade 30% of the total parking area, and supplemented with shrubs, perennials, or understory trees to visually screen the parking area.”

- a. Please confirm that the 43% parking lot shading is calculated based on the deciduous trees (and not also the coniferous trees).

- The shading calculations are based only on deciduous trees.

- b. Please address how the “visually screen” requirement has been met.

- The mix of deciduous trees, coniferous trees, understory trees, and shrubs provide screening.

33. Please add the following sections of the Site Plan Review Regulations as plan notes:

- a. 6.2.E.6.b
- b. 6.2.K
- c. 6.2.F.1
- d. 6.2.F.2

- Sheet C203 now includes these notes.

Sheet 12 (Site Lighting Plan)

34. *Add number of proposed lighting fixtures to the Site Lighting Fixture Schedule*

- The lighting layout has been modified to accommodate the revised parking layout and the table has been modified to include the number of fixtures.

Engineering Ventures believes that these responses satisfy Staff Comments for this project's Site Plan Review Application, but we are happy to provide additional information if required.

Thank you for your assistance with this project. Please let us know if you have any questions.

Sincerely,
ENGINEERING VENTURES, PC

A handwritten signature in blue ink, appearing to read 'Nicholas A. Fiore', with a long horizontal flourish extending to the right.

Nicholas A. Fiore, PE
Vice President

10 Alice Peck Day Drive - PB2025-29-SPR

Site Plan Review Requirements Checklist	Status	Staff Comments
5.1.E(2) The names and mailing addresses of the Holders of any easements, rights of way, or other restrictions	Conditional Missing	Approval Requested See Survey Note 10 on Sheet 3 and Survey Note 8 on Sheet 4
5.1.E(4) The following information shall be provided on the first page (or cover page, if applicable) of the Site Plan:		
5.1.E(4)(e) The following basic site information in TABLE FORM:	Missing	Table Added to Cover
5.1.E(4)(e)(1) Zoning designation for the subject property;	Missing	Table Added to Cover
5.1.E(4)(e)(2) Tax Map and Lot number(s) for the subject property;	Missing	Table Added to Cover
5.1.E(4)(e)(3) Area of lot;	Missing	Table Added to Cover
5.1.E(4)(e)(4) Gross floor area of existing buildings;	Missing	Table Added to Cover
5.1.E(4)(e)(5) Number of existing and proposed on- and off-street parking spaces as a table. The table must identify (i) the number of required (minimum) parking spaces and the permitted (maximum) number of parking spaces and the calculations for each, (ii) future proposed, and (iii) existing parking capacity. If the site is part of an existing development or subdivision, the master table must provide such information for all related sites and phases, individually and as a project total;	Missing	Table Added to Cover
5.1.E(4)(e)(10) Proposed use;	Missing	Table Added to Cover
5.1.E(4)(e)(11) Required and proposed front, side, and rear yard setbacks;	Missing	Table Added to Cover
5.1.E(4)(e)(12) Max. allowable lot coverage w/ existing and proposed calculations;	Missing	Table Added to Cover
5.1.E(4)(e)(13) Indication as to whether or not the parcel is subject to any City Overlay Districts pursuant to Article IV of the Zoning Ordinance (for example, the Wetlands Conservation District or Flood Plain District) or to NHDES Comprehensive Shoreland Protection jurisdiction.	Missing	Table Added to Cover
5.1.E(7) The shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site.	Partially missing	Information for properties located across Mascoma Street should be shown on Sheet 3 / C-101
5.1.E(8) Wetlands on the property shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plan. In addition, documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation shall be submitted to the Planning Office.	Missing	Survey Note 5 on Sheet 3 provides: "GPS LOCATING OF DELINEATED WETLANDS" It's not clear what this means, but there should be a noted indicating whether or not wetlands are located within the project area
5.1.E(9) The Zoning District and use of abutting properties within 200 feet of the site boundary; the locations of pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	Missing	Zoning district boundaries have been added and noted for each lot
5.1.E(10) The percentage of the lot covered by impervious cover shall also be shown.	Missing	Table Added to Cover Sheet

5.1.E(14) A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs. For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background shall be provided, showing that the proposed installation conforms to the requirements of these Regulations.	Missing	No Change to Existing Signage is Being Proposed
5.1.E(20) Plans shall include the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	Transit Stops Missing	Added to Cover Sheet A waiver request may be appropriate
5.1.E(21) Construction detail drawings including electric vehicle charging	Missing	Detail Added
5.1.E(22) Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	Conditional Approval Missing	Approval Requested See Survey Note 10 on Sheet 3 and Survey Note 8 on Sheet 4
5.1.G The following supporting documents and information:		
5.1.G(1) An estimated timetable, to include phasing schedules (where applicable), for construction and completion of buildings, parking facilities, landscaping, and other required improvements.	Missing	Added to Project Narrative



Color: Bronze

Weight: 13.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant
120V	1.25A/1.00A/0.83A
208V	0.72A/0.58A/0.48A
240V	0.63A/0.50A/0.83A
277V	0.54A/0.43A/0.36A
Input Watts	99.4-151.4W

LED Info

Watts	150/120/100W
Color Temp	3000/4000/5000K
Color Accuracy	80-84 CRI
L70 Lifespan	100,000 Hours
Lumens	15,009-22,117 lm
Efficacy	132.4-163.1 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
150W/120W/100W (factory default: 150W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-TJWR13

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

150W: Replaces up to 400W Metal Halide (MH) or 400W High Pressure Sodium (HPS)
120W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz:
150W: 120V: 1.25A, 208V: 0.72A, 240V: 0.63A, 277V: 0.54A
120W: 120V: 1.0A, 208V: 0.58A, 240V: 0.5A, 277V: 0.43A
100W: 120V: 0.83A, 208V: 0.48A, 240V: 0.42A, 277V: 0.36A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.16% at 120V, 6.59% at 277V

Power Factor:

99.8% at 120V, 96.3% at 277V

7-Pin Receptacle with Shorting Cap:

ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Surge Protection:

6kV

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum

Technical Specifications (continued)

Effective Projected Area:

- 1 Fixture: 0.4
- 2 Fixtures: 0.8
- 3 Fixtures: 1.4
- 4 Fixtures: 1.4

Finish:

Formulated for high durability and long-lasting color

Gaskets:

High-temperature silicone gaskets

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Installation

Mounting:

Adjustable universal pole mount (standard).
Slipfitter and wall mount accessory available.

Optical

BUG Rating:

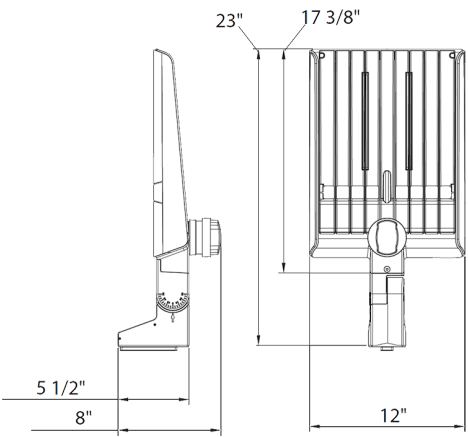
- Type 3
- 150W: B3 U0 G3
- 120W: B3 U0 G3
- 100W: B3 U0 G2

Other

5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	–	150					
	2T = Type II 4T = Type IV 5T = Type V Blank = Type III	70 = 70/60/50W 100 = 100/80/60W 150 = 150/120/100W 200 = 200/180/160W 320 = 320/280/250W	Blank = Universal Adjustable Pole Mount Blank = Universal Non-Adjustable Pole Mount	Blank = 3000/4000/5000K CCT Adjustable Y = 3000K	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = 7-Pin Receptacle with Shorting Cap /MVS = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MVS = Lightcloud Blue w/MVS Sensor

APD Parking Expansion

Stormwater Appurtenance Inspection and Maintenance Manual

Introduction

The APD Parking Expansion site contains several stormwater appurtenances which must be inspected and maintained on a regular basis. These systems include an open forebay, a rain garden for biofiltration and infiltration, an outlet control structure, and a catch basin. To ensure the long-term effectiveness of approved stormwater practices, APD shall provide for on-going inspections and maintenance (I&M) for so long as the practices are reasonably expected to be used.

This text outlines the inspection and maintenance requirements of each system.

- (1) The party responsible for implementing the required reporting, inspection, and maintenance activities identified in this I&M Manual shall be:

Alice Peck Day Memorial Hospital
Jamie Chiasson
10 Alice Peck Day Drive
Lebanon, NH 03766
chiassonj@apdmh.org
Tel: (603) 308-0236

- (2) The frequency of inspections shall be as follows:

Rain Garden and Forebay

- At least twice annually and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- At least once annually, system should be inspected for drawdown time. If rain garden does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore filtration function or infiltration function (as applicable), including but not limited to removal of accumulated sediments or reconstruction of the filter media.
- Vegetation should be inspected at least annually, and maintained in healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive species.

Outlet Control Structure, Culvert, and Catch Basin

- At a minimum, it is recommended that catch basins, and culvert be inspected at least twice annually, once following snowmelt and once following leafdrop, and cleaned as indicated by inspection.

- (3) An inspection checklist to be used during each inspection can be found on Pages 3-4 of this manual.
- (4) Photographs of each stormwater feature shall be taken at the time of each inspection.

APD Parking Expansion

Stormwater Appurtenance Inspection and Maintenance Manual

- (5) An I&M Log shall be used to document each inspection and maintenance activity. A blank I&M Log can be found on Page 5 of this manual.
- (6) A plan showing the locations of the site and the stormwater appurtenances is included with this manual.

This I&M Manual and adherence to it are requirements of Site Plan Approval issued by City of Lebanon.

All recordkeeping required by the I&M manual shall be maintained by the party responsible and be made available to the department upon request.

APD shall initiate the I&M activities upon the completion of all terrain alteration activities that direct stormwater to each appurtenance.

APD may contract with one or more third parties to conduct the I&M activities but shall remain responsible for ensuring the long-term effectiveness of the stormwater practices.

If ownership of the property is transferred, the new owner(s) shall become the responsible party(ies).

APD Parking Expansion

Stormwater Appurtenance Inspection and Maintenance Manual

I&M Checklist

Inspector:	Date:
Current Weather:	Time:
Rainfall in the Last 24 Hours (in): Can be checked here: http://www.nrcc.cornell.edu/page_nowdata.html	

Rain Garden and Forebay

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
DEBRIS CLEANOUT (M)	Y	N	Y	N	Y	N
1. Rain Garden, Forebay, and contributing areas clean of debris						
2. No dumping of yard wastes into rain garden						
3. Litter (trash, debris, etc.) have been removed						
VEGETATION (M)						
4. No evidence of erosion						
5. Is plant composition still according to plans						
6. No placement of inappropriate plants						
7. No evidence of invasive species						
DEWATERING AND SEDIMENTATION (A, AMS)						
8. Surface ponds dewater between storms						
9. No evidence of standing water						
10. No evidence of surface clogging						
OUTLETS/OVERFLOW SPILLWAY (2A, AMS)						
11. Good condition, no need for repair						
12. No evidence of erosion						
13. No evidence of any blockages						
INTEGRITY OF BIOFILTER (2A, AMS)						
14. Rain Garden has not been blocked or filled inappropriately.						
15. Mulch layer is still in place (depth of at least 3").						
16. Noxious plants or weeds removed.						
INTEGRITY OF FILTER MEDIA (A)						
17. Drawdown time less than 72 hours						

Inspection Frequency Key A= Annual, 2A=Twice Annually, M= Monthly, AMS= After Major Storm (2.5")

APD Parking Expansion

Stormwater Appurtenance Inspection and Maintenance Manual

(cont.)

Catch Basins, Trench Drains, and Yard Drains

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
	Y	N	Y	N	Y	N
DEBRIS CLEANOUT (2A)						
18. Contributing areas clean of debris						
19. Litter (trash, debris, etc.) have been removed						
20. Sediment removed if approaching half the sump depth.						
21. Floating hydrocarbons removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.						

Inspection Frequency Key **A= Annual, 2A=Twice Annually, M= Monthly, AMS= After Major Storm (2.5")**

Comments:

Date by which outstanding maintenance must be completed: _____

Inspector's Signature: _____

APD Parking Expansion

Stormwater Appurtenance Inspection and Maintenance Manual

I&M Log

Date	Appurtenances Inspected	Maintenance Performed	Inspector's Signature



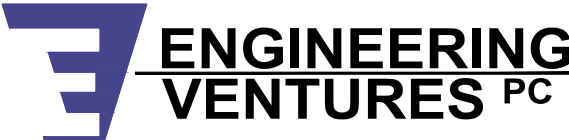
LEGEND

- FB** STORMWATER FOREBAY
- RG** RAIN GARDEN BIOFILTRATION SYSTEM
- OS** OUTLET CONTROL STRUCTURE
- CB** CATCH BASIN

GRAPHIC SCALE



1 inch = 40 ft.
for sheet size 11"X17"



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**ALICE PECK DAY
MEMORIAL HOSPITAL**
10 ALICE PECK DAY DRIVE
LEBANON, NH 03766

Sheet Title:

I & M MAP

Project Title:

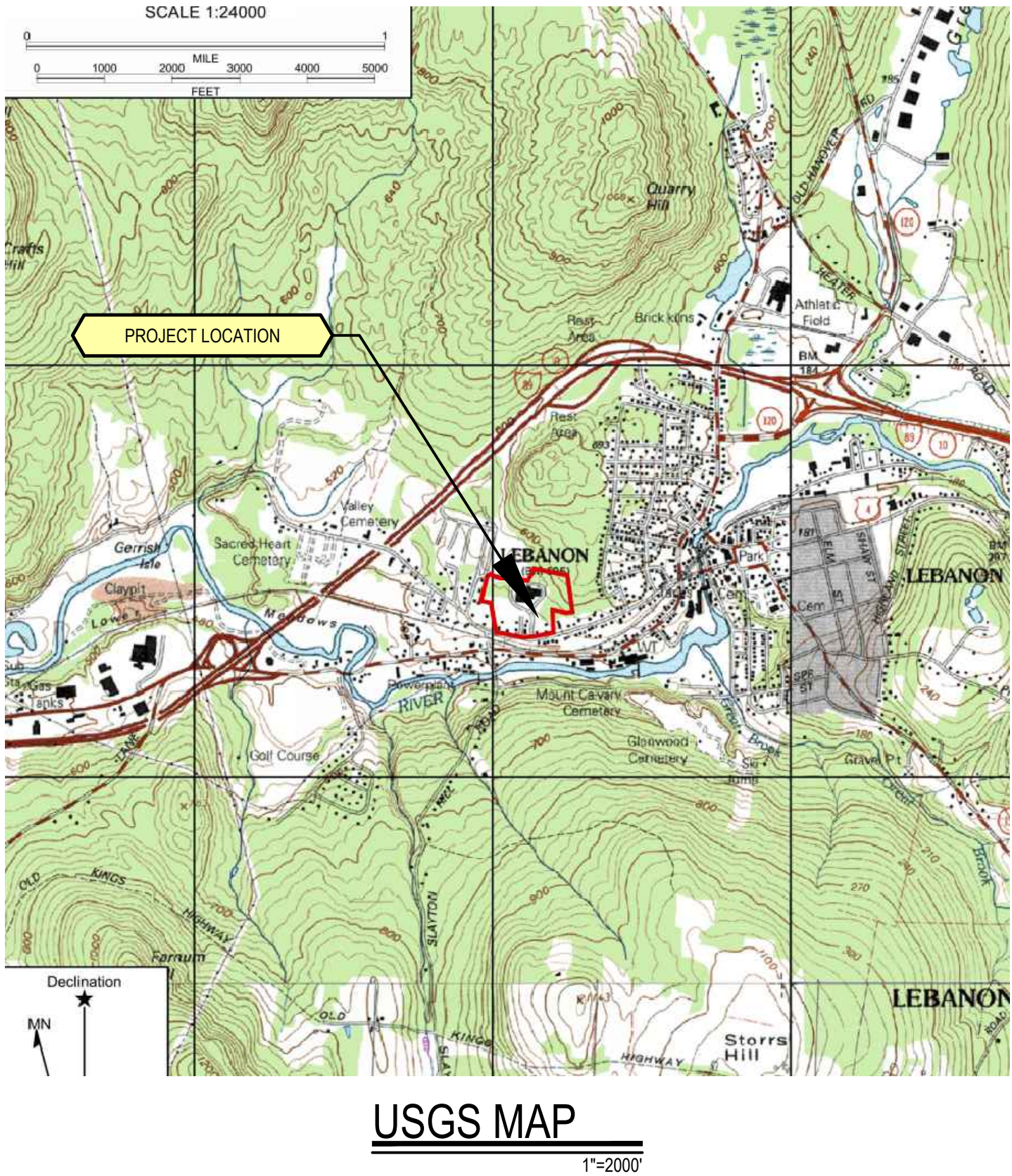
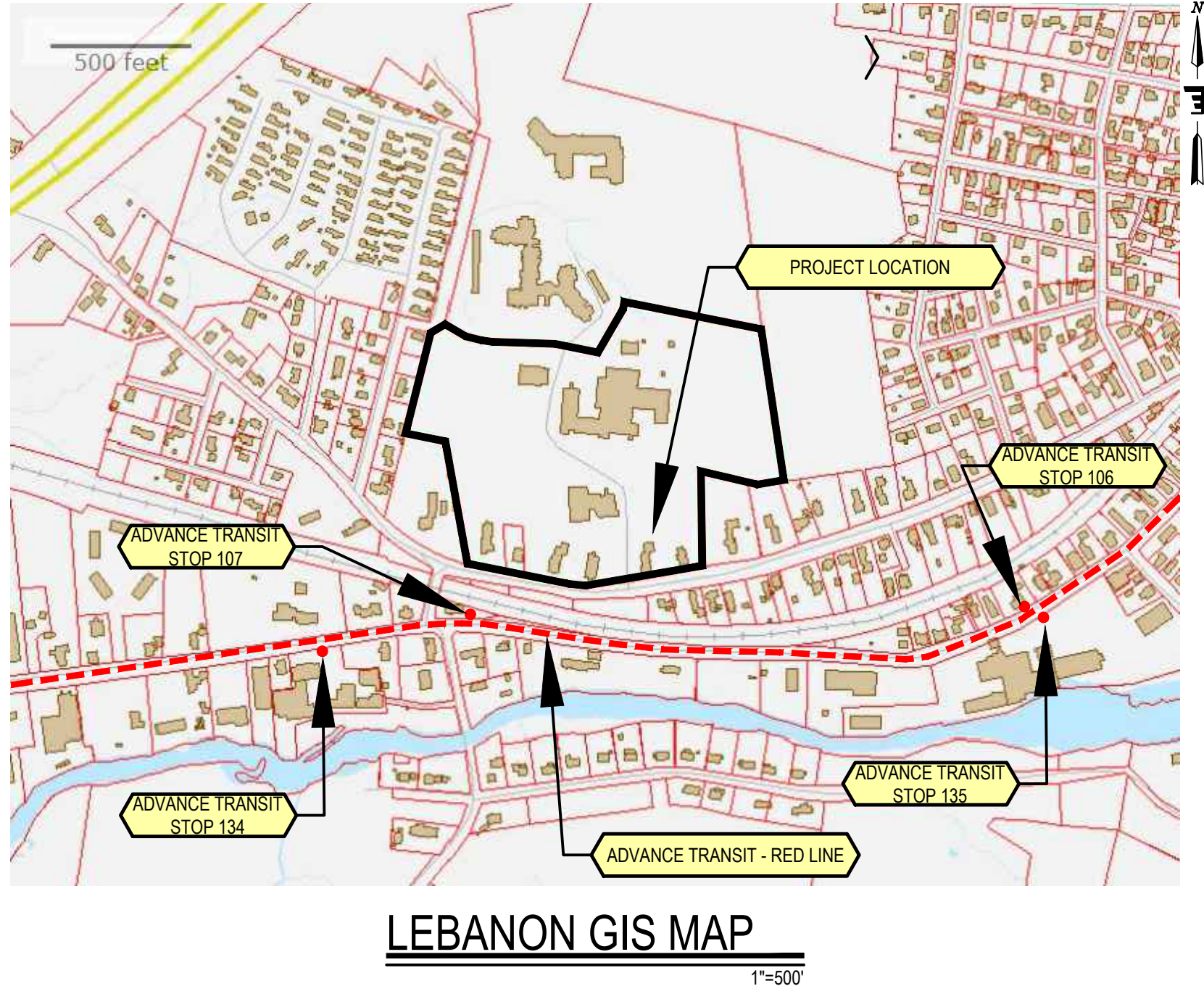
APD STAFF PARKING EXPANSION

EV Project #	24578
Drawn By:	JEF
Checked By:	NAF
Scale:	1" = 40'
Date:	05/12/2025

Figure:

IM1

ALICE PECK DAY MEMORIAL HOSPITAL PARKING EXPANSION SITE PLANS



ZONING CHART

	Existing	Proposed	Notes
Zoning District	MC2	MC2	
Tax Map / Lot #	90-59	90-59	
Use	Hospital	Hospital	
Area of Lot, Minimum (SF)	30,000	30,000	
Area of Lot (SF)	974,721	974,721	
Area of Lot (AC)	22.38	22.38	
Building Footprint (SF)	119,242	119,242	
Building Coverage Maximum	40%	40%	
Building Coverage	12.2%	12.2%	
Building Gross Floor Area (SF)	166,051	166,051	
Building Height Maximum	60'	60'	
Building Height	Varies	N/A	
Number of Stories	1, 2, and 3	N/A	
Parking Spaces Provided	461	518	1
Loading Spaces	2	2	
Impervious Area (SF)	434,716	443,295	
Impervious Area (% of lot)	44.6%	45.5%	
Setbacks (Minimum / Provided)			
Front	20' / 18.6'	20' / 18.6'	
Rear	20' / 55.2'	20' / 55.2'	
Side	15' / 51.4'	15' / 51.4'	
City Overlay Districts	Wetlands	N/A	2
NHDES Jurisdictions	Wetlands	N/A	2
FEMA Flood Hazard Designation	Zone X	Zone X	

- Notes:
- See Parking Summary this sheet for detailed parking calculations.
 - Wetlands exist on property but not near project site.

PARKING SUMMARY

	Independent Variable	Independent Variable Value	Spaces Required	Spaces Provided	ADA Parking Spaces				Notes
					Required	Existing	Proposed New	Proposed T total	
Hospital	0.33/bed & 0.33/empl	25 beds, 520 emp	180	84	4	2	3	5	1
Multi-Specialty Clinic	1/250 sf	44,328	178	51	5	14	0	14	2
Medical Office Building	1/250 sf	5,780	24	177	6	5	1	6	
Community Care Center	1/250 sf	16,298	66	87	4	7	0	7	
Homestead House	1/250 sf	7,787	32	21	1	2	0	2	3
Women's Care Center	1/250 sf	4,875	20	24	1	2	0	2	
North House	1/250 sf	2,271	10	10	1	1	0	1	
Maintenance Barn	1/1,000 sf	2,400	3	7	1	0	0	0	
New Project Lot	n/a	n/a	n/a	57	3	-	0	0	4
		166,051	513	518	26	33	4	37	
		120% of Min. Required	615.6						

- SPACE ALLOCATIONS ARE BASED ON PARKING LOT'S CLOSEST TO LISTED BUILDINGS. PARKING LOT'S ARE NOT DESIGNATED OR ASSIGNED TO PARTICULAR BUILDINGS.
- HOSPITAL SQUARE FOOTAGE = 82,312SF. BEDS AND EMPLOYEES USED FOR HOSPITAL PARKING CALCULATIONS PER CITY OF LEBANON ZONING ORDINANCE SECTION 607.
- HOMESTEAD HOUSE IS CURRENTLY UNOCCUPIED.
- ADA SPACES REQUIRED OF NEW PARKING LOT ARE ADDED TO HOSPITAL AND MEDICAL OFFICE BUILDING LOT'S.

SITE PLAN REVIEW REFERENCES

- PLANNING BOARD APPLICATION NUMBER: PB2025-29-SPR
- THE PLAN IS APPROVED PURSUANT TO THE CITY OF LEBANON SITE PLAN REVIEW REGULATIONS LAST REVISED APRIL 28, 2025 AND THE CITY OF LEBANON ZONING ORDINANCE LAST REVISED MARCH 19, 2025.
- THESE PLANS HAVE BEEN REVISED PER STAFF REVIEW COMMENTS AND RE-SUBMITTED ON JUNE 2, 2025.

SUBJECT PROPERTY:

TAX MAP 90 LOT 59
10 ALICE PECK DAY DRIVE
LEBANON, NH 03766

OWNER/APPLICANTS:

ALICE PECK DAY MEMORIAL HOSPITAL
JAMIE CHASSON, DIRECTOR OF PLANT OPERATIONS
ONE MEDICAL CENTER DRIVE
LEBANON, NH 03766
(603) 308-0236

CONSULTANTS:

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
NICHOLAS A. FIORE, PE
85 MECHANIC ST. SUITE E2-3
LEBANON, NH 03766
(603) 442-9333

ELECTRICAL/LIGHTING:
RFS ENGINEERING, INC.
71 WATER STREET
LACONIA, NH 03246
(603) 524-4647

TOPOGRAPHIC SURVEY:
MACKENZIE ENGINEERING AND
CONSTRUCTION, LLC
IAN MACKENZIE, SURVEYOR
1313 VT ROUTE 110
SOUTH ROYALTON, VT 05068
(802) 356-5617

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E1.0	SITE LIGHTING - PLAN/PHOTOMETRIC	RFS ENGINEERING	14 OF 14

Stamp	
Date	
Description	
No.	

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COVER SHEET	APD STAFF PARKING EXPANSION	LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE
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EV Project #	24578
Drawn By:	JWF
Checked By:	NAF
Scale:	AS NOTED
Date:	05/12/2025

C000

Page 1 of 14

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	~C	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE TS&V	
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF CURB	TOC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TEST PIT	TEST PIT
SLOPE	SLOPE
BORING	BORING
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
BUILDING MOUNTED LIGHT	FLOOD LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE

GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER AND THE CITY OF LEBANON.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	100 MAJOR CONTOUR
98 MINOR CONTOUR	98 MINOR CONTOUR
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
FLOOD PLAIN	FLOOD PLAIN
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV
STEAM LINE	STEAM LINE
LOW PRESSURE STEAM	LOW PRESSURE STEAM
HIGH PRESSURE STEAM	HIGH PRESSURE STEAM
HOT WATER	HOT WATER
CHILLED WATER	CHILLED WATER

Stamp

Date					
Description					
No.					

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SITE LEGEND AND NOTES

APD STAFF PARKING EXPANSION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

Project Title:

EV Project #

24578

Drawn By:

JWF

Checked By:

NAF

Scale:

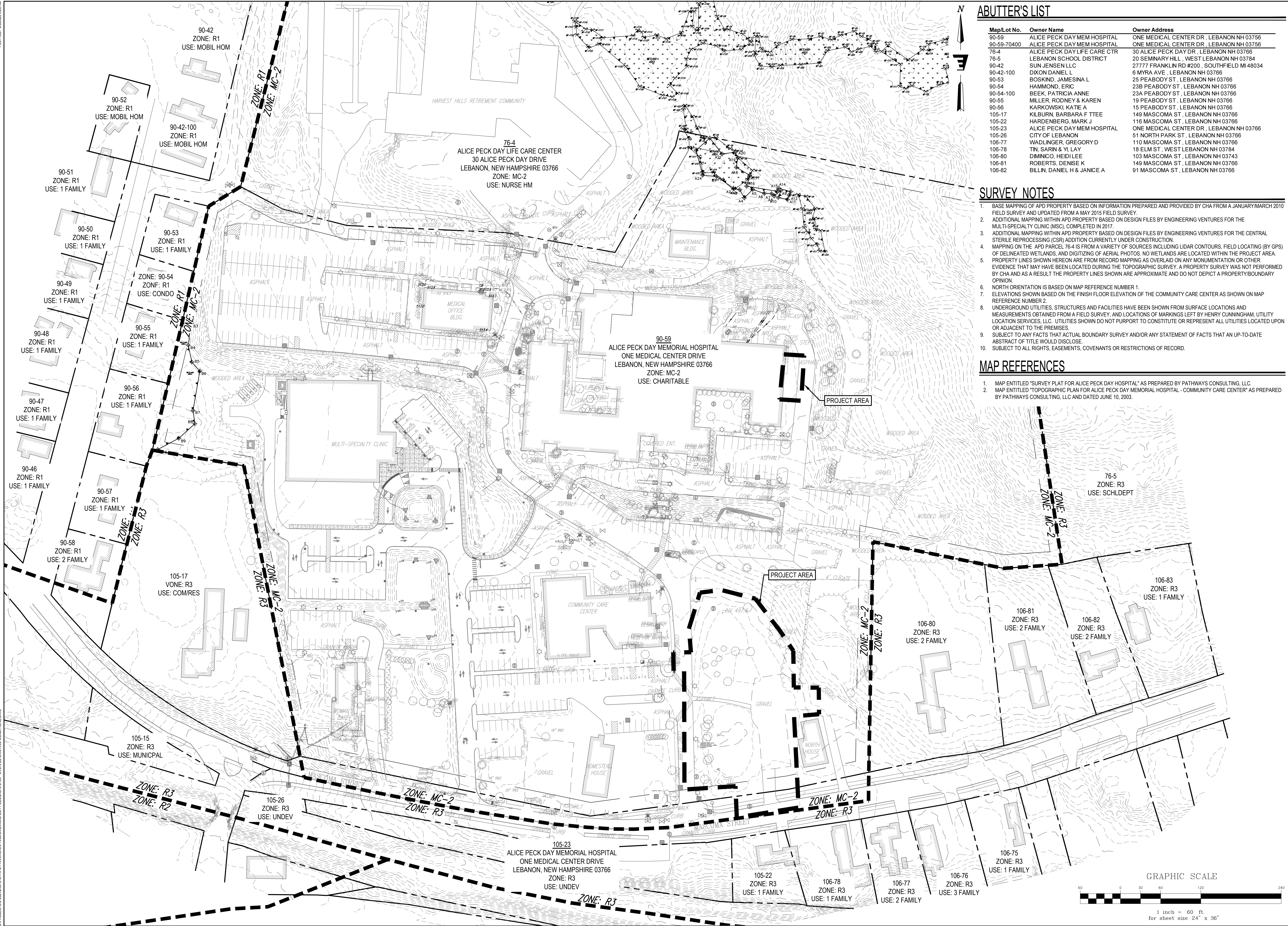
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Date:

05/12/2025

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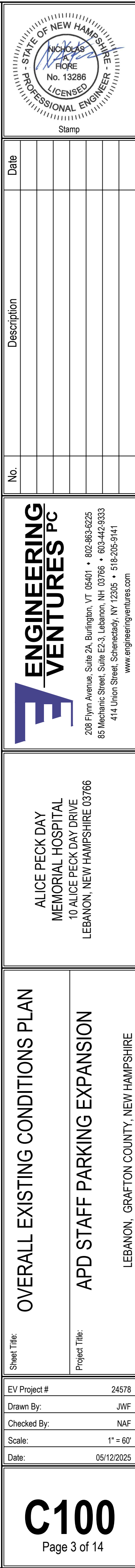


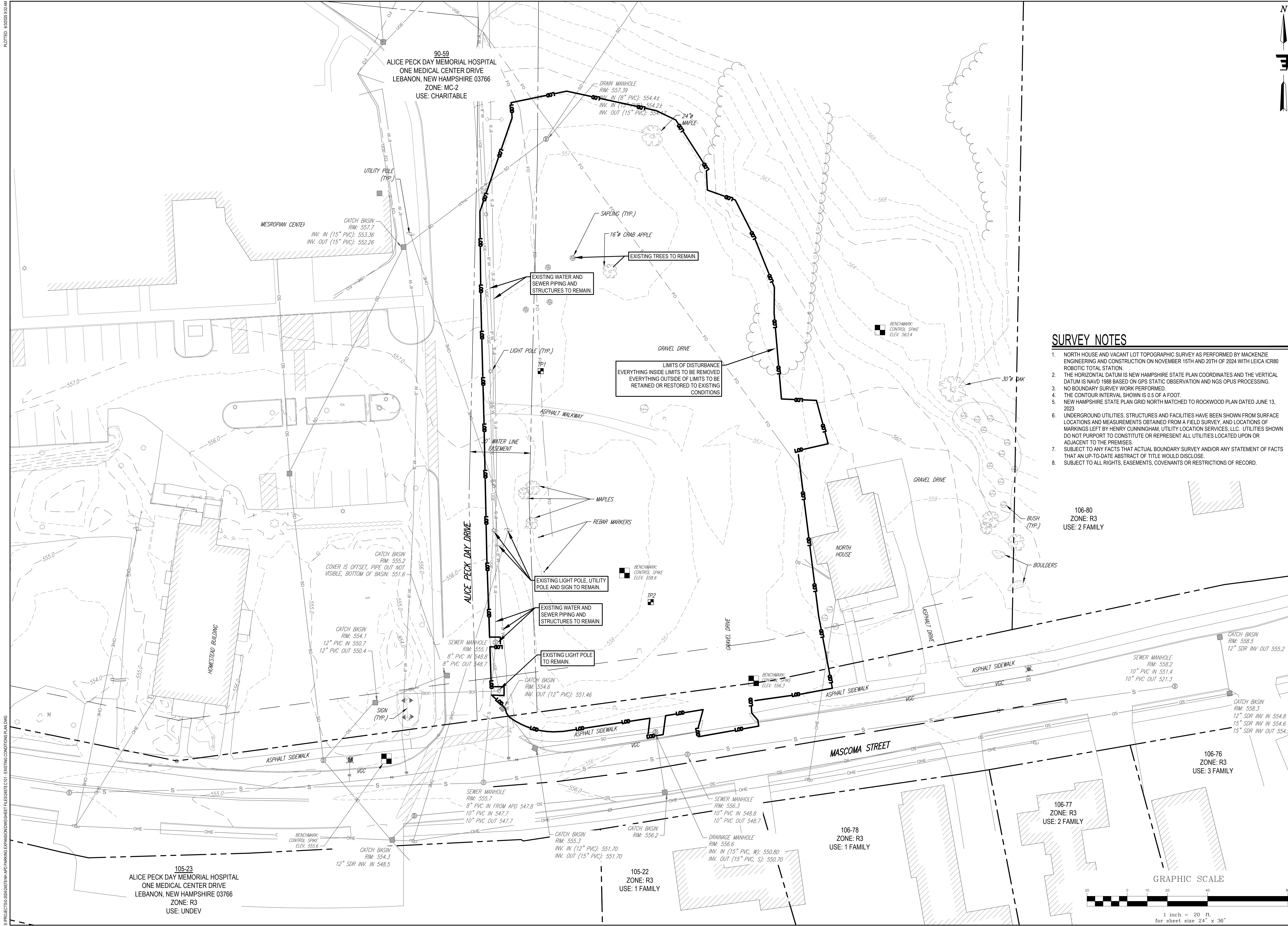
ABUTTER'S LIST

Map/Lot No.	Owner Name	Owner Address
90-59	ALICE PECK DAY MEM HOSPITAL	ONE MEDICAL CENTER DR , LEBANON NH 03756
90-59-70400	ALICE PECK DAY MEM HOSPITAL	ONE MEDICAL CENTER DR , LEBANON NH 03756
76-4	ALICE PECK DAY LIFE CARE CTR	30 ALICE PECK DAY DR , LEBANON NH 03766
76-5	LEBANON SCHOOL DISTRICT	20 SEMINARY HILL , WEST LEBANON NH 03784
90-42	SUN JENSEN LLC	27777 FRANKLIN RD #200 , SOUTHW. FILL #148034
90-42-100	DIXON DANIEL L	6 MYRA AVE , LEBANON NH 03766
90-53	BOSSARD, JAMES ANNA L	26 PEABODY ST , LEBANON NH 03766
90-54	HAMMOND, ERIC	238 PEAODY ST , LEBANON NH 03766
90-54-100	BECK, PATRICIA ANNE	234 PEABODY ST , LEBANON NH 03766
90-55	MILLER, RODNEY E KAREN	19 PEABODY ST , LEBANON NH 03766
90-56	KARKOWSKI, KATIE A	15 PEABODY ST , LEBANON NH 03766
105-17	KILBURN, BARBARA F TTEE	149 MASCOMA ST , LEBANON NH 03766
105-22	HARDENBERG, MARK J	116 MASCOMA ST , LEBANON NH 03766
105-23	ALICE PECK DAY MEM HOSPITAL	ONE MEDICAL CENTER DR , LEBANON NH 03766
105-26	CITY OF LEBANON	51 NORTH PARK ST , LEBANON NH 03766
105-77	WADSWORTH, GREGORY D	110 MASCOMA ST , LEBANON NH 03766
106-78	TIN, SARIN & YI LAY	18 ELM ST , WEST LEBANON NH 03784
106-80	DMINICO, HEIDI LEE	103 MASCOMA ST , LEBANON NH 03743
106-81	ROBERTS, DENISE K	149 MASCOMA ST , LEBANON NH 03766
106-82	BILLIN, DANIEL H & JANICE A	91 MASCOMA ST , LEBANON NH 03766

1. BASE MAPPING OF APD PROPERTY BASED ON INFORMATION PREPARED AND PROVIDED BY CHA FROM A JANUARY/MARCH 2010 FIELD SURVEY AND UPDATED FROM A MAY 2015 FIELD SURVEY.
2. ADDITIONAL MAPPING WITHIN APD PROPERTY BASED ON DESIGN FILES BY ENGINEERING VENTURES FOR THE MULTI-SPECIALTY CLINIC (MSC), COMPLETED IN 2017.
3. ADDITIONAL MAPPING WITHIN APD PROPERTY BASED ON DESIGN FILES BY ENGINEERING VENTURES FOR THE CENTRAL STERILE REPROCESSING (CSR) ADDITION CURRENTLY UNDER CONSTRUCTION.
4. MAPPING ON THE APD PARCEL 76-4 IS FROM A VARIETY OF SOURCES INCLUDING LIDAR CONTOURS, FIELD LOCATING (BY GPS OF DELINEATED WETLANDS AND DIGITIZING OF AERIAL PHOTOS, NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA. DELINEATED WETLANDS SHOWN HEREIN ARE FROM RECORD MAPPING AS OVERLAY ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CHA AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT DEPICT A PROPERTY/BOUNDARY OPINION.
6. NORTH ORIENTATION IS BASED ON MAP REFERENCE NUMBER 1.
7. ELEVATIONS SHOWN BASED ON THE FINISH FLOOR ELEVATION OF THE COMMUNITY CARE CENTER AS SHOWN ON MAP REFERENCE NUMBER 2.
8. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM FIELD SURVEY, AND LOCATIONS OF MARKINGS LEFT BY HENRY CUNNINGHAM, UTILITY LOCATION SERVICES, LLC. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE PREMISES.
9. SUBJECT TO ANY FACTS THAT ACTUAL BOUNDARY SURVEY AND/OR ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
10. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

1. MAP ENTITLED "SURVEY PLAT FOR ALICE PECK DAY HOSPITAL" AS PREPARED BY PATHWAYS CONSULTING, LLC.
2. MAP ENTITLED "TOPOGRAPHIC PLAN FOR ALICE PECK DAY MEMORIAL HOSPITAL - COMMUNITY CARE CENTER" AS PREPARED BY PATHWAYS CONSULTING, LLC AND DATED JUNE 10, 2003.

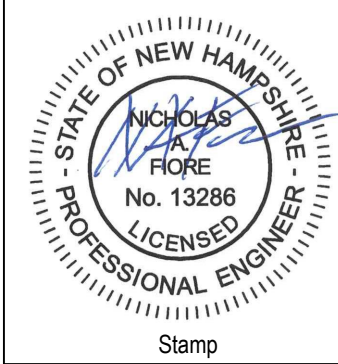
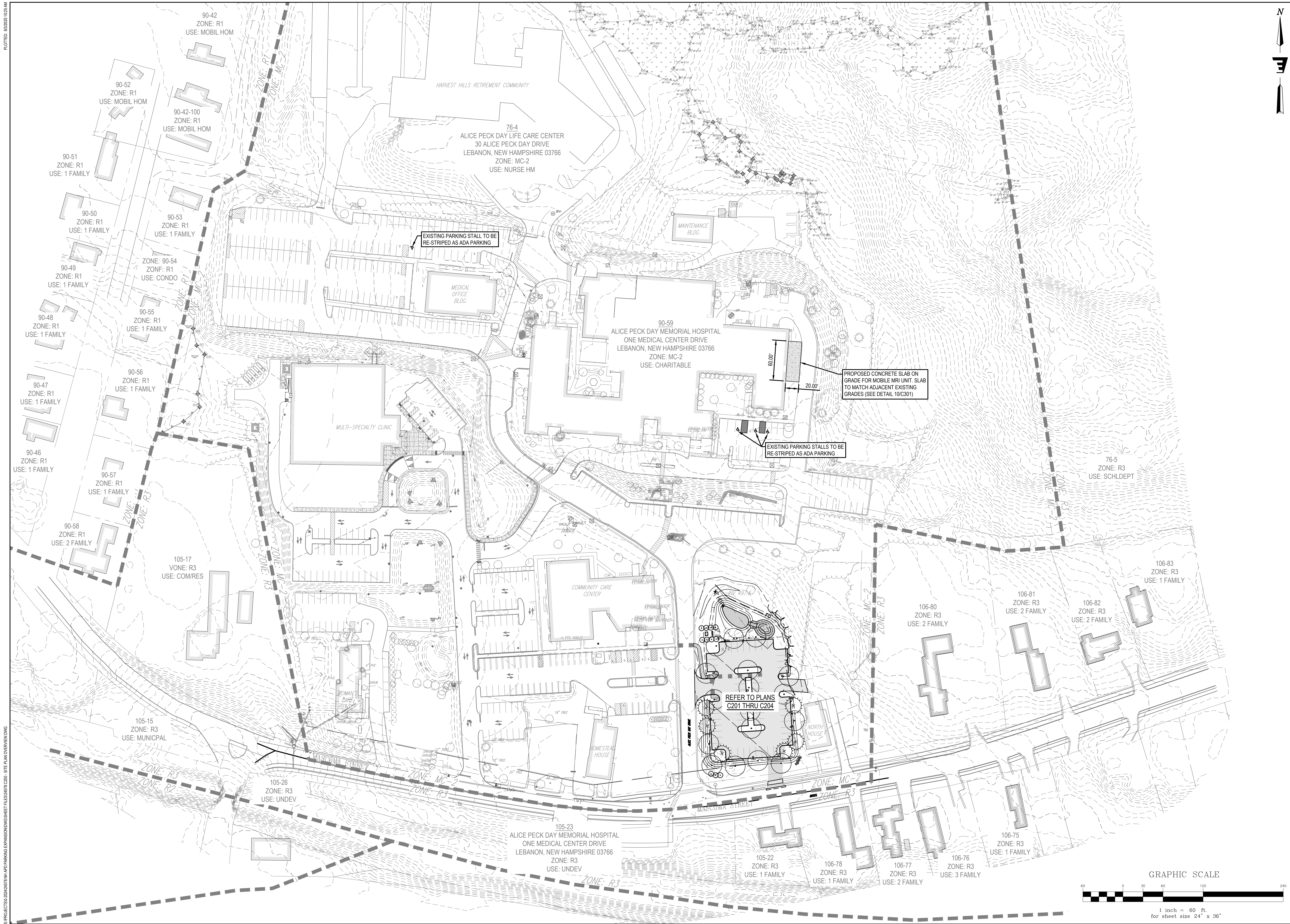




Sheet Title: EXISTING CONDITIONS PLAN Project Title: APD STAFF PARKING EXPANSION EV Project # 24578 Drawn By: JWF Checked By: NAF Scale: 1" = 20' Date: 05/12/2025		ALICE PECK DAY MEMORIAL HOSPITAL 10 ALICE PECK DAY DRIVE LEBANON, NEW HAMPSHIRE 03766 ENGINEERING VENTURES PC  208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-8225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-205-9141 www.engineeringventures.com		No.	Description	Date
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ALICE PECK DAY
MEMORIAL HOSPITAL
10 ALICE PECK DAY DRIVE
LEBANON, NEW HAMPSHIRE 03766

SITE PLAN OVERVIEW

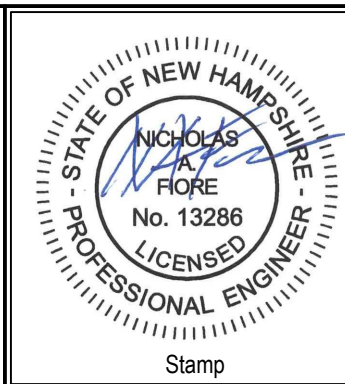
Sheet Title:

APD STAFF PARKING EXPANSION

Project Title:

EV Project #	245
Drawn By:	JV
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Date:	05/12/20

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10 ALICE PECK DAY DRIVE
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SITE LAYOUT AND CIRCULATION PLAN	APD STAFF PARKING EXPANSION
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EV Project #	245
Drawn By:	JL
Checked By:	N
Scale:	1" =
Date:	05/12/20

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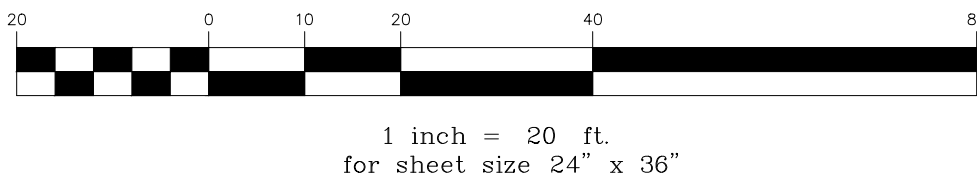
SITE SCHEDULE

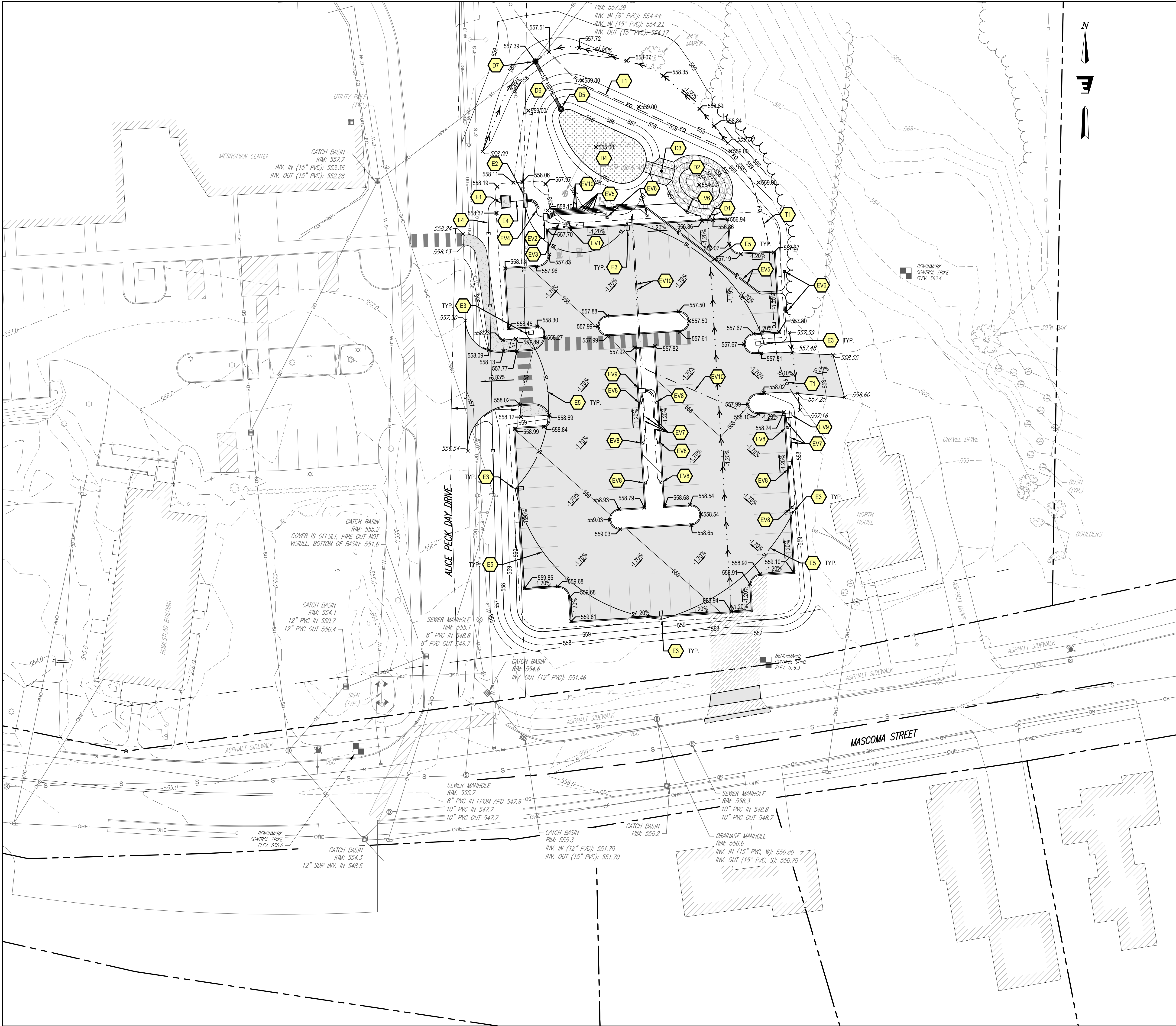
- | | |
|---|---|
| C1 | ASPHALT PAVING (SEE DETAIL 1/C301) |
| C2 | EV CHARGING STATION (SEE DETAIL 4/C302) |
| C3 | GRANITE CURB, VERTICAL (SEE DETAILS 2/C301 AND 3/C301) |
| C4 | CONCRETE FILLED, STEEL PIPE BOLLARD (SEE DETAIL 6/C301) |
| C5 | EV CHARGING SIGNS (SEE DETAIL 7/C301) |
| C6 | ASPHALT SIDEWALK (SEE DETAIL 8/C301) |
| C7 | ASPHALT PAVEMENT TRENCH PATCH (SEE DETAIL 4/C301) |
| C8 | SAWCUT EXISTING PAVEMENT |
| C9 | RESTORE EXISTING GRAVEL DRIVE TO LAWN |
| C10 | CONCRETE SIDEWALK (SEE DETAILS 9/C301 AND 12/C301) |
|  | SNOW STORAGE AREA |

PAVEMENT MARKINGS

- | | |
|-----|--|
| PM1 | 4" WIDE, SSLW, PARKING STALL STRIPING, TYP. (SEE DETAIL 5/C301) |
| PM2 | ENTIRE STALL TO BE PAINTED BLUE WITH WHITE ELECTRIC CAR CHARGING SYMBOL, (SEE DETAIL 5/C301) |
| PM3 | 6' WIDE CROSSWALK STRIPING (SEE DETAIL 11/C301) |

GRAPHIC SCALE





ELECTRICAL SCHEDULE

- ALL ELECTRICAL WIRING SIZES, NUMBER AND MATERIALS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS
- E1 13.8KV - 120/208V, 3PH, 150KVA TRANSFORMER ON 69"W X 53"D CONCRETE PAD (SEE DETAIL 3/C302)
 - E2 NEMA 3R ELECTRICAL ENCLOSURE TO HOUSE PANELBOARD AND LIGHTING CONTROL EQUIPMENT ON 80"W X 23"D CONCRETE PAD
 - E3 LIGHT POLE WITH CONCRETE FOUNDATION. REFER TO SITE LIGHTING PLAN, BY OTHERS
 - E4 ELECTRICAL CONDUITS AND WIRING. REFER TO ELECTRICAL PLANS FOR SIZE, QUANTITY AND MATERIALS
 - E5 SCHEMATIC SITE LIGHT WIRING/CONDUITS. REFER TO SITE LIGHTING PLAN, BY OTHERS. (SEE DETAIL 10/C301)

EV SCHEDULE

- ALL ELECTRICAL WIRING SIZES, NUMBER AND MATERIALS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS
- EVSE- INSTALLED SPACES (2% OF TOTAL)
- EV1 CHARGEPOINT CT4025, 6 FT. DUAL PORT, BOLLARD MOUNT, LEVEL 2 COMMERCIAL CHARGING STATION (OR APPROVED EQUAL)
 - EV2 24"x36", HEAVY DUTY, ELECTRICAL HANDHOLE (SEE DETAIL 9/C301)
 - EV3 2" DIA., SCHEDULE 40, PVC CONDUIT WITH ELECTRICAL WIRES
 - EV4 4" DIA., SCHEDULE 40, PVC CONDUIT WITH ELECTRICAL WIRES
- EV-READY SPACES (10% OF TOTAL)
- EV4 2" DIA., SCHEDULE 40, PVC CONDUIT WITH ELECTRICAL WIRES
 - EV5 6" DIA., ROUND, GREEN PLASTIC, INGROUND JUNCTION BOX
- EV-CAPABLE SPACES (10% OF TOTAL)
- EV6 2" DIA., SCHEDULE 40, PVC CONDUIT ONLY (NO WIRES)
 - EV7 6" DIA., ROUND, GREEN PLASTIC, INGROUND JUNCTION BOX
 - EV8 24"x36", HEAVY DUTY, ELECTRICAL HANDHOLE (SEE DETAIL 9/C301)
 - EV9 4" DIA., SCHEDULE 40, PVC CONDUIT ONLY (NO WIRES)

TELECOMM SCHEDULE

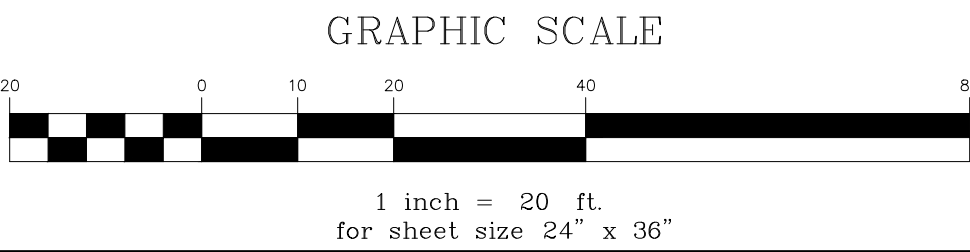
- T1 COORDINATE WITH ALICE-PECK DAY FACILITIES STAFF AND RELOCATE EXISTING FIBER OPTIC CONDUIT/WIRES AS SHOWN.

STORMWATER SCHEDULE

- D1 5' WIDE SCUPPER IN GRANITE CURB, ELEV.: 556.86
- D2 STONE LINED SEDIMENT FOREBAY BOTTOM ELEV.: 554.00
- D3 STONE LINED CHANNEL/WEIR BOTTOM ELEV.: 556.00
- D4 RAIN GARDEN (SEE DETAIL 4/C303) SURFACE ELEVATION: 555.00
- D5 12" DIA. NYLOPLAST OUTLET STRUCTURE WITH DOMED GRATE (SEE DETAIL 5/C303) RIM: 556.00 INV. OUT (12" HDPE): 554.32 SUMP: 553.32
- D6 24 LF OF 12" SDR-35 PVC PIPE, S=0.005 FT/FT (SEE DETAIL 1/C303)
- D7 REPLACE EXISTING MANHOLE FRAME AND COVER WITH A NEW CATCH BASIN FRAMED AND GRATE (SEE DETAILS 2/C303 AND 3/C303) RIM ELEV.: 557.39 (MATCH EXISTING) INV. IN (8" PVC): 554.4 (REMOVE AND REPLACE W/12") INV. IN (15" HDPE): 554.2 (TO REMAIN) INV. IN (12" SDR-35 PVC): 554.2 (CORE AND BOOT NEW OPENING) INV. OUT (15" HDPE): 554.17 (TO REMAIN)

STORMWATER NOTES

- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
- GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.



STATE OF NEW HAMPSHIRE

NO. 13286

PROFESSIONAL ENGINEER

Stamp

Date

No.

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10 ALICE PECK DAY DRIVE
LEBANON, NEW HAMPSHIRE 03766

GRADING AND UTILITY PLAN
APD STAFF PARKING EXPANSION
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title

EV Project # 24578
Drawn By: JWF
Checked By: NAF
Scale: 1" = 20'
Date: 05/12/2025

C202
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1. PER SITE PLAN REVIEW REGULATION 6.2.6.6.b: TREES AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
2. PER SITE PLAN REVIEW REGULATION 6.2.7.1: GRADED AREAS SHALL BE VEGETATED TO INSURE EROSION CONTROL BY SEEDING, MULCHING, AND FERTILIZING. DISTURBED AREAS SHALL BE PLANTED WITH SUITABLE PLANT MATERIALS.
3. PER SITE PLAN REVIEW REGULATION 6.2.7.2: GRADING SHALL NOT EXCEED A RATIO OF 3 HORIZONTAL TO 1 VERTICAL WITHOUT SPECIAL EROSION CONTROL MEASURES. NETTING OR SIMILAR MATERIAL SHALL BE PROVIDED ON SLOPES WITH A RATIO GREATER THAN 3:1 WHILE GROUND COVER IS BEING ESTABLISHED.
4. PER SITE PLAN REVIEW REGULATION 6.2.K: AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

DECIDUOUS TREES

CONIFEROUS TREES

DECIDUOUS SHRUBS
UNDERSTORY TREES

CONIFEROUS SHRUB

LOAM AND SEED
<MLCH>

DECIDUOUS TREES				
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE
GT	<i>GLEDITSIA TRIACANTHOS</i>	HONEY LOCUST	6	2.5-3" CAL
QP	<i>QUERCUS PALUSTRIS</i>	PIN OAK	5	2.5-3" CAL
QR	<i>QUERCUS RUBRA</i>	RED OAK	6	2.5-3" CAL
CONIFEROUS TREES				
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE
PS	<i>PINUS STROBUS</i>	NORTHERN WHITE PINE	6	2" CAL

DECIDUOUS SHRUBS / UNDERSTORY TREES				
SYM	BOTANICAL NAME	COMMON NAME	QTY	
CC	<i>CERCIS CANADENSIS</i>	EASTERN REDBUD	12	
FF	<i>FORSYTHIA 'FIESTA'</i>	FIESTA FORSYTHIA	18	
IV	<i>ILEX VERTICILLATA</i>	WINTERBERRY	10	
CONIFEROUS SHRUBS				
SYM	BOTANICAL NAME	COMMON NAME	QTY	
CYG	<i>CHAMAECYPARIS OBTUSA 'GRACIOSA'</i>	GRACIOSA HINOKI FALSECYPRESS	11	
TOS	<i>THUJA OCCIDENTALIS 'SMARAGD'</i>	EMERALD GREEN ARBORVITAE	6	

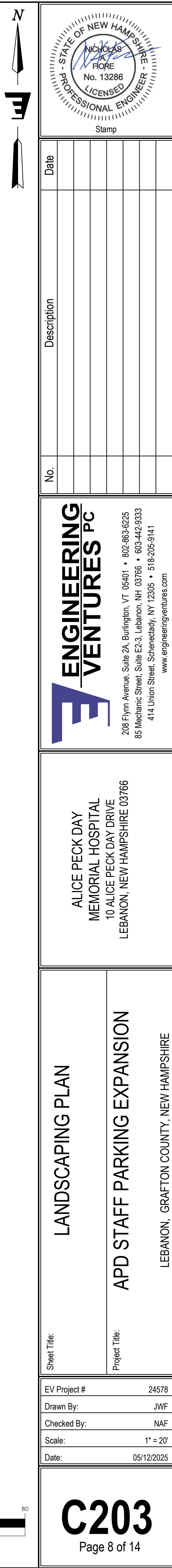
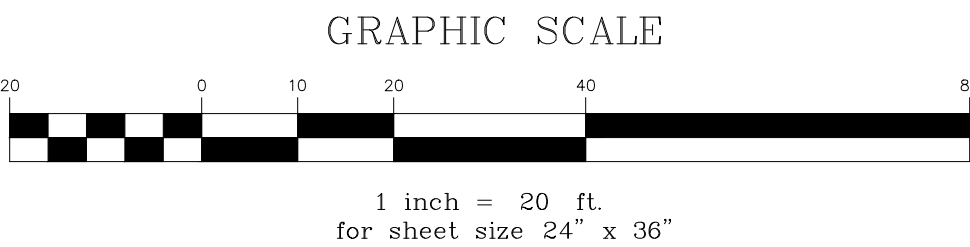
NOTE:
 AT THE TIME OF PLANTING, ALL SHRUBS, WHETHER DECIDUOUS OR EVERGREEN, SHALL BE 24 TO 30 INCHES IN HEIGHT AND/OR 18 TO 24 INCHES IN SPREAD.

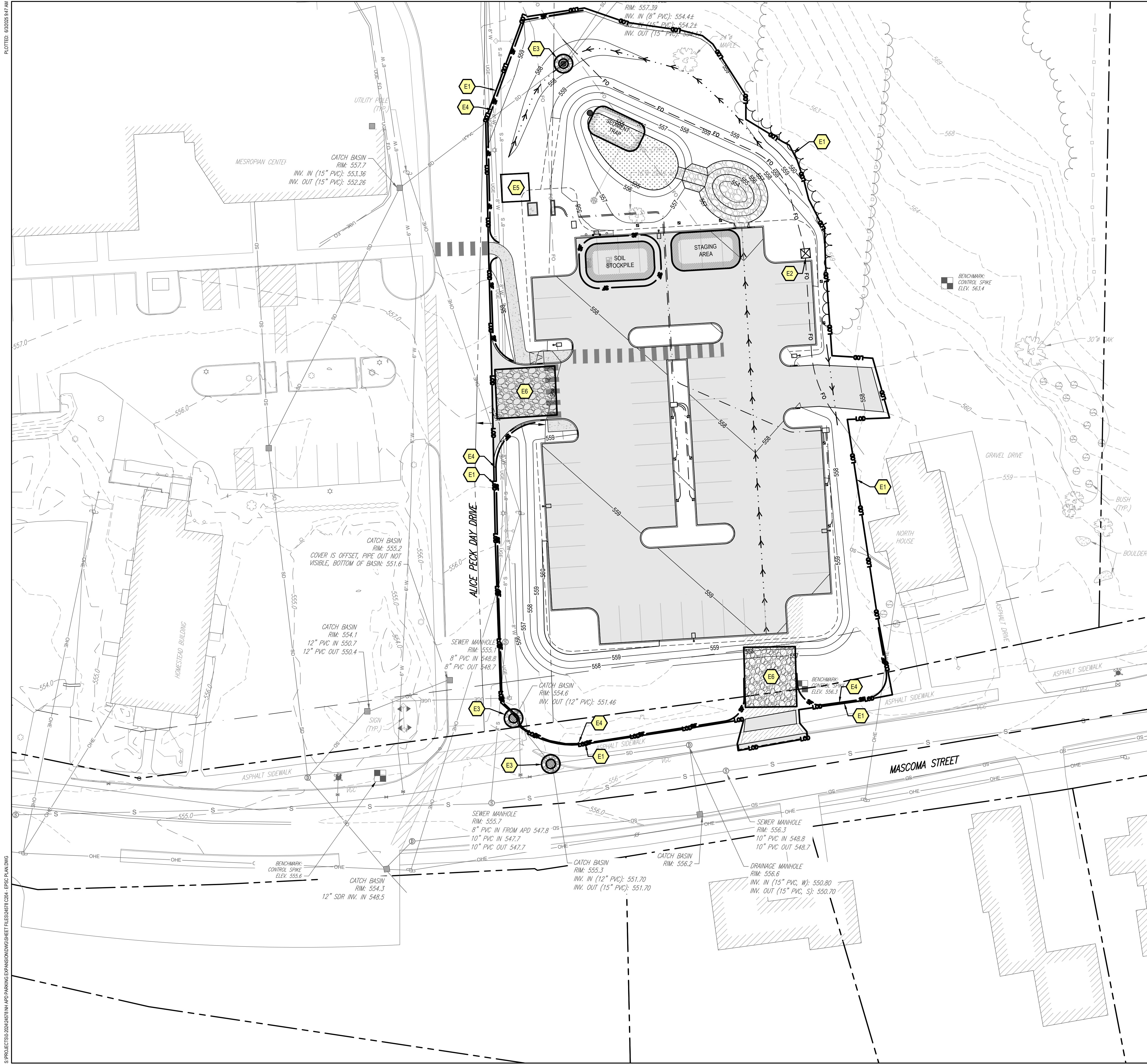
MASCOSA STREET FRONTAGE	
AREA OF FRONTAGE	2,441 SF
SHADE TREES	
REQUIRED: 1 x 2,441 SF / 600 SF	4
PROVIDED:	4
UNDERSTORY TREES AND SHRUBS	
REQUIRED: 4 x 2,441 SF / 600 SF	17
PROVIDED:	21
TOTAL REQUIRED:	21
TOTAL PROVIDED:	25

NOTE:
PROVIDED VEGETATION COUNTS INCLUDE UNDERSTORY TREES AND SHRUBS WITHIN THE FRONT YARD SETBACK AND SHADE TREES SOUTH OF THE SOUTHERN PARKING LOT LIMITS.

PARKING AREA	8,208 SF
SHADE PROVIDED BY TREES	4,514 SF
PERCENT OF SHADED PARKING AREA	55%

NOTE:
SHADE CALCULATIONS BASED ON SHADED AREAS ON
PARKING SPACES CREATED BY DECIDUOUS TREES
WITH 30' DIAMETER CROWN.





STORMWATER POLLUTION PREVENTION NOTES

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES.

TEMPORARY INLET PROTECTION - INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 12 DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

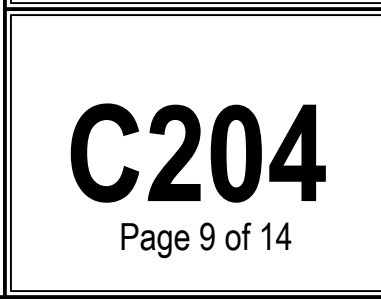
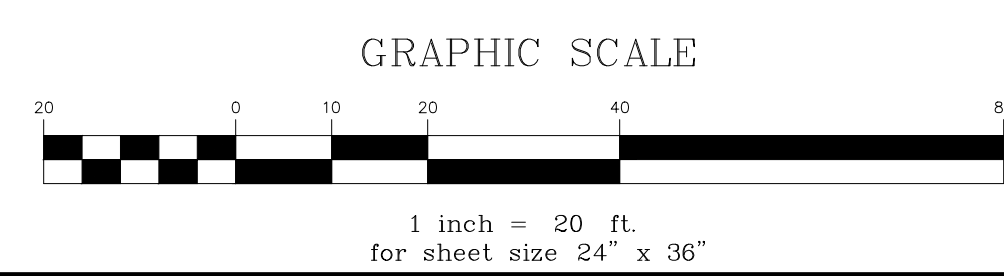
TEMPORARY STAGING AND WASTE AREAS [APPROXIMATE]
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

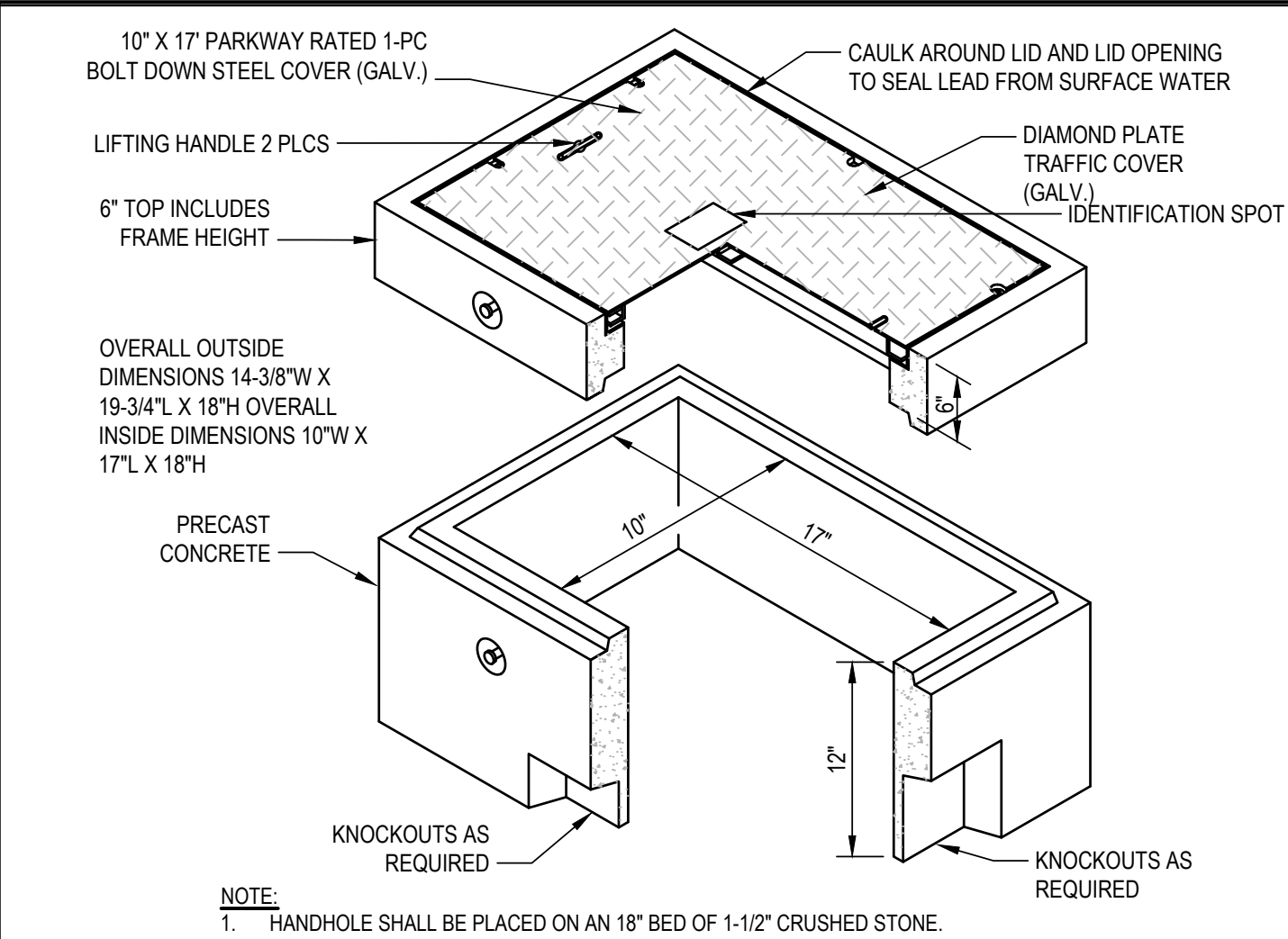
TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY STAY FIBER ROLL
STAY FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRs) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRIXES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRs ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRs SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND MAINTAINED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF CONSTRUCTION
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL BE RESPONSIBLE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

- | | |
|----|---|
| E1 | LIMIT OF DISTURBANCE |
| E2 | PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED |
| E3 | INLET PROTECTION (TYP.) |
| E4 | STRAW FIBER ROLL (TYP.) |
| E5 | CONCRETE WASHOUT |
| E6 | STABILIZED CONSTRUCTION ENTRANCE |

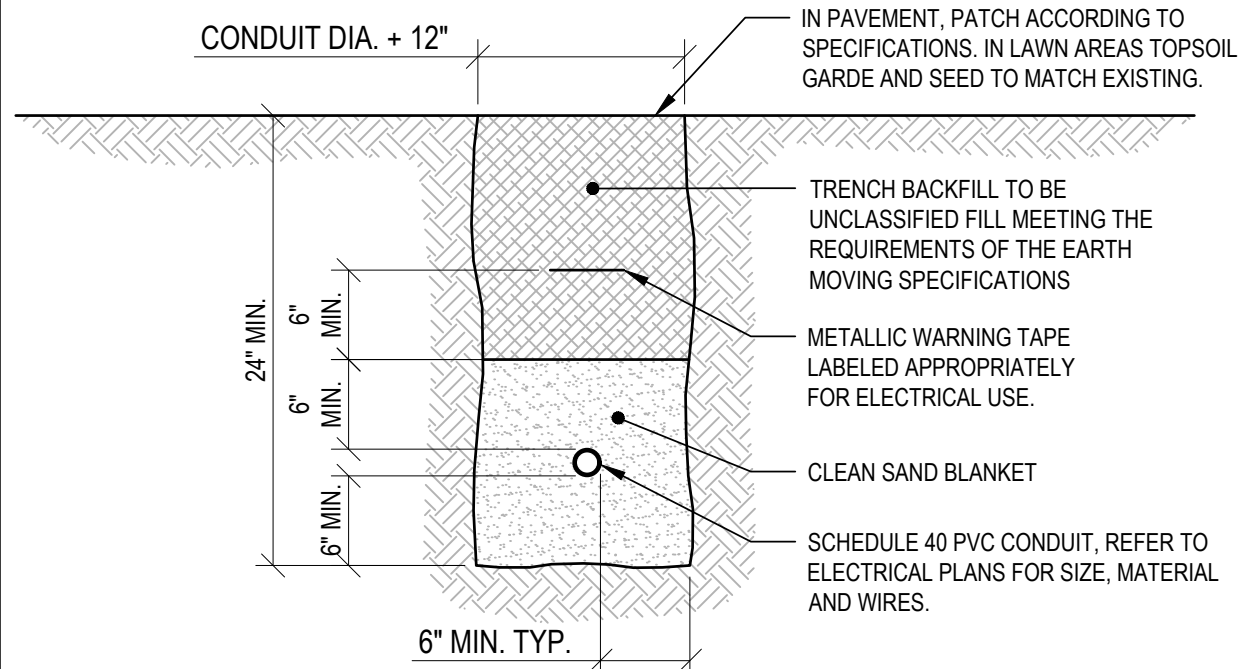




POLYMER/HDPE HANDHOLE

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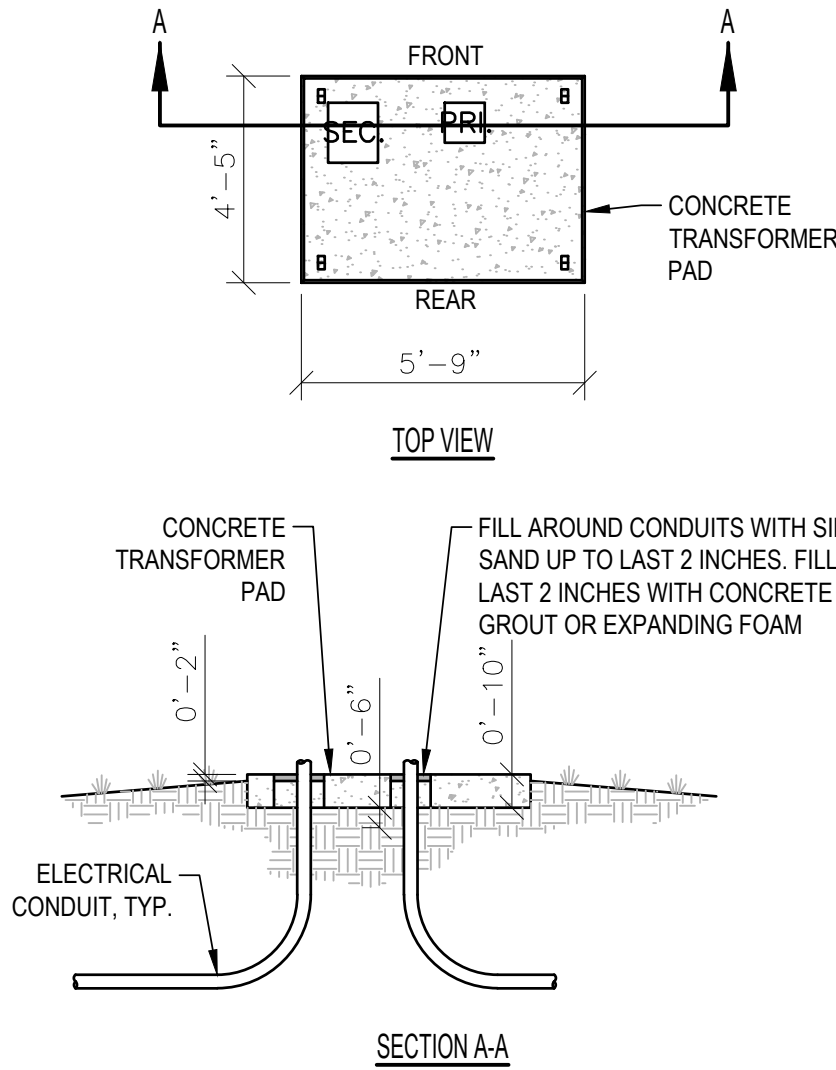
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LIGHTING CONDUIT TRENCH

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2



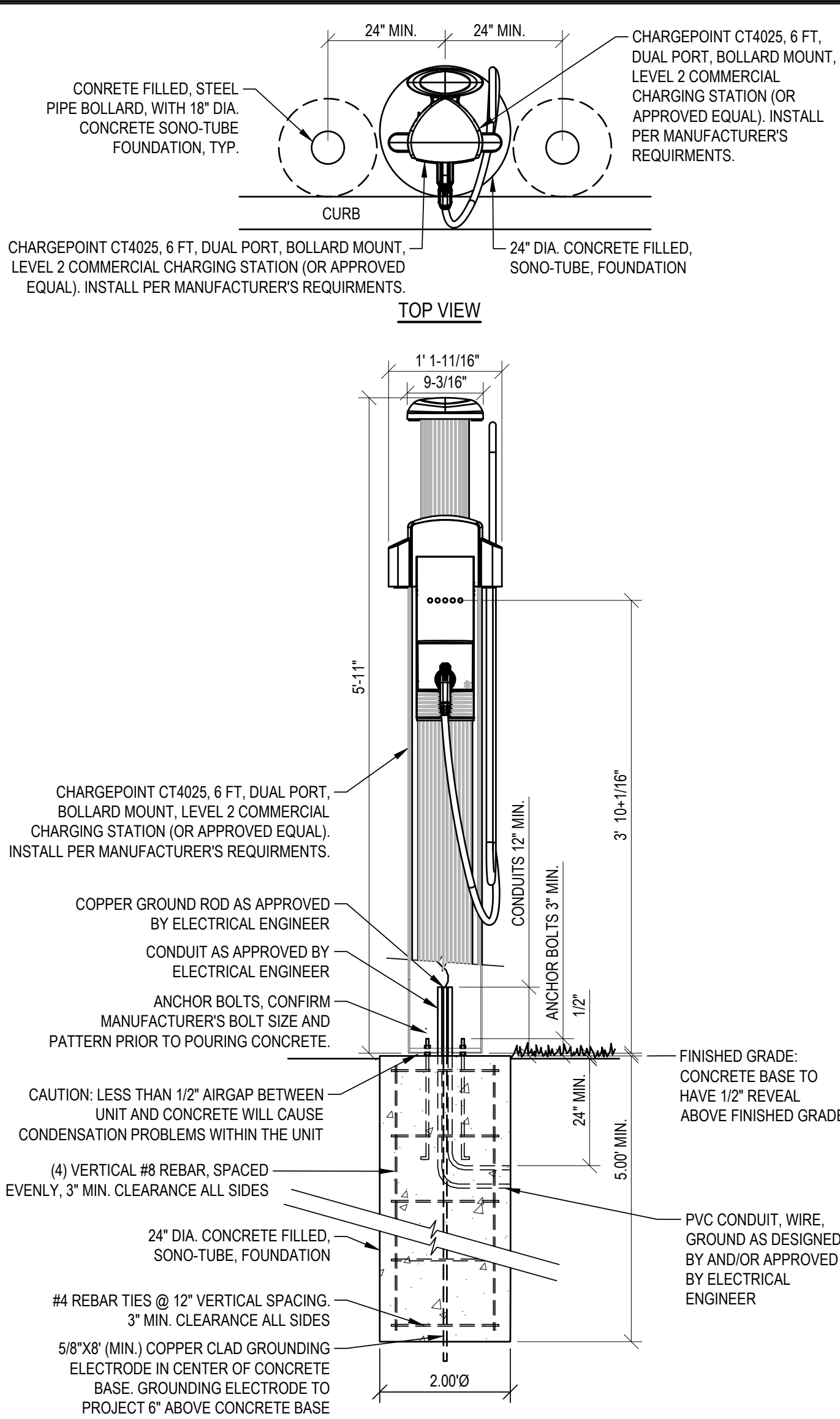
TRANSFORMER PAD NOTES:

1. REFER TO LIBERTY UTILITIES "SUPPLEMENT TO SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS - ESB 759B"
2. REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REQUIRED GROUNDING GRID.
3. REFER TO LIBERTY UTILITIES "SUPPLEMENT TO SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS - ESB 759B" FOR PROTECTION BOLLARD REQUIREMENT AND LAYOUT.

ELECTRICAL TRANSFORMER PAD

NOT TO SCALE

3



NOTES:

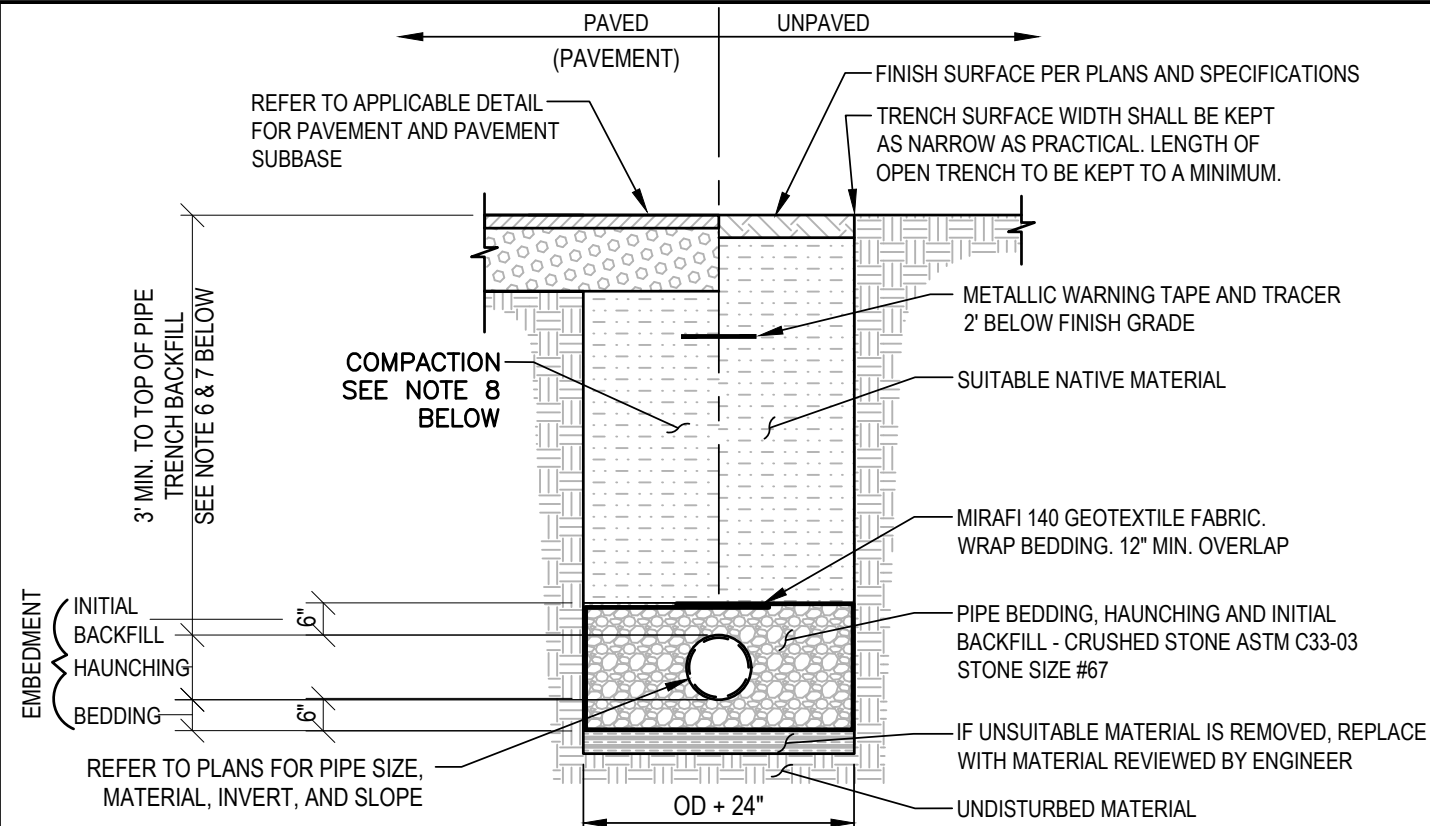
1. USE LEVELING NUTS TO POSITION UNIT BASE VERTICALLY BETWEEN 1/2" MINIMUM AND 3/4" MAXIMUM ABOVE CONCRETE
2. PROVIDE BOLT CIRCLE TEMPLATE AS REQ'D TO COORDINATE BOLT LOCATIONS W/ MANUFACTURER'S DIMENSIONS. BOLT CIRCLE 5.87" DIA.
3. PROVIDE CONDUIT, GROUNDING AND ELECTRICAL SERVICES AS PER MANUFACTURER'S RECOMMENDATIONS AND AS SPECIFIED ON ELECTRICAL DRAWINGS (SEE ELECTRICAL DWGS.)

EV CHARGE STATION

NOT TO SCALE

4

Date		Description	
No.			
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SHEET TITLE: SITE DETAILS (2 OF 2)		PROJECT TITLE: APD STAFF PARKING EXPANSION LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE	
EV Project #	24578	Drawn By:	JWF
Checked By:	NAF	Scale:	NO SCALE
Date:	05/12/2025		
C302 Page 11 of 14			

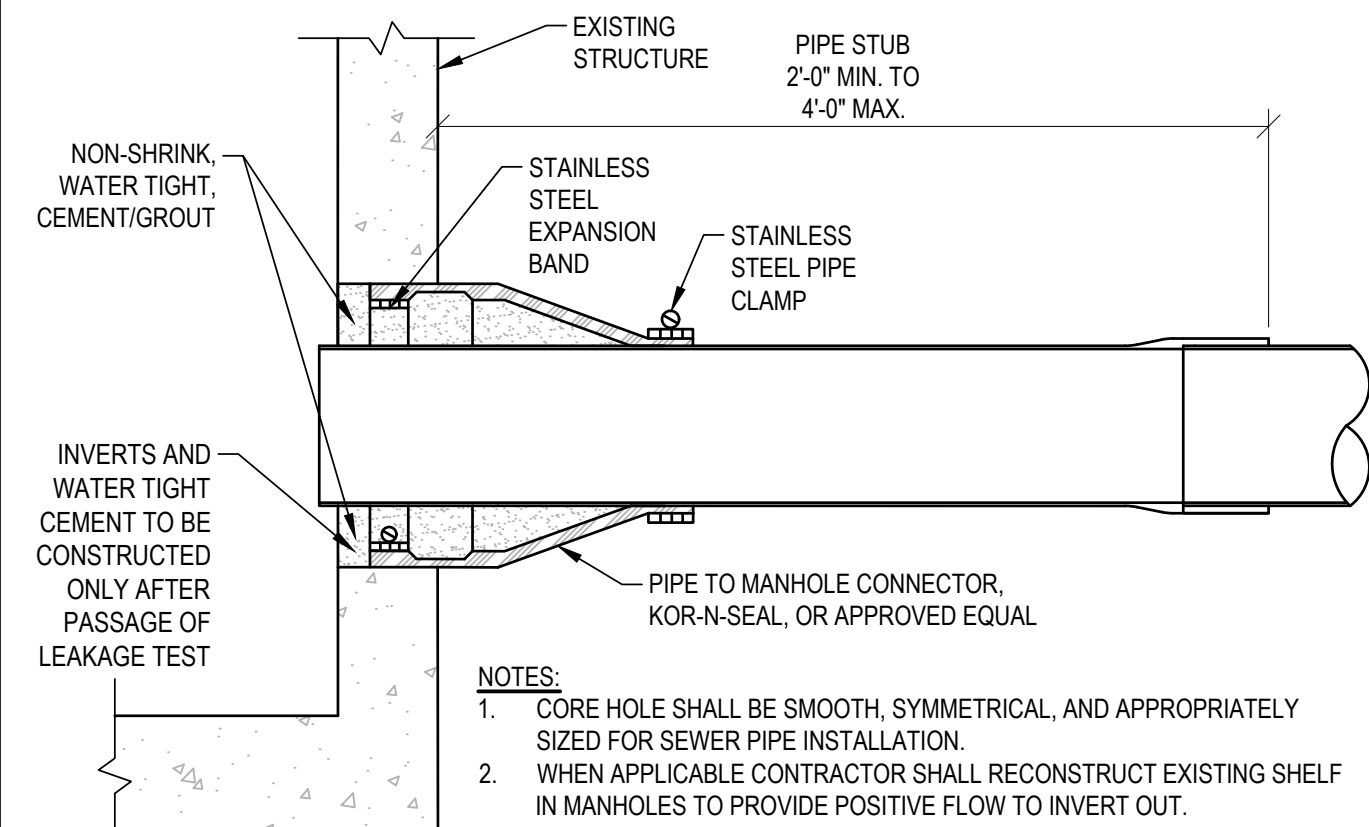


- NOTES:
- UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 - BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 - PROVIDE 6" OF COVER OVER DRAIN PIPE IN PAVED AREAS AND 5" OF COVER OVER PIPE IN UNPAVED AREAS. OTHERWISE, REFER TO INSULATION OVER SHALLOW DRAIN LINE DETAIL.
 - WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
 - TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED BY NHDOT 203.2.7, WNY-WQ-704.09(i), AND THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
 - LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
 - BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED. IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.

TYPICAL STORM DRAIN TRENCH

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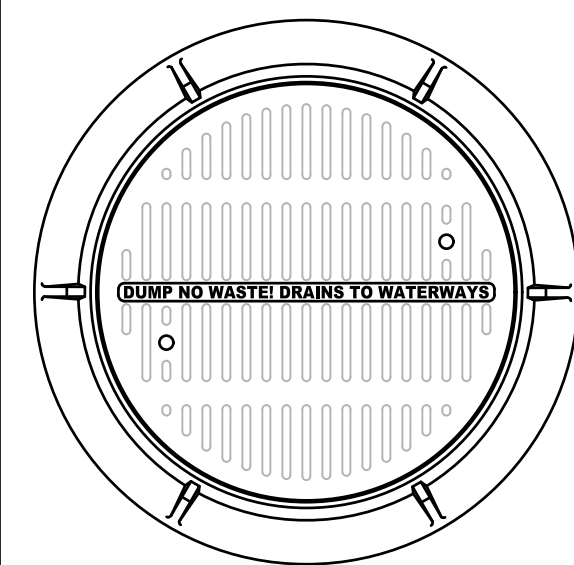
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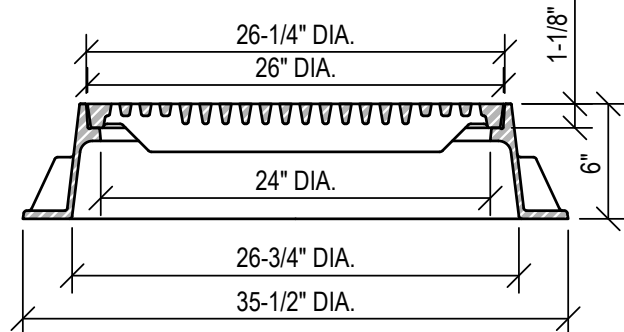
STRUCTURE PIPE CONNECTION

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2



TOP VIEW



SECTION VIEW

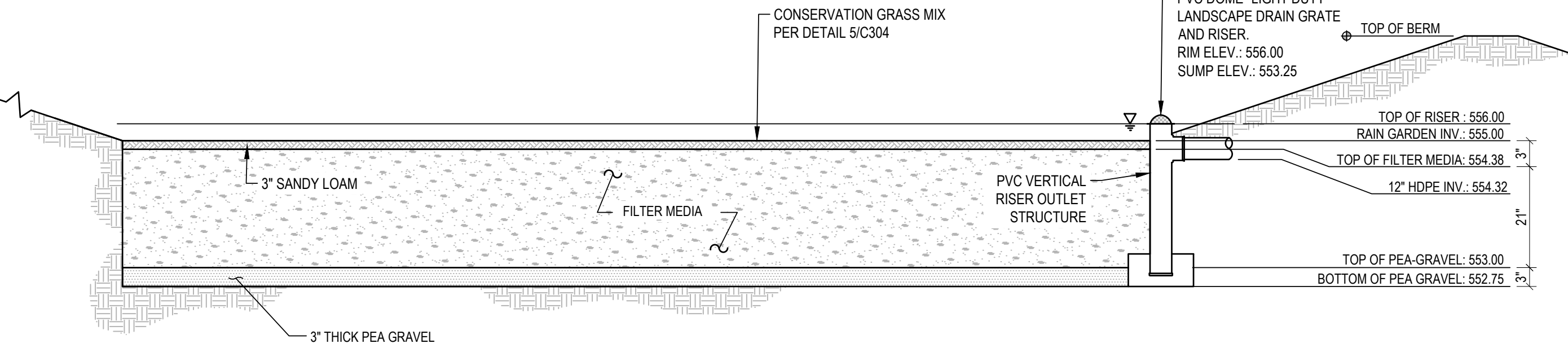
- NOTES:
- ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 - COVER SHALL BE HEAVY DUTY (H-20) LOAD RATED.
 - CATCH BASIN (ROUND) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "2266Z 1040M3 SET" (PRODUCT NUMBER 00211033205) OR APPROVED EQUAL.

STORMWATER MH COVERS AND CB GRATES

NOT TO SCALE

3

- NOTES:
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP AS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
 - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 - UPGRADIENT AREAS DRAINING TO RAIN GARDEN SHALL BE FINAL STABILIZED PRIOR TO DIRECTING RUNOFF INTO THE PROPOSED RAIN GARDEN.
 - A DENSE AND VIGOROUS VEGETATIVE COVER MUST BE ESTABLISHED PRIOR TO USE.

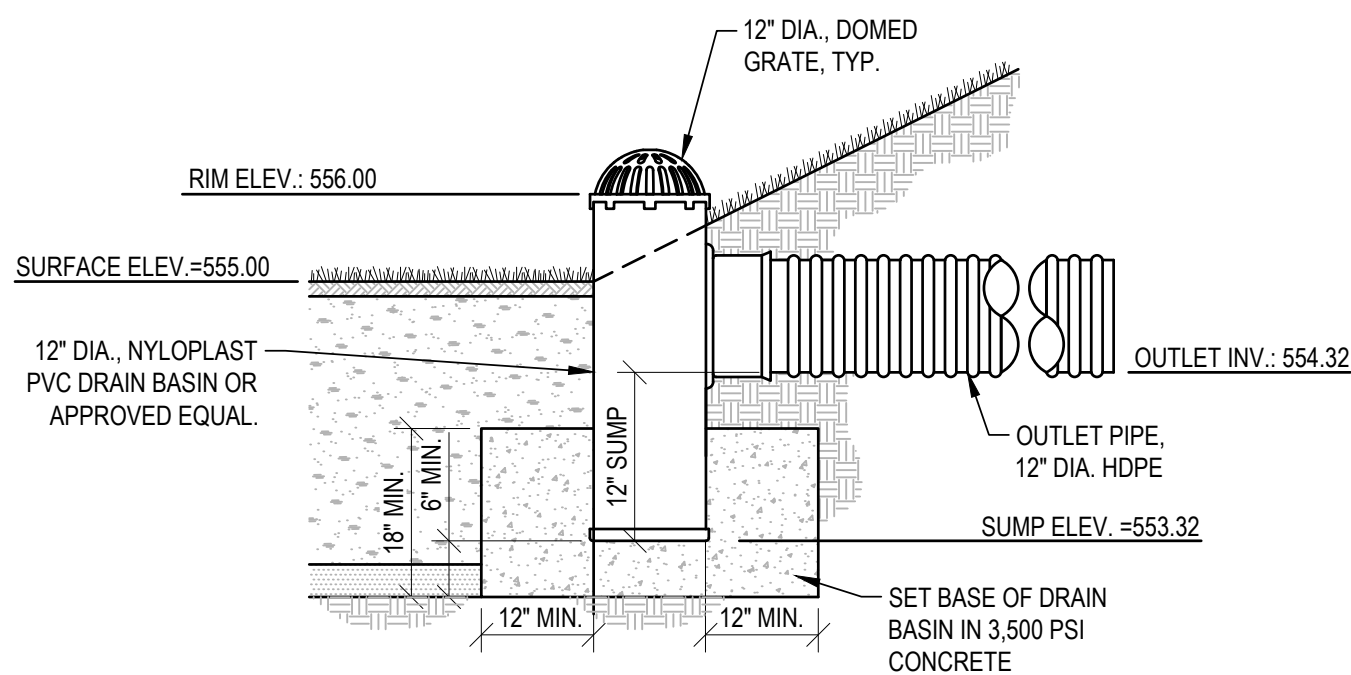


MATERIAL SPECIFICATIONS					
PARAMETER	SPECIFICATION		SIZE		NOTES
FILTER MEDIA [21" DEEP]	PERCENT OF MIXTURE GRADATION OF MATERIAL				
	COMPONENT MATERIAL	BY VOLUME	SIEVE NO.	% PASSING	
	BARK MULCH	20% TO 30%	200	<5	BARK MULCH SHALL BE MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED.
	LOAMY COARSE SAND	70% TO 80%	10	85 to 100	
			20	70 to 100	
60			15 to 40		
200			8 to 15		
USDA SOIL TYPE FOR LOAMY COARSE SAND					
MULCH [3" DEEP]	SHREDDED HARDWOOD				AGED 6 MONTHS, MINIMUM
PEA GRAVEL	ASTM C33-03	NO. 8	3/8" TO #6)		
UNDERDRAIN GRAVEL	ASTM C33-03	NO. 6	3/4" TO 3/8")		

RAIN GARDEN

NOT TO SCALE

4



OUTLET RISER

NOT TO SCALE

5

FILTER MEDIA:

THE SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE FILTER MEDIA SHOULD BE FREE OF NOXIOUS WEEDS.

THE FILTER MEDIA SHOULD BE TESTED AND SHOULD MEET THE FOLLOWING CRITERIA:

- PH RANGE 5.2 - 7.0
- ORGANIC MATTER 1.5 - 4%
- MAGNESIUM 35 LB./AC
- PHOSPHORUS P205 75 LB./AC
- POTASSIUM K2O 65 LB./AC
- SOLUBLE SALTS NOT TO EXCEED 500 PPM

STATE OF NEW HAMPSHIRE
NOTED
FIORE
No. 13286
LICENSED
PROFESSIONAL ENGINEER
Stamp

Date

Description

No.

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Lebanon, New Hampshire 03766

STORMWATER DETAILS

APD STAFF PARKING EXPANSION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

EV Project # 24578

Drawn By: JWF

Checked By: NAF

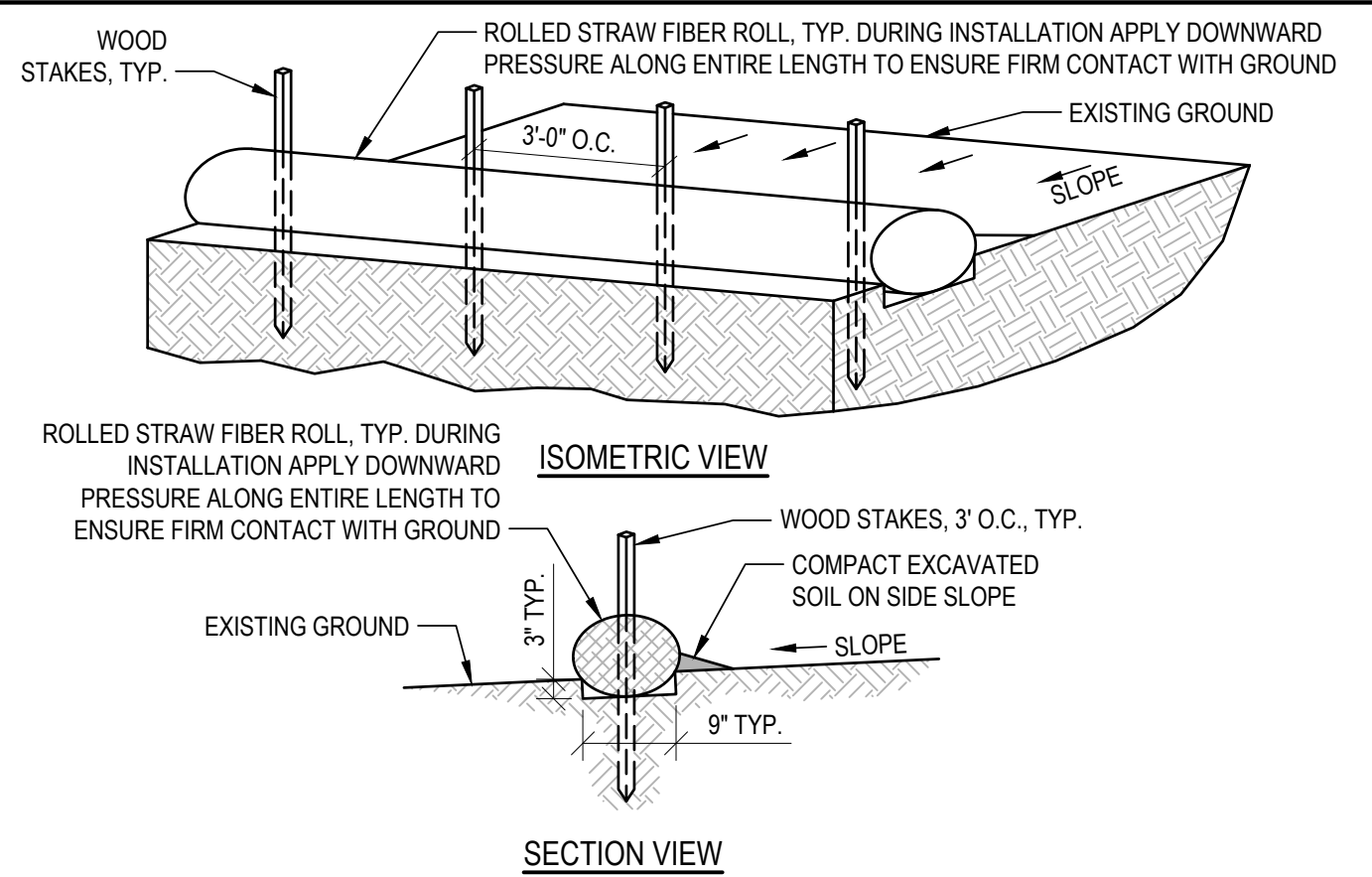
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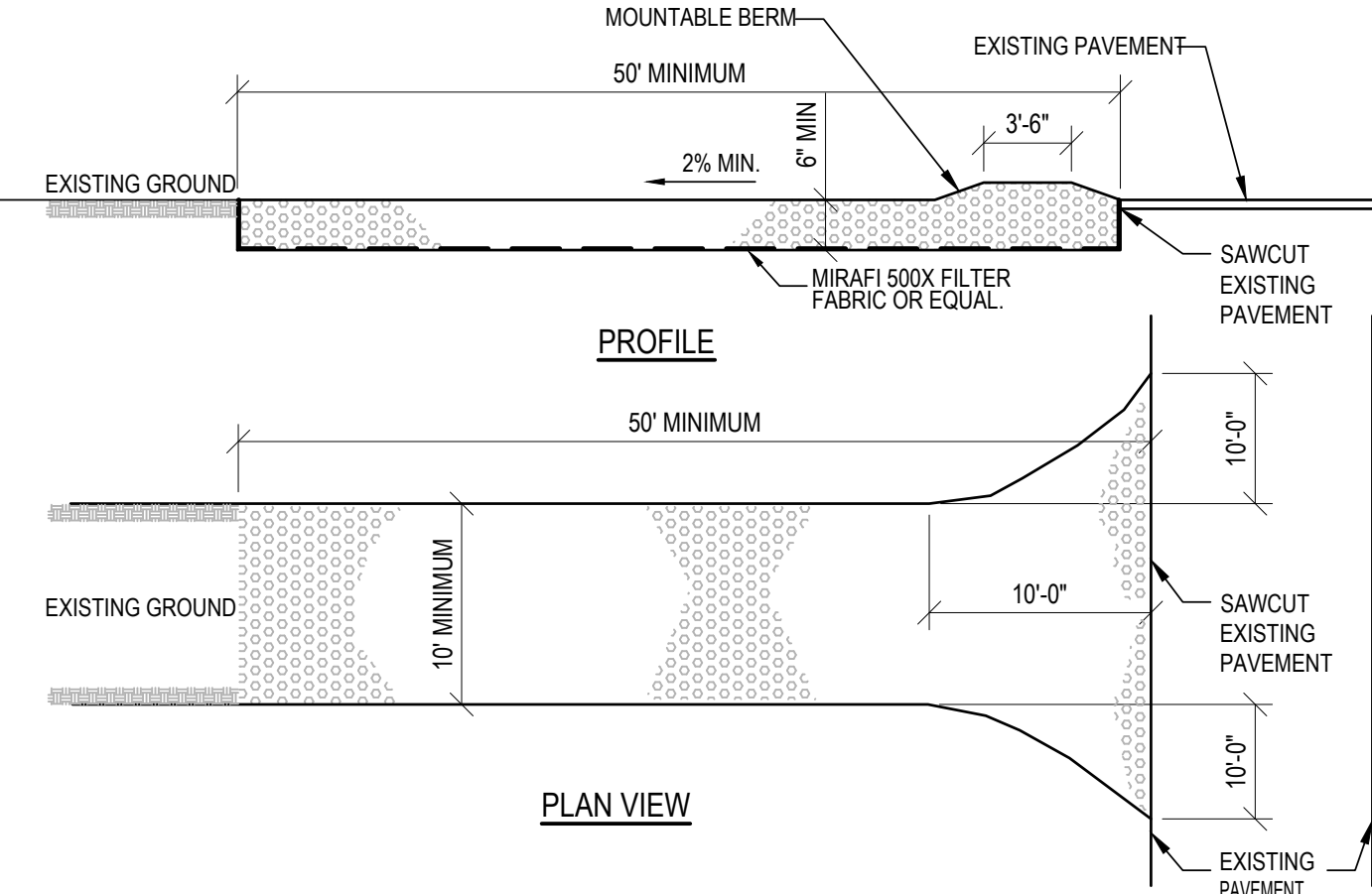


- STRAW FIBER ROLL NOTES**
1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
 2. WHERE PROJECT ACTIVITIES ARE WITHIN 50 FEET OF A WETLAND, A DOUBLE ROW OF FIBER ROLLS SHALL BE USED.
 3. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW

STRAW FIBER ROLL

NOT TO SCALE

1

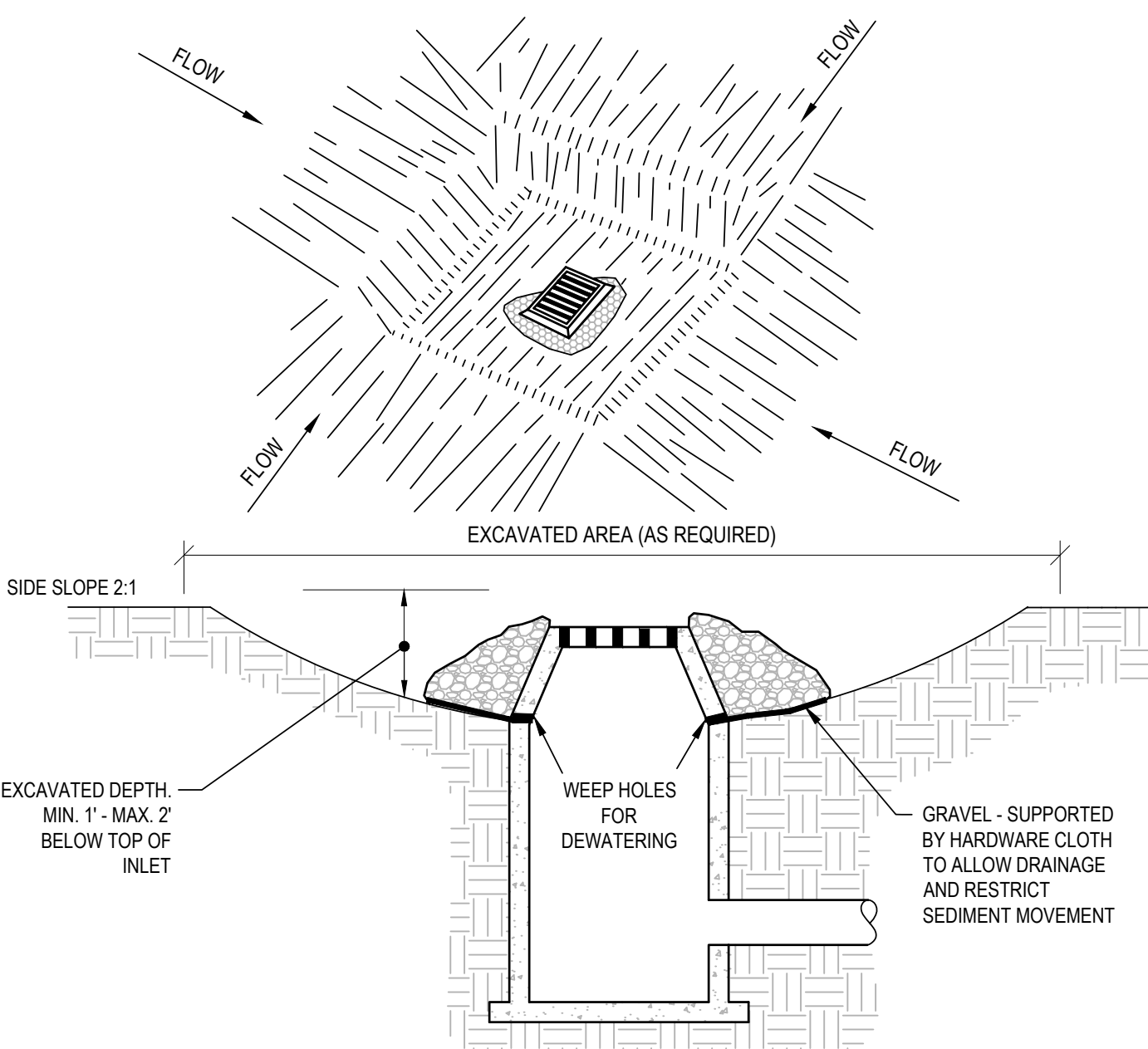


- NOTES:**
1. STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. TRACKING ONTO PUBLIC RIGHT-OF-WAYS SHALL NOT BE ALLOWED. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY AND ANY WASH WATER MUST BE CONTAINED AND PROPERLY DISPOSED OF.
 4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

2

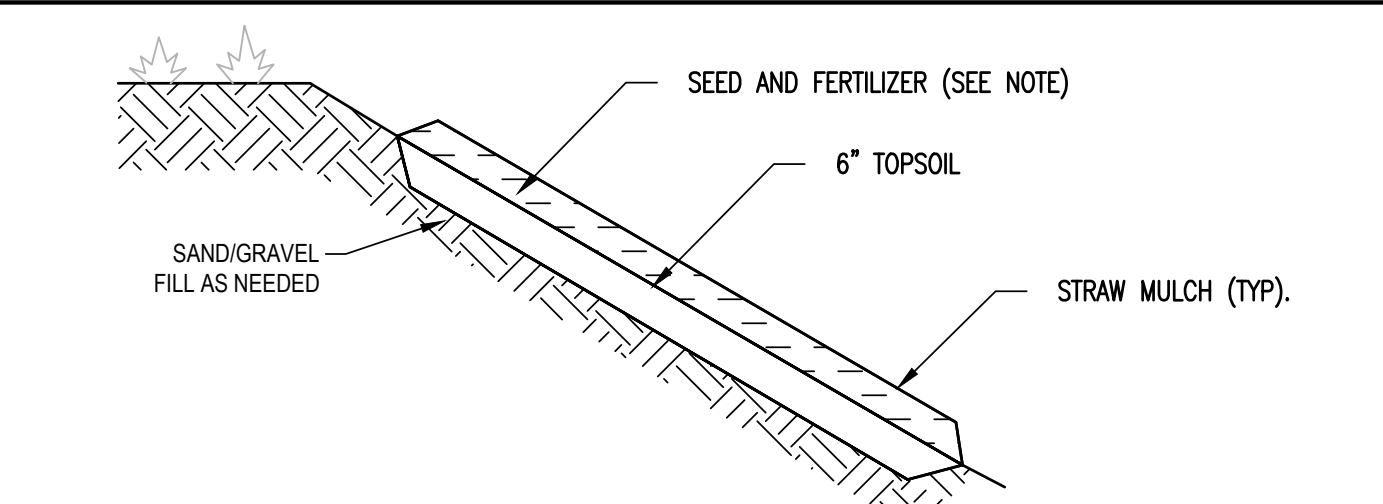


- NOTES:**
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

INLET PROTECTION

NOT TO SCALE

3



- NOTES:**
1. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 2. MULCH: HAY SHALL NOT BE USED. STRAW MULCH SHALL BE APPLIED AT A RATE OF 90-1,000 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
 3. SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SEED SPECIFICATION ON THIS SHEET.
 4. COVER SEED WITH 1/2 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 5. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 6. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

SEEDED AND MULCHED AREAS

NOT TO SCALE

4

SEEDING SPECIFICATION:			
URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING - TEMPORARY AND PERMANENT APPLICATIONS			
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED	
66.0	40.0	CREEPING RED FESCUE	
33.0	20.0	KENTUCKY BLUEGRASS	
100	60.0	# LIVE SEED/ ACRE	
CONSERVATION MIX GRASS SEED- FOR USE IN ALL OTHER AREAS			
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED	
50	15.0	SMOOTH BROMEGRASS	
17	5.0	RYEGRASS	
33	10.0	BIRDSFOOT TREFOIL	
100	30.0	# LIVE SEED/ ACRE	

FERTILIZER- 10 LBS. PER 1000S.F.
SPRING SEEDING
FALL SEEDING

LIME- 90 LBS. PER 1000S.F.
DOLOMITIC GROUND LIMESTONE
NOT LESS THAN 85% OF THE TOTAL CARBONATE

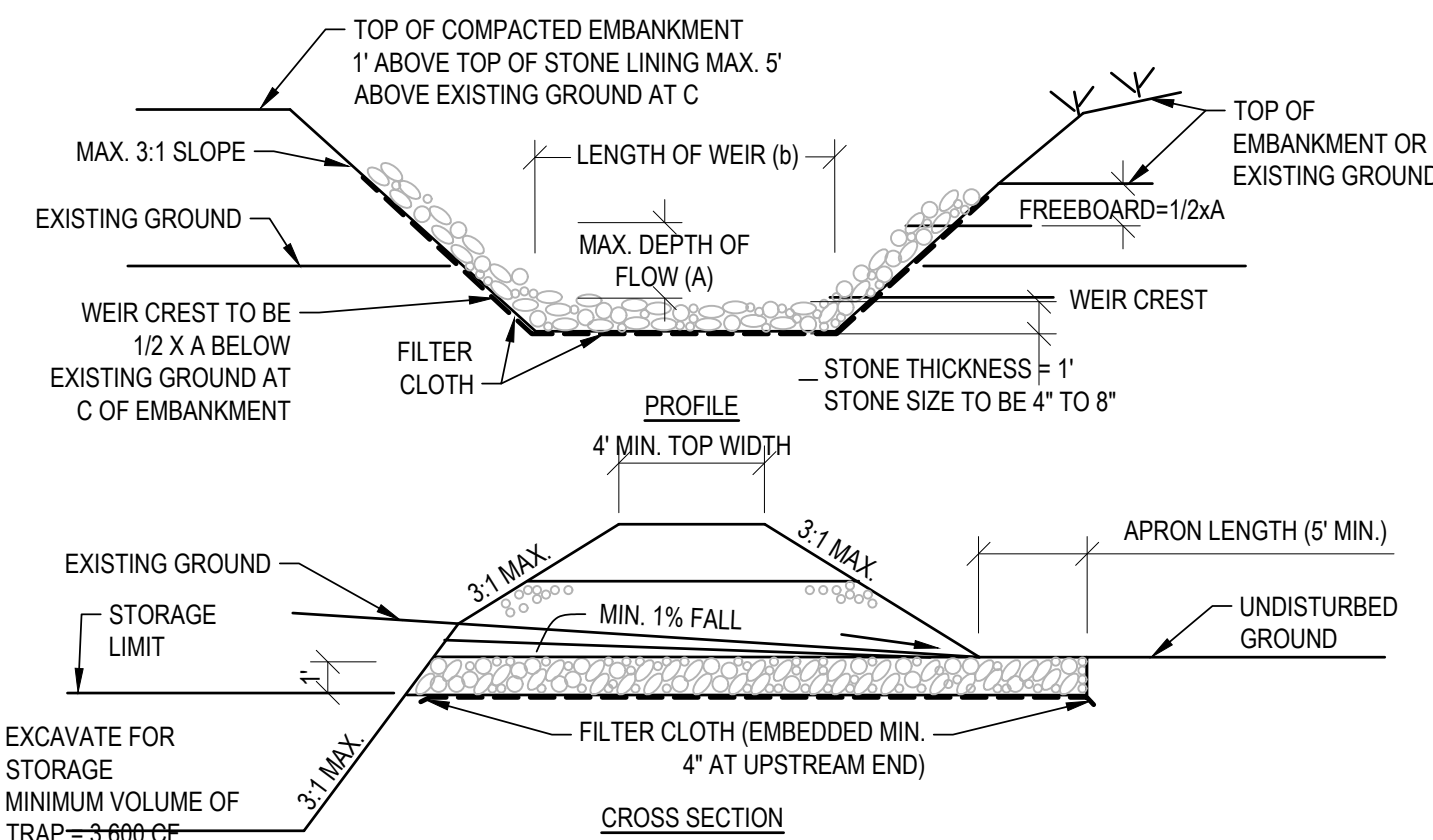
TOP SOIL
4" MINIMUM APPROVED TOPSOIL

STRAW MULCH- 2 BALES PER 1000S.F.
APPLY BINDER OR NETTING AS NEEDED

SEED SPECIFICATIONS

NOT TO SCALE

5



- NOTES:**
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
 2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
 3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,000 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
 4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
 5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
 6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
 7. AND THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
 8. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT.
 9. THE POOL AREA SHALL BE CLEARED.
 10. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
 11. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
 12. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
 13. STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
 14. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
 15. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
 16. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SEDIMENT TRAP

NOT TO SCALE

6

WINTER EROSION CONTROL NOTES

1. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
2. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
3. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
4. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
5. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH THE ABOVE SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

GENERAL EROSION CONTROL NOTES

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNERS REP.
3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(AASHTO M 144) OR SODIUM CHLORIDE(AASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNERS REP.
4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5" OR GREATER. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS THEY ACCUMULATE AND PLACED IN AREAS WHERE FURTHER EROSION IS UNLIKELY.
5. A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE SUBMITTED TO THE NHDES WITHIN 24 HOURS OF EACH INSPECTION THAT:
A) DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
B) IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
C) INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT, AND
6. RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS
7. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
8. DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
9. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED,
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED,
- A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.
14. APPROPRIATE SILTATION/EROSION/TURBIDITY CONTROLS SHALL BE IN PLACE PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE UNTIL THE AREA IS STABILIZED. SILT FENCE(S) MUST BE REMOVED ONCE THE AREA IS STABILIZED.
15. DISCHARGE FROM DEWATERING OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
A) LOCATED IN UPLANDS;
B) LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
C) SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
16. WITHIN THREE DAYS OF FINAL GRADING, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING DURING THE GROWING SEASON, OR IF NOT WITHIN THE GROWING SEASON, BY MULCHING WITH TACK OR NETTING AND PINNING ON SLOPES STEEPER THAN 3:1.
17. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED WITHIN THE GROWING SEASON, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY SEEDING AND MULCHING.
18. WHERE CONSTRUCTION ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OUTSIDE THE GROWING SEASON, ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS BY MULCHING AND TACK. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY MATTING AND PINNING.
19. PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.
20. CULVERT OUTLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE DES BEST MANAGEMENT PRACTICES FOR URBAN STORMWATER RUNOFF MANUAL (JANUARY 1996) AND THE STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992).
21. THE CONTRACTOR RESPONSIBLE FOR COMPLETION OF THE WORK SHALL UTILIZE TECHNIQUES DESCRIBED IN THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (DECEMBER 2008).
22. DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL ALL BMPs HAVE BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
23. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM THE CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
24. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

EROSION CONTROL CONSTRUCTION SEQUENCE:

1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
7. ROUGH GRADE AND STOCKPILE TOPSOIL, SURROUNDED BY SILT FENCE.
8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
9. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:

1. LIMIT LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
2. HAY SHALL NOT BE USED.
3. DOUBLE ROW OF STRAW WATTLES SHALL BE INSTALLED ALONG THE WETLAND BOUNDARY. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRAW WATTLES WHEN IT BECOMES 6 INCHES DEEP. THE PERIMETER CONTROL WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
5. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
6. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNERS REPRESENTATIVE.
7. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

PERMANENT EROSION CONTROL MEASURES:

1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERMANENT MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDURIOUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STATE OF NEW HAMPSHIRE
NOTARIES
PUBLIC
No. 13286
LICENSED
Professional Engineer

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 • 603-442-3333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
www.engineeringventures.com

ALICE PECK DAY
MEMORIAL HOSPITAL
10 ALICE PECK DAY DRIVE
LEBANON, NEW HAMPSHIRE 03766

EROSION PREVENTION AND
SEDIMENT CONTROL DETAILS
APD STAFF PARKING EXPANSION
LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:
Project Title:
EV Project # 24578
Drawn By: JWF
Checked By: NAF
Scale: NO SCALE
Date: 03/15/2024

C304
Page 13 of 14

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SITE LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	QUANT.	MANUFACTURER	LAMP TYPE	VOLT.	WATTS/ FIXT.	REMARKS
LP1	SINGLE HEAD ADJUSTABLE OUTPUT, AREA LIGHT MOUNTED TO 15'-0" SQUARE POLE ON 30" RAISED POLE BASE	6	[RAB LIGHTING] #A22-150-Y-B (FIXTURE) #PS4-11-15D2 (POLE)	103W 15000 LUMENS 3000K	120/277	103	DIECAST ALUMINUM HOUSING, POLYCARBONATE LENSING, IP68 RATED, 3000K CCT, ADJUSTABLE OUTPUT SET TO 100W, MULT-VOLTAGE INPUT, THD < 5%, L70 = 100,000 HOURS, CRI 80+, EFFICACY 130+ LMW, TYPE 3 OPTICAL DISTRIBUTION, DLC LISTED PRODUCT, (0-10V) DIMMABLE, ADJUSTABLE UNIVERSAL POLE MOUNT, 15'-0" SQUARE STRAIGHT STEEL POLE WITH HANDHOLE, BASE PLATE, AND ANCHOR BOLTS B3-U0-G2



PHOTOMETRIC STATISTICS

ALL CALCULATION POINT UNITS INDICATED ARE IN FOOTCANDLES (FC)

CALCULATION POINT SPACING = 10' X 10'

CALCULATION POINT GRID IS AT GRADE

AVERAGE ILLUMINATION FOR LOT ONLY = 2.67 FC

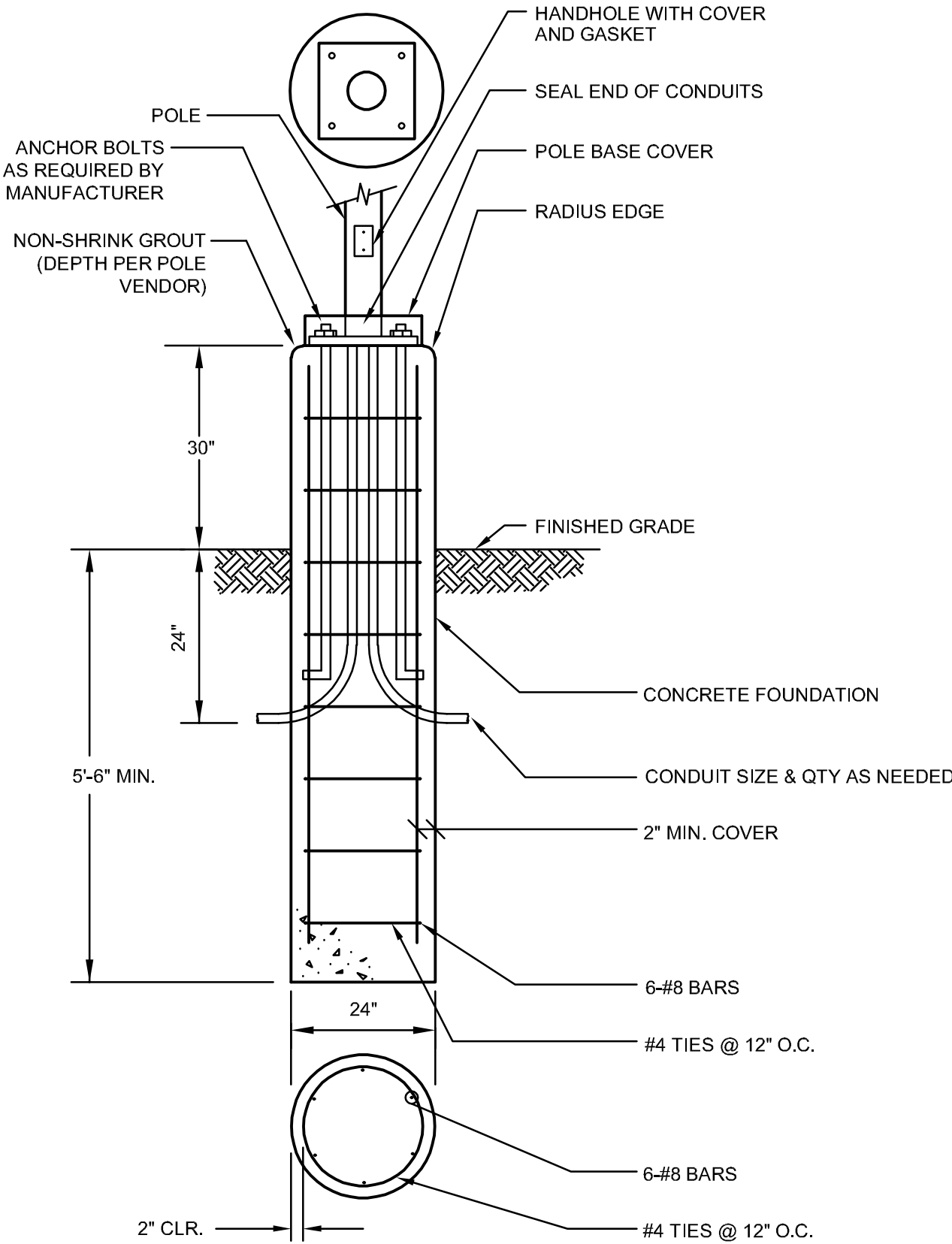
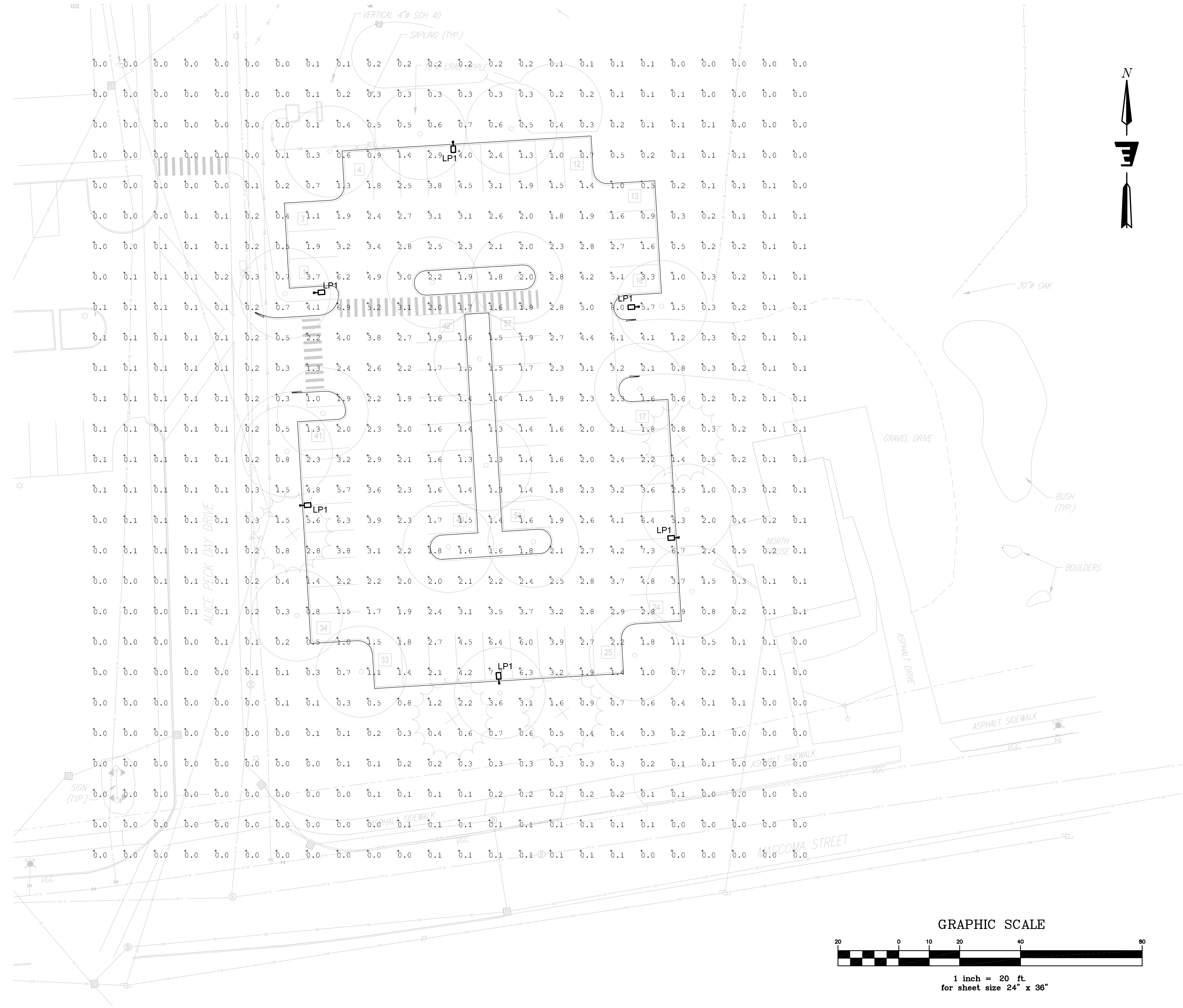
MINIMUM ILLUMINATION FOR LOT ONLY = 0.7 FC

MAXIMUM ILLUMINATION FOR LOT ONLY = 8.1 FC

UNIFORMITY RATIO (AVERAGE/MIN) = 3.81 TO 1

SEQUENCE OF OPERATIONS

SITE PARKING FIXTURES SHALL BE CONTROLLED THROUGH A CONTROL SYSTEM ASTRONOMIC TIMECLOCK. THESE FIXTURES WILL AUTOMATICALLY TURN ON A HALF HOUR BEFORE SUNSET AND REMAIN ON UNTIL MIDNIGHT. FROM MIDNIGHT UNTIL 6:00AM THE FIXTURES SHALL REMAIN OFF TO MEET THE LIGHTING SETBACK REQUIREMENTS OF IECC 2018 (C405.2.6.3). FROM 6:00AM UNTIL HALF AN HOUR AFTER SUNRISE THE FIXTURES WILL AUTOMATICALL TURN ON. AT HALF AN HOUR AFTER SUNRISE THE FIXTURES TURN OFF.



SITE LIGHTING POLE FOUNDATION DETAIL - 24" DIAMETER - 30" AFG
NOT TO SCALE

Stamp

Date	
Description	
No.	

892 Engineering
100-711 Main St
P. 603.624.6647
www.892engineering.com

ENGINEERING VENTURES PC
200 Newmarket, Suite 200, Andover, VT 05201
ME 821-892-8921
P. 207-251-6647
www.892engineering.com

Alice Peck Day
Memorial Hospital
10 Alice Peck Day Drive
Lewiston, New Hampshire 03766

SITE LIGHTING - PLAN / PHOTMETRIC

APD STAFF PARKING EXPANSION

Sheet Title:

Project Title:

EV Project # 24578

Drawn By: GJH

Checked By: SAS

Scale: 1" = 20'-0"

Date: 06/02/2025

E1.0

Page 14 of 14

Page 568 of 628

**APD PARKING EXPANSION
10 ALICE PECK DAY DRIVE
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE**

DRAINAGE ANALYSIS

**MAY 12, 2025
REVISED: JUNE 2, 2025**

Prepared For:

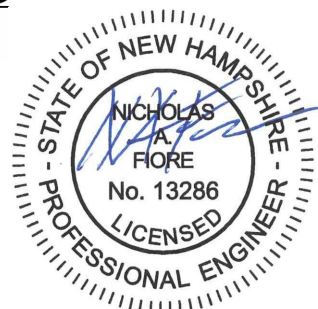
ALICE PECK DAY MEMORIAL HOSPITAL
10 Alice Peck Day Drive
Lebanon, NH 03766

Prepared By:



Nicholas A. Fiore, PE
85 Mechanic Street, Suite E2-3
Lebanon, NH 03766
603-442-9333

EV Project # 24578



APD PARKING EXPANSION 10 ALICE PECK DAY DRIVE

DRAINAGE ANALYSIS

TABLE OF CONTENTS:

• Extreme Precipitation Data Table for Lebanon, NH	
• Test Pit Logs	
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Drainage Maps

- SW1 Existing Drainage Map
- SW2 Proposed Drainage Map

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New Hampshire
Location	
Longitude	72.262 degrees West
Latitude	43.670 degrees North
Elevation	0 feet
Date/Time	Thu, 30 Sep 2021 14:44:24 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.66	0.82	1.02	1yr	0.71	0.93	1.17	1.44	1.76	2.15	2.41	1yr	1.90	2.32	2.69	3.30	3.79	1yr
2yr	0.31	0.48	0.59	0.78	0.98	1.22	2yr	0.85	1.11	1.40	1.71	2.07	2.50	2.81	2yr	2.21	2.70	3.15	3.77	4.31	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.54	5yr	1.06	1.41	1.76	2.14	2.57	3.07	3.47	5yr	2.71	3.34	3.86	4.55	5.18	5yr
10yr	0.41	0.65	0.82	1.12	1.46	1.84	10yr	1.26	1.68	2.11	2.55	3.04	3.58	4.08	10yr	3.17	3.92	4.51	5.25	5.95	10yr
25yr	0.50	0.79	1.00	1.38	1.83	2.32	25yr	1.58	2.12	2.65	3.19	3.78	4.40	5.04	25yr	3.90	4.85	5.55	6.35	7.16	25yr
50yr	0.57	0.91	1.16	1.63	2.18	2.77	50yr	1.88	2.53	3.17	3.80	4.45	5.15	5.93	50yr	4.56	5.70	6.48	7.33	8.24	50yr
100yr	0.64	1.04	1.34	1.90	2.60	3.30	100yr	2.24	3.02	3.78	4.51	5.26	6.02	6.97	100yr	5.33	6.70	7.58	8.48	9.48	100yr
200yr	0.74	1.21	1.57	2.24	3.09	3.94	200yr	2.67	3.61	4.51	5.35	6.20	7.05	8.20	200yr	6.24	7.88	8.87	9.80	10.91	200yr
500yr	0.90	1.47	1.92	2.78	3.90	4.98	500yr	3.36	4.58	5.68	6.71	7.71	8.68	10.17	500yr	7.68	9.78	10.92	11.88	13.14	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.61	0.75	0.83	1yr	0.65	0.81	1.00	1.19	1.58	1.98	2.23	1yr	1.76	2.15	2.50	3.03	3.55	1yr
2yr	0.30	0.46	0.57	0.77	0.94	1.11	2yr	0.82	1.08	1.24	1.62	2.06	2.45	2.75	2yr	2.17	2.65	3.09	3.71	4.23	2yr
5yr	0.34	0.53	0.65	0.89	1.14	1.32	5yr	0.98	1.30	1.49	1.90	2.41	2.92	3.28	5yr	2.59	3.16	3.66	4.31	4.93	5yr
10yr	0.38	0.58	0.72	1.00	1.30	1.51	10yr	1.12	1.47	1.69	2.16	2.70	3.33	3.76	10yr	2.95	3.61	4.17	4.83	5.54	10yr
25yr	0.43	0.66	0.82	1.18	1.55	1.78	25yr	1.33	1.74	1.98	2.52	3.13	3.97	4.49	25yr	3.51	4.32	4.94	5.61	6.45	25yr
50yr	0.48	0.73	0.90	1.30	1.75	2.03	50yr	1.51	1.98	2.23	2.85	3.52	4.53	5.14	50yr	4.01	4.95	5.62	6.27	7.24	50yr
100yr	0.53	0.80	1.01	1.45	1.99	2.29	100yr	1.72	2.24	2.49	3.19	3.95	5.17	5.88	100yr	4.58	5.66	6.40	7.01	8.12	100yr
200yr	0.59	0.89	1.12	1.63	2.27	2.60	200yr	1.96	2.54	2.80	3.60	4.48	5.91	6.73	200yr	5.23	6.47	7.30	7.84	9.11	200yr
500yr	0.68	1.01	1.30	1.89	2.69	3.05	500yr	2.32	2.98	3.23	4.19	5.26	7.06	8.06	500yr	6.25	7.75	8.70	9.08	10.62	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.73	0.90	1.03	1yr	0.77	1.01	1.19	1.51	1.89	2.29	2.59	1yr	2.03	2.50	2.86	3.49	3.99	1yr
2yr	0.32	0.49	0.61	0.82	1.01	1.19	2yr	0.87	1.17	1.36	1.73	2.17	2.56	2.87	2yr	2.27	2.76	3.22	3.87	4.40	2yr
5yr	0.40	0.62	0.76	1.05	1.34	1.57	5yr	1.15	1.53	1.74	2.16	2.70	3.22	3.65	5yr	2.85	3.51	4.06	4.77	5.42	5yr
10yr	0.48	0.74	0.92	1.28	1.66	1.96	10yr	1.43	1.91	2.15	2.60	3.20	3.85	4.39	10yr	3.41	4.22	4.86	5.62	6.36	10yr
25yr	0.62	0.94	1.17	1.67	2.19	2.63	25yr	1.89	2.57	2.86	3.33	4.01	4.87	5.62	25yr	4.31	5.40	6.14	6.98	7.86	25yr
50yr	0.74	1.13	1.40	2.02	2.72	3.29	50yr	2.35	3.21	3.57	4.00	4.77	5.81	6.77	50yr	5.14	6.51	7.34	8.25	9.25	50yr
100yr	0.90	1.36	1.70	2.45	3.37	4.13	100yr	2.91	4.03	4.47	4.83	5.67	6.94	8.17	100yr	6.14	7.86	8.78	9.75	10.88	100yr
200yr	1.09	1.63	2.07	3.00	4.18	5.18	200yr	3.61	5.06	5.59	5.83	6.76	8.28	9.85	200yr	7.33	9.47	10.51	11.54	12.80	200yr
500yr	1.41	2.10	2.70	3.92	5.57	7.02	500yr	4.81	6.86	7.53	7.46	8.47	10.49	12.63	500yr	9.29	12.15	13.33	14.44	15.90	500yr

Doiron Environmental LLC
720 Browns Ridge Road
Ossipee, NH 03864
(603) 581-4478

SOIL EVALUATION REPORT
Alice Peck Day Memorial Hospital Parking Expansion
Tax Map 90, Lot 59
10 Alice Peck Day Drive
Lebanon, New Hampshire

TEST PIT # 1

By: Adam Doiron, NHCSS #89

Date Evaluated: 4/24/2025

<u>Horizon</u>	<u>Depth (in)</u>	<u>Description</u>
^Ap	0-9	10YR3/2, fine sandy loam, 2% rounded gravel coarse fragments, moderate fine granular, very friable, abrupt wavy boundary (fill material)
2Ab	9-13	10YR3/1, gravelly fine sandy loam, 15% rounded gravel coarse fragments, moderate fine subangular blocky, very friable, gradual wavy boundary (some mixing)
2Bwb	13-31	10YR3/3, loam, 12% channers & rounded gravel coarse fragments, moderate medium subangular blocky, very friable, abrupt wavy boundary
3C1	31-42	10YR3/3, very gravelly sand, 35% channers & rounded gravel & cobble coarse fragments, single grain, loose, clear wavy boundary
3C2	42-58	10YR3/3, very gravelly loamy sand, 35% channers & rounded gravel & cobble coarse fragments, massive, very friable, gradual wavy boundary
4C	58-70	10YR4/3, sand, 5% channers & rounded gravel & cobble coarse fragments, single grain, loose, abrupt wavy boundary
5C	70-81	2.5Y3/2, very gravelly loamy sand, 40% rounded gravel & cobble coarse fragments, massive, friable, common prominent redoximorphic concentrations

Estimated Seasonal High Water Table @ 70 inches

Observed Water Table (Free Water) @ 80 inches

Wet (Non-Satiated) @ 70 inches

Restrictive @ None

Refusal @ None

Roots @ 49 inches

Notes:

1. Soil Map Unit Name: Udorthents, smoothed (299B/bbabb)
2. Soil consists of topsoil fill material over loamy material at 9 inches and sand & gravel glaciofluvial deposits at 31 inches.
3. Location is maintained lawn.
4. Test pit location is depicted in the attached "Site Specific Soil Map".



Doiron Environmental LLC
720 Browns Ridge Road
Ossipee, NH 03864
(603) 581-4478

SOIL EVALUATION REPORT
Alice Peck Day Memorial Hospital Parking Expansion
Tax Map 90, Lot 59
10 Alice Peck Day Drive
Lebanon, New Hampshire

TEST PIT # 2

By: Adam Doiron, NHCSS #89

Date Evaluated: 4/24/2025

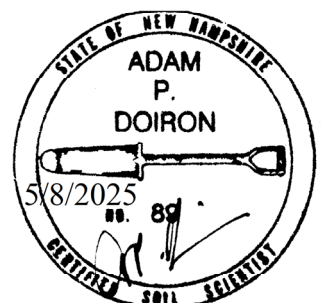
<u>Horizon</u>	<u>Depth (in)</u>	<u>Description</u>
^Ap	0-15	10YR3/2, fine sandy loam, 8% channers & rounded gravel coarse fragments, massive, friable, abrupt wavy boundary (fill material)
^2Cd	15-21	2.5Y4/1, silt loam, no coarse fragments, massive, firm, very abrupt wavy/broken boundary, redoximorphic features from source location, layer not present across the entire test pit (fill material)
^3C	21-28	10YR3/3, very gravelly loamy sand, 35% rounded gravel & cobble coarse fragments, massive, very friable, abrupt wavy boundary (fill material)
4Bwb	28-37	7.5YR3/3, very gravelly sandy loam, 40% channers & rounded gravel & cobble coarse fragments, weak medium subangular blocky, very friable, gradual wavy boundary (truncated)
5C	37-86	10YR3/3, very gravelly loamy sand, 40% rounded gravel & cobble coarse fragments, massive, very friable, very abrupt wavy boundary
6Cd	86-88	5Y4/1, silt loam, no coarse fragments, massive, firm, many prominent redoximorphic concentrations

Estimated Seasonal High Water Table @ 80 inches
Observed Water Table (Free Water) @ 86 inches
Wet (Non-Satiated) @ 80 inches

Restrictive @ 86 inches³
Refusal @ None
Roots @ 49 inches

Notes:

1. Soil Map Unit Name: Udorthents, smoothed (299B/bbabb)
2. Soil consists of fill material over loamy material at 28 inches, sand & gravel glaciofluvial deposits at 37 inches, and glaciolacustrine silt loam deposits at 86 inches.
3. Restrictive at 15-21 inches in portions of the test pit. Natural restrictive layer at 86+ inches.
4. Soil Map Unit, specifically the components for restrictive feature, estimated Ksat, and hydrologic soil group, is based on the portion of the test pit that lacks the firm silt loam layer at 15-21 inches.
5. Location is adjacent to previous house that was razed within the last 3-6 years. Area is currently maintained lawn.
6. Test pit location is depicted in the attached "Site Specific Soil Map".



Doiron Environmental LLC
720 Browns Ridge Road
Ossipee, NH 03864

May 16, 2025

Nik Fiore
Engineering Ventures, PC
85 Mechanic St, Suite E2-3
Lebanon, NH 03766

RE: Infiltration Rate (Ksat) Testing
Alice Peck Day Memorial Hospital
Parking Expansion Project
Tax Map 90, Lot 59
10 Alice Peck Day Drive
Lebanon, New Hampshire

Dear Mr. Fiore,

Per your request, Doiron Environmental LLC conducted infiltration rate testing at two locations within the referenced project area on April 24, 2025. Both locations are adjacent to test pits that were described on the same day. These locations are depicted in the enclosed "Site Specific Soil Map", stamped May 15, 2025. The purpose of this testing and subsequent results are intended for use in stormwater management structure design associated with a proposed parking lot project. In addition, it is anticipated that the test data will be used to comply with New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain permit application requirements.

In accordance with NHDES Alteration of Terrain Rule Env-Wq 1504.14(e)(2), a compact constant head permeameter (CCHP), also known as an Amoozemeter, was used to perform infiltration rate testing. Testing was conducted following the manufacturer's instructions provided in the "Compact Constant Head Permeameter User's Manual" from Eijkelkamp Agrisearch Equipment.

Depth of infiltration rate testing was determined in coordination with Engineering Ventures, PC based on the proposed elevation of the stormwater management structures and in consideration of the soil profile characteristics. These soil characteristics are described in the Doiron Environmental LLC "Soil Evaluation Report" stamped May 8, 2025. Targeted depth of testing was approximately 1 foot above estimated seasonal high water table.

The field measured infiltration rate, or saturated hydraulic conductivity (Ksat), for the TP#1 location was determined by averaging three repetitions, which were conducted in bore holes located approximately 3 to 5 feet apart from each other. Only one repetition was done for the TP#2 location due to significantly high Ksat values (>20 inches/hour), which tend to cause the Amoozemeter to run out of water before an acceptable and consistent water depth in the hole is

achieved and sufficient measurements can be recorded. For each repetition, flow measurements were recorded until steady state was reached. Ksat was calculated by multiplying the flow rate by coefficient A, which is provided in the manual and is based on the bore hole diameter and the maintained water level in the hole.

Infiltration rate testing data for each test location and repetition is provided in the attached Amoozemeter Data Sheets. Following is a summary of the test results.

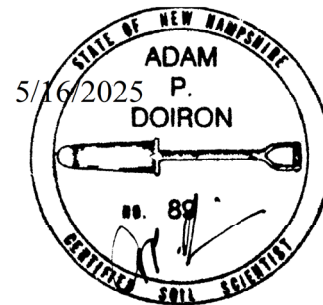
Location ID	Average Depth of Test (in)	Saturated Hydraulic Conductivity - Ksat (in/hour)				Saturated Hydraulic Conductivity Class
		Rep 1	Rep 2	Rep 3	Average	
TP#1	57	12.1337	9.8109	21.4775	14.4740	Very High
TP#2	73	27.9740	-	-	27.9740	Very High

Please contact me at (603) 581-4478 with any questions regarding this report or the associated data sheets.

Sincerely,
Doiron Environmental LLC



Adam P. Doiron CWS, CSS, CPESC
Principal



Enclosures: Site Specific Soil Map, stamped May 15, 2025
Amoozemeter Data Sheets (4 Pages)

Doiron Environmental LLC

720 Browns Ridge Road
Ossipee, NH 03864
(603) 581-4478

AMOOZEMETER DATA SHEET

Alice Peck Day Memorial Hospital
Parking Expansion Project
Tax Map 90, Lot 59
10 Alice Peck Day Drive
Lebanon, New Hampshire

Location & Rep #:	TP#1 - Rep 1	Date Conducted:	4/24/2025
Permeameter ID #:	MCCD CCHP #1472	Conducted By:	Adam Doiron, NHCSS #89

Test Pit Log & Date:	TP#1, 4/24/2025	Horizon Tested:	3C2 & 4C (vgrls, s)
Soil Map Unit Symbol & Series:	299B/bbabb - Udorthents, Smoothed		

Exc. Depth to Top of Test Hole (cm):	122	Water Level In Hole (cm):	14.5
Hole Depth (cm):	31.5	Hole Diameter (cm):	5.0
Total Depth from Surface (cm):	153.5	Coefficient A (1/cm ²):	0.001223

Air Temp (°F) Initial:	60s
Air Temp (°F) Final:	60s

Water Source:	Tap
---------------	-----

Total Drop in Water Level (cm)	Change in Water Level (cm)	Outflow Chamber (cm ²)	Total Time (minutes)	Elapsed Time (minutes)	Outflow - Q (cm ³ /hour)	Saturated Hydraulic Conductivity - Ksat	
						(cm/hour)	(in/hour)
0.0	-	105.0	0.0	-	-	-	-
2.2	2.2	105.0	0.5	0.5	27720	33.9016	13.3471
4.4	2.2	105.0	1.0	0.5	27720	33.9016	13.3471
6.4	2.0	105.0	1.5	0.5	25200	30.8196	12.1337
8.5	2.1	105.0	2.0	0.5	26460	32.3606	12.7404
10.7	2.2	105.0	2.5	0.5	27720	33.9016	13.3471
12.6	1.9	105.0	3.0	0.5	23940	29.2786	11.5270
14.8	2.2	105.0	3.5	0.5	27720	33.9016	13.3471
16.7	1.9	105.0	4.0	0.5	23940	29.2786	11.5270
18.9	2.2	105.0	4.5	0.5	27720	33.9016	13.3471
20.9	2.0	105.0	5.0	0.5	25200	30.8196	12.1337
24.7	3.8	105.0	6.0	1.0	23940	29.2786	11.5270

Mean Ksat: 30.8196 12.1337

Standard Deviation: 1.8873 0.7430

Saturated Hydraulic Conductivity Class: High

Notes:

Doiron Environmental LLC

720 Browns Ridge Road

Ossipee, NH 03864

(603) 581-4478

AMOOZEMETER DATA SHEET

Alice Peck Day Memorial Hospital

Parking Expansion Project

Tax Map 90, Lot 59

10 Alice Peck Day Drive

Lebanon, New Hampshire

Location & Rep #:	TP#1 - Rep 2	Date Conducted:	4/24/2025
Permeameter ID #:	MCCD CCHP #1472	Conducted By:	Adam Doiron, NHCSS #89

Test Pit Log & Date:	TP#1, 4/24/2025	Horizon Tested:	3C2 & 4C (vgrls, s)
Soil Map Unit Symbol & Series:	299B/bbabb - Udorthents, Smoothed		

Exc. Depth to Top of Test Hole (cm):	122	Water Level In Hole (cm):	17.0
Hole Depth (cm):	40	Hole Diameter (cm):	6.0
Total Depth from Surface (cm):	162	Coefficient A (1/cm ²):	0.000879

Air Temp (°F) Initial:	60s
Air Temp (°F) Final:	60s

Water Source:	Tap
---------------	-----

Total Drop in Water Level (cm)	Change in Water Level (cm)	Outflow Chamber (cm ²)	Total Time (minutes)	Elapsed Time (minutes)	Outflow - Q (cm ³ /hour)	Saturated Hydraulic Conductivity - Ksat	
						(cm/hour)	(in/hour)
0.0	-	105.0	0.0	-	-	-	-
7.6	7.6	105.0	1.5	1.5	31920	28.0577	11.0463
10.1	2.5	105.0	2.0	0.5	31500	27.6885	10.9010
12.3	2.2	105.0	2.5	0.5	27720	24.3659	9.5929
15.0	2.7	105.0	3.0	0.5	34020	29.9036	11.7731
17.2	2.2	105.0	3.5	0.5	27720	24.3659	9.5929
21.7	4.5	105.0	4.5	1.0	28350	24.9197	9.8109
26.2	4.5	105.0	5.5	1.0	28350	24.9197	9.8109
30.7	4.5	105.0	6.5	1.0	28350	24.9197	9.8109

Mean Ksat: 24.9197 9.8109

Standard Deviation: 0.0000 0.0000

Saturated Hydraulic Conductivity Class: High

Notes:

Doiron Environmental LLC

720 Browns Ridge Road
Ossipee, NH 03864
(603) 581-4478

AMOOZEMETER DATA SHEET

Alice Peck Day Memorial Hospital
Parking Expansion Project
Tax Map 90, Lot 59
10 Alice Peck Day Drive
Lebanon, New Hampshire

Location & Rep #:	TP#1 - Rep 3	Date Conducted:	4/24/2025
Permeameter ID #:	MCCD CCHP #1472	Conducted By:	Adam Doiron, NHCSS #89

Test Pit Log & Date:	TP#1, 4/24/2025	Horizon Tested:	3C2 & 4C (vgrls, s)
Soil Map Unit Symbol & Series:	299B/bbabb - Udorthents, Smoothed		

Exc. Depth to Top of Test Hole (cm):	117	Water Level In Hole (cm):	15.0
Hole Depth (cm):	25	Hole Diameter (cm):	6.0
Total Depth from Surface (cm):	142	Coefficient A (1/cm ²):	0.001056

Air Temp (°F) Initial:	60s
Air Temp (°F) Final:	60s

Water Source:	Tap
---------------	-----

Total Drop in Water Level (cm)	Change in Water Level (cm)	Outflow Chamber (cm ²)	Total Time (minutes)	Elapsed Time (minutes)	Outflow - Q (cm ³ /hour)	Saturated Hydraulic Conductivity - Ksat	
						(cm/hour)	(in/hour)
0.0	-	105.0	0.00	-	-	-	-
9.0	9.0	105.0	1.00	1.00	56700	59.8752	23.5729
11.0	2.0	105.0	1.25	0.25	50400	53.2224	20.9537
13.1	2.1	105.0	1.50	0.25	52920	55.8835	22.0014
15.1	2.0	105.0	1.75	0.25	50400	53.2224	20.9537
17.2	2.1	105.0	2.00	0.25	52920	55.8835	22.0014

Mean Ksat: 54.5530 21.4775

Standard Deviation: 1.3306 0.5238

Saturated Hydraulic Conductivity Class: Very High

Notes:

Doiron Environmental LLC

720 Browns Ridge Road
 Ossipee, NH 03864
 (603) 581-4478

AMOOZEMETER DATA SHEET

Alice Peck Day Memorial Hospital
 Parking Expansion Project
 Tax Map 90, Lot 59
 10 Alice Peck Day Drive
 Lebanon, New Hampshire

Location & Rep #:	TP#2 - Rep 1	Date Conducted:	4/24/2025
Permeameter ID #:	MCCD CCHP #1472	Conducted By:	Adam Doiron, NHCSS #89

Test Pit Log & Date:	TP#2, 4/24/2025	Horizon Tested:	5C (vgrls)
Soil Map Unit Symbol & Series:	299B/bbabb - Udorthents, Smoothed		

Exc. Depth to Top of Test Hole (cm):	163.0	Water Level In Hole (cm):	15.5
Hole Depth (cm):	30.0	Hole Diameter (cm):	6.0
Total Depth from Surface (cm):	193.0	Coefficient A (1/cm ²):	0.001007

Air Temp (°F) Initial:	60s
Air Temp (°F) Final:	60s

Water Source:	Tap
---------------	-----

Total Drop in Water Level (cm)	Change in Water Level (cm)	Outflow Chamber (cm ²)	Total Time (minutes)	Elapsed Time (minutes)	Outflow - Q (cm ³ /hour)	Saturated Hydraulic Conductivity - Ksat	
						(cm/hour)	(in/hour)
0.0	-	105.0	0.00	-	-	-	-
2.4	2.4	105.0	0.25	0.25	60480	60.9034	23.9777
9.0	6.6	105.0	0.75	0.50	83160	83.7421	32.9693
11.8	2.8	105.0	1.00	0.25	70560	71.0539	27.9740
14.8	3.0	105.0	1.25	0.25	75600	76.1292	29.9721
17.5	2.7	105.0	1.50	0.25	68040	68.5163	26.9749
20.2	2.7	105.0	1.75	0.25	68040	68.5163	26.9749

Mean Ksat: 71.0539 27.9740

Standard Deviation: 3.1080 1.2236

Saturated Hydraulic Conductivity Class: Very High

Notes:



United States
Department of
Agriculture

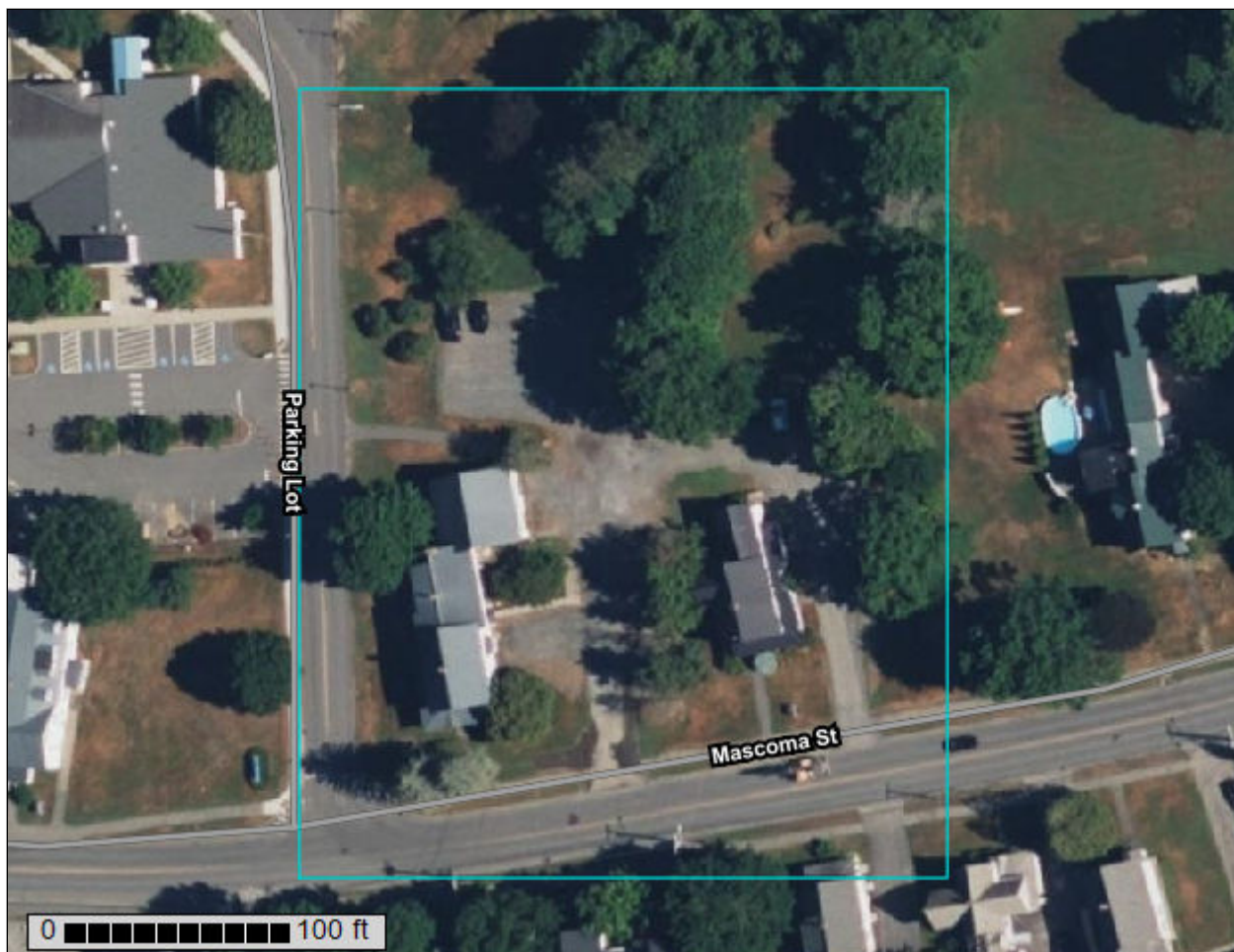
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Grafton County, New Hampshire

APD Parking



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grafton County, New Hampshire
Survey Area Data: Version 28, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2020—Sep 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
310B	Quonset loamy sand, 3 to 8 percent slopes	2.3	100.0%
Totals for Area of Interest		2.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Grafton County, New Hampshire

310B—Quonset loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9fh8
Elevation: 0 to 1,130 feet
Mean annual precipitation: 28 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 120 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Quonset and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quonset

Setting

Parent material: Outwash

Typical profile

H1 - 0 to 6 inches: gravelly fine sandy loam
H2 - 6 to 16 inches: very gravelly loamy sand
H3 - 16 to 60 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F145XY008MA - Dry Outwash
Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 8 percent
Hydric soil rating: No

Deerfield

Percent of map unit: 7 percent
Hydric soil rating: No

APD Parking Expansion



Drainage Analysis
HydroCad Results
6/2/2025

Pol 1	1" Storm		2-yr Storm		25-yr Storm		50-yr Storm	
	cfs	cf	cfs	cf	cfs	cf	cfs	cf
Existing	0.00	7	0.96	2,248	4.39	8,632	6.02	11,741
Post-Development	0.00	0	0.36	1,194	3.65	6,350	5.51	9,001
Δ	0.00	-7	-0.60	-1,054	-0.74	-2,282	-0.51	-2,740



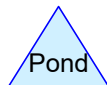
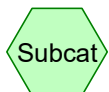
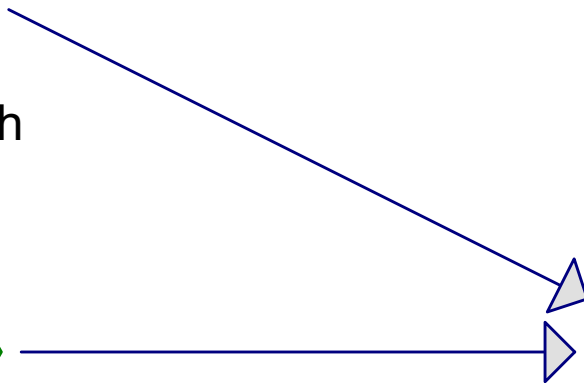
Exist North



Exist South



Mascoma St (Exist)



Routing Diagram for 24578 APD Pre and Post - RG
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24578 APD Pre and Post - RG

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Page 2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
51,425	61	>75% Grass cover, Good, HSG B (ES1, ES2)
14,028	96	Gravel surface, HSG B (ES1, ES2)
697	98	Roofs, HSG B (ES2)
6,215	55	Woods, Good, HSG B (ES1)
72,365	68	TOTAL AREA

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Page 3

Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
72,365	HSG B	ES1, ES2
0	HSG C	
0	HSG D	
0	Other	
72,365		TOTAL AREA

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Existing Conditions
Type II 24-hr 1-IN Rainfall=1.00"
Printed 6/2/2025
Page 4

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1: Exist North

Runoff Area=36,759 sf 0.00% Impervious Runoff Depth=0.00"
Tc=5.0 min CN=66 Runoff=0.00 cfs 0 cf

SubcatchmentES2: Exist South

Runoff Area=35,606 sf 1.96% Impervious Runoff Depth=0.00"
Flow Length=401' Tc=5.0 min CN=69 Runoff=0.00 cfs 7 cf

Link E-Pol: Mascoma St (Exist)

Inflow=0.00 cfs 7 cf
Primary=0.00 cfs 7 cf

Total Runoff Area = 72,365 sf Runoff Volume = 7 cf Average Runoff Depth = 0.00"
99.04% Pervious = 71,668 sf 0.96% Impervious = 697 sf

24578 APD Pre and Post - RG

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Existing Conditions
Type II 24-hr 2-YR Rainfall=2.50"

Printed 6/2/2025

Page 5

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1: Exist North

Runoff Area=36,759 sf 0.00% Impervious Runoff Depth=0.33"
Tc=5.0 min CN=66 Runoff=0.40 cfs 999 cf

SubcatchmentES2: Exist South

Runoff Area=35,606 sf 1.96% Impervious Runoff Depth=0.42"
Flow Length=401' Tc=5.0 min CN=69 Runoff=0.56 cfs 1,249 cf

Link E-Pol: Mascoma St (Exist)

Inflow=0.96 cfs 2,248 cf
Primary=0.96 cfs 2,248 cf

Total Runoff Area = 72,365 sf Runoff Volume = 2,248 cf Average Runoff Depth = 0.37"
99.04% Pervious = 71,668 sf 0.96% Impervious = 697 sf

24578 APD Pre and Post - RG

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Existing Conditions
Type II 24-hr 25-YR Rainfall=4.40"

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Page 6

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1: Exist North

Runoff Area=36,759 sf 0.00% Impervious Runoff Depth=1.33"
Tc=5.0 min CN=66 Runoff=2.07 cfs 4,082 cf

SubcatchmentES2: Exist South

Runoff Area=35,606 sf 1.96% Impervious Runoff Depth=1.53"
Flow Length=401' Tc=5.0 min CN=69 Runoff=2.33 cfs 4,551 cf

Link E-Pol: Mascoma St (Exist)

Inflow=4.39 cfs 8,632 cf
Primary=4.39 cfs 8,632 cf

Total Runoff Area = 72,365 sf Runoff Volume = 8,632 cf Average Runoff Depth = 1.43"
99.04% Pervious = 71,668 sf 0.96% Impervious = 697 sf

24578 APD Pre and Post - RG

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Existing Conditions
Type II 24-hr 50-YR Rainfall=5.15"

Printed 6/2/2025

Page 7

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1: Exist North

Runoff Area=36,759 sf 0.00% Impervious Runoff Depth=1.83"
Tc=5.0 min CN=66 Runoff=2.87 cfs 5,608 cf

SubcatchmentES2: Exist South

Runoff Area=35,606 sf 1.96% Impervious Runoff Depth=2.07"
Flow Length=401' Tc=5.0 min CN=69 Runoff=3.15 cfs 6,133 cf

Link E-Pol: Mascoma St (Exist)

Inflow=6.02 cfs 11,741 cf
Primary=6.02 cfs 11,741 cf

Total Runoff Area = 72,365 sf Runoff Volume = 11,741 cf Average Runoff Depth = 1.95"
99.04% Pervious = 71,668 sf 0.96% Impervious = 697 sf

24578 APD Pre and Post - RG

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Existing Conditions
Type II 24-hr 100-YR Rainfall=6.02"

Printed 6/2/2025

Page 8

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1: Exist North

Runoff Area=36,759 sf 0.00% Impervious Runoff Depth=2.46"
Tc=5.0 min CN=66 Runoff=3.86 cfs 7,520 cf

SubcatchmentES2: Exist South

Runoff Area=35,606 sf 1.96% Impervious Runoff Depth=2.73"
Flow Length=401' Tc=5.0 min CN=69 Runoff=4.15 cfs 8,095 cf

Link E-Pol: Mascoma St (Exist)

Inflow=8.01 cfs 15,615 cf
Primary=8.01 cfs 15,615 cf

Total Runoff Area = 72,365 sf Runoff Volume = 15,615 cf Average Runoff Depth = 2.59"
99.04% Pervious = 71,668 sf 0.96% Impervious = 697 sf

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Existing Conditions

Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment ES1: Exist North

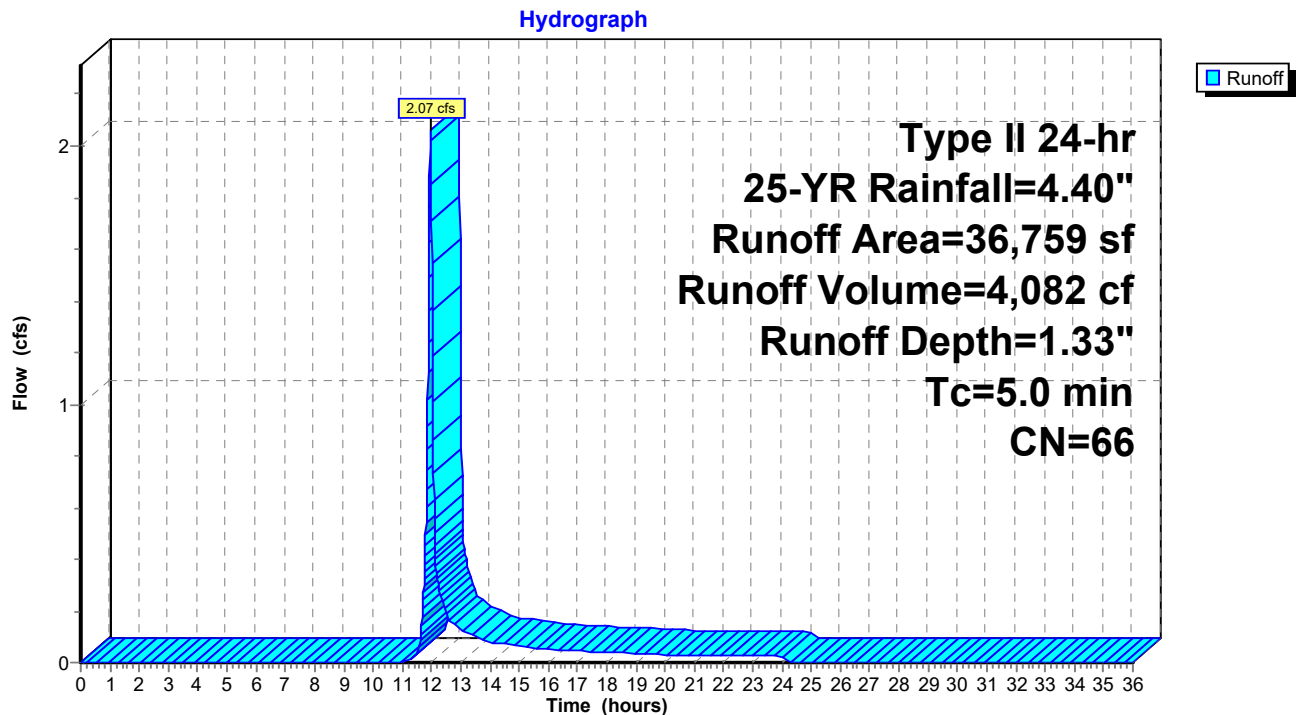
Runoff = 2.07 cfs @ 11.97 hrs, Volume= 4,082 cf, Depth= 1.33"
Routed to Link E-Pol : Mascoma St (Exist)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
23,928	61	>75% Grass cover, Good, HSG B
6,215	55	Woods, Good, HSG B
6,616	96	Gravel surface, HSG B
36,759	66	Weighted Average
36,759		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment ES1: Exist North



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Existing Conditions
Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment ES2: Exist South

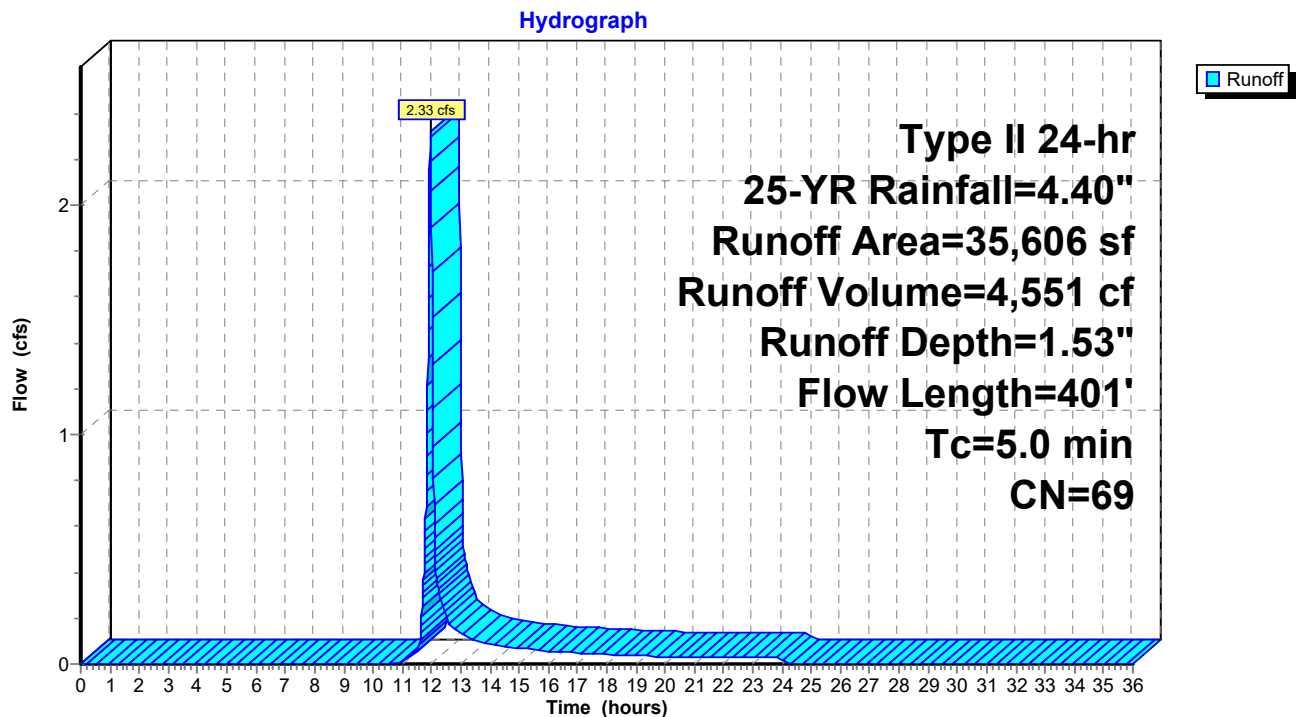
Runoff = 2.33 cfs @ 11.97 hrs, Volume= 4,551 cf, Depth= 1.53"
Routed to Link E-Pol : Mascoma St (Exist)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
27,497	61	>75% Grass cover, Good, HSG B
697	98	Roofs, HSG B
7,412	96	Gravel surface, HSG B
35,606	69	Weighted Average
34,909		98.04% Pervious Area
697		1.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	145	0.0821	2.01		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.6	155	0.0096	1.58		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
2.2	101	0.0123	0.78		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.0	401	Total			

Subcatchment ES2: Exist South



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Existing Conditions
Type II 24-hr 25-YR Rainfall=4.40"

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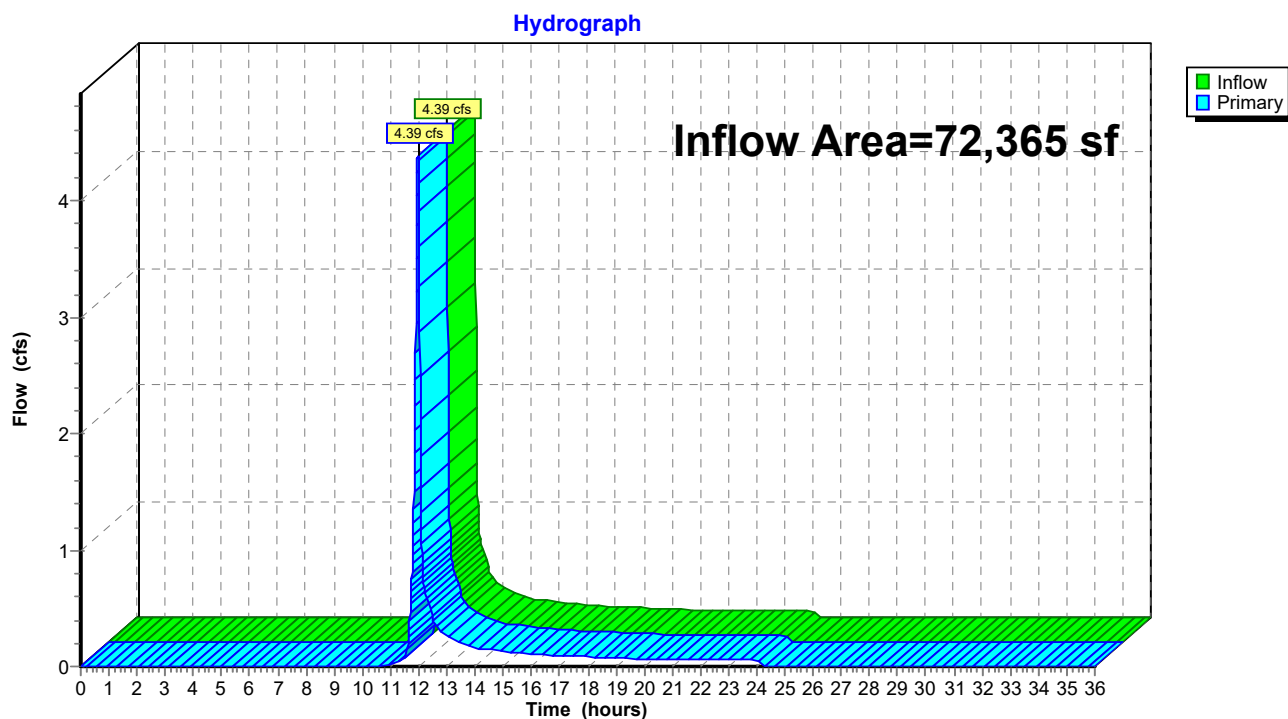
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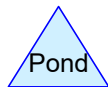
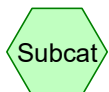
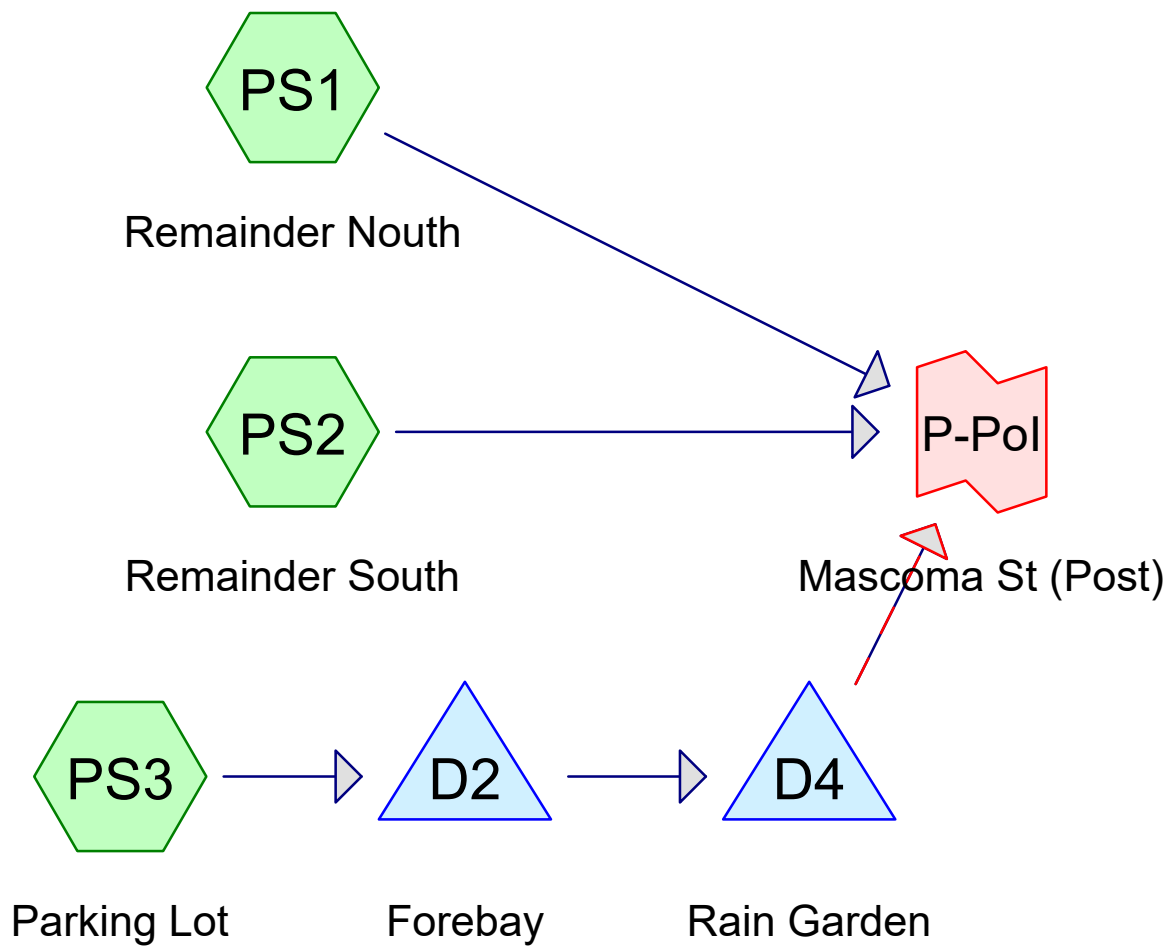
Summary for Link E-Pol: Mascoma St (Exist)

Inflow Area = 72,365 sf, 0.96% Impervious, Inflow Depth = 1.43" for 25-YR event
Inflow = 4.39 cfs @ 11.97 hrs, Volume= 8,632 cf
Primary = 4.39 cfs @ 11.97 hrs, Volume= 8,632 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link E-Pol: Mascoma St (Exist)





Routing Diagram for 24578 APD Pre and Post - RG
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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
44,533	61	>75% Grass cover, Good, HSG B (PS1, PS2, PS3)
22,294	98	Paved parking, HSG B (PS2, PS3)
697	98	Roofs, HSG B (PS2)
4,840	55	Woods, Good, HSG B (PS1, PS2)
72,364	72	TOTAL AREA

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Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
72,364	HSG B	PS1, PS2, PS3
0	HSG C	
0	HSG D	
0	Other	
72,364		TOTAL AREA

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Post-Development
Type II 24-hr 1-IN Rainfall=1.00"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remainder Nouth Runoff Area=18,644 sf 0.00% Impervious Runoff Depth=0.00"
Tc=5.0 min CN=60 Runoff=0.00 cfs 0 cf

SubcatchmentPS2: Remainder South Runoff Area=28,073 sf 17.13% Impervious Runoff Depth=0.00"
Flow Length=431' Tc=8.5 min CN=67 Runoff=0.00 cfs 0 cf

SubcatchmentPS3: Parking Lot Runoff Area=25,647 sf 70.89% Impervious Runoff Depth=0.22"
Tc=5.0 min CN=87 Runoff=0.23 cfs 479 cf

Pond D2: Forebay Peak Elev=556.07' Storage=453 cf Inflow=0.23 cfs 479 cf
Outflow=0.22 cfs 479 cf

Pond D4: Rain Garden Peak Elev=553.04' Storage=10 cf Inflow=0.22 cfs 479 cf
Discarded=0.17 cfs 480 cf Primary=0.00 cfs 0 cf Outflow=0.17 cfs 480 cf

Link P-Pol: Mascoma St (Post) Inflow=0.00 cfs 0 cf
Primary=0.00 cfs 0 cf

Total Runoff Area = 72,364 sf Runoff Volume = 479 cf Average Runoff Depth = 0.08"
68.23% Pervious = 49,373 sf 31.77% Impervious = 22,991 sf

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Post-Development
Type II 24-hr 2-YR Rainfall=2.50"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remainder Nouth Runoff Area=18,644 sf 0.00% Impervious Runoff Depth=0.17"
Tc=5.0 min CN=60 Runoff=0.06 cfs 270 cf

SubcatchmentPS2: Remainder South Runoff Area=28,073 sf 17.13% Impervious Runoff Depth=0.36"
Flow Length=431' Tc=8.5 min CN=67 Runoff=0.29 cfs 834 cf

SubcatchmentPS3: Parking Lot Runoff Area=25,647 sf 70.89% Impervious Runoff Depth=1.31"
Tc=5.0 min CN=87 Runoff=1.43 cfs 2,802 cf

Pond D2: Forebay Peak Elev=556.22' Storage=520 cf Inflow=1.43 cfs 2,802 cf
Outflow=1.41 cfs 2,802 cf

Pond D4: Rain Garden Peak Elev=555.47' Storage=846 cf Inflow=1.41 cfs 2,802 cf
Discarded=0.21 cfs 2,714 cf Primary=0.07 cfs 90 cf Outflow=0.28 cfs 2,804 cf

Link P-Pol: Mascoma St (Post) Inflow=0.36 cfs 1,194 cf
Primary=0.36 cfs 1,194 cf

Total Runoff Area = 72,364 sf Runoff Volume = 3,906 cf Average Runoff Depth = 0.65"
68.23% Pervious = 49,373 sf 31.77% Impervious = 22,991 sf

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Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remainder Nouth Runoff Area=18,644 sf 0.00% Impervious Runoff Depth=0.97"
Tc=5.0 min CN=60 Runoff=0.72 cfs 1,501 cf

SubcatchmentPS2: Remainder South Runoff Area=28,073 sf 17.13% Impervious Runoff Depth=1.40"
Flow Length=431' Tc=8.5 min CN=67 Runoff=1.44 cfs 3,271 cf

SubcatchmentPS3: Parking Lot Runoff Area=25,647 sf 70.89% Impervious Runoff Depth=3.01"
Tc=5.0 min CN=87 Runoff=3.15 cfs 6,424 cf

Pond D2: Forebay Peak Elev=556.37' Storage=588 cf Inflow=3.15 cfs 6,424 cf
Outflow=3.13 cfs 6,424 cf

Pond D4: Rain Garden Peak Elev=556.27' Storage=1,716 cf Inflow=3.13 cfs 6,424 cf
Discarded=0.30 cfs 4,848 cf Primary=1.69 cfs 1,578 cf Outflow=2.00 cfs 6,426 cf

Link P-Pol: Mascoma St (Post) Inflow=3.65 cfs 6,350 cf
Primary=3.65 cfs 6,350 cf

Total Runoff Area = 72,364 sf Runoff Volume = 11,197 cf Average Runoff Depth = 1.86"
68.23% Pervious = 49,373 sf 31.77% Impervious = 22,991 sf

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Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remainder Nouth Runoff Area=18,644 sf 0.00% Impervious Runoff Depth=1.39"
Tc=5.0 min CN=60 Runoff=1.08 cfs 2,159 cf

SubcatchmentPS2: Remainder South Runoff Area=28,073 sf 17.13% Impervious Runoff Depth=1.91"
Flow Length=431' Tc=8.5 min CN=67 Runoff=1.99 cfs 4,464 cf

SubcatchmentPS3: Parking Lot Runoff Area=25,647 sf 70.89% Impervious Runoff Depth=3.71"
Tc=5.0 min CN=87 Runoff=3.84 cfs 7,927 cf

Pond D2: Forebay Peak Elev=556.47' Storage=639 cf Inflow=3.84 cfs 7,927 cf
Outflow=3.59 cfs 7,927 cf

Pond D4: Rain Garden Peak Elev=556.38' Storage=1,858 cf Inflow=3.59 cfs 7,927 cf
Discarded=0.32 cfs 5,549 cf Primary=2.57 cfs 2,378 cf Outflow=2.89 cfs 7,927 cf

Link P-Pol: Mascoma St (Post) Inflow=5.51 cfs 9,001 cf
Primary=5.51 cfs 9,001 cf

Total Runoff Area = 72,364 sf Runoff Volume = 14,550 cf Average Runoff Depth = 2.41"
68.23% Pervious = 49,373 sf 31.77% Impervious = 22,991 sf

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Type II 24-hr 100-YR Rainfall=6.02"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Remainder Nouth Runoff Area=18,644 sf 0.00% Impervious Runoff Depth=1.93"
Tc=5.0 min CN=60 Runoff=1.53 cfs 3,006 cf

SubcatchmentPS2: Remainder South Runoff Area=28,073 sf 17.13% Impervious Runoff Depth=2.55"
Flow Length=431' Tc=8.5 min CN=67 Runoff=2.67 cfs 5,954 cf

SubcatchmentPS3: Parking Lot Runoff Area=25,647 sf 70.89% Impervious Runoff Depth=4.54"
Tc=5.0 min CN=87 Runoff=4.64 cfs 9,695 cf

Pond D2: Forebay Peak Elev=556.58' Storage=699 cf Inflow=4.64 cfs 9,695 cf
Outflow=4.37 cfs 9,695 cf

Pond D4: Rain Garden Peak Elev=556.53' Storage=2,070 cf Inflow=4.37 cfs 9,695 cf
Discarded=0.34 cfs 6,337 cf Primary=3.00 cfs 3,359 cf Outflow=3.35 cfs 9,696 cf

Link P-Pol: Mascoma St (Post) Inflow=7.02 cfs 12,319 cf
Primary=7.02 cfs 12,319 cf

Total Runoff Area = 72,364 sf Runoff Volume = 18,655 cf Average Runoff Depth = 3.09"
68.23% Pervious = 49,373 sf 31.77% Impervious = 22,991 sf

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Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment PS1: Remainder Nouth

Runoff = 0.72 cfs @ 11.97 hrs, Volume= 1,501 cf, Depth= 0.97"
Routed to Link P-Pol : Mascoma St (Post)

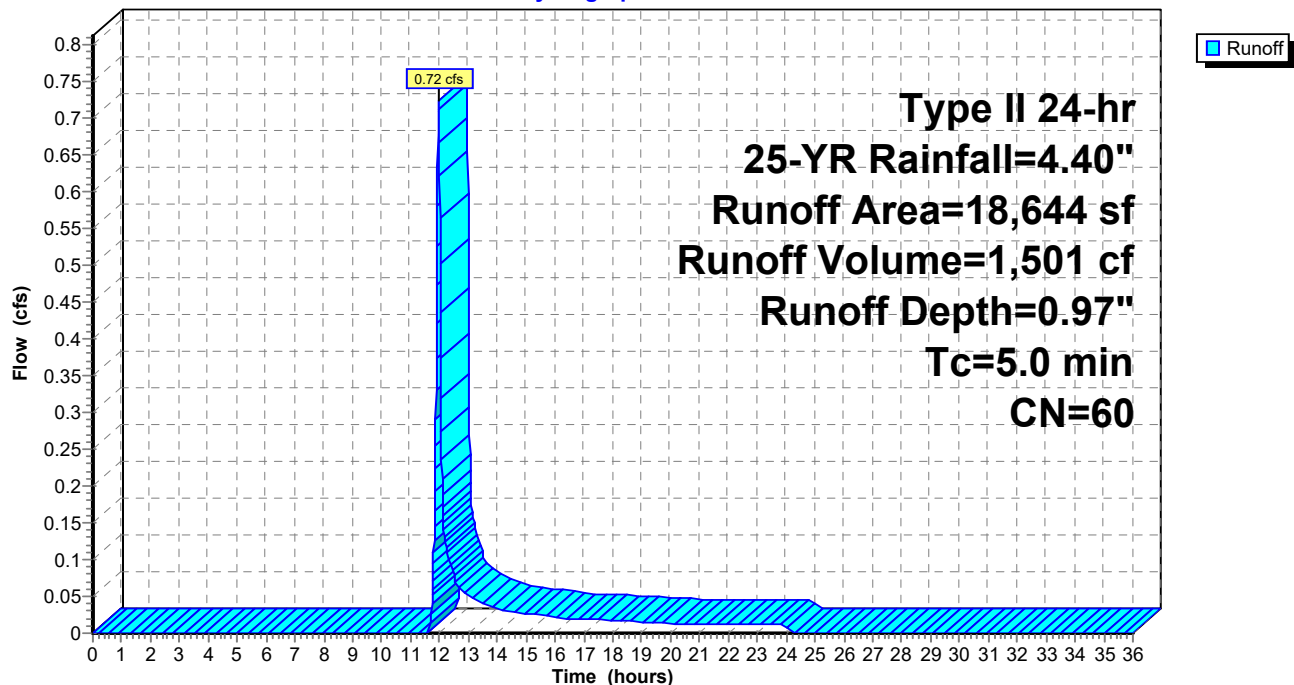
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
14,318	61	>75% Grass cover, Good, HSG B
4,326	55	Woods, Good, HSG B
18,644	60	Weighted Average
18,644		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PS1: Remainder Nouth

Hydrograph



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Type II 24-hr 25-YR Rainfall=4.40"

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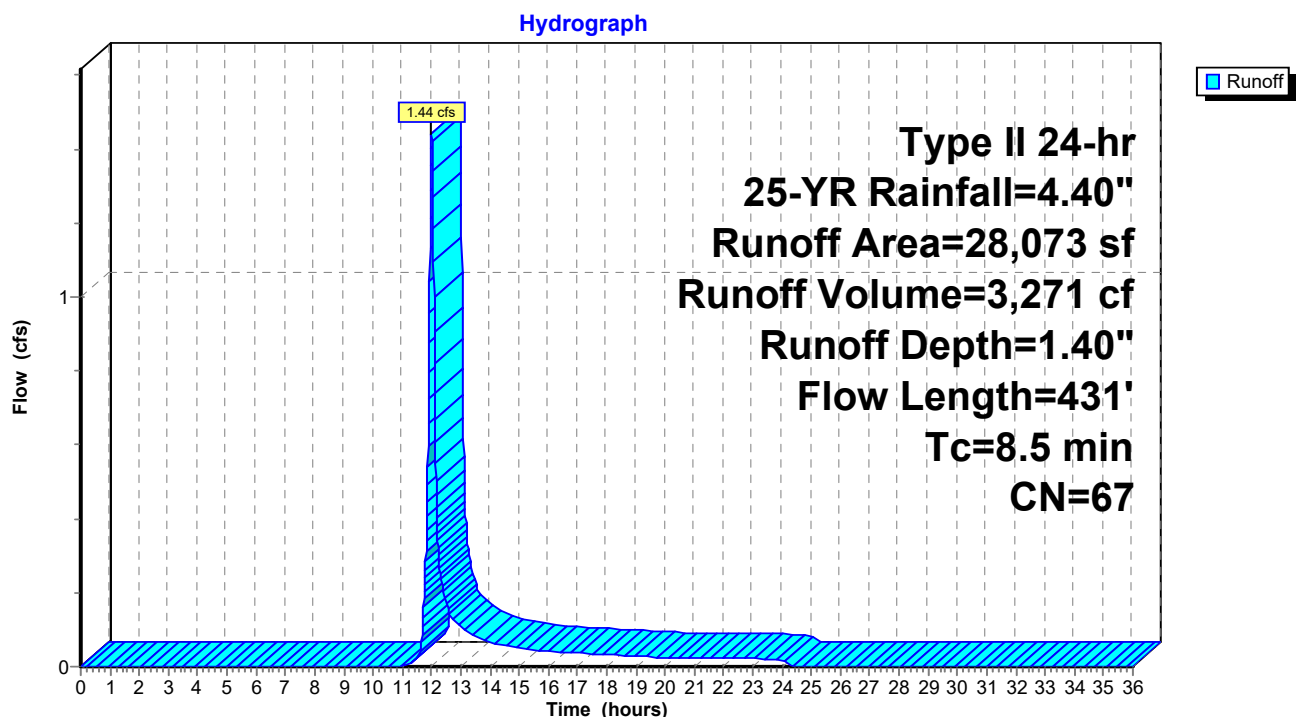
Summary for Subcatchment PS2: Remainder South

Runoff = 1.44 cfs @ 12.01 hrs, Volume= 3,271 cf, Depth= 1.40"
Routed to Link P-Pol : Mascoma St (Post)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
22,749	61	>75% Grass cover, Good, HSG B
514	55	Woods, Good, HSG B
697	98	Roofs, HSG B
4,113	98	Paved parking, HSG B
28,073	67	Weighted Average
23,263		82.87% Pervious Area
4,810		17.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	110	0.0965	2.17		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
7.7	321	0.0098	0.69		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
8.5	431	Total			

Subcatchment PS2: Remainder South

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Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Subcatchment PS3: Parking Lot

Runoff = 3.15 cfs @ 11.96 hrs, Volume= 6,424 cf, Depth= 3.01"
Routed to Pond D2 : Forebay

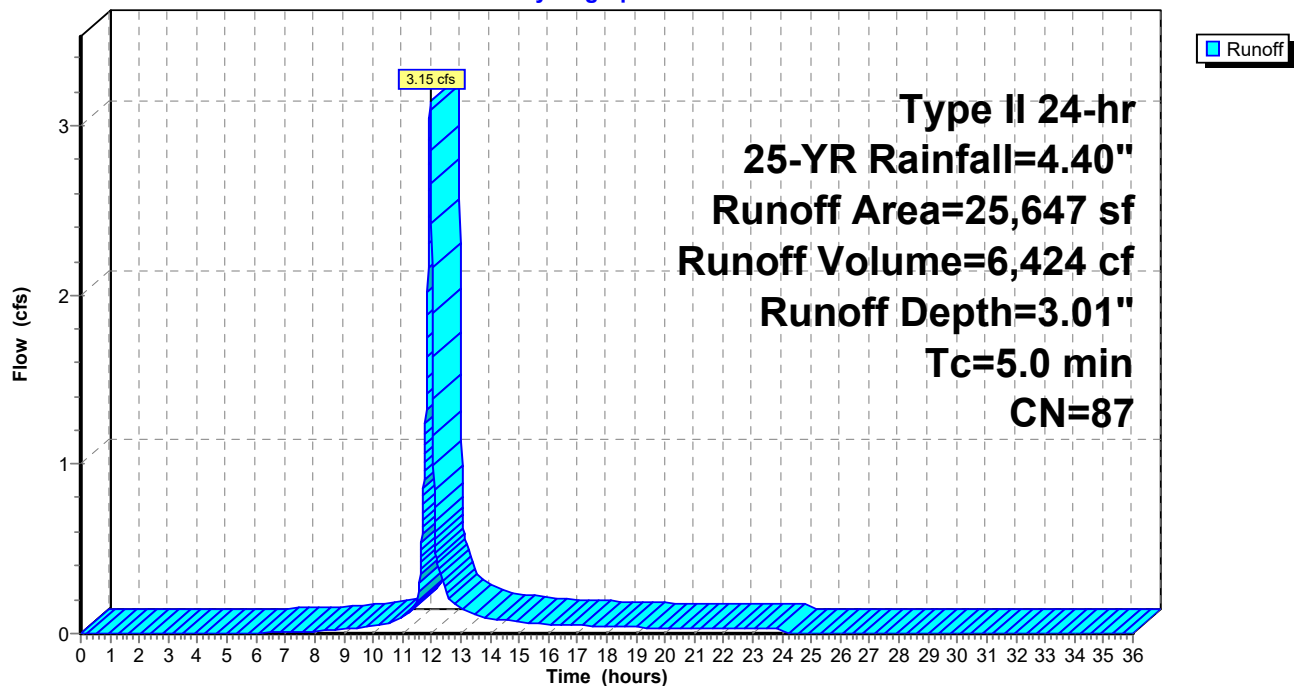
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type II 24-hr 25-YR Rainfall=4.40"

Area (sf)	CN	Description
7,466	61	>75% Grass cover, Good, HSG B
18,181	98	Paved parking, HSG B
25,647	87	Weighted Average
7,466		29.11% Pervious Area
18,181		70.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PS3: Parking Lot

Hydrograph



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Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Pond D2: Forebay

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 3.01" for 25-YR event
 Inflow = 3.15 cfs @ 11.96 hrs, Volume= 6,424 cf
 Outflow = 3.13 cfs @ 11.97 hrs, Volume= 6,424 cf, Atten= 1%, Lag= 0.4 min
 Primary = 3.13 cfs @ 11.97 hrs, Volume= 6,424 cf
 Routed to Pond D4 : Rain Garden

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Starting Elev= 556.00' Surf.Area= 389 sf Storage= 426 cf
 Peak Elev= 556.37' @ 12.00 hrs Surf.Area= 490 sf Storage= 588 cf (162 cf above start)
 Flood Elev= 556.86' Surf.Area= 643 sf Storage= 865 cf (439 cf above start)

Plug-Flow detention time= 55.8 min calculated for 5,998 cf (93% of inflow)
 Center-of-Mass det. time= 2.2 min (804.2 - 802.0)

Volume	Invert	Avail.Storage	Storage Description		
#1	554.00'	959 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
554.00	76	33.0	0	0	76
555.00	204	52.0	135	135	211
556.00	389	71.1	292	426	408
557.00	690	102.3	532	959	847

Device	Routing	Invert	Outlet Devices									
#1	Primary	556.00'	5.0' long + 2.0 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir									
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60									
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64									

Primary OutFlow Max=3.05 cfs @ 11.97 hrs HW=556.36' TW=556.06' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir**(Weir Controls 3.05 cfs @ 1.46 fps)

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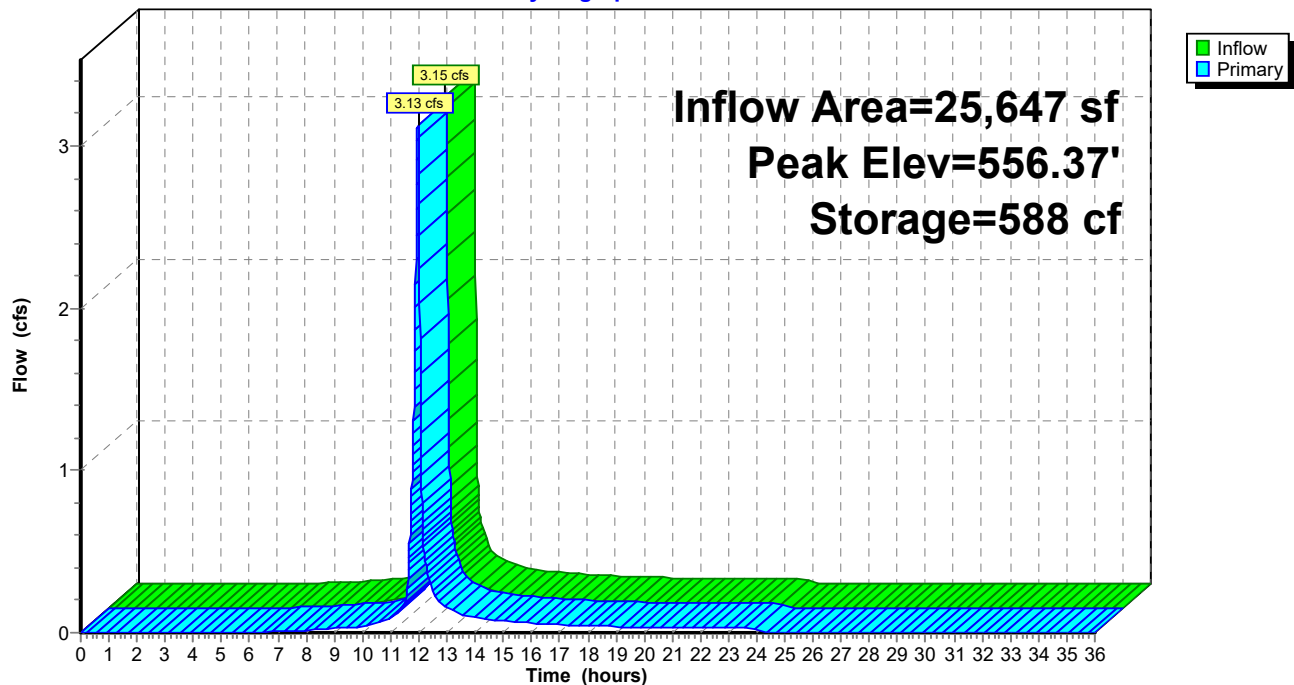
Post-Development
Type II 24-hr 25-YR Rainfall=4.40"

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Pond D2: Forebay

Hydrograph



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Type II 24-hr 25-YR Rainfall=4.40"

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Summary for Pond D4: Rain Garden

[58] Hint: Peaked 1.77' above defined flood level

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=429)

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 3.01" for 25-YR event
 Inflow = 3.13 cfs @ 11.97 hrs, Volume= 6,424 cf
 Outflow = 2.00 cfs @ 12.03 hrs, Volume= 6,426 cf, Atten= 36%, Lag= 4.0 min
 Discarded = 0.30 cfs @ 12.03 hrs, Volume= 4,848 cf
 Primary = 1.69 cfs @ 12.03 hrs, Volume= 1,578 cf
 Routed to Link P-Pol : Mascoma St (Post)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 556.27' @ 12.03 hrs Surf.Area= 1,298 sf Storage= 1,716 cf
 Flood Elev= 554.50' Surf.Area= 754 sf Storage= 339 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 25.4 min (829.6 - 804.2)

Volume	Invert	Avail.Storage	Storage Description			
#1	553.00'	2,854 cf	RG Custom Stage Storage (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
553.00	754	110.0	0.0	0	0	754
554.99	754	110.0	30.0	450	450	973
555.00	754	110.0	100.0	8	458	974
556.00	1,114	129.0	100.0	928	1,386	1,355
557.00	1,854	162.0	100.0	1,468	2,854	2,133

Device	Routing	Invert	Outlet Devices
#1	Discarded	553.00'	10.000 in/hr Exfiltration over Surface area
#2	Primary	554.32'	12.0" Round Culvert L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 554.32' / 554.20' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#3	Device 2	555.25'	3.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	556.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.30 cfs @ 12.03 hrs HW=556.27' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.30 cfs)**Primary OutFlow** Max=1.69 cfs @ 12.03 hrs HW=556.27' TW=0.00' (Dynamic Tailwater)↑ **2=Culvert** (Passes 1.69 cfs of 4.56 cfs potential flow)↑ **3=Orifice/Grate** (Orifice Controls 0.22 cfs @ 4.56 fps)↑ **4=Orifice/Grate** (Weir Controls 1.47 cfs @ 1.71 fps)

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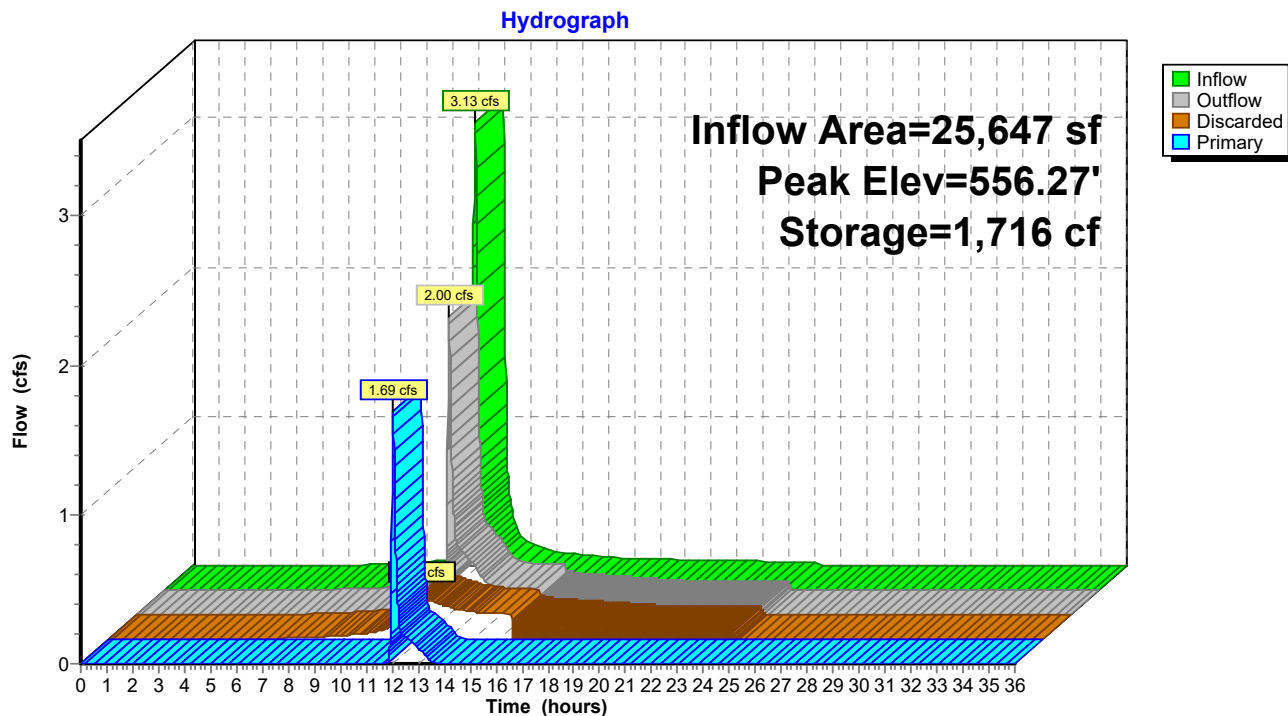
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Type II 24-hr 25-YR Rainfall=4.40"

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Pond D4: Rain Garden



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Type II 24-hr 25-YR Rainfall=4.40"

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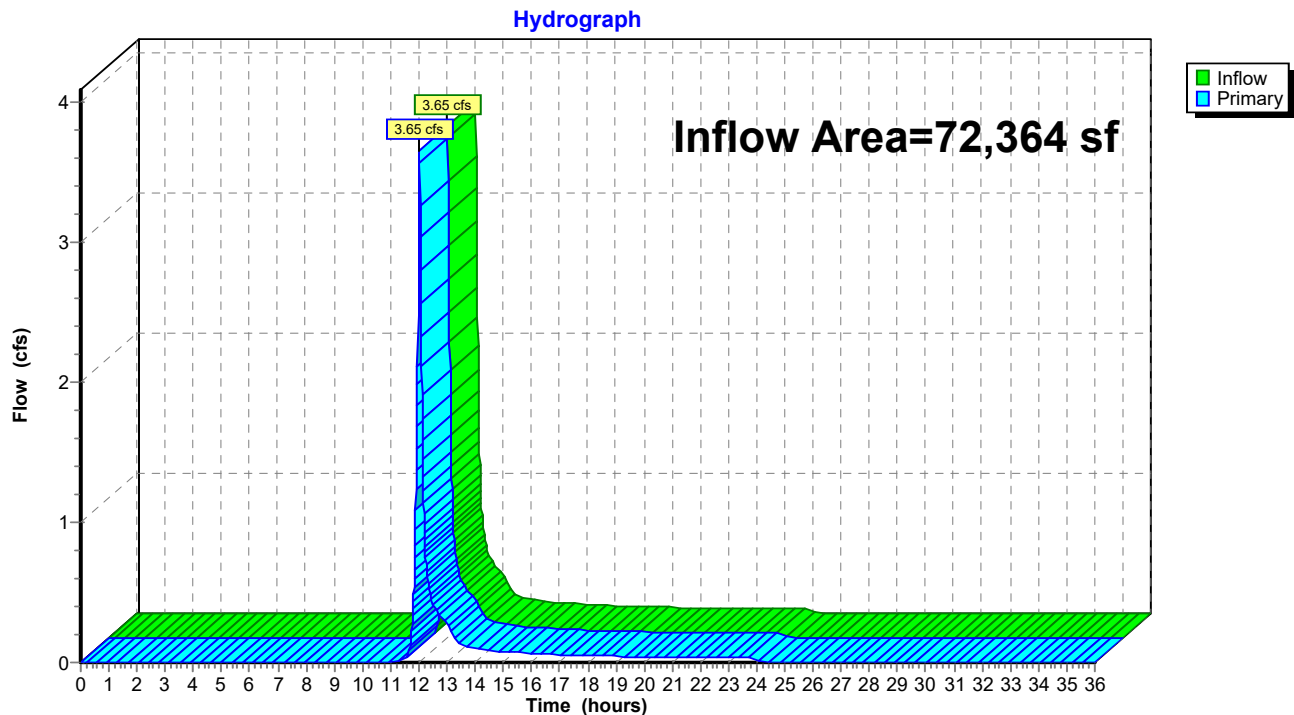
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Summary for Link P-Pol: Mascoma St (Post)

Inflow Area = 72,364 sf, 31.77% Impervious, Inflow Depth = 1.05" for 25-YR event
Inflow = 3.65 cfs @ 12.02 hrs, Volume= 6,350 cf
Primary = 3.65 cfs @ 12.02 hrs, Volume= 6,350 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link P-Pol: Mascoma St (Post)



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Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Summary for Pond D2: Forebay

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 3.71" for 50-YR event
 Inflow = 3.84 cfs @ 11.96 hrs, Volume= 7,927 cf
 Outflow = 3.59 cfs @ 11.96 hrs, Volume= 7,927 cf, Atten= 7%, Lag= 0.3 min
 Primary = 3.59 cfs @ 11.96 hrs, Volume= 7,927 cf
 Routed to Pond D4 : Rain Garden

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Starting Elev= 556.00' Surf.Area= 389 sf Storage= 426 cf
 Peak Elev= 556.47' @ 12.00 hrs Surf.Area= 520 sf Storage= 639 cf (213 cf above start)
 Flood Elev= 556.86' Surf.Area= 643 sf Storage= 865 cf (439 cf above start)

Plug-Flow detention time= 48.6 min calculated for 7,500 cf (95% of inflow)
 Center-of-Mass det. time= 2.1 min (798.1 - 796.1)

Volume	Invert	Avail.Storage	Storage Description		
#1	554.00'	959 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
554.00	76	33.0	0	0	76
555.00	204	52.0	135	135	211
556.00	389	71.1	292	426	408
557.00	690	102.3	532	959	847

Device	Routing	Invert	Outlet Devices									
#1	Primary	556.00'	5.0' long + 2.0 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir									
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60									
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64									

Primary OutFlow Max=3.30 cfs @ 11.96 hrs HW=556.44' TW=556.28' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir**(Weir Controls 3.30 cfs @ 1.28 fps)

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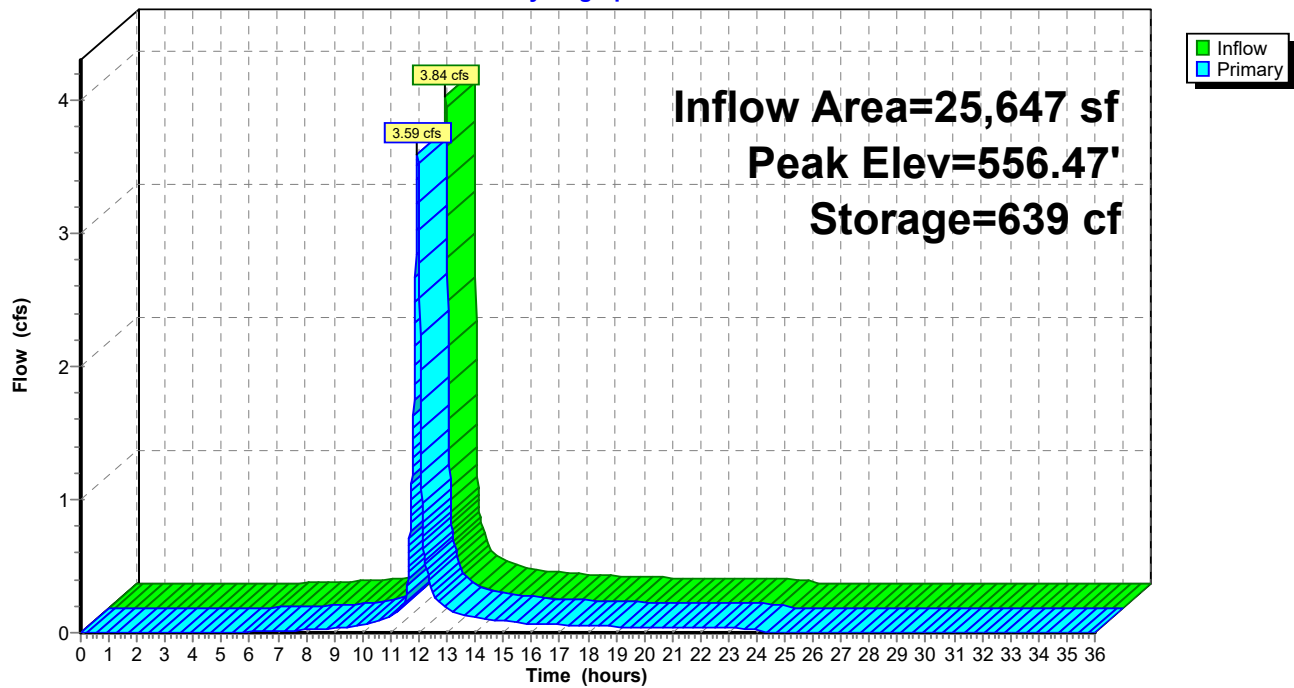
Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Pond D2: Forebay

Hydrograph



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Type II 24-hr 50-YR Rainfall=5.15"

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Summary for Pond D4: Rain Garden

[58] Hint: Peaked 1.88' above defined flood level

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=408)

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 3.71" for 50-YR event
 Inflow = 3.59 cfs @ 11.96 hrs, Volume= 7,927 cf
 Outflow = 2.89 cfs @ 12.02 hrs, Volume= 7,927 cf, Atten= 20%, Lag= 3.1 min
 Discarded = 0.32 cfs @ 12.02 hrs, Volume= 5,549 cf
 Primary = 2.57 cfs @ 12.02 hrs, Volume= 2,378 cf
 Routed to Link P-Pol : Mascoma St (Post)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 556.38' @ 12.02 hrs Surf.Area= 1,373 sf Storage= 1,858 cf
 Flood Elev= 554.50' Surf.Area= 754 sf Storage= 339 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 23.6 min (821.8 - 798.1)

Volume	Invert	Avail.Storage	Storage Description			
#1	553.00'	2,854 cf	RG Custom Stage Storage (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
553.00	754	110.0	0.0	0	0	754
554.99	754	110.0	30.0	450	450	973
555.00	754	110.0	100.0	8	458	974
556.00	1,114	129.0	100.0	928	1,386	1,355
557.00	1,854	162.0	100.0	1,468	2,854	2,133

Device	Routing	Invert	Outlet Devices
#1	Discarded	553.00'	10.000 in/hr Exfiltration over Surface area
#2	Primary	554.32'	12.0" Round Culvert L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 554.32' / 554.20' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#3	Device 2	555.25'	3.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	556.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.32 cfs @ 12.02 hrs HW=556.38' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.32 cfs)**Primary OutFlow** Max=2.57 cfs @ 12.02 hrs HW=556.38' TW=0.00' (Dynamic Tailwater)↑ **2=Culvert** (Passes 2.57 cfs of 4.72 cfs potential flow)↑ **3=Orifice/Grate** (Orifice Controls 0.24 cfs @ 4.83 fps)↑ **4=Orifice/Grate** (Orifice Controls 2.33 cfs @ 2.97 fps)

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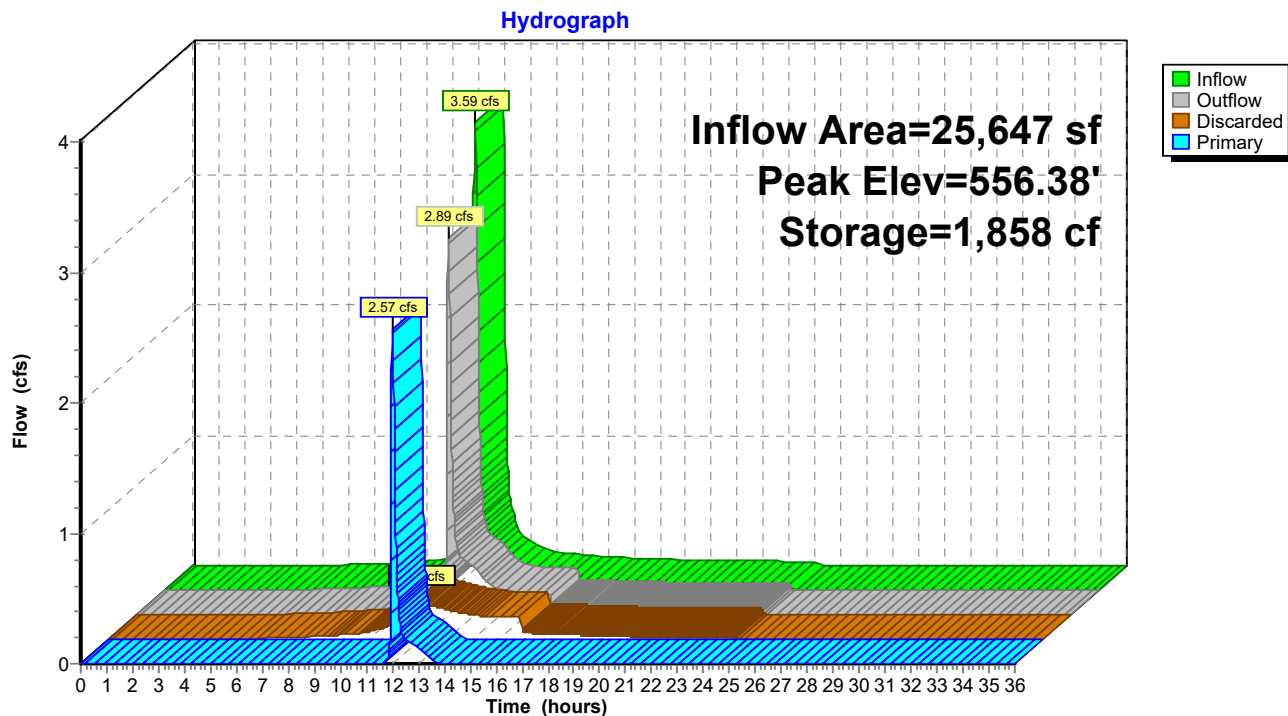
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Post-Development
Type II 24-hr 50-YR Rainfall=5.15"

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Pond D4: Rain Garden



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Type II 24-hr 100-YR Rainfall=6.02"

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Summary for Pond D2: Forebay

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 4.54" for 100-YR event
 Inflow = 4.64 cfs @ 11.96 hrs, Volume= 9,695 cf
 Outflow = 4.37 cfs @ 11.96 hrs, Volume= 9,695 cf, Atten= 6%, Lag= 0.4 min
 Primary = 4.37 cfs @ 11.96 hrs, Volume= 9,695 cf
 Routed to Pond D4 : Rain Garden

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Starting Elev= 556.00' Surf.Area= 389 sf Storage= 426 cf
 Peak Elev= 556.58' @ 12.01 hrs Surf.Area= 553 sf Storage= 699 cf (272 cf above start)
 Flood Elev= 556.86' Surf.Area= 643 sf Storage= 865 cf (439 cf above start)

Plug-Flow detention time= 42.4 min calculated for 9,266 cf (96% of inflow)
 Center-of-Mass det. time= 2.0 min (792.4 - 790.4)

Volume	Invert	Avail.Storage	Storage Description		
#1	554.00'	959 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
554.00	76	33.0	0	0	76
555.00	204	52.0	135	135	211
556.00	389	71.1	292	426	408
557.00	690	102.3	532	959	847

Device	Routing	Invert	Outlet Devices									
#1	Primary	556.00'	5.0' long + 2.0 ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir									
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60									
			Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64									

Primary OutFlow Max=3.97 cfs @ 11.96 hrs HW=556.54' TW=556.43' (Dynamic Tailwater)
 ↑1=**Broad-Crested Rectangular Weir** (Weir Controls 3.97 cfs @ 1.20 fps)

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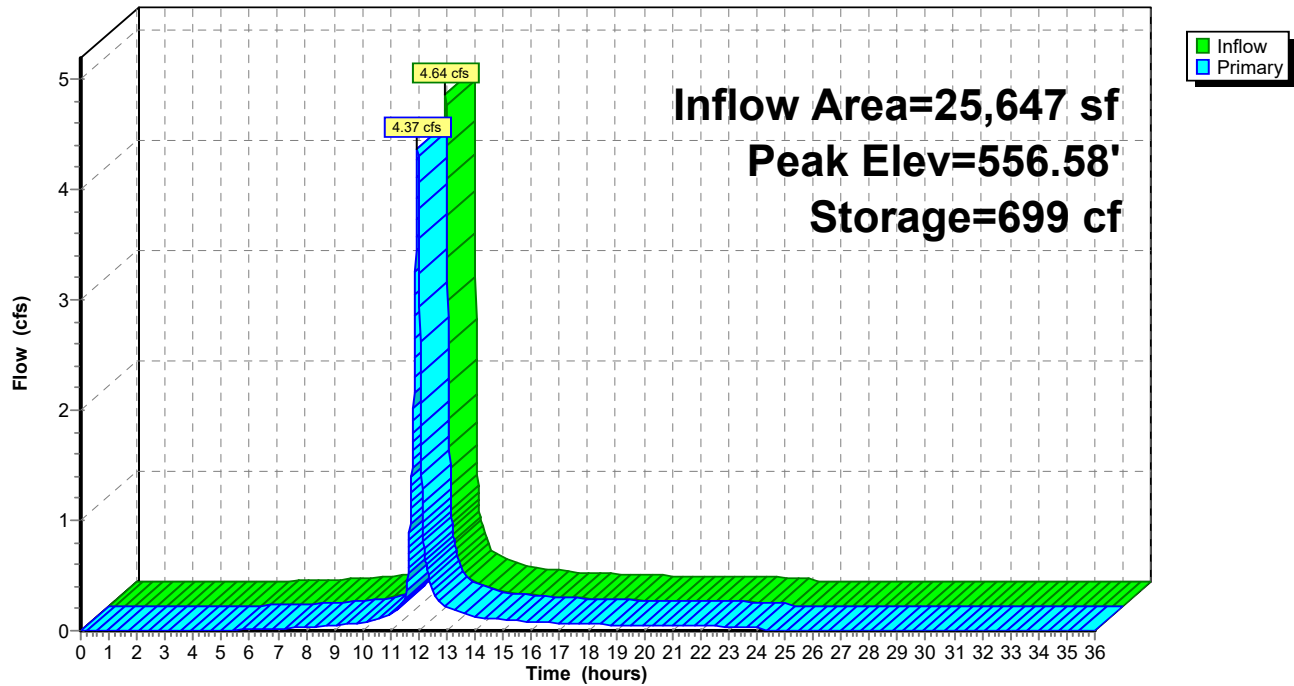
Type II 24-hr 100-YR Rainfall=6.02"

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Pond D2: Forebay

Hydrograph



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Type II 24-hr 100-YR Rainfall=6.02"

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Summary for Pond D4: Rain Garden

[58] Hint: Peaked 2.03' above defined flood level

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=385)

Inflow Area = 25,647 sf, 70.89% Impervious, Inflow Depth = 4.54" for 100-YR event
 Inflow = 4.37 cfs @ 11.96 hrs, Volume= 9,695 cf
 Outflow = 3.35 cfs @ 12.02 hrs, Volume= 9,696 cf, Atten= 23%, Lag= 3.2 min
 Discarded = 0.34 cfs @ 12.02 hrs, Volume= 6,337 cf
 Primary = 3.00 cfs @ 12.02 hrs, Volume= 3,359 cf
 Routed to Link P-Pol : Mascoma St (Post)

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 556.53' @ 12.02 hrs Surf.Area= 1,482 sf Storage= 2,070 cf
 Flood Elev= 554.50' Surf.Area= 754 sf Storage= 339 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 22.4 min (814.8 - 792.4)

Volume	Invert	Avail.Storage	Storage Description			
#1	553.00'	2,854 cf	RG Custom Stage Storage (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
553.00	754	110.0	0.0	0	0	754
554.99	754	110.0	30.0	450	450	973
555.00	754	110.0	100.0	8	458	974
556.00	1,114	129.0	100.0	928	1,386	1,355
557.00	1,854	162.0	100.0	1,468	2,854	2,133

Device	Routing	Invert	Outlet Devices
#1	Discarded	553.00'	10.000 in/hr Exfiltration over Surface area
#2	Primary	554.32'	12.0" Round Culvert L= 24.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 554.32' / 554.20' S= 0.0050 ' S= 0.0050 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#3	Device 2	555.25'	3.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 2	556.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.34 cfs @ 12.02 hrs HW=556.53' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.34 cfs)**Primary OutFlow** Max=3.00 cfs @ 12.02 hrs HW=556.53' TW=0.00' (Dynamic Tailwater)

↑ **2=Culvert** (Passes 3.00 cfs of 4.94 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.25 cfs @ 5.17 fps)
 ↑ **4=Orifice/Grate** (Orifice Controls 2.75 cfs @ 3.50 fps)

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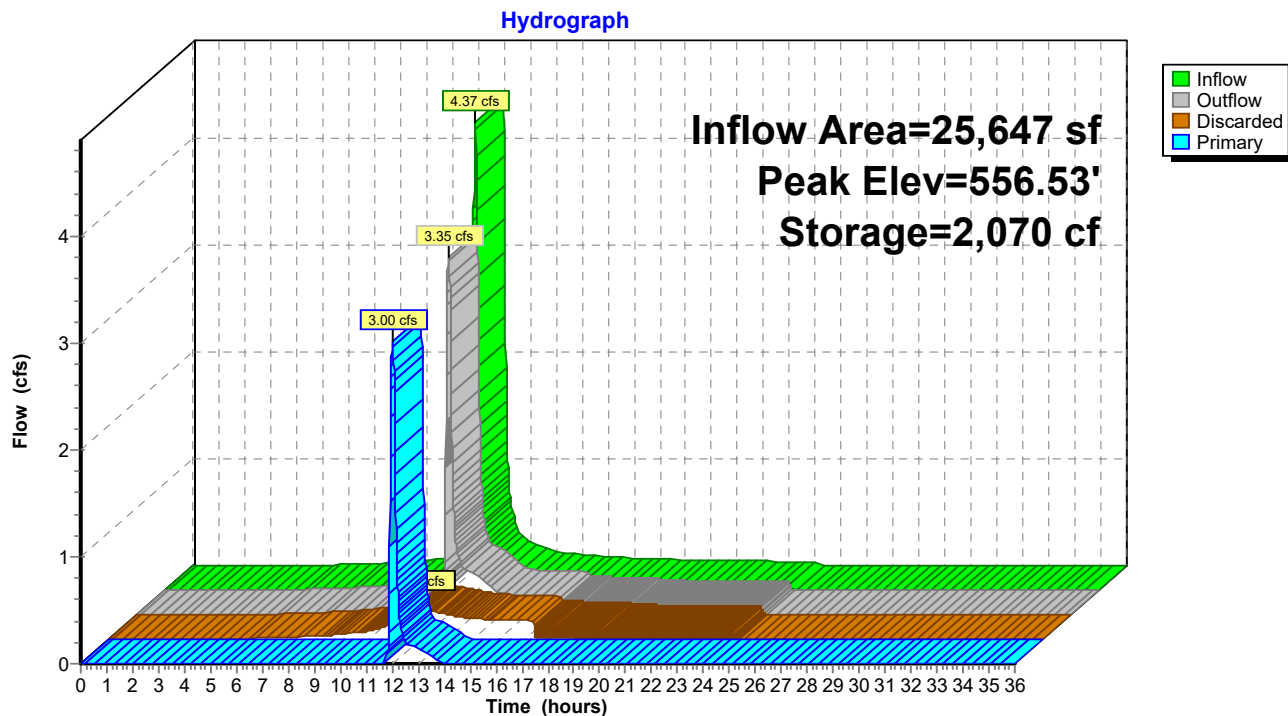
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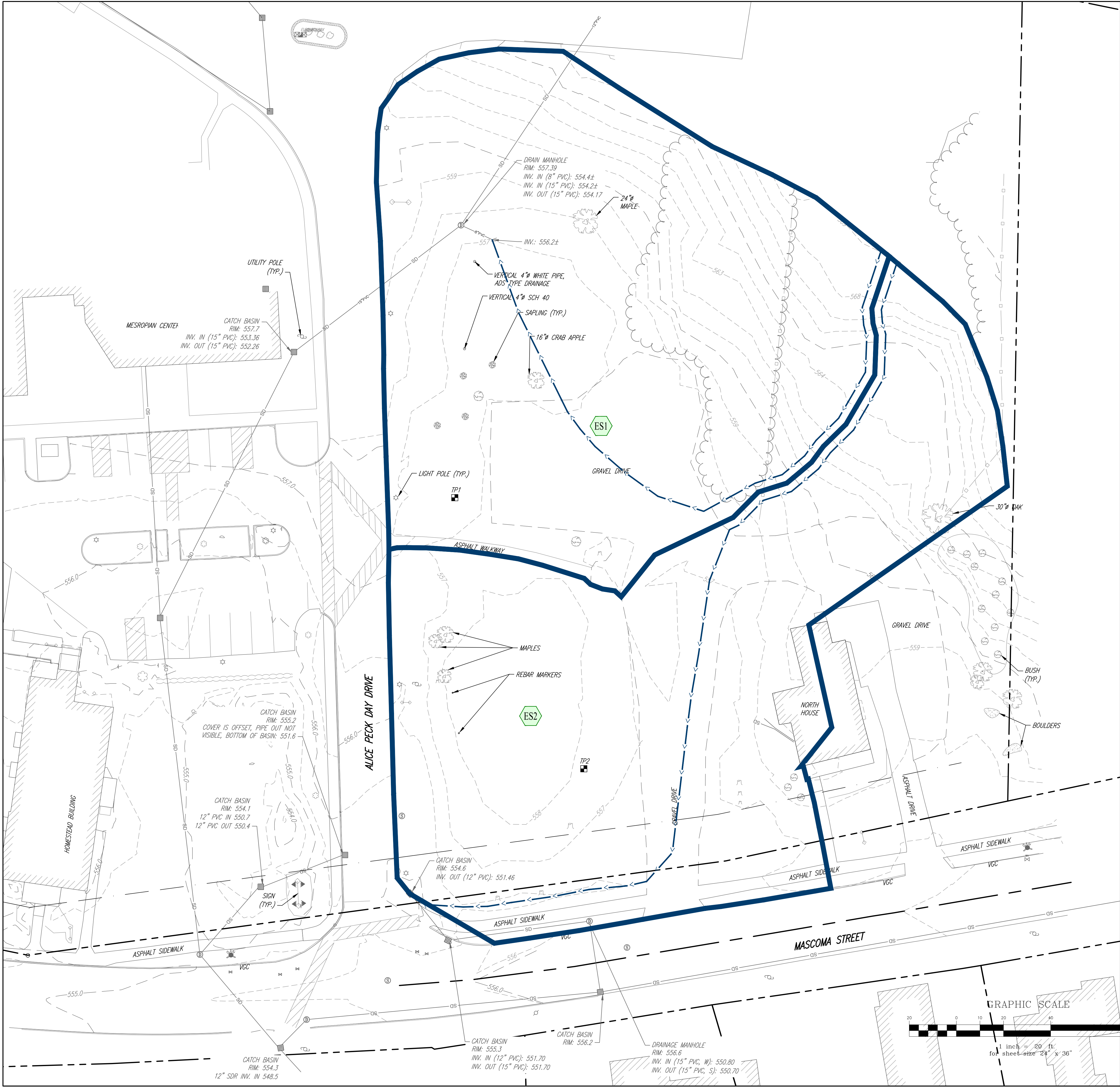
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Pond D4: Rain Garden

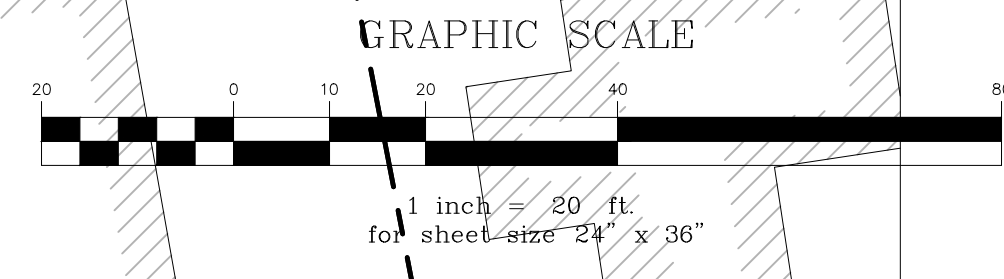


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DRAINAGE AREAS - EXISTING			
	ES1	ES2	Total
Grass, HSG B	23,928	27,497	51,424
Woods, HSG B	6,215		6,215
Building, HSG B		697	697
Roadway/Sidewalk, HSG B	6,616	7,412	14,028
Total	36,758	35,606	72,365

- DRAINAGE LEGEND**
- ES# - SUBCATCHMENT DESIGNATION
 - SUBCATCHMENT BOUNDARIES
 - TIME OF CONCENTRATION LINE



Stamp

Date

No.

Description

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EXISTING CONDITIONS
DRAINAGE MAP
APD STAFF PARKING EXPANSION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

EV Project #

24578

Drawn By:

NAF

Checked By:

NAF

Scale:

1" = 20'

Date:

05/12/2025

SW1

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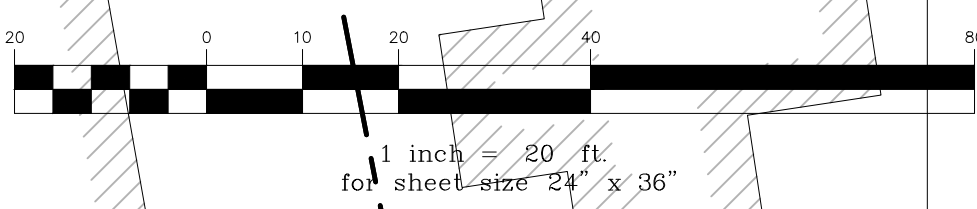
DRAINAGE AREAS - EXISTING

	PS1	PS2	PS3	Total
Grass, HSG B	14,318	22,749	7,466	44,533
Woods, HSG B	4,326	514		4,840
Building, HSG B		697		697
Roadway/Sidewalk, HSG B		4,113	18,181	22,294
Total	18,644	28,074	25,647	72,365

DRAINAGE LEGEND

- PS# - SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARIES
- TIME OF CONCENTRATION LINE

GRAPHIC SCALE



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Description	

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PROPOSED CONDITIONS
DRAINAGE MAP
APD STAFF PARKING EXPANSION

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

Sheet Title:

EV Project # 24578
Drawn By: NAF
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SW2