



**LEBANON MINOR SITE PLAN REVIEW
COMMITTEE
THURSDAY, JUNE 12, 2025 - 1:00 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: 644 324 589#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **10 Spencer Studios, LLC, 10 Spencer Street (Tax Map 92, Lot 33), zoned LD:** Applicant requests approval of minor revisions to a site plan approved in connection with a Conditional Use Permit for a proposed art studio use granted by the Planning Board on September 23, 2024 (PB2024-37-CUP). **PB2025-32-MSP**
- B. **Ralph R. & Constance E. Stearns, 29 Mascoma Street (Tax Map 91, Lot 128), zoned LD:** In connection with the City of Lebanon's Mascoma Street/Mechanic Street/High Street roundabout construction project, applicant requests Minor Site Plan review for a proposed reconfiguration of the subject property's parking layout and access in order to maintain the current number of on-site parking spaces and to enable two-way access from Guyer Street. **PB2025-33-MSP**
- C. **Zi Chen, 16 Parkhurst Street (Tax Map 92, Lot 61), zoned LD & R-2:** Applicant requests Minor Site Plan review of a proposed conversion of the existing two (2)-family dwelling to a five (5)-unit multi-family dwelling, together with associated site improvements. **PB2025-34-MSP**

4. Other Business

- A. Discussion of the suggested modifications to the cut-off dates for the Minor Site Plan Review Committee.

5. Approval of Minutes

- A. May 8, 2025

6. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note:

Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

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