

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JULY 14, 2025 6:30PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Eric Stacy, Kellen Appleton, Jeremy Rutter, Patrick Kennelly, Karen Zook (City Council Rep), Kathie Romano (alt)

MEMBERS ABSENT: None

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nathan Reichert (Director of Planning & Development), Brian Vincent (City Engineer)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:32pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Chair Faunce appointed Ms. Romano as a regular voting member for this meeting.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before July 14, 2025:

- **Marek North, LLC, 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1:** Applicant requests modifications to the phasing plan for a 204-unit multi-family complex, originally approved on February 14, 2022 (PB2021-33-SPR), reapproved on October 9, 2023 (PB2023-34-SPR), and further modified on July 7, 2025 (PB2024-29-SPA). PB2025-38-SPA
- **343 Mount Support Rd (Tax Map 24, Lot 1) & 0 Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3:** Applicant requests a Boundary Line Adjustment to the existing lot lines and a Minor Subdivision of the subject properties into three (3) lots. PB2025-39-BLAMIN
- **Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:** Applicant requests approval of a hauling plan for the Prospect Hills Phase 2 development. Submission of the hauling plan is made pursuant to condition of approval as set forth in the Planning Board's June 9, 2025, Notice of Action for PB2025-23-FMAJA. PB2025-40-SPA

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Richard Ford Burley that the applications of Marek North, LLC, 402 Mount Support Road (Tax Map 24, Lot 9), PB2025-38-SPA; 343 Mount Support Rd, (Tax Map 24, Lot 1) & 0 Mount Support Road (Tax Map 24, Lot 1, Plot 100), PB2025-39-BLAMIN; and Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2,

PB2025-40-SPA do not have the potential for regional impact. The MOTION was seconded by Jeremy Rutter.

****The MOTION was approved (8-0).***

3. PUBLIC HEARING ITEMS

Chair Faunce said Item 3B will be heard before Item 3A, which is out of the order of the meeting's agenda. Chair Faunce and Ms. Romano recused themselves from the discussion.

B. 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 - Continued from June 9, 2025

Acting Chair Ford Burley said the applicant requested that this application be continued to the August 11, 2025 Planning Board meeting.

A MOTION was made by Patrick Kennelly that the application of 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 be continued to the August 11, 2025 Planning Board meeting. The MOTION was seconded by Eric Stacy.

****The MOTION was approved (6-0).***

Chair Faunce and Ms. Romano rejoined the meeting.

A. Recreo, LLC, 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD: Applicant received Site Plan approval on July 11, 2022 (PB2022-17-SPR) for a phased redevelopment of the property including construction of two (2) multi-family dwellings containing a total of 152 units together with associated site improvements, which was extended on July 8, 2024 (PB2024-25-EXT). Applicant now requests (1) a waiver from Section 4.10.C of the Site Plan Review Regulations providing that the Planning Board shall grant no more than one extension for any site plan, (2) an additional extension of the timelines associated with obtaining a building permit and for constructing required site improvements, and (3) an amendment to the approved plan to add an additional phase to allow the renovation of the former Village Market space for a proposed food court and restaurant use. PB2025-13-EXT Postponed from May 12, 2025.

Mr. Corwin gave an overview of the history of this project. He explained that the applicant is seeking to change its phasing plan from two phases to three phases as follows:

- Phase I: Renovation of former grocery space to include restaurant and food court
- Phase II: Apartment Building 1
- Phase III: Apartment building 2

He said the applicant had submitted new plans on July 8, which Staff has not yet reviewed. Mr. Corwin said the Board could find the application incomplete and continue the discussion to give Staff time to review the materials. He said the other option for the Board is to consider the

request by the applicant to grant the applicant an extension and accept the changed dates in the phasing plan and the amended site plan with three phases. The group decided to hear the applicant's request without waiting for Staff review and to make a Condition of Approval that, within seven days from this meeting, the applicant will resubmit the plans to the Board if issues arise during Staff review,

Mr. Tim Sidore and Mr. Jim Wasser were present on behalf of the applicant.

Mr. Wasser said Phases II and III have not changed from the original plans. He said the only change is to Phase I, which involves renovating the former Village Market space to house an Italian Market, a restaurant, and a food court.

The group discussed the following:

- Where and how supplies will be delivered to the restaurant
- Location of emergency egress areas
- Whether adequate parking spaces will be available
- Access to restrooms – Mr. Sidore and Mr. Wasser said they'd be willing to add additional restrooms to accommodate older patrons
- How the food court booths will be secured after closing

The group had a lengthy discussion about the demolition of the Sunrise Buffet building and the final traffic circulation and parking lot design. Ms. Zook informed the group that the City Council voted to restore the two-way traffic on Church Street at the conclusion of construction. Mr. Corwin said median improvements that allow cars to take a left turn into the site from Hanover Street and other traffic circulation improvements should be submitted to the Planning Board for review and approval. The group agreed to make it a Condition of Approval.

Chair Faunce opened the public comment portion of the meeting. No one from the public spoke. Chair Faunce closed the public comment portion of the meeting.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of Recreo, LLC, PB2025-13-EXT, with respect to a Site Plan originally approved on July 11, 2022 (PB2022-17-SPR) for a phased redevelopment of 2 Mascoma Street (Tax Map 91, Lot 254), zoned LD, and extended on July 8, 2024 (PB2024-25-EXT), for (1) an additional extension of the timelines associated with obtaining a building permit and for constructing the required site improvements and (2) for an amendment to the approved plan to add an additional phase to allow the renovation of the former Village Market space for a proposed food court and restaurant use, per application materials submitted and including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that:

1. Per Section 4.10.B, the applicant has demonstrated that an extension of time to obtain a building permit for each phase 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; and

2. Per Section 8.4.A.3, the applicant has demonstrated good cause for an extension of time to achieve active and substantial development for each phase.

This approval is subject to the following conditions:

1. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2022-17-SPR, dated July 11, 2022, and all conditions of approval thereof except as may be superseded by the conditions below.

2. Within 7 days of this approval, the Planning & Development Department shall notify the applicant as to any aspect of the amended plans which do not, in the opinion of City staff, comply with applicable regulations. Within 30 days of any such notification, the applicant shall either provide revisions to the satisfaction of the Planning & Development Department or shall file a complete application with the Planning & Development Department appealing staff's determination to the Planning Board and/or requesting an amendment to the approved plans.

3. Within 30 days of this approval, the applicant shall submit plans and specifications for the proposed temporary sidewalk and crosswalk along and across Water Street, to the satisfaction of the Department of Public Works.

4. Within 30 days of the Board's approval, the applicant shall work with Planning & Development Department staff to consolidate the plan sets for each phase with the approved set to create a single plan set for the project, for approval by the Planning Board Chair.

5. Within 30 days of the Board's approval, the applicant shall modify the plans for Phase 2 to provide access between the subject property and the City's adjacent Fire Station property at 12 South Park Street.

6. Condition #18 set forth in the Planning Board Notice of Action for PB2022-17-SPR dated June 27, 2022, and Condition #2 set forth in the Planning Board Notice of Action for PB2024-25-EXT dated July 8, 2024, are hereby stricken and replaced with the following:

Pursuant to Section 4.9 of the Site Plan Review Regulations, the project may be constructed in phases as set forth in the chart below and per the conditions of approval set forth in the Planning Board Notice of Action for PB2022-17-SPR dated June 27, 2022:

	Obtain Building Permit By	Project Initiation	Foundation Excavation	Footings/Earth Retention Complete	Steel Erection Complete	Building Envelope Complete	Landscaping/ Hardscaping Complete	Substantial Completion/ Cert. of Occ.
2025 Extension								
Phase I (Existing Building)								
Italian Market	Obtained	Underway	N/A	N/A	N/A	N/A	N/A	9/15/2025
Food Court	10/15/2025	10/31/2025	N/A	N/A	N/A	3/15/2026	5/15/2026	5/15/2026
Phase II (Building 1)	7/11/2026	9/1/2026	10/1/2026	3/31/2027	6/31/2027	1/31/2028	5/15/2028	4/30/2028
Phase III (Building 2)	10/1/2027	10/31/2027	12/1/2027	4/30/2028	8/31/2028	3/31/2029	6/17/2029	5/28/2029

The MOTION was seconded by Eric Stacy.

****The MOTION was approved (6-0).***

4. OTHER BUSINESS

A. ReVision Energy (applicant), Cole Partners, LLC (property owner), 90 Great Brook Road (Tax Map 194, Lot 1), zoned RL-1, RL-2 and RL-3: Conceptual review for a proposed ground-mounted solar array. PB2025-36-CON

Ms. Megan Ulin (ReVision Solar Project Developer) gave an overview of the proposed project, which involves installation of a solar array at 90 Great Brook Rd.

The group discussed the following:

- Wetland areas at the project site
- Plans for the existing house foundation (that dates back to the 1800s) located on the property
- Topographic variations of areas of the site
- Lifespan of the equipment and equipment replacement procedures
- Lawn maintenance around solar equipment
- Snow and ice issues that may affect equipment
- Projected timeframe for construction of the solar array

Ms. Ulin said the equipment has a lifespan of 25-40 years. She said lawn maintenance under the panels may include the use of sheep grazing. The group discussed how this project is the first of its kind in the City, and it may have greater public interest because of that novelty. Ms. Ulin said abutters and neighbors have not yet been contacted for their input and confirmed that this is a permitted use for the zone in which the property is located. The group discussed perimeter screening that may be required. The Board suggested a site visit may be a good way to encourage discussion with neighbors, if the project progresses.

Mr. Reichert suggested the following:

- Water runoff during construction can be a problem for neighbors
- The view from neighbors' properties should be considered

He suggested the applicant consider holding a community meeting with neighbors prior to the official presentation of the project plans to the Planning Board.

Ms. Ulin confirmed that an interconnection study has been completed and she did not anticipate delays in obtaining an interconnection agreement.

At 8:35pm, Chair Faunce called for a recess.

At 8:42pm, the meeting resumed.

5. STUDY ITEMS

A. 2026 Zoning Amendment Preview

Mr. Reichert discussed the proposed zoning amendments (included in the agenda packet) that are to be considered in 2026. He said some were considered in 2025 and are being carried over. He asked the Board members to consider prioritizing the amendments by importance. Chair Faunce suggested any amendments that promote housing development could be high priority. Dr. Ford Burley said amendments that focus on food service could also be high priority.

A MOTION was made by Richard Ford Burley to extend the meeting at 9:40pm. The MOTION was seconded by Kellen Appleton.

****The MOTION was approved (8-0).***

Mr. Reichert asked the Board members to continue considering the priority of the amendments and to email their comments to Staff.

6. APPROVAL MINUTES – May 27, 2025, June 09, 2025, June 23, 2025

A MOTION was made by Karen Zook to approve the May 27, 2025 Planning Board Meeting minutes as presented. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (5-0, with Kennelly, Romano, and Rutter abstaining).*

The group agreed to postpone approving the minutes of June 09, 2025 and June 23, 2025 until the August 11, 2025 Planning Board meeting.

7. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:38pm. The MOTION was seconded by Jeremy Rutter.

**The MOTION was approved (8-0).*

The meeting adjourned at 9:38pm.

Respectfully submitted,
Paula Roux
Recording Secretary