



**LEBANON PLANNING BOARD
SEPTEMBER 8, 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: 265 996 506#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **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 conditions of approval set forth in the Planning Board's June 9, 2025, Notice of Action for PB2025-23-FMAJA. **PB2025-40-SPA - Continued from August 11, 2025**
- B. **SPNH Mount Support, LLC, Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3:** Applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. **PB2025-42-CON - To be continued to the September 22nd meeting.**
- C. **192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19), zoned R-3:** Applicant requests approval of a proposed three (3)-lot Minor Subdivision. **PB2025-44-MIN**
- D. **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to allow parking spaces in excess of 120% of the minimum required for the existing indoor amusements use (Revo Casino) and an amendment to the site plan, originally approved on July 10, 2023 (PB2023-04-SPR), to expand the parking lot to add 44 additional spaces. **PB2025-43-SPACUP**

4. Study Items

- A. Review and Adoption of 2026-2031 Capital Improvement Plan (CIP)
- B. Review of Proposed 2026 Zoning Amendments

5. Other Business

6. Approval of Minutes

- A. August 11, 2025

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public 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:

Lebanon Planning Board Agenda
September 8, 2025

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

September 8, 2025 Meeting

Staff Memorandum – PB2025-44-MIN

APPLICATION INFORMATION

Agenda Item: 3.C

Application ID:
PB2025-44-MIN

Application Type:
3-lot Minor Subdivision

Property Location:
192 Mascoma Street

Tax Map/Lot #:
90-19

Property Owner:
192 Mascoma Street, LLC

Applicant:
192 Mascoma Street, LLC

Property Size (existing):
+/-0.87 acres (*per subdivision plat*)

Zoning District:
Residential Three (R-3) District

Overlay District(s):
none

LEGAL NOTICE

192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19), zoned R-3: Applicant requests approval of a proposed three (3)-lot Minor Subdivision. PB2025-44-MIN

APPLICATION MATERIALS

- ▶ Application form (1 page)
- ▶ Project description (1 page)
- ▶ Letter dated April 28, 2025, from Jon Rokeh, PE, of Rokeh Consulting LLC (waiver request; 1 page)
- ▶ Subdivision Regulations - Technical Checklist – Minor Subdivision (3 pages)
- ▶ Certified Notification List (2 pages)
- ▶ Fee Schedule (2 pages)
- ▶ Plat titled “Subdivision Plan for 192 Mascoma Street, LLC, Tax Map 90, Lot 19,” prepared by Pathways Consulting, LLC, dated July 31, 2025, Proj. No. 13448

COMPLETENESS REVIEW

The Planning and Development Department has reviewed the application in accordance with Section 7.7.C.3.a of the Lebanon Subdivision Regulations and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

APPLICATION OVERVIEW

The subject property is a +/-0.87 acre parcel with frontage on Mascoma Street, Myra Avenue, and Freeman Avenue (see Figure 1 below). The property is currently improved with a one-family dwelling constructed in 1920 (according to the City's assessing records), a detached garage, and a shed. A paved driveway provides access to Mascoma Street. The property is served by City sewer and water.

The applicant proposes to subdivide the property into three (3) lots as follows:

- Tax Map 90, Lot 19: +/-0.31 acs (having frontage on Mascoma Street; improved with the existing one-family dwelling and accessory structures)
- Proposed Tax Map 90, Lot 19-1: +/-0.25 acs (having frontage on Mascoma Street, Myra Avenue, and Freeman Avenue; currently vacant)
- Proposed Tax Map 90, Lot 19-2: +/-5.08 acs (having frontage on Freeman Avenue; vacant except for an existing paved curb cut which is subject to a turnaround easement owned by the City)

Both new lots are proposed to be serviced by Any new driveway for Lot 90-19-1 will require a Driveway Permit from the Department of Public Works. Lot 90-19-2 may be accessed via the existing paved curb cut onto Freeman Avenue.

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



©2025 Eagleview (image taken 4/25/2025)

APPLICABLE LAND USE REGULATIONS

- ZONING ORDINANCE:
 - *Section 310.3 of the R-3 District Table of Area, Dimensions and Coverage*
- SUBDIVISION REGULATIONS:

- Section 9 – Minor Subdivision¹:
 - 9.5 – *Application Submission Requirements*
- Section 12 – General Requirements:
 - 12.1 – *Character of the Land*
 - 12.4 – *Impact Fees*
- Section 13 – Design Standards:
 - 13.3 – *Lot Layout, Drainage and Driveways*
 - 13.8 – *Utilities*

STAFF COMMENTS

ASSESSING

No comment at this time.

BUILDING INSPECTION

No comment at this time.

ENGINEERING / PUBLIC WORKS

- A conceptual driveway should be added to the subdivision plan for proposed Lot 90-19-1. The City Engineer recommends Freeman Avenue. Any proposed driveways should ensure compliance with the City's Driveway Regulations and, by extension, NHDOT Driveway Regulations including layout, sight distances, grading and drainage.
- The City's turnaround easement should be updated on proposed Lot 90-19-2 to match the existing paved driveway apron.
- It is not clear how proposed Lot 90-19-2 will be serviced by municipal sewer. This should be clarified and it should be verified that the sewer main is deep enough to service the lot without needing a private sewer pump.

FIRE

- Address numbers for the proposed lots shall be approved by the City of Lebanon. As this section of Mascoma Street has some numbering irregularities, this may include assigning a new E911 number to the existing house.

PLANNING & ZONING:

- The proposed lots comply with the minimum lot width and lot area requirements for Class 1 lots in the R-3 District, as set forth in Section 310.3 of the Zoning Ordinance. (*A class 1 lot is a lot that is served by City sewer and water and not by City sewer.*)
- The existing shed will need to be relocated on Lot 90-19 to meet the applicable setback from the new rear lot line. The house and garage will continue to meet all required setbacks (note that the house is currently non-conforming to the minimum setback Mascoma Street; however, the proposed subdivision does not "increase" or "worsen" this non-conformity).

¹ "Minor subdivision" is defined in Section 5 ("Definitions") of the Subdivision Regulations as, "**Any division of a lot, tract, or parcel of land into no more than three (3) lots**, plats, building sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development and not involving the creation of new streets or the extension of existing streets." (emphasis added)

- Section 13.3.A of the Subdivision Regulations provides that, “The subdivider shall demonstrate on each lot that there is a feasible location for a safe and convenient access for a driveway without unreasonable grades. Steep driveways in excess of 10% grade are prohibited unless the Fire Department allows a steeper driveway to be provided.” Staff has asked the applicant to address this requirement prior to or at the public hearing.
- While the intended use of the two new lots is single-family residential, the lots may be utilized for any use allowed in the R-3 District. See the R-3 District Table of Use, Section 310.2 of the Zoning Ordinance.
- The Planning and Development Department recommends certain changes to the plat which are identified in proposed condition of approval #B.4 below.

POLICE

No comment at this time.

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 have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat and the driveway easement shall be recorded simultaneously and in accordance with Planning & Development Department procedures.
2. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).
4. All new driveways shall comply with the City of Lebanon Driveway Regulations and, by extension, NHDOT Driveway Regulations, including layout, sight distances, grading and drainage.

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

1. Remove the existing shed from Lot 90-19 and obtain a demolition permit from the Planning and Development Department, if required. If relocating the shed, obtain a Building Permit.

2. To the satisfaction of the Department of Public Works, prepare a revised turnaround easement deed on proposed Lot 90-19-2 to match the existing paved driveway apron.
3. To the satisfaction of the City Engineer, identify how proposed Lot 90-19-2 will be serviced by municipal sewer, and verify that the sewer main is sufficiently deep to service the lot without requiring a private sewer pump.
4. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Remove or relocate shed, as applicable, per condition B.1.
 - b. Add a conceptual driveway consistent with *(TBD – depending on what the applicant submits for or at the public hearing to demonstrate compliance with Section 13.3.A of the Subdivision Regulations – see related Planning staff comment above)*.
 - c. Adjust the City's turnaround easement on Lot 90-19-2, consistent with condition B.2.
 - d. Identify name and mailing addresses of the easement holder(s). (9.5.A.2)
 - e. Adjust setbacks for Lot 90-19-1 in accordance with Section 201.3 of the Zoning Ordinance which requires 20 ft. setbacks along Freeman, Myra, and Mascoma, and a 15 ft. setback along the shared lot line with Lot 90-19.
 - f. Contact the Assessing Department to confirm the proposed tax map/lot number for the new lots are acceptable/correct, and update plat as needed.
 - g. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).
 - h. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
 - i. Add Planning Board number (PB2025-44-MIN).
 - j. Add the following as a plan note: "Lots shall be graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision." (13.3)
 - k. Provide the date and description of the plat revisions. (9.5.A.1)
5. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

Attachments

cc: 192 Mascoma Street, LLC
Pathways Consulting, LLC

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: 192 Mascoma Street, LLC

TEL.# [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Pathways Consulting LLC

TEL.#: [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PROJECT LOCATION:

TAX MAP #: 90

LOT#: 19

PLOT #:

ZONE: R-3 Class 1

STREET ADDRESS OF PROJECT: 192 Mascoma Street

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☐ YES

☒ NO

HISTORIC DISTRICT

☐ YES

☒ NO

FLOOD PLAIN

☐ YES

☒ NO

SCOPE OF PROJECT:

Minor Subdivision

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 September 8, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: [REDACTED]

DATE: 8/13/25

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: [REDACTED]

DATE: 8/13/25

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[REDACTED]
08-11-2025	90-19	PB2025-44-MIN	[REDACTED]

Project: 192 Mascoma Street Subdivision

Owner: 192 Mascoma Street LLC
3225 Mcleod Dr Ste 100
Las Vegas, NV 89121

Map/Lot: Map 90 Lot 19

Zoning: R-3

Project Description:

The owner of a 0.87-acre (38,280 SF) parcel with an existing single family dwelling in the R-3 Zone seeks to subdivide the parcel into three lots. Each proposed parcel will meet the minimum setback and lot size requirements in the Zoning Regulations. No change of use is proposed.

CITY OF LEBANON, NH SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST MINOR SUBDIVISION	
PROJECT NAME: 192 Mascoma Street Subdivision	
APPLICANT: 192 Mascoma Street LLC	DATE: 08-08-2025
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. [§9.5.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. [§9.5.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 SUBDIVISION

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 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.

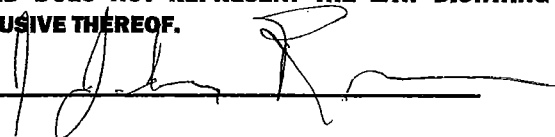
A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (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).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.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.	☒	☐
9.5.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.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, 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. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements (cont.)	Info. Provided	Waiver Sought
9.5.A(7) - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
9.5.A(8) - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☒	☐
9.4 - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
9.5.C(1) - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☒	☐
9.5.C(2) - Where private individual wastewater systems are proposed, the applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than 5 acres in size, the applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting NHDES requirements. NHDES approval of all subdivision lots less than 5 acres in size shall be obtained and provided to the Board prior to the recording of the approved plat. Soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped and signed by a Certified Soil Scientist.	☐	☒
9.5.C(3) - Any access driveway to a State highway shall be approved by the NHDOT and provided to the Board prior to the recording of the approved plat.	☐	☒
9.5.C(4) - Approvals, as prescribed by law, from any other City agency which may have jurisdiction, including but not limited to, wetland permits.	☐	☒

NOTE: THE APPLICANT IS RESPONSIBLE FOR PROVIDING THE REQUIRED INFORMATION PURSUANT TO SECTION 9 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: 

Planning office Use Only:

Date Received ___/___/___ Checklist Complete YES or NO Checked by: _____

(Last Revised 05/22/13)

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: 90-19	Map & Lot Number:
Property Owner: 192 MASCOMA STREET LLC 3225 MCLEOD DR STE 100 LAS VEGAS, NV 89121	Applicant, Co-Applicant, Agent, or Lessee: PATHWAYS CONSULTING 240 MECHANIC STREET SUITE 100 LEBANON, NH 03766
Map & Lot Number: 90-20	Map & Lot Number: 90-21
CITY OF LEBANON 51 NORTH PARK STREET LEBANON, NH 03766	COLTER, B E & S L CO-TTEES 198 MASCOMA STREET LEBANON, NH 03766
Map & Lot Number: 90-33	Map & Lot Number: 90-34
HANSEN, JENNIFER C 173 MASCOMA STREET LEBANON, NH 03766	ALMOSNINO, GALIT 171 MASCOMA STREET LEBANON, NH 03766

Map & Lot Number: 90-34-100	Map & Lot Number: 90-35
HARDIN, TAYLOR ANTONIO 171A MASCOMA STREET LEBANON, NH 03766	ARMSTRONG COREY F 169 MASCOMA STREET LEBANON, NH 03766
Map & Lot Number: 90-14	Map & Lot Number: 90-11
FINGER MOLLY A & DIXON DANIEL L 6 MYRA AVENUE LEBANON, NH 03766	APIGO, ARCHIE M & MICHELLE M 7 MYRA AVENUE LEBANON, NH 03766
Map & Lot Number: 90-13	Map & Lot Number:
GRIFFIN, SHAWN R REV TRST 2 FREEMAN AVE 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:

(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(s)
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 (6.04) per certified notice (see below) X _____ 9 _____ notices	\$5.00 \$54.06 (abutter certified(s))
TOTAL DUE AT TIME OF FILING		\$ 309.36

**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(s))
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(s))
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(s)

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	\$4 \$ _ (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		\$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		\$

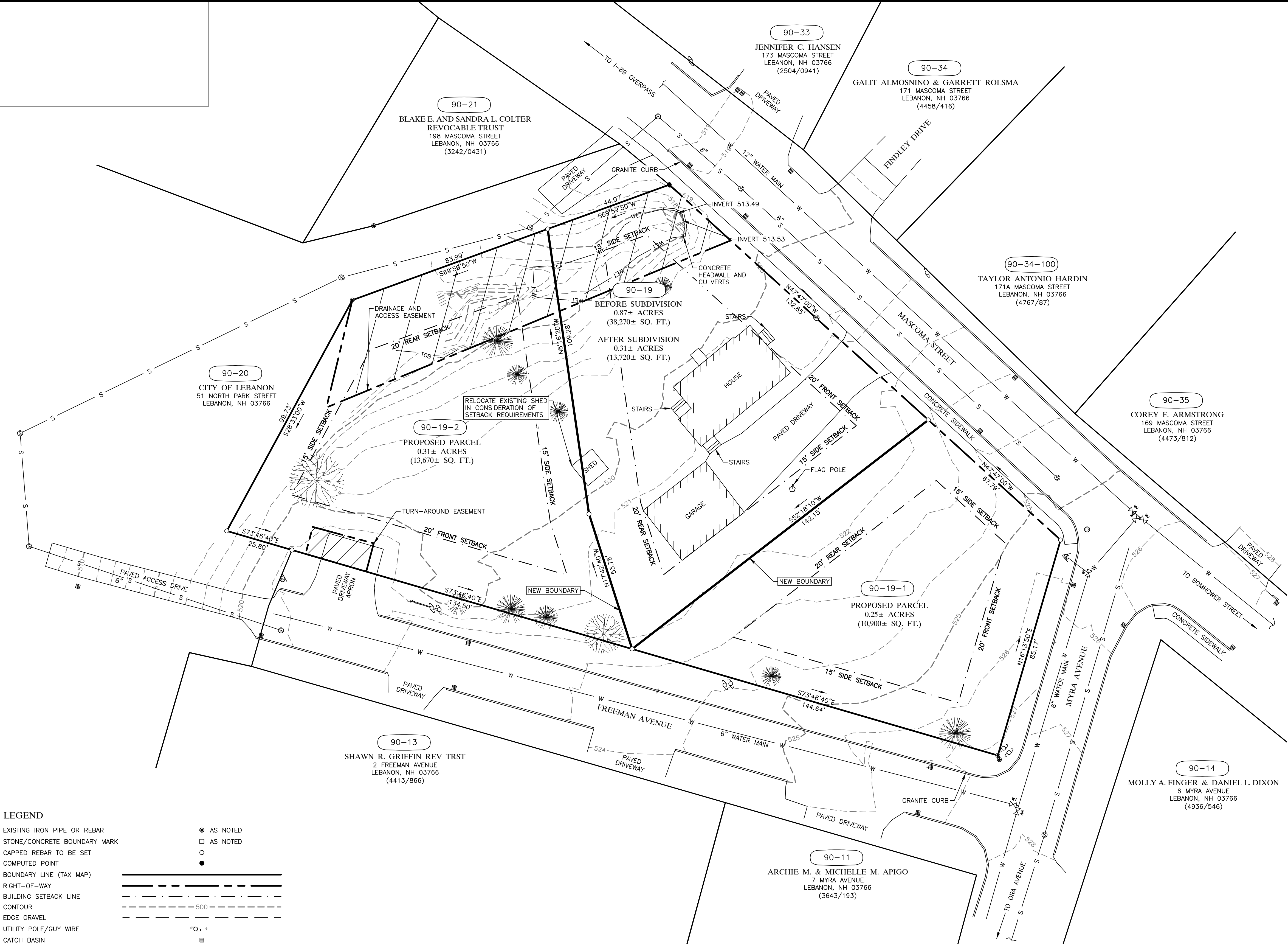
ENGINEERING REVIEW FEES:

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.

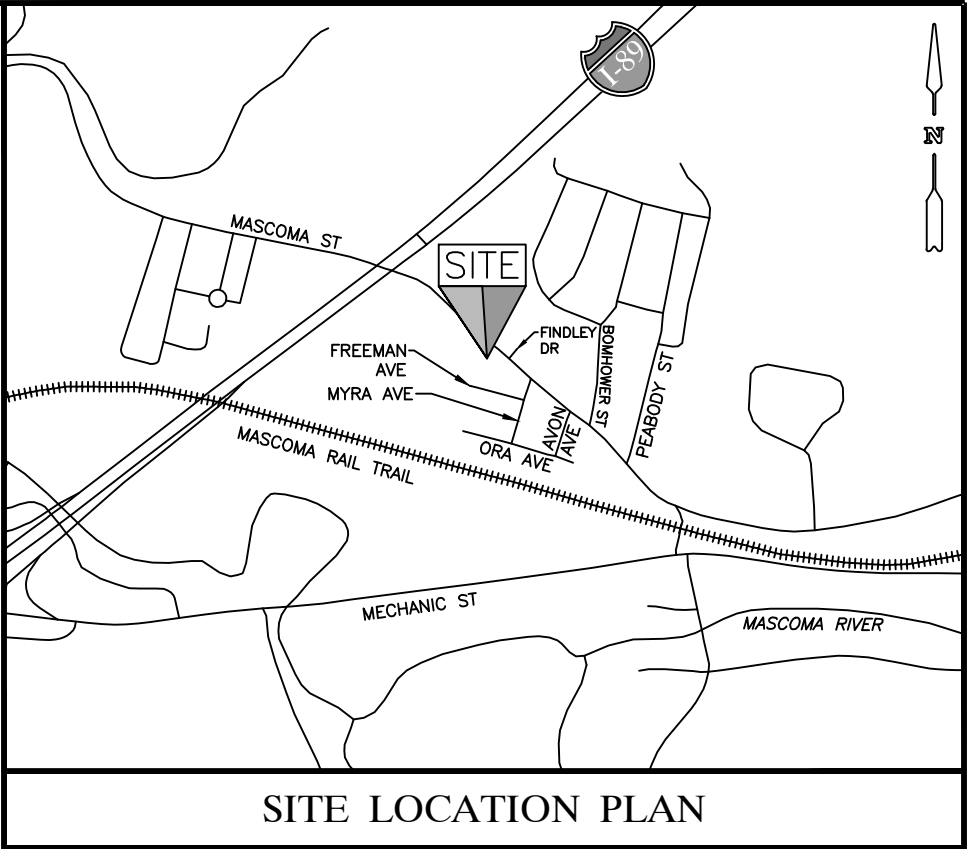
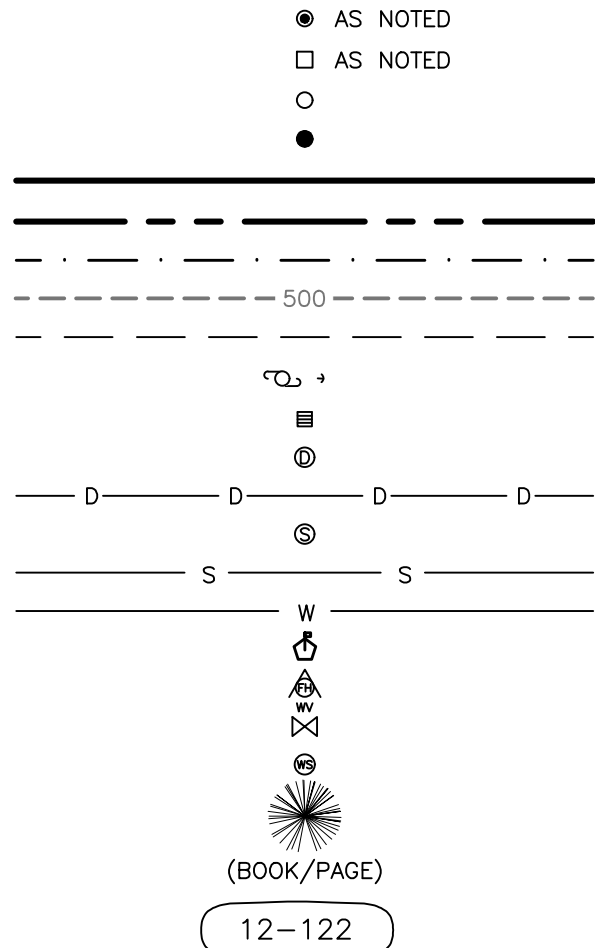
NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$6.04 per certified notice

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

- EXISTING IRON PIPE OR REBAR
STONE/CONCRETE BOUNDARY MARK
CAPPED REBAR TO BE SET
COMPUTED POINT
BOUNDARY LINE (TAX MAP)
RIGHT-OF-WAY
BUILDING SETBACK LINE
CONTOUR
EDGE GRAVEL
UTILITY POLE/GUY WIRE
CATCH BASIN
DRAIN MANHOLE
STORMWATER PIPE
SANITARY MANHOLE
SEWER
WATERLINE
FLAG POLE
HYDRANT
GATE VALVE
WATER SHUT-OFF VALVE
SOFTWOOD TREE
DEED REFERENCE
TAX MAP/LOT NO.



ZONING INFORMATION:

SUBJECT PROPERTY CONTAINED WITHIN CITY OF LEBANON, NEW HAMPSHIRE RESIDENTIAL THREE DISTRICT (R-3) ZONING DISTRICT [CLASS 1] AND IS SUBJECT TO ALL APPLICABLE CITY ZONING CODES, REGULATIONS, AND ORDINANCES.

LEBANON ZONING ORDINANCE*
RESIDENTIAL THREE DISTRICT (R-3) [CLASS 1]

SITE RESTRICTIONS:
MINIMUM LOT SIZE = 10,000 SQ. FT.
MINIMUM LOT WIDTH = 75 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING COVERAGE = 25%

SETBACKS:
FRONT YARD 20 FEET
SIDE YARD 15 FEET
REAR YARD 20 FEET

*OBTAINED FROM LEBANON ZONING ORDINANCE
LAST REVISED APRIL 3, 2024.

PLANS OF REFERENCE:

- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED IN THE GRAFTON COUNTY REGISTRY OF DEEDS:
 - PLAN NO. 15796, "EASEMENT PLAN (MAP 90 LOT 19) 192 MASCOMA STREET, LEBANON, NEW HAMPSHIRE, PREPARED FOR CITY OF LEBANON, RECORD OWNER IRMA W. MUZZY," PREPARED BY LEE B. GAGNON, LLS, OF HAYNER/SWANSON, INC., PROJECT NO. 5555, DATED JULY 19, 2019.
 - PLAN NO. 1060-67, "PARCEL TRANSFER DONALD A. & IRMA W. MUZZY - CITY OF LEBANON, FREEMAN AVENUE, LEBANON, N.H.," PREPARED BY K.A. LECLAIR ASSOCS., INC., PROJECT NO. 67967, DATED SEPTEMBER 19, 1967.

GENERAL SURVEY NOTES:

- HORIZONTAL DATUM: NH STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GPS OBSERVATION.
- WATER LINE AND SANITARY SEWER ALIGNMENTS BASED ON CITY OF LEBANON MAPGED WEB VIEWER. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
- PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN NOVEMBER, 2024.
- PATHWAYS CONSULTING, LLC IS NOT AWARE OF ANY CONSERVATION, PRESERVATION, OR AGRICULTURAL RESTRICTIONS ON ADJUTING PARCELS.

RECORD OWNER: 192 MASCOMA STREET, LLC
C/O JORDAN ROMANO
3225 MCLEOD DRIVE, SUITE 100
LAS VEGAS, NV 89121

DEED REFERENCE: BOOK 4908, PAGE 901

Date	Revision	By

SUBDIVISION PLAN FOR
192 MASCOMA STREET, LLC
TAX MAP 90, LOT 19
192 MASCOMA STREET, LEBANON, NEW HAMPSHIRE - GRAFTON CO.

0 20 40 60 80 100
JULY 31, 2025 SCALE: 1"= 20' PROJ. NO. 13448

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SURVEY CERTIFICATION:

"A PARCEL OF LAND WHICH HAS BEEN REVIEWED AND APPROVED AS PART OF A MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION REVIEW UNDER THE MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF THE MINOR SUBDIVISION APPROVAL."

"THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON AND THE NOTICE OF ACTION ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF THE NOTICE OF ACTION AND SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY MODIFICATION OR WAIVER SET FORTH IN THE NOTICE OF ACTION."

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT A NEW HAMPSHIRE URBAN CLASS SURVEY WAS PERFORMED ON THE PROPERTY SHOWN. BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS.

DATE GARDNER P. KELLOGG LLS NO. 662

DRAFT
GARDNER P. KELLOGG
LLS NO. 662



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

September 8, 2025 Meeting

Staff Memorandum – PB2025-43-SPACUP

APPLICATION INFORMATION

Agenda Item: 3.D

Application ID: PB2025-43-SPACUP

Application Type: Conditional Use Permit to allow parking in excess of 120% of the min. required, and Site Plan amendment to expand the parking area for the existing indoor amusements use

Property Location & Tax Map:
369 Miracle Mile (Tax Map 103, Lot 11)

Applicant & Property Owner:
Lebanon Poker Room & Casino, LLC

Property Size:
+/-3.38 acres (per the City Assessor's records)

Zoning District:
General Commercial (GC)

Overlay District(s): None

Future Land Use Map:
General Commercial

Existing Use & Improvements:
+/-20,285 sq. ft. (gross) one-story commercial building with a mezzanine, occupied by the Revo Casino, and a 93-space parking lot (6 additional spaces located at 351 Miracle Mile)

Proposed Improvements:
Redevelopment of gravel portion of the property as a 44-space parking for a total 137 on-site parking spaces

Staff Attachments:
A. July 10, 2023 Notice of Action for PB2023-04-SPR (site plan approval; 6 pages)
B. June 12, 2023 Notice of Action for PB2023-18-CUP (off-lot parking; 3 pages)

LEGAL NOTICE

Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC: Applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to allow parking spaces in excess of 120% of the minimum required for the existing indoor amusements use (Revo Casino) and an amendment to the site plan, originally approved on July 10, 2023 (PB2023-04-SPR), to expand the parking lot to add 44 additional spaces. PB2025-43-SPACUP

APPLICATION MATERIALS

- ▶ Application form (1 page)
 - ▶ Letter dated August 11, 2025, from Adam Morse, PE, of Engineering Ventures, PC (project description and discussion of Conditional Use Permit criteria; 2 pages)
 - ▶ Application for Waivers dated August 28, 2025 (2 pages)
 - ▶ Site Plan Review Regulations Technical Checklist dated August 11, 2025 (10 pages)
 - ▶ Certified Notification List (2 pages)
 - ▶ Fee Schedule (2 pages)
 - ▶ Plan set titled, "369 Miracle Mile – Revo Casino Parking Expansion," prepared by Engineering Ventures, PC, dated August 11, 2025*, Project No. 25122 (13 sheets)
- *Note that the attached plan set is the revised plan set in response to staff comments, but does not provide a revision date (as is required by Section 5.2.E.4.d of the Site Plan Review Regulations).*
- ▶ Light pole specifications by Lithonia Lighting (5 pages)
 - ▶ Light fixture specifications by Lithonia Lighting (10 pages)

COMPLETENESS REVIEW

In order to accept jurisdiction and commence review of the applicant's proposal, the Planning Board must first determine that the application is complete. See NH RSA 676:4, I(c)(1) and Section 4.7.C.2 ("Initial Completeness Determination") of the Site Plan Review Regulations. The Planning and Development Department has reviewed the application for compliance with the Site Plan Review Regulations in accordance with Section 4.7.C.2 and recommends that the Board find that the application is complete enough to accept jurisdiction and to commence review.

BACKGROUND

The property is improved with a one-story commercial building which, according to the City's assessing records, was originally constructed in 1989 and was used for a car dealership (a "vehicular sales" use per the Zoning Ordinance) until circa 2019-2020. The building footprint was reduced in size and extensively renovated following the Planning Board's approval of a site plan in 2023 for the conversion of the building to a casino (an "indoor amusements" use per the Zoning Ordinance) and to make related site improvements including landscaping, lighting, utilities, and more. A copy of the July 10, 2023 Notice of Action for PB2023-04-SPR is attached hereto as "Staff Attachment A". Contemporaneously with the site plan approval, the Planning Board approved a Conditional Use Permit per Section 607.5.A of the Zoning Ordinance to allow the casino use to utilize 6 off-site parking spaces at the adjacent property (351 Miracle Mile, the former location of a Harley Davidson dealership). A copy of the June 12, 2023 Notice of Action for PB2023-18-CUP is attached hereto as "Staff Attachment B". See staff comments below regarding the status of the off-lot parking Conditional Use Permit.

The "western leg" of the subject property (circled in green in Figure 1 below) is currently a gravel area over which multiple easements cross. This area was left unimproved with the development of the casino pursuant to a waiver request made in connection with the 2023 site plan approval:

4. Section 6.5.E.2 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because The partial waiver is sought for the gravel parking extension located on the far west end of the lot. This is an existing condition within a utility easement. Maintenance activities by the power company and NH DOT require the area to remain gravel. No improvements are proposed in this area and it will be posted as no access.

APPLICATION OVERVIEW

As set forth in the attached letter dated August 11, 2025, from Adam Morse, PE, of Engineering Ventures, PC, "[t]he Applicant proposes to expand parking to the western portion of the lot by adding an additional 44 parking spaces in this location. The applicant has determined that more parking is needed to fulfill the parking demand created by the combination of casino guests and employees. The applicant proposes to request conditional use approval to allow for 145% of the minimum parking requirement which currently stands at 99 parking spaces."

The proposed 44 additional parking spaces are proposed to be constructed within the "western leg" of the subject property (circled in green in Figure 1 below). Consequently, the applicant has applied to the Planning Board for two approvals, both of which are required in order to allow the proposed parking lot expansion to be constructed:

1. A Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to allow parking spaces in excess of 120% of the minimum required for the existing indoor amusements use (Revo Casino); and
2. An amendment to the approved site plan (PB2023-04-SPR) per Section 9.1 of the Site Plan Review Regulations to construct a 44-space parking lot expansion, together with related site improvements.

Note that the overhead transmission wires that run the length of the “western leg” (see the Existing Conditions Plan, sheet 2 of the attached plan set) will not be relocated. Rather, only the guy wires that cross over the drive access will be moved in order to clear the path of the drive aisle. Other proposed site improvements are describe in the attached letter from Adam Morse, PE.

Figure 1. Bird’s eye view of property (looking north).



Image ©2025 Eagleview (image taken 4/25/2025)

STAFF COMMENTS

PLANNING

I. SITE PLAN REVIEW REGULATIONS:

Jurisdiction

The applicant’s request is a modification to an approved site plan (PB2023-04-SPR) pursuant to Section 9.1 of the Site Plan Review Regulations, as follows:

Section 9.1 – Modifications to an Approved Site Plan

Once a plan has received approval from the Board and prior to the issuance of a Certificate of Occupancy, no modification shall take place unless the modification of the plan has been approved by the Board, except as provided by Section 9.2 (“Minor Alternations to an Approved Site Plan”) below. [...]

Modifications shall normally be treated by the Board as a new plan application, which will require notification of abutting property owners, a public hearing, staff review, and formal Board action. [...]

Waiver Requests

Pursuant to Section 7.1 (“Waiver of Regulations”), the applicant has requested waivers or partial waivers from certain provisions of Article V (“Submission Requirements”) and Article VI (“Design and Construction Requirements”) of the Site Plan Review Regulations, as set forth in the attached Application for Waivers and as listed below (in the order they appear on the Application for Waivers):

- **Section 6.6 (and 5.1.E.17 & 18¹)** – *stormwater management submission and design requirements*
- **Section 6.2.B.1-5** – *perimeter landscaping requirements*
- **Section 5.1.E.8** – *requiring the delineation of wetlands*

Pursuant to Section 7.1 of the Site Plan Review Regulations, the Board may grant a waiver of any part of the Regulations if it finds, by majority vote, that either:

- 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.

Additionally, with respect to the requested waiver from Section 6.6, the applicant must also demonstrate compliance with the criteria set forth in Section 6.6.I:

I. **WAIVERS**

An applicant may request a waiver from any of the provisions in this Section [6.6]. For such waiver requests, in addition to the standards set forth in Section 7.1 of these Regulations:

- (a) The Board shall consider whether there exist adequate reasons to believe that the goals and purposes of this section, including those set forth in Section 6.6(A) above, will be achieved, notwithstanding such waiver
- (b) In the case of a waiver request from Section G.2, the Board shall determine whether the Stormwater Management Plan for the redevelopment project attains achievement of the goals of this section to the maximum practicable extent, as determined by the Board with the assistance of the Reviewing Engineer. The Board shall also consider the stormwater management benefits of redevelopment as compared to development of raw land.

The applicant’s basis for each waiver request is described in the attached Application for Waivers. Note that the granting of a waiver from a design requirement does not relieve an applicant from making the improvements that are depicted on the approved site plan, even if the depicted improvement would have been covered by the waiver had it not been included on the approved site plan.

¹ Per the applicant’s completed Technical Checklist, attached.

Article 5 – Submission Requirements

5.1 (Drawings and Other Submittals): The applicant has provided the attached materials pursuant to the submission requirements of Section 5.1 of the Site Plan Review Regulations. For a discussion of the project, please see the memo dated August 11, 2025, from Adam Morse, PE, of Engineering Ventures, PC. For an explanation of the waivers that have been requested from the application submission requirements (in addition to waivers requested from the applicable Article VI design requirements), please see the applicant's Application for Waivers.

Article VI – Design and Construction Requirements

6.1 (General Requirements): Staff has not identified any specific concerns with respect to the applicable standards of Section 6.1, which are as follows:

- A. The site shall be of such character that it can be used safely for the construction and installation of the improvements, without excessive grades, inadequate drainage, and other hazardous conditions. Site clearing shall be kept to the minimum required for the construction of buildings and improvements, taking into consideration the need for pedestrian and vehicular safety and the need for natural light and air. Natural cover shall be retained to the extent possible and reasonable. The overall intensity of site development shall be harmonious with the municipality, the neighborhood, and adjacent properties.
- B. [...]
- C. Site and structural improvements should be in harmony with the recommended performance, design and community character goals stated in current City design standards, policies, plans, vision studies or similar references.

6.2 (Landscaping Standards): The applicant's landscaping plan is Sheet 11 of the plan set with landscaping details found on Sheet 12. Per the attached Application for Waivers, the applicant has requested a waiver from the perimeter landscaping requirements of Section 6.2.B.1 through 6.2.B.5.

The applicant has provided parking lot landscaping as required by Section 6.2.E (including the provision of shade trees along the parking lot perimeter and landscaped parking islands within the parking lot interior), except with respect to Section 6.2.E.1 which requires:

- 1. Those areas containing one or two rows of parking spaces 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.

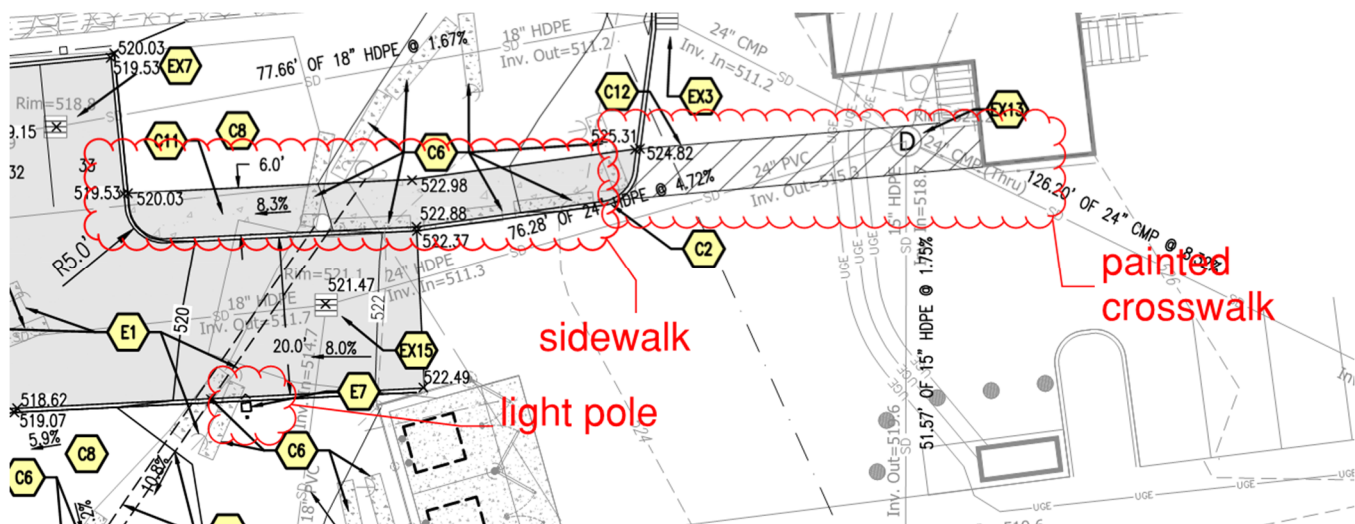
Here, it appears that the applicant has not "supplemented" the perimeter of the proposed parking area with either shrubs, perennials, or understory trees -- at all, let alone in a quantity sufficient to "screen" the parking area².

² Per Article II ("Definitions"), "screen" is defined as, "Landscaping, fencing, or functionally similar elements designed to conceal from view all or part of a structure or site that, in the judgment of the Planning Board (or, as applicable, the Minor Site Plan Committee), is unattractive or otherwise warrants mitigation of the effect of its appearance."

6.3 (Utilities & Fire Protection): The proposed parking lot expansion will not increase the property's water and sewer demands. With respect to fire protection, comments by the Fire Department are noted below.

6.4 (Fees and Assessments in Effect at time of Connection): *Not applicable – impact fees are assessed for new buildings (or changes in use to existing buildings) only.*

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): The plans appear to meet the technical design requirements of Section 6.5, including but not limited to pedestrian safety improvements required by Section 6.5.D.6. To satisfy Section 6.5.D.6, the applicant has provided a sidewalk along the north side of the access drive, a lighting fixture on the south side of the access drive, and a painted crosswalk from the end of the sidewalk to the building:



The applicant should verify whether the sidewalk requires tip downs and signage, and that the proposed pedestrian improvements are otherwise compliant with applicable accessibility standards.

6.6 (Stormwater Management): As noted in the attached Application for Waivers, stormwater is proposed to be managed by the existing system that was constructed within the “western leg” of the property (presumably in connection with a prior site plan approval – staff can verify if needed or requested):

Stormwater is being managed by reduction in impervious surfaces by 2,300 sf, continued operation and maintenance of the hydrodynamic separator, deep sump catch basins and oil separator hoods in catch basins D1 and D11.

As such, the applicant has requested a waiver from the Section 6.6 stormwater management submission and design requirements. The City Engineer reviewed the application and plan set dated August 11, 2025, and provided the following comments to the applicant regarding the proposed stormwater management system and the requested waiver from Section 6.6:

1. There are new stormwater structures and pipes proposed as part of this application. However, no rim, inverts, sump elevation information, and no pipe slope, type, length information has been provided. *The rims and invert information has now been added to the plans, see revised sheets C2.1 and C2.2*
2. Provide narrative explaining basis for waiver from the Section 6.6 stormwater management submission and design requirements, and address general waiver criteria in 7.1 and 6.6.I. *A waiver from section 6.6 has been requested, see attached waiver sheet. The reason for the stormwater waiver request is that overall impervious area is being reduced by approximately 2,300 sf with this project. In addition, 4' deep sumps and oil separator hoods are proposed on all new catch basins and the existing hydrodynamic separator (vortech unit) will be maintained and vacuumed out to continue to treat runoff for water quality up to a flowrate that is slightly less than the 10-year storm event. Any flows in excess of the unit's capacity will be diverted from the vortech unit by the bypass weir installed during previous project. The combination of reduced impervious and maintenance of water quality measures and the new stormwater hoods and deep sump catch basins will provide water quality treatment of stormwater prior to entering the wetland pond to the west and a slight reduction of peak stormwater flowrate will result due to the overall decrease in impervious surfaces. Paving and stabilization of the new parking area will also help to decrease sediment load to the vortech unit.*

The applicant's response – provided in purple above - is under review at the time of the writing of this memo.

6.7 (Lighting): The lighting plan is Sheet 13 of the plan set. Four (4) 20-ft. tall pole-mounted lighting fixtures are proposed along the southern edge of the parking lot, with the eastern-most fixture intended to light the walkway from the proposed parking area to the casino building. Technical specifications for the proposed light poles and fixtures have been provided as required by Section 5.1.E.13 and are included with the attached application materials. The lighting plan does not indicate the color correlated temperature (CCT) of the lighting fixtures as required by Section 5.1.E.13 and, therefore, staff cannot verify the lighting fixtures' conformance with the CCT standards set forth in Section 6.7. Staff recommends that this information is provided as a condition of approval.

6.8 (Off-Site Improvements): *Not applicable.*

6.9 (Premature and Scattered Development): This section provides that the Planning Board "may disapprove a site plan application that proposes development that is scattered or premature, so as to involve danger or injury to health, safety, or prosperity of the community. For purposes of this section, a development shall be considered scattered or premature if it will cause, or poses an undue risk of causing, a substantial or appreciable adverse impact upon any of the factors or parameters set forth in the General or Specific Purposes of Site Plan Review, as outlined in Sections 1.4 and 1.5 of these Regulations." Staff does not recommend a finding that the proposed development is scattered and premature as such a finding would appear to be without basis.

6.10 (Additional Regulations for the Lebanon Downtown District): *Not applicable.*

II. ZONING ORDINANCE:

Status of Conditional Use Permit for Off-Lot Parking, PB2023-18-CUP:

As previously noted, the Planning Board approved a Conditional Use Permit per Section 607.5.A to allow the casino use to utilize 6 off-site parking spaces at the adjacent property (351 Miracle Mile, the former location of a Harley Davidson dealership). In approving the applicant's request, the Planning Board found that, "*The minimum number of required off-street parking spaces as calculated per Section 607.4 CANNOT BE feasibly be accommodated on-site (§607.5.A.1).*" See Conclusion of Law #1 on page 2 of the attached June 12, 2023 Notice of Action for PB2023-18-CUP. Per Section 607.5.A.1, the Planning Board was required to make this finding in order to grant the Conditional Use Permit. However, because

the applicant is now proposing to construct on-site parking spaces well in excess of the minimum required, it is no longer true that, as required by Section 607.5.A.1, “[t]he minimum number of required off-street parking spaces as calculated pursuant to Section 607.1 [...] cannot feasibly be accommodated on-site.” Consequently, staff recommends that the Planning Board take action to deem the 2023 Conditional Use Permit *void*. A draft motion will be prepared by staff to this effect and will be provided to the Planning Board at the public hearing.

Conditional Use Permit per Section 607.3.B:

Section 607 of the Zoning Ordinance establishes both minimum and maximum parking requirements for allowed uses. Currently, the casino has 93 on-site parking spaces which equates to providing 94% of the minimum number of parking spaces that are required for this use (per the requirements set forth in Section 607.1 of the Zoning Ordinance). The applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to provide off-street parking spaces in excess of 120% of the minimum number required (providing parking spaces up to 120% of the minimum required is allowed “by right”; providing parking spaces between 120% and 150% of the minimum required is allowed by Conditional Use Permit; and providing parking spaces in excess of 150% of the minimum required is prohibited). Adding 44 additional parking spaces will bring the number of on-site parking spaces to 137 which equates to 138% of the minimum number of required parking spaces.

In order to grant a Conditional Use Permit to allow 138% of the minimum number of parking spaces, the applicant must demonstrate and the Board must find the applicant’s proposal satisfies the requirements of Section 607.3.B.2 as follows:

- a. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses;
- b. The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity; and,
- c. The site plan indicates where additional parking can be redeveloped to a more intensive transit supportive use in the future.

The applicant has addressed the above-referenced criteria in the attached memo dated August 11, 2025, from Adam Morse, PE, of Engineering Ventures, PC.

Note that the above requirements are in lieu of demonstrating compliance with the Enhanced Performance Standards set forth in Section 302.4.D of the Zoning Ordinance, which are the general criteria for Conditional Use Permits.

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

The Building Inspector reviewed the application and plan set dated August 11, 2025, and provided the following comments to the applicant relative to the accessible parking spaces located adjacent to the building:

1. Slope to be verified at accessible parking spaces, not greater than 1 in 48.

2. An accessible EV charging station is required to be provided per section 1107.2 of the 2021 IBC.

The applicant's response has been received and is under review at the time of the writing of this memo.

ENGINEERING/PUBLIC WORKS

The City Engineer reviewed the application and plan set dated August 11, 2025, and, as noted above, provided comments to the applicant regarding the proposed stormwater management system and requested waiver from the Section 6.6 stormwater management requirements. The applicant's response has been received and is under review at the time of the writing of this memo.

FIRE DEPARTMENT

The Fire Department reviewed the application and plan set dated August 11, 2025, and provided the following comments to the applicant:

1. A fire truck turn around shall be provided in the parking lot as it is between 375-400 feet long with no place to turn around fire apparatus. The fire department requests that dead ends of 150 or greater be provided with an approved turn around.
2. A permanent address number that is visible from the street shall be installed at the site.

The applicant's response (which includes the Vehicle Turning Plan found on Sheet 7 of the attached plan set) has been received and is under review at the time of the writing of this memo.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve this request, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the Site Plan amendment with the conditions noted below. A draft motion for the site plan amendment will be prepared by staff and presented at the public hearing. A separate draft motion for the Conditional Use Permit will also be prepared by staff and provided to the Board at the public hearing. At this time, staff does not expect to propose any substantive conditions of approval with respect to the requested CUP.

PROPOSED General Conditions

1. This approval shall automatically expire and be deemed void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified. It shall be the applicant's responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant's responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. The subject property shall continue to comply with and be subject to the Planning Board Notice of Action for PB2023-04-SPR, dated July 10, 2023, and all conditions of approval thereof except as may be superseded by the conditions herein. The plan set identified in the July 10, 2023, Notice of Action, which plan set was further modified pursuant to Section 9.2 of the Site Plan Review Regulations, shall remain in force except as modified pursuant to this approval.

3. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised April 28, 2025, and the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, which are the regulations in effect at the time the application was submitted. This condition shall supersede condition of approval #2 set forth in the July 10, 2023 Notice of Action for PB2023-04-SPR.
4. "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
5. "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.
6. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. Prior to the start of any construction activities on the property, erosion control measures, including edge-of-disturbance fencing if applicable, shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).
10. All service areas and facilities including garbage and waste disposal containers, recycling bins, electrical and mechanical equipment such as transformers and compressors, meter clusters, and other utility elements must be screened in accordance with Section 6.2.B.8 and Section 6.10.B.5 of the Site Plan Review Regulations.
11. Changes to underground utilities that do not impact surface conditions may be approved administratively unless determined by the Reviewing Engineer and the Planning & Development Department to materially alter the development and the approved site plan, in which case such changes shall be reviewed pursuant to Article IX of the Site Plan Review Regulations.
12. Off-site parking is prohibited, and parking on-site shall be prohibited outside of the parking areas depicted on the approved site plan. *(Staff will add a note here explaining that the off-site parking Conditional Use Permit approved on June 12, 2023, PB2023-18-CUP, was revoked by the Planning Board, if the Board takes such action as recommended by staff).*

PROPOSED Conditions to be Satisfied Prior to the Start of Any Construction Activities

11. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code, including with respect to the sidewalk proposed along the north side of the parking lot expansion access drive.
12. Within 45 days of the Planning Board's approval, the applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a) Amend the cover sheet to identify the permitted (maximum) number of parking spaces and the calculations for each (5.1.E.4.e.5).
 - b) Update the parking calculations and notes on the cover sheet to address the revocation of the off-lot parking Conditional Use Permit, PB2023-18-CUP). *(if the Board takes such action as recommended by staff)*
 - c) Add a reference to the cover sheet identifying the approved plan set and Planning Board approval that the subject application and plan set is amending.
 - d) Amend the lighting plan to identify the color correlated temperature (CCT) for the proposed lighting fixtures (5.1.E.13).
 - e) Amend the plan set as needed to address accessibility requirements, including with respect to the sidewalk proposed along the north side of the parking lot expansion access drive.
 - f) Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).

The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised plan set, and a digital copy of the revised plan set saved in a PDF-A format for archival purposes.

13. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. *(Note: the applicant can request an invoice from the Department of Public Works).*
13. The applicant shall apply for and obtain a Building Permit (if required by the Building Code) and a Zoning Permit per Section 901.1 of the Zoning Ordinance.

PROPOSED Conditions to be Satisfied Prior to the Issuance of a Zoning Permit and Building Permit (if required)

14. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign an Infrastructure Inspection Agreement.
15. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal or State approvals.

PROPOSED Conditions to be Satisfied Prior to the Issuance of a Certificate of Completion

16. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer.
17. All improvements depicted on the plan shall be completed, and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

Attachments

cc: Stefan Huba, Lebanon Poker Room & Casino, LLC
Engineering Ventures, PC
File



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

**NOTICE OF ACTION
LEBANON PLANNING BOARD
PB2023-04-SPR**

Notice is hereby given that on **June 12, 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:

“Bruce Garland moved that the Lebanon Planning Board finds the application of NH Group, LLC for a Site Plan Review (PB2023-04-SPR) is complete enough to accept jurisdiction and commence review.”

The motion was seconded by Kathie Romano. The vote on the motion was unanimous in favor, 8-0.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.2.B (perimeter landscaping) requirements of the Site Plan Review Regulations.”

The motion was seconded by Laurel Stavis. The vote on the motion was approved, 7-1.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.2.D (landscaping around buildings) requirements of the Site Plan Review Regulations.”

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 7-1.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.2.E (parking area landscaping) requirements of the Site Plan Review Regulations.”

The motion was seconded by Laurel Stavis. The vote on the motion was approved, 7-1.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.6.G (stormwater management design standards for redevelopment) requirement of the Site Plan Review Regulations.”

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 8-0.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.6.C.2 (requiring drainage analysis) requirement of the Site Plan Review Regulations.”

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 8-0.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 5.1.E.8 (requiring a wetlands delineation) requirements of the Site Plan Review Regulations.”

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 8-0.

Notice is hereby given that on **June 12, 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 to approve a partial waiver from Section 6.7.B.2 (requiring that the light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles) requirement of the Site Plan Review Regulations.”

The motion was seconded by Bruce Garland. The vote on the motion was not approved, 4-4

Notice is hereby given that on **June 12, 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:

“Laurel Stavits moved to reconsider the partial waiver from Section 6.7.B.2.”

The motion was seconded by Kathie Romano. The vote on the motion was approved, 7-1.

Notice is hereby given that on **June 12, 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:

“**Bruce Garland** moved to approve a partial waiver from Section 6.7.B.2 (requiring that the light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles).”

The motion was seconded by Patrick Kennelly. The vote on the motion was approved, 7-1.

Notice is hereby given that on **July 10, 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 NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), regarding 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC, PB2023-04-SPR, for Site Plan Review to convert the existing building into a +/-18,735 sq. ft. restaurant and indoor amusements use (charity gaming center), together with associated site improvements, as shown on a plan set titled “369 Miracle Mile Restaurant/Charity Gaming Center,” prepared by Engineering Ventures, PC, dated January 23, 2023, revised March 20, 2023, EV Project #22506 (15 sheets), including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

General Conditions

1. It shall be the applicant’s responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant’s responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended January 18, 2023, which are the regulations in effect at the time the application was submitted.
3. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.
4. “Active and substantial development,” as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations.
5. “Substantial completion,” as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If

substantial completion is not achieved within five (5) years of the date of the Planning Board's approval, the development shall be subject to any changes in the City's land use regulations.

6. All required landscape plantings shall meet the minimum size requirements for such plantings as set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City's third-party inspector on site.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).
10. The ramp constructed located within the Miracle Mile right-of-way providing pedestrian access from the sidewalk to the site shall be maintained by the applicant in the event that the Department of Public Work determines that it is unable to do so for any reason.
11. The applicant shall comply with the Security Improvement Plan submitted at the July 10, 2023 Planning Board meeting.

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

12. Applicant shall satisfy all conditions of the off-lot parking Conditional Use Permit approved by the Planning Board on June 12, 2023 (PB2023-18-CUP), except to the extent any such conditions are required to be satisfied prior to the issuance of a Certificate of Occupancy per the Conditional Use Permit Notice of Action.
13. Finalize the design of the sidewalk and ramp to the satisfaction of the City Engineer. The sidewalk shall be designed to allow a future sidewalk connection to the east of the subject property.
14. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department, City Engineer, and the Fire Department:
 - a) Depict the automatic fire sprinkler system fire department connection in a location that is readily visible and accessible.
 - b) Update the stormwater plan(s) to include all symbol descriptions.
 - c) Identify an ADA-accessible connection from the sidewalk ramp to the building.
 - d) Provide construction details for the sidewalk and ramp.
 - e) Incorporate all site-related recommendations of the traffic study.
 - f) Incorporate all other revised plan sheets and changes submitted during the course of the hearing and update all other plan sheets as necessary to reflect the changes.
 - g) Amend the cover sheet to provide description of all plan revisions (5.1.E.4.d).

15. The applicant shall provide a letter or certification from the engineer or record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.
16. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.
17. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
18. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (*Note: applicant can request an invoice from the Department of Public Works*).

Conditions to be Satisfied Prior to the Issuance of a Building Permit

19. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.
20. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
21. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.
22. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

23. The trees at and along the access drive shall be pruned to the satisfaction of the Fire Department to help ensure safe and efficient access of emergency vehicles.
24. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer prior to acceptance of any utility improvements by the City.

25. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.”

The motion was seconded by Laurel Stavis. The vote on the motion was unanimous in favor, 8-0.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2023-18-CUP

Notice is hereby given that on **June 12, 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:

“Bruce Garland moved that both applications of NH Group, LLC are complete enough for the Planning Board to accept jurisdiction and commence review.”

The motion was seconded by Kim Chewning. The vote on the motion was approved, 8-0.

Notice is hereby given that on **June 12, 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:

The following motion was made by **Jeremy Rutter**:

“On June 12, 2023, at a duly noticed meeting of the Lebanon Planning Board, there appeared Dick Anagnost, Adam Morse, and Stefan Huba on behalf of NH Group LLC, 369 Miracle Mile LLC & Seacoast Motorcycle Leasing Inc. regarding 369 Miracle Mile (Tax Map 103, Lot 11) and 351 Miracle Mile (Tax Map 103, Lot 9), zoned GC. The applicants request a Conditional Use Permit pursuant to Section 607.5.A of the Zoning Ordinance to allow off-lot parking at 351 Miracle Mile to meet the minimum parking requirements of NH Group, LLC’s proposed charity gaming center at 369 Miracle Mile (PB2023-04-SPR). PB2023-18-CUP

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Planning Board makes the following findings of fact:

1. 369 Miracle Mile, LLC is the owner of 369 Miracle Mile, currently improved with a commercial building formerly occupied by a vehicular sales use. The applicant, NH Group, LLC, proposes a redevelopment of 369 Miracle Mile for a casino use, the application for which (PB2023-04-SPR) will be heard by the Planning Board concurrently with this Conditional Use Permit application.
2. Per Section 607 of the Zoning Ordinance, the minimum number of required parking spaces for the applicant’s proposed use is 99.
3. Seacoast Motorcycle Leasing, Inc. owns 351 Miracle Mile which abuts 369 Miracle Mile to the east. 351 Miracle Mile is improved with a +/-24,747 sq. ft. commercial building currently occupied by a vehicular sales use (Harley Davidson). According to a “Parking Plan” dated June 16, 1994, provided by the applicant, 351 Miracle Mile has 135 parking spaces.

4. Per Section 607 of the Zoning Ordinance, the minimum required parking for the use at 351 Miracle Mile is 121 spaces, which is 14 parking spaces less than the number of spaces provided per the June 16, 1994 Parking Plan.
5. Normally, required parking shall be provided on the same lot as the use for which the parking is required. However, Section 302.5 of the Zoning Ordinance allows parking areas to serve off-site uses by conditional use permit in accordance with the requirements of Section 607.5 ("Off-Lot Parking"). Section 607.5.A provides that in the GC District, the Planning Board may approve private off-lot parking by conditional use permit.
6. The applicants request a Conditional Use Permit pursuant to Section 607.5 of the Zoning Ordinance to utilize 6 parking spaces at 351 Miracle Mile to meet the minimum parking requirements for the proposed casino use at 369 Miracle Mile.
7. In order to grant the requested Conditional Use Permit, the Board must find the applicants' proposal satisfies the requirements of Section 607.5.A, which are in lieu of demonstrating compliance with the Enhanced Performance Standards set forth in Section 302.4.D of the Zoning Ordinance.

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the criteria for set forth in §607.5.A of the Zoning Ordinance:

1. The minimum number of required off-street parking spaces as calculated per Section 607.4 CANNOT BE feasibly be accommodated on-site (§607.5.A.1)
2. The off-lot uses to be served are allowed uses in the zoning district in which the off-lot parking areas will be located. (§607.5.A.2)
3. The off-lot parking areas ARE in an appropriate location for the uses served by the parking and will not be detrimental to abutting properties. (§607.5.A.3)
4. Such parking arrangements WILL BE either permanently deeded and recorded or conveyed by an irrevocable 99-year lease or some other legal instrument, acceptable to an attorney representing the City, that will ensure that such parking arrangement will remain as long as the need exists. (§607.5.A.4)
5. The off-lot parking WILL NOT constitute a hazard to traffic or pedestrians. (§607.5.A.5)

III. DECISION

Now therefore be it resolved, the Planning Board, on this 12th day of June, 2023, hereby GRANTS the request of NH Group LLC, 369 Miracle Mile LLC & Seacoast

Motorcycle Leasing Inc. for a Conditional Use Permit per Section 607.5.A, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicants shall provide the Planning and Development Department with appropriate documentation in accordance with Section 607.5.A.4 of the Zoning Ordinance.
2. The Conditional Use Permit is contingent on approval of the site plan application of NH Group LLC, 369 Miracle Mile LLC for 369 Miracle Mile (Tax Map 103, Lot 11), PB2023-04-SPR, currently pending before the Board.
3. Prior to the issuance of a Certificate of Occupancy for the proposed charitable gaming use at 369 Miracle Mile, the parking lot at 351 Miracle Mile shall be restriped (as needed) in accordance with the June 16, 1994 Parking Plan submitted by the applicant."

The motion was seconded by Bruce Garland. The vote on the motion was approved, 8-0.

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 Site Plan Amendment

PROPERTY OWNER (APPLICANT):

NAME: Stefan Huba (Lebanon Poker Room & Casino, LLC)

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures, PC

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 103

LOT#: 11

PLOT #:

ZONE: GC

STREET ADDRESS OF PROJECT: 369 Miracle Mile

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

SCOPE OF PROJECT:

Expansion of the existing parking lot by 44 parking spaces at the west end of the lot. The work involves site, landscaping, drive aisles, lighting, paving, grading and drainage improvements associated with the parking expansion.

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: Restaurant and Charity Gaming Center

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 September 8, 2025, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Stefan Huba (Lebanon Poker Room)
Co-US, E=stefanhuba@p2s.com, Co="Peninsula Pacific Entertainment Development, LLC", CN=Stefan Huba (Lebanon Poker Room)
Authorized Signer
2025-08-06 11:08:59-0500

DATE: 08/06/2025

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 #	
8/11/2025	103-11	PB2025-42-SPACUP	

August 11, 2025

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

**Re: Revo Casino Parking Expansion
369 Miracle Mile
Subject parcel 103-12
GC Zone
Site Plan Review Request**

Dear Lebanon Planning Board,

On behalf of Lebanon Poker Room and Casino, LLC, we are pleased to submit the enclosed materials and request a Site Plan Review at the next available hearing. The Applicant proposes to expand parking to the western portion of the lot by adding an additional 44 parking spaces in this location. The applicant has determined that more parking is needed to fulfill the parking demand created by the combination of casino guests and employees. The applicant proposes to request conditional use approval to allow for 145% of the minimum parking requirement which currently stands at 99 parking spaces.

Existing Conditions

The existing site contains a 17,000-sf building which houses a charitable gaming and restaurant business. This project was recently completed in 2024. The site parking lot accommodates 99 vehicles consisting of 5 ADA compliant parking spaces and 6 parking spaces within a parking lease area at the lot to the east of the site.

Proposed Improvements

There are no changes in use proposed with this project. The owner proposes to pave the back portion of the lot to accommodate an additional 44 parking spaces. These improvements will involve new paving, curbing, landscaping, lighting and drainage improvements. The work will also involve relocation of electrical guy wires away from the access drive on the east end of the new parking area. This work is being coordinated with Liberty Utilities and will involve installation of new push braces and relocated guy wires. In addition, electric vehicle charging will be updated to meet the current Lebanon Zoning Ordinance which requires 50% of the proposed parking spaces to be either EV-ready, EV-installed or EV-capable. The owner proposes to provide 4 EV-ready spaces and 16 EV-capable parking spaces along with 2 existing EV chargers bringing the total to 50% of the proposed parking spaces or 22 spaces. The electric vehicle infrastructure will be installed around the perimeter of the building.

Conditional Use Statement

As indicated above, 99 off street parking spaces are provided at the subject lot and lease area. The applicant requests an additional 44 off-lot parking spaces. Therefore, the applicant requests a Conditional Use Permit (CUP) pursuant to sections 607.3.B.2 and 607.5.a of the zoning ordinance.

Below we have listed section 607.3.B.2 of the zoning ordinance with our response in blue text to each criterion.

For spaces other than those described in subsection B.1), the Planning Board may approve parking in excess of the 120% maximum set forth in subsection A by conditional use permit provided that the following criteria are met:

a. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses; There are no on-street parking spaces along Miracle Mile, adjacent commercial lot owners would not allow use of their parking facilities without a parking lease agreement. Expanding the current lease agreement for 6 parking spaces is not an available option.

b. The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity; and, A certain portion of the clientele access the site either on foot and via public transit or by bicycle, the site has ample bicycle parking at the main parking area and in front of the building. The project has installed sidewalks along its Miracle Mile frontage in addition to the adjacent site frontages to the west to provide sidewalk access to the bus station in front of Listen Thrift Store.

c. The site plan indicates where additional parking can be redeveloped to a more intensive transit supportive use in the future.

There is ample space on the lot to meet the requirement if it makes sense at a future time.

d. In no case shall the Planning Board approve parking for any use or development that exceeds 150% of the minimum requirement as set forth in Section 607.2.

The request is for no more than 145% of the minimum required spaces.

We look forward to presenting this project to you at the next available hearing. If you have any questions or comments or require any additional information prior to the hearing, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Stefan Huba



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Stefan Huba

Project Name: 369 Miracle Mile Charity Gaming Center Parking Expansion

Project Address: 369 Miracle Mile Lebanon, New Hampshire 03766

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.

Staff note: per the Technical Checklist submitted with the application, the applicant also requests waivers from Section 5.1.E.17 & 18 (requiring compliance with the Section 6.6. stormwater submission requirements)

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).]

1. Section 6.6 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Stormwater is being managed by reduction in impervious surfaces by 2,300 sf, continued operation and maintenance of the hydrodynamic separator, deep sump catch basins and oil separator hoods in catch basins D1 and D11.

2. Section ^{6.2.B.1-5} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

There is a 15' natural buffer around the parking area which contains a mixture of shrubs and trees along the north side of the parking lot which screens parking from Miracle Mile, parking is located over 200' from Miracle Mile and not easily visible to passing cars.

3. Section ~~5.1E.8~~ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
Wetland boundaries and mitigation areas from 2006 are shown on C1.1. All work is in
upland areas and no work is being proposed beyond the limits of the 2006 wetland permit
disturbance boundary.
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 _____

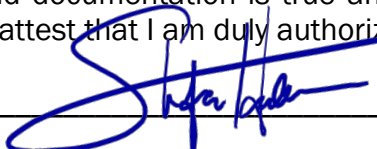
6. Section ____ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____

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: 08/28/2025

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 369 Miracle Mile Parking Expansion	
APPLICANT: Stefan Huba	DATE: 08/11/2025
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.	☐ NA	☐
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. N/A - no work proposed in wetland	☐	☒
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. (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.)	☒	☐

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).	☐ N/A	☐
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.	☐ N/A	☐
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. N/A - overall reduction in impervious area	☐	☒
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.	☐ N/A	☐
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.	☐ N/A	☐

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: Engineering Ventures, PC

**CITY OF LEBANON, NH
SITE PLAN REVIEW REGULATIONS
TECHNICAL CHECKLIST & STORMWATER CHECKLIST**

CITY OF LEBANON, NH STORMWATER REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: 369 Miracle Mile Parking Expansion	
APPLICANT: Stefan Huba	DATE: 08/11/2025

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 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.	☐	☒

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: _____

(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:	Map & Lot Number:
Property Owner: LEBANON POKER ROOM & CASINO LLC 887B CENTRAL AVE DOVER, NH 03820	Applicant, Co-Applicant, Agent, or Lessee: ENGINEERING VENTURES 85 MECHANIC ST., STE E2 LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
MIRACLE MILE REALTY, LLC 23 CONCORD ST. WILMINGTON, MA 01887	SK LLC 364 MIRACLE MILE LEBANON, MNH 03766
Map & Lot Number:	Map & Lot Number:
SEACOAST MOTORCYCLE 17 LAFAYETTE RD NORTH HAMPTON, NH 03862	EVAN'S GROUP, INC. PO BOX 246 LEBANON, NH 03766

Map & Lot Number:	Map & Lot Number:
HORNE, SANDRA TTEE 1032 ROUTE 12A PLAINFIELD, NH 03781	LISTEN, INC. 60 HANOVER ST LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
LIBERTY UTILITIES 15 BUTTRICK RD LONDONDERRY, NH 03053	CITY OF LEBANON 51 N. PARK ST. LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
NH DOT - DISTRICT 2 PO BOX 483 CONCORD, NH 03302	
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 _____ notices	\$5.00 \$ _____ abutter certified(s)
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(s))
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(s))
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(s))
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(s)

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 & -CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)		
		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 <u>10</u> notices	\$5.00 \$ <u>\$60.40</u> (abutter certified)
TOTAL DUE AT TIME OF FILING		\$415.40
**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 \$6.04 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).

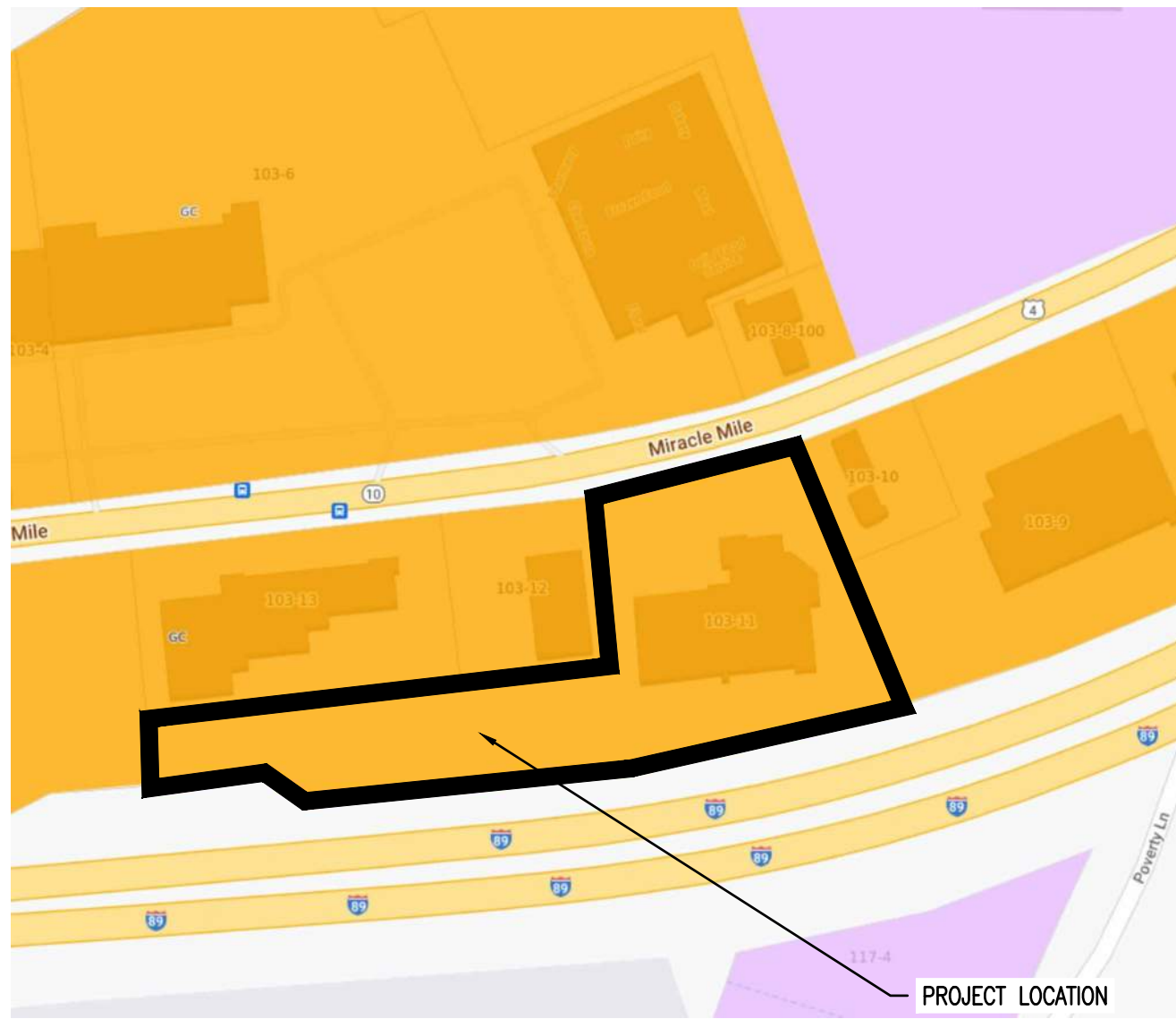
369 MIRACLE MILE

REVO CASINO PARKING EXPANSION

CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE



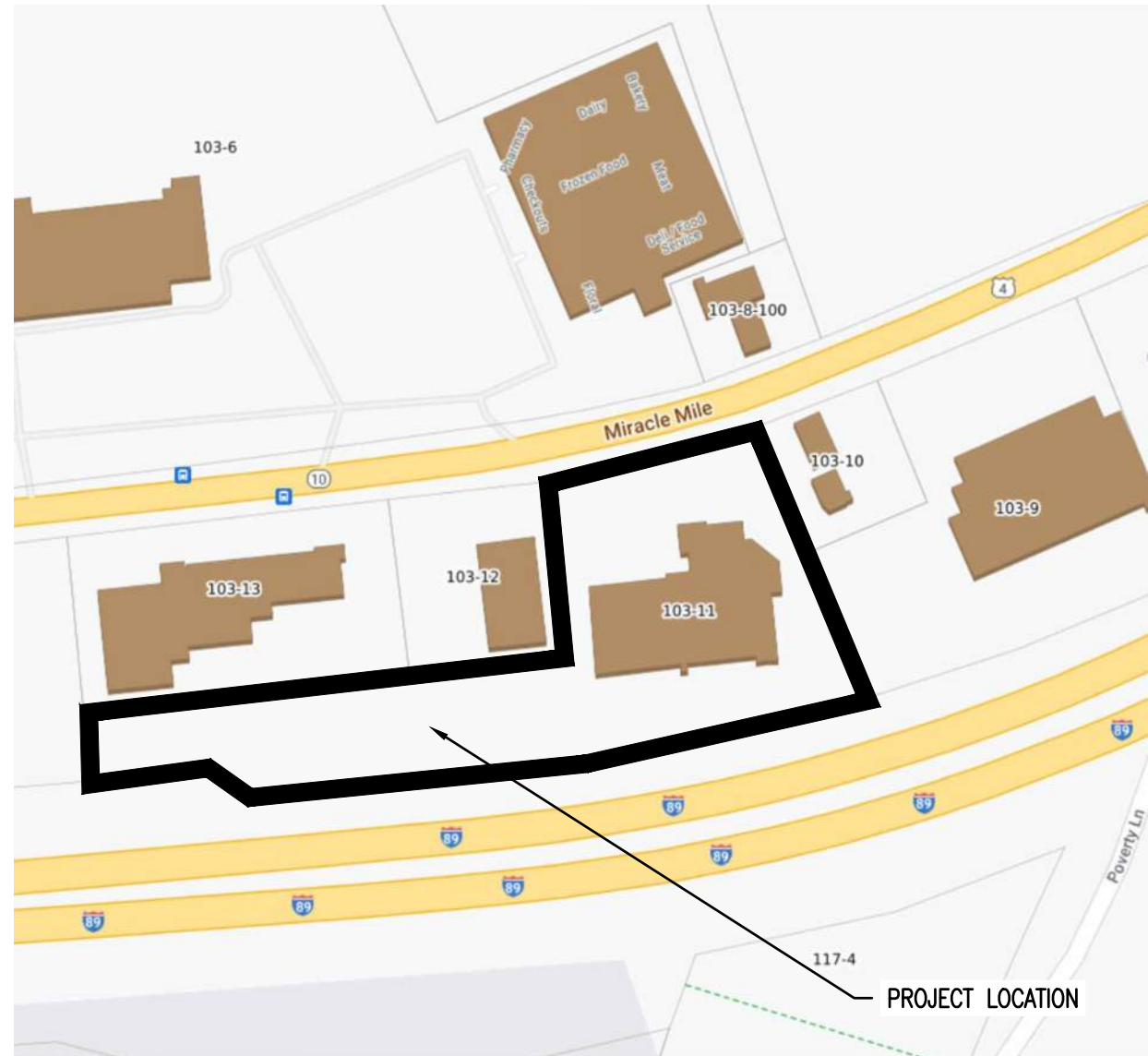
ORTHO MAP
1" = 500'



ZONING MAP
1" = 200'



BUS ROUTES
1" = 200'



TAX MAP
1" = 200'

ZONING CHART

8/11/2025
369 Miracle Mile
Lebanon Zoning Regulations

	Existing	Required	Proposed
Zoning District	GC		GC
Tax Lot #	103-11		103-11
Area of Lot	3.38 Acres	50,000 sf	3.38 Acres
Building (Footprint)	17,335 sq. ft.	44,170 sq. ft. (maximum)	17,335 sq. ft.
Gross Floor Area (first floor + Mezzanine)	18,735 sq. ft.		18,735 sq. ft.
Mezzanine Floor Area	1,360 sq. ft.		1,360 sq. ft.
Parking	99	99 (minimum)	143
ADA Parking Spaces	5	5	5
EVSE-Installed spaces	2	2	3
EV-Ready spaces	0	4	4
EV-Capable spaces	0	16	16
Short-term Bicycle Storage Spaces	10	10	10
Long-term Bicycle Storage Spaces	0	0	0
Loading Spaces	1	-	1
Use	Restaurant / Charity Gaming		Restaurant / Charity Gaming
Overlay Districts	none		none
# of stories	single story with mezzanine		single story with mezzanine
Impervious Area (sf)	100,864		98,467
Impervious Area (% of lot)	68.5%		66.9%
Frontage	240'	150'	240'
Setbacks			
Front	131'	40'	131'
Rear	61'	20'	61'
Side	30'	20'	30'
Building Height	33'		33'

Parking Calcs:
259 gaming seats x 0.33 = 85 spaces
41 restaurant seats x 0.33 = 14 spaces
Total = 99 (minimum)
proposed maximum = 1.45 (145%) x 99 spaces = 143 spaces

PARKING NOTE: 6 OF THE 99 EXISTING PARKING SPACES ARE LOCATED OFF SITE AT 351 MIRACLE MILE, LOT 103-9, AS PER PB2023-18-CUP APPROVED ON JUNE 12, 2023.

GROUNDWATER NOTE: THE QUALITY OF GROUNDWATER WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.

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LAND SURVEYOR
VIVE LIBRE GEOMATICS
PO BOX 1093
LEBANON, NH 03766
(603) 727-4222

LANDSCAPE ARCHITECT/SITE LIGHTING
MARA LANDSCAPE DESIGN
16 MYLLE AVE.
NEWBURYPORT, MA 01950
(978) 471-8103

SUBJECT PROPERTY

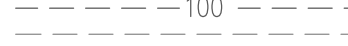
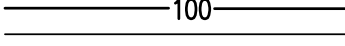
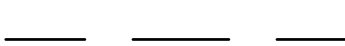
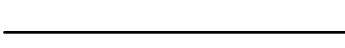
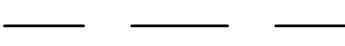
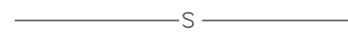
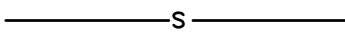
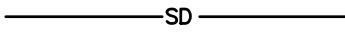
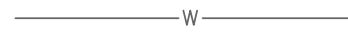
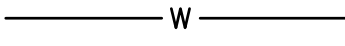
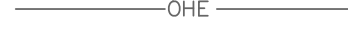
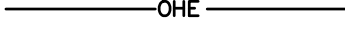
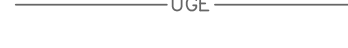
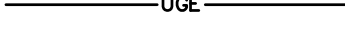
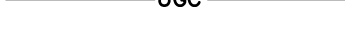
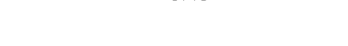
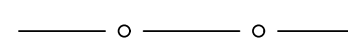
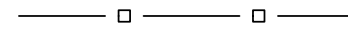
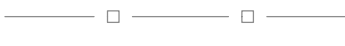
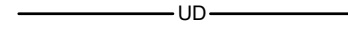
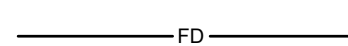
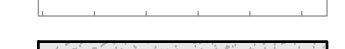
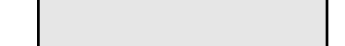
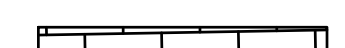
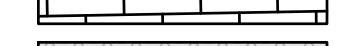
LOT 103-11
369 MIRACLE MILE
LEBANON, NH 03766

OWNER

OWNER
LEBANON POKER ROOM AND CASINO, LLC
887B CENTRAL AVE.
DOVER, NH 03820
StefanHuba@p2e.COM

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 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-530-9614 www.engineeringventures.com	
Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
COVER SHEET	369 Miracle Mile Revo Casino Parking Expansion Lebanon, Grafton County, New Hampshire
Sheet Title:	
Project Title:	
EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	AS NOTED
Date:	08/11/2025
C0.0 SHEET 1 OF 13	

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
	C/O		C/O
	MANHOLE		
	CATCH BASIN		
	STORM MANHOLE		
	BOLLARD		
	HEADWALL		
	FLARED END SECTION		
	STONE APRON		
	GATE VALVE		
	HYDRANT		
	WATER SHUT OFF		
	UTILITY POWER POLE		
	SIGN		
	SPOT ELEVATION		+100.5
	HANDICAP SYMBOL		
	POND		
	TREELINE		
	CONTOUR		100
	SWALE		
	STONE WALL		
	SUBJECT PROPERTY LINE		
	OFF SITE PROPERTY LINE		
	SOIL BOUNDARY		
	EDGE OF PAVEMENT		
	EDGE OF GRAVEL		
	SANITARY SEWER LINE		S
	STORM LINE		SD
	WATER LINE		W
	OVERHEAD ELECTRIC		OHE
	UNDERGROUND ELECTRIC		UGE
	UNDERGROUND COMM.		UGC
	GAS LINE		GAS
	SETBACK		
	WETLANDS DELINEATED		
	WETLANDS APPROX.		
	FENCE (BARBED WIRE)		X
	FENCE (CHAIN LINK)		O
	FENCE (WOODEN)		□
	UNDER DRAIN		UD
	ROOF DRAIN		RD
	FOUNDATION DRAIN		FD
	OFFSITE WETLANDS		
	CONCRETE		
	ASPHALT PAVEMENT		
	BUILDING		
	RETAINING WALL		
	GRAVEL SURFACE		

NOTE: NOT ALL OF THE SYMBOLS, LINE TYPES AND SURFACE HATCHING INDICATED IN THE LEGEND APPEAR ON THE PLANS.

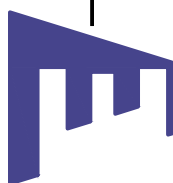
GENERAL NOTES

- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LANDSCAPE NOTES

- ALL NEW PLANT MATERIAL SHALL BE NURSERY-GROWN STOCK.
- AT THE TIME OF PLANTING, ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL; ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 TO 7 FEET IN HEIGHT.
- 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.
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE. THE PROPERTY OWNER SHALL REPLACE ANY UNHEALTHY OR DEAD PLANT MATERIALS IN CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY THE BOARD AS PART OF THE SITE PLAN.
- ALL PLANTINGS, FENCES, AND WALLS NECESSITATED BY THESE LANDSCAPING AND SCREENING REQUIREMENTS SHALL CONFORM WITH THE STREET INTERSECTION SIGHT-OBSTRUCTION REQUIREMENTS PROVIDED IN SECTION 206 OF THE LEBANON ZONING ORDINANCE. ALL SUCH PLANT MATERIALS MUST BE PRUNED AS NECESSARY TO MAINTAIN COMPLIANCE.
- ENCROACHMENT ON LANDSCAPED AREAS 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.

Stamp	
Date	
Description	
No.	



ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
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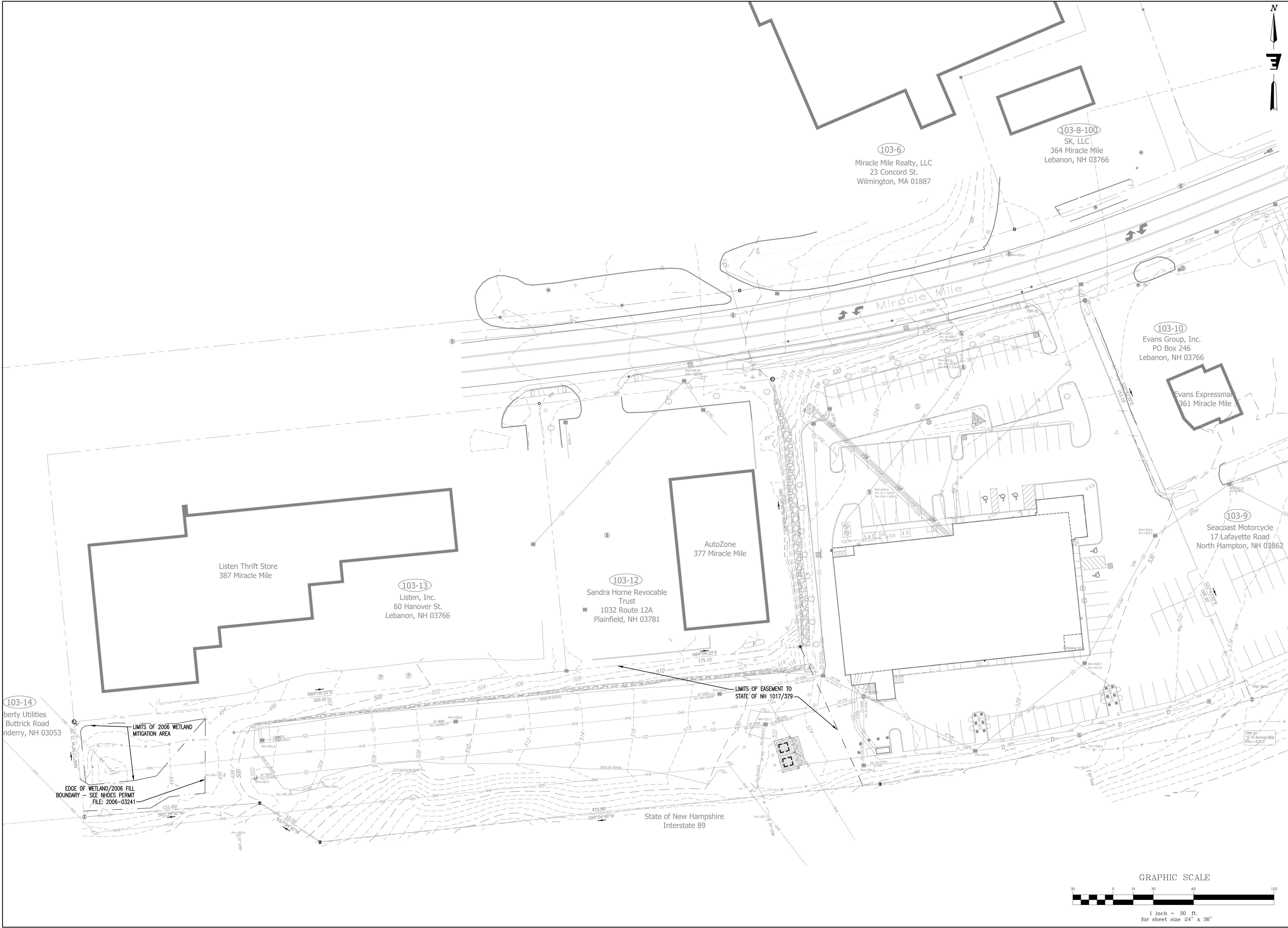
LEGEND AND NOTES

369 Miracle Mile
 Revo Casino Parking Expansion
 Lebanon, Grafton County, New Hampshire

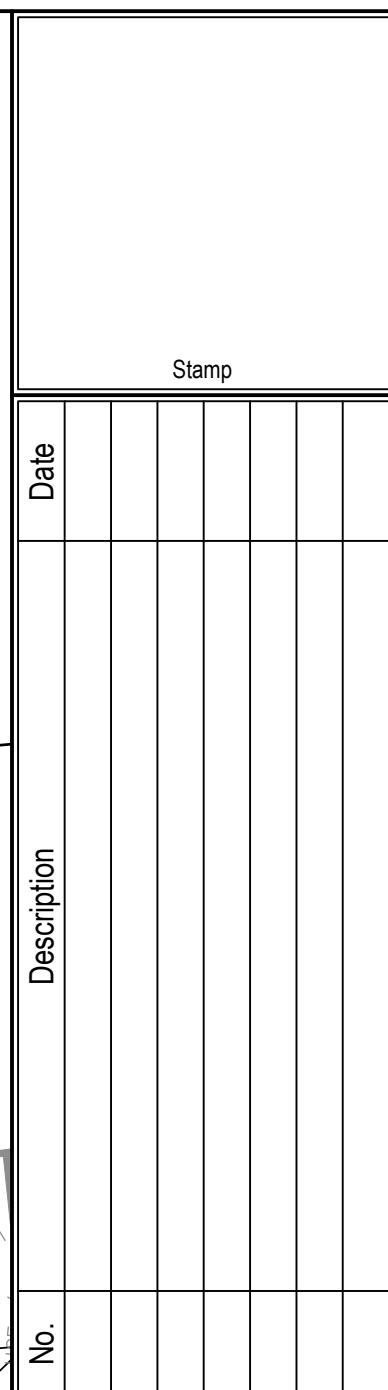
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Checked By:	AM
Scale:	AS NOTED
Date:	08/11/2025

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SHEET 2 OF 13



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Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
EXISTING CONDITIONS PLAN 369 Miracle Mile Revo Casino Parking Expansion Lebanon, Grafton County, New Hampshire	
EV Project #	25122
Drawn By:	JC
Checked By:	AM
Scale:	1" = 30'
Date:	08/11/2025
C1.1 SHEET 3 OF 13	



**ENGINEERING
VENTURES PC**

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85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 803-442-9333
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Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. 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.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT, ROUGH GRADE, AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
5. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
6. GRADE DRIVE ENTRANCE AND EXCAVATE BUILDING PAD
7. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATION CONCURRENT WITH WATER AND SEWER UTILITIES.
8. CONSTRUCT STORMWATER SYSTEM
9. EXCAVATE AND PREP FOR GRAVEL WETLAND, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY.
10. INSTALL STORMWATER PIPING, DITCHES AND STRUCTURES
11. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
12. COMPLETE FINAL GRADING OF SITE, PLANT TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
13. INSTALL LIGHT POLES.
14. PAVE BASE COURSE.
15. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LANDSCAPED AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
16. PAVE WEARING COURSE.
17. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY.

STORMWATER POLLUTION PREVENTION NOTES

- | | |
|-----|----------------------------------|
| EC1 | LIMIT OF DISTURBANCE |
| EC2 | SILT FENCE |
| EC3 | CONCRETE WASHOUT |
| EC4 | STABILIZED CONSTRUCTION ENTRANCE |
| EC5 | CHECK DAM (TYP.) |
| EC6 | INLET PROTECTION (TYP.) |

EROSION CONTROL LEGEND

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. HAY PRODUCTS SHALL NOT BE USED.

STONE CHECK DAM

THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

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)

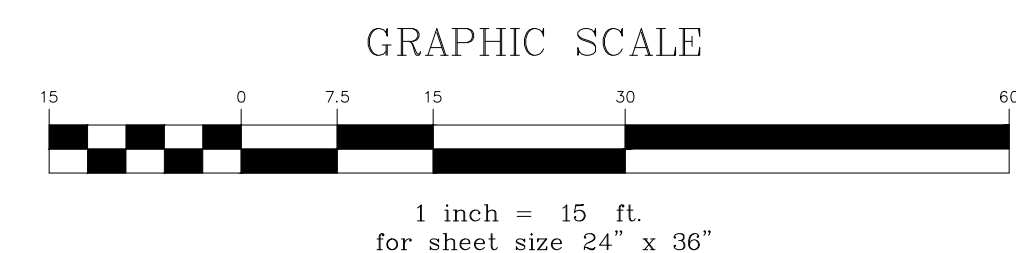
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY SILT FENCING

TEMPORARY SILT FENCING IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LAIDEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. SILT FENCING IS EFFECTIVE IN REDUCING STORMWATER RUNOFF VELOCITIES, ASSIST IN THE DEPOSITION OF TRANSPORTED SEDIMENT LOAD AND PREVENT EROSION OF SOILS ON ADJACENT AREAS. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE

THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

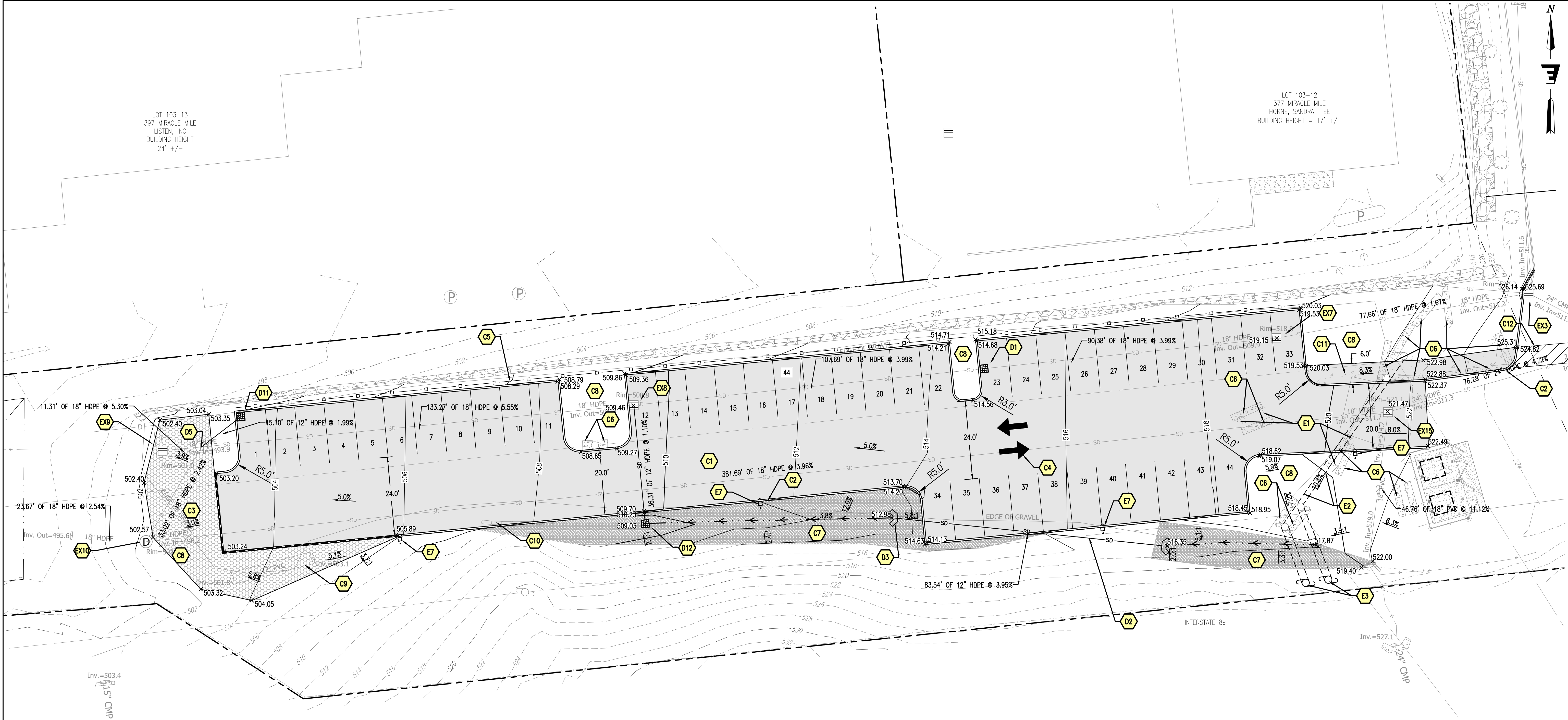


EROSION PREVENTION AND SEDIMENT CONTROL PLAN

369 Miracle Mile
Revo Casino Parking Expansion
Lebanon, Grafton County, New Hampshire

EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	1" = 15'
Date:	08/11/2025

C1.2



SITE NOTES

- C1** ASPHALT PARKING AND DRIVE ACCESS
- C2** VERTICAL GRANITE CURBING (TYP.)
- C3** SNOW STORAGE
- C4** DIRECTION OF TRAVEL (TYP.)
- C5** WOOD GUIDE RAIL
- C6** CONCRETE BARRIER TO BE REMOVED (TYP.)
- C7** RIPRAP (TYP.)
- C8** RESTORE WITH 6" TOPSOIL, GRASS SEED AND MULCH
- C9** GRASS PAVERS
- C10** RESET AND PLACE LARGE BOULDERS TO PROVIDE SPACE FOR CURB CONSTRUCTION, PROVIDE ADDITIONAL BOULDERS AS REQUIRED, MATCH EXISTING DIMENSIONS.
- C11** CONCRETE SIDEWALK
- C12** STRIPED SIDEWALK TO EXISTING STEPS AT REAR ENTRANCE. 4" YELLOW ALKYD ENAMEL PAINTED AT 45° ANGLE AND 24" O.C.

ELECTRICAL NOTES

- E1** REMOVE GUY WIRE (COORDINATE WITH LIBERTY UTILITIES)
- E2** GUY WIRE SPANNING BETWEEN UTILITY POLES (COORDINATE WITH LIBERTY UTILITIES)
- E3** PUSH BRACE (COORDINATE WITH LIBERTY UTILITIES)
- E4** EV-CAPABLE PARKING SPACE (COORDINATE FINAL CONDUIT DESIGN/LOCATION AND ELECTRICAL SERVICE UPGRADES WITH ELECTRICIAN)
- E5** BUILDING MOUNTED ELECTRICAL CONDUIT FOR ELECTRIC VEHICLE "CAPABLE" AND "READY" PARKING SPACES (COORDINATE FINAL CONDUIT DESIGN/LOCATION AND ELECTRICAL SERVICE UPGRADES WITH ELECTRICIAN)
- E6** EV-READY PARKING SPACE(COORDINATE FINAL CONDUIT DESIGN/LOCATION AND ELECTRICAL SERVICE UPGRADES WITH ELECTRICIAN)
- E7** POLE MOUNTED PARKING LOT LIGHT (TYP.)
- E8** ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION

STORMWATER NOTES

- D1** STORM DRAIN
- D2** HDPE PIPE (TYP.)
- D3** PRECAST HEADWALL (TYP.)
- D4** UNDERDRAIN
- D5** VORTECH TREATMENT SYSTEM TO BE CLEANED OF SEDIMENT WITH VACUUM TRUCK AND MAINTAINED AS REQUIRED.

SITE LEGEND

FLUSH CURB

PROPANE NOTES

- P1** CAST IN PLACE REINFORCED CONCRETE COUNTERWEIGHT SLAB BENEATH TANKS, INSTALL HOLD DOWN STRAPS, RODS AND ANCHOR BOLTS TO SECURE TANK TO SLAB, BOTTOM OF SLAB SHALL BE 5" MIN. BELOW FINISHED GRADE, BACKFILL WITH GRANULAR FILL, SIZE OF COUNTERWEIGHT AND STRAP SPECIFICATIONS TO BE SUPPLIED BY PROPANE COMPANY. COORDINATE INSTALLATION WITH PROPANE COMPANY.
- P2** EXISTING PROPANE TANKS TO BE REINSTALLED COORDINATE WITH PROPANE COMPANY

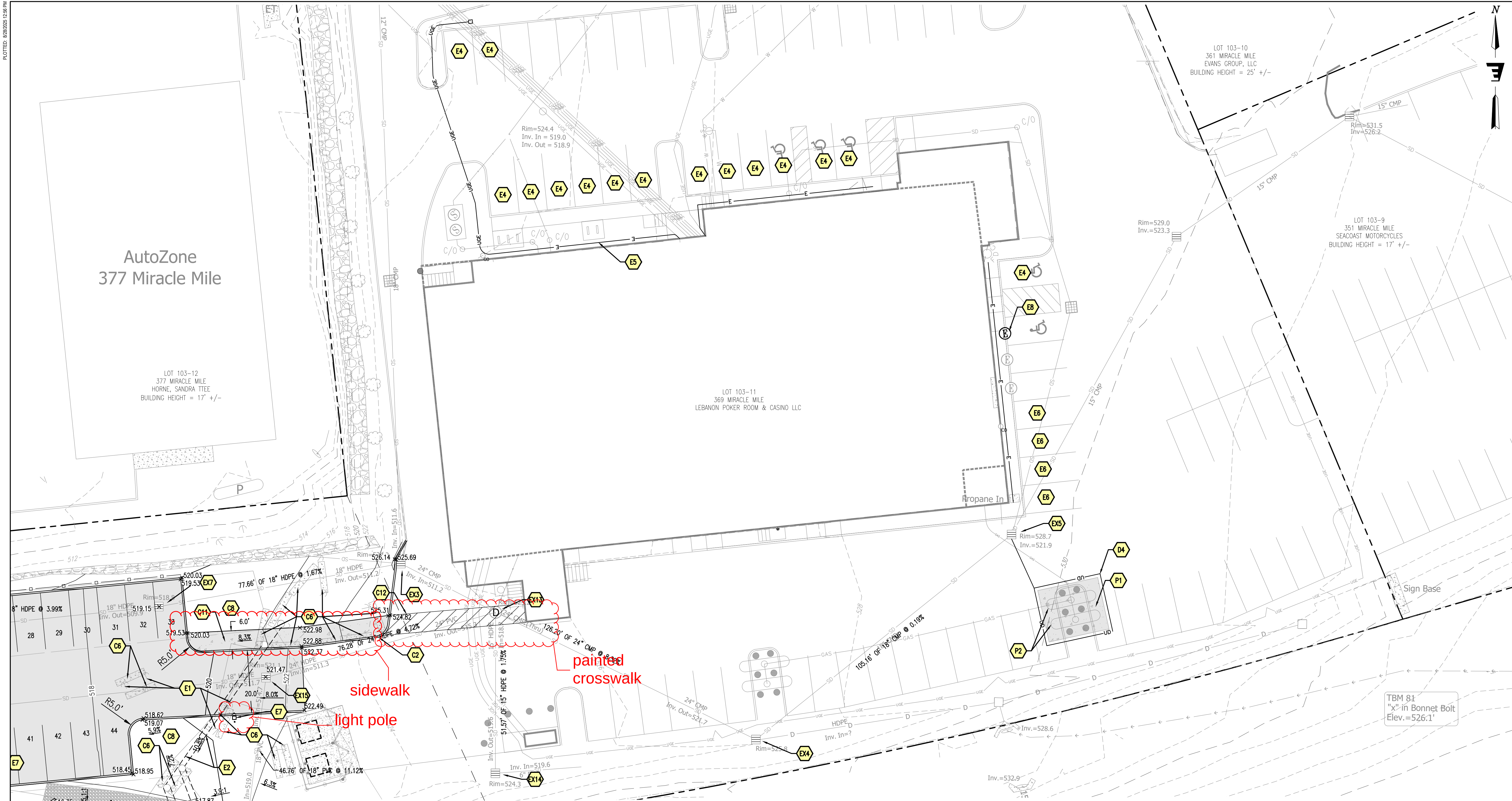
GRAPHIC SCALE



STORMWATER SCHEDULE

D1 4' I.D. CATCH BASIN RIM: 510.66 INV. IN: 506.20 (18" HDPE) INV. OUT: 506.20 (18" HDPE) SUMP: 506.20	EX4 4' I.D. CATCH BASIN RIM: 526.30 INV. IN: 521.70 (18" CMP) INV. OUT: 521.70 (24" CMP) SUMP: 521.70	EX10 4' I.D. DRAIN MANHOLE RIM: 502.08 INV. IN: 496.20 (18" HDPE) INV. OUT: 496.20 (18" HDPE) SUMP: 496.20
D7 4' I.D. BYPASS STRUCTURE RIM: 501.90 INV. IN: 494.50 (18" HDPE) INV. IN: 496.00 (12" HDPE) INV. OUT: 494.50 (18" HDPE) INV. OUT: 497.00 (18" HDPE) SUMP: 488.24	EX5 4' I.D. CATCH BASIN RIM: 529.31 INV. IN: 521.90 (12" HDPE) INV. IN: 521.90 (15" HDPE) INV. IN: 524.00 (6" HDPE) INV. OUT: 521.90 (18" CMP) SUMP: 519.90	EX13 4' I.D. DRAIN MANHOLE RIM: 525.67 INV. IN: 518.70 (15" HDPE) INV. OUT: 519.60 (24" HDPE) SUMP: 510.46
D11 4' I.D. CATCH BASIN RIM: 500.14 INV. IN: 504.40 (12" HDPE) SUMP: 496.20	EX7 4' I.D. CATCH BASIN RIM: 512.37 INV. IN: 509.90 (18" HDPE) INV. OUT: 509.80 (18" HDPE) SUMP: 509.80	EX14 4' I.D. CATCH BASIN RIM: 524.30 INV. IN: 519.60 (15" HDPE) INV. OUT: 519.60 (6" PVC) SUMP: 24.30
D12 4' I.D. CATCH BASIN RIM: 508.34 INV. IN: 504.40 (12" HDPE) SUMP: 504.40	EX6 4' I.D. CATCH BASIN RIM: 524.48 INV. IN: 515.50 (18" HDPE) INV. IN: 511.20 (24" CMP) INV. OUT: 511.20 (18" HDPE) SUMP: 511.05	EX15 4' I.D. CATCH BASIN RIM: 521.42 INV. IN: 511.70 (24" HDPE) INV. IN: 514.70 (18" PVC) INV. OUT: 511.30 (18" HDPE) SUMP: 511.30
EX3 4' I.D. CATCH BASIN RIM: 524.48 INV. IN: 515.50 (18" HDPE) INV. IN: 511.20 (24" CMP) INV. OUT: 511.20 (18" HDPE) SUMP: 511.05	EX9 EX HDS RIM: 515.01 INV. IN: 493.90 (18" HDPE) SUMP: 493.90	

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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 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
Stefan Huba New Hampshire Group, LLC 887B Central Ave. Dover, NH 03820	
Site Plan	369 Miracle Mile Revo Casino Parking Expansion Lebanon, Grafton County, New Hampshire
EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	1" = 15'
Date:	08/11/2025
C2.1	
SHEET 5 OF 13	



SITE NOTES

- C1 ASPHALT PARKING AND DRIVE ACCESS
- C2 VERTICAL GRANITE CURBING (TYP.)
- C3 SNOW STORAGE
- C4 DIRECTION OF TRAVEL (TYP.)
- C5 WOOD GUIDE RAIL
- C6 CONCRETE BARRIER TO BE REMOVED (TYP.)
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- C11 CONCRETE SIDEWALK
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STORMWATER NOTES

- D1 STORM DRAIN
- D2 HDPE PIPE (TYP.)
- D3 PRECAST HEADWALL (TYP.)
- D4 UNDERDRAIN
- D5 VORTECH TREATMENT SYSTEM TO BE CLEANED OF SEDIMENT WITH VACUUM TRUCK AND MAINTAINED AS REQUIRED.

SITE LEGEND

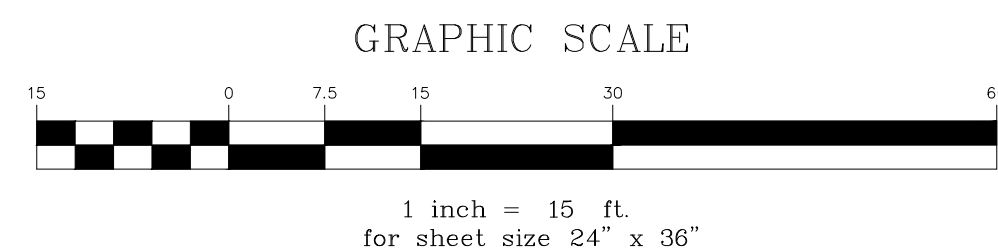
FLUSH CURB

PROPANE NOTES

- P1 CAST IN PLACE REINFORCED CONCRETE COUNTERWEIGHT SLAB BENEATH TANKS, INSTALL HOLD DOWN STRAPS, RODS AND ANCHOR BOLTS TO SECURE TANK TO SLAB, BOTTOM OF SLAB SHALL BE 5" MIN. BELOW FINISHED GRADE, BACKFILL WITH GRANULAR FILL, SIZE OF COUNTERWEIGHT AND STRAP SPECIFICATIONS TO BE SUPPLIED BY PROPANE COMPANY. COORDINATE INSTALLATION WITH PROPANE COMPANY.
- P2 EXISTING PROPANE TANKS TO BE REINSTALLED COORDINATE WITH PROPANE COMPANY

STORMWATER SCHEDULE

4' I.D. CATCH BASIN RIM: 510.66 INV. IN: 506.20 (18" HDPE) INV. OUT: 506.20 (18" HDPE) SUMP: 506.20	4' I.D. CATCH BASIN RIM: 526.30 INV. IN: 521.70 (18" CMP) INV. OUT: 521.70 (24" CMP) SUMP: 521.70	4' I.D. DRAIN MANHOLE RIM: 502.08 INV. IN: 496.20 (18" HDPE) INV. OUT: 496.20 (18" HDPE) SUMP: 496.20
4' I.D. BYPASS STRUCTURE RIM: 501.90 INV. IN: 494.50 (18" HDPE) INV. IN: 496.00 (12" HDPE) INV. OUT: 494.50 (18" HDPE) INV. OUT: 497.00 (18" HDPE) SUMP: 488.24	4' I.D. CATCH BASIN RIM: 529.31 INV. IN: 521.90 (12" HDPE) INV. IN: 521.90 (15" HDPE) INV. IN: 524.00 (6" HDPE) INV. OUT: 521.90 (18" CMP) SUMP: 519.90	4' I.D. DRAIN MANHOLE RIM: 525.67 INV. IN: 518.70 (15" HDPE) INV. OUT: 515.30 (24" HDPE) SUMP: 510.46
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EX3 RIM: 524.88 INV. IN: 515.50 (18" HDPE) INV. IN: 511.20 (24" CMP) INV. OUT: 511.20 (18" HDPE) SUMP: 511.05	EX4 RIM: 526.30 INV. IN: 521.70 (18" CMP) INV. OUT: 521.70 (24" CMP) SUMP: 521.70	EX10 RIM: 526.30 INV. IN: 521.70 (18" CMP) INV. OUT: 521.70 (24" CMP) SUMP: 521.70
EX8 RIM: 524.88 INV. IN: 515.50 (18" HDPE) INV. IN: 511.20 (24" CMP) INV. OUT: 511.20 (18" HDPE) SUMP: 511.05	EX5 RIM: 529.31 INV. IN: 521.90 (12" HDPE) INV. IN: 521.90 (15" HDPE) INV. IN: 524.00 (6" HDPE) INV. OUT: 521.90 (18" CMP) SUMP: 519.90	EX13 RIM: 525.67 INV. IN: 518.70 (15" HDPE) INV. OUT: 515.30 (24" HDPE) SUMP: 510.46
EX9 RIM: 524.88 INV. IN: 515.50 (18" HDPE) INV. IN: 511.20 (24" CMP) INV. OUT: 511.20 (18" HDPE) SUMP: 511.05	EX6 RIM: 529.31 INV. IN: 521.90 (12" HDPE) INV. IN: 521.90 (15" HDPE) INV. IN: 524.00 (6" HDPE) INV. OUT: 521.90 (18" CMP) SUMP: 519.90	EX14 RIM: 524.30 INV. OUT: 519.60 (15" HDPE) INV. OUT: 519.60 (6" PVC) SUMP: 24.30
EX1 RIM: 524.30 INV. IN: 519.60 (6" HDPE) INV. OUT: 519.60 (6" HDPE) SUMP: 519.60	EX2 RIM: 524.30 INV. IN: 519.60 (6" HDPE) INV. OUT: 519.60 (6" HDPE) SUMP: 519.60	EX15 RIM: 521.42 INV. IN: 511.70 (24" HDPE) INV. IN: 514.70 (18" PVC) INV. OUT: 511.30 (18" HDPE) SUMP: 511.30



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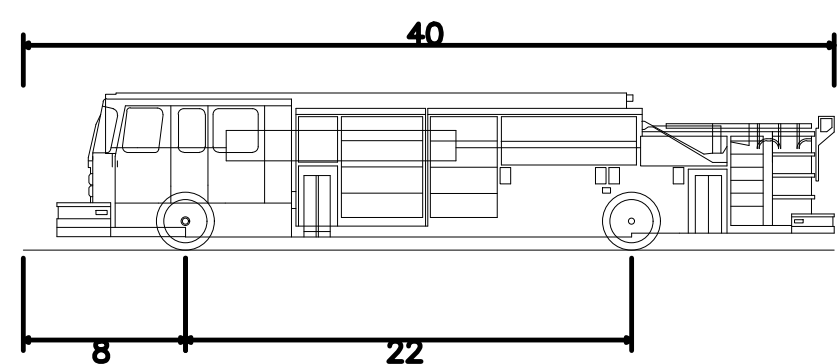
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Stefan Huba
New Hampshire Group, LLC
887B Central Ave.
Dover, NH 03820

Site Plan
369 Miracle Mile
Revo Casino Parking Expansion
Lebanon, Grafton County, New Hampshire

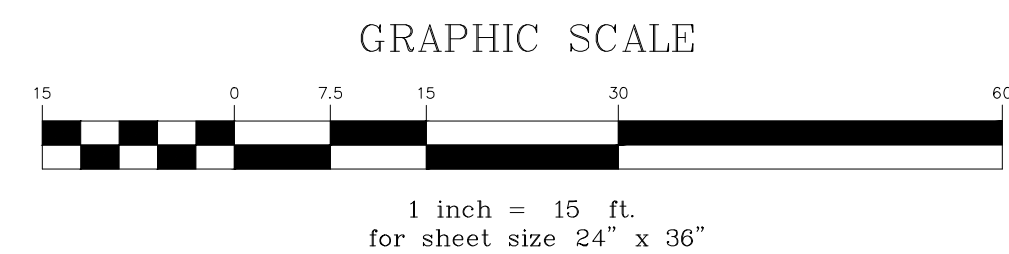
EV Project #	25122
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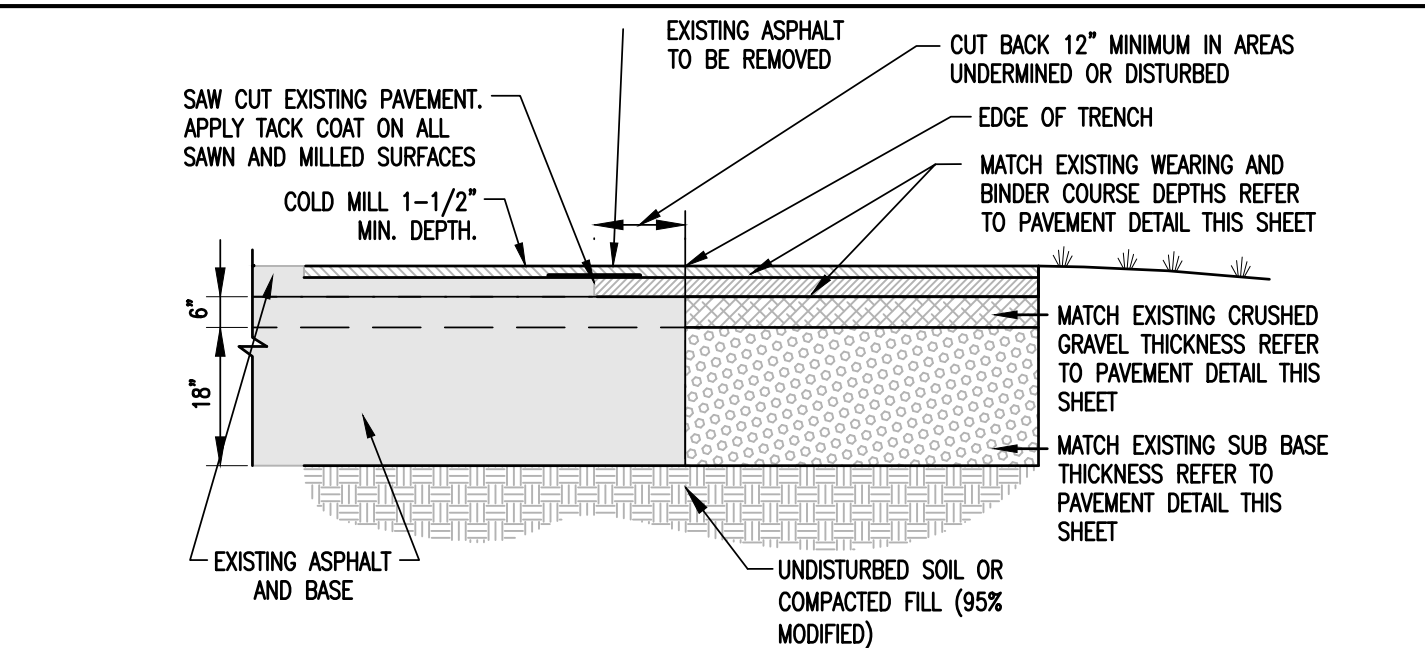
C2.2
SHEET 6 OF 13



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

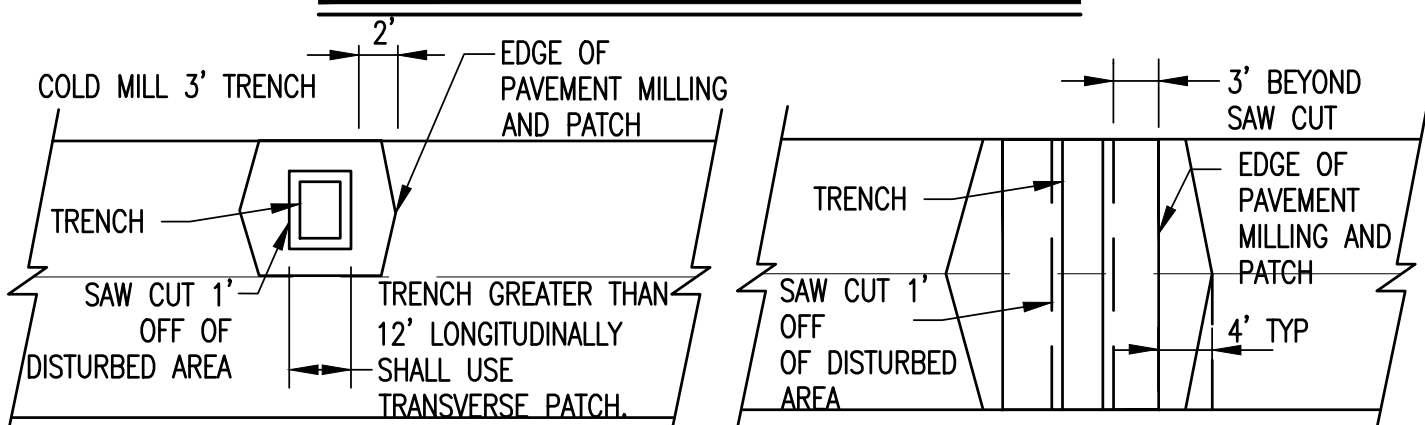
VEHICLE TURNING NOTES

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NOTE: THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TRENCH CROSS SECTION DETAIL

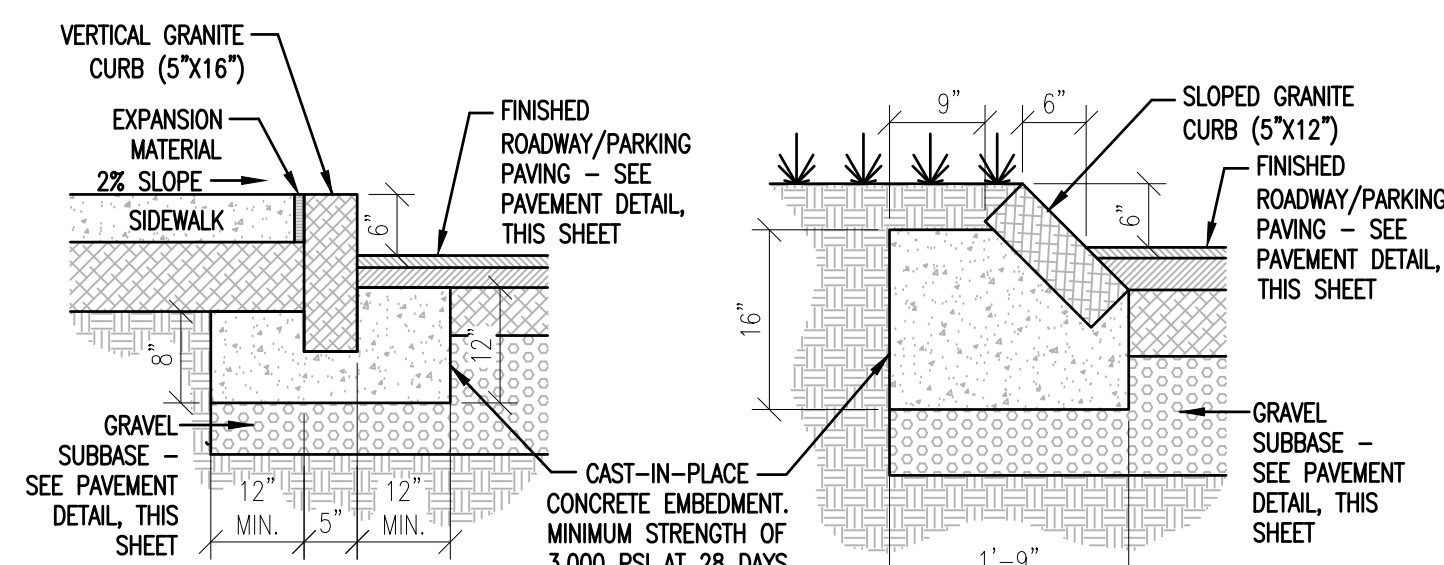


SINGLE LANE TRENCH PATCH

TRANSVERSE TRENCH PATCH

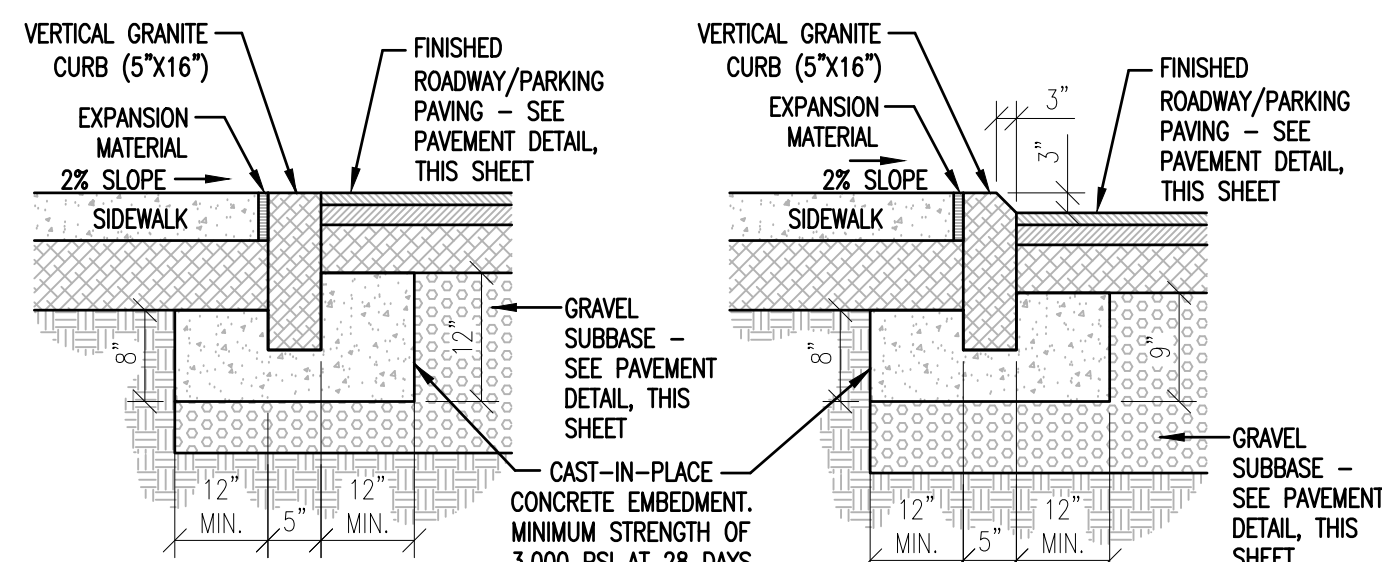
ASPHALT PAVEMENT TRENCH PATCH

NOT TO SCALE



DETAIL A - VERTICAL CURB

DETAIL C - SLOPED CURB



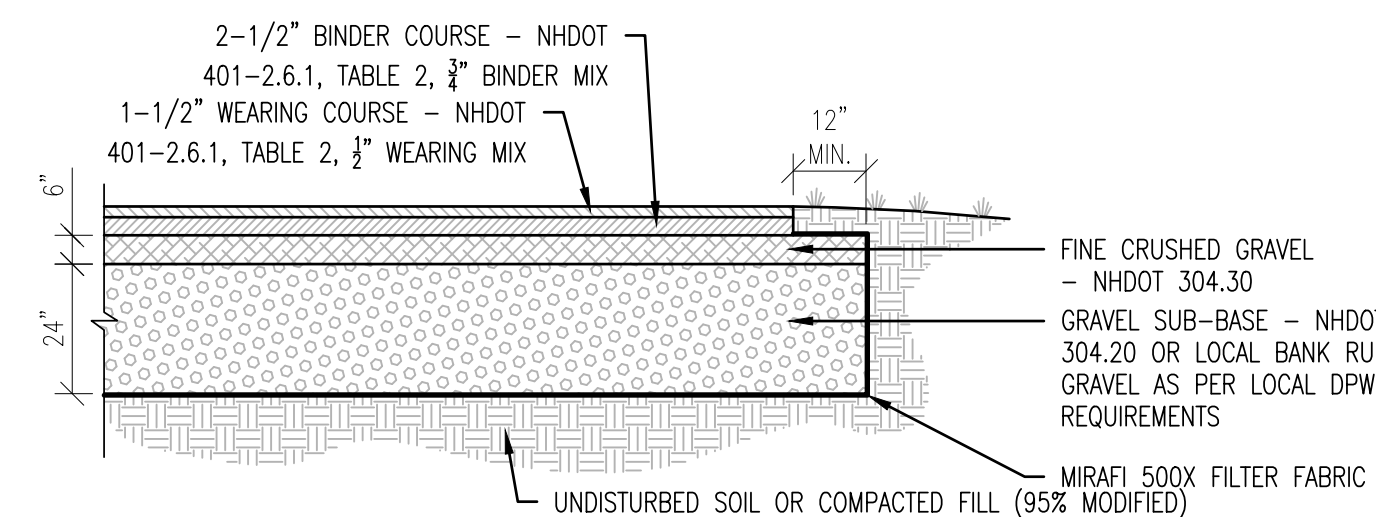
DETAIL B - FLUSH CURB

DETAIL D - MOUNTABLE CURB

- VERTICAL GRANITE CURB NOTES:**
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
 2. WHERE CURB IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, CURB SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" OC (PORTION OF DOWEL IN CURB TO BE GREASED).
 3. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE AND CURB.

GRANITE CURB DETAILS

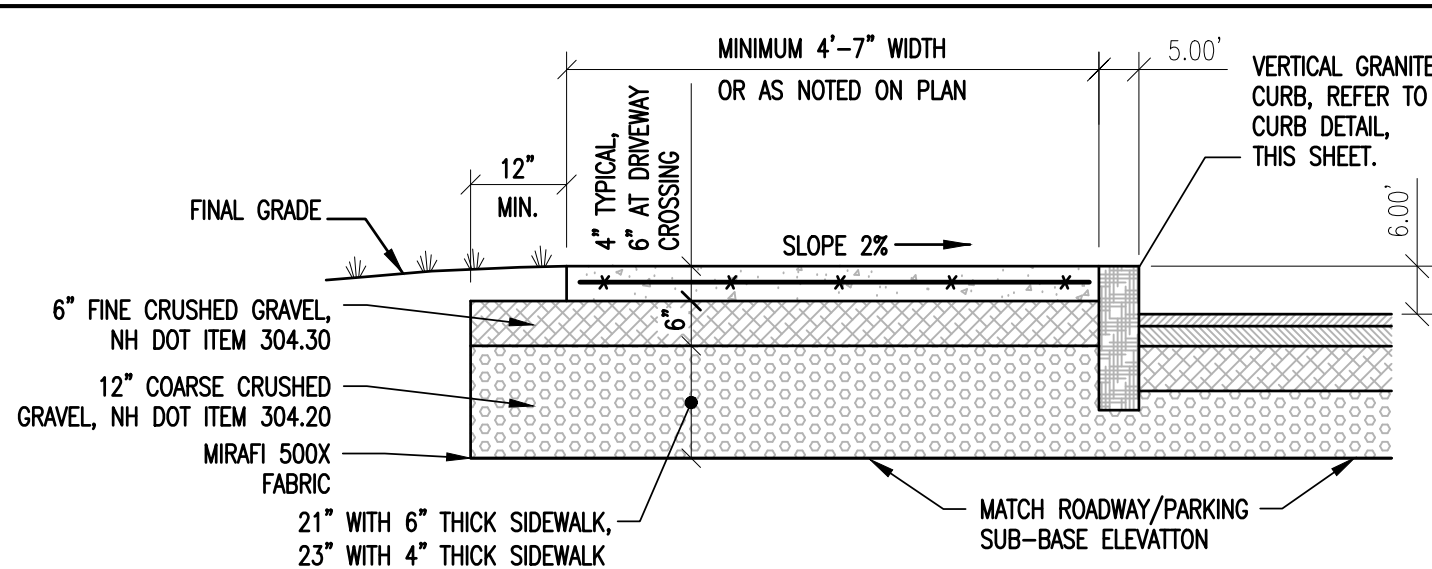
NOT TO SCALE



- NOTES:**
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).
 2. ROAD/PARKING LOT PAVEMENT CROSS SECTION BASED ON VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITEM 401, TABLE 2.

PAVEMENT DETAIL

NOT TO SCALE

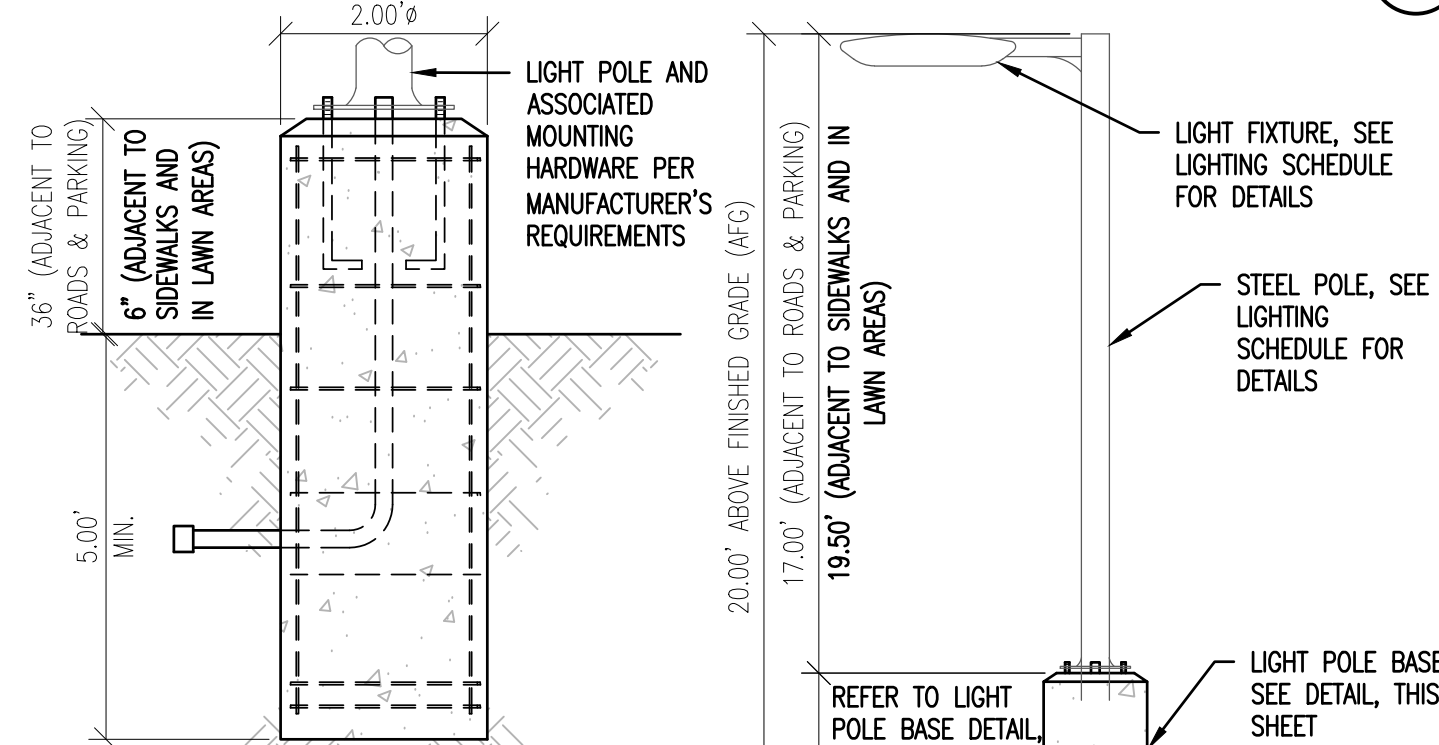


CONCRETE SIDEWALK NOTES:

1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX. EXPANSION JOINTS SHALL BE DOWELED WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" OC (ONE END TO BE GREASED).
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" OC (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

CONCRETE SIDEWALK WITH GRANITE CURB

NOT TO SCALE



NOTES:

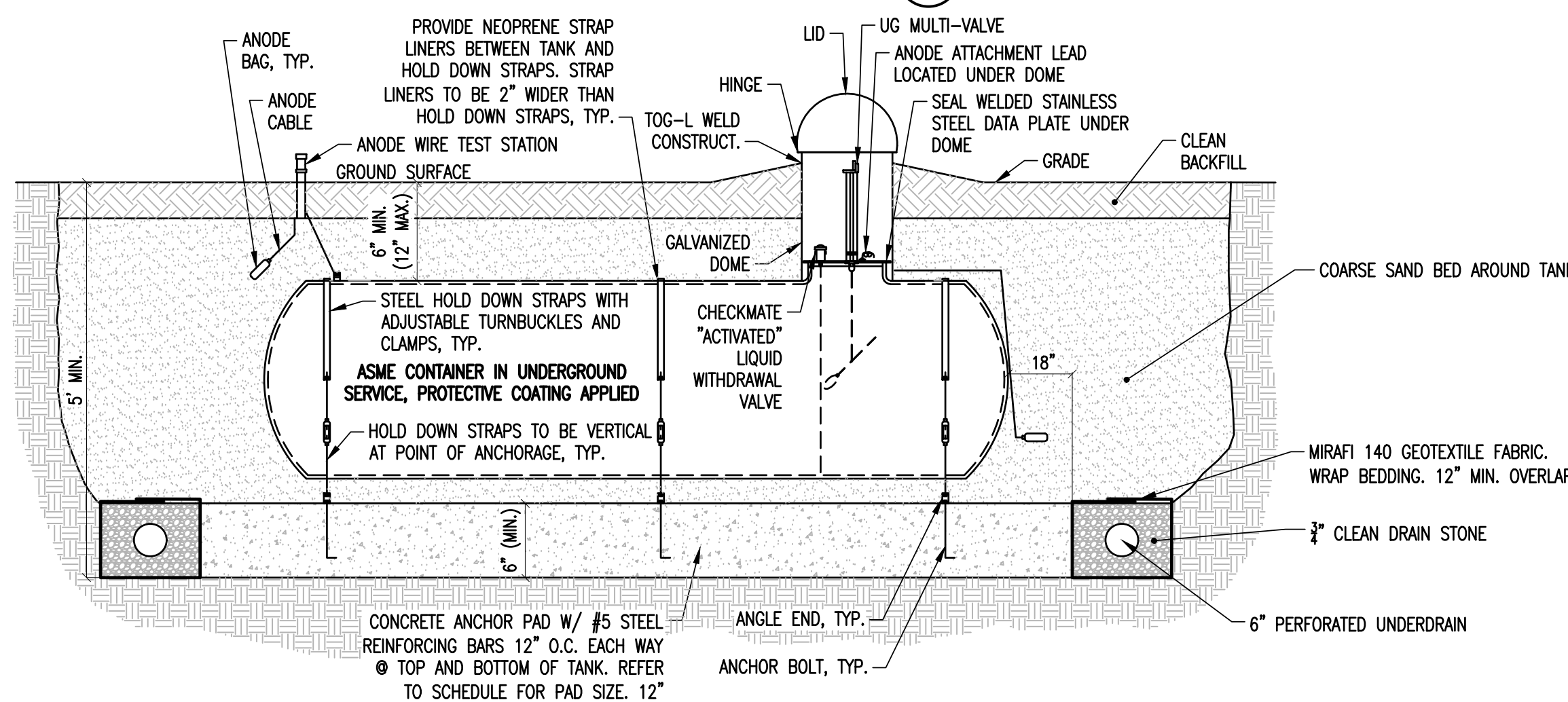
1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: (4) - #4'S, 1 @ EACH CORNER.
3. 1" CHAMFER @ TOP EDGE
4. CONDUIT & ANCHOR BOLTS PLACED AS RE-QUIRED; PROVIDED BY ELECTRICAL CONTRACTOR.
5. CONCRETE TO HAVE AIR ENTRAINING AGENT.

TYPICAL LIGHT POLE BASE

TYPICAL LIGHT POLE

LIGHT POLE DETAIL

NOT TO SCALE



NOTES:

1. PROVIDE UNDERGROUND TANKS, PIPING MANIFOLD, HIGH PRESSURE REGULATOR, SUPPLY PIPE TO BUILDING AND THE PRESSURE REGULATOR ON THE BUILDING EXTERIOR.
2. TANKS SHALL BE 1999 GALLON "AMERICAN WELDING" OR EQUIVALENT UNDERGROUND PROPANE TANKS. PROVIDE 3 FEET SEPARATION BETWEEN ADJACENT TANKS. NO PORTION OF THE TANKS SHALL BE LESS THAN 10' FROM THE BUILDING OR THE PROPERTY LINE.
3. TANKS SHALL BE SECURELY ANCHORED IN ACCORDANCE WITH N.F.P.A. 58 REQUIREMENTS.
4. SIX INCHES OF SAND IS REQUIRED AROUND THE TANKS. A MINIMUM OF SIX INCHES OF SOIL OVER THE TOP OF THE TANKS IS REQUIRED. PROVIDE A MINIMUM OF 6" TO A MAXIMUM OF 12" COVER. PROVIDE CATHODIC PROTECTION ON EACH TANK, 4-17 LB ANODE BAGS PER TANK. WIRE LEADS MUST BE ACCESSIBLE FOR FUTURE TESTING.
5. PROVIDE EXCESS FLOW VALVE IN THE SERVICE VALVE OF EACH TANK. PROVIDE TYPE "K" COPPER PIPE RUN FROM EACH TANK TO A SEPARATE DOME LOCATED BETWEEN THE SECOND AND THIRD TANK. PROVIDE A "FISHER" MODEL #827R-117, 5-20 LB, 10,755,000 HIGH PRESSURE REGULATOR WITH A PRESSURE GAUGE (0-30 LB) ON THE OUTLET SIDE.
6. PROVIDE APPROXIMATELY 80' OF 1-1/4" I.P.S., "PE" PIPE BURIED 18" DEEP WITH 6" OF SAND AROUND THE PIPE. PROVIDE "GAS LINE" CAUTION TAPE APPROXIMATELY 6" UNDER THE SURFACE. PROVIDE A #14 THIN COPPER WIRE BURIED WITH THE "PE" PIPE FOR FUTURE TRACING OF THE GAS PIPE.
7. PROVIDE A SHUT OFF AND UNION UNDER THE PRESSURE REGULATOR AT THE BUILDING. PROVIDE A "FISHER" MODEL #S202G-BNC, 10,500,000 BTU CAPACITY @ 11" WC REGULATOR AT THE BUILDING TO SUPPLY STANDARD 11" WC PRESSURE TO BUILDING EQUIPMENT.
8. PLUMBING CONTRACTOR SHALL PROVIDE ALL WORK REQUIRED DOWN STREAM OF THE SECOND STAGE REGULATOR ON THE BUILDING.
9. ALL WORK SHALL BE PERFORMED BY A "QUALIFIED AGENCY" CONFORMING TO N.F.P.A. 58 AND THE LOCAL AUTHORITY HAVING JURISDICTION.
10. PROVIDE REMOTE LEVEL SENSOR, CONTROLS, DDC AND WIRING BACK TO BUILDING MANAGEMENT SYSTEM IN MECHANICAL ROOM. COORDINATE WORK W/ CONTROLS CONTRACTOR.

UNDERGROUND PROPANE TANK

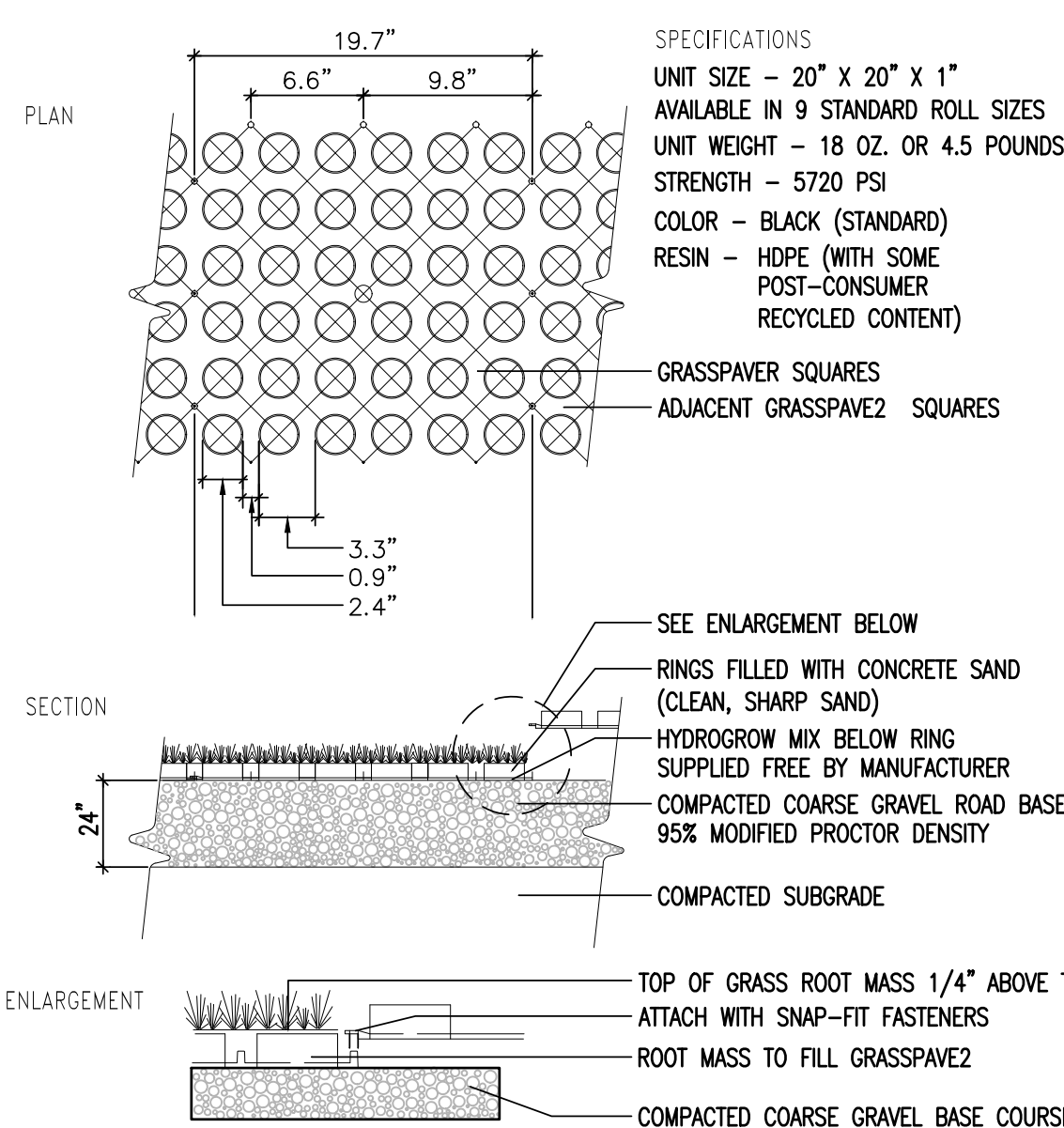
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SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, AND PROJECT ENGINEER TO REVIEW PROCEDURES, IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF NHDOT SPECIFICATIONS.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.
6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDED IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING: NHDOT 209-2.1.1	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	1/2 INCH	70 - 100
	NO. 4	60 - 100
	NO. 10	0 - 20
	NO. 200	0 - 8
B. 3/4" CRUSHED STONE: ASTM C33-03, STONE SIZE #67	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 INCH	100
	3/4 INCHES	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5
C. 1-1/2" CRUSHED STONE: NHDOT 304.4	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCH	100
	1-1/2 INCH	95 - 100
	3/4 INCH	35 - 70
	3/8 INCH	10 - 30
	NO. 4	0 - 5
D. COARSE CRUSHED GRAVEL: NHDOT 304.2	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	4 INCHES	95 - 100
	NO. 4	25 - 50
	NO. 100	0 - 12
	NO. 200	0 - 6
E. FINE CRUSHED GRAVEL: NHDOT 304.33	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	NO. 4	30 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6
F. GRANULAR BACKFILL: NHDOT 209-2.1.2	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	100	100
	NO. 4	45 - 75
	NO. 100	0 - 12
	NO. 200	0 - 6
G. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.		
H. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.		
I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:		
1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.		
2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.		
3. GRADATION:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1 INCH	85 - 100
	1/4 INCH	65 - 100
	NO. 200	20 - 80

THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED METHODS TO MEET THE ABOVE SPECIFICATIONS.



NOTES:

1. GRASS TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.
2. SNOW REMOVAL TO BE ACHIEVED BY USE OF A SNOW PLOW WITH SKID PLATES INSTALLED ON THE BLADE OR WITH A SNOWBLOWER WITH THE BLADES RAISED ADEQUATELY TO PREVENT DIRECT CONTACT WITH THE PAVER SURFACE.
3. PAVERS TO BE RATED FOR H-20 LOADING.
4. PRODUCT SHALL BE GRASSPAVE2 OR APPROVED EQUAL.

GRASS PAVERS DETAIL

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Stamp

Date

Description

No.

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887B Central Ave.

Dover, NH 03820

SITE DETAILS

369 Miracle Mile

Revo Casino Parking Expansion

Lebanon, Grafton County, New Hampshire

EV Project #

25122

Drawn By:

JC

Checked By:

AM

Scale:

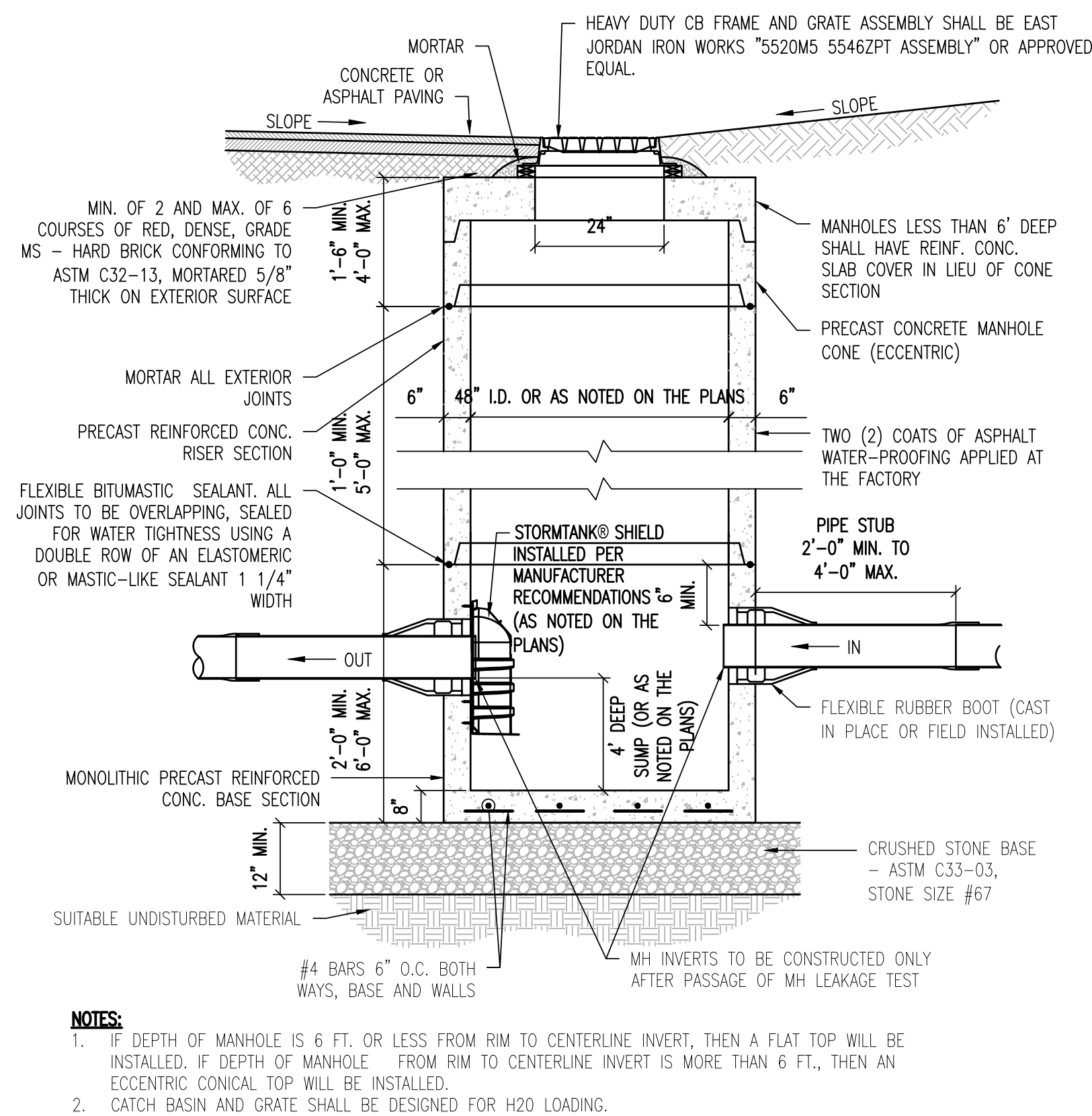
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Date:

08/11/2025

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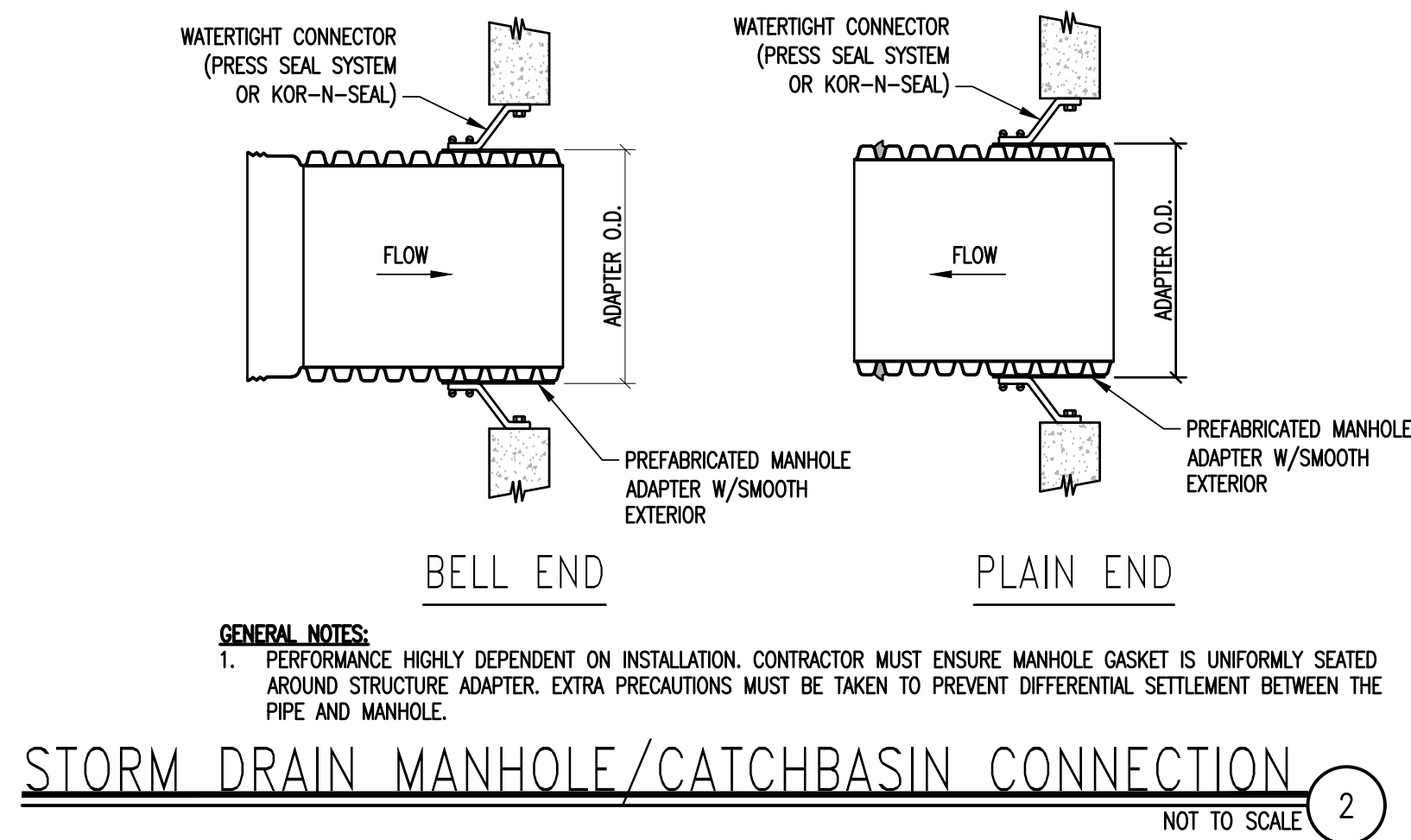
SHEET 8 OF 13



CATCH BASIN

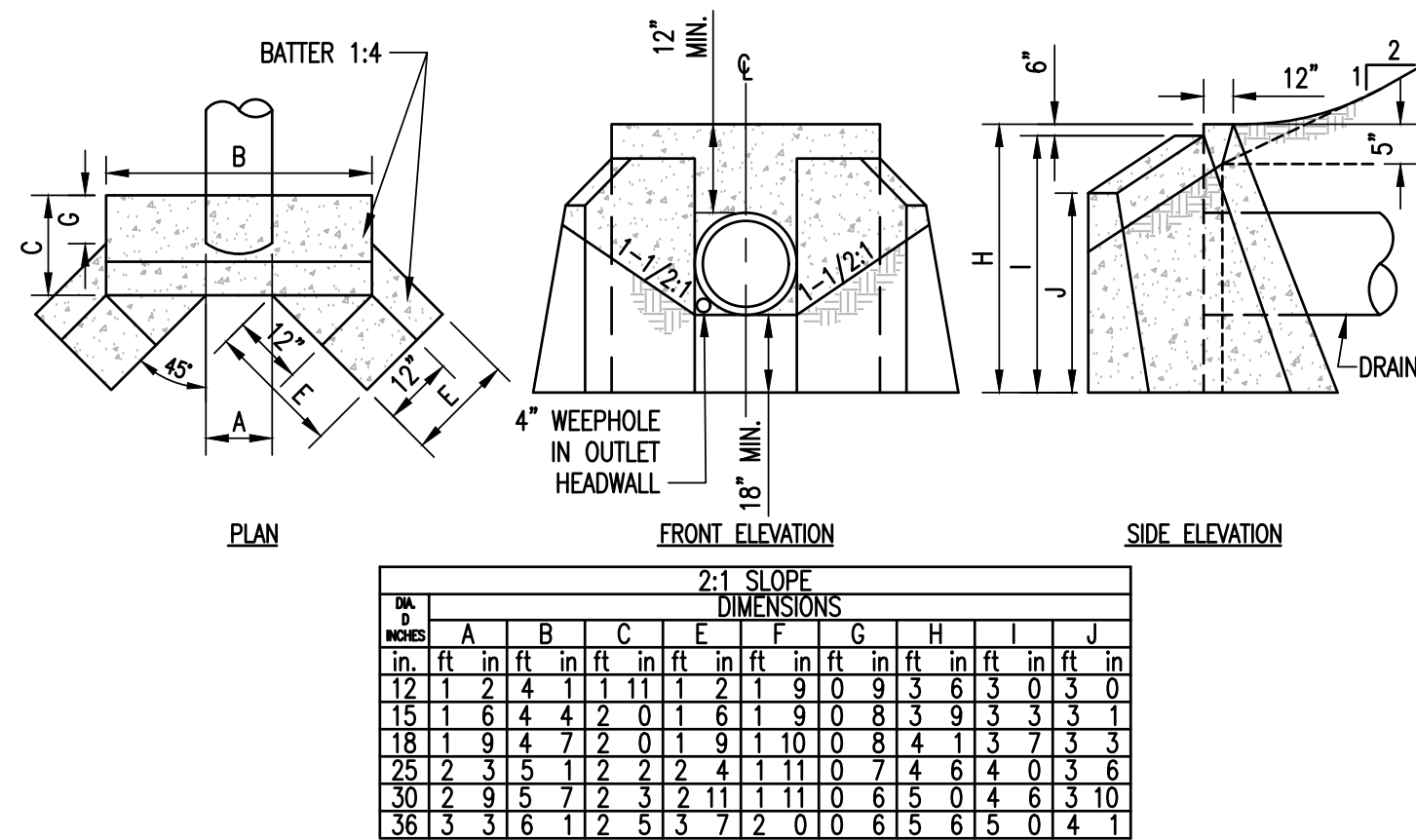
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STORM DRAIN MANHOLE/CATCHBASIN CONNECTION

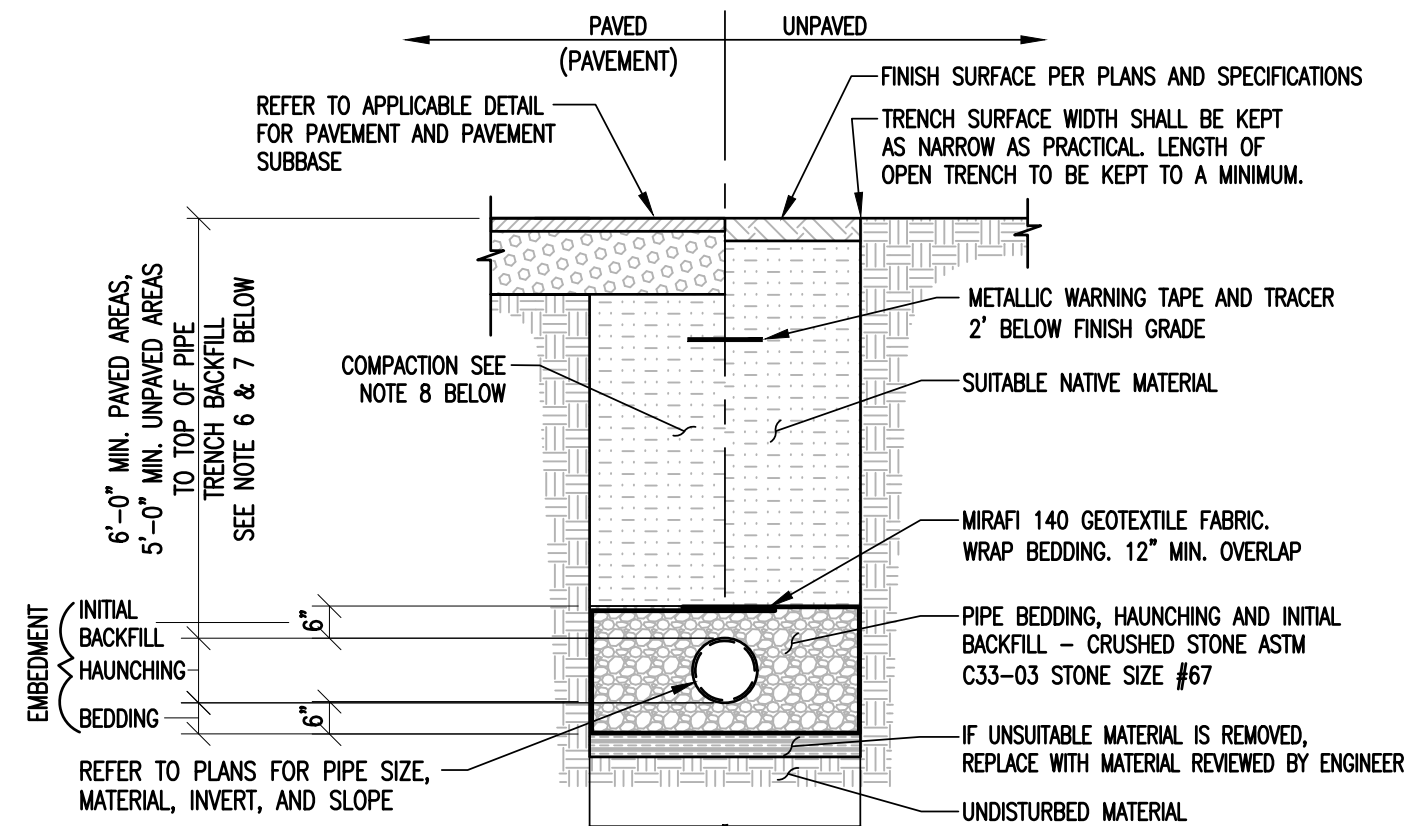
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PRECAST CONCRETE HEADWALL

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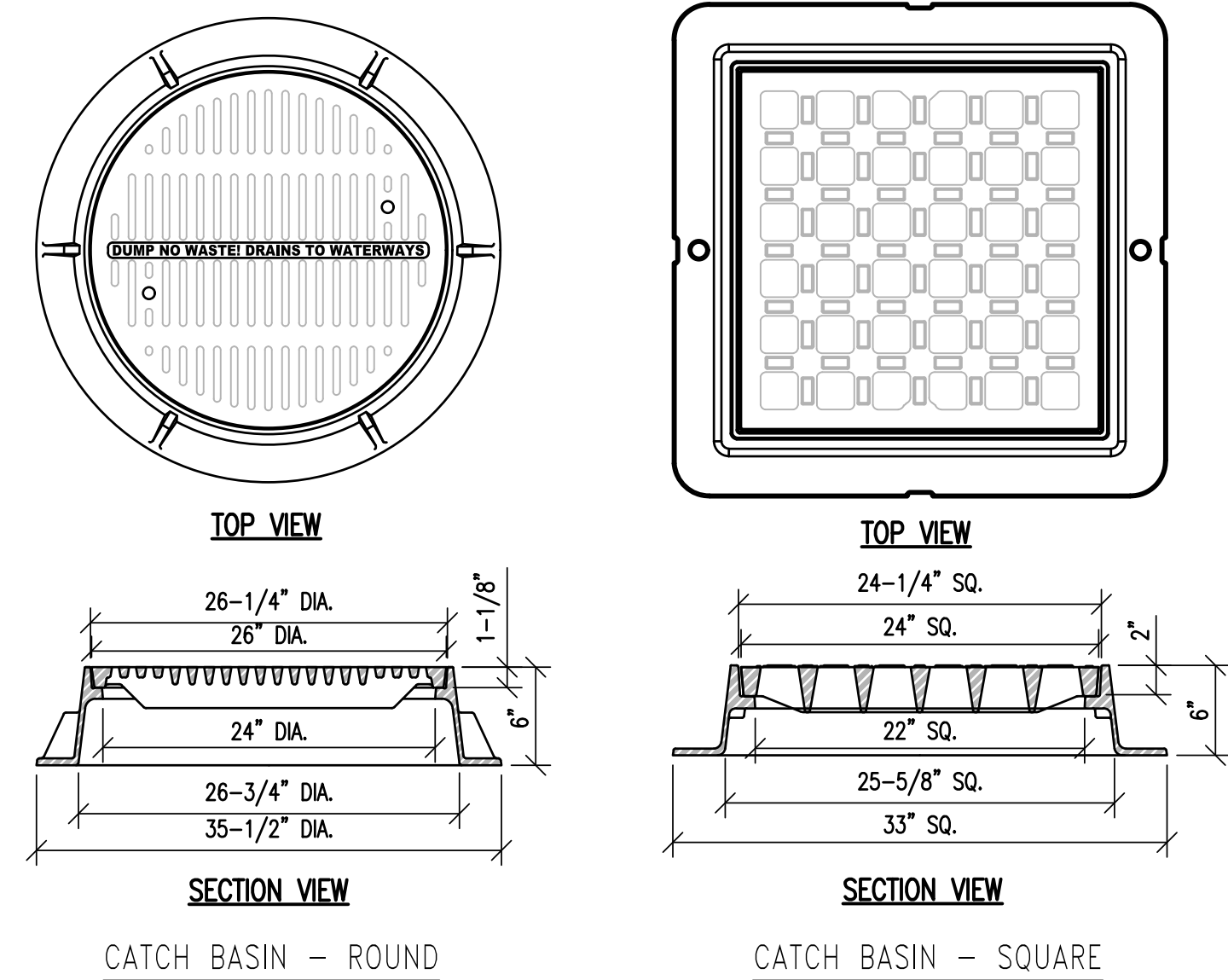
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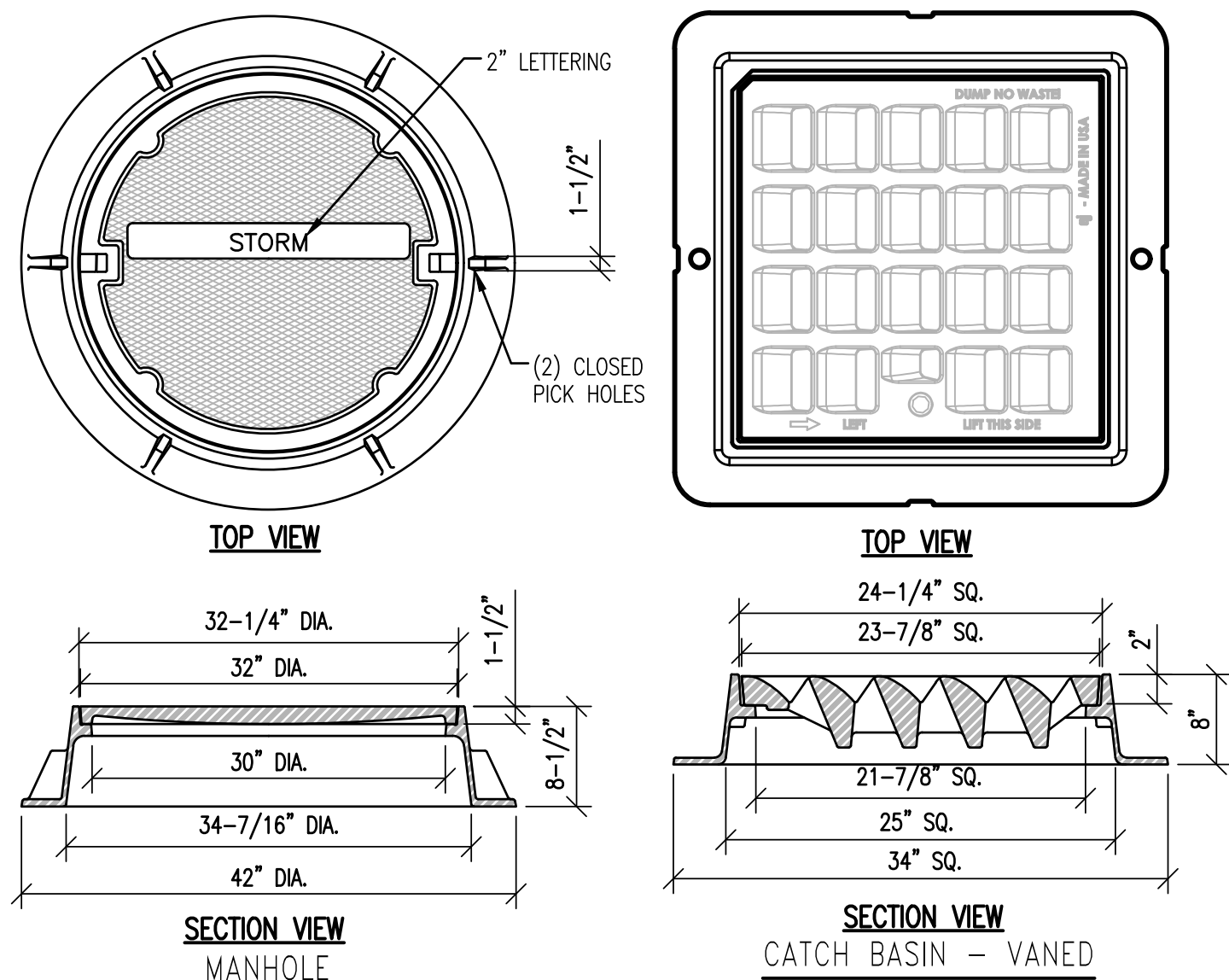
TYPICAL STORM DRAIN TRENCH DETAIL

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5



CATCH BASIN - ROUND



SECTION VIEW
MANHOLE

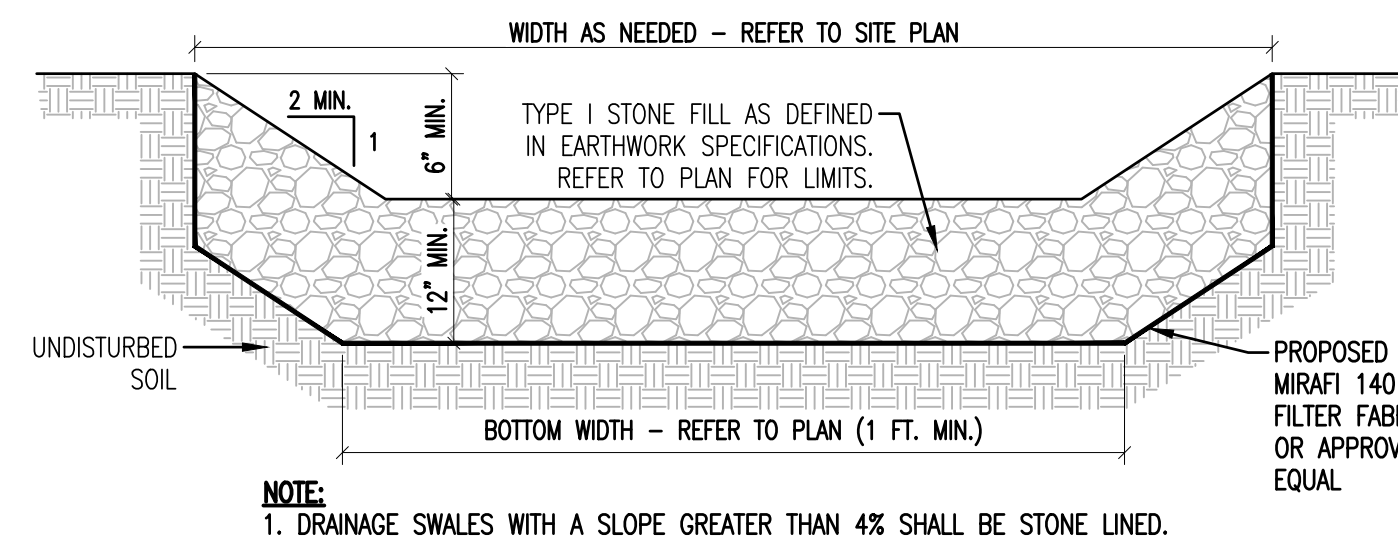
CATCH BASIN - VANED

- NOTES:**
1. ALL DIMENSIONS SHOWN HERE ARE NOMINAL.
 2. COVER SHALL BE HEAVY DUTY (H=20) LOAD RATED.
 3. CATCH BASIN (SQUARE) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS FRAME 55462 (PRODUCT NUMBER 00554611 (4 FLANGE) OR 00554613 (3 FLANGE)) AND GRATE 5520M5 (PRODUCT NUMBER 00552060) OR APPROVED EQUAL.
 3. CATCH BASIN (ROUND) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "22662 1040M3 SET" (PRODUCT NUMBER 0021033205) OR APPROVED EQUAL.
 4. CATCH BASIN (V) FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "5520M8 5521Z ASSEMBLY" (PRODUCT NUMBER 0055208142) OR APPROVED EQUAL. FRAME AND GRATE VANE DIRECTION SHALL BE "LEFT" OR "RIGHT" DEPENDING ON THE DIRECTION OF FLOW AT EACH BASIN.
 4. MANHOLE (MH) FRAME AND COVER ASSEMBLY SHALL BE EAST JORDAN IRON WORKS "1480A V1419 ASSEMBLY" OR APPROVED EQUAL.

STORMWATER MH COVERS AND CB GRATES

NOT TO SCALE

5



STONE-LINED DRAINAGE SWALE

NOT TO SCALE

6

)

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New Hampshire Group, LLC

SITE DETAILS

Sheet Title:

EV Project #	25122
Drawn By:	JC
Checked By:	AM
Scale:	-
Date:	08/11/2025

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SHEET 9 OF 13

EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES

- 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. 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 OWNER'S REP.
- DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(ASHTO M 144) OR SODIUM CHLORIDE (ASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
- 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. A REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, SHALL BE WRITTEN WITHIN 24 HOURS OF EACH INSPECTION THAT:
 - 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;
 - 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
 - INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
- RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (5), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS
- ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- DETENTION BASINS AND SWALES SHALL BE INSTALLED PRIOR TO ROUGH GRADING THE SITE.
- ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEED/MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 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.
- 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.
- THE APPLICANT SHALL NOTIFY IN WRITING DES WETLANDS BUREAU AND THE LEBANON CONSERVATION COMMISSION OF THEIR INTENTION TO COMMENCE CONSTRUCTION NO LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 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.
- DISCHARGE FROM Dewatering OF WORK AREAS SHALL BE TO SEDIMENT BASINS THAT ARE:
 - LOCATED IN UPLANDS;
 - LINED WITH HAY BALES OR OTHER ACCEPTABLE SEDIMENT TRAPPING LINERS;
 - SET BACK AS FAR AS POSSIBLE FROM WETLANDS AND SURFACE WATERS, IN ALL CASES WITH A MINIMUM OF 20 FEET OF UNDISTURBED VEGETATED BUFFER.
- 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.
- 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.
- 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.
- PROPER HEADWALLS SHALL BE CONSTRUCTED WITHIN SEVEN DAYS OF CULVERT INSTALLATION.

EROSION CONTROL CONSTRUCTION SEQUENCE:

- 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. 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.
- 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.
- 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.
- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
- ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDING BY SILT FENCE.
- STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
- COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
- 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:

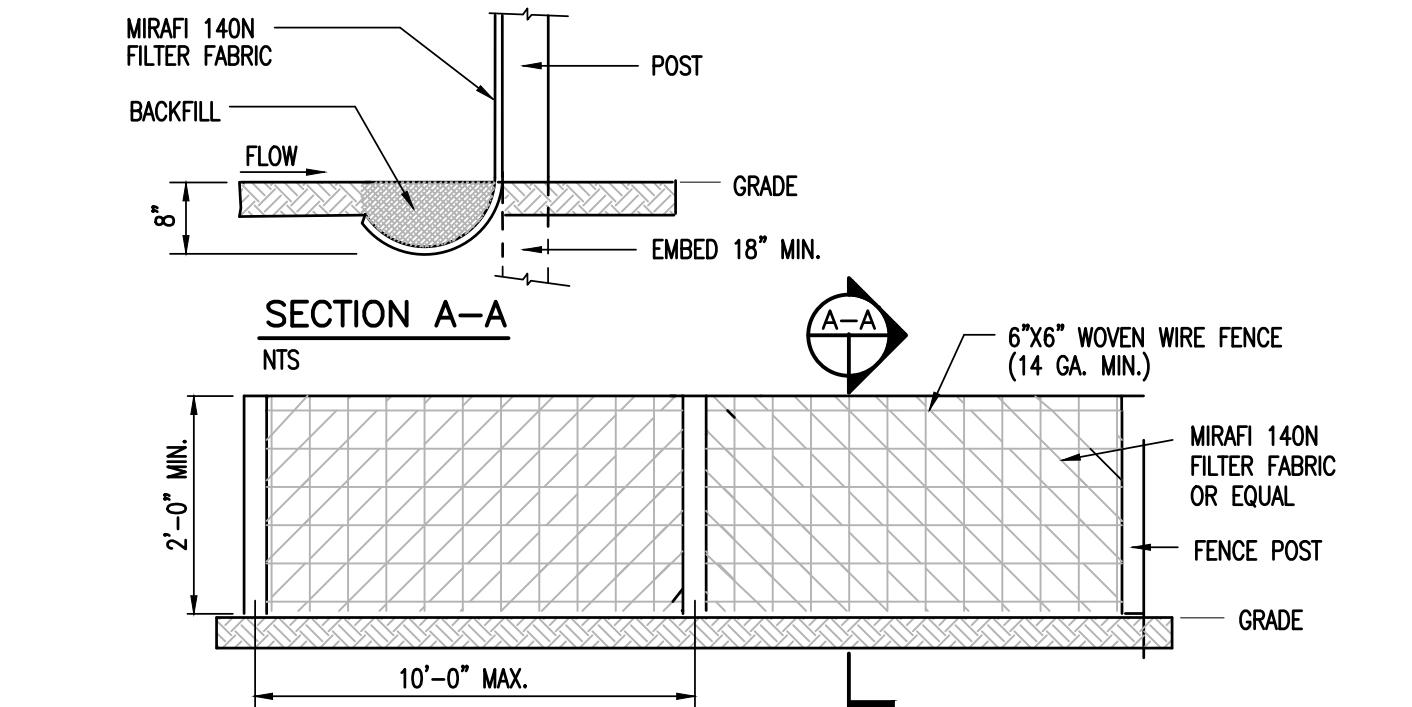
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
- TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH DETAIL 3, THIS SHEET.
- SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE PLANS. THESE SHALL REMAIN IN PLACE UNTIL 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.
- 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.
- 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.
- EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
- STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDDED 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:

- 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.
- WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDDED, FERTILIZED AND MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
- AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
- 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 VERDUROUS STAND OF GRASS. AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINATELY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

STANDARD WINTER NOTES:

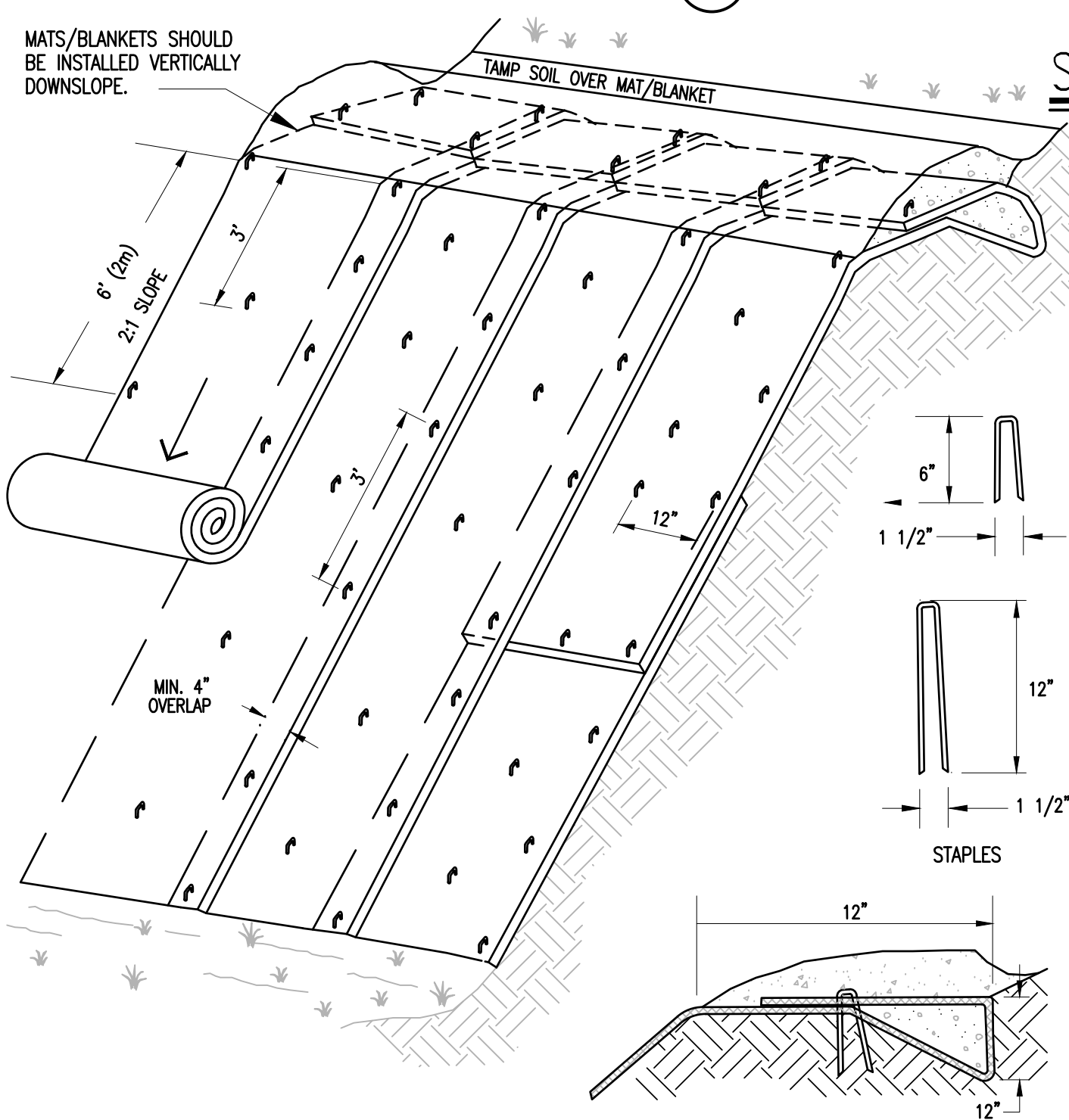
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, 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.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15, 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.



- NOTES:**
- SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
 - CONSTRUCTED IN PLACE SILT FENCE:
 - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE



EROSION CONTROL BLANKET

NOT TO SCALE

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	BIRDFOOT TREFOIL	
100	30.0 # LIVE SEED/ACRE		

FERTILIZER-- 10 LBS. PER 1000S.F.
 SPRING SEEDING
 FALL SEEDING

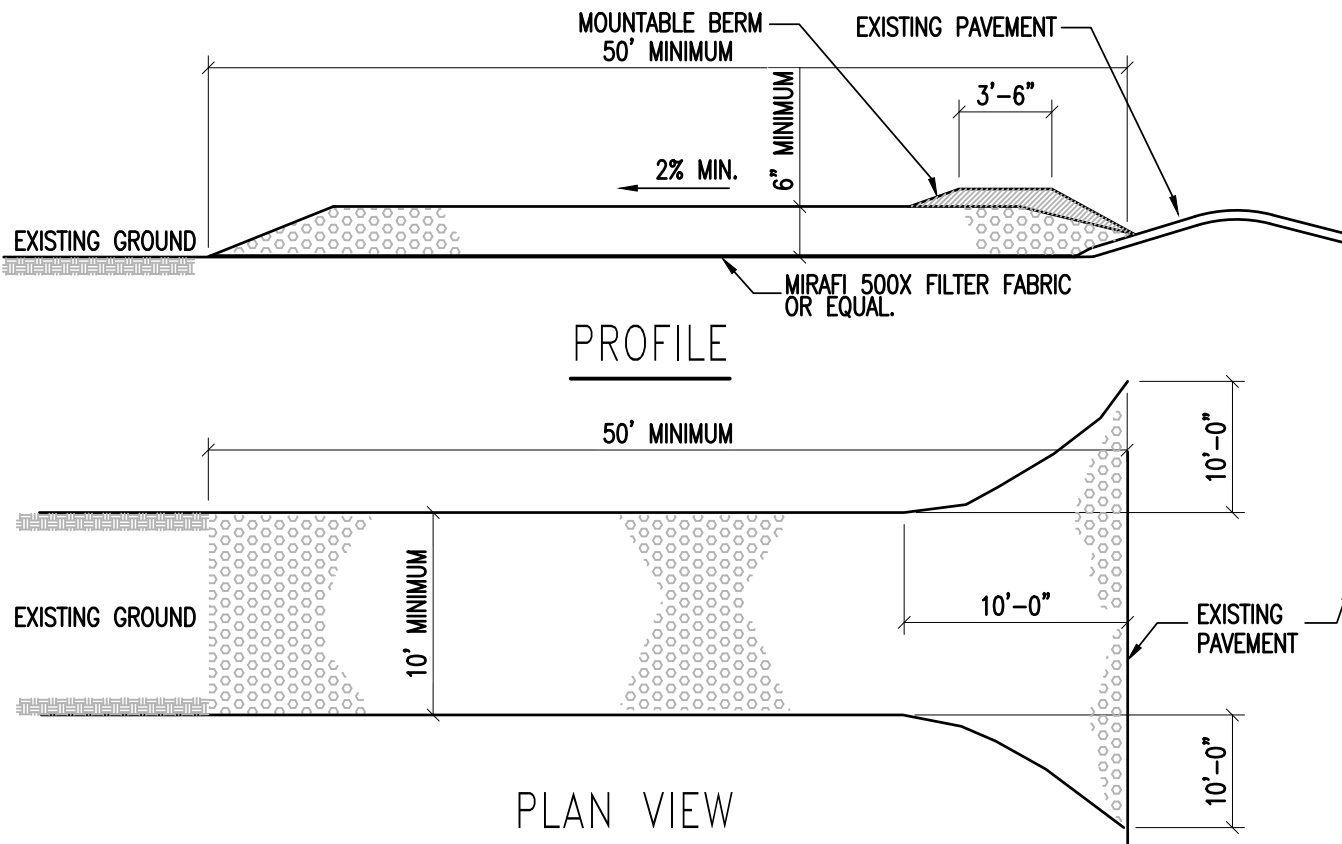
LIME-- 90 LBS. PER 1000S.F.
 DOLOMITIC GROUND LIMESTONE
 NOT LESS THAN 85% OF THE TOTAL
 CARBONATE

TOP SOIL
 4" MINIMUM APPROVED TOPSOIL

STRAW MULCH-- 2 BALES PER 1000S.F.
 APPLY BINDER OR NETTING AS NEEDED

SEED SEPCIFICATION

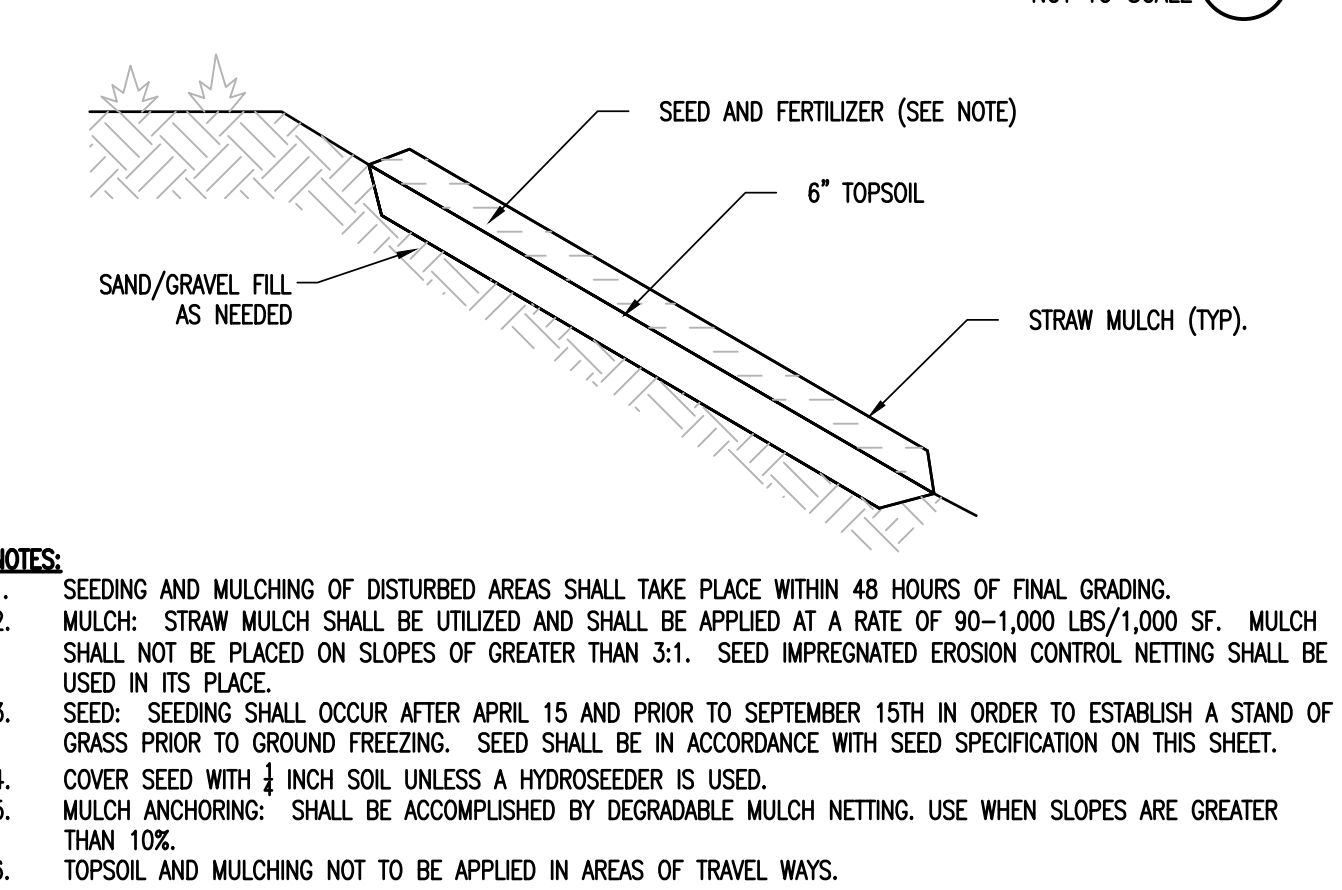
NOT TO SCALE



- NOTES:**
- STONE SIZE: USE 3" (MIN) CRUSHED STONE.
 - SURFACE WATER -- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
 - 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. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
 - 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 DETAIL

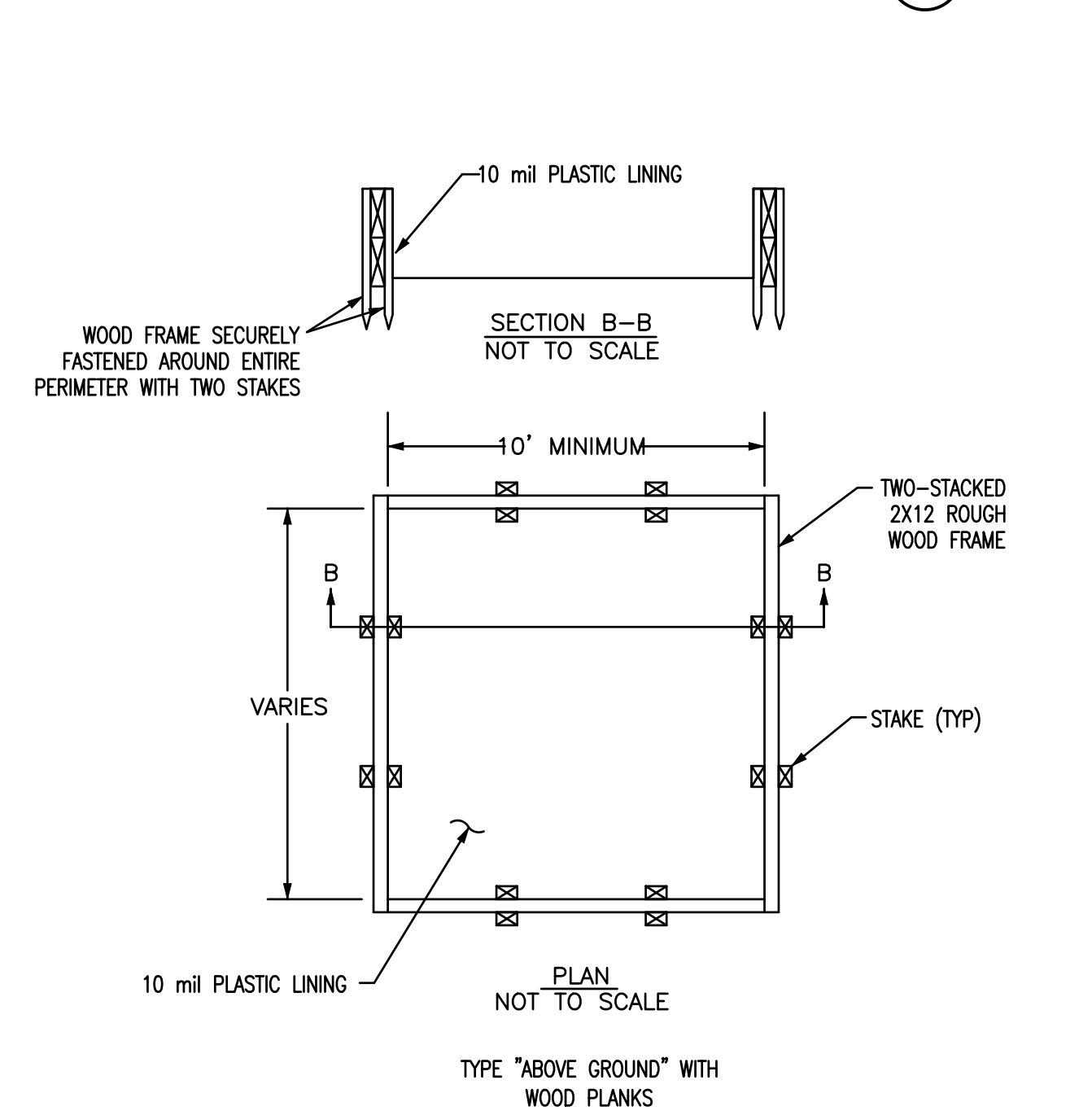
NOT TO SCALE



- NOTES:**
- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
 - MULCH: STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 50-1,000 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.
 - 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.
 - COVER SEED WITH 1/2 INCH SOIL UNLESS A HYDROSEEDER IS USED.
 - MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
 - TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

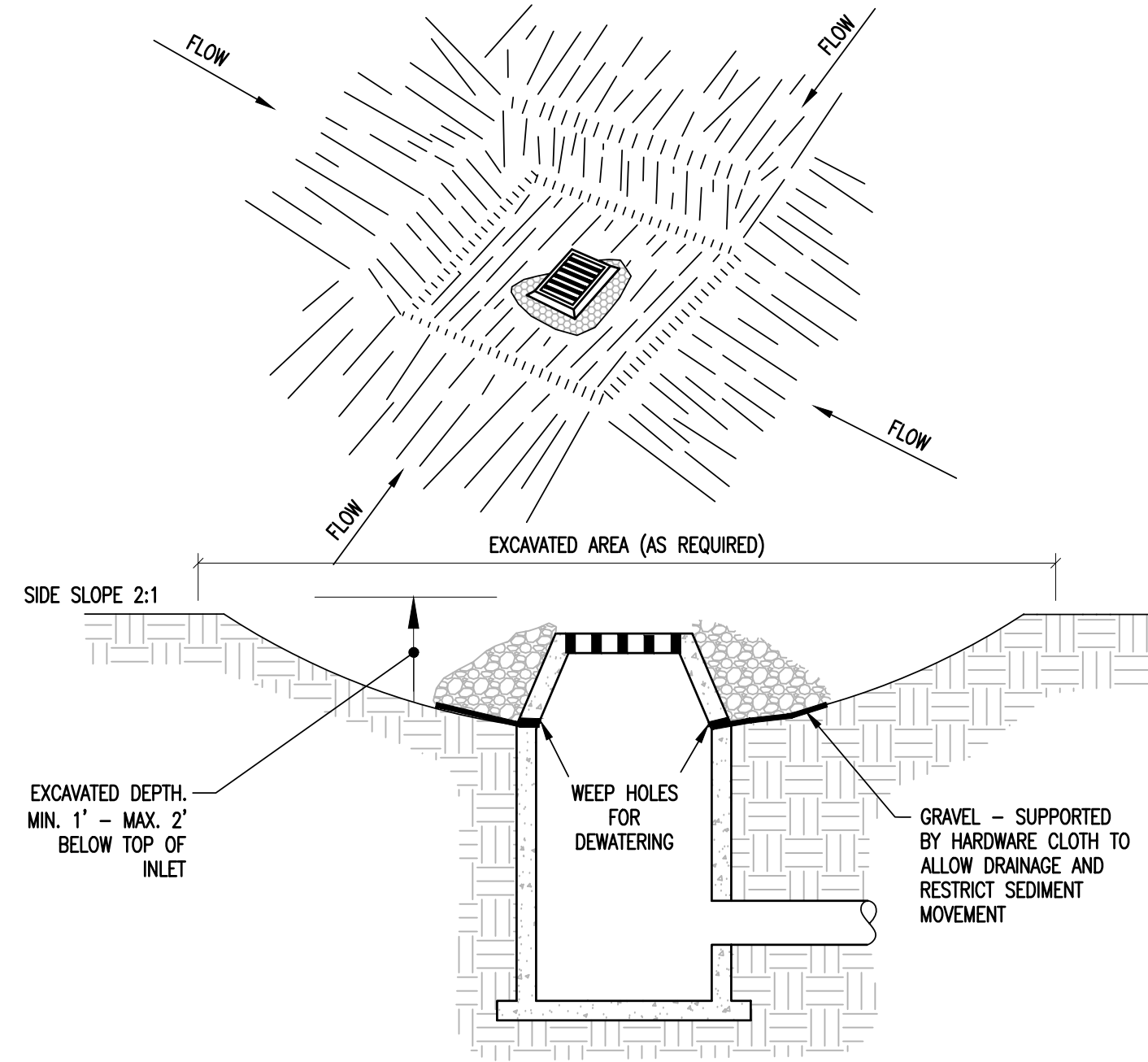
SEEDED AND MULCHED AREAS DETAIL

NOT TO SCALE



CONCRETE WASHOUT DETAIL

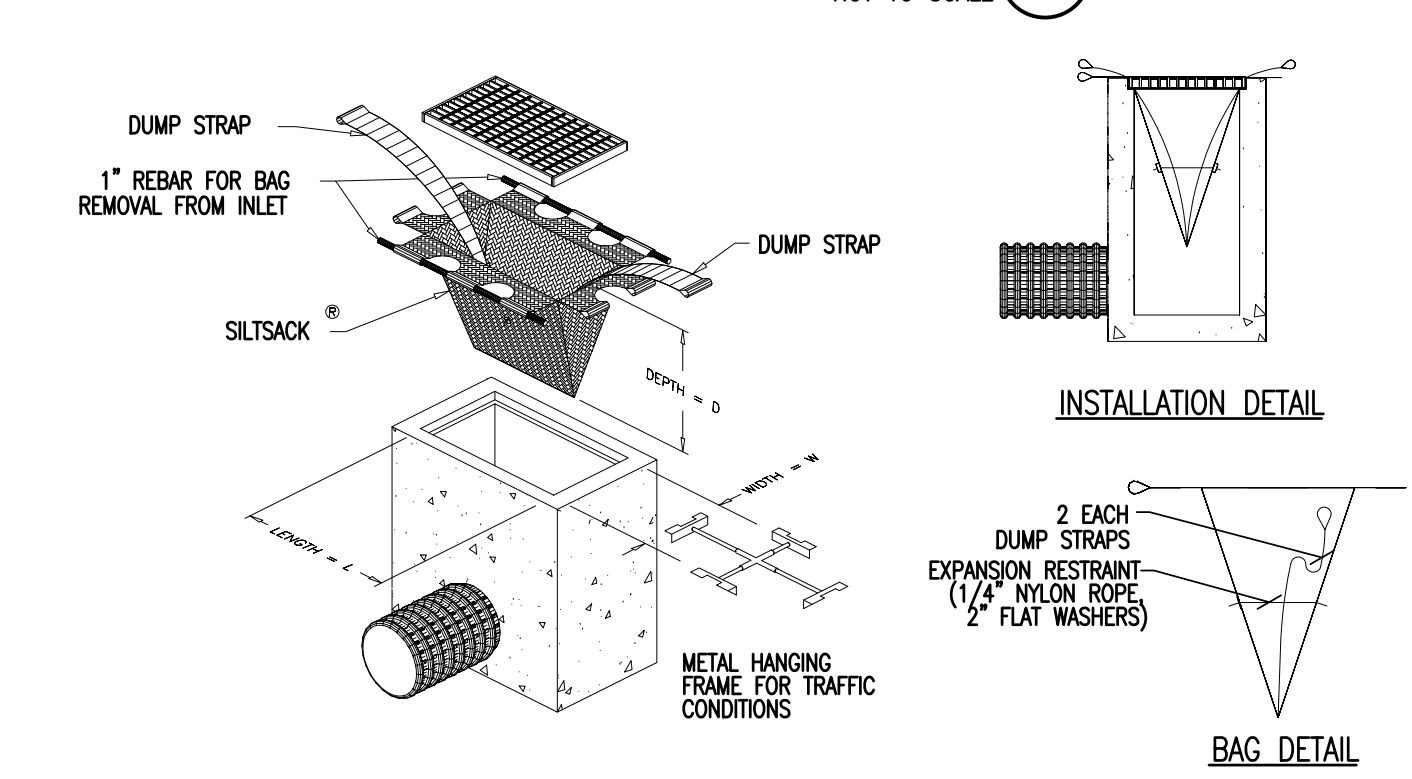
NOT TO SCALE



- NOTES:**
- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
 - GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
 - WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
 - 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 DETAIL

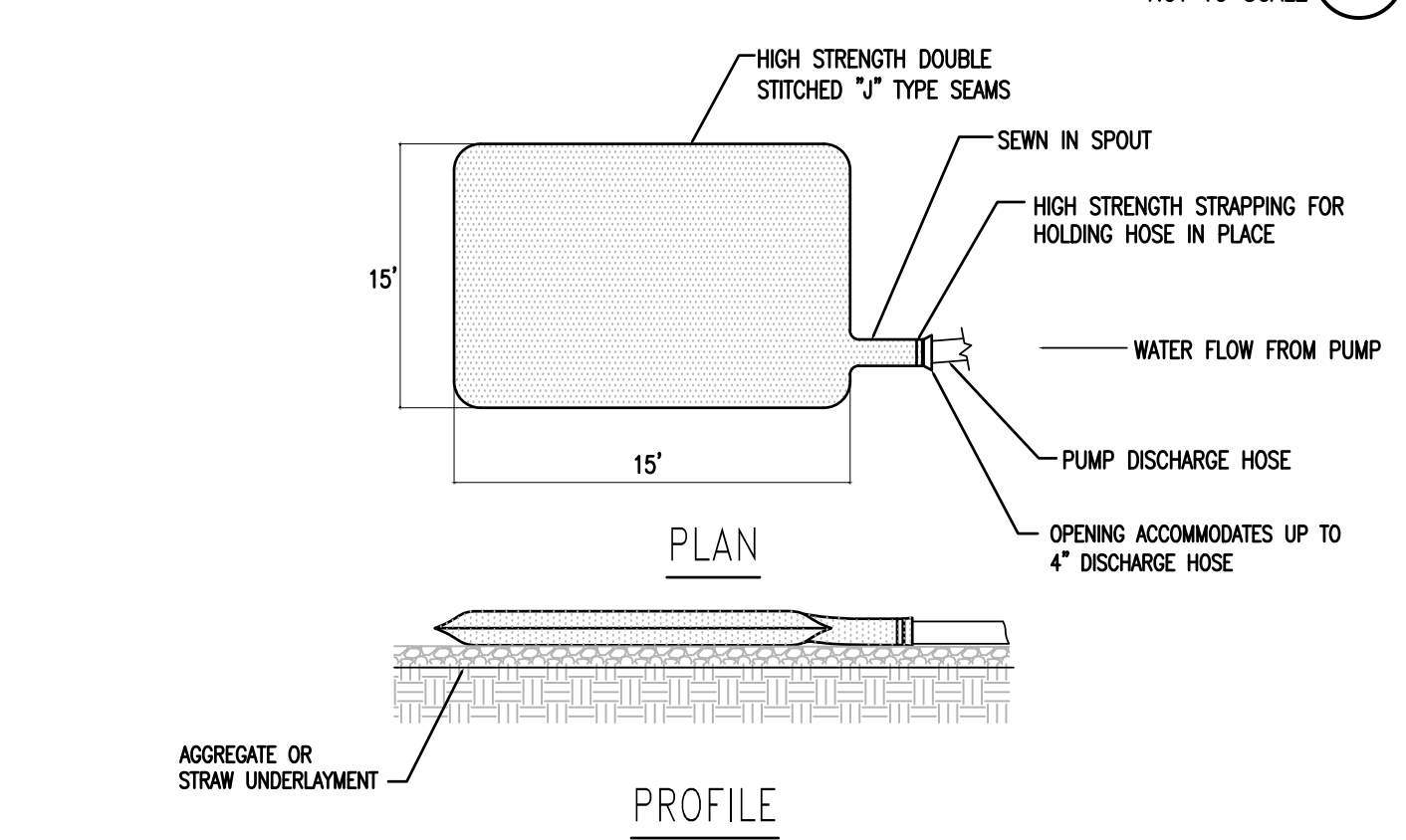
NOT TO SCALE



- NOTES:**
- INLET PROTECTION SHALL BE HI-FLOW SILT SACK BY APC ENVIRONMENTAL.
 - UTILIZE METAL HANGING FRAME IN TRAFFIC AREAS.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, CLEANING AND REMOVAL.

INLET PROTECTION -- EXISTING STRUCTURE

NOT TO SCALE



- NOTES:**
- DEWATERING PUMP SEDIMENT CONTROL SYSTEMS SHALL BE UTILIZED ON THE DISCHARGE OF ALL PROJECT DEWATERING PUMPS.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE A HEAVY DUTY DIRT BAG SERIES 55 OR APPROVED EQUAL LIFTING STRAPS SHALL BE INCLUDED WITH THE PUMPED SEDIMENT CONTROL DEVICE FOR REMOVAL WHEN FULL.
 - THE PUMPED SEDIMENT CONTROL DEVICE SHALL BE PLACED SO THAT THE FILTERED DISCHARGE WILL NOT CAUSE EROSION OR FLOODING IN THE DOWN GRADIENT AREAS.
 - HEAVY EQUIPMENT ACCESS TO THE THE PUMPED SEDIMENT CONTROL DEVICE SITE SHALL BE MAINTAINED FOR REPLACEMENT AND DISPOSAL.

DEWATERING PUMP SEDIMENT CONTORL SYSTEM

NOT TO SCALE

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 • 603-442-9333
 414 Union Street, Schenectady, NY 12305 • 518-630-9614
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Stefan Huba
 New Hampshire Group, LLC
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 Dover, NH 03820

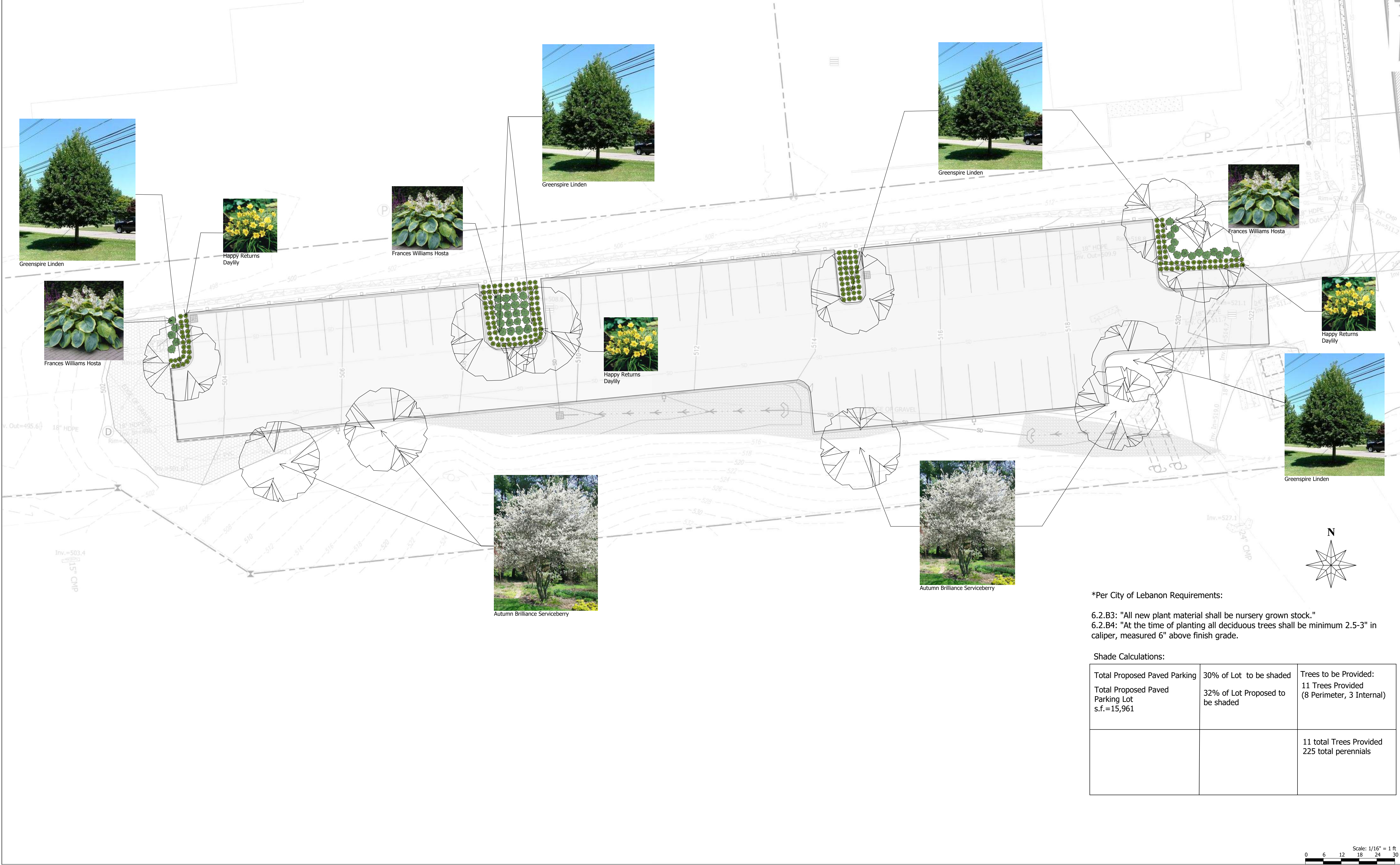
EPSC DETAILS
 369 Miracle Mile
 Revo Casino Parking Expansion
 Lebanon, Grafton County, New Hampshire

Sheet Title:
 Project Title:
 EV Project # 25122
 Drawn By: JC
 Checked By: AM
 Scale: -
 Date: 08/11/2025

C3.2
 SHEET 10 OF 13

Revo Casino Plant Schedule				
Qty	Botanical Name	Common Name	Size	
Trees				
4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5-3" Cal.	
7	Tilia cordata 'Greenspire'	Greenspire Linden	2.5-3" Cal.	
Perennials and Grasses				
186	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	
39	Hosta 'Francis Williams'	Francis Williams Hosta	#1	

15' Perimeter Calculation for Landscaping			
Total s.f.	Total number of Trees Required	Total number of Trees Provided	Notes
16,659	28	11+ Existing in Wooded Buffer	
	Total number of Shrubs/Plants Required	Total number of Shrubs/Plants Provided	
	140	225+ Existing in Wooded Buffer	Plants Provided are appropriate for snow removal procedures



*Per City of Lebanon Requirements:

6.2.B3: "All new plant material shall be nursery grown stock."
6.2.B4: "At the time of planting all deciduous trees shall be minimum 2.5-3" in caliper, measured 6" above finish grade.

Shade Calculations:

Total Proposed Paved Parking Total Proposed Paved Parking Lot s.f.=15,961	30% of Lot to be shaded 32% of Lot Proposed to be shaded	Trees to be Provided: 11 Trees Provided (8 Perimeter, 3 Internal)
		11 total Trees Provided 225 total perennials

Revisions:
Update per Staff Comments 8/28/25

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 103 Bank St. Lebanon, NH
978.868.0331
maralandscape@gmail.com

Landscape Plan
Prepared For:
369 Miracle Mile
Revo Casino Parking Expansion
Lebanon Grafton County
New Hampshire

Scale:

1/16"=1'

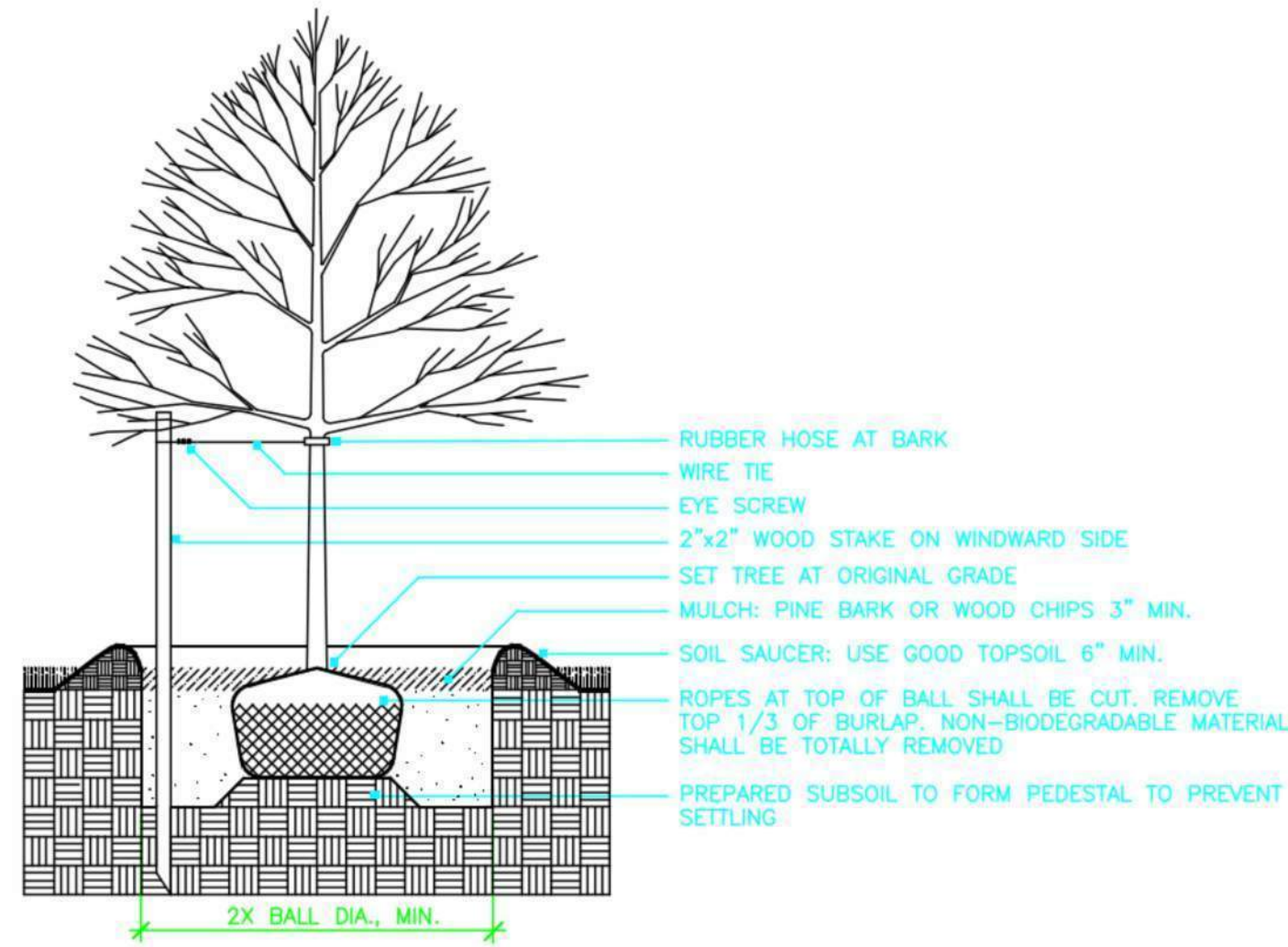
Date:

August 11, 2025

Sheet:

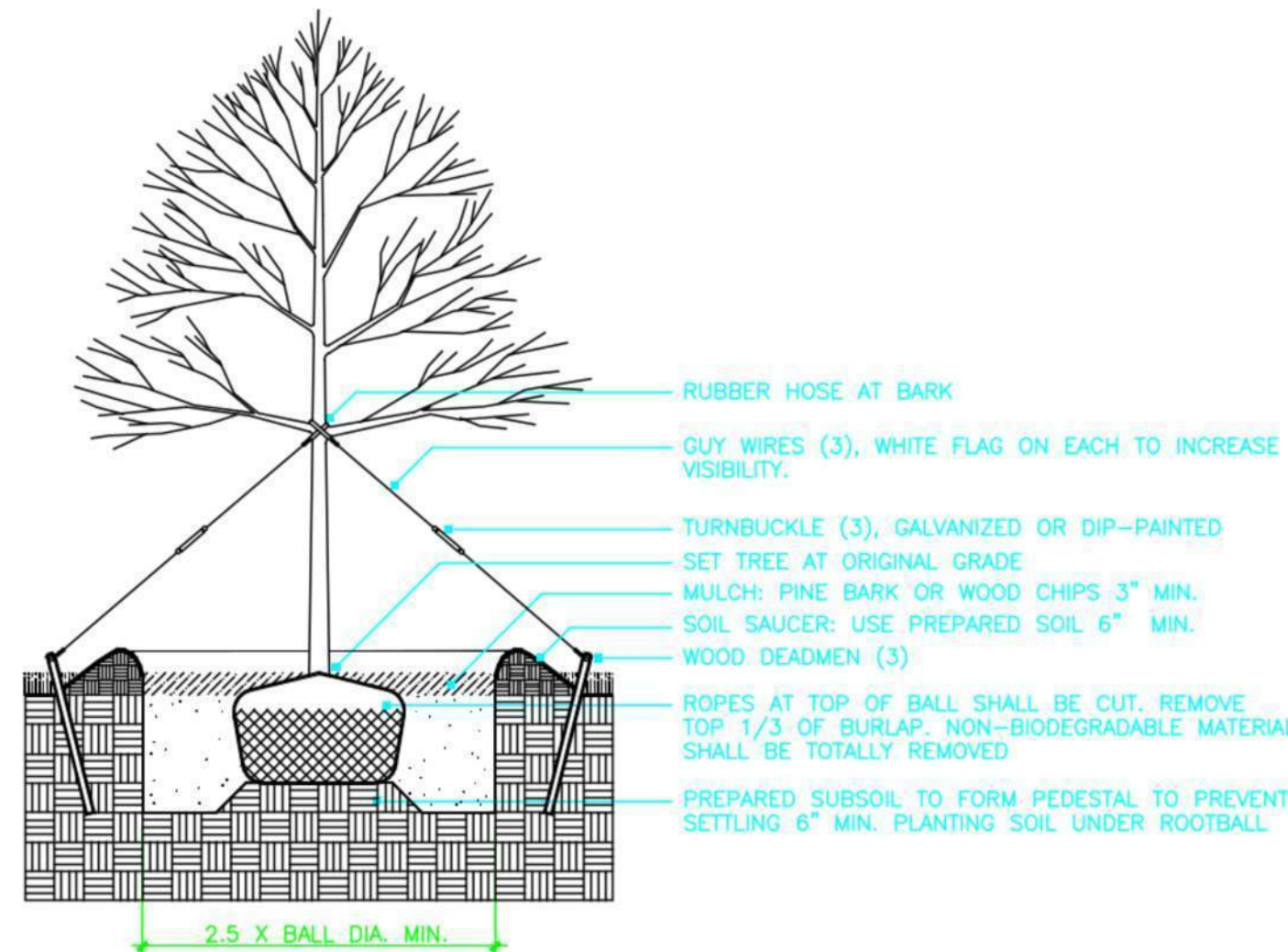
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SHEET 11 OF 13
Page 66 of 120



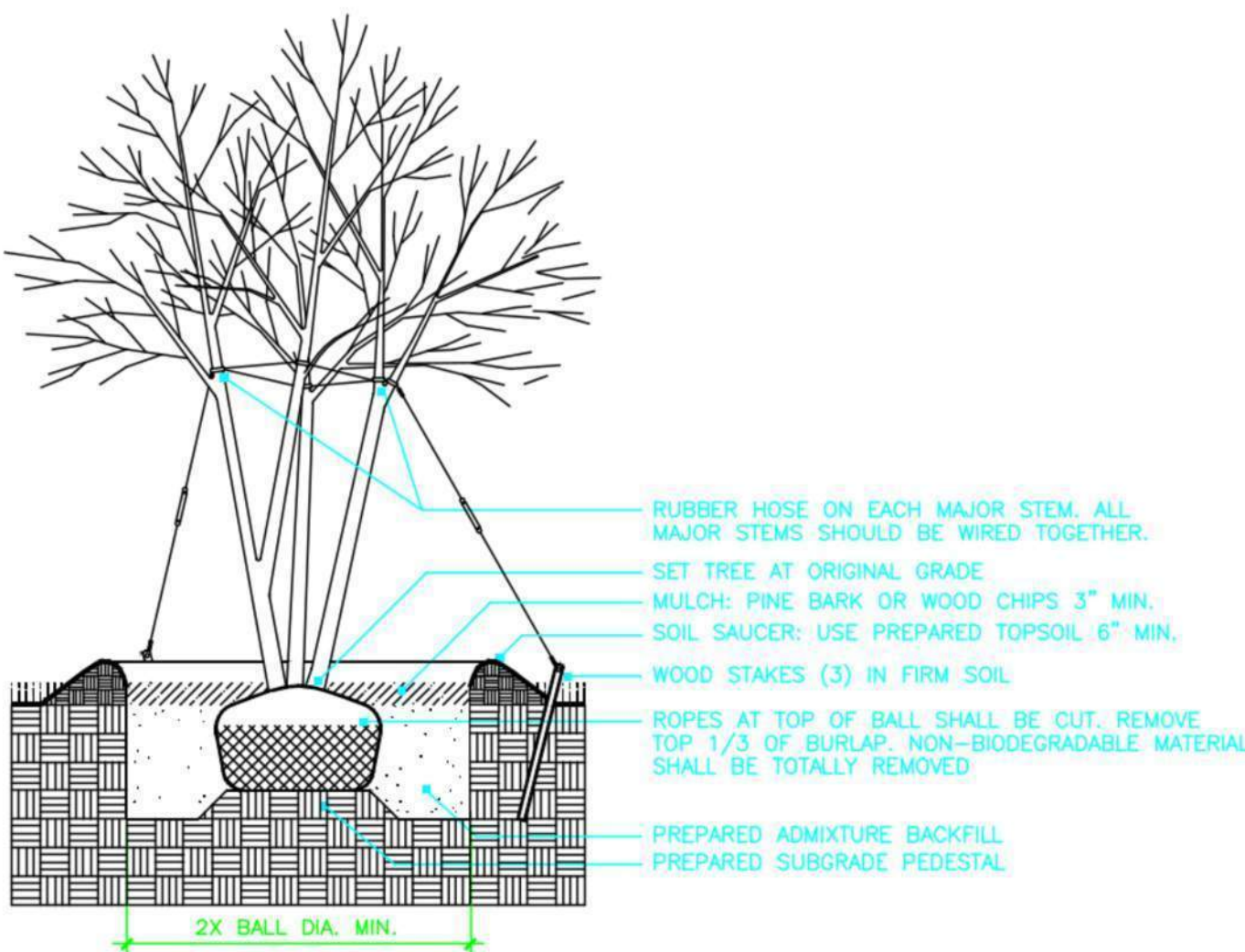
DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE



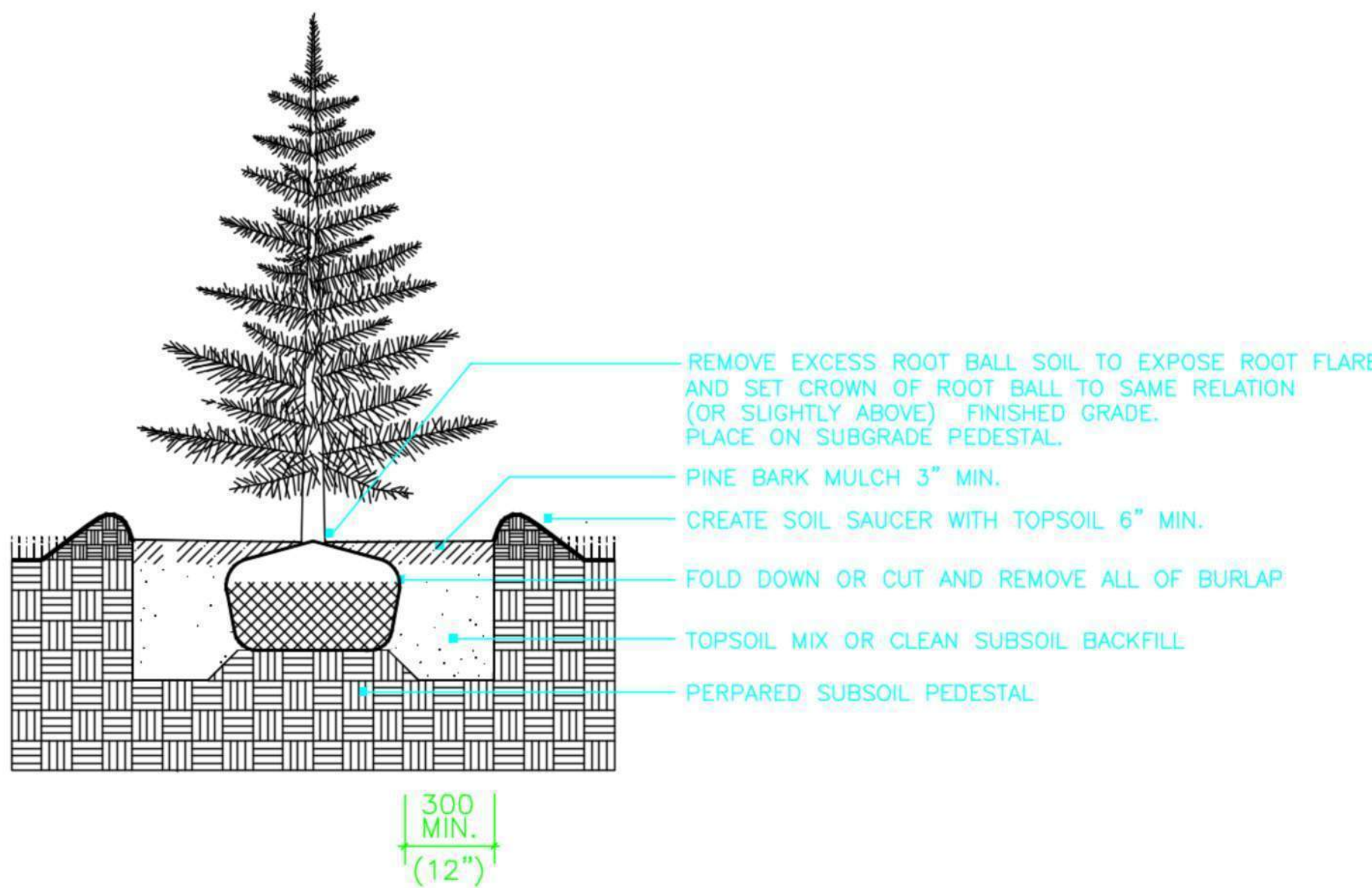
MULTI-STEM TREE PLANTING (WINDY SITES)

NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING

NOT TO SCALE



EVERGREEN TREE PLANTING

GENERAL LANDSCAPE NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. REPORT ANY CONFLICTS BETWEEN UTILITY LOCATIONS AND PROPOSED WORK TO MARA LANDSCAPE DESIGN LLC, TO DETERMINE ANY NECESSARY ADJUSTMENTS PRIOR TO INSTALLATION (REFER TO ENGINEER'S SITE PLAN FOR UTILITY LOCATIONS).
- LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTINGS.
- ALL PLANTING MEHTODS WILL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PER CITY OF LEBANON, NH PLANNING REGUALTIONS 6.2 B: ALL SHRUBS SHALL BE 24-30" IN HEIGHT AND/OR 18-24" IN SPREAD.
- ALL CONTAINER PLANTS INCLUDING GRASSES SHALL BE SET AT GRADE OF ORIGINAL GROWING CONDITIONS OR SLIGHTLY HIGHER TO RECIEVE NO MORE THAN 2" OF MULCH.
- PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITTES, SIZES, TYPES, AND NAMES, IS INCLUDED ON SHEETS L-1. IN THE EVENT OF DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE DRAWINGS, THE PLAN SHALL GOVERN.
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WIHTIN A U.S.D.A.PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY MARA LANDSCAPE DESIGN LLC AND THE CITY OF LEBANON, NH.
- MARA LANDSCAPE DESIGN LLC SHALL RESERVE THE RIGHT TO INSPECT ALL PLANTINGS AT ANY TIME TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- BARK MULCH SHALL BE A PINE BARK OR CHIP, OR AGED PINE-HEMLOCK BLEND. DYED MULCHES ARE PROHIBITED.

Landscape Planting Details
Prepared For:
369 Miracle Mile
Charity Gaming Facility
Lebanon Grafton County New

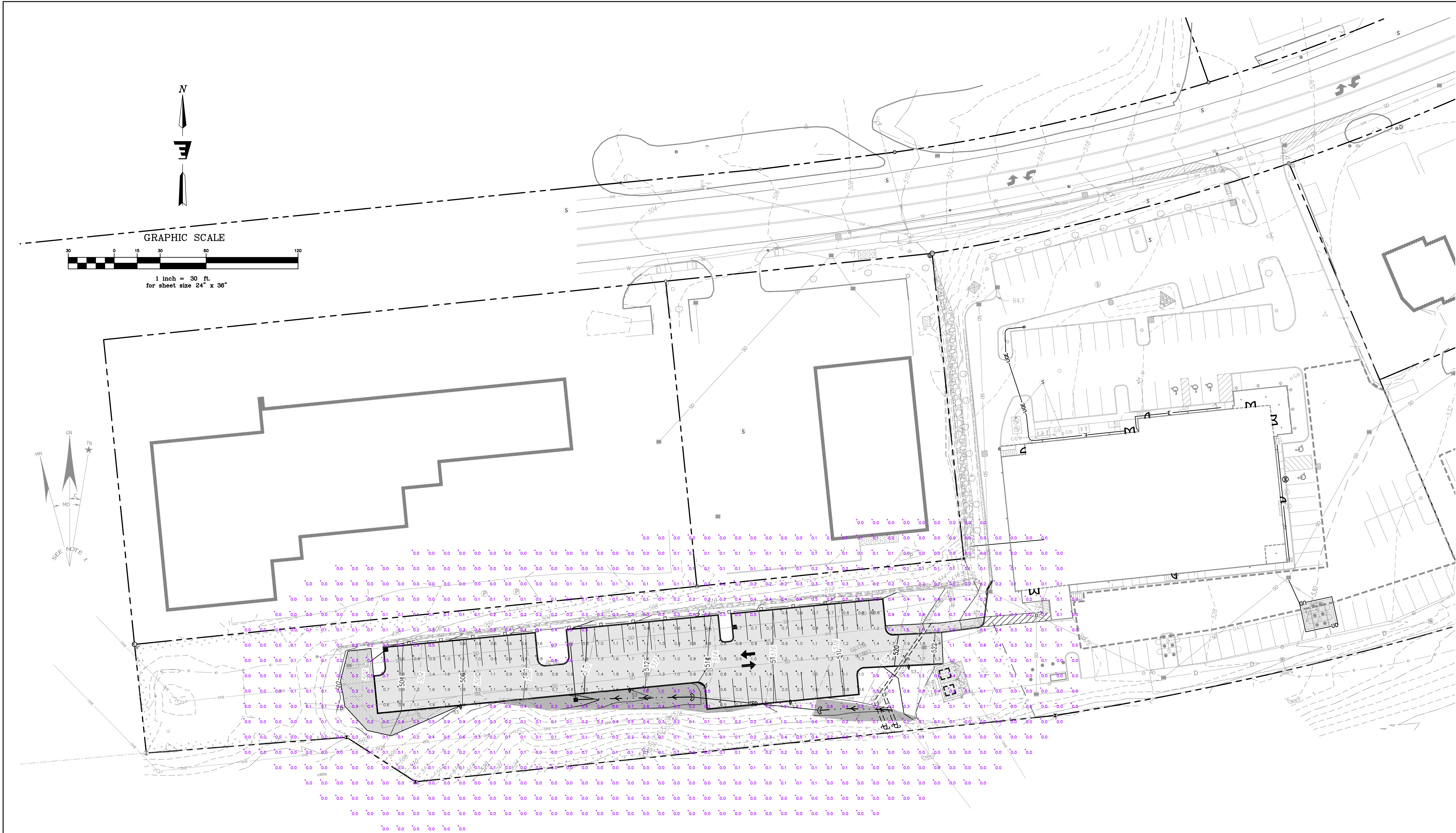
Scale:
NTS

Date:
December 12, 2022

Sheet:
L-2

SHEET 12 OF 13

Mara landscape design, LLC
16 Myrtle Ave. Newburyport, MA 105 Bank St. Lebanon, NH
978.868.0331
maralandscape@gmail.com



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	S3		3	Acuity	DSX1 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with RSS 20 4B DM19AS DDBXD	D-Series Size 1 Ared LED Fixture with Type 3 Medium Optics; mounted at 20ft	LED	8504	0.9	67.79
	S4		1	Acuity	DSX1 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with RSS 20 4B DM19AS DDBXD	D-Series Size 1 Ared LED Fixture with Forward Throw Optics; mounted at 20ft	LED	8691	0.9	67.79

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.2 fc	2.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.1 fc	2.1 fc	0.5 fc	4.2:1	2.2:1

Photometrics by Visible Light

Stamp	
Date	
Description	
No.	

ENGINEERING VENTURES PC

208 Fynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-530-9614
www.engineeringventures.com

Stefan Huba

New Hampshire Group, LLC

887B Central Ave.

Dover, NH 03820

Site Photometric Plan

Sheet Title:

369 Miracle Mile

Revo Casino Parking Expansion

Lebanon, Grafton County, New Hampshire

Project Title:

EV Project #	25122
Drawn By:	AM
Checked By:	AM
Scale:	1" = 30'
Date:	8/5/2025

PH1

SHEET 13 OF 13

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Round Straight Steel is a general purpose light pole for up to 30-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of 0.120" uniform wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 42,000 psi. Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly round in cross-section down length of shaft with no taper. Standard shaft diameters are 3", 4", 4.5" and 5". 6" diameter shaft available by quote. Shaft wall thickness of .180" is available with certain tube diameters.

Pole Top: Options include tenon top, drilled for side mount fixture, 4" tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable press-fit, black, low density polyethylene top cap.

Handhole: A reinforced handhole with grounding provision is provided at 12" or 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 2.5" x 5" rectangular handhole is provided on pole.

Base Cover: A two-piece ABS round plastic full base cover is provided with each pole assembly. Additional base cover options are available upon factory request. Options include fabricated two-piece sheet steel. All base covers are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi and a yield strength of 75,000 psi to 95,000 psi.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

GOVERNMENT PROCUREMENT

BAA — Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Anchor Base Poles

RSS

ROUND STRAIGHT STEEL



RSS Round Straight Steel Pole

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RSS 20 4-5B DM32AS DDBXD

RSS					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish
RSS	8'-30' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	3B 3" 11ga (.120") 4B 4" 11ga (.120") 4-5B 4.5" 11ga (.120") 5B 5" 11ga (.120") (See technical information table for complete ordering information.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DSX/RSX/OMERO™ Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting^{3,4} DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting³ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM32ESX 3 at 120° DM39ESX 3 at 90° DM49ESX 4 at 90° Arm drill mounting To be added as series + drill orientations EX: SMAC19 for SMAC arm drilling 1 at 90°	Shipped installed VD Vibration damper ⁵ JHxy J-Hook for cable strain relief ⁶ HAXy Horizontal arm bracket (1 fixture) ^{6,7} FDLxy Festoon outlet less electrical ^{6,8} FDLGFCIxy Festoon with GFCI outlet and in-use cover ^{6,9} CPL12/xy 1/2" coupling ⁶ CPL34/xy 3/4" coupling ⁶ CPL1/xy 1" coupling ⁶ NPL12/xy 1/2" threaded nipple ⁶ NPL34/xy 3/4" threaded nipple ⁶ NPL1/xy 1" threaded nipple ⁶ EHHxy Extra handhole ^{6,10} STLHHC Steel handhole cover (standard is plastic, finish is smooth) ¹¹ FBCSTL2PC 2 Piece steel base cover (standard is plastic) ¹¹ IC Interior coating ¹² L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹³ VM/original order# Match pole to prior order or project ¹⁴	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes¹⁵ [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: Order as separate catalog number.

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

NOTES:

- Wall thickness will be signified with a "B" (11 Gauge) or a "F" (7-Gauge) in nomenclature. "B" - .120" | "F" - .180"
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- DM19RAD, DM28RAD and DM32RAD require a minimum top O.D. of 4".
DM29RAD, DM39RAD and DM49RAD require a minimum top O.D of 4.25".
- VD not available with 3" pole. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.
Example: HA20BD.
- FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
- Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
- Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
- N/A with GALV.
- Use when mill certifications are required.
14. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example: VM/010-36784*
- Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

RSS Round Straight Steel Pole

TECHNICAL INFORMATION — EPA (ft ²) with 1.3 gust										
Catalog number	Nominal shaft length (ft.)*	Pole shaft size (in. x ft.)	Wall thickness (in.)	80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	Approximate ship weight (lbs.)
RSS 8 4-5B	8	4.5 x 8.0	0.120	24.7	630	19.7	495	16.0	430	55
RSS 10 3B	10	3.0 x 10.0	0.120	10.0	250	7.7	190	6.0	175	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15	375	12.2	305	70
RSS 10 4-5B	10	4.5 x 10.0	0.120	24.5	615	19.5	490	15.8	395	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.4	130	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	80
RSS 12 4-5B	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.3	90	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	90
RSS 14 4-5B	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	95
RSS 15 4-5B	15	4.5 x 15.0	0.120	12.0	300	9.5	250	7.5	200	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	100
RSS 16 4-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	180	4.5	130	110
RSS 18 4-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	100	1.4	75	--	--	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	120
RSS 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	145
RSS 22 4-5B	22	4.5 x 22.0	0.120	6.0	150	4.5	125	3.75	100	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	145
RSS 25 4-5B	25	4.5 x 25.0	0.120	4.8	130	3.6	90	2.7	90	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	180
RSS 30 4-5B	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	210

NOTE: EPA values are based ASCE 7-93 wind map.

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

RSS Round Straight Steel Pole

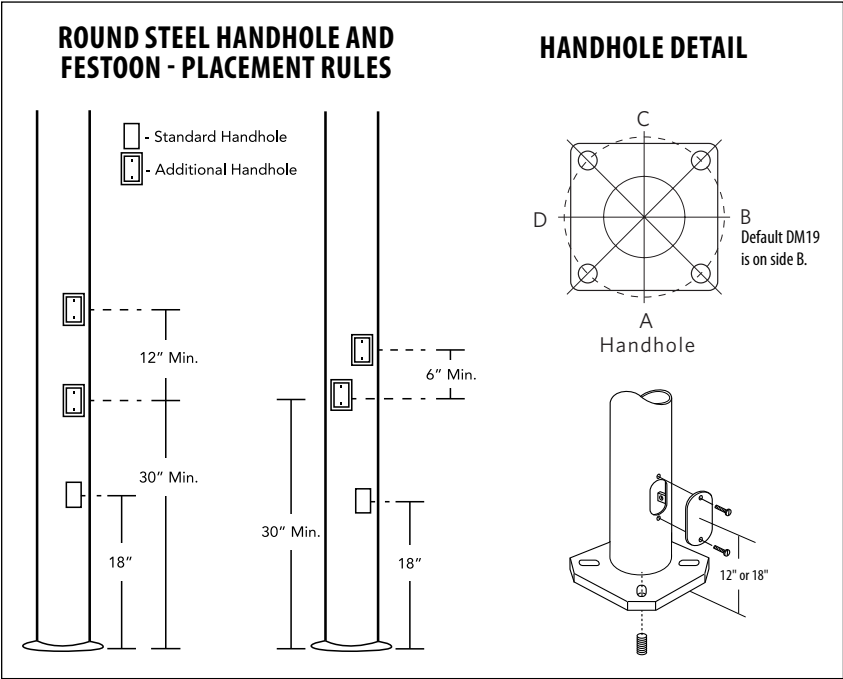
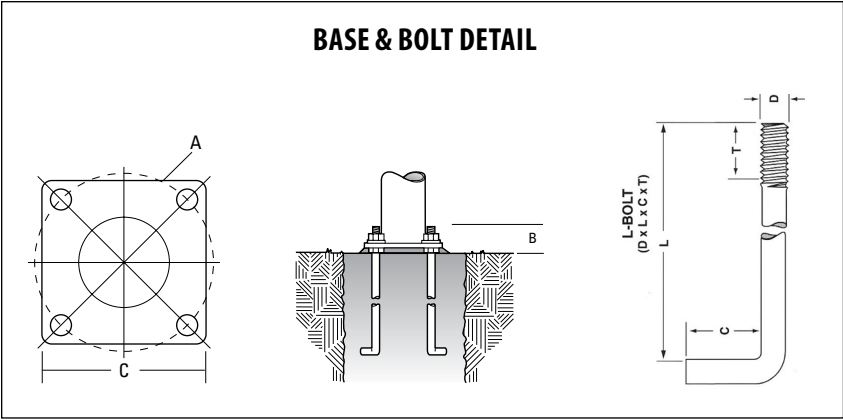
TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft.)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
RSS	8	4-5B	18.5	463	15	375	13	325	11	275	9.5	238	8	200	7	175	55
RSS	10	3B	6	150	5	125	4	100	3.5	88	2.5	63	2	50	2	50	55
RSS	10	4B	12	300	9.5	238	8	200	6.5	163	5.5	138	5	125	4.5	113	70
RSS	10	4-5B	15.5	388	12.5	313	10.5	263	9	225	7.5	188	6.5	163	6	150	75
RSS	12	3B	5	125	4	100	3	75	2.5	63	2	50	1.5	38	1	25	60
RSS	12	4B	10	250	8	200	6.5	163	5.5	138	4.5	113	4	100	3.5	88	80
RSS	12	4-5B	13	325	10.5	263	9	225	7.5	188	6.5	163	5.5	138	4.5	113	85
RSS	14	3B	4	100	3	75	2.5	63	2	50	1.5	38	1	25	0.5	13	70
RSS	14	4B	8.5	213	6.5	163	5.5	138	4	100	3.5	88	3	75	2.5	63	90
RSS	14	4-5B	11	275	9	225	7	175	6	150	5	125	4.5	113	4	100	95
RSS	15	4-5B	10	250	8	200	6.5	163	5.5	138	4.5	113	4	100	3.5	88	96
RSS	16	3B	3	75	2.5	63	1.5	38	1	25	0.5	13	0.5	13	-	-	80
RSS	16	4B	7	175	5.5	138	4	100	3	75	2.5	63	2	50	2	50	100
RSS	16	4-5B	9	225	7	175	6	150	5	125	4	100	3.5	88	3	75	105
RSS	18	3B	2.5	63	1.5	38	1	25	0.5	13	-	-	-	-	-	-	90
RSS	18	4B	5.5	138	4	100	3	75	2.5	63	2	50	1.5	38	1	25	110
RSS	18	4-5B	7.5	188	6	150	4.5	113	4	100	3	75	2.5	63	2	50	115
RSS	20	3B	2	50	1	25	0.5	13	-	-	-	-	-	-	-	-	100
RSS	20	4B	4.5	113	3	75	2	50	1.5	38	1	25	1	25	0.5	13	120
RSS	20	4-5B	6	150	4.5	113	3.5	88	3	75	2.5	63	2	50	1.5	38	130
RSS	20	5B	8	200	6.5	163	5.5	138	4.5	113	3.5	88	3	75	2.5	63	145
RSS	22	4-5B	5	125	3.5	88	2.5	63	2	50	1.5	38	1	25	1	25	134
RSS	25	4B	2.5	63	1	25	0.5	13	-	-	-	-	-	-	-	-	145
RSS	25	4-5B	3.5	88	2	50	1.5	38	1	25	0.5	13	-	-	-	-	145
RSS	25	5B	5	125	3.5	88	3	75	2	50	1.5	38	1.5	38	1	25	180
RSS	30	4-5B	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	185
RSS	30	5B	2.5	63	1.5	38	1	25	0.5	13	-	-	-	-	-	-	210

NOTE: AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

ANCHORAGE AND TEMPLATE INFORMATION						
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Bolt size (in.) D x L x C
3"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0	3/4 x 18 x 3
4"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0	3/4 x 18 x 3
4.5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0	3/4 x 18 x 3
5"	7.5" - 8.5"	3.50"-3.75"	10.50"	ABTEMPLATE PJ50041	AB18-0	3/4 x 18 x 3



- IMPORTANT INSTALLATION NOTES:**
- **Do not** erect poles without having fixtures installed.
 - Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
 - If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
 - Lithonia Lighting is not responsible for the foundation design.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



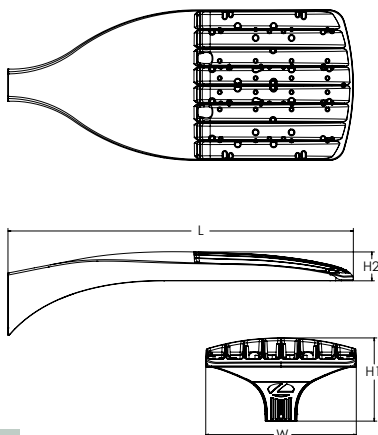
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V) ⁴
	P1 P6	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) ^{5,6}
	P2 P7	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V - 480V) ^{7,8}
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16,26}
	P4 P9			T3LG Type III low glare ³	BLC4 Type IV backlight control ³	208 ^{16,26}
	P5	(this section 80CRI only, extended lead times apply)		T4M Type IV medium		240 ^{16,26}
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare ³	LCCO Left corner cutoff ³	277 ^{16,26}
	P10 ¹ P12 ¹	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff ³	347 ^{16,26}
	P11 ¹ P13 ¹	35K 3500K	80CRI			480 ^{16,26}
		40K 4000K	80CRI			
		50K 5000K	80CRI			
						Shipped included
						SPA Square pole mounting (#8 drilling)
						RPA Round pole mounting (#8 drilling)
						SPA5 Square pole mounting #5 drilling ⁹
						RPA5 Round pole mounting #5 drilling ⁹
						SPA8N Square narrow pole mounting #8 drilling
						WBA Wall bracket ¹⁰
						MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21}	HS Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separately) ^{14,21}	R90 Right rotated optics ¹	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21}	CCE Coastal Construction ²³	DBLXD Textured black
FAO Field adjustable output ^{15,21}	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% ^{16,21}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% ^{16,21}	SF Single fuse (120, 277, 347V) ²⁵	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	DF Double fuse (208, 240, 480V) ²⁶	
DS Dual switching ^{18,19,21}	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRP (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

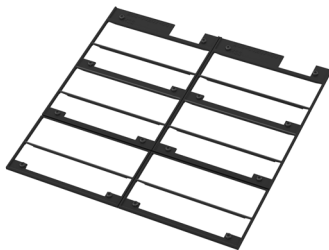
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



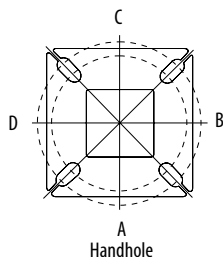
External Glare Shield (EGSR)



House Side Shield (HS)

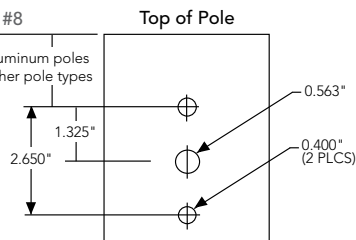
Drilling

HANDHOLE ORIENTATION



Template #8

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPAS, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



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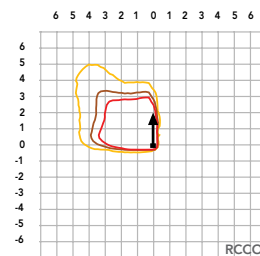
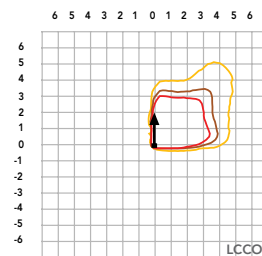
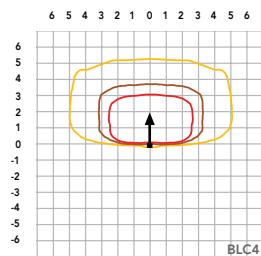
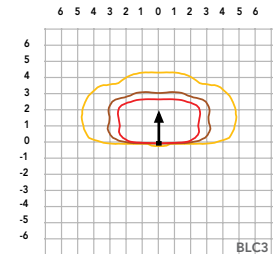
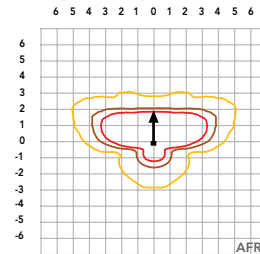
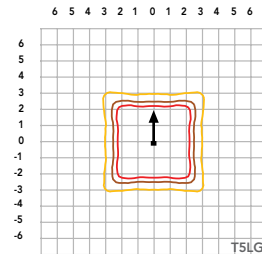
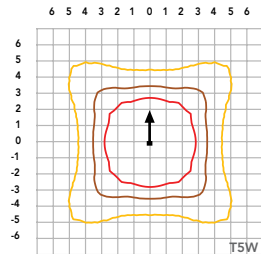
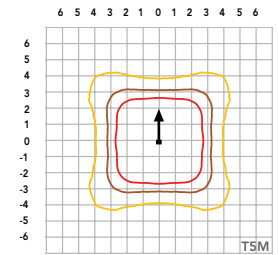
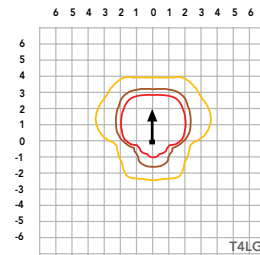
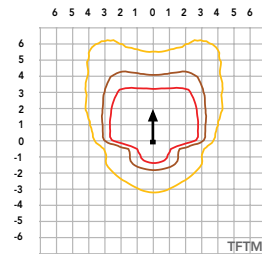
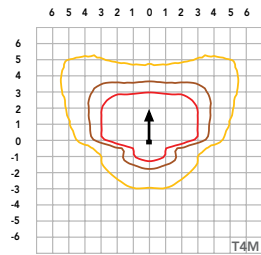
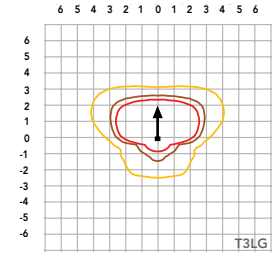
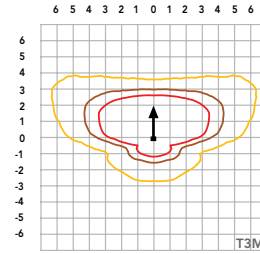
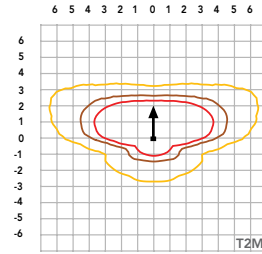
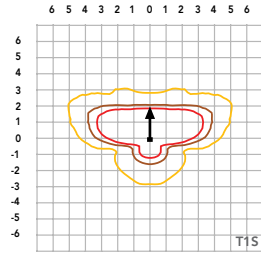
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
P2	68W	30	700	T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
P3	102W	30	1050	T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																				
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K						40K					50K				
					(3000K, 70 CRI)						(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130	
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132	
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118	
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134	
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122	
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135	
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138	
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140	
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138	
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96	
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99	
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129	
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130	
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116	
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132	
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120	
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133	
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136	
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138	
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136	
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95	
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98	
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125	
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127	
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113	
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129	
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117	
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129	
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132	
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134	
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133	
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92	
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95	
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

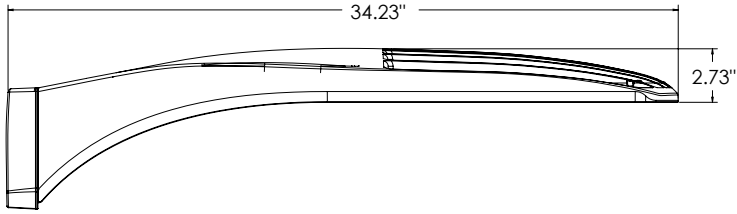
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

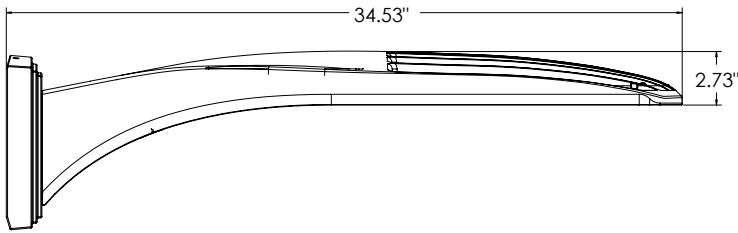
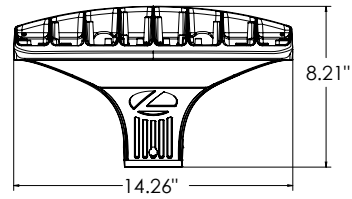
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

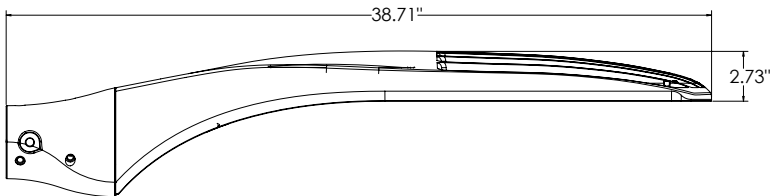
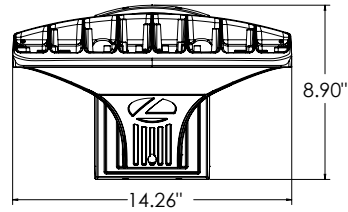
Dimensions



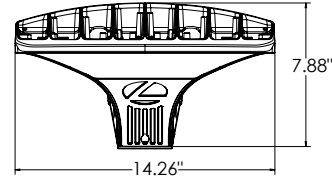
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



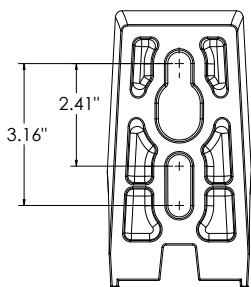
DSX1 with WBA mount
Weight: 38 lbs



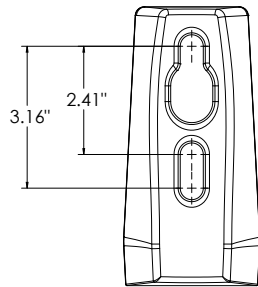
DSX1 with MA mount
Weight: 39 lbs



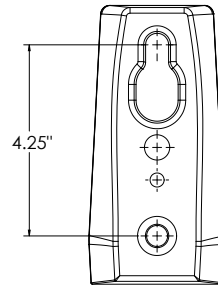
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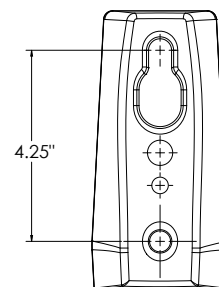
RPA



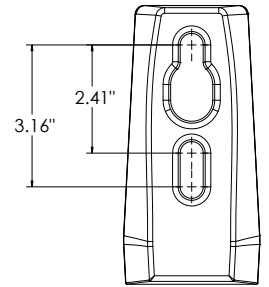
SPA5



RPA5

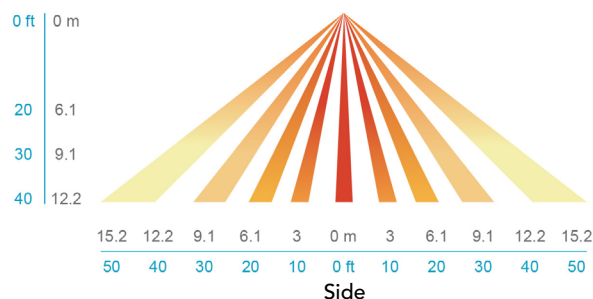
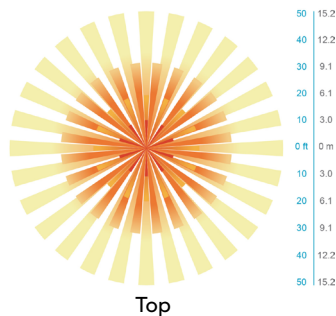
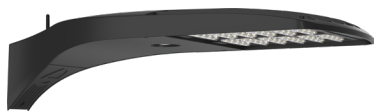


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

CITY OF LEBANON, NH

2026-2031 CAPITAL IMPROVEMENTS PLAN (CIP)

ADOPTED BY THE PLANNING BOARD ON SEPTEMBER 8, 2025

Department	Project Name	Total Appropriated	Prior to 2026	2026-2031	2026	2027	2028	2029	2030	2031	2032+
AIRPORT FUND											
AIR	2026 T-Hangar Construction	\$4,017,900	\$0	\$4,017,900	\$4,017,900	\$0	\$0	\$0	\$0	\$0	
NEW-AIR	Pavement Management Plan	\$85,000	\$0	\$85,000	\$85,000	\$0	\$0	\$0	\$0	\$0	
NEW-AIR	Taxiway A Extension Phase 2	\$3,925,000	\$0	\$3,925,000	\$0	\$3,925,000	\$0	\$0	\$0	\$0	
NEW-AIR	South Apron Rehabilitation	\$1,090,000	\$0	\$1,090,000	\$0	\$0	\$1,090,000	\$0	\$0	\$0	
NEW-AIR	Taxiway A Extension Phase 3	\$3,900,000	\$0	\$3,900,000	\$0	\$0	\$0	\$0	\$3,900,000	\$0	
NEW-AIR	Replace Airfield Electrical Vault	\$1,170,000	\$0	\$1,170,000	\$0	\$0	\$0	\$0	\$0	\$1,170,000	
	TOTAL AIRPORT	\$14,187,900	\$0	\$14,187,900	\$4,102,900	\$3,925,000	\$1,090,000	\$0	\$3,900,000	\$1,170,000	\$0
GENERAL FUND											
FACILITIES											
FIRE	Fire Station 2 Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,200,000
DPW	City Hall Renovations Phase 5	\$6,998,600	\$6,998,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$654,000
FLEET & EQUIPMENT											
FIRE	Ambulance Replacement	\$900,000	\$0	\$900,000	\$0	\$450,000	\$0	\$0	\$0	\$450,000	
FIRE	Personal Protective Equipment	\$294,000	\$0	\$294,000	\$0	\$0	\$0	\$294,000	\$0	\$0	
DPW	Fleet Replacement	\$4,360,000	\$0	\$4,360,000	\$620,000	\$525,000	\$790,000	\$725,000	\$1,190,000	\$510,000	
ROADS & BRIDGES											
DPW	Route 120-Etna-Old Etna Road Pedestrian Improvements	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350,000
DPW	Hanover Street/Route 120 Bridge Replacement #121-117	\$2,848,250	\$2,675,000	\$173,250	\$0	\$173,250	\$0	\$0	\$0	\$0	
DPW	Mack Avenue Infrastructure Improvements	\$80,000	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900,000
DPW	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,181,250
DPW	Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction	\$5,835,990	\$425,000	\$5,410,990	\$388,000	\$0	\$37,000	\$0	\$4,985,990	\$0	
DPW	Mechanic St Sidewalk - Buckingham Pl to Poverty Ln (Phase 1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950,920
DPW	Mechanic St Sidewalk - Rivermill Bus Stop to Slayton Hill Rd (Phase 3)	\$2,518,690	\$0	\$2,518,690	\$0	\$152,230	\$0	\$139,380	\$2,227,080	\$0	
DPW	Hanover Street Reconstruction - Route 120 to Mascoma Street	\$513,590	\$0	\$513,590	\$0	\$513,590	\$0	\$0	\$0	\$0	\$5,453,020
DPW	Mechanic Street - High Street - Mascoma Street Roundabout	\$4,689,548	\$4,669,748	\$19,800	\$19,800	\$0	\$0	\$0	\$0	\$0	
DPW	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,727,740
DPW	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,579,690
DPW	School St / Meriden Rd Safety Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635,170
DPW	Trues Brook Road Bridge Replacement #066-059	\$5,602,550	\$5,369,330	\$233,220	\$233,220	\$0	\$0	\$0	\$0	\$0	
OTHER											
REC	Mascoma River Greenway Extension	\$2,400,000	\$465,000	\$1,935,000	\$0	\$1,506,000	\$429,000	\$0	\$0	\$0	
REC	MRG to Mascoma Street Path	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,000
REC	Northern Rail Trail Retaining Wall	\$275,000	\$0	\$275,000	\$0	\$275,000	\$0	\$0	\$0	\$0	
	TOTAL GENERAL FUND	\$37,566,218	\$20,932,678	\$16,633,540	\$1,261,020	\$3,595,070	\$1,256,000	\$1,158,380	\$8,403,070	\$960,000	\$32,039,790

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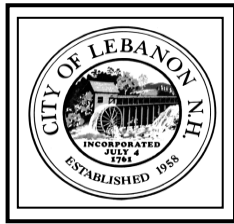
CITY OF LEBANON, NH

2026-2031 CAPITAL IMPROVEMENTS PLAN (CIP)

ADOPTED BY THE PLANNING BOARD ON SEPTEMBER 8, 2025

Department	Project Name	Total Appropriated	Prior to 2026	2026-2031	2026	2027	2028	2029	2030	2031	2032+
WATER FUND											
DPW-WATER	<i>Large Groundwater Well and Water Treatment Facility</i>	\$17,310,000	\$1,910,000	\$15,400,000	\$0	\$15,400,000	\$0	\$0	\$0	\$0	
DPW-WATER	<i>Hanover Street Reconstruction - Route 120 to Mascoma Street</i>	\$35,420	\$0	\$35,420	\$0	\$35,420	\$0	\$0	\$0	\$0	\$942,950
DPW-WATER	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$89,790	\$0	\$89,790	\$0	\$0	\$0	\$0	\$89,790	\$0	
NEW-DPW-WATER	<i>Centerra Water Main Extension</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650,000
DPW-WATER	Mack Avenue Infrastructure Improvements	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
DPW-WATER	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,012,500
DPW-WATER	Spring Street West Water Main Replacement	\$275,000	\$0	\$275,000	\$0	\$0	\$0	\$0	\$0	\$275,000	
DPW-WATER	Farnum Hill Tank – Water Age and Quality	\$390,000	\$0	\$390,000	\$390,000	\$0	\$0	\$0	\$0	\$0	
DPW-WATER	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,338,060
DPW-WATER	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,211,160
DPW-WATER	Water Meter Upgrade	\$929,000	\$0	\$929,000	\$0	\$0	\$0	\$0	\$929,000	\$0	
TOTAL WATER FUND		\$19,089,210	\$1,970,000	\$17,119,210	\$390,000	\$15,435,420	\$0	\$0	\$1,018,790	\$275,000	\$8,254,670
SEWER FUND											
DPW-SEWER	<i>Hanover Street Reconstruction - Route 120 to Mascoma Street</i>	\$41,320	\$0	\$41,320	\$0	\$41,320	\$0	\$0	\$0	\$0	\$1,100,110
DPW-SEWER	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$112,220	\$0	\$112,220	\$0	\$0	\$0	\$0	\$112,220	\$0	
DPW-SEWER	Fleet Replacement	\$80,000	\$0	\$80,000	\$0	\$0	\$0	\$80,000	\$0	\$0	
DPW-SEWER	Mack Avenue Infrastructure Improvements	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
DPW-SEWER	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,181,250
DPW-SEWER	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,727,740
DPW-SEWER	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,579,690
DPW-WATER	Water Meter Upgrade	\$929,000	\$0	\$929,000	\$0	\$0	\$0	\$0	\$929,000	\$0	
NEW-DPW-SEWER	Route 12A Pump Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
TOTAL SEWER FUND		\$1,222,540	\$60,000	\$1,162,540	\$0	\$41,320	\$0	\$80,000	\$1,041,220	\$0	\$9,588,790
SOLID WASTE FUND											
DPW-SOLID	<i>Landfill Phase 3-4 Design, Permitting, and Construction</i>	\$17,370,000	\$1,534,000	\$15,836,000	\$267,000	\$15,300,000	\$0	\$269,000	\$0	\$0	\$40,000,000
DPW-SOLID	Fleet Replacement	\$1,840,000	\$0	\$1,840,000	\$235,000	\$225,000	\$450,000	\$450,000	\$230,000	\$250,000	
TOTAL SOLID WASTE FUND		\$19,210,000	\$1,534,000	\$17,676,000	\$502,000	\$15,525,000	\$450,000	\$719,000	\$230,000	\$250,000	\$40,000,000
TOTAL CITY CAPITAL IMPROVEMENTS PROGRAM		\$91,275,868	\$24,496,678	\$66,779,190	\$6,255,920	\$38,521,810	\$2,796,000	\$1,957,380	\$14,593,080	\$2,655,000	\$89,883,250
TOTAL LEBANON SCHOOL DISTRICT CAPITAL IMPROVEMENTS PROGRAM				\$12,631,970	\$1,014,400	\$1,303,230	\$3,917,281	\$2,156,910	\$2,494,630	\$3,027,240	
TOTAL 2026 - 2031 CAPITAL IMPROVEMENTS PROGRAM				\$79,411,160	\$7,270,320	\$39,825,040	\$6,713,281	\$4,114,290	\$17,087,710	\$5,682,240	

bold italicized project names reviewed by Planning Board as CIP Program Items.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: 2025-2026 Proposed Zoning Amendments

DATE: September 4, 2025

Attached is the list of proposed zoning amendments for the 2025-2026 cycle.

The purpose of the Planning Board's review of the amendments now is to allow staff to answer any questions and to bring up any concerns or comments the Board might have before Council orders them to be reviewed by all the land use boards. The Planning Board will have another review of the amendments in November.

The amendments included in this packet include:

1. Misc & Technical Amendments
 - a. Section 1000
 - b. Definition of **Lot** and **Care and Treatment of Animals** broken down
2. Food Truck Ordinance
3. Map Amendments
 - a. Centerra/Alteria
 - b. Wildlife Conservation
 - c. LaBombard Road
 - d. Heater Rd
4. Cottage Cluster Developments

Staff asks the Planning Board to review the proposed amendments and give feedback before Staff takes them before Council. Drafts of all these amendments, are attached on the following pages. The Planning Board will have a chance to comment on the Amendments again on November 24, 2025.

The Council is scheduled to order the zoning amendments to the Land Use Boards on October 1, 2025. Before this date, Staff will be editing changes recommended by the Planning Board. The entire schedule for the 2025-2026 Zoning Amendment Cycle is shown below:

STAFF MEMORANDUM

Proposed Zoning Amendments

September 4, 2025

Page 2 of 2

Amendment	Date	Who	Staff Responsibility
2025-26 Amendments	8/18/2025	Planning Staff	Get packet to Crystal for PB meeting
2025-26 Amendments	8/25/2025	Planning Board	PB Final Consideration Meeting
2025-26 Amendments	9/2/2025	Planning Staff	Get packet to Crystal for PB meeting
2025-26 Amendments	9/8/2025	Planning Board	Extra: PB Final Consideration Meeting, if needed
2025-26 Amendments	End of Aug - Beginning of Sept	Planning Staff	Staff Complete Writing Draft Ordinances
2025-26 Amendments	9/22/2025	Planning Staff	Packet due to David for City Council Meeting
2025-26 Amendments	10/1/2025	City Council	Order to Land Use Boards
2025-26 Amendments	10/9/2025	Planning Staff	Send to Legal for Review
2025-26 Amendments	10/27/2025	Legal	Legal Review Letters Due
2025-26 Amendments	10/27/2025	Planning Staff	Get ZBA Packet to Tiffany
2025-26 Amendments	11/3/2025	ZBA	ZBA Review of Amednments
2025-26 Amendments	11/6/2025	Planning Staff	Get ConCom Packet to Crystal
2025-26 Amendments	11/13/2025	Conservation Commission	ConCom Review of Amendments
2025-26 Amendments	11/17/2025	Planning Staff	Get PB Packet to Crystal
2025-26 Amendments	11/24/2025	Planning Board	PB Review of Amendments
2025-26 Amendments	12/18/2025	Planning Staff	Due: Public Notices and RSA written and reviewed
2025-26 Amendments	12/29/2025	Planning Staff	Get Packet to David for Countil Meeting
2025-26 Amendments	1/7/2026	City Council	Council call for Public Hearing
2025-26 Amendments	1/8/2026	Planning Staff	RSA Letters go out
2025-26 Amendments	1/12/2026	Planning Staff	Get Packet to David for Countil Meeting
2025-26 Amendments	1/21/2026	City Council	Council Public Hearing
Planning Board Meeting			
City Council Meeting			
ZBA Meeting			
ConCom Meeting			

1000.2 Source of Proposed Amendments.

Amendments may be proposed as follows:

- A. From the City Council at any time.
- B. From the City Council upon request by any Board or City official when the Council decides that it is appropriate to go forward with such amendment.
- C. By petition of any number of voters, provided however, that unless the petition is submitted utilizing the "Citizens Binding Initiative" procedure contained in Section 419:23a of the Lebanon City Charter, it will be within the sole discretion of the City Council as to whether or not to proceed in any way with the requested amendment.
- D. A petitioned amendment submitted under Paragraph C above may be filed at any time. However, if a petition not meeting the requirements for the Citizens Binding Initiative procedure is submitted between August 1 and October 1 of any year, the Council shall put the proposed amendment on its agenda and determine, prior to December 1 of that year, whether or not to schedule the amendment for review and hearing pursuant to Section 1000.3. The purpose of this paragraph is to enable the potential filing of a Citizens Binding Initiative petition in time for the following March election, in the event the Council determines not to proceed with review and hearing.
 - 1. The petitioner shall bear the responsibility of presenting the amendment throughout the process described in Section 1000.3
 - 2. The Petitioner shall pay RSA 675:7 notice fees and other applicable fees
- E. The Zoning Administrator may request persons submitting an amendment for any additional information as may be necessary to put the proposal in a form consistent with the remainder of the Ordinance and capable of being acted upon.

Additional Definitions:

LOT WIDTH: The distance measured across the rear line of the required **front yard** providing that at least 22 20 feet exist along the **street line**.

CARE AND TREATMENT OF ANIMALS: A veterinary establishment, riding school or kennels.

ANIMAL CLINIC, ANIMAL HOSPITAL OR VETERINARY OFFICE: Any structure, or portion thereof, that is designed or used for the medical or surgical treatment of animals in which veterinary services, including Boarding incidental to treatment, are limited to short term care. Grooming maybe provided.

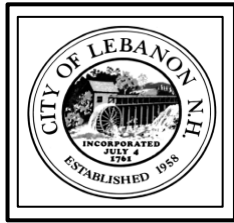
Animals Boarding Facility: a facility where domesticated pets are cared for daily or overnight on a temporary bases at the request of the owner.

Kennels: any establishment wherein or whereupon the business of boarding or selling dogs or breeding dogs for sale is carried on, except for a pet shop

Horse Stable: Facility that includes large animal enclosures, barns, riding arenas, corrals, paddocks, and pens used for the raising, training, rehabilitation, and riding of horses for commercial purposes.

Riding Facility: an establishment where horsemanship and riding is taught.

**** *NEED TO CORRECT USE TABLES TO GO ALONG WITH THIS IF SUPPORTED*****



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

FROM: Planning and Development Department Staff

RE: Proposed Zoning Ordinance Amendment
New Section 615 – Mobile Food Service

DATE: August 25, 2025

Mobile Food Service Vending

DEFINITIONS (APPENDIX A)

MOBILE FOOD SERVICE VENDING – The preparation and/or dispensation of food or beverages by a **mobile food service vendor** from a **mobile food service unit** for immediate service and/or consumption.

MOBILE FOOD SERVICE VENDOR(s) - Any person, including an employee or agent of another, who prepares and/or dispenses food or beverages from a **mobile food service unit** for immediate service and/or consumption.

MOBILE FOOD SERVICE UNIT – Any vehicle that is (a) self-propelled or that can be pulled or pushed down a street or sidewalk and (b) utilized by a **mobile food service vendor** for the purpose of preparing and/or dispensing food or beverages for immediate service and/or consumption.

STAND VENDING – The sale of food, beverages, goods, or merchandise from a **stand**.

STAND - Any newsstand, table, bench, booth, rack, handcart, pushcart, or any other fixture or device which is not required to be licensed and registered by the NH Department of Motor Vehicles, used for the display, storage, or transportation of articles offered for sale by a **stand vendor**.

STAND VENDOR(s) - Any person, including an employee or agent of another, who sells or offers to sell food, beverages, goods, or merchandise from a **stand** with a vendor license issued by the City.

VENDOR(s) - Any person who is a **mobile food service vendor** or **stand vendor**.

PERMITTED ZONING DISTRICTS (Article III)

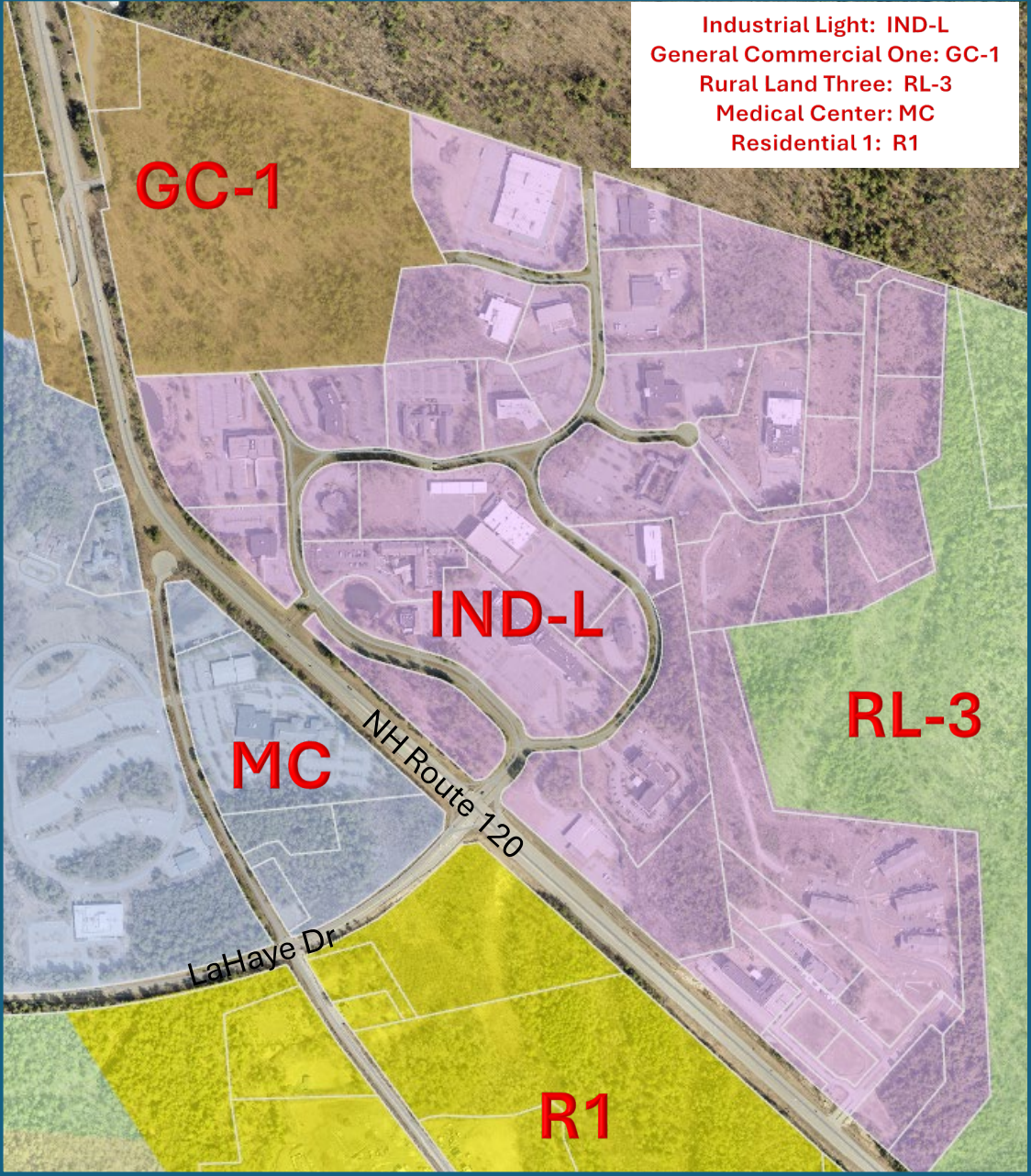
CB
LD
GC
GC-1
IND-L
MC
MC-2

STANDARDS FOR USE (Article VI)

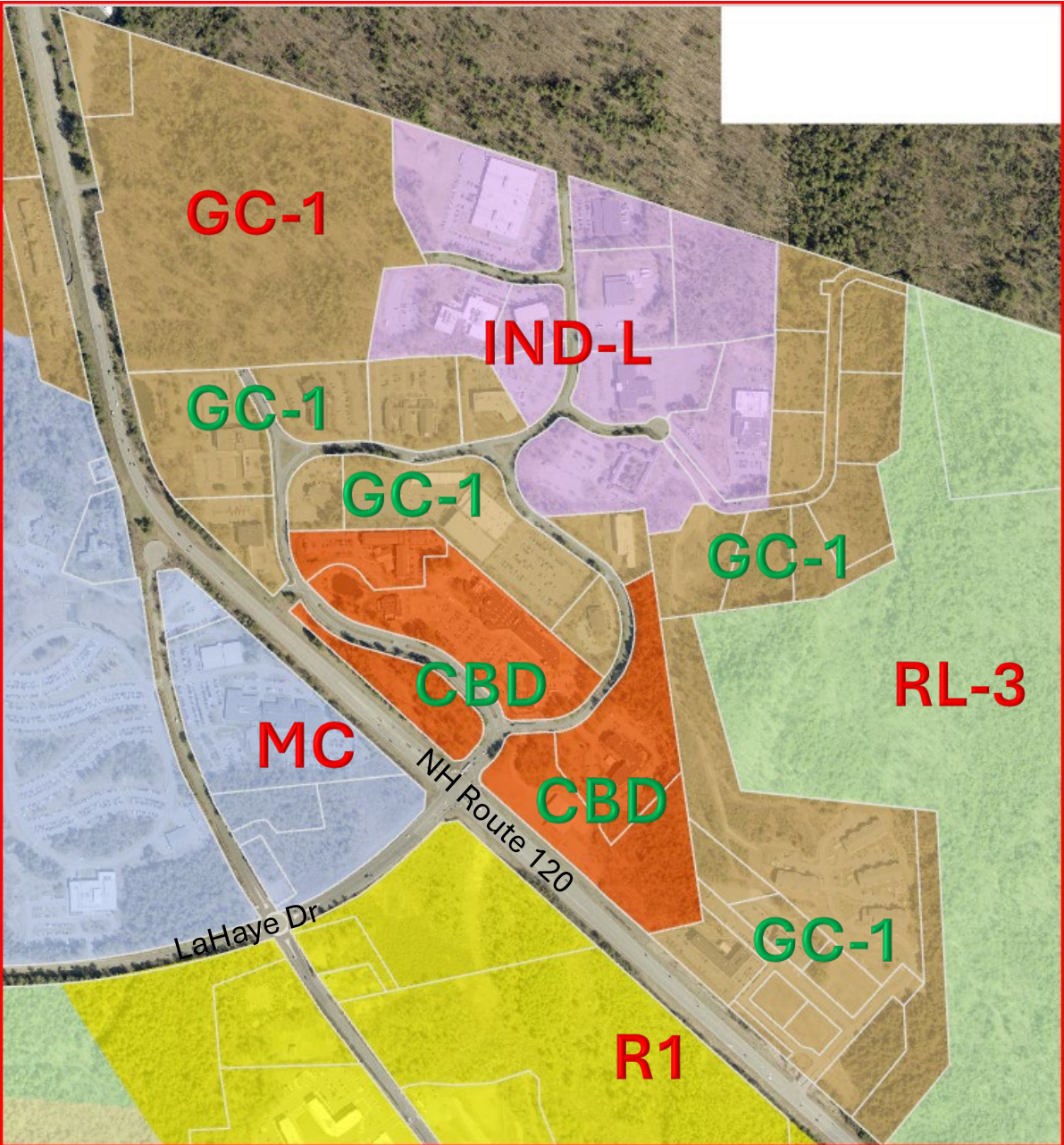
SECTION 614 MOBILE FOOD SERVICE

- A. The purpose of this section is to provide opportunities for **mobile food service vending** and **stand vending** within certain non-residential areas in the City.
- B. **Mobile food service vending** and **stand vending** shall be a permitted use in the Central Business, Lebanon Downtown, General Commercial, General Commercial-One, Light Industrial, Medical Center and Medical Center - 2 Zoning Districts provided the following standards are met:
- C. Prior to beginning operations, property owner(s) must obtain a Zoning Permit which shall be valid for one (1) year. An application for a Zoning Permit shall include the following:
1. A site drawing of the property identifying existing and proposed conditions.
 2. The location of the **mobile food service vendors** and **stand vendors**, utility connections, and compliance with setback requirements.
 3. The location of any seating, tables or similar customer amenities.
 4. A safety plan for each **mobile food service vendor** and **stand vendor**. The plan shall include the location of barriers, caution cones, or similar safety items that are to be deployed to ensure that patrons can safely interact with the **mobile food service unit** or **stand vendor**. Safety measures shall be scaled to protect patrons based upon traffic conditions.
 5. A site parking calculation showing the total number of parking spaces on the site, the number and location of parking spaces assigned to each of the **mobile food service vendors** and **stand vendors** upon the lot.
 6. Hours of operation, and days of the week and months of operation. Operation of a **mobile food service vendor** and **stand vendor** is limited to the hours between 7:00 AM and 9:00 PM daily.
 7. The location of **sandwich boards signs** if applicable.
 8. Written permission of the landowner consenting to the proposed operation.
 9. Identify a plan for the disposal of wastewater and garbage.
 10. The landowner may reapply for a Zoning Permit on an annual basis.
- D. **Mobile food service vendors** and **stand vendors** shall not:
1. Be located within 25 feet of a handicap accessible parking space, fire hydrant, fire escape, bus stop, loading zone, driveway entrance or a **residential district**.
 2. Be located in a manner that creates hazardous travel conditions or impedes

- the operations of police, fire, or emergency services, or the flow of automobile traffic or pedestrian traffic.
3. Block access to or occupy any portion of any handicap accessible parking space or access ramp.
 4. Utilize an open fire without permission of the property owner and a permit from the Lebanon Fire Department.
 5. Shout, make an outcry, blow a horn, ring a bell, or use any other sound device for the purpose of attracting attention to any goods which the **vendor** proposes to sell.
 6. Inappropriately dispose of wastewater and garbage including but not limited to dumping in open stormwater drains.
- E. Utilities for **mobile food service units** and **stands** shall be self-contained and shall not connect to City sewer and water nor dispose of waste in storm sewers. External portable generators or other noise emitting equipment shall not be operated prior to 9:00 AM on weekdays and Saturdays nor prior to 12:00 noon on Sundays and must not operate after 9:00 PM daily.
- F. The maximum number of **mobile food service units** and **stands** allowed on any one **lot** shall be determined by the lot size and the amount of available space on the **lot**.
1. For **lots** that require more than 40 parking spaces per Section 607, **mobile food service unit(s)** and/or **stand(s)** may be located in parking areas. No more than 10 percent (10%) of parking spaces may be utilized to locate **mobile food service units** and **stands**. A minimum of 4 parking spaces and a maximum of 6 parking spaces per vendor shall be provided.
 2. For lots with fewer than 40 parking spaces per Section 607, one **mobile food service unit** and / or **stand** is permitted. A minimum of 4 parking spaces must be available to accommodate the use.
 3. On lots with fewer than 40 parking spaces, one **mobile food service units** and **stand** and shall provide a minimum of 2 off street parking spaces for patrons.
- G. Notwithstanding the provisions of Section 608.6 (Temporary Signs), **mobile food service units** and **stands** are limited to the placement of no more than 2 **sandwich board signs** for each **mobile food service unit** and **stand** when the operation is open. Feather flags, balloons, inflatables, pennants, ribbons, streamers, and spinners or other similar devices which may move or swing as a result of wind pressure are prohibited.
- H. Utilization of a public right of way or public property for operation of a **mobile food service unit** or **stand** is permitted pursuant to *Chapter 179 Vendors* of the City Code. The City of Lebanon Recreation, Arts and Parks Department in conjunction with the City Manager's Office may permit **mobile food service units** and **stands** within the confines of a city park or city recreation facility irrespective of the underlying Zoning District.



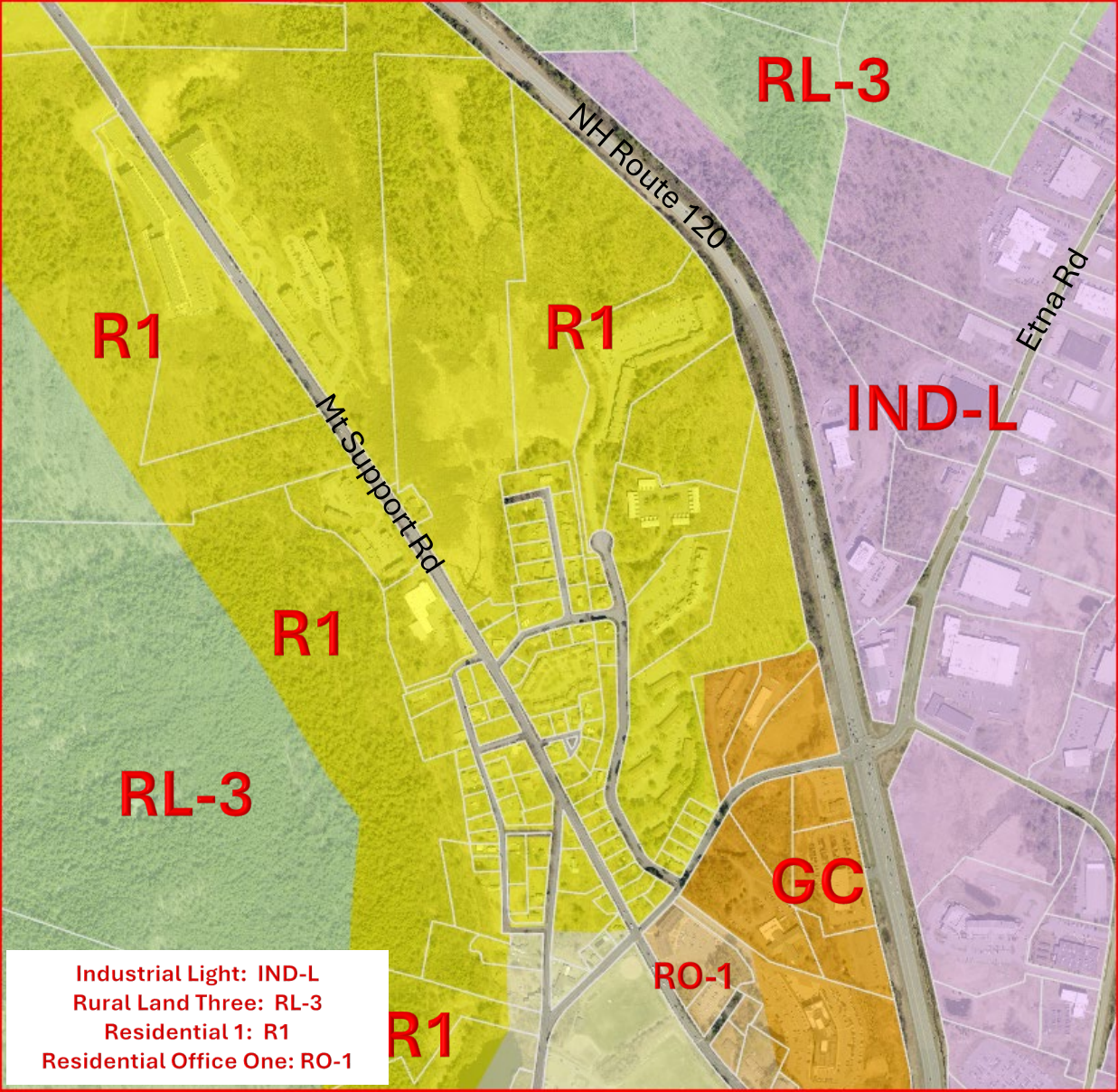
Existing Zoning



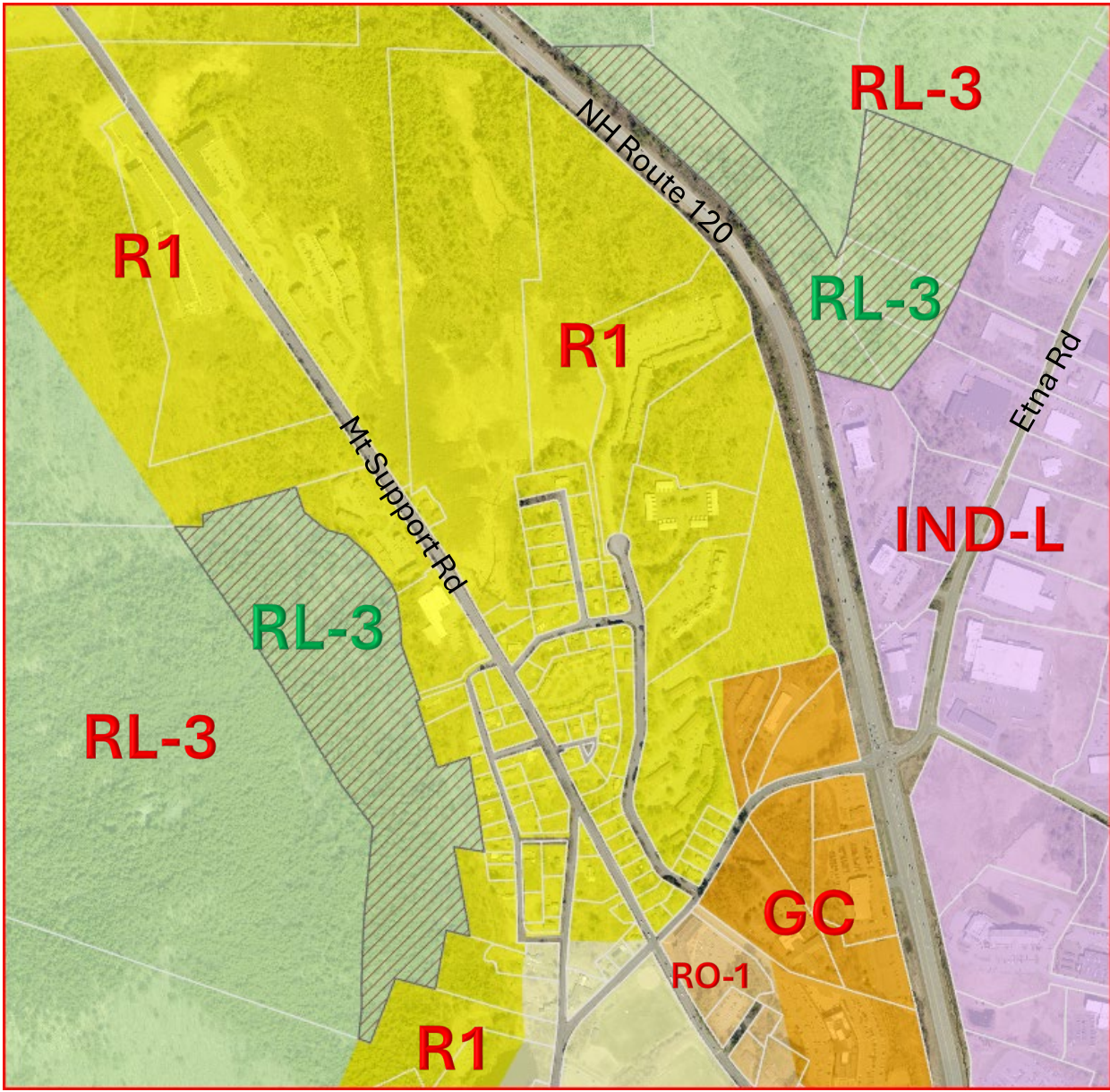
Proposed Zoning

(Fall 2025 Amendment)

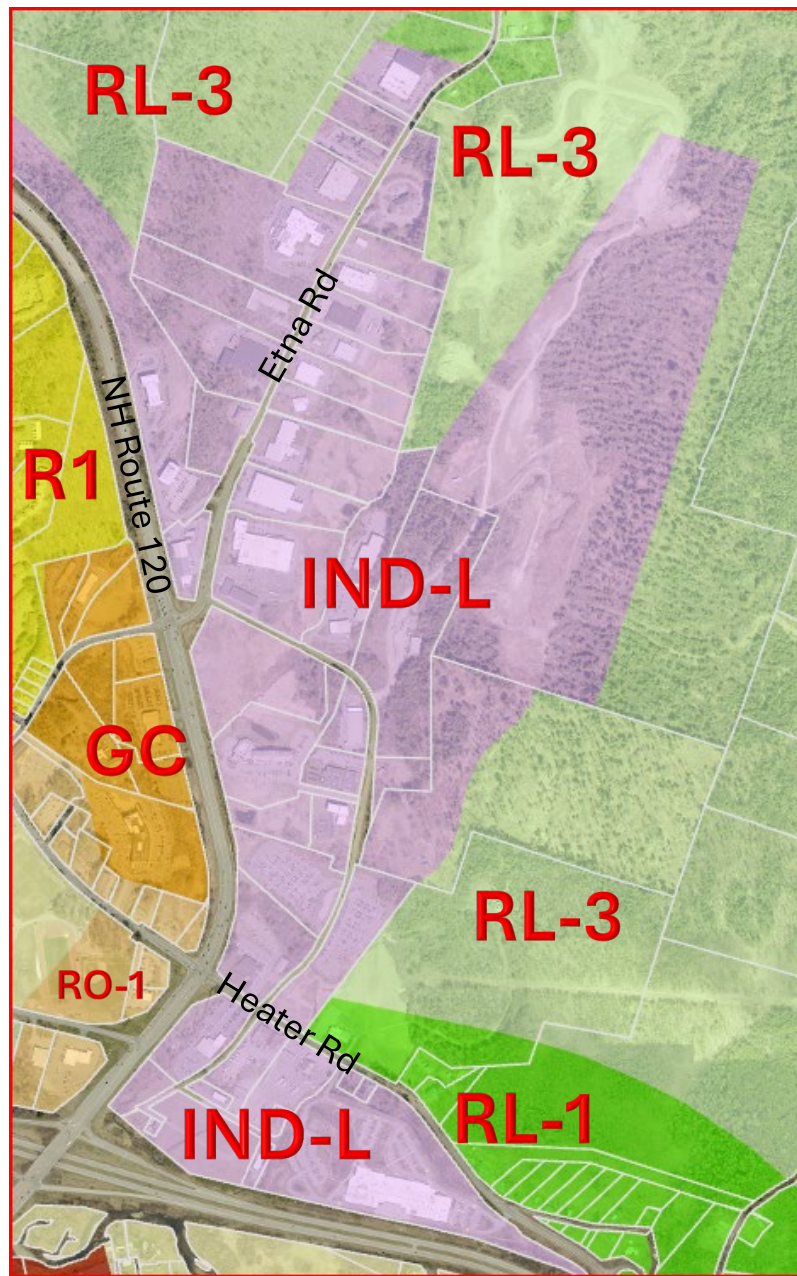
Amendment #1



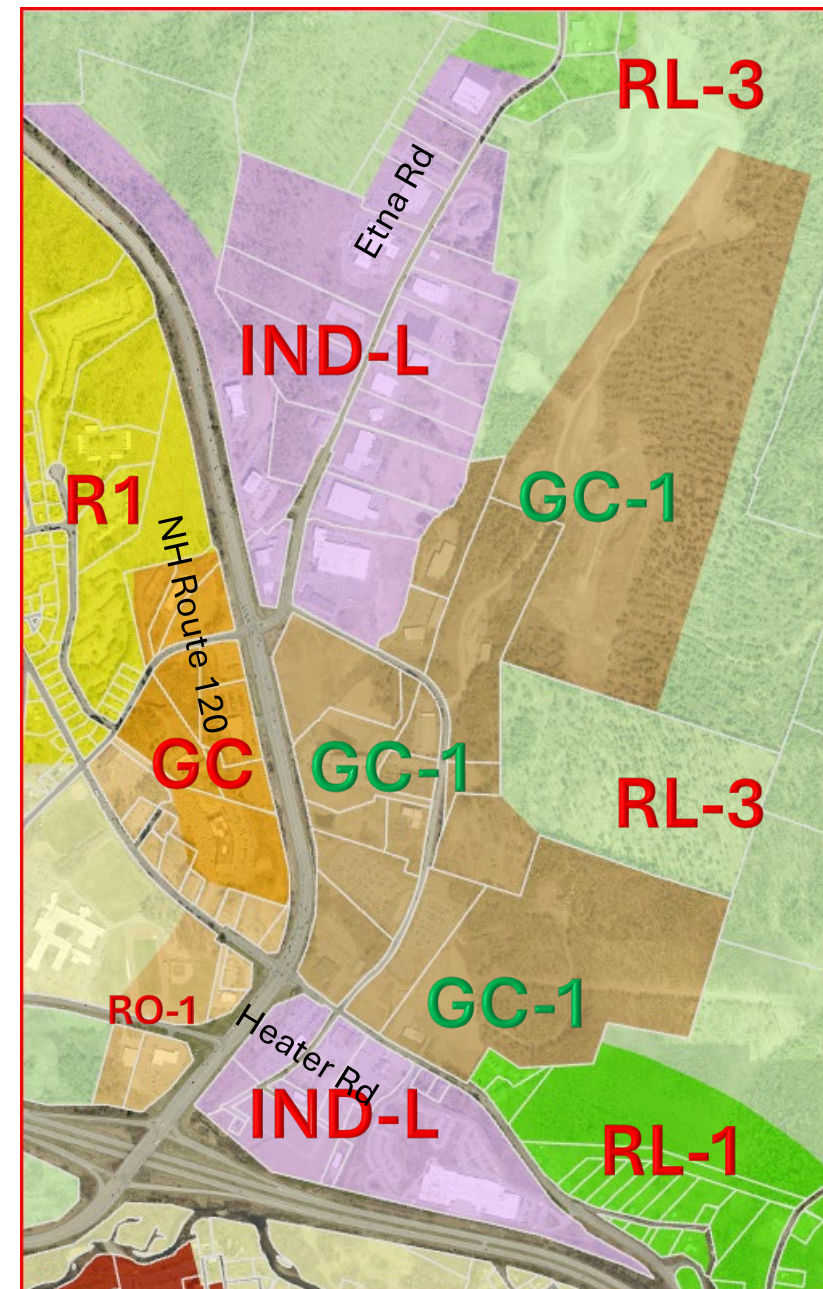
Existing Zoning



Proposed Zoning
(Fall 2025 Amendment)



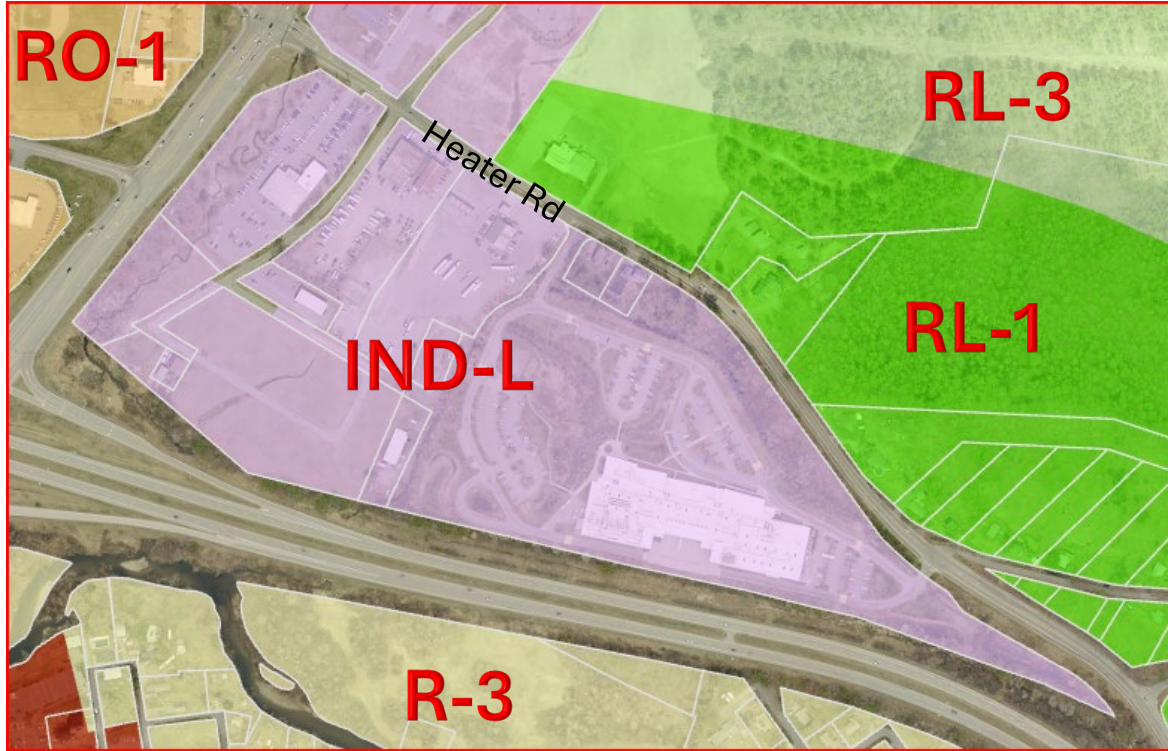
Existing Zoning



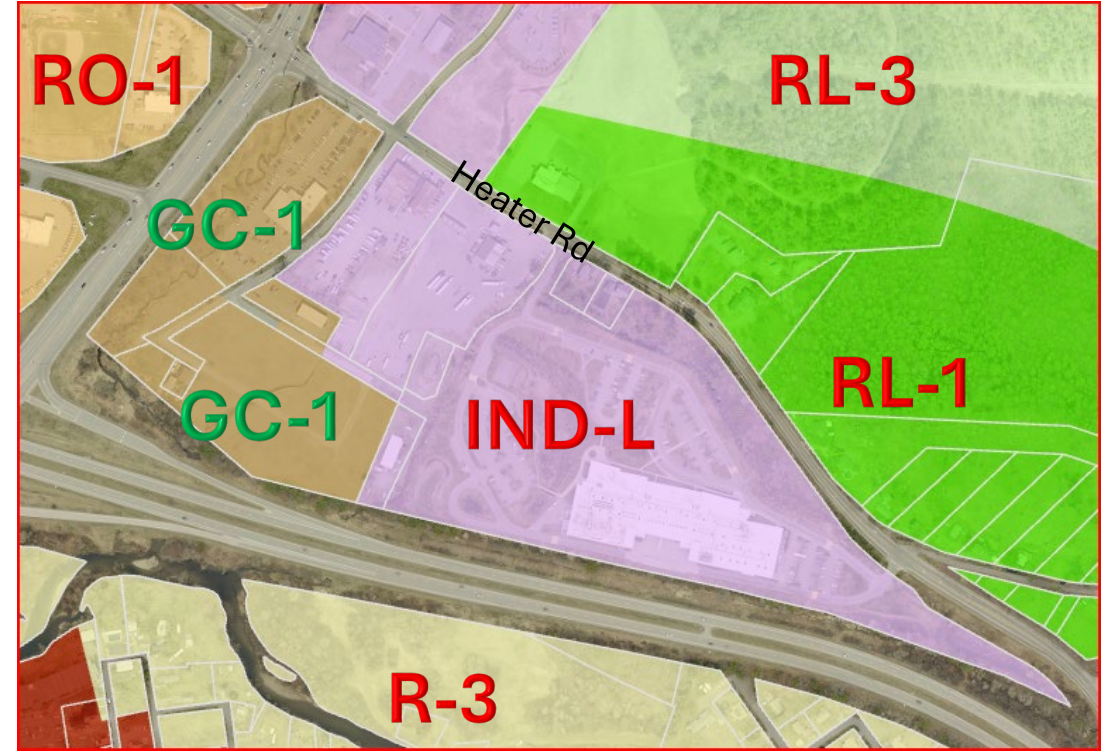
Proposed Zoning

(Fall 2025 Amendment)

Amendment #3



Existing Zoning



Proposed Zoning
(Fall 2025 Amendment)

SECTION 509

COTTAGE DEVELOPMENTS.

509.1 Purpose. The purpose of this section is to provide opportunities for single family housing that is small, energy-efficient, and affordable; to allow flexibility in site and design standards while promoting projects that ensure compatibility with surrounding land uses and existing neighborhoods; and to promote sustainability and neighborhood interaction through integrated design.

Cottage developments are intended to serve as part of the City's overall housing strategy to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods, and to promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

509.2 Applicable Use Districts. **Cottage developments** are allowed by **conditional use** on Class 1 lots in the Pattern Zones Overlay District, R-1, R-2, R-3, R-O, ~~and R-O-1~~, GC-1 Districts, in accordance with Section 302.4.D and the requirements of this section.

509.3 Number and Arrangement of Units. **Cottage developments** shall contain a minimum of three (3) and a maximum of sixteen (16) **cottages**, located in one or more clusters to maximize efficiency of land use and to encourage a sense of community among the residents. Each cluster shall include a minimum of three (3) units.

509.4 Lot Size. All **cottage developments** shall have a minimum lot area ~~of 20,000 sq. ft., except in the R-2 and R-3 District, where a minimum lot area of 40,000 sq. ft. shall be required.~~ specified in the underlying zoning district.

509.5 Density and Building Coverage. ~~Permitted density shall be based on 2,500 sq. ft. of lot area per each cottage. The maximum permitted building coverage shall be 35%. The maximum lot coverage shall be 60%. A lot coverage of 60%-80% only by special exception pursuant to Section 411.8.~~

509.6 Design Standards. The following design standards are intended to define design parameters to create a small community of cottages oriented around open space and to achieve compatibility with adjacent uses.

- A. **Individual Cottage Spaces.** For each detached **cottage**, the site plan approved by the Planning Board shall delineate a building site for each detached **cottage** of no less than 1,500 sq. ft.
- B. **Detached Cottages.** At least 50% of the **cottages** in the development shall be detached units. The remainder shall be duplexes or rowhomes.
- C. **Interior Setbacks.** The minimum setback between units within a **cottage development** shall be 10 feet, measured from the nearest point of the exterior walls.
- D. **Common Open Space.** A minimum of 400 square feet of common open space shall be provided per **cottage** and per cluster. The common open space area for each

cluster shall be contiguous and shall abut all of the **cottages** in the cluster. **Cottages** shall be oriented around and have their main entry from the common open space.

E. Roofs and Porches.

1. The highest point of the roof of the **cottage** shall not exceed ~~30~~24 feet.
2. **Cottages** shall have an unenclosed, covered front primary entry and porch of at least 60 square feet in size. The front porch shall be oriented toward a common open space. The intent of this porch requirement is to create outdoor space in each **cottage** that is visually and physically connected to the common open space and to other **cottages**.

~~F. Parking Location and Screening Requirements.~~

- ~~1. Parking areas and driveways shall comply with applicable minimum yard requirements for the underlying zone.~~
- ~~2. Parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.~~
- ~~3. Parking areas shall be prohibited in the minimum required front yard.~~
- ~~4. Parking areas shall be separated from the common open space by landscaping or an architectural screen.~~

- G. Existing Dwellings. An existing detached or attached one-family dwelling that is incorporated into a cottage development and is nonconforming with respect to the standards of this section shall be permitted to remain on a site used for a cottage development and shall be considered a **cottage** for purposes of this section. However, the extent of the noncompliance may not be increased except unless the proposed change is determined by the Planning Board to be consistent in character, scale, and design with the cottage housing development.

- ~~H. Street Facing Facades. All **cottages** within 50 feet of a public street shall have street facing facades that avoid blank walls in order to avoid the appearance of “turning their backs” to the street. For all such **cottages**, a minimum of 25 percent of the street facing façade shall be comprised of windows and/or glass doors.~~

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, AUGUST 11, 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)

OTHERS PRESENT: Attorney Chris Boldt (Special Legal Counsel to the Planning Board)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:31pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before August 11, 2025:

- **SPNH Mount Support, LLC (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3: Applicant request a conceptual review per Section 4.3.B of the Site Plan Review regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. PB2025-42-CON**
- **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11): The applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to permit parking spaces in excess of 120% of the minimum required for the existing indoor amusements (Revu Casino) use, and an amendment to the approved site plan to expand the parking lot to add 44 additional parking spaces. PB2025-43-CUPA**
- **192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19), zoned R-3: Applicant requests approval of a proposed three (3)-lot Minor Subdivision. PB2025-44-MIN**

Mr. Corwin said he did not feel a Notice of Regional Impact was needed for the application for SPNH Mount Support, LLC (Tax Map 24, Lot 1, Plot 100) PB2025-42-CON because it is a request for a conceptual review. Mr. Corwin said Staff recommends the applications for Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2025-43-CUPA and 192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19) PB2025-44-MIN do not have the potential for regional impact.

1 ***A MOTION was made by Richard Ford Burley that the applications of Lebanon Poker Room &***
2 ***Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2025-43-CUPA and 192 Mascoma Street,***
3 ***LLC, 192 Mascoma Street (Tax Map 90, Lot 19) PB2025-44-MIN do not have the potential for***
4 ***regional impact. The MOTION was seconded by Jeremy Rutter.***

5
6 ****The MOTION was approved (8-0).***

7 8 **3. PUBLIC HEARING ITEMS**

9 Chair Faunce and Ms. Romano recused themselves from the discussion.

10
11 **A. XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 &**
12 **7), zoned CB, IND-L and R-3: Applicant requests a two (2)-year extension of the River Park**
13 **Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019**
14 **(PB2018-34-SPA). PB2025-25-EXT - Continued from July 14, 2025**

15
16 Acting Chair Ford Burley said, since this application request was last discussed at a previous Planning
17 Board meeting, the applicant had submitted a great deal of information, and the Board has retained its
18 own legal counsel. He gave a brief overview of the history of the request for a two-year extension.

19
20 Mr. David Clem was present on behalf of the applicant. He submitted a written statement to the Board.

21
22 Acting Chair Ford Burley opened the public comment portion of the meeting.

23
24 Andrew Faunce (Ward 1), Planning Board Chair, made the following statement:

25 "I want to speak very briefly to the matter of my recusal. I'm not commenting in any way, shape or form
26 with respect to the merits of the case. My recusal from the current XYZ extension hearing followed an
27 extensive presentation by the applicant's counsel that was not included in the application materials. As
28 such, I had no benefit of the Planning Board's counsel prior to making this choice. Applicant's counsel
29 argued that I was biased and conflicted and that if I did not recuse, any adverse decision of the board
30 would be challenged.

31
32 While I do not believe the charges made against me have merit, I reasoned that I could not freely engage
33 on this application with the threat of further challenge - and with its potential to limit my and others'
34 exercise of independent judgment - hanging overhead. I concluded by expressing confidence the Board
35 would make a well-reasoned decision on this matter and by thanking the Vice Chair for the opportunity
36 for comment."

37
38 Acting Chair Ford Burley closed the public comment portion of the meeting.

39
40 At 6:42pm, Acting Chair Ford Burley called for a recess to allow the Board members to confer with
41 legal counsel.

42 At 6:57pm, the meeting resumed.

43
44 Acting Chair Ford Burley polled the Board members if they had any objections to continuing the
45 discussion, after having consulted legal counsel. He noted that no Board member objected to continuing
46 the discussion.

1 Mr. Clem asked if the address to which certified mail is being sent by Planning Staff could be changed
2 to the address on the application. Acting Chair Ford Burley said he would look into it.

3
4 Acting Chair Ford Burley closed the public hearing.

5
6 Acting Chair Ford Burley noted for the record that he does not think that Chair Andrew Faunce has done
7 anything improper (in his opinion, which he noted is not a legal opinion). He said he is concerned that
8 his recusal gives the impression of impropriety. Other Board members agreed that Chair Faunce's
9 recusal may not have been necessary, and that Chair Faunce cares for the integrity of the Board.

10
11 Acting Chair Ford Burley asked the Planning Board's legal counsel if he would discuss the court case
12 Fisher v Dover and its potential applicability to the applicant's extension request. Mr. Chris Bolt
13 (Donahue Tucker Chandela), attorney for the Planning Board, said he would not be able to discuss the
14 case due to attorney-client privilege.

15
16 ***A MOTION was made by Richard Ford Burley to waive attorney-client privilege specifically for the***
17 ***answer to the question of the application of Fisher versus Dover in the case of XYZ Dairy, LLC &***
18 ***Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) PB2025-25-EXT at the***
19 ***current (August 11, 2025) public meeting of the Lebanon Planning Board. The MOTION was***
20 ***seconded by Eric Stacy.***

21
22 ****The MOTION was approved (6-0).***

23
24 Mr. Chris Bolt (Donahue Tucker Chandela), attorney for the Planning Board, gave an overview of the
25 court case Fisher v. Dover and its potential applicability to the applicant's extension request. He said he
26 was not sure how the court would apply the Fisher v. Dover concept to this particular extension request
27 when the larger part of the project hasn't changed and in light of the history of previous extensions
28 granted by the Planning Board.

29
30 The group discussed whether it felt that Fisher v. Dover applies to the current extension application. The
31 group agreed that it does not apply.

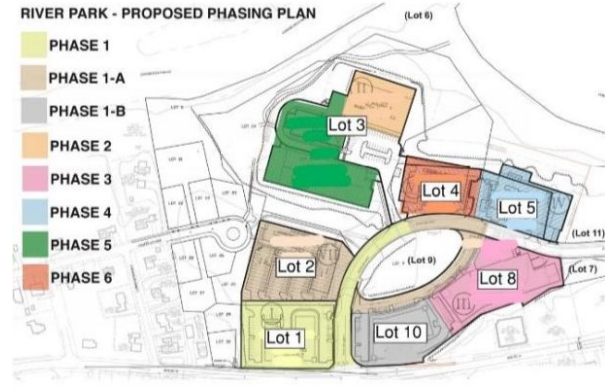
32
33 ***A MOTION was made by Richard Ford Burley that, in the matter of the application of XYZ Dairy,***
34 ***LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) requesting a two***
35 ***(2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended***
36 ***on September 9, 2019 (PB2018-34-SPA), and currently listed as PB2025-25-EXT, in light of any***
37 ***subsequent findings included in this motion and the history of this and previous related applications,***
38 ***including any and all submissions and testimony provided for and during the public hearing, the***
39 ***Lebanon Planning Board [APPROVES] the request for a two-year extension, subject to the following***
40 ***Findings and Conditions of Approval:***

41
42 ***FINDINGS***

- 43 ***1. After meeting with independent legal counsel and after public deliberations it is the opinion of the***
44 ***Lebanon Planning Board that existing case law [DOES NOT] robustly support the use of the***
45 ***subsequent application doctrine in the present case at this time.***

2. *At the 9 June 2025 meeting of the Lebanon Planning Board, Chair Andrew Faunce recused himself from the present matter. Regardless of the merits of any claims made in that hearing, it is the opinion of the Lebanon Planning Board that the potential appearance of impropriety given by the recusal [MAY CALL INTO QUESTION] the decision reached by the Board on 17 March 2025.*

3. *At the 17 March 2025 meeting of the Lebanon Planning Board it was agreed that the extension of one phase of the project in question created good cause to extend the remaining phases of the project by the same amount of time, in order to prevent schedule compression conditions for subsequent phases, for which a subsequent request for extension could cite that reduced time to complete that phase as a factor beyond the applicant's control. The Lebanon Planning Board therefore is of the opinion that any extensions to the first phase of the project [SHOULD] include similar extensions to all subsequent phases of the project.*



CONDITIONS OF APPROVAL

1. *Unless subsequently amended by the Planning Board, the Phasing Plan shall be that of the 9 September 2019 Notice of Action, as follows:*
 2. *Phase 1 Improvements: “46,925-square-foot building for office and retail use located on Lot 1 with temporary parking located on Lot 2 and Lot 3. Phase 1 also includes construction of a portion of the development roadway sufficient to access Lot 3, the southerly development entrance intersection, the extension of Crafts Avenue, and the installation of water and sewer lines necessary for this portion of the site.”*
 3. *Phase 1-A Improvements: “125,125-square-foot building for 125 units of multi-family housing located on Lot 2, and the construction of a temporary parking lot on Lot 3 and Lot 4. Phase 1-A also includes the extension of the development roadway and construction of proposed Lyman Street.”*
 4. *Phase 1-B Improvements: “95,800-square-foot building for office and retail use located on Lot 10 with temporary parking on Lot 3, Lot 4, and Lot 5.”*
 5. *Phase 2 Improvements: “178,650-square-foot building for laboratory/office use located on Lot 3 with temporary parking located on Lot 3, Lot 4, and Lot 5. Phase 2 also includes the construction of the remainder of the development roadway and the northerly access intersection.”*
 6. *Phase 3 Improvements: “23,000-square-foot building for office and retail use and a 585-space parking garage located on Lot 8.”*
 7. *Phase 4 Improvements: “153,120-square-foot building for laboratory/office use located on Lot 5.”*
 8. *Phase 5 Improvements: “81,500-square-foot building for laboratory/office use and an 808-space parking garage located on Lot 3.”*
 9. *Phase 6 Improvements: “133,200-square-foot building for laboratory/office use located on Lot 4.”*
- The Lebanon Planning Board hereby approves the following changes to the following conditions of approval set forth in the amended 2019 Notice of Action:*

14-2. *The construction of Phase 1 infrastructure improvements shall be completed before August 11, 2027.*

1 **15-1. The construction of Phase 1-A improvements shall be completed before August 11, 2027.**

2 **16-1. The construction of Phase 1-B improvements shall achieve active and substantial development,**
3 **as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this**
4 **ruling, before August 11, 2028 and shall be completed within 5 years of commencement.**

5 **17-1. The construction of Phase 2 infrastructure improvements shall achieve active and substantial**
6 **development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of**
7 **the date of this ruling, before August 11, 2030 and shall be completed within 5 years of**
8 **commencement.**

9 **18-1. The construction of Phase 3 improvements shall achieve active and substantial development, as**
10 **defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this**
11 **ruling, before August 11, 2032 and shall be completed within 5 years of commencement.**

12 **19-1. The construction of Phase 4 improvements shall achieve active and substantial development, as**
13 **defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this**
14 **ruling, before August 11, 2034 and shall be completed within 5 years of commencement.**

15 **20-1. The construction of Phase 5 improvements shall achieve active and substantial development, as**
16 **defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this**
17 **ruling, before August 11, 2036 and shall be completed within 5 years of commencement.**

18 **21-1. The construction of Phase 6 improvements shall achieve active and substantial development, as**
19 **defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect the date of this ruling,**
20 **before August 11, 2039 and shall be completed within 5 years of commencement.**

21 **29. Effect of Approval. This approval is a final, conditional site plan approval for a “phased**
22 **development” under Section 4.9 of the Site Plan Review Regulations and is a final decision of the**
23 **Planning Board for purposes of RSA 677:15, I. As set forth in Section 4.10(C) of those Regulations,**
24 **the deadlines for the construction of improvements within each phase shall be as stated in the**
25 **approved phasing plan, rather than the 1-year period under Section 4.10(A). It is the intent and effect**
26 **of this approval, subject to the satisfactory completion of the financial security requirements set forth**
27 **in Condition #5 of the Final Major Subdivision approval (#PB2011-01-FMAJ) for the development,**
28 **that upon completion of the Phase 1 infrastructure and the Phase 1-A improvements before August**
29 **11, 2027, as set forth in Conditions #14-2 and #15-1, above, the subdivision as a whole, including all**
30 **phases, shall vest as provided in RSA 674:39, II, and no subsequent changes in subdivision**
31 **regulations, site plan regulations, or zoning ordinances, except impact fees adopted pursuant to RSA**
32 **674:21 and 675:2-4, shall operate to affect this phased development, provided that the applicant and**
33 **its successors-in-interest continue to comply with all conditions of this approval and of the Planning**
34 **Board’s approval of Final Major Subdivision application #PB2011-01-FMAJ, including the time**
35 **limits set forth in the phasing**
36 **plan, unless such a limit is extended for good cause by the Planning Board, acting upon an**
37 **application submitted prior to the expiration of such limit.**

38 **2. The Applicant or Applicant’s designee shall come before the Lebanon Planning Board at the**
39 **Regular Meetings of the Board in February 2026, August 2026, and February 2027 to detail progress**
40 **made toward the phasing plan milestones laid out in this decision. While in-person attendance is**
41 **greatly preferred, in the case of a scheduling conflict progress updates may be submitted in writing by**
42 **the day of the regular planning board meeting of the above dates to planning@lebanonnh.gov.**

43 **3. The Planning Board shall not accept or consider any further applications or applications for**
44 **extensions to this phasing schedule no earlier than the submission deadline for the Regular Meeting**
45 **of the Planning Board in May 2027.**

46

1 ***The MOTION was seconded by Eric Stacy.***

2
3 ****The MOTION was approved (6-0).***

4
5 Chair Faunce and Ms. Romano rejoined the meeting. Chair Faunce appointed Ms. Romano as a regular
6 voting member for this meeting.

7
8 **B. Marek North, LLC, 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1: Applicant**
9 **requests modifications to the phasing plan for a 204-unit multi-family complex, originally**
10 **approved on February 14, 2022 (PB2021-33-SPR), reapproved on October 9, 2023 (PB2023-34-**
11 **SPR), and further modified on July 7, 2025 (PB2024-29-SPA). PB2025-38-SPA**

12
13 Mr. Corwin gave an overview of the project. He said the applicant has asked for several adjustments to
14 the phasing plan they had first proposed in 2021. He said the applicant is not proposing changes to the
15 deadline dates for building permits for each phase. He provided the Board with a document that included
16 the existing phasing plan and the proposed new phasing plan dates.

17
18 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction as commence
19 review.

20
21 ***A MOTION was made by Richard Ford Burley that the application of Marek North, LLC, 402 Mount***
22 ***Support Road (Tax Map 24, Lot 9) PB2025-38-SPA is complete enough for the Planning Board to***
23 ***accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.***

24
25 ****The MOTION was approved (8-0).***

26
27 Mr. Nik Fiore (Engineering Ventures) and Mr. Brenden Gilmore (Saxon Partners) were present on
28 behalf of the applicant. Mr. Fiore said the applicant is requesting the change of a few end dates in the
29 project timeline. He said the limits and the scope of each phase are not changing.

30
31 He said the proposed Phase I changes are: Active and substantial development date changed from
32 November 30, 2025 to April 30, 2026; Substantial Completion date changed from May 31, 2026 to
33 October 31, 2026

34
35 He gave an overview of the work that has been done so far:

- 36
 - Sewer line installed and most of the water lines installed
 - 37 • Several storm water infrastructures installed
 - 38 • Working on foundations for Building 2
 - 39 • Working on prepping for other foundations as well - most underground infrastructure in place

40 Mr. Corwin explained that an applicant for a phased development project has a lot of flexibility to
41 propose how they will phase their development and timelines, including when to obtain building permits
42 for each phase, when active and substantial development for each phase will be achieved, and when
43 substantial completion for each phase of development will be achieved.

44
45 Chair Faunce opened the public comment portion of the meeting. No one from the public spoke.

46 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 SPNH Lebanon North, LLC, PB2025-38-SPA, made pursuant to Section 4.9.F of the Site Plan Review Regulations, requesting modifications to the phasing plan for a 204-unit multi-family development at 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1, originally approved on February 14, 2022 (PB2021-33-SPR), reapproved on October 9, 2023 (PB2023-34-SPR), and modified on July 8, 2024 (PB2024-28-SPA), 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 the applicant has satisfactorily demonstrated that the applicant's revised phasing plan meets the applicable requirements of Section 4.9.C, Section 4.9.D, and Section 4.10 of the Site Plan Review Regulations.

This approval is subject to the following conditions:

- 1. The applicant shall satisfy and comply with the Notice of Action for PB2021-33-SPR dated February 14, 2022, and all conditions of approval thereof, the Notice of Action for PB2023-34-SPA dated October 9, 2023, and all conditions of approval thereof except as superseded by Condition of Approval #2 below, and the Notice of Action for PB2024-29-SPA dated July 8, 2024, and all conditions of approval thereof except as superseded by Condition of Approval #2 below.***
- 2. Condition #2 set forth in the Planning Board Notice of Action for PB2023-34-SPA dated October 9, 2023, and Condition #2 set forth in the Planning Board Notice of Action for PB2024-29-SPA 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 per the phasing plan titled, "Project Phasing Plan – Marek 2", prepared by Engineering Ventures, PC, dated 3/15/2024, last revised 7/10/25, EV Project #22715.

The MOTION was seconded by Eric Stacy.

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

C. Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot 1) & SPNH Mount Support, LLC, 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

Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence review.

A MOTION was made by Andrew Faunce that the application of Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot 1) & SPNH Mount Support, LLC, 0 Mount Support Road (Tax Map 24, Lot 1, Plot 100) PB2025-39-BLAMIN is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Richard Ford Burley.

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

Mr. Corwin said the applicant provided a revised plan earlier in the day that was provided to the Board on paper at this meeting.

Mr. Dave Fenstermacher (VHB) and Mr. Brenden Gilmore (Saxon Partners) were present on behalf of the applicant. Mr. Fenstermacher said the applicant is requesting a change to the boundary line because of the location of the wildlife corridor that intersects with the project site. He said the applicant also wants to create a new lot along the Mount Support Road frontage of the property for future development. He said making the new lot will accommodate a driveway that meets emergency vehicle access requirements. He said Mr. Gilmore reviewed the plan with the Lebanon Fire Department and they were satisfied with the plan.

Mr. Gilmore explained the reason for the new proposed subdivision is because there is usable property on the right side of the property that could be the site of future development. He said they considered cottage development for that area but no plans have been finalized. Mr. Fenstermacher said the Board will see (during Conceptual Review at its September meeting) that the applicant is proposing additional wildlife corridor improvements. He said the Zoning Board of Adjustments and the Conservation Commission have reviewed and approved the plan for the new lot.

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. He closed the public hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of Marek Lebanon, LLC and SPNH Mount Support, LLC for a proposed Boundary Line Adjustment and Minor Subdivision of Tax Map 24, Lots 1 and 1-100, PB2025-39-BLAMIN, as shown on a plat titled "Subdivision Plan, Map 24, Lots 1 & 1-100," by Vanasse Hangen Brustlin, Inc.

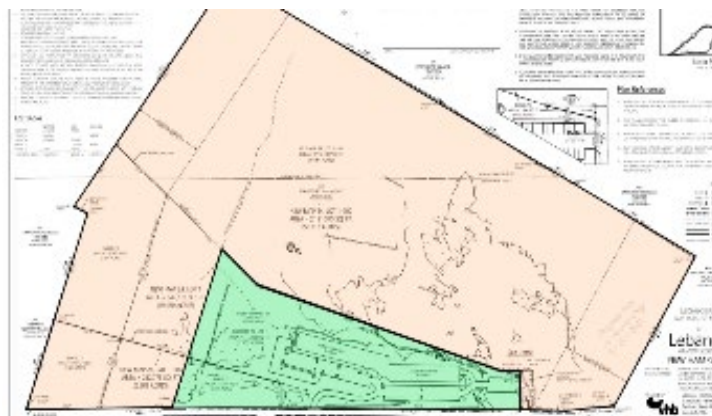


Figure 1: Original plan: green area = project site

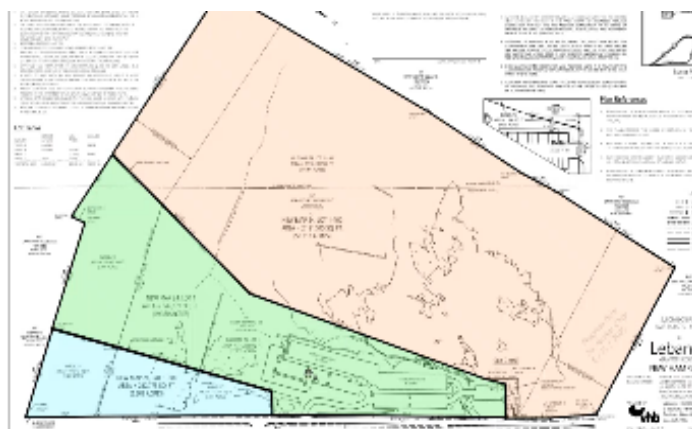


Figure 2: Revised Plan: blue = Lot 1-200

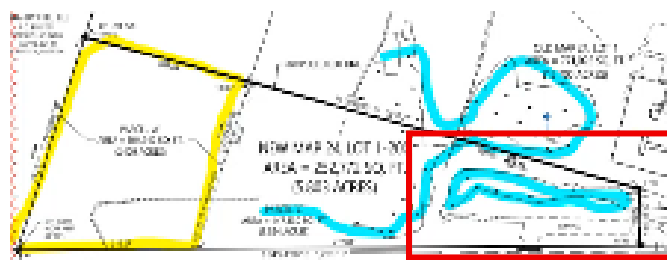


Figure 3: Lot 1-200

Yellow highlighted area = Wildlife Corridor

Blue lines = wetlands areas

Red rectangle = new proposed lot for future development

(VHB), dated June 4, 2025, Project Number 52616.00, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below. This approval is subject to the following conditions:

GENERAL CONDITIONS

- 1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been 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. Future development on the new lot (Tax Map 24, Lot 1-200) shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.*
- 3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).*

Mr. Corwin suggested that Chair Faunce reopen the public hearing so the Board could have discussion about parameters set forth by new NH Law for the future development of the identified area.

Chair Faunce reopened the public hearing.

Mr. Corwin explained he had sent an email to the Board with information about the new law regarding Tax Map 24, Lot 1-200. He said the new law stipulates that future development shall only be permitted after a full delineation of the wetlands has been completed for the proposed development area of that lot, excluding any areas that are to be left in their natural state and or subject to a wildlife corridor restriction.

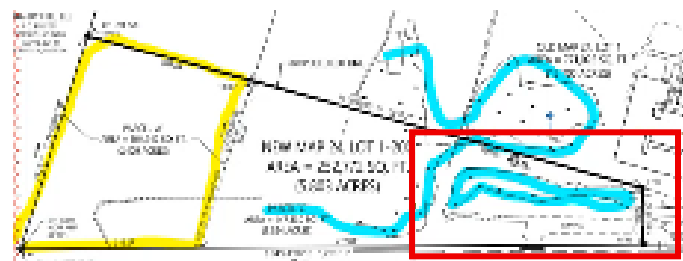


Figure 3: Lot 1-200

Yellow highlighted area = Wildlife Corridor

Blue lines = wetlands areas

Red rectangle = new proposed lot for future development

Mr. Fenstermacher noted that the applicant has no plans to develop the areas identified as the Wildlife Corridor and the area directly to the right of it on the map.

1 The group had a lengthy discussion about how to delineate the wetlands in the project area, either
2 through condition of approval or a waiver request. The group decided to make a condition of approval
3 on the plat to delineate the wetlands areas for Lot 1-200 portion of the property.

4
5 Chair Faunce closed the public hearing.

6
7 ***Conditions to be Satisfied Prior to the Signing and Recording of the Plat***

8 ***4. The applicants shall obtain addresses for Lots 24-1-100 and 24-1-200 in accordance with***
9 ***applicable City of Lebanon procedures.***

10 ***5. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the***
11 ***Planning and Development Department:***

12 ***a. Add a note that any new or relocated driveway will require a Driveway Permit from the***
13 ***Department of Public Works.***

14 ***b. Add lot addresses.***

15 ***c. Add a note that the gravel lot located on Lot 24-1-200 shall not be deemed a legal non-***
16 ***conformity from a use or dimensional standpoint and shall not be the basis for seeking any***
17 ***waivers from the Site Plan Review Regulations in connection with any future development.***

18 ***d. Depict full delineation of the wetlands on Lot 24-1-200 outside of the protected wildlife***
19 ***corridor.***

20 ***e. Add Planning Board application number to the title block (PB2025-39-BLAMIN).***

21 ***f. Provide the date and description of the plat revisions. (9.5.A.1)***

22 ***6. The applicants shall provide a digital record drawing of the revised plat (Cad .dwg format using***
23 ***NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).***

24 ***7. The applicants shall provide to the City draft copies of the deeds of the land transfer for review to***
25 ***ensure the transfer will be completed properly for Assessing and recording purposes.***

26 ***8. The applicants shall submit two (2) mylars of the approved plat, as revised pursuant to these***
27 ***conditions of approval, together with applicable recording fees to the Planning & Development***
28 ***Department in accordance with Planning & Development Department recording procedures. (8.1.D &***
29 ***7.11)***

30 ***9. The applicants shall submit the executed deeds of the land transfer together with applicable***
31 ***recording fees to the Planning & Development Department to be recorded contemporaneously with***
32 ***the plat.***

33
34 ***The MOTION was seconded by Kathie Romano.***

35
36 Mr. Corwin suggested a motion be made to approve the request for partial waivers at this time.

37
38 ***A MOTION was made by Richard Ford Burley that the Planning Board approve the applicant's***
39 ***request for a partial waiver from Section 9.587 of the Site Plan Review Regulations which requires a***
40 ***delineation of the wetlands on the property. The MOTION was seconded by Kathie Romano.***

41
42 ****The MOTION was approved (8-0).***
43
44

1 ****The MOTION (to approve the application of Marek Lebanon, LLC and SPNH Mount Support, LLC***
2 ***for a proposed Boundary Line Adjustment and Minor Subdivision of Tax Map 24, Lots 1 and 1-100,***
3 ***PB2025-39-BLAMIN) was approved (8-0).***
4

5
6 ***A MOTION was made by Richard Ford Burley that the Lebanon Planning Board authorizes the***
7 ***Chair to sign the plat of Marek Lebanon, LLC and SPNH Mount Support, LLC, PB2025-39-***
8 ***BLAMIN, titled “Subdivision Plan, Map 24, Lots 1 & 1-100,” by VHB, dated June 4, 2025, and as***
9 ***revised per the Planning Board’s conditions of approval. The MOTION was seconded by Kellen***
10 ***Appleton.***

11
12 ****The MOTION was approved (8-0).***
13

14
15 **D. Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:**
16 **Applicant requests approval of a hauling plan for the Prospect Hills Phase 2 development.**
17 **Submission of the hauling plan is made pursuant to conditions of approval set forth in the**
18 **Planning Board’s June 9, 2025, Notice of Action for PB2025-23-FMAJA. PB2025-40-SP**
19

20 Ms. Appleton recused themselves from the discussion.

21 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence
22 review.

23
24 ***A MOTION was made by Richard Ford Burley that the application of Brady Sullivan Prospect Hills,***
25 ***LLC, 0 Prospect Street (Tax Map 108, Lot 2) PB2025-40-SP is complete enough for the Planning***
26 ***Board to accept jurisdiction and commence review. The MOTION was seconded by Andrew Faunce.***
27

28 ****The MOTION was approved (7-0).***
29

30 Mr. Corwin gave an overview of the applicant’s project. He said the Board had requested that the
31 applicant provide a hauling plan to address how they intend to remove excess material excavating from
32 the site during regrading of the site. Mr. Corwin said the applicant is making good progress on meeting
33 all the conditions specified by the Board at the June meeting, but he said he would need further detailed
34 review before he could confirm all the requirements have been met. Dr. Rutter noted that Condition #11
35 (related to fencing) does not have a deadline specified.
36

37 Mr. Jon Rokeh, PE, (Rokeh Consulting LLC), and Attorney Marc Pinard (Brady Sullivan General
38 Counsel) were present on behalf of the applicant. Mr. Rokeh gave an overview of the work that the
39 applicant has done since they last came before the Board. He explained the hauling plan options they
40 have submitted. He said the applicant would like to deliver the material to the project underway at the
41 former Densmore Brickyard site but cannot do that until that project attains approval to receive the
42 material.
43

44 The group discussed aspects of the hauling plans that still need to be determined: For example: road
45 closures that may impact the hauling timeline; schools that are on the proposed routes and back-up plans

1 to avoid them during commute times; weight limits on affected roads along the routes. resident
2 complaints.

3
4 Mr. Corwin noted that residents of Elm St. West have not been made aware of the proposed hauling
5 route. He said many residents are already unhappy with the truck traffic on their road. He suggested the
6 route use Glen Road instead of Elm St. West.

7
8 Chair Faunce noted other residents, who spoke at the previous meeting in June, had composed a list of
9 requests to mitigate the impact of the truck traffic during the hauling period. He said it did not appear the
10 following had not been addressed by the proposed plan:

- 11 • Truck speed limit of 15mph
- 12 • Dust management
- 13 • Bike path enforcement – keeping vehicles off the path
- 14 • Barrier gate installed at Hillcrest
- 15 • Routing trucks through the development rather than residential streets (as much as possible)
- 16 • Communication about the project posted at construction site kiosk
- 17 • Online communication (similar to that at kiosk)

18
19 Chair Faunce opened the public comment portion of the meeting.

20
21 Mr. Kevin McLain asked if trucks from this project are going up Daisy Hill Rd. and down Cross Rd. Mr.
22 Rokeh said the only roads being used by this project are Prospect Street and Moulton Ave. Mr. Corwin
23 asked Mr. McLain to contact him directly by email so he could look into which project is generating the
24 truck traffic on Daisy Hill and Cross Roads.

25
26 Ms. Mary Beth Dinulos said she is also concerned about the truck traffic on Daisy Hill Rd. Mr. Corwin
27 asked her to contact him directly via email.

28
29 The group agreed that the applicant should come to a future meeting with a more detailed hauling plan.

30
31 ***A MOTION was made by Richard Ford Burley that the application of Brady Sullivan Prospect Hills,***
32 ***LLC, 0 Prospect Street (Tax Map 108, Lot 2) PB2025-40-SP be continued until the September 8, 2025***
33 ***Planning Board meeting. The MOTION was seconded by Eric Stacy.***

34
35 ****The MOTION was approved (7-0).***

36
37 Ms. Appleton rejoined the meeting.

38 39 **4. OTHER BUSINESS**

40 **A. Development Regulations Subcommittee Report - Discussion of Proposed Amendments to the** 41 **Site Plan Review and Subdivision Regulations**

42
43 Dr. Ford Burley said a question arose from the Development Regulations Subcommittee: Is it preferred
44 for applicant maps to be certified by a New Hampshire-permitted septic designer rather than by certified
45 soil scientists?

Mr. Vincent discussed the differences between soil scientists and septic designers. He said a good rule of thumb is to follow state standards. Dr. Ford Burley said the subcommittee would continue to discuss this topic. He noted that the subcommittee did make one change to Section 410: Expiration of Site Plan Approval (relating to granting an extension). He said they changed the language “up to two additional years” to “two additional years” – meaning, if an applicant is granted an extension, it is for two years and not any less.

A MOTION was made by Richard Ford Burley to extend the meeting to 9:40pm. The MOTION was seconded by Kathie Romano.

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

5. APPROVAL OF MINUTES

- **June 9, 2025**
- **June 23, 2025**
- **July 14, 2025**

Dr. Rutter noted he reviewed only a portion of the July 14 meeting minutes. The group decided to wait on approval of the July 14 minutes to give Dr. Rutter a chance to fully review.

A MOTION was made by Richard Ford Burley to approve the June 9, 2025 and June 23, 2025 Planning Board Meeting minutes as presented. The MOTION was seconded by Kellen Appleton.

****The MOTION was approved (6-0, with Rutter and Kennelly abstaining).***

6. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:31pm. The MOTION was seconded by Jeremy Rutter.

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

The meeting adjourned at 9:31pm.

Respectfully submitted,
Paula Roux
Recording Secretary

DRAFT

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, AUGUST 11, 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)

OTHERS PRESENT: Attorney Chris Boldt (Special Legal Counsel to the Planning Board)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:31pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before August 11, 2025:

- **SPNH Mount Support, LLC (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3: Applicant request a conceptual review per Section 4.3.B of the Site Plan Review regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. PB2025-42-CON**
- **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11): The applicant requests a Conditional Use Permit pursuant to Section 607.3.B.2 of the Zoning Ordinance to permit parking spaces in excess of 120% of the minimum required for the existing indoor amusements (Revu Casino) use, and an amendment to the approved site plan to expand the parking lot to add 44 additional parking spaces. PB2025-43-CUPA**
- **192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19), zoned R-3: Applicant requests approval of a proposed three (3)-lot Minor Subdivision. PB2025-44-MIN**

Mr. Corwin said he did not feel a Notice of Regional Impact was needed for the application for SPNH Mount Support, LLC (Tax Map 24, Lot 1, Plot 100) PB2025-42-CON because it is a request for a conceptual review. Mr. Corwin said Staff recommends the applications for Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2025-43-CUPA and 192 Mascoma Street, LLC, 192 Mascoma Street (Tax Map 90, Lot 19) PB2025-44-MIN do not have the potential for regional impact.

1 *A MOTION was made by Richard Ford Burley that the applications of Lebanon Poker Room &*
2 *Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2025-43-CUPA and 192 Mascoma Street,*
3 *LLC, 192 Mascoma Street (Tax Map 90, Lot 19) PB2025-44-MIN do not have the potential for*
4 *regional impact. The MOTION was seconded by Jeremy Rutter.*

5
6 **The MOTION was approved (8-0).*

7
8 **3. PUBLIC HEARING ITEMS**

9 Chair Faunce and Ms. Romano recused themselves from the discussion.

10
11 **A. XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 &**
12 **7), zoned CB, IND-L and R-3: Applicant requests a two (2)-year extension of the River Park**
13 **Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019**
14 **(PB2018-34-SPA). PB2025-25-EXT - Continued from July 14, 2025**

15
16 Acting Chair Ford Burley said, since this application request was last discussed at a previous Planning
17 Board meeting, the applicant had submitted a great deal of information, and the Board has retained its
18 own legal counsel. He gave a brief overview of the history of the request for a two-year extension.

19
20 Mr. David Clem was present on behalf of the applicant. He submitted a written statement to the Board.

21
22 Acting Chair Ford Burley opened the public comment portion of the meeting.

23
24 Andrew Faunce (Ward 1), Planning Board Chair, made the following statement:

25 “I want to speak very briefly to the matter of my recusal. I’m not commenting in any way, shape or form
26 with respect to the merits of the case. My recusal from the current XYZ extension hearing followed an
27 extensive presentation by the applicant’s counsel that was not included in the application materials. As
28 such, I had no benefit of the Planning Board’s counsel prior to making this choice. Applicant’s counsel
29 argued that I was biased and conflicted and that if I did not recuse, any adverse decision of the board
30 would be challenged.

31
32 While I do not believe the charges made against me have merit, I reasoned that I could not freely engage
33 on this application with the threat of further challenge - and with its potential to limit my and others’
34 exercise of independent judgment - hanging overhead. I concluded by expressing confidence the Board
35 would make a well-reasoned decision on this matter and by thanking the Vice Chair for the opportunity
36 for comment.”

37
38 Acting Chair Ford Burley closed the public comment portion of the meeting.

39
40 At 6:42pm, Acting Chair Ford Burley called for a recess to allow the Board members to confer with
41 legal counsel.

42 At 6:57pm, the meeting resumed.

43
44 Acting Chair Ford Burley polled the Board members if they had any objections to continuing the
45 discussion, after having consulted legal counsel. He noted that no Board member objected to continuing
46 the discussion.

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1 Mr. Clem asked if the address to which certified mail is being sent by Planning Staff could be changed
2 to the address on the application. Acting Chair Ford Burley said he would look into it.

3
4 Acting Chair Ford Burley closed the public hearing.

5
6 Acting Chair Ford Burley noted for the record that he does not think that Chair Andrew Faunce has done
7 anything improper (in his opinion, which he noted is not a legal opinion). He said he is concerned that
8 his recusal gives the impression of impropriety. Other Board members agreed that Chair Faunce's
9 recusal may not have been necessary, and that Chair Faunce cares for the integrity of the Board.

10
11 Acting Chair Ford Burley asked the Planning Board's legal counsel if he would discuss the court case
12 Fisher v Dover and its potential applicability to the applicant's extension request. Mr. Chris Bolt
13 (Donahue Tucker Chandela), attorney for the Planning Board, said he would not be able to discuss the
14 case due to attorney-client privilege.

15
16 ***A MOTION was made by Richard Ford Burley to waive attorney-client privilege specifically for the***
17 ***answer to the question of the application of Fisher versus Dover in the case of XYZ Dairy, LLC &***
18 ***Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) PB2025-25-EXT at the***
19 ***current (August 11, 2025) public meeting of the Lebanon Planning Board. The MOTION was***
20 ***seconded by Eric Stacy.***

21
22 ****The MOTION was approved (6-0).***

23
24 Mr. Chris Bolt (Donahue Tucker Chandela), attorney for the Planning Board, gave an overview of the
25 court case Fisher v. Dover and its potential applicability to the applicant's extension request. He said he
26 was not sure how the court would apply the Fisher v. Dover concept to this particular extension request
27 when the larger part of the project hasn't changed and in light of the history of previous extensions
28 granted by the Planning Board.

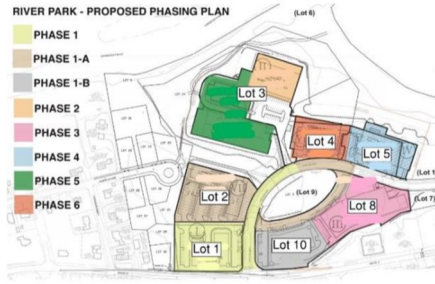
29
30 The group discussed whether it felt that Fisher v. Dover applies to the current extension application. The
31 group agreed that it does not apply.

32
33 ***A MOTION was made by Richard Ford Burley that, in the matter of the application of XYZ Dairy,***
34 ***LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7) requesting a two***
35 ***(2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended***
36 ***on September 9, 2019 (PB2018-34-SPA), and currently listed as PB2025-25-EXT, in light of any***
37 ***subsequent findings included in this motion and the history of this and previous related applications,***
38 ***including any and all submissions and testimony provided for and during the public hearing, the***
39 ***Lebanon Planning Board [APPROVES] the request for a two-year extension, subject to the following***
40 ***Findings and Conditions of Approval:***

41 ***FINDINGS***

- 42
43 ***1. After meeting with independent legal counsel and after public deliberations it is the opinion of the***
44 ***Lebanon Planning Board that existing case law [DOES NOT] robustly support the use of the***
45 ***subsequent application doctrine in the present case at this time.***

2. At the 9 June 2025 meeting of the Lebanon Planning Board, Chair Andrew Faunce recused himself from the present matter. Regardless of the merits of any claims made in that hearing, it is the opinion of the Lebanon Planning Board that the potential appearance of impropriety given by the recusal [MAY CALL INTO QUESTION] the decision reached by the Board on 17 March 2025.



3. At the 17 March 2025 meeting of the Lebanon Planning Board it was agreed that the extension of one phase of the project in question created good cause to extend the remaining phases of the project by the same amount of time, in order to prevent schedule compression conditions for subsequent phases, for which a subsequent request for extension could cite that reduced time to complete that phase as a factor beyond the applicant's control. The Lebanon Planning Board therefore is of the opinion that any extensions to the first phase of the project [SHOULD] include similar extensions to all subsequent phases of the project.

CONDITIONS OF APPROVAL

1. Unless subsequently amended by the Planning Board, the Phasing Plan shall be that of the 9 September 2019 Notice of Action, as follows:
 2. Phase 1 Improvements: "46,925-square-foot building for office and retail use located on Lot 1 with temporary parking located on Lot 2 and Lot 3. Phase 1 also includes construction of a portion of the development roadway sufficient to access Lot 3, the southerly development entrance intersection, the extension of Crafts Avenue, and the installation of water and sewer lines necessary for this portion of the site."
 3. Phase 1-A Improvements: "125,125-square-foot building for 125 units of multi-family housing located on Lot 2, and the construction of a temporary parking lot on Lot 3 and Lot 4. Phase 1-A also includes the extension of the development roadway and construction of proposed Lyman Street."
 4. Phase 1-B Improvements: "95,800-square-foot building for office and retail use located on Lot 10 with temporary parking on Lot 3, Lot 4, and Lot 5."
 5. Phase 2 Improvements: "178,650-square-foot building for laboratory/office use located on Lot 3 with temporary parking located on Lot 3, Lot 4, and Lot 5. Phase 2 also includes the construction of the remainder of the development roadway and the northerly access intersection."
 6. Phase 3 Improvements: "23,000-square-foot building for office and retail use and a 585-space parking garage located on Lot 8."
 7. Phase 4 Improvements: "153,120-square-foot building for laboratory/office use located on Lot 5."
 8. Phase 5 Improvements: "81,500-square-foot building for laboratory/office use and an 808-space parking garage located on Lot 3."
 9. Phase 6 Improvements: "133,200-square-foot building for laboratory/office use located on Lot 4."
- The Lebanon Planning Board hereby approves the following changes to the following conditions of approval set forth in the amended 2019 Notice of Action:

14-2. The construction of Phase 1 infrastructure improvements shall be completed before August 11, 2027.

Commented [TC1]: Should 2-9 be 1.a through 1.h instead?

Commented [TC2]: Isn't this the start of condition 2?

15-1. The construction of Phase 1-A improvements shall be completed before August 11, 2027.

16-1. The construction of Phase 1-B improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2028 and shall be completed within 5 years of commencement.

17-1. The construction of Phase 2 infrastructure improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2030 and shall be completed within 5 years of commencement.

18-1. The construction of Phase 3 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2032 and shall be completed within 5 years of commencement.

19-1. The construction of Phase 4 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2034 and shall be completed within 5 years of commencement.

20-1. The construction of Phase 5 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect as of the date of this ruling, before August 11, 2036 and shall be completed within 5 years of commencement.

21-1. The construction of Phase 6 improvements shall achieve active and substantial development, as defined by Section 8.4 of the Lebanon Site Plan Review Regulations in effect the date of this ruling, before August 11, 2039 and shall be completed within 5 years of commencement.

29. Effect of Approval. This approval is a final, conditional site plan approval for a “phased development” under Section 4.9 of the Site Plan Review Regulations and is a final decision of the Planning Board for purposes of RSA 677:15, I. As set forth in Section 4.10(C) of those Regulations, the deadlines for the construction of improvements within each phase shall be as stated in the approved phasing plan, rather than the 1-year period under Section 4.10(A). It is the intent and effect of this approval, subject to the satisfactory completion of the financial security requirements set forth in Condition #5 of the Final Major Subdivision approval (#PB2011-01-FMAJ) for the development, that upon completion of the Phase 1 infrastructure and the Phase 1-A improvements before August 11, 2027, as set forth in Conditions #14-2 and #15-1, above, the subdivision as a whole, including all phases, shall vest as provided in RSA 674:39, II, and no subsequent changes in subdivision regulations, site plan regulations, or zoning ordinances, except impact fees adopted pursuant to RSA 674:21 and 675:2-4, shall operate to affect this phased development, provided that the applicant and its successors-in-interest continue to comply with all conditions of this approval and of the Planning Board’s approval of Final Major Subdivision application #PB2011-01-FMAJ, including the time limits set forth in the phasing plan, unless such a limit is extended for good cause by the Planning Board, acting upon an application submitted prior to the expiration of such limit.

2. The Applicant or Applicant’s designee shall come before the Lebanon Planning Board at the Regular Meetings of the Board in February 2026, August 2026, and February 2027 to detail progress made toward the phasing plan milestones laid out in this decision. While in-person attendance is greatly preferred, in the case of a scheduling conflict progress updates may be submitted in writing by the day of the regular planning board meeting of the above dates to planning@lebanonnh.gov.

3. The Planning Board shall not accept or consider any further applications or applications for extensions to this phasing schedule no earlier than the submission deadline for the Regular Meeting of the Planning Board in May 2027.

Commented [TC3]: Isn’t this condition 3?

Commented [TC4]: Isn’t this condition 4?

1 **The MOTION was seconded by Eric Stacy.**

2
3 ***The MOTION was approved (6-0).**

4
5 Chair Faunce and Ms. Romano rejoined the meeting. Chair Faunce appointed Ms. Romano as a regular
6 voting member for this meeting.

7
8 **B. Marek North, LLC, 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1: Applicant**
9 **requests modifications to the phasing plan for a 204-unit multi-family complex, originally**
10 **approved on February 14, 2022 (PB2021-33-SPR), reapproved on October 9, 2023 (PB2023-34-**
11 **SPR), and further modified on July 7, 2025 (PB2024-29-SPA). PB2025-38-SPA**

12
13 Mr. Corwin gave an overview of the project. He said the applicant has asked for several adjustments to
14 the phasing plan they had first proposed in 2021. He said the applicant is not proposing changes to the
15 deadline dates for building permits for each phase. He provided the Board with a document that included
16 the existing phasing plan and the proposed new phasing plan dates.

17
18 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence
19 review.

20
21 **A MOTION was made by Richard Ford Burley that the application of Marek North, LLC, 402 Mount**
22 **Support Road (Tax Map 24, Lot 9) PB2025-38-SPA is complete enough for the Planning Board to**
23 **accept jurisdiction and commence review. The MOTION was seconded by Jeremy Rutter.**

24
25 ***The MOTION was approved (8-0).**

26
27 Mr. Nik Fiore (Engineering Ventures) and Mr. Brenden Gilmore (Saxon Partners) were present on
28 behalf of the applicant. Mr. Fiore said the applicant is requesting the change of a few end dates in the
29 project timeline. He said the limits and the scope of each phase are not changing.

30
31 He said the proposed Phase I changes are: Active and substantial development date changed from
32 November 30, 2025 to April 30, 2026; Substantial Completion date changed from May 31, 2026 to
33 October 31, 2026

34
35 He gave an overview of the work that has been done so far:

- 36 • Sewer line installed and most of the water lines installed
 - 37 • Several storm water infrastructures installed
 - 38 • Working on foundations for Building 2
 - 39 • Working on prepping for other foundations as well - most underground infrastructure in place
- 40 Mr. Corwin explained that an applicant for a phased development project has a lot of flexibility to
41 propose how they will phase their development and timelines, including when to obtain building permits
42 for each phase, when active and substantial development for each phase will be achieved, and when
43 substantial completion for each phase of development will be achieved.

44
45 Chair Faunce opened the public comment portion of the meeting. No one from the public spoke.

46 Chair Faunce closed the public comment portion of the meeting.

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1
2 *A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the*
3 *application of ~~SPNH Lebanon~~ Marek North, LLC, PB2025-38-SPA, made pursuant to Section 4.9.F*
4 *of the Site Plan Review Regulations, requesting modifications to the phasing plan for a 204-unit*
5 *multi-family development at 402 Mount Support Road (Tax Map 24, Lot 9), zoned R-1, originally*
6 *approved on February 14, 2022 (PB2021-33-SPR), reapproved on October 9, 2023 (PB2023-34-SPR),*
7 *and modified on July 8, 2024 (PB2024-28-SPA), per application materials submitted and including*
8 *any and all submissions and testimony provided for and during the public hearing.*
9

10 *In support of its decision, the Board finds that the applicant has satisfactorily demonstrated that the*
11 *applicant's revised phasing plan meets the applicable requirements of Section 4.9.C, Section 4.9.D,*
12 *and Section 4.10 of the Site Plan Review Regulations.*
13

14 *This approval is subject to the following conditions:*

- 15 1. *The applicant shall satisfy and comply with the Notice of Action for PB2021-33-SPR dated*
16 *February 14, 2022, and all conditions of approval thereof, the Notice of Action for PB2023-34-*
17 *SPA dated October 9, 2023, and all conditions of approval thereof except as superseded by*
18 *Condition of Approval #2 below, and the Notice of Action for PB2024-29-SPA dated July 8, 2024,*
19 *and all conditions of approval thereof except as superseded by Condition of Approval #2 below.*
- 20 2. *Condition #2 set forth in the Planning Board Notice of Action for PB2023-34-SPA dated October*
21 *9, 2023, and Condition #2 set forth in the Planning Board Notice of Action for PB2024-29-SPA*
22 *dated July 8, 2024, are hereby stricken and replaced with the following:*
23

24 *Pursuant to Section 4.9 of the Site Plan Review Regulations, the project may be constructed in*
25 *phases per the phasing plan titled, "Project Phasing Plan – Marek 2", prepared by Engineering*
26 *Ventures, PC, dated 3/15/2024, last revised 7/10/25, EV Project #22715.*
27

28 *The MOTION was seconded by Eric Stacy.*
29

30 **The MOTION was approved (8-0).*
31

32 **C. Marek Lebanon, LLC, 343 Mount Support Road (Tax Map 24, Lot 1) & SPNH Mount**
33 **Support, LLC, 0 Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3:**
34 **Applicant requests a Boundary Line Adjustment to the existing lot lines and a Minor**
35 **Subdivision of the subject properties into three (3) lots. PB2025-39-BLAMIN**
36

37 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence
38 review.
39

40 *A MOTION was made by Andrew Faunce that the application of Marek Lebanon, LLC, 343 Mount*
41 *Support Road (Tax Map 24, Lot 1) & SPNH Mount Support, LLC, 0 Mount Support Road (Tax Map*
42 *24, Lot 1, Plot 100) PB2025-39-BLAMIN is complete enough for the Planning Board to accept*
43 *jurisdiction and commence review. The MOTION was seconded by Richard Ford Burley.*
44

45 **The MOTION was approved (8-0).*
46

Mr. Corwin said the applicant provided a revised plan earlier in the day that was provided to the Board on paper at this meeting.

Mr. Dave Fenstermacher (VHB) and Mr. Brenden Gilmore (Saxon Partners) were present on behalf of the applicant. Mr. Fenstermacher said the applicant is requesting a change to the boundary line because of the location of the wildlife corridor that intersects with the project site. He said the applicant also wants to create a new lot along the Mount Support Road frontage of the property for future development. He said making the new lot will accommodate a driveway that meets emergency vehicle access requirements. He said Mr. Gilmore reviewed the plan with the Lebanon Fire Department and ~~he~~ they were satisfied with the plan.

Mr. Gilmore explained the reason for the new proposed subdivision is because there is usable property ~~on the right side of the property~~ that could be the site of future development. He said they considered cottage development for that area but no plans have been finalized. Mr. Fenstermacher said the Board will see (during Conceptual Review at its September meeting) that the applicant is proposing additional wildlife corridor improvements. He said the Zoning Board of Adjustments and the Conservation Commission have reviewed and approved the plan for the new lot.

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. ~~He and then~~ closed the public hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of Marek Lebanon, LLC and SPNH Mount Support, LLC for a proposed Boundary Line Adjustment and Minor Subdivision of Tax Map 24, Lots 1 and 1-100, PB2025-39-BLAMIN, as shown on a plat titled "Subdivision Plan, Map 24, Lots 1 & 1-100," by Vanasse Hangen Brustlin, Inc.

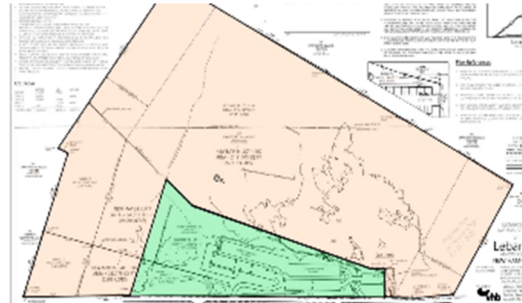


Figure 1: Original plan: green area = project site

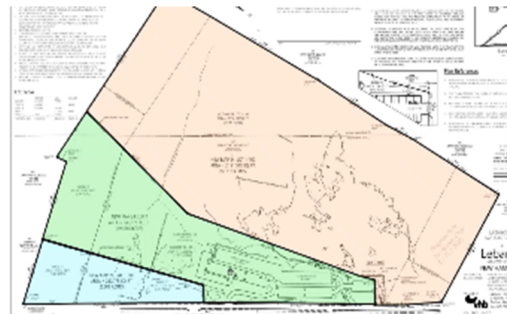


Figure 2: Revised Plan: blue = Lot 1-200



Figure 3: Lot 1-200
Yellow highlighted area = Wildlife Corridor
Blue lines = wetlands areas
Red rectangle = new proposed lot for future development

(VHB), dated June 4, 2025, Project Number 52616.00, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below. This approval is subject to the following conditions:

GENERAL CONDITIONS

1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been 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. Future development on the new lot (Tax Map 24, Lot 1-200) shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.

3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).

~~Mr. Corwin suggested that~~ Chair Faunce reopened the public hearing in order to discuss a potential condition of approval requiring a partial delineation of the wetlands on the new lot, so the Board could have discussion about parameters set forth by new NH Law for the future development of the identified area.

Chair Faunce reopened the public hearing.

Mr. Corwin ~~explained he had sent an email to the Board with information about the new law regarding Tax Map 24, Lot 1-200. He said the new law stipulates that~~ noted that as required by the Site Plan Review Regulations, future development shall only be permitted after a full delineation of the wetlands has been completed for the proposed development area of that lot, excluding any areas that are to be left in their natural state and or subject to a wildlife corridor restriction.



Figure 3: Lot 1-200
Yellow highlighted area = Wildlife Corridor
Blue lines = wetlands areas
Red rectangle = new proposed lot for future development

Mr. Fenstermacher noted that the applicant has no plans to develop the areas identified as the Wildlife Corridor and the area directly to the right-north of it on the map.

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The group had a lengthy discussion about how to delineate the wetlands in the project area, either through either a condition of approval or a waiver request. The group decided to make a condition of approval on the plat to delineate the wetlands areas for the proposed Lot 1-200 ~~portion of the property~~.

Chair Faunce closed the public hearing.

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

4. The applicants shall obtain addresses for Lots 24-1-100 and 24-1-200 in accordance with applicable City of Lebanon procedures.

5. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:

a. Add a note that any new or relocated driveway will require a Driveway Permit from the Department of Public Works.

b. Add lot addresses.

c. Add a note that the gravel lot located on Lot 24-1-200 shall not be deemed a legal non-conformity from a use or dimensional standpoint and shall not be the basis for seeking any waivers from the Site Plan Review Regulations in connection with any future development.

d. Depict full delineation of the wetlands on Lot 24-1-200 outside of the protected wildlife corridor.

e. Add Planning Board application number to the title block (PB2025-39-BLAMIN).

f. Provide the date and description of the plat revisions. (9.5.A.1)

6. The applicants shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

7. 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.

8. The applicants shall submit two (2) mylars of the approved plat, as revised pursuant to these conditions of approval, together with applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)

9. 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.

The MOTION was seconded by Kathie Romano.

Mr. Corwin suggested a motion be made to approve the request for partial waivers at this time.

A MOTION was made by Richard Ford Burley that the Planning Board approve the applicant's request for a partial waiver from Section 9.5.87 of the Site Plan Review Regulations which requires a delineation of the wetlands on the property. The MOTION was seconded by Kathie Romano.

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

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1 **The MOTION (to approve the application of Marek Lebanon, LLC and SPNH Mount Support, LLC*
2 *for a proposed Boundary Line Adjustment and Minor Subdivision of Tax Map 24, Lots 1 and 1-100,*
3 *PB2025-39-BLAMIN) was approved (8-0).*

4
5
6 *A MOTION was made by Richard Ford Burley that the Lebanon Planning Board authorizes the*
7 *Chair to sign the plat of Marek Lebanon, LLC and SPNH Mount Support, LLC, PB2025-39-*
8 *BLAMIN, titled "Subdivision Plan, Map 24, Lots 1 & 1-100," by VHB, dated June 4, 2025, and as*
9 *revised per the Planning Board's conditions of approval. The MOTION was seconded by Kellen*
10 *Appleton.*

11
12 **The MOTION was approved (8-0).*

13
14
15 **D. Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2), zoned R-3:**
16 **Applicant requests approval of a hauling plan for the Prospect Hills Phase 2 development.**
17 **Submission of the hauling plan is made pursuant to conditions of approval set forth in the**
18 **Planning Board's June 9, 2025, Notice of Action for PB2025-23-FMAJA. PB2025-40-SP**

19
20 Ms. Appleton recused themselves from the discussion.

21 Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence
22 review.

23
24 *A MOTION was made by Richard Ford Burley that the application of Brady Sullivan Prospect Hills,*
25 *LLC, 0 Prospect Street (Tax Map 108, Lot 2) PB2025-40-SP is complete enough for the Planning*
26 *Board to accept jurisdiction and commence review. The MOTION was seconded by Andrew Faunce.*

27
28 **The MOTION was approved (7-0).*

29
30 Mr. Corwin gave an overview of the applicant's project. He said the Board had requested that the
31 applicant provide a hauling plan to address how they intend to remove excess material ~~excavating~~
32 ~~excavated~~ from the site during regrading of the site. Mr. Corwin said the applicant is making good
33 progress on meeting all the conditions specified by the Board at the June meeting, but he said he would
34 need further detailed review before he could confirm all the requirements have been met. Dr. Rutter
35 noted that Condition #11 (related to fencing) does not have a deadline specified.

36
37 Mr. Jon Rokeh, PE, (Rokeh Consulting LLC), and Attorney Marc Pinard (Brady Sullivan General
38 Counsel) were present on behalf of the applicant. Mr. Rokeh gave an overview of the work that the
39 applicant has done since they last came before the Board. He explained the hauling plan options they
40 have submitted. He said the applicant would like to deliver the material to the project underway at the
41 former Densmore Brickyard site but cannot do that until that project ~~attains-secures~~ approval to receive
42 the material.

43
44 The group discussed aspects of the hauling plans that still need to be determined: ~~For example; including~~
45 road closures that may impact the hauling timeline; schools that are on the proposed routes and back-up

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plans to avoid them during commute times; weight limits on affected roads along the routes; and residents' complaints.

Mr. Corwin noted that residents of Elm St. West have not been made aware of the proposed hauling route. He said many residents are already unhappy with the truck traffic on their road. He suggested the route use Glen Road instead of Elm St. West.

Chair Faunce noted that other residents, who spoke at the previous meeting in June, had composed a list of requests to mitigate the impact of the truck traffic during the hauling period. He said it did not appear that the following had ~~not~~ been addressed by the proposed plan:

- Truck speed limit of 15mph
- Dust management
- Bike path enforcement – keeping vehicles off the path
- Barrier gate installed at Hillcrest
- Routing trucks through the development rather than residential streets (as much as possible)
- Communication about the project posted at construction site kiosk
- Online communication (similar to that at kiosk)

Chair Faunce opened the public comment portion of the meeting.

Mr. Kevin McLain asked if trucks from this project are going up Daisy Hill Rd. and down Cross Rd. Mr. Rokeh said the only roads being used by this project are Prospect Street and Moulton Ave. Mr. Corwin asked Mr. McLain to contact him directly by email so he could look into which project is generating the truck traffic on Daisy Hill and Cross Roads.

Ms. Mary Beth Dinulos said she is also concerned about the truck traffic on Daisy Hill Rd. Mr. Corwin asked her to contact him directly via email.

The group agreed that the applicant should come to a future meeting with a more detailed hauling plan.

A MOTION was made by Richard Ford Burley that the application of Brady Sullivan Prospect Hills, LLC, 0 Prospect Street (Tax Map 108, Lot 2) PB2025-40-SP be continued until the September 8, 2025 Planning Board meeting. The MOTION was seconded by Eric Stacy.

****The MOTION was approved (7-0).***

Ms. Appleton rejoined the meeting.

4. OTHER BUSINESS

A. Development Regulations Subcommittee Report - Discussion of Proposed Amendments to the Site Plan Review and Subdivision Regulations

Dr. Ford Burley said a question arose from the Development Regulations Subcommittee: Is it preferred for applicant maps to be certified by a New Hampshire-permitted septic designer rather than by certified soil scientists?

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Mr. Vincent discussed the differences between soil scientists and septic designers. He said a good rule of thumb is to follow state standards. Dr. Ford Burley said the subcommittee would continue to discuss this topic. He noted that the subcommittee did make one change to Section 410: Expiration of Site Plan Approval (relating to granting an extension). He said they changed the language “up to two additional years” to “two additional years” – meaning, if an applicant is granted an extension, it is for two years and not any less.

A MOTION was made by Richard Ford Burley to extend the meeting to 9:40pm. The MOTION was seconded by Kathie Romano.

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

5. APPROVAL OF MINUTES

- June 9, 2025
- June 23, 2025
- July 14, 2025

Dr. Rutter noted ~~that he had reviewed only a portion of the July 14 meeting minutes. The group decided to wait on approval of the July 14 minutes to give Dr. Rutter a chance to fully review.~~

A MOTION was made by Richard Ford Burley to approve the June 9, 2025 and June 23, 2025 Planning Board Meeting minutes as presented. The MOTION was seconded by Kellen Appleton.

**The MOTION was approved (6-0, with Rutter and Kennelly abstaining).*

6. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:31pm. The MOTION was seconded by Jeremy Rutter.

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

The meeting adjourned at 9:31pm.

Respectfully submitted,
Paula Roux
Recording Secretary