



**LEBANON PLANNING BOARD
DECEMBER 8, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

To participate in this meeting, please join live via Microsoft Teams or call 929-229-9356 (Access Code: 4630 794 600#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:tim.corwin@lebanonnh.gov).

- 1. Call to Order**
- 2. Notice of Regional Impact**
- 3. Public Hearing Items**
 - A. **Walhowdon Farm, Inc., 24 & 26 Walhowdon Way (Tax Map 138, Lot 5), zoned RL-2 & RL-3, and Mark & Jadene Patch, 0 Churchill Way (Tax Map 138, Lot 9), zoned RL-2:** Request for approval of a Boundary Line Adjustment. **PB2025-51-BLA**
 - B. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated drainage improvements. The proposed site plan will replace the site plan previously approved on April 28, 2025 (PB2024-48-SPRCUP). **PB2025-52-SPA**
 - C. **Occom Path, Inc. and Trustees of Dartmouth College, 11 Oak Ridge Road (Tax Map 4, Lot 6), zoned R-3:** On May 17, 2021, applicant obtained a Conditional Use Permit per Sections 501.1 & 501.2 of the Zoning Ordinance, Final Major Subdivision approval, and Site Plan Review approval of a proposed Planned Unit Residential Development (PURD) (PB2020-31-FMAJ). Applicant now requests an amendment to the project approval to convert ownership of the parcel into a twenty-one (21) unit condominium. **PB2025-53-FMAJ**
- 4. Study Items**
 - A. Review of proposed amendments to Section 608 of the ZO (EV regulations) and related proposed site plan amendments
 - B. Review and Comment to City Council on Proposed Zoning Map and Text Amendments -continued from November 24, 2025
 - C. Review of and Discussion re: Master Plan Update and Implementation Process
- 5. Other Business**
- 6. Approval of Minutes**
 - A. November 10, 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
December 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

December 8, 2025 Meeting

Staff Memorandum – PB2025-51-BLA

APPLICATION INFORMATION

Agenda Item: 3.A

Application ID: PB2025-51-BLA

Application Type:
Boundary Line Adjustment

Property Location & Tax Map:

- 24-26 Walhowdon Way (138-5)
- 0 Churchill Way (138-9)

Applicants/Property Owners:

- Walhowdon Farm, Inc. (138-5)
- Mark & Jadene Patch (138-9)

Property Sizes (existing):

- 24-26 Walhowdon Way (138-5)
+/-194 acres
- 0 Churchill Way (138-9):
+/-29.1 acres

Property Sizes (proposed):

- 24-26 Walhowdon Way (138-5)
+/-207 acres
- 0 Churchill Way (138-9):
+/-16.0 acres

Zoning District:

- 24-26 Walhowdon Way (138-5):
Rural Lands Two (RL-2)
Rural Lands Three (RL-3)
- 0 Churchill Way (138-9):
Rural Lands Two (RL-2)

LEGAL NOTICE

Walhowdon Farm, Inc., 24-26 Walhowdon Way (Tax Map 138, Lot 5), zoned RL-2 & RL-3, and Mark & Jadene Patch, 0 Churchill Way (Tax Map 138, Lot 9), zoned RL-2: Request for approval of a Boundary Line Adjustment. PB2025-51-BLA

APPLICATION MATERIALS

- ▶ Application forms (2 pages)
- ▶ Letter dated August 10, 2025, from Eric C. Mitchell & Associates, Inc. (project narrative; 1 page)
- ▶ Letter dated August 10, 2025, from Eric C. Mitchell & Associates, Inc. (waiver requests; 1 page)
- ▶ Application for Waivers dated November 24, 2025 (2 pages)
- ▶ Technical Checklist (3 pages)
- ▶ Letter dated November 21, 2025, from Eric C. Mitchell & Associates, Inc. (response to staff's comments; 4 pages)
- ▶ Certified Notification List (3 pages)
- ▶ Fee Schedule (1 page)
- ▶ Plat titled "Minor Lot Line Adjustment Plan," prepared by Eric C. Mitchell & Assoc., Inc., dated November 7, 2025, Job No. 88-84

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

This is a request for a Boundary Line Adjustment between lands located at 24-26 Walhowdon Way (Tax Map 138, Lot 5) and 0 Churchill Way (Tax Map 138, Lot 9). The changes resulting from the proposed Boundary Line Adjustment are as follows:

- ▶ Map/Lot 138-5 will increase by a net of +/-13.1 acres, from +/-194 acres to +/-207 acres.

- ▶ Map/Lot 138-9 will decrease by a net of +/-13.1 acres, from +/-29.1 acres to +/-16.0 acres.

Note that, as depicted on the attached plat, the applicants propose an easement along an existing 10 ft. wide trail on Map/Lot 138-9 in order to provide pedestrian and vehicular access from Churchill Way to Map/Lot 138-5.

WAIVER REQUESTS

Per §7.15 ("Waiver of Regulations") of the Subdivision Regulations and as set forth in the attached Application for Waivers, the applicants request waivers or partial waivers from the following submission requirements of Section 8 ("Minor Lot Line Adjustments or Boundary Line Agreements") of the Subdivision Regulations:

- Section 8.2.A.5: Requiring the subdivision plat to depict "[t]he location of all existing structures on the subject lots."
- Section 8.2.A.7: "The new surveyed property line(s) as a result of the Minor Lot Line Adjustment or Boundary Line Agreement, including bearings and distances, as determined by an actual field survey certified by a licensed land surveyor and bearing the date of the completion of the survey."
NOTE: In staff's view, this waiver is not required as the new property line was surveyed and is depicted on the plat as required. Section 8.2.A.7 has not been interpreted in the past as requiring a survey of the property lines that are not proposed to change.

Per Section 7.15, to grant a waiver, the Board must find that an applicant's request (which must be made in writing) satisfies one or both of the following 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
- B. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

STAFF COMMENTS

ASSESSING

No comment provided.

BUILDING INSPECTION

No comment provided.

FIRE

No comment provided.

POLICE

No comment provided.

PUBLIC WORKS/CITY ENGINEER

No comment provided.

PLANNING & ZONING

Both lots currently conform to the minimum lot area, frontage, and building coverage requirements for Class 3 lots in the RL-2 District (as set forth in Section 313.2 of the Zoning Ordinance) and will continue to after the proposed lot line adjustment. To the extent the buildings located on 24-26 Walhowdon Way are non-conforming to the applicable setback requirements for Class 3 lots in the RL-2 District or to any other requirement of the Zoning Ordinance, such non-conformities will not be exacerbated as a result of the proposed lot line adjustment.

The proposed access easement across Map/Lot 138-9 is permissible pursuant to Section 215.2.A of the Zoning Ordinance which provides that:

A driveway may cross over an adjacent lot provided that the use the driveway serves is a permitted use on the lot over which the driveway crosses, and provided the affected property owners jointly apply for a zoning permit. In the case of a driveway providing sole access to the lot, the zoning permit application shall include a copy of an easement securing the perpetual right to utilize the driveway and identifying maintenance responsibilities.

Recommended conditions of approval – including a condition regarding Section 215.2.A – are provided below under “Staff Recommendations”.

STAFF RECOMMENDATIONS

If the Planning 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, within two (2) years from the date of this Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 & 7.12.B) The plat and Notice of Action shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.
2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

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

1. The applicants shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Correct the proposed lot area of Tax Map 138, Lot 9, to 676,742 sq. ft.
 - b. Provide the date and description of the plat revisions. (8.2.A.1)
2. 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) to the Planning and Development Department.

2. Regarding the proposed access easement across Tax Map 138, Lot 9, the applicants shall satisfy the requirements of Section 215.2.A of the Zoning Ordinance, including but not limited to execution of an easement agreement and obtaining a Zoning Permit.
3. The applicants shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.
4. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning and Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)
5. The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

Attachments

cc (via e-mail): Walhowdon Farm, Inc.
Mark & Jadene Patch File
Eric Mitchell, LLS

**CITY OF LEBANON
APPLICATION FOR**

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

PROPERTY OWNER (APPLICANT):

NAME: Walhowdon Farm Inc.

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Eric Mitchell, Surveyor

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 138

LOT #: 5

PLOT #:

ZONE:

STREET ADDRESS OF PROJECT: 26 Walhowdon Way

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☒ YES ☐ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☐ YES ☒ NO

SCOPE OF PROJECT:

Lot line adjustment between Lots 138-5 and 138-9

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:

Jadine Patch DATE: 8/6/2025
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:

Jadine Patch DATE: 8/6/2025

DATE RECEIVED

FILE # (MAP/LOT)

APPLICATION #

2025-11-10 138-5 & 138-9 PB2025-51-BLA

**CITY OF LEBANON
APPLICATION FOR**

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

PROPERTY OWNER (APPLICANT):

NAME: Mark & Jadene Patch

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Eric Mitchell, Surveyor

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 138

LOT #: 9

PLOT #:

ZONE:

STREET ADDRESS OF PROJECT: 0 Churchill Way

IS THIS PROPERTY LOCATED IN THE

WETLANDS

☒ YES ☐ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☐ YES ☒ NO

SCOPE OF PROJECT:

Lot line adjustment between Lots 138-5 and 138-9

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: Jadene Patch / Mark & G Patch DATE: 8/6/2025

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: Jadene Patch / Mark & G Patch DATE: 8/6/2025

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEES & AMOUNT	DATE PAID	REMARKS
2025-11-10	138-5 & 138-9	PB2025-51-BLA			

ECM

Eric C. Mitchell & Associates, Inc.

Surveying, Site Design, Land Planning, Environmental

August 10, 2025

City Of Lebanon Planning Board
City Hall
51 North Park Street
Lebanon, NH 03776

Re: BLA Project Narrative
Tax Map 138, Lots 5 & 9
Walhowdon Way and Churchill Way
Lebanon, New Hampshire
ECM Job # 88-84

Narrative

The site consists of two (2) tax parcels. Tax Map 138, Lot 5 is about 194 acres and has existing houses and barns on it, aka Walhowdon Farm. Tax Map 138, Lot 9 is about 29 acres and is vacant. The purpose of this plan is to adjust the lot line between the two lots, which will add about 13 acres from Lot 9 to Lot 5 leaving Lot 5 with about 208 acres and Lot 9 with about 16 acres. The existing access from Churchill Way across Lot 138-9 to Lot 138-5 will remain.

ECM

Eric C. Mitchell & Associates, Inc.
Surveying, Site Design, Land Planning, Environmental

August 10, 2025

City Of Lebanon Planning Board
City Hall
51 North Park Street
Lebanon, NH 03776

Re: BLA Waiver Request
Tax Map 138, Lots 5 & 9
Walhowdon Way and Churchill Way
Lebanon, New Hampshire
ECM Job # 88-84

Waiver Request

Dear Board,

On behalf of my clients, we respectfully request waivers to the Subdivision Regulations to the following Sections:

Section 8.2A 5 Location of all structures on lot 138-5

Section 8.2A 7 Boundary Survey of Lot 138-5

Lot 138-5 Has existing buildings on it which are about 1300 feet from Lot 138-9 and is being made about 13 acres larger totaling about 208 acres. Lot 138-9 is vacant and has been surveyed,

Sincerely,



Eric C Mitchell
President

*38 So. River Road, P.O. Box 10298, Bedford, N.H. 03110
(603)627-1181 office – (603)627-0556 fax*



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Walhowdon Farm Inc. Mark & Jadene Patch

Project Name: Lot Line Adjustment

Project Address: 26 Walhowdon Way & O Churchill Way

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

- 8.2A 5
1. Section 8.2A 5 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because There are no structures on lot 138-9 nor the adjusted lot area and the structures on lot 138-5 are over 800 feet from the area being added to lot 138-5. The cost of building locations on lot 138-5 is unwarranted and no buildings are close to the area being adjusted
 2. Section 8.2A 1 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Lot 138-9 and the area being adjusted has been surveyed. The remainder of lot 138-5 has not been surveyed and is over 190 acres. The cost of a full boundary survey on lot 138-5 is unwarranted when the area being adjusted has been surveyed and lot 138-5 is getting larger

3. Section ____ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
- _____
- _____
- _____
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: Eric Mitchell Date: 11/24/25
Agent

CITY OF LEBANON, NH	
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST	
MINOR LOT LINE ADJUSTMENT / BOUNDARY LINE AGREEMENT	
PROJECT NAME: Patch Lot Line Adjustment	
APPLICANT: Eric Mitchell	DATE: 11/07/25
GENERAL SUBMISSION REQUIREMENTS:	

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

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

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

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete

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

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.

PLAN SUBMITTAL TECHNICAL CHECKLIST:

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

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

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

Plan Requirements	Info. Provided	Waiver Sought
8.2.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
8.2.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
8.2.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
8.2.A(4) - Zoning District in which the subject lots are located, including district boundaries if in more than one district.	☒	☐
8.2.A(5) - Location of all existing structures on the subject lots.	☐	☒
8.2.A(6) - Site location map showing the original boundaries of the subject lots and adjacent lots.	☒	☒
8.2.A(7) - The new surveyed property line(s) as a result of the application, including bearings and distances, as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals, and the area of the altered lots shall be shown in square feet and acres.	☒	☐
Plan Requirements (cont.)	Info. Provided	Waiver Sought
8.2.A(8) - The plat shall be titled to include the names of the owners of all lots altered by the application.	☒	☐
8.2.A(9) - A statement shall be placed on the plat as follows: "This plan shows Minor Lot Line Adjustments / Boundary Line Agreements and does not require the approval of the Lebanon Planning Board as a subdivision."	☒	☐

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

Completed By: Elly McNeill agent

ECM

Eric C. Mitchell & Associates, Inc.
Planning, Site Design, Surveying, Environmental

November 21, 2025

Subject: Walhowdon Way & Churchill Way_PB2025-51-BLA_Staff Comments

Dear Tim Corwin & Staff:

Eric C. Mitchell & Associates, Inc. (ECM) is writing this letter in response to a review letter received from the City of Lebanon Planning & Development Dept, dated November 17, 2025. The comments are repeated below in *italics* with our response and/or action below each comment in **bold**.

Below are staff's comments regarding the proposed Boundary Line Adjustment application for Walhowdon Way (138-5) & Churchill Way (138-9), which is scheduled to be heard at the Planning Board's 12/8/25 meeting. Pursuant to Section 7.7.C.3.b of the Lebanon Subdivision Regulations, please address staff's comments and send revised a plat and application materials by the end of the day on Monday, 11/24/25, as follows:

1. Please submit all materials that you would like included as part of your application and presented to the Planning Board (Please include all materials – including but not limited to the application form, abutters list, checklist, etc - even if no changes have been made from the original submission).

DONE.

2. Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov.

1. Please submit two electronic copies of each document in your application, as follows:

1. One saved as a PDF; and
 2. One saved as a PDF-A.

DONE.

3. *PLEASE CONTACT CRYSTAL TAPLIN TO CONFIRM THE NUMBER OF HARD COPIES THAT NEED TO BE SUBMITTED for the agenda packet. (Crystal is cc'd on this e-mail)*

DONE.

1. *Additionally, please provide one (1) full-size hard copy of the plan set for Planning staff's use.*

DONE.

4. *So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: “year-month-day_(description of document)”. So, for example, if you resubmit on 11/24, the PDF of your revised plat would be titled, “2025-11-24_revised plat”.*

DONE.

5. *For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.*

INCLUDED.

6. *We would also appreciate a written reply to each of the comments below if your response is not otherwise evident from your revised materials.*

DONE.

Please note that Section 7.7.C.3.b of the Subdivision Regulations provides that, “Missing submission requirements, including any necessary waiver requests, shall be delivered to the Planning & Development Department by close of business on the fourth Monday of the month[,]”) and that, pursuant to Section 7.7.C.3.c, “[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning & Development Department shall recommend that the Board deem the application incomplete.”

UNDERSTOOD.

If you have any questions, please do not hesitate to ask. I’m available by e-mail, phone, or to meet on-line or in person at your convenience. To schedule a time to meet, please feel free to use the “book a time to meet with me” link below my e-mail signature to find a time that works for both of us (you can also call the Planning & Development Department to schedule a meeting). -

Tim

UNDERSTOOD.

STAFF COMMENTS for PB2025-51-BLA - note that parenthetical references are to Section numbers of the Lebanon Subdivision Regulations.

1. *For the requested waivers, please prepare and submit and please complete and submit an Application for Waivers form. (8.2.C)*

FORM INCLUDED.

2. *For the access easement:*

1. *This is an existing trail, is that correct? If so, please change the legend to read “edge of existing trail....”*

CHANGED ON PLAN.

2. *Please label/identify the trail on the map itself (e.g. add a label such as “existing trail” or “existing trail with an average width of ____ft” or anything to more specifically describe/identify/label what the “trail” is)*

CHANGED ON PLAN.

3. *Is the access easement for both vehicular and pedestrian access?*
THE ACCESS EASEMENT SHALL BE FOR BOTH VEHICULAR AND PEDESTIAN ACCESS.

4. *The legend refers to a “proposed” access easement, but note 7 refers to an “existing access easement” – which is correct?*
PROPOSED IS CORRECT.

1. *If the access easement is existing, please adjust the legend accordingly.*
CORRECTED ON PLAN.

2. *If the access easement is existing, is there a GRCD reference (similar to the easement that’s referenced in Survey Note 5)?*
NOT EXISTING.

3. *If the access easement is proposed, will an easement deed/agreement be recorded?*
AN EASEMENT DEED FOR THE ACCESS EASEMENT WILL BE CREATED WHEN THE LAND BETWEEN THE TWO LOTS IS TRANSFERRED.

3. *Please address any discrepancies with respect to the abutter information (name, T/M #, mailing address) as may have been identified in a separate e-mail sent by Crystal Taplin (8.2.A.2).*
LOTS 123-18-400 AND 138-16 HAVE BEEN REMOVED, LOT 124-3 IS THE SAME OWNER AS 124-9 AND THE ABUTTERS LIST HAS BEEN AMENDED.

4. *Add the names and mailing addresses of the holders of any easements, rights-of-way, or other restrictions (8.2.A.2)*
NONE FOUND.

5. *Tax Map 138, Lot 5 is located in both the Rural Lands Two (RL-2) and Rural Lands Three (RL-3) zoning districts. Please correct Survey Note 3 accordingly (please note that Survey Note 3 is mistakenly identified as Survey Note “2” – please correct).*
NOTE 3 HAS BEEN CORRECTED ON PLAN.

6. *Tax Map 138, Lot is identified as “26 Walhowdon Way” on GIS. Staff will look into this, but if you have any information as to why this may be (as opposed to 24 Walhowdon Way), please let us know.*
THE PLAT TITLE HAS BEEN CORRECTED TO 26 WALHOWDON WAY. THE OWNER’S MAILING ADDRESS IS 24 WALHOWDON WAY.

7. *There’s a typo in Survey Note 6 (“Februaru”).*
CORRECTED.

8. *For the line that is currently identified as "TO BE ADJUSTED", can this be changed to "TO BE RELOCATED" to match the verbiage of the relocated line (which is labeled "PROPOSED RELOCATED LINE")?*

CHANGED ON PLAN.

9. *Shouldn't the proposed lot area of Tax Map 138, Lot 9, be 676,742 sq. ft. (1,268,000 sq. ft. – 591,258 sq. ft.), instead of 696,960 sq. ft.?*

AREAS ON PLAN CORRECTED.

10. *Add a note indicating that the plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.*

ADDED TO NOTE 11.

11. *Add Planning Board number (PB2025-51-BLA).*

ADDED TO PLAN, NOTE 9.

12. *Add the statement required by Section 7.11 of the Subdivision Regulations. ("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.")*

ADDED TO PLAN, NOTE 10.

13. *Provide date and description of any revisions made (8.2.A.1)*

REVISION NOTE ADDED IN REVISION BLOCK.

We trust that this letter in association with the revised plans addresses any concerns you may have relative to the "Minor Lot line Adjustment Plan". Should you have any further questions or concerns please do not hesitate to contact us.

Sincerely,



Eric C. Mitchell
President

Attachments

CERTIFIED NOTIFICATION LIST

~~Revised~~
Revision B^m

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: 138-9 & 138-3 Property Owner: Mark and Jadene Patch 24 Walhewdon Way Lebanon, NH 03766	Map & Lot Number: 138-5 and 138-4 Applicant, Co-Applicant, Agent, or Lessee: Walhewdon Farm, Inc 24 Walhewdon Way Lebanon, NH 03766
Map & Lot Number: — Agent, Surveyor, Wetland Scientist: Eric C. Mitchell + Assoc, Inc P.O. Box 10298 Bedford, NH 03110	Map & Lot Number: 138-6 Timothy Chow 12 Walhewdon Way Lebanon, NH 03766
Map & Lot Number: 138-7-300 Matthew and Susan Williams 97 Laplant Rd Lebanon, NH 03776	Map & Lot Number: 138-9-300 Barbara Patch 40 Patch Rd Lebanon, NH 03766

Map & Lot Number: 138-9-400

Lisa Lanue
57 Churchill Way
Lebanon, NH 03766

Map & Lot Number: 138-10

Charlene Ashley
63 Churchill Way
Lebanon, NH 03766

Map & Lot Number: 138-13, 124-10, 140-1

Patch Orchards, Inc
40 Patch Rd
Lebanon, NH 03766

Map & Lot Number: 138-11

Christine McInerney
79 Churchill Way
Lebanon, NH 03766

Map & Lot Number: 138-17-200

~~Steven~~ Stephan L. Whitman
and Carolyn J. Whitman Trust
50 Churchill Way
Lebanon, NH 03766

Map & Lot Number: 123-18-300

Ellen Dijkman Dulkes
29 Laplante Rd
Lebanon, NH 03766

Map & Lot Number: 123-18-500

Jason Lahaye
23 Laplante Rd
Lebanon, NH 03766

Map & Lot Number: 124-2

Douglas and Patricia Valliere
34 Stony Brook Rd
Lebanon, NH 03766

Map & Lot Number: 124-7

Gordon E. Bagley Rev. Trust
PO Box 1157
Lebanon, NH 03766
OF 2607

Map & Lot Number: 124-8

Gail J. Herrin Rev. Trust
262 Dartmouth College High
Lebanon, NH 03766
way

Map & Lot Number: 124-9 ~~and 124-3~~

Constance F. Patch Rev. Trust
P.O. Box 50
Lebanon, NH 03766

Map & Lot Number: 124-10 -160

Adele Patch Rev. Trust
35 Walhondan Way
Lebanon, NH 03766

Map & Lot Number: ~~124-19~~ 123-19

Andrew and Marion ~~Trust~~
P.O. Box 970
Lebanon, NH 03766
Vincent Vincent Trust

Map & Lot Number: 140-2

Arnold Patch
9 Reservoir Rd
Farmington, Ct.
06032

revised
→

(Revised 2/6/2024)

Map & Lot Number: 140-5 Lianne Moccia Rev. Trust 128 Stoney Brook Rd Lebanon, NH 03766	Map & Lot Number: Interstate 89 NH DOT 7 Hagen Dr, P.O. Box 483 Concord, NH 03302-483
Map & Lot Number: 124-3 Thomas and Jennifer Sullivan 23 Stoney Brook Rd Lebanon, NH 03766	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
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Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

Revised

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) 23 X 22 notices x 6.04 138.92	\$138.92 \$5.00 \$604 (abutter certified)
TOTAL DUE		\$202.02 268.92

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

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

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

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

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

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

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

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

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



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

December 8, 2025 Meeting

Staff Memorandum – PB2025-52-SPA

APPLICATION INFORMATION

Agenda Item:

3.B

Application ID:

PB2025-52-SPA

Application Type:

Site Plan Review for a +/-14,400 sq. ft. expansion of the parking/vehicular storage area for an existing vehicular sales use

Property Location & Tax Map

51 Evans Drive (Tax Map 78, Lot 40, Plot 200)

Applicant/Property Owner:

Cicotte Holdings, LLC

Zoning District:

Residential Office One (R-O-1)

Future Land Use Map:

Mixed Use

Overlay Districts:

- Wetlands Conservation District
- Floodplain District

Property Size:

+/-3.32 acres (per applicant's site plan)

LEGAL NOTICE

Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Request for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated drainage improvements. The proposed site plan will replace the site plan previously approved on April 28, 2025 (PB2024-48-SPRCUP). PB2025-52-SPA

PLANS AND APPLICATION MATERIALS

- Application form (1 page)
- Letter dated November 10, 2025, from Adam Morse, PE, of Engineering Ventures, PC (project description; 2 pages)
- Application for Waivers dated November 26, 2025 (2 pages)
- Site Plan Review Regulations Technical Checklist dated October 23, 2025 (10 pages)
- Applicant's written responses to staff review comments (7 pages)
- Certified Notification List (3 pages)
- Fee Schedule (2 pages)
- Plan set titled, "Lebanon Nissan – Site Plan Amendment," prepared by Engineering Ventures, PC, dated December 1, 2025, EV Project # 25484 (8 sheets)

Available online (not included with printed agenda packets):

- Drainage Analysis report, prepared by Engineering Ventures, PC, dated November 4, 2025, EV Project # 25484 (32 pages)
- Letter dated December 30, 2024, from Peter W. Spear, Natural Resource Consulting Services (wetland investigation; 1 page with attached plan sheet titled, "Wetlands Exhibit")
- Lighting specifications by RAB (15 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. Section 4.7.C.3 provides as follows:

- a. The Planning & Development Department shall review the application for completeness pursuant to the requirements of Section 4.7.A and Section 5.1. If the Planning & Development Department finds that the application is complete, or lacks only those items or documents for which waiver requests have been submitted, then the Planning & Development Department shall make a preliminary determination of whether the waiver requests meet the standards of Section 7.2 of these Regulations, and if so, then the Planning & Development Department shall recommend to the Board acceptance of the application for review.
- b. If the Planning & Development Department finds that the application is not complete or that one or more of the waiver requests do not meet the standards of Section 7.2, the Planning & Development Department shall so advise the Applicant, who can elect to complete the missing submission requirements. [...]
- c. If the applicant elects not to complete the missing requirements, fails to deliver all missing submission requirements prior to the deadline as described above, or, if applicable, fails to pay engineering review fees, the Planning & Development Department shall recommend that the Board deem the application incomplete. Prior to acting on the recommendation, the Board shall give the applicant a reasonable opportunity to be heard on the limited issue of completeness.

The Planning and Development Department has reviewed the application in accordance with the Site Plan Review Regulations and, per Section 4.7.C.3, has determined that the following requirements of the Site Plan Review Regulations have not been satisfied:

- Section 5.1.E.5 – “A current survey **certified** by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and **lot areas**, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.” (*emphasis added*)
 - *Note that, given the proximity of the pavement to property line shared with the abutting property at 63 Evans Drive (Tax Map 78, Lot 40-200), staff would not support a waiver if requested.*
- Section 5.1.E.21 – requiring a construction detail for the expanded parking area pavement.
 - *Note that staff would not support a waiver, if requested, if the basis for the waiver is that the expanded vehicle storage area has already been constructed. In general, and absent extraordinary circumstances, the fact that construction was completed without required approvals should not justify the granting of a waiver from an applicable requirement when an applicant seeks retroactive approval following a code enforcement action initiated by the City.*

For the reasons set forth above and as required pursuant to Section 4.7.C.3.c, staff recommends that the Board deem the application incomplete.

Other threshold questions for the Board’s consideration include the following:

- Related to the Section 5.1.E.21 completeness item discussed above, the applicant has not demonstrated compliance with Section 6.5.E.2.c which provides as follows:

Impervious cover cross-sections shall include a minimum of 2 inches of bituminous pavement over 6 inches of crushed stone and 12 inches of bank-run gravel for light-duty parking areas (for example, small retail uses, office uses, and multifamily uses); and 3 inches of bituminous pavement over 6 inches of crushed stone and 18 inches of bank-run gravel for heavy-duty parking areas (for example, large retail uses, shopping centers, and industrial uses).

- The applicant proposes no landscaping and has requested a waiver from Section 5.1.E.16 which requires submission of a landscaping plan. The Board should consider the applicant's waiver request as part of its completeness deliberation.
 - *Note that Staff does not support the requested waiver from Section 5.1.E.16 but did not specifically state so in the review comments provided to the applicant. Consequently, per Section 4.7.C.3, staff's lack of support for a waiver from Section 5.1.E.16 cannot be a basis for staff to recommend a finding that the application is incomplete. This does not, however, preclude the Board from evaluating the waiver request at the outset and making its own determination that the application is incomplete without a landscaping plan.*

BACKGROUND

The subject property is improved with a vehicular sales use, the building for which was constructed in 1969. It is unknown whether a site plan was approved for the original building and none can be located.

In 2023, City staff discovered that a substantial amount of new impervious surface had been added to the property in violation of the Site Plan Review Regulations and, at the time, in violation of the Zoning Ordinance. Following the City's initiation of an enforcement action, the applicant sought and obtained an amendment to the Zoning Ordinance to add "vehicular sales" as a use allowed by Conditional Use in the R-O-1 District. The applicant subsequently obtained retroactive zoning approval for the expanded parking area by applying for a Conditional Use Permit which the Planning Board approved on February 10, 2025 (as part of PB2024-48-SPRCUP). The applicant also applied for retroactive Site Plan approval which was granted on April 28, 2025 (PB2024-48-SPRCUP), subject to conditions of approval.

The applicant has now submitted a new site plan for Planning Board review, which is intended to replace the site plan previously approved on April 28, 2025. With the exception of a stormwater feature and the elimination of a small amount of pavement in order to meet the required setback, the current plan essentially proposes to keep conditions as they are, which requires a substantial number of waivers.

STAFF COMMENTS

PLANNING

Note: Because the proposed parking lot expansion requires Site Plan Review, the entire property is subject to the current Site Plan Review Regulations, and, therefore, must technically be brought into compliance with the current regulations. However, in cases such as this where only a portion of an existing property is proposed to be redeveloped, staff will typically recommend that the applicant delineate the portion of the property that is proposed to be redeveloped and to request a waiver from having to comply with the current regulations *outside of* the delineated development area. The result being that the area *outside of the delineated area* remains subject to the *previous* approved site plan. In this case, however, since there is apparently no existing approved site plan for the property, the proposed site plan will *effectively* serve as the approved site plan for the *entire property* and not just for the proposed parking lot expansion (irrespective of whether or to what extent the Planning Board approves the

applicant's request to waive the current Site Plan requirements outside of the delineated development area).

Jurisdiction

The proposed development constitutes a "major change" to the property (as that term is defined in Article II of the Site Plan Review Regulations) and, therefore, requires Site Plan Review by the Planning Board and demonstration of compliance with the Article V submission requirements and Article VI design requirements.

Waiver Requests

Pursuant to Section 7.1 ("Waiver of Regulations"), the applicant has requested partial waivers from certain provisions of Article V ("Submission Requirements") and Article VI ("Design and Construction Requirements") of the Site Plan Review Regulations. The requested waivers include the following, listed in the order they appear in the attached Application for Waivers:

1. **Section 5.1.E.16** – *requiring a landscaping plan*
2. **Section 6.2.B** – *perimeter landscaping requirements*
3. **Section 6.5.I** – *bicycle parking requirements*
4. **Article VI Design Requirements** – The applicant is proposing to redevelop only a portion of the property. However, the Site Plan Review Regulations apply to the entire lot and not just the portion of the property that the applicant proposes to redevelop. Therefore, the applicant is requesting a general waiver from having to comply with the Article VI design requirements outside of the specific area of the lot proposed to be redeveloped.
5. **Section 6.2.E** – *parking area landscaping requirements*
6. **Section 6.7.C.1** – *requiring a lighting uniformity ratio (ratio of average to minimum illuminance) of no greater than 4:1 for passive vehicular storage areas*
7. **Section 6.5.D.5** – "The development, except for those in rural lands and heavy industrial zoning districts, shall install sidewalks along the street frontage(s) in order to support a walkable community that has continuous connections between existing and planned sidewalks."
8. **Section 6.7.B.2** – "The light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level[.]"

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.

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.

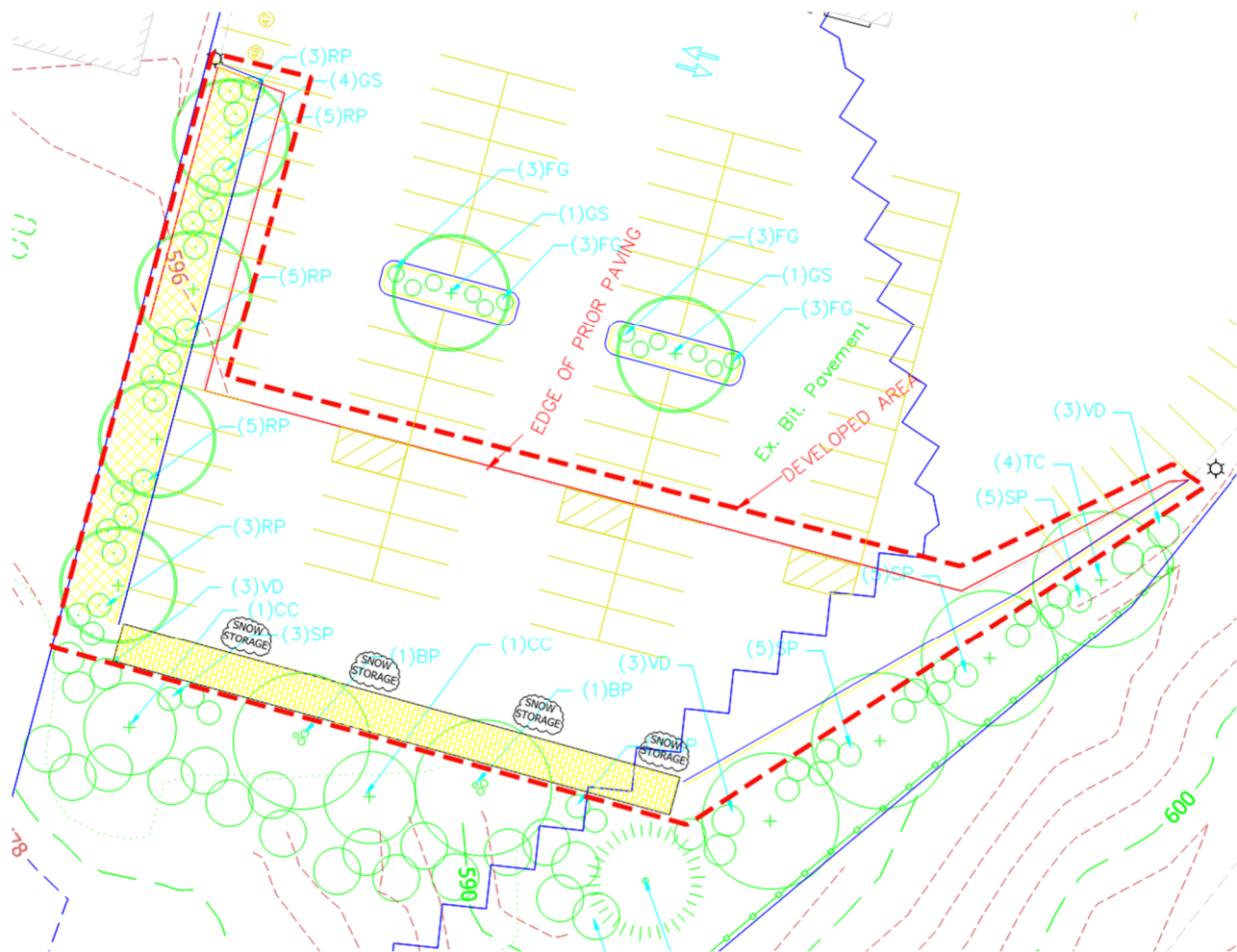
SECTION 5 – SUBMISSION REQUIREMENTS

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. Please see the attached Application for Waivers for an explanation of the requested waivers.

SECTION 6 – DESIGN AND CONSTRUCTION REQUIREMENTS

6.2 (Landscaping Standards): No landscaping is proposed in connection with the proposed expansion. The applicant has requested waivers from the requirement to provide a landscaping plan, the perimeter landscaping design requirements, and the parking area design requirements. Staff does not support the requested waivers and recommends that the Planning Board require full compliance with the perimeter and parking area landscaping requirements within and along the proposed expanded parking area.

For reference, here is an image of the previously approved landscaping plan for PB2024-48-SPRCUP, (which, even still, required the granting of partial waivers from the Section 6.2 landscaping requirements):



6.4 (Fees and Assessments in Effect at time of Connection): Not applicable as no new buildings or building area is proposed.

6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety): The applicant requests a waiver from having to construct a sidewalk along the property's Evans Drive frontage. Should the Board approve the waiver request, staff recommends that the Board condition the Site Plan approval on the applicant providing an amount equal to the cost of construction of the sidewalk to be placed into escrow for use by the City in reconstructing the remaining portion of the sidewalk along the north side of Evans Drive (an approximately 1,000 ft. length of the Evans Drive sidewalk was reconstructed during the summer of 2024).

6.6 (Stormwater Management): The applicant proposes to construct an infiltration basin at the southern edge of the expanded parking storage area to manage and treat stormwater runoff. The City Engineer reviewed the design as it was depicted in the plan set originally submitted to the Planning and Development Department on November 10, 2025, and had no comments or concerns. However, in reviewing the revised plan set that was submitted on December 1, 2025, in response to Planning staff's comments, it appears that the stormwater management may have been redesigned. At the time of the writing of this memo, Planning staff has contacted the applicant to confirm and has asked the City Engineer to review.

6.7 (Lighting): It appears from aerial photography that the three light poles that are located within the expanded parking area that the applicant is seeking to retroactively approve were installed several years prior to construction of the expanded parking area. Specifically, it appears the three light poles were installed sometime between 2012 and 2015. At the time the light poles were installed they would have needed to comply with the applicable regulations of the Site Plan Review Regulations. Staff will attempt to verify whether a building/electrical permit was issued for the light poles. If it was, it would be appropriate to presume that compliance with Section 6.7 of the Site Plan Review Regulations was verified by staff in connection with the review and issuance of the building permit, in which case Planning Board action relative to the proposed lighting plan may not be required (and consequently the two requested waivers may be moot).

6.8 (Off-Site Improvements): The applicant does not propose any off-site improvements.

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.*

CITY ASSESSOR

No comment at this time.

BUILDING INSPECTOR

No comment at this time.

ENGINEERING/PUBLIC WORKS

No comments.

FIRE DEPARTMENT

No comments.

POLICE DEPARTMENT

No comment at this time.

STAFF RECOMMENDATIONS

If the Planning Board moves to approve the applicant's request for Site Plan Review, then based on the information reviewed by City staff, the Planning and Development Department recommends that the Planning Board approve the application with the conditions noted below:

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 development is subject to the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, and the Site Plan Review Regulations adopted May 13, 1991, last revised April 28, 2025, which are the land use regulations in effect at the time the application was submitted.
3. "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.
4. "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.
5. 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.
6. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
7. 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 Reviewing Engineer or the City's third-party inspector on site.

8. 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).
9. 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.
10. Off-site parking is prohibited, and parking on-site shall be prohibited outside of the parking areas depicted on the approved site plan.

Conditions to be Satisfied Prior to Any Construction Activities

11. 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) On the cover sheet Zoning Chart:
 - i. Provide the total gross floor area of the building. (5.1.E.4.e.4)
 - ii. Add a note that the setbacks identified are for the building.
 - iii. Identify existing lot coverage in sq. ft. and as a percentage. (5.1.E.4.e.12)
 - b) Delineate the 14,400 sq. ft. area that was installed without approval and identify the proposed development area.
 - c) Add the seal and signature of the NH Certified Wetlands Scientist who delineated the wetlands. (5.1.E.8)
 - d) Remove the lighting plan (*TBD*)
 - e) 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.

12. 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.
13. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations.
14. The applicant shall obtain or update (if appropriate) any required Federal or State approvals.

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

15. Prior to the start of any construction activities on the property, the applicant shall record in the Grafton County Registry of Deeds notice of the stormwater management and erosion and sediment control plans as required per Section 6.6.H.2.d of the Site Plan Review Regulations. Such notice shall be reviewed by the Planning and Development Department prior to recording.
16. In lieu of engaging a third-party, the applicant shall coordinate with the City Engineer to observe the installation of the stormwater system. Such coordination shall include preparing daily field reports for each field visit conducted by the engineer-of-record and promptly providing such daily

reports to the City Engineer, preparing a tentative construction schedule, and agreeing to provide the City Engineer a minimum of 7 days' notice prior to a required or requested inspection.

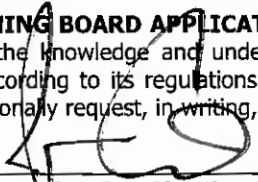
Conditions to be Satisfied Prior to the Issuance of a Certificate of Completion

17. All improvements depicted on the plan set 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: Cicotte Holdings, LLC
Adam Morse, PE, Engineering Ventures, PC
File

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

PROPERTY OWNER (APPLICANT):			
NAME: Cicotte Holdings, LLC			
MAILING ADDRESS:			
E-MAIL ADDRESS:			
CO-APPLICANT, AGENT, OR LESSEE:			
NAME: Engineering Ventures, PC (Adam Morse)			
MAILING ADDRESS:			
E-MAIL ADDRESS:			
PROJECT LOCATION:			
TAX MAP #:	78	LOT#:	40
PLOT #:	200	ZONE:	RO-1
STREET ADDRESS OF PROJECT: 51 Evans Dr.			
IS THIS PROPERTY LOCATED IN THE:			
WETLANDS		☒ YES	☐ NO
HISTORIC DISTRICT		☐ YES	☐ NO
FLOOD PLAIN		☒ YES	☐ NO
SCOPE OF PROJECT:			
Site plan amendment to remove curbing, display space and service area striping, landscaping, pavers, drainage trench from the approved plans under #PB2024-48-SPRCUP, addition of a stormwater infiltration basin at the south end of the display area			
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: <u>automotive dealership</u>			
SIGNATURE BLOCK:			
FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date. PROPERTY OWNER:  DATE: <u>11/3/25</u> NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation. PROPERTY OWNER: _____ DATE: _____			
DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
2025-1-10	78-40-200	PB2025-52-SPA	

November 10, 2025

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

**Re: Lebanon Nissan
51 Evans Dr.
Subject parcel 78-40-200
RO1 Zone
Site Plan Application Amendment**

Dear Lebanon Planning Board,

On behalf of Cicotte Holdings, LLC, we are pleased to submit the enclosed materials and request a Site Plan Application Amendment at the next available hearing. We understand that the applicant received Conditional Use Permit # PB2024-48 on February 10, 2025, which addresses expansion of the vehicle display area by approximately 14,400 SF and the associated site improvements. This application is being submitted to amend the site plan to a more manageable layout as it has recently come to light that the previous iteration of the plan contained several items that were problematic for the owner to implement due to their potential effects on business operations.

Existing Conditions

The existing site contains a 14,800-sf automotive dealership with 12 service bays and 8,400 sf of sales space including an upper floor. The site contains 23 parking spaces around the perimeter of the building, including 2 ADA spaces and 2 vehicle charging spaces. A paved approximately 82,500 sf service parking and vehicle display area surrounds the building. There is a wetland at the south edge of the site that was delineated on December 5, 2024, by Peter Spear CWS#103. The 100-year FEMA flood boundary also crosses the south end of the site, and a Letter of Map Amendment was issued in June of 2024 no. 25-01-0856A. The base flood elevation is 577.7 NAVD88. The building is served by municipal water and wastewater utilities and has an overhead powerline private utility connection with a utility pole located at the northwest building corner.

The paved surfaces generally grade to the perimeter of the site and into the existing grass swale areas along the west and east sides of the pavement. These swales flow south into the wet area of the lot along the south property line. This area is approximately 15 ft. lower in elevation than the far southerly end of the paved display area. The site abuts Saves directly to the west, Evans Dr. and Hanover St. School to the north, NH Route 120 to the southeast and Interstate I-89 to the southwest.

Proposed Improvements

The recent improvements to the site include lighting upgrades that were done in 2021 documented in the attached photometrics plan and lighting cut sheets along with the expanded vehicle display area encompassing 14,400 sf. In addition to these improvements this amendment proposes to provide stormwater treatment for the additional impervious area that was recently added to the site. This is being accomplished with an infiltration basin and drip edge proposed to be constructed along the south

end of the inventory display area. Several waivers are being requested with this amendment which are detailed on the attached waiver request form. The intent of this amendment is to remove the following features from the approved site plan:

- All existing pavement to be retained
- Permeable Pavers to be eliminated from the design
- All Landscape improvements to be eliminated from the design, grass, natural vegetation or stone drip edge will be maintained outside of all paved areas
- Raised Islands and Sloped Curbing to be eliminated
- Existing parking lot striping to be maintained as detailed on the attached existing conditions plan, no new striping to be added

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): Johanna Cicotte



City of Lebanon, New Hampshire

APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: JOHANNA CICOTTE

Project Name: LEBANON NISSAN

Project Address: 51 Evans Dr. 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.

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).]

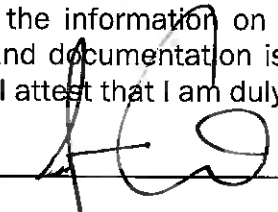
1. Section 5.1.E.16 of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
Nissan requests a waiver for the requirement to provide a landscape plan. Any landscaping for example areas to be planted with grass mix are included on the site plan.

2. Section 6.2.B of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A / Criteria B** because _____
Nissan requests a waiver from perimeter landscaping because there already exist a significant number of trees along the southerly and southwesterly side of the property and the State controls the area of land along Rt. 120 on the east side of the property where maintenance of trees would be difficult.

3. Section 6.5.I of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a waiver from bicycle parking requirements. Based on their experience customers typically do not ride bikes when purchasing a new vehicle. They do allow customers and employees to store bikes inside the building on a case by case basis.
4. Section ____ of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped, waiver only applies to preexisting site before the 2021 pavement addition. Bringing the entire site into compliance would severely impact the business.
5. Section 6.2.E of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a waiver from parking lot landscaping because these requirements block the view to their vehicle inventory, trees cause a nuisance for the dealership due to debris falling on new cars and leaf litter clogging the vehicles which negatively impacts business.
6. Section 6.7.C.1 of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a waiver from uniformity ratio requirements, security is a concern because of the value of the inventory being displayed therefore the 15:1 uniformity ratio provides enhanced security. 15:1 is the recommended maximum by the IES especially for areas where security is a concern.
7. Section 6.5.D.5 of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a waiver from sidewalk requirements at the lot frontage. There is a sidewalk on the north side of Evans Dr. Typical clientele drive to the dealership. Requiring sidewalks would be a hardship for Nissan due to the extents of the lot frontage and considering no other lots along the south side of Evans Dr. have sidewalks there is no connection point.
8. Section 6.7.B.2 of the (circle one) **Site Plan Review / Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** ~~Criteria B~~ because _____
Nissan requests a waiver from requiring light intensity at adjoining streets or commercial properties to not exceed 0.5 foot candles. Due to the adjacent uses being a school and other commercial properties, state right of ways, there is no concern for exceeding 0.5 fc at the property line and the minor amount of additional light is beneficial for security and safety.

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: 11/26/25

CITY OF LEBANON, NH SITE PLAN REVIEW REGULATIONS TECHNICAL CHECKLIST	
PROJECT NAME: LEBANON NISSAN	
APPLICANT: JOHANNA CICOTTE	DATE: 10/23/2025
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.	☒	☐
5.1.E(9) - Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of property.	☒	☐
5.1.E(9) - Location of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary.	☒	☐
5.1.E(10) - Proposed streets, driveways, emergency vehicle accesses, parking spaces, and sidewalks, with indication of dimensions and direction of travel. Show required sight distances at curb cuts and dimensions for the inside radii of all curves.	☒	☐
5.1.E(10) - Vehicle and bicycle parking spaces shall be numbered.	☒	☐
5.1.E(10) - Loading spaces and facilities used in connection with any structures on the site shall be shown	☒	☐
5.1.E(10) - Total square footage and percentage of the lot covered by impervious cover shall be shown.	☒	☐
5.1.E(11) - Parking area safety measures including raised crosswalks/speed tables, signage, walkway lighting, striping and similar markings such as dedicated pedestrian/bicycle crossings and lanes through parking areas, fire lanes, compact and/or electric vehicle parking/charging, parking wayfinding, ADA signage and access aisles.	☒	☐
5.1.E(12) - Size and location of all existing and proposed public and private utilities. <i>(Note: the applicant is encouraged to submit a Sewer Use Permit Application and obtain a Notice of Permitted Allocation, and to obtain a Water Use Permit prior to submission of the Site Plan Review application.)</i>	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(13) - Plan for outdoor lighting showing proposed location, mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free-standing lighting or building-mounted fixtures.	☒	☐
5.1.E(13) - Analyses and illuminance-level diagrams, to include average and minimum foot-candle measurements, showing that proposed installation conforms to the lighting-level standards in Site Plan Review Regulations.	☒	☐
5.1.E(13) - Manufacturer's specification information for each proposed light fixture and lamp (NOTE: This information may be provided on the plan or as a separate attachment).	☒	☐
5.1.E(13) - Drawings of all relevant building elevations showing location and height of all building-mounted fixtures, the portions of any walls or architectural features to be illuminated, illumination levels of walls or architectural features, and aiming points for any remote light fixtures.	☒	☐
5.1.E(14) - Plan for location of free-standing or building-mounted signs, including location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.	☒	☐
5.1.E(14) - For internally-lit signs, relevant information concerning the method of illumination and the opacity of the sign background, showing that the proposed installation conforms to the requirements of the Regulations.	☒	☐
5.1.E(15) - The location and boundaries of any Overlay Districts established pursuant to Article IV of the Zoning Ordinance (including but not limited to the Wetlands Conservation District, Riverbank Protection District, Steep Slopes District, and Floodplain District) and, if applicable, protected shorelands pursuant to the Shoreland Water Quality Protection Act (NH RSA 483-B).	☒	☐
5.1.E(15) - For properties located within the Floodplain District, the 100-year flood elevation, floodway, shoreland protection zone, and flood plain limits shall be identified.	☒	☐
5.1.E(16) - Landscaping plan showing proposed new plantings to be installed and existing natural vegetation to be retained. Plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names) of all proposed shrubs and trees.	☐	☒
5.1.E(16) - Existing trees over 12 inches in diameter (measured 4.5 feet above ground surface) within 25 feet of the disturbed area, must be counted and shown on the plan, if included towards fulfilling landscaping requirements.	☐	☒
5.1.E(16) - Calculations for square footage of perimeter landscaping.	☐	☒
5.1.E(16) - Parking lot shading calculations shall be provided by depicting new trees and shrubs at 10-year crown size.	☐	☒
5.1.E(17) - Existing and proposed surface and subsurface storm drainage facilities, including City storm drainage facilities located within 200' of site.	☒	☐
5.1.E(17) - Plans for retention, detention, slow release, and treatment of storm water shall be provided shall be provided in accordance with the requirements of Section 6.6.	☒	☐
5.1.E(18) - Section 6.6. Stormwater Management submission requirements.	See Stormwater Checklist	
5.1.E(19) - Plans for snow removal and storage.	☒	☐

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

Plan Requirements (cont.)	Info. Provided	Waiver Sought
5.1.E(20) - A plan for the development showing provisions for automobile, transit, bicyclist, and pedestrian access and circulation. Such plan shall show both existing and proposed means of access to the site including connections with, public streets, sidewalks, transit stops, and formal paths/trails. Plans shall include any traffic calming and traffic control devices necessary in conjunction with the site development, as well as the location of all existing transit routes and transit stops located or passing within 1/4 mile (1,320 feet) of the property.	☒	☐
5.1.E(21) - Construction detail drawings including, but not limited to, pavements, walks, steps, curbing, drainage structures, water and/or sewer utilities, ground-mounted signage (e.g., fire lanes, ADA parking, commercial), surface treatments, transit shelters, energy generation units (e.g., solar), bike rack style, electric vehicle charging, outdoor lighting, outdoor furniture, retaining walls, tree boxes and other site systems or structures. Accompanying specifications and cutsheets may be required.	☒	☐
5.1.E(21) - Where applicable, roadway, drainage, water and sewer utility profile drawings shall be provided at a scale of 1"=40 feet (horizontal) and 1"=4 feet (vertical) and typical cross-section drawings shall be provided at a scale of 1"=5 feet (horizontal and vertical), unless prior approval to use an alternate scale is granted by the Reviewing Engineer. (NOTE: Ordinarily, only two (2) sets of such construction drawings shall be provided to the Planning and Development Department with the application submission.)	☒	☐
5.1.E(22) - Depict any current and proposed easements, rights-of-way, and deed restrictions including those related to sewer, electrical utility, shared access, etc.	☒	☐
5.1.E(23) - For multi-family structures, plans for on-site recreational facilities.	N/A ☐	☐
5.1.E(24) - Where a fire, emergency equipment, or similar vehicle turnaround area is provided, it must have an adequate turn radius. Provide CAD Autoturn data or a similar basis of design for the turn radius, if requested by Lebanon Fire or Engineering staff. City staff may also ask for this information at any time.	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
5.1.G(1) - An estimated timetable, to include phasing schedules, for construction and completion of buildings, parking, facilities, landscaping, and other required improvements.	☒	☐
5.1.G(2) - Any development estimated to generate a net increase of 100 peak hour trips or 1,000 average daily trips (based upon the most current edition of the ITE Trip Generation Manual) shall prepare and submit a Traffic Impact Study in accordance with standard traffic analysis conventions as set forth by the NHDOT. The Board may, at its discretion, require the submission of a Traffic Impact Study for developments estimated to generate less than 100 peak hour trips or 1,000 average daily trips if the Board has reason to believe such development could adversely affect levels of service or have other adverse impacts.	☐ N/A	☐
5.1.G(3) - Written requests for waivers from all applicable provisions of these Regulations shall be provided pursuant to Article VII - "Waiver Procedure". (note: use Application for Waivers form).	☒	☐
5.1.G(4) - For multi-family dwelling developments and mixed-use developments resulting in a net increase of 50 dwelling units or more, the application shall include the information and impact statements identified in Section 6.9.B.	☐ 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: LEBANON NISSAN	
APPLICANT: JOHANNA CICOTTE	DATE: 10/23/2025

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.	N/A ☐	☐

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

Completed By: Engineering Ventures

(Last Revised 9/20/2021)

Planning office Use Only:

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

Please note that the City Engineer has been out of the office and has not yet had an opportunity to review. Additional comments may be provided by the Zoning Administrator, Building Official, and the Fire Department.

Please address staff's comments and, in a single submission, send digital and hard copies of all revised plans and materials by the end of the day on **Monday, November 24, 2025**, as follows:

- Crystal Taplin will send you a link to an extranet folder where you can upload your submission.
- Please submit **all** materials that you would like included as part of your application and presented to the Planning Board. Please include all materials even if no changes have been made from the original submission.
- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: **"year-month-day_PB2025-52-SPA_(description of document)"**. So, for example, if you resubmit on 11/24, the PDF of your revised plan set would be titled, **"2025-11-24_PB2025-52-SPA_revised plan set"**.
- Additionally, please provide one (1) full-size hard copy of the plan set for Planning staff's use.
- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.
- Please also provide a written reply to each of the comments below.
- Once we have reviewed your resubmission, Crystal will contact you regarding the number of hard copies of your application that will need to be provided and by when.

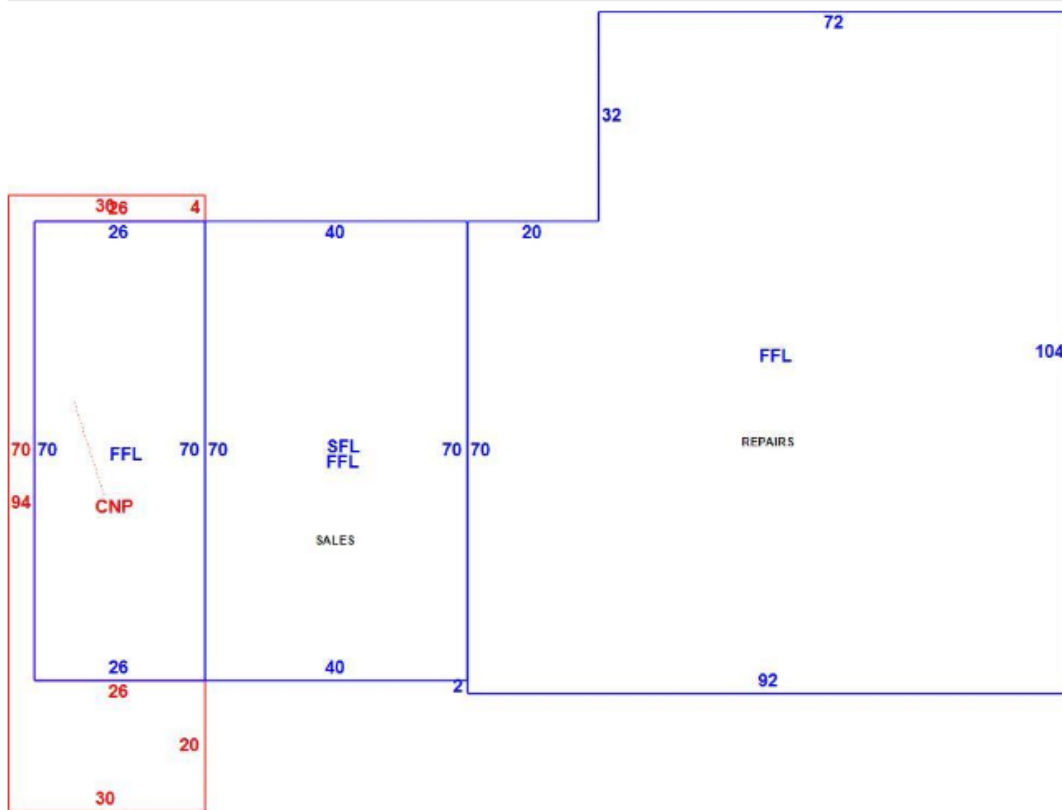
Please note that Section 4.7.C.3.b of the Site Plan Review Regulations provides that, "[m]issing submission requirements, including any necessary waiver requests, shall be delivered to the Planning & Development Department by close of business on the fourth Monday of the month[.]" and that, pursuant to Section 4.7.C.3.c, **"[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning & Development Department shall recommend that the Board deem the application incomplete."**

If you have any questions, please do not hesitate to ask. I'm available by e-mail, phone, or to meet on-line or in person at your convenience. To schedule a time to meet, please feel free to use the "book a time to meet with me" link below my e-mail signature to find a time that works for both of us (you can also call the Planning & Development Department to schedule a meeting). -Tim

PLANNING STAFF COMMENTS (PB2025-52-SPA) *(please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. Please address any discrepancies with respect to the abutter information (name, T/M #, mailing address) as may have been identified in a separate e-mail sent by Crystal Taplin. (8.2.A.2) none noted
2. On the plan set cover sheet, the building area is identified as 16,348 sq. ft. whereas the 11/10/25 letter to the Planning Board states that the building is 14,800 sq. ft. Please clarify. This is the living area according to the Lebanon property report card (excerpt below)
 - a. Does the total size of the building (whether 16,348 sq. ft. or 14,800 sq. ft.) include the area occupied by the service bays and the 8,400 sq. ft. of “sales space”? yes, correct, this is gross living space based on our understanding, note there is one portion above sales with a second floor according to the property card.



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	13,548	13,548
SFL	2ND FLOOR	2,800	2,800
CNP	CANOPY	1,000	0
		17,348	16,348

- The cover letter states that there are 23 striped parking spaces on-site. Is this what is required per the approved site plan for the building? *As discussed above, there is no approved site plan, this is what is currently striped.*
- The cover letter states that there is a paved area of 82,500 sq. ft. surrounding the building. Does this include the 14,400 sq. ft. of pavement that is the subject of the current site plan application? *No, it does not include the 14,400-sf added in 2021* Either way, it's not clear how 82,500 number was

derived (per the cover sheet, the existing impervious is 97,310 – 13,548 building footprint = 83,762 sq. ft. paved area). Please clarify. *The 82,500 sf is the historical asphalt pavement area not counting the expansion of 14,400 sf of asphalt which was done around 2021.*

5. Please provide a copy of the FEMA Letter of Map Amendment referred to in the cover letter. *A copy has been attached*
6. The Technical Checklist indicates that a waiver from Section 5.1.E.16 (requiring a landscaping plan) is requested; however, this waiver request does not appear on the Application for Waivers. *Please note that staff does not support a waiver from Section 5.1.E.16. noted, the waiver has been added to the waiver request form*
7. On the Technical Checklist, Section 5.1.G.1 (estimated construction timeline) is incorrectly marked as “N/A”. Please provide an estimated construction timeline as required. *Construction timeline is spring to early summer 2026, a note has been added to the EPSC plan.*
8. On the Application for Waivers, please separate the requests for waivers from Section 6.2.B (perimeter landscaping requirements) and Section 6.2.E (parking area landscaping requirements). *The waivers are now separated on the updated form*
9. The Site Plan Review Regulations apply to the entire property, and not just to the development site as it has been delineated by the applicant. As a result, staff recommends that the applicant request a general waiver from having to satisfy the Site Plan Review Regulations outside the portion of the property that is proposed to be redeveloped. *The general waiver has been requested*
10. The existing conditions for the remainder of the site (i.e. the portion of the property that is not the subject of the current application) must be consistent with the current approved plan. If changes are proposed compared with the current plan set, those changes should be highlighted for review by the Planning Board. Note that any such changes may require the entire property to be brought into compliance with the current Site Plan Review Regulations and Zoning Ordinance requirements. *Withdrawn*
11. Identify how the project complies with Section 6.5.G (Groundwater Protection). *A note has been added to the cover sheet to address 6.5.G*
12. As required by Section 5.1.E.8, provide “documentation in the form of the U.S. Army Corps of Engineers New England District Wetlands Delineation Data Sheets and/or other field notes and materials concerning the delineation[.]” *the wetlands delineation letter from NRCS is attached*
13. Provide an updated Application for Waivers and an updated Technical Checklist to identify any additional requested waivers. *Updated waiver and checklist attached.*
 - a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible. noted*

Plan Set Comments

General

14. The new parking area must be set back from the lot line shared with 63 Evans Dr (Tax Map 78, Lot 40-100) a minimum of 5 ft. per Section 201.7 of the Zoning Ordinance (in addition to requiring a waiver from the 15 ft. perimeter landscaping requirement). *The parking is now set back from the property line by 5 ft. The preference is to leave the area striped pavement.*
15. All 62 parking spaces that are required to be provided per Section 607 of the Zoning Ordinance must be marked (see definition of “off-street parking space” set forth in Appendix A of the Zoning

- Ordinance). The service spaces are now shown as marked.
16. Provide sheet numbers (i.e. Sheet 1 through Sheet 8) in the lower right-hand corner of all plan sheets with a prominent font size. Sheet numbering has been provided
 17. Are contours referenced to USGS datum? (5.1.E.6) yes, contours are based on NAVD88 (USGS datum)
 18. Demonstrate compliance with the impervious cover/parking area design requirements of 6.5.E.2.c. parking spaces are in accordance with section 6.5.E.2.c
 19. Please use a different line type for identifying the location of the Floodplain District as the line used looks indistinguishable from the line type used to mark contours.
 20. The following information required by Article V (submission requirements) is missing or partially missing:
 - a. 5.1.E.5 – “A current survey certified by a land surveyor licensed in New Hampshire, depicting the perimeter boundaries of the lot(s) of the proposed site, including compass bearings, distances, and lot areas, and depicting the location of any existing improvements on the property and the width and location of any rights-of-way and/or easements on the property.” A survey was done by Chris Paton, the existing conditions plan is based on Chris Paton’s survey, Lidar and historical data
 - b. 5.1.E.6 – “Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.” Existing topographic information has been prepared by a land surveyor and PE.
 - c. 5.1.E.8 – “The plan shall indicate those natural and man-made features that are to be removed, retained, or altered.” Please note that this should be addressed relative to both what has been built and what has been built without first obtaining site plan review. The existing conditions plan now only depicts existing features
 - d. 5.1.E.8 – requiring wetlands delineation to be stamped by a certified wetlands scientist the stamped plan is attached.
 - e. 5.1.E.13 – Requiring the lighting plan to show the color correlated temperature (CCT) of all light fixtures CCT has been added to the plan
 - f. 5.1.E.19 & 6.5.F.2 – requiring plans to depict plans for snow removal and storage. Snow areas have been added to the plans
 - g. 5.1.E.21 – requiring construction details – e.g. for pavement construction details are included, see sheets C4.1 and C4.2, no new pavement is proposed
 21. Please double check all sections of Article VI to ensure that all applicable requirements are satisfied or that a waiver has been requested in the alternative. Based on staff’s review, it appears that the plan set is not in conformance with the following applicable design requirements:
 - a. 6.5.D.5 – requiring 5 ft. sidewalks along the property’s frontage a waiver is requested
 - b. 6.5.E.4 – requiring aisles between parallel rows of parking spaces to be a minimum of 24 feet wide all aisles are a minimum of 24’ in width
 - c. 6.7.B.2 – requiring that the light intensity at adjoining streets or commercial property boundaries shall not exceed 0.5 foot-candles at grade level a waiver is requested
 - d. 6.7.C.1 – the parking lot uniformity ratios exceed the maximum permitted a waiver is requested as the lights are existing and have already been installed

Cover Sheet

22. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised April 28, 2025 and the City of Lebanon Zoning Ordinance last revised March 19, 2025. The note has been added to the cover sheet

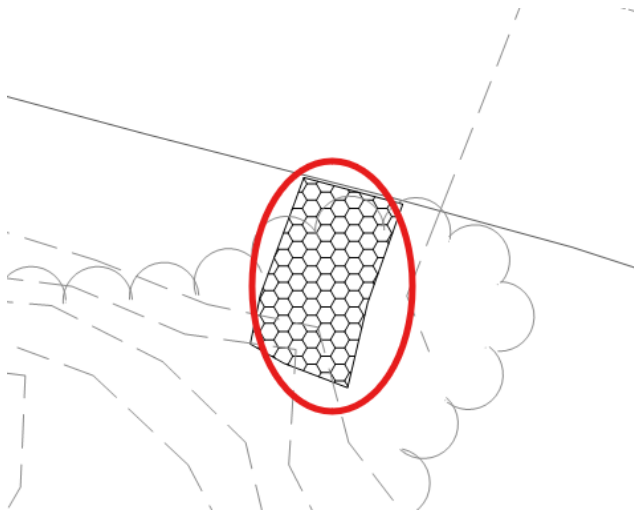
23. Add Planning Board application number (PB2025-52-SPA). *The note has been added*
24. Identify the plan that the proposed “site plan amendment” is amending. *The site plan is now labeled “Site Plan”*
25. “Zoning Chart” Table :
 - a. Identify:
 - i. the number of display spaces that are located within the 14,400 sq. ft. paved area that is the subject of the current application *the note has been added*
 - ii. the maximum number of permitted parking spaces, and include calculation (5.1.E.4.e.5) *parking calculations are now included on the cover sheet*
 - iii. the number of existing & proposed short-& long-term bicycle storage spaces (5.1.E.4.e.6) *the number of bike storage spaces has been added*
 - iv. the number of stories of the existing building (5.1.E.4.e.9) – “1, 2” *is identified – it is not clear what this means number of stories has been added*
 - v. the gross square footage of each story of the existing building (5.1.E.4.e.9) *this information is now included on the zoning chart*
 - b. verify the number of current display spaces that are approved and the number of current display spaces that were installed without approval and are proposed to be approved *as discussed there is not currently an approved site plan, proposed display spaces are include on the chart*
 - c. the total number of exiting spaces totals 191 whereas 161 is identified *the total should be 186 per the proposed plan (see revised plan)*
 - d. for the setbacks, note that the figures given are with respect to the building *noted*
 - e. Revise Note 2 per staff comment #15 above (all required parking spaces must be marked) *the note is revised*
26. Provide date and description of revisions made (9.5.A.1) *the date is now provided*

Sheet 2 (Legend)

27. Update the legend to match the plan by removing anything that is unrelated. *The legend has been revised*

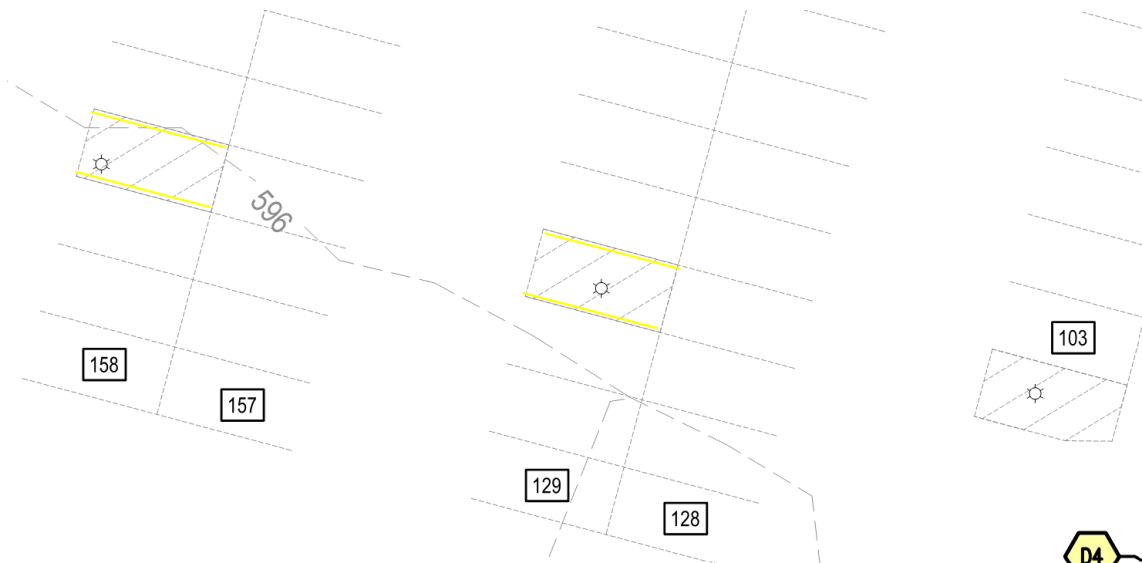
Sheet 3 (Existing Conditions)

28. The existing conditions plan must show conditions as they are. Consequently, remove depictions of parking spaces that are not marked/striped. *Unstriped spaces are now removed*
29. Move “DISPLAY PARKING – NOT TO BE STRIPED” notations to the site plan sheet (this note is not appropriate for an existing conditions plan). *This is now on the site plan*
30. Identify existing conditions that exist per the approved plan. *As discussed, there is no approved plan, all existing features are shown on the existing conditions plan*
31. Identify existing conditions that exist without approval (i.e. the 14,400 sq. ft. additional paved area and the lighting). *These features are shown, the previous edge of pavement is shown on the site plan see note C3*
32. Identify existing conditions that are proposed to be removed, e.g. it appears the following feature will be removed: *a note calling for relocation of the stone pad has been added the plan*



Sheet 4 (Site Grading and Drainage Plan)

33. Outline the development area, i.e. the area of the property that is the subject of the current application (see comment #9 above). **The previous edge of pavement is now depicted on the plan which delineates the development area**
34. Do the solid lines indicate that these will be striped? **All striped hatch is to be striped**



Sheet 8 (lighting plan)

35. Show property boundaries and identify light intensity up to the property lines. **A waiver is requested.**

TIM CORWIN, AICP
 DEPUTY PLANNING AND DEVELOPMENT DIRECTOR
 CITY OF LEBANON
 51 NORTH PARK STREET
 LEBANON, NH 03766
 (603) 448-1524 (OFFICE)
 (603) 448-6124 (DIRECT)
 (603) 678-0741 (CELL)
TIM.CORWIN@LEBANONNH.GOV
WWW.LEBANONNH.GOV
[BOOK A TIME TO MEET WITH ME](#)

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: 78-40-200, 78-61, 64-30	Map & Lot Number:
Property Owner: CICOTTE HOLDINGS LLC PO BOX 600 LEBANON, NH 03766	Applicant, Co-Applicant, Agent, or Lessee: ENGINEERING VENTURES 85 MECHANIC ST., STE E2 LEBANON, NH 03766
Map & Lot Number: 78-40-100	Map & Lot Number: 64-33
EVANS DR SPE LLC PO BOX 600 LEBANON, NH 03766	LEBANON SCHOOL DISTRICT 20 SEMINARY HILL WEST LEBANON, NH 03784
Map & Lot Number: 64-32-100	Map & Lot Number:
1984 HOLDINGS PO BOX 850 LEBANON, NH 03766	

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 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>6</u> notices	\$5.00 \$ <u>36.24</u> (abutter certified)
TOTAL DUE AT TIME OF FILING		\$391.24
**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

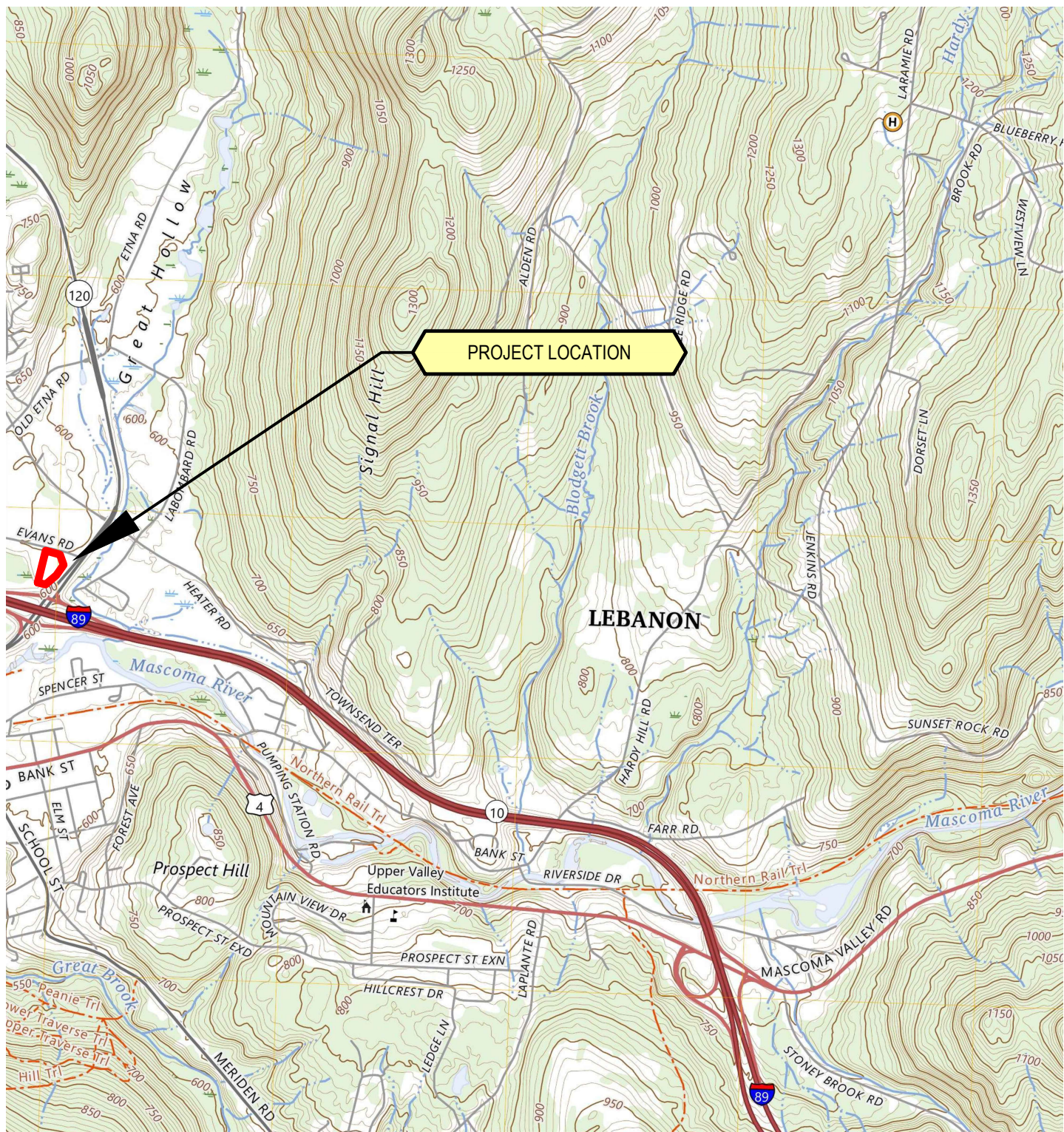
THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON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

LEBANON NISSAN

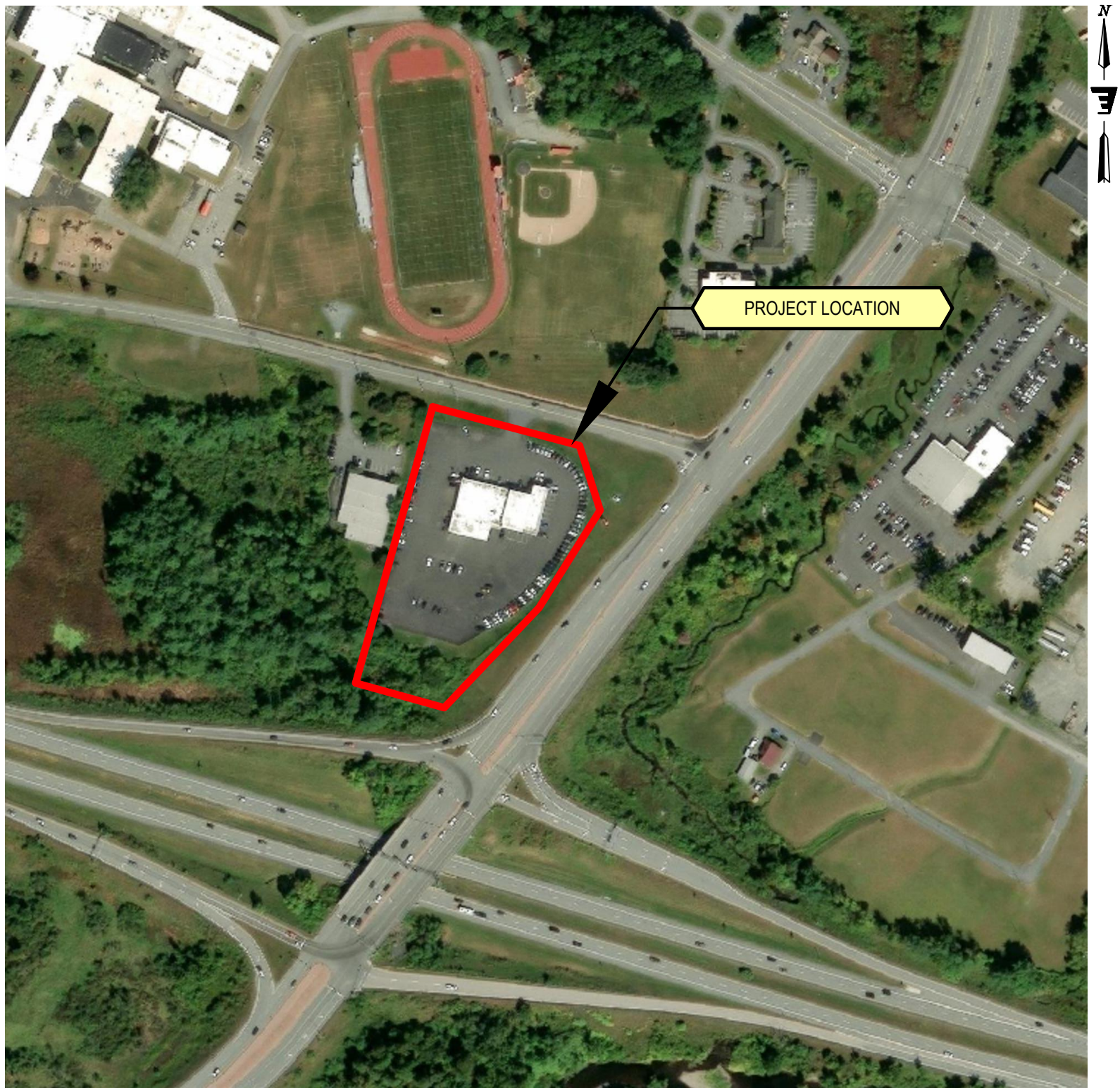
SITE PLAN AMENDMENT



LEBANON GIS MAP



USGS MAP



AERIAL PHOTOGRAPH

ZONING CHART

Lebanon Nissan Zoning Table	Revised: 12/1/2025		
	Proposed	Required	Notes
Zoning District	RO1		
Tax Map / Lot #	78-40-200		
Use	Car Dealership		
Area of Lot, Minimum (SF)	10,000		
Area of Lot (SF)	144,660		
Area of Lot (AC)	3.32		
Building Footprint (SF)	13,548		
Building Coverage Maximum	25%		
Building Coverage	9.4%		
Building Gross Floor Area 2nd Floor (SF)	2,800		
Building Gross Floor Area 1st Floor (SF)	13,548		
Building Sales Gross Floor Area (SF)	8,400		
Building Height	30+/-	45' Maximum	
Number of Stories	2		
Bicycle Storage	0		
Parking:			
Vehicular Sales	1/600sf of sales	14	14
Service Bays (12 total)	4/bay	48	48
Display (82,500 SF existing paved area)		94	1
Display (14,400 SF expanded paved area)		30	
Total		186	
Loading Spaces	2		
Impervious Area (SF)	111,780		
Impervious Area (% of lot)	77.3%		
Setbacks (Minimum / Provided)			
Front	70'	20'	
Rear	93'	20'	
Side	75'	15'	
City Overlay Districts	Wetlands		2
NHDES Jurisdictions	Wetlands		2
FEMA Flood Hazard Designation	Zone X		

- Notes:
- All service parking to be painted.
 - Wetland was delineated on December 5, 2024, by Peter Spear CWS#103.

PARKING CALCULATIONS:

REQUIRED SERVICE SPACES = 12 BAYS X 4 PER BAY = 48 SPACES

REQUIRED SALES SPACES = 1/600 X 8,400 SF = 14 SPACES

GROUNDWATER NOTE:

THE QUALITY OF GROUNDWATER WILL NOT BE ADVERSELY AFFECTED BY THIS PROJECT.

- PLANNING NOTE:
- THE PLAN IS APPROVED PURSUANT TO THE CITY OF LEBANON SITE PLAN REVIEW REGULATIONS LAST REVISED APRIL 28, 2025 AND THE CITY OF LEBANON ZONING ORDINANCE LAST REVISED MARCH 19, 2025.
 - THIS PLAN SET IS INCORPORATED INTO PLANNING BOARD APPLICATION: PB2025-52-SPA

SUBJECT PROPERTY:

TAX MAP 78 LOT 40-200
51 EVANS DR.
LEBANON, NH 03766

CONSULTANTS:

CIVIL ENGINEER:
ENGINEERING VENTURES, PC
85 MECHANIC ST, SUITE E2-3
LEBANON, NH 03766
(603) 442-9333

TOPOGRAPHIC SURVEY:
CHRIS PATON, LLS
PATON LAND SURVEYS, LLC
150 SOUTHRIDGE STREET
SPRINGFIELD, VT 05156

OWNER/APPLICANTS:

CICOTTE HOLDINGS, LLC
PO BOX 600
LEBANON, NH 03766

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Sheet Title:

Cover Sheet

Project Title:

LEBANON NISSAN
Lebanon, Grafton County, New Hampshire

EV Project #	25484
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Checked By:	AM
Scale:	AS NOTED
Date:	12/1/2025

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Sheet 1 of 8

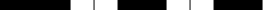
GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER AND THE TOWN OF HANOVER
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- 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.

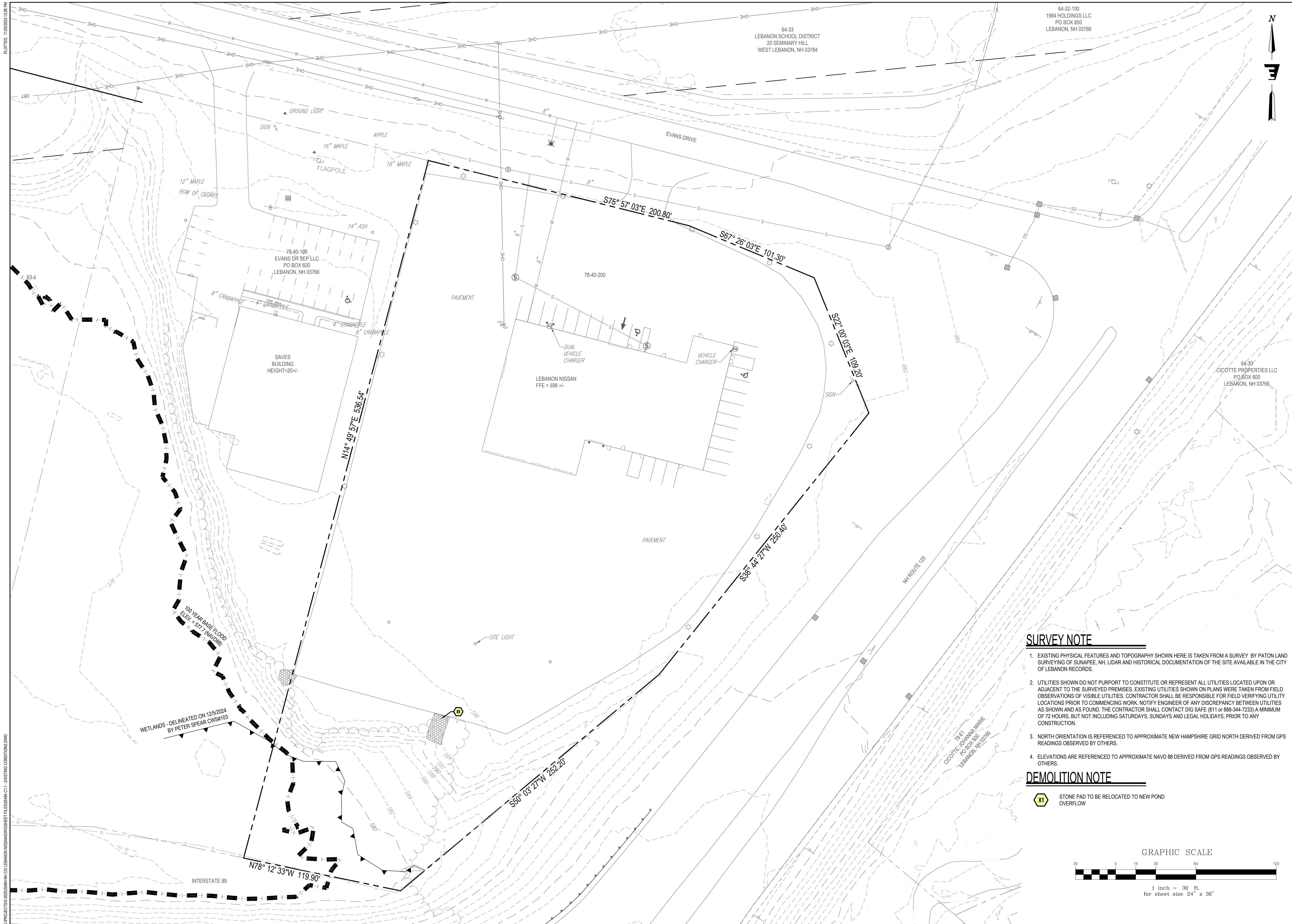
SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
 CATCH BASIN (SQUARE)	 CATCH BASIN (SQUARE)
 CATCH BASIN (ROUND)	 CATCH BASIN (ROUND)
 FLARED END SECTION	 FLARED END SECTION
 STONE APRON	 STONE APRON
 SANITARY SEWER MANHOLE (SMH)	 SANITARY SEWER MANHOLE (SMH)
 HYDRANT	 HYDRANT
 UTILITY POLE	 UTILITY POLE
 VEHICLE CHARGER	 LIGHT POST
 BOLLARD	 BOLLARD
 SINGLE POLE SIGN	 SINGLE POLE SIGN
 DOUBLE POLE SIGN	 DOUBLE POLE SIGN
 SPOT ELEVATION	 SPOT ELEVATION
 ACCESSIBLE PARKING STALL	 ACCESSIBLE PARKING STALL

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
 100 MAJOR CONTOUR	 100 MAJOR CONTOUR
 98 MINOR CONTOUR	 98 MINOR CONTOUR
 PROPERTY LINE	 FLOOD PLAIN
 SETBACK	 PROPERTY LINE
 LOC LIMIT OF CONSTRUCTION	 SETBACK
 LOD LIMIT OF DISTURBANCE	 EDGE OF PAVEMENT
 SF SILT FENCE	 EDGE OF CONCRETE
 EDGE OF PAVEMENT	 CURB
 EDGE OF CONCRETE	 FENCE (CHAIN LINK)
 CURB	 GUARD RAIL
 FENCE (CHAIN LINK)	 TREE LINE
 GUARD RAIL	 EDGE OF WETLANDS - DELINEATED
 TREE LINE	 SANITARY SEWER
 S SANITARY SEWER	 SD STORM LINE
 SD STORM LINE	 DITCH/SWALE
 DITCH/SWALE	 OHE OVERHEAD ELECTRIC

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CICOTTE HOLDINGS, LLC PO BOX 600 LEBANON, NH 03766		208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141 www.engineeringventures.com	
SITE LEGEND AND NOTES		LEBANON NISSAN Lebanon, Grafton County, New Hampshire	
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EV Project #	25484		
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C0.1 Sheet 2 of 8			

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 PO BOX 600
 LEBANON, NH 03766

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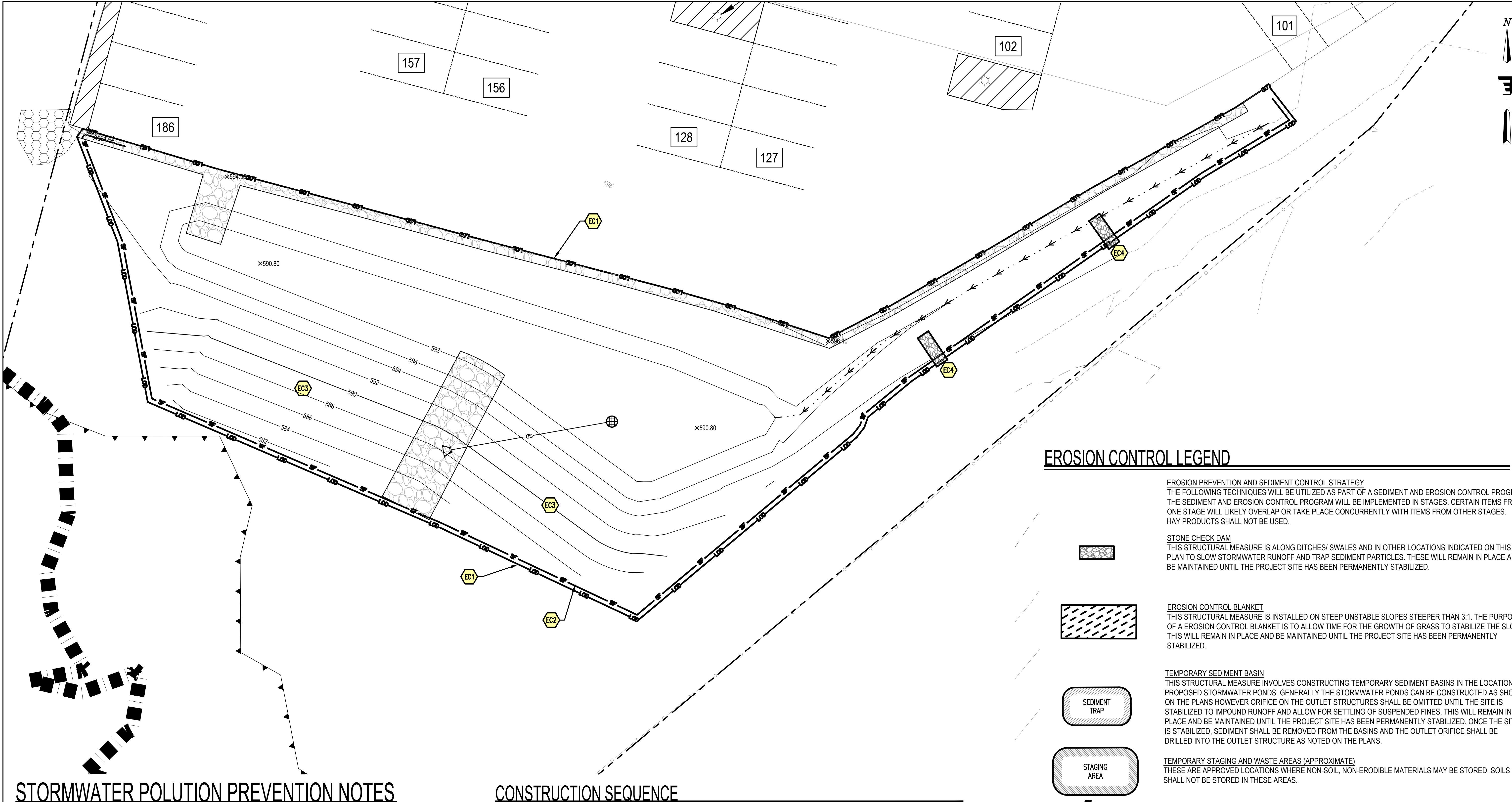
Site Plan

LEBANON NISSAN

Lebanon, Grafton County, New Hampshire

C2.1

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STORMWATER POLLUTION PREVENTION NOTES

- EC1 LIMIT OF DISTURBANCE
- EC2 SILT FENCE
- EC3 EROSION CONTROL BLANKET
- EC4 CHECK DAM (TYP.)

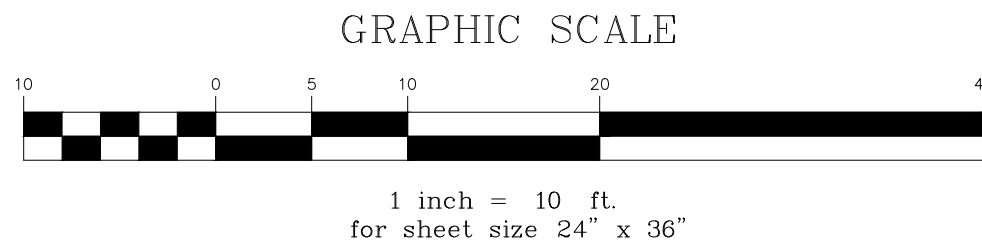
CONSTRUCTION NOTE:
CONSTRUCTION TO OCCUR IN THE SPRING/SUMMER 2026

CONSTRUCTION SEQUENCE

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

EROSION CONTROL LEGEND

- 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.
- EROSION CONTROL BLANKET**
THIS STRUCTURAL MEASURE IS INSTALLED ON STEEP UNSTABLE SLOPES STEEPER THAN 3:1. THE PURPOSE OF A EROSION CONTROL BLANKET IS TO ALLOW TIME FOR THE GROWTH OF GRASS TO STABILIZE THE SLOPE. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.
- 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**
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN 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 ONTO 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.



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PO BOX 600
LEBANON, NH 03766

Erosion Prevention
and Sediment Control Plan

LEBANON NISSAN
Lebanon, Grafton County, New Hampshire

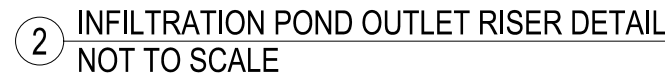
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- 1 TYPICAL STORM DRAIN TRENCH DETAIL
NOT TO SCALE



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 CURRENT VERSION OF THE FOLLOWING:
 - 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 PAVEMENT.
 - 3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFT OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE REPAVED UNIT, THE MATERIAL SHALL BE REPAVED TO THE SAME OR BETTER DENSITY AS DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH AASHTO 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 VYTRANS.
6. PAVEMENT SHALL NOT BE PLACED WHEN THE AIR TEMPERATURE, SURFACE TEMPERATURE OF THE SUBGRADE, OR THE AIR AND 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 EXISTING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDS 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, READILY AVAILABLE, FREE FROM CLAY, SILT, GLAY AND ORGANIC MATERIAL. EXISTING MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

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.

OPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS

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.



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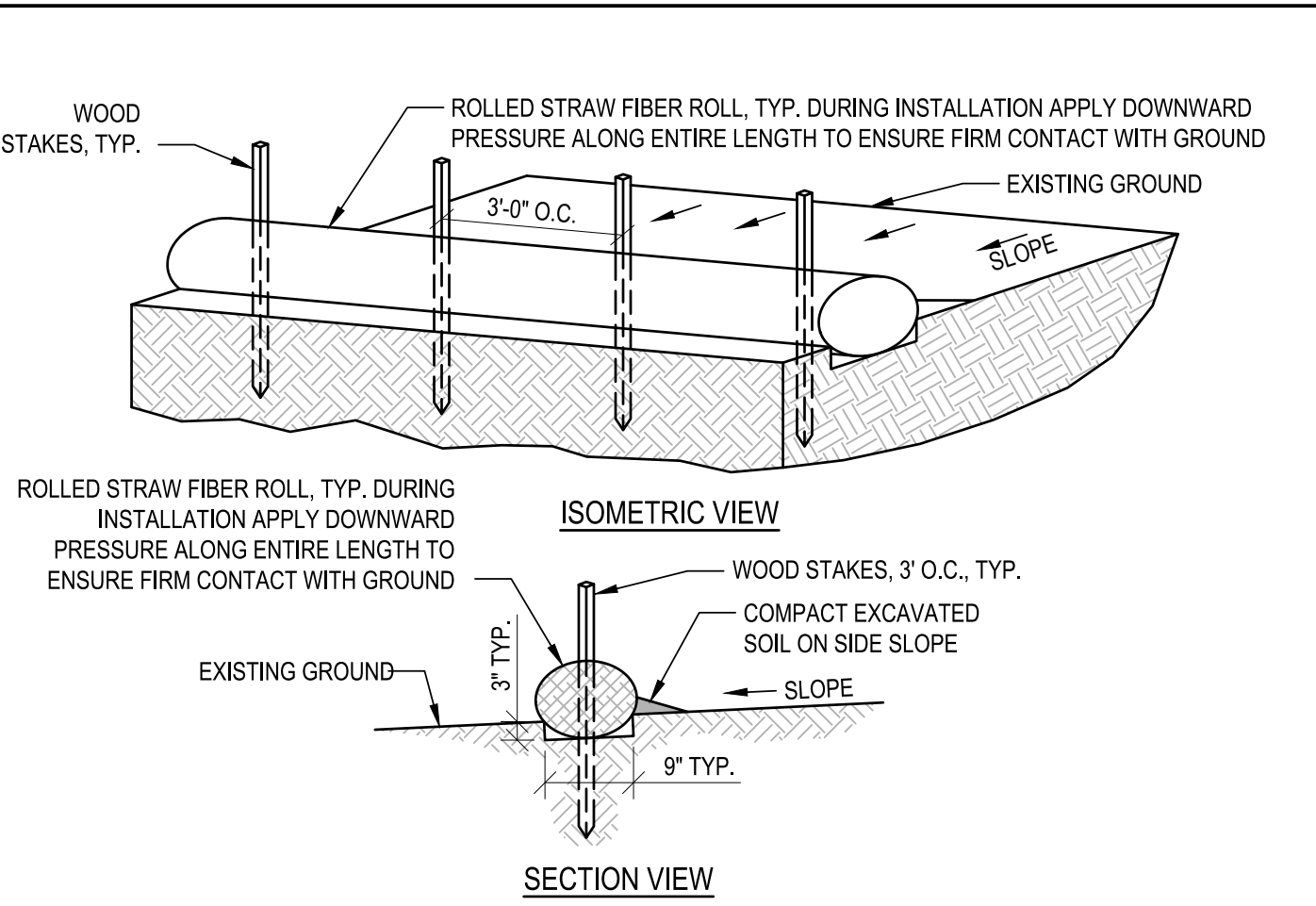
STORMWATER DETAILS

LEBANON NISSAN

EV Project #	25484
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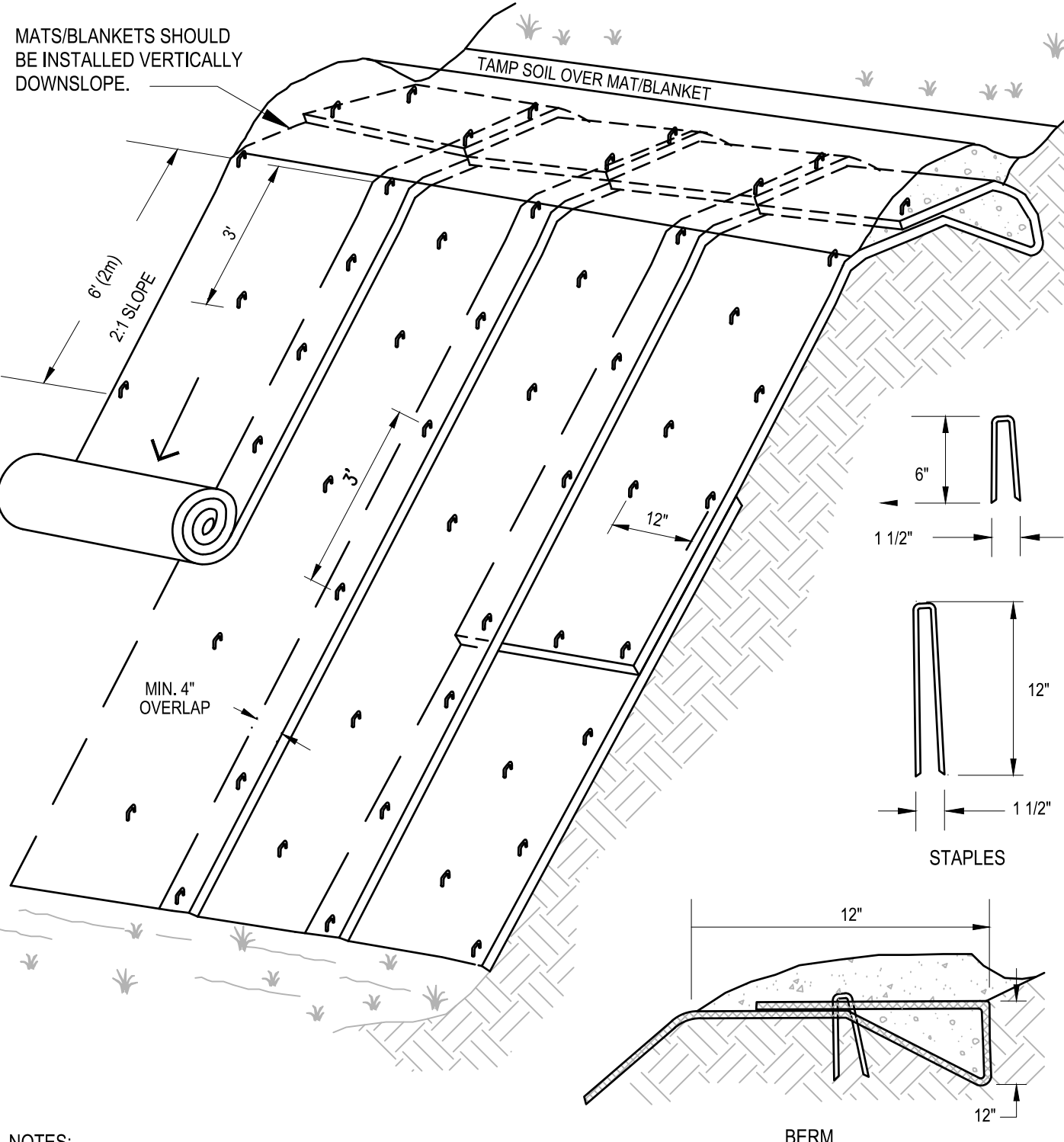
Sheet 6 of 8



STRAW FIBER ROLL NOTES

1. INSTALL ROLLED STRAW FIBER ROLL PARALLEL ALONG THE CONTOUR OF THE SLOPE.
2. TO MAXIMIZE SEDIMENT CONTAINMENT WITH THE STRAW FIBER ROLL, PLACE THE INITIAL STRUCTURE AT THE TOP/CREST OF THE SLOPE IF SIGNIFICANT RUNOFF IS EXPECTED FROM ABOVE. IF NO RUNOFF FROM ABOVE IS EXPECTED, THE INITIAL STRAW WATTLE CAN BE INSTALLED AT THE APPROPRIATE DISTANCE DOWNHILL FROM THE TOP/CREST OF THE SLOPE. THE FINAL STRUCTURE SHOULD BE INSTALLED AT OR JUST BEYOND THE BOTTOM/TOE OF THE SLOPE. WATTLES SHOULD BE INSTALLED PERPENDICULAR TO THE PRIMARY DIRECTION OF OVERLAND FLOW

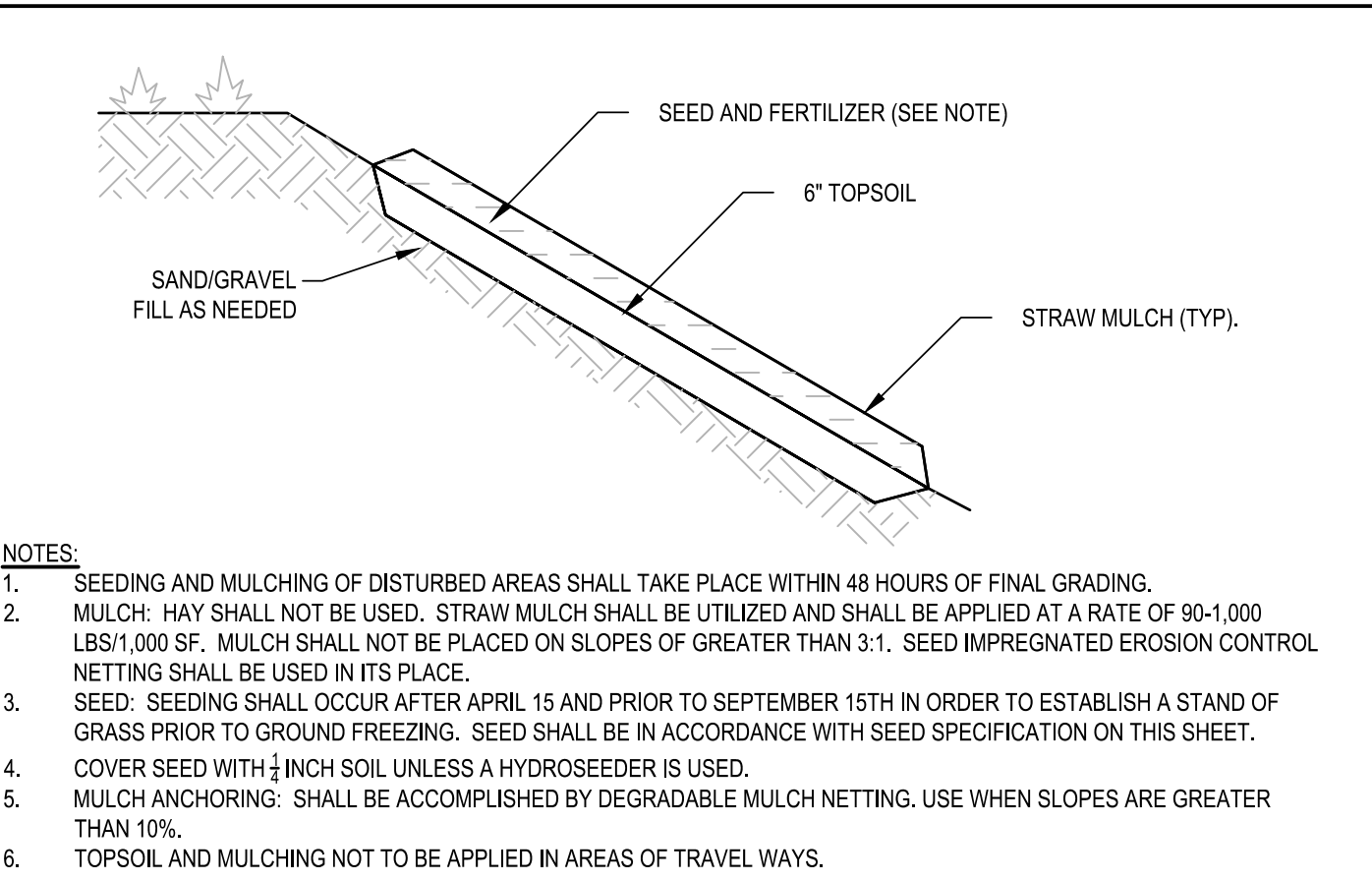
1 STRAW FIBER ROLL - SOIL NOT TO SCALE



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

2 EROSION CONTROL BLANKET NOT TO SCALE



3 SEEDED AND MULCHED AREAS DETAIL NOT TO SCALE

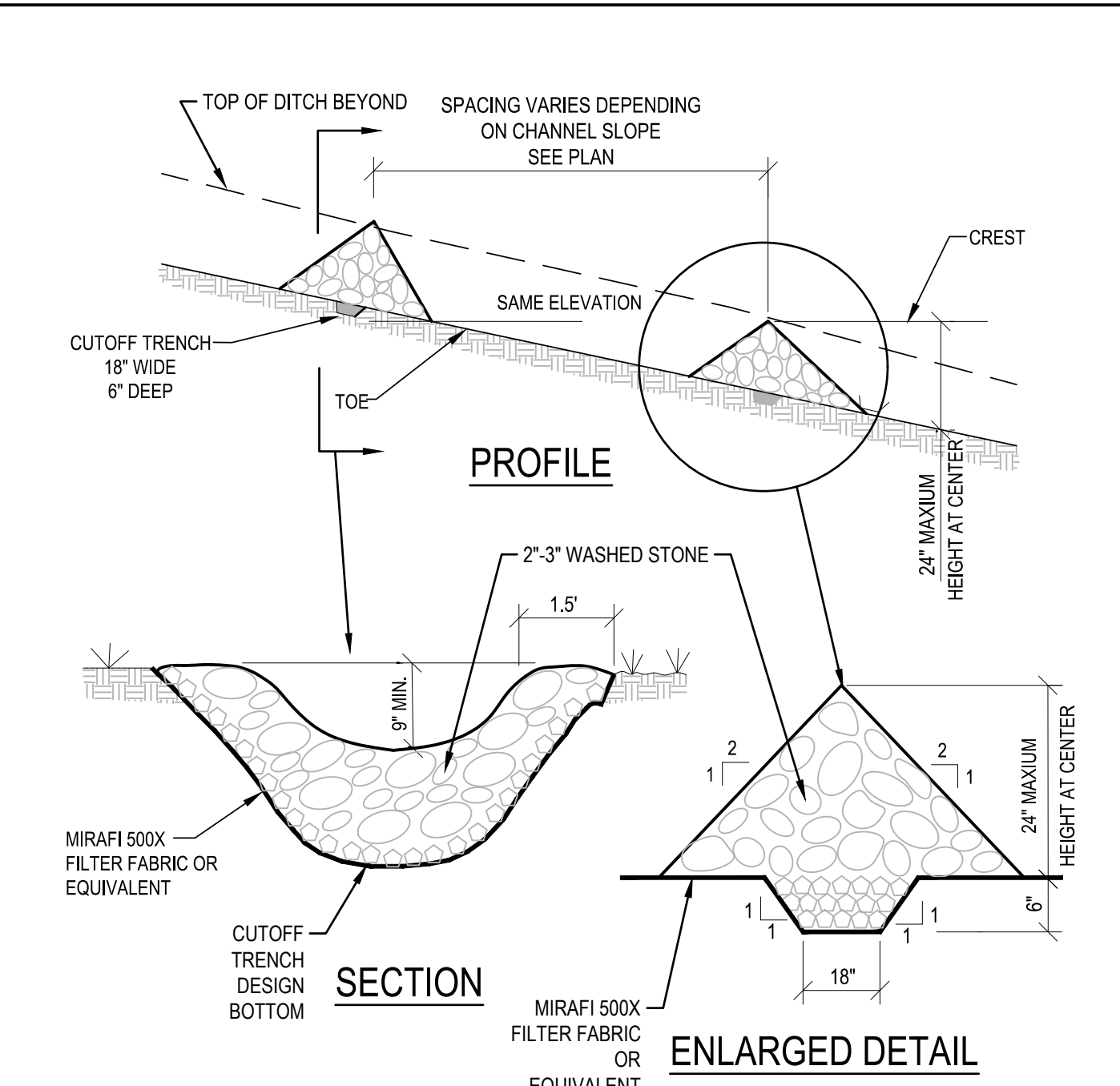
SEEDING SPECIFICATION:		
URBAN MIX GRASS SEED- FOR USE IN GRASSED LAWN AREAS AROUND BUILDING AND PARKING - TEMPORARY AND PERMANENT APPLICATIONS		
% BY WEIGHT	LBS. LIVE SEED BY ACRE	TYPE OF SEED
66.0	40.0	CREeping RED FESCUE
33.0	20.0	KENTUCKY BLUEGRASS
100	60.0 # LIVE SEED/ ACRE	
CONSERVATION MIX GRASS 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	BIRD'SFOOT 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\"/>

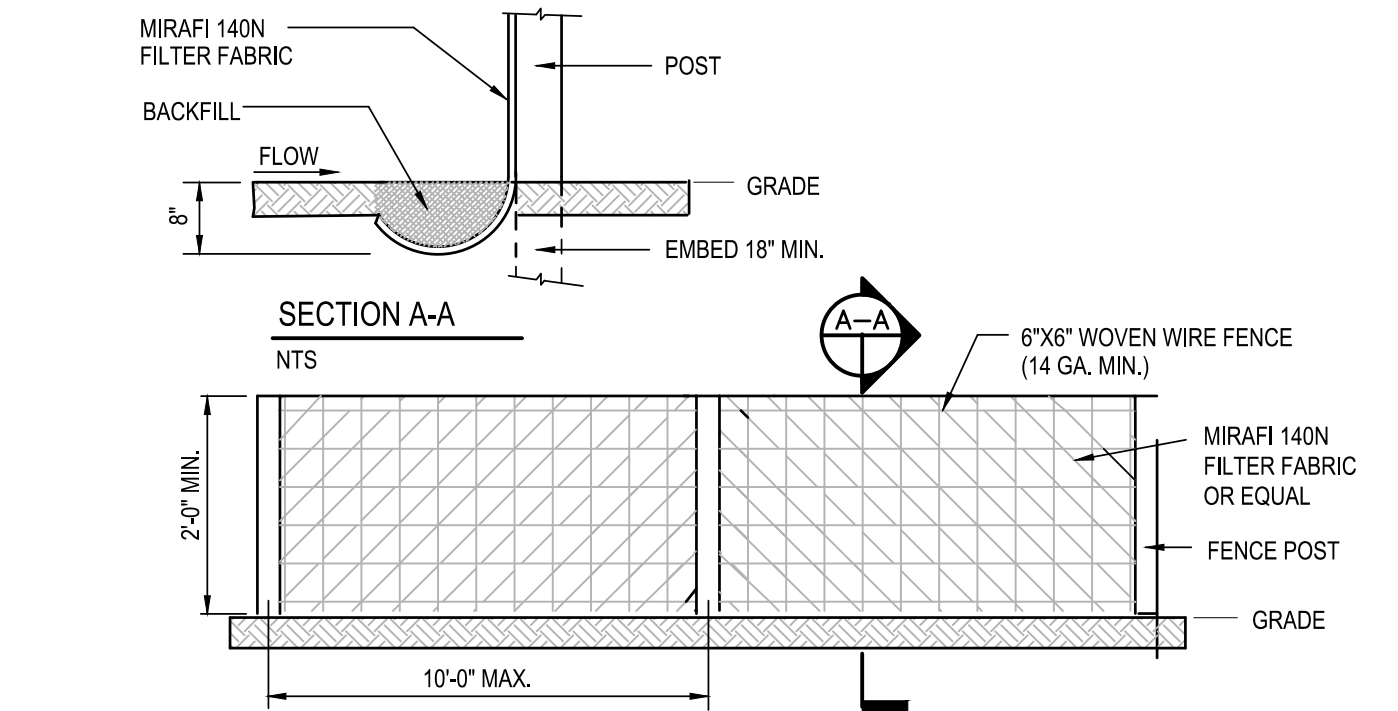
4 SEED SPECIFICATION NOT TO SCALE



NOTES:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN PLANS.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. REMOVE ACCUMULATED SEDIMENT BEHIND CHECK DAM WHEN 1/2 THE HEIGHT OF THE DAM, REPLACE STONES AS NECESSARY.

5 STONE CHECK DAM DETAIL NOT TO SCALE



NOTES:

1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFI OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
2. CONSTRUCTED IN PLACE SILT FENCE:
A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24\"/>

6 SILT FENCE DETAIL NOT TO SCALE

EROSION CONTROL NOTES

- WINTER EROSION CONTROL NOTES**
1. TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
 2. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, IS REVIEWED AND APPROVED BY NHDES.
 3. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 4. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 5. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
 6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH THE ABOVE SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

- GENERAL EROSION CONTROL NOTES**
1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON-SITE FROM DAY-TO-DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
 2. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE DISTURBED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS DISTURBED, THE DISTURBANCE SHALL BE KEPT TO THE SHORTEST PRACTICAL DURATION AS APPROVED BY THE OWNER'S REP.
 3. DUST SHALL BE CONTROLLED WITH WATER DISTRIBUTED BY A TRUCK MOUNTED SPRAY BAR. CALCIUM CHLORIDE(AASHTO M 144) OR SODIUM CHLORIDE(AASHTO M 143) SHALL BE USED AS DIRECTED BY THE OWNER'S REP.
 4. ALL EROSION AND STORMWATER CONTROL SYSTEMS SHALL BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.5\"/>

- EROSION CONTROL CONSTRUCTION SEQUENCE:**
1. THE "ON-SITE EROSION CONTROL PLAN COORDINATOR" SHALL BE THE GENERAL CONTRACTOR, THIS INDIVIDUAL SHALL BE PRESENT ON SITE FROM DAY TO DAY, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THE EROSION CONTROL MEASURES REQUIRED BY THE EROSION CONTROL PLAN, DETAILS AND NOTES, ARE PROPERLY INSTALLED AND MAINTAINED. THE ONSITE EROSION CONTROL PLAN COORDINATOR SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL FEATURES. A COPY OF THESE PLANS AND INSPECTION/MAINTENANCE RECORDS SHALL BE KEPT ONSITE AT ALL TIMES.
 2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, WITH THE CONTRACTOR, OWNER, AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL EROSION CONTROL MEASURES DELINEATED ON THE PLANS AND ANY ADDITIONAL MEASURES THAT ARE NECESSARY TO MINIMIZE EROSION. THE CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS AND INSTALLATION EQUIPMENT ON SITE AT ALL TIMES.
 3. IF POSSIBLE, ALL TEMPORARY EROSION CONTROL MEASURES REQUIRED FOR WORK PROPOSED DURING THE WINTER (BETWEEN OCTOBER 15 AND MAY 1), SHALL BE INSTALLED PRIOR TO OCTOBER 1.
 4. PRIOR TO ANY OTHER WORK, SILT FENCES SHALL BE INSTALLED GENERALLY 10 FEET FROM THE BASE OF THE FILL SLOPES, OR AS SHOWN ON THE EROSION CONTROL PLAN. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
 5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
 6. INSTALL INLET PROTECTION ON EXISTING AND NEW CATCH BASINS.
 7. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
 8. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
 9. COMPLETE FINAL GRADING OF SITE, PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
 10. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

- TEMPORARY/CONSTRUCTION EROSION CONTROL MEASURES:**
1. LIMIT LENGTH OF EXPOSURE OF UNSTABILIZED SOIL TO 45 DAYS OR LESS.
 2. HAY SHALL NOT BE USED.
 3. DOUBLE ROW OF STRAW WATTLES SHALL BE INSTALLED ALONG THE WETLAND BOUNDARY. THESE SHALL REMAIN IN PLACE UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRAW WATTLES WHEN IT BECOMES 6 INCHES DEEP. THE PERIMETER CONTROL WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
 4. INSTALL STONE CHECK DAMS IN GRASS-LINED SWALES 50 FEET ON CENTER TO PREVENT SILT FROM WASHING INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION. SEDIMENT SHALL BE REMOVED FROM BEHIND THE DAMS WHEN IT BECOMES 6 INCHES DEEP. STONE CHECK DAMS SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED.
 5. DROP INLET PROTECTION SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED CATCH BASINS. PROTECTION SHALL REMAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM DROP INLET PROTECTION WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN IT NO LONGER DRAINS PROPERLY.
 6. EXCAVATED MATERIAL FROM EARTH EXCAVATION AND DITCH DIGGING SHALL BE DISPOSED OF OFFSITE OR USED FOR PROJECT FILL MATERIAL IF DETERMINED SUITABLE BY THE OWNER'S REPRESENTATIVE.
 7. STOCKPILED MATERIAL (TOPSOIL, BORROW, ETC.) SHALL HAVE SILT FENCE CONSTRUCTED AROUND THE PERIMETER. THE STOCKPILED MATERIAL SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF SITE. LOCATE STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, IF POSSIBLE. DURING WINDY CONDITIONS, STOCKPILED MATERIAL SHALL BE COVERED OR WATERED APPROPRIATELY TO PREVENT WIND EROSION.

- PERMANENT EROSION CONTROL MEASURES:**
1. GRASS LINED SWALES SHALL BE TOP SOILED, SODDED AND FERTILIZED AREAS WHICH EXHIBIT SIGNS OF EROSION SHALL BE RE-SODDED IMMEDIATELY AND MAINTAINED UNTIL SOD HAS PERMANENT HOLD AND IS HEALTHY.
 2. WHEN CONSTRUCTION IS COMPLETED IN AN AREA, IT SHALL BE IMMEDIATELY TOP SOILED, SEEDED, FERTILIZED AND MULCHED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL DISTURBED AREAS, INCLUDING WATERING, UNTIL THE AREA IS INSPECTED AND ACCEPTED BY THE OWNER OR ENGINEER.
 4. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.
 5. RE-SEEDING SHALL BE DONE UNTIL ALL AREAS ARE COMPLETELY COVERED WITH A MATURE STRAND OF GRASS. AN AREA SHALL BE CONSIDERED COVERED WHEN THE ENTIRE SURFACE CONTAINS A VERDURIOUS STAND OF GRASS, AREAS THAT, IN THE OPINION OF THE ENGINEER, ARE PREDOMINANTLY WEEDS SHALL BE PLOWED UP, FINE GRADED, FERTILIZED AND RE-SEEDED IN THE MANNER SPECIFIED PREVIOUSLY, EXERCISING CAUTION NOT TO CAUSE DAMAGE TO NEW OR EXISTING PLANT MATERIAL.

Stamp	
Date	
Description	
No.	

ENGINEERING PC VENTURES

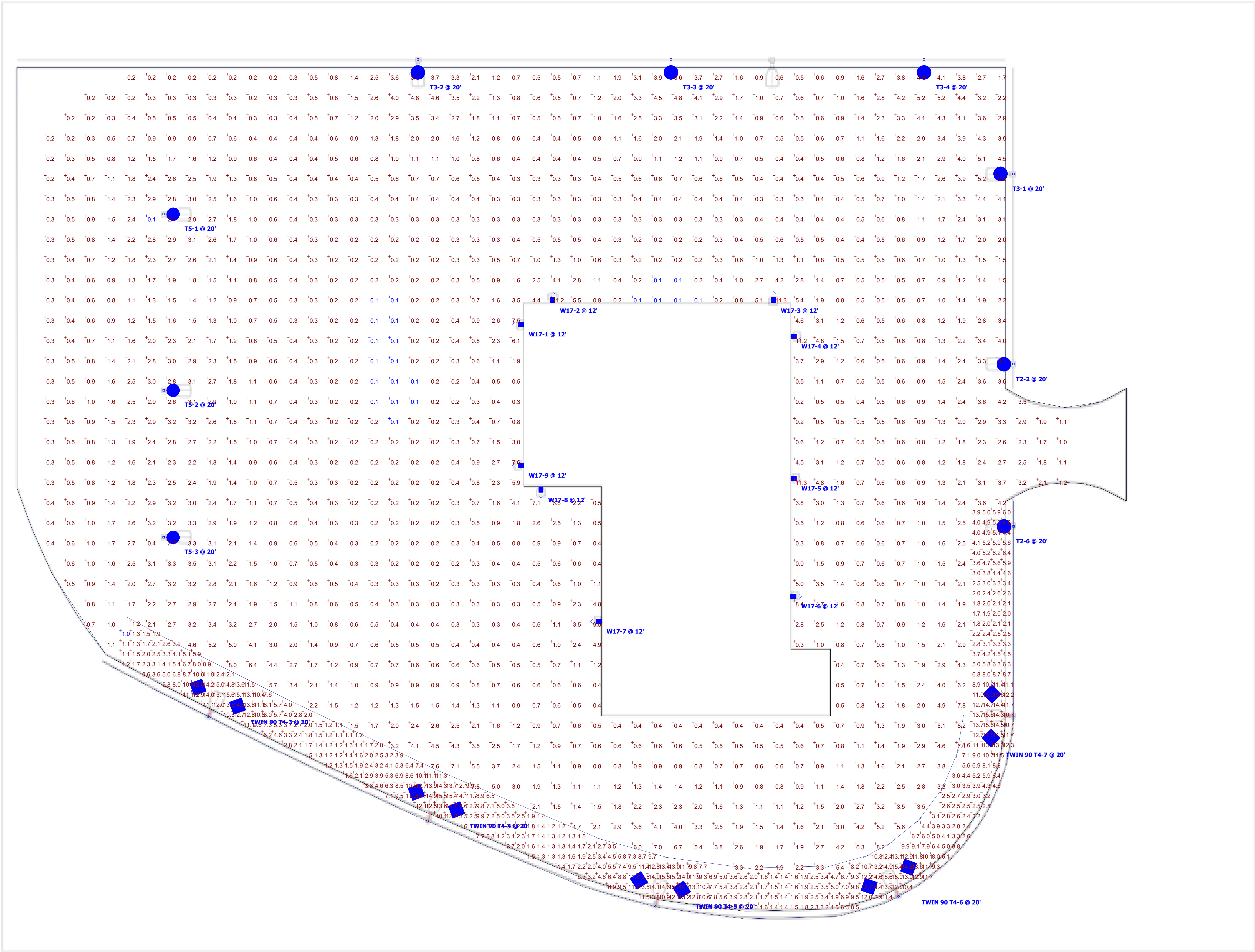
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ERICOTTE HOLDINGS, LLC
PO BOX 600
LEBANON, NH 03766

LEBANON NISSAN
Lebanon, Grafton County, New Hampshire

EV Project #	25484
Drawn By:	JC
Checked By:	AM
Scale:	NO SCALE
Date:	12/1/2025

C4.2
Sheet 7 of 8



Plan View

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	W17	9	RAB Lighting Inc.	W17-30L-830	Ultra Economy Low Profile Wall Pack	2678	27.4729
	T2	2	RAB LIGHTING INC. RC LIGHTING	IVAT2-100LSF730KU		10172	92.7632
	TWIN 90 T4	5	RAB LIGHTING INC. RC LIGHTING	IVAT4-130LSF730KU		13237	234.622
	T5	3	RAB LIGHTING INC.	IVAT55-100LPA730KU		10036	94.4661
	T3	4	RAB LIGHTING INC. RC LIGHTING	IVAT3-100LPA730KU		9591	91.0899

CCT
5000K
3000K
3000K
3000K
3000K

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Car Line	+	6.5 fc	15.6 fc	1.0 fc	15.6:1	6.5:1
Parking Lot Calc	+	1.4 fc	11.3 fc	0.1 fc	113.0:1	14.0:1

- Note
- AUTO "SHOW LINE" - IES RECOMMENDED LEVELS FOR AUTO RETAIL - LOW ACTIVITY = 5.0 FC AVERAGE @ 4'-0" ABOVE FINISHED GRADE
 - CALCULATION PLANE FOR GENERAL PARKING LOT @ GRADE.

LEBANON NISSAN
51 EVANS DR
CITY OF LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

DRAINAGE ANALYSIS
NOVEMBER 4TH, 2025

Prepared For:
CICOTTE HOLDINGS, LLC
PO Box 600
Lebanon, NH 03766

Prepared By:
 **ENGINEERING
VENTURES^{PC}**
85 Mechanic Street, Suite E2-3
Lebanon, NH 03766
603-442-9333

EV Project # 25484

LEBANON NISSAN 51 EVANS DR

DRAINAGE ANALYSIS

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- Extreme Precipitation Data Table for Lebanon, NH
- Tabulated HydroCAD Analysis Results
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Drainage Maps (Attached Separately)

- D1.1 Existing Condition Drainage Map
- D1.2 Post Development Drainage Map

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.651 degrees North
Longitude	72.247 degrees West
Elevation	180 feet
Date/Time	Tue Nov 04 2025 12:30:56 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.66	0.82	1.02	1yr	0.71	0.93	1.17	1.44	1.76	2.15	2.42	1yr	1.90	2.32	2.69	3.30	3.79	1yr
2yr	0.31	0.48	0.59	0.78	0.98	1.22	2yr	0.85	1.11	1.40	1.71	2.07	2.50	2.81	2yr	2.21	2.70	3.15	3.77	4.31	2yr
5yr	0.37	0.57	0.72	0.96	1.23	1.54	5yr	1.06	1.40	1.76	2.14	2.57	3.07	3.48	5yr	2.72	3.34	3.87	4.56	5.18	5yr
10yr	0.41	0.65	0.82	1.12	1.46	1.83	10yr	1.26	1.67	2.10	2.54	3.04	3.59	4.08	10yr	3.17	3.93	4.52	5.26	5.96	10yr
25yr	0.49	0.78	1.00	1.37	1.83	2.31	25yr	1.58	2.11	2.64	3.19	3.78	4.41	5.06	25yr	3.90	4.86	5.56	6.37	7.17	25yr
50yr	0.56	0.90	1.15	1.61	2.17	2.76	50yr	1.87	2.52	3.16	3.79	4.46	5.16	5.94	50yr	4.56	5.72	6.50	7.36	8.25	50yr
100yr	0.64	1.04	1.34	1.89	2.58	3.29	100yr	2.23	3.01	3.77	4.50	5.26	6.03	6.99	100yr	5.34	6.72	7.60	8.52	9.50	100yr
200yr	0.74	1.20	1.56	2.23	3.07	3.92	200yr	2.65	3.60	4.49	5.34	6.20	7.06	8.23	200yr	6.25	7.91	8.90	9.85	10.94	200yr
500yr	0.89	1.46	1.91	2.76	3.87	4.95	500yr	3.34	4.56	5.66	6.70	7.71	8.70	10.21	500yr	7.70	9.82	10.96	11.96	13.19	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.24	0.37	0.45	0.60	0.74	0.83	1yr	0.64	0.81	0.99	1.19	1.58	1.95	2.20	1yr	1.73	2.12	2.47	2.97	3.50	1yr
2yr	0.30	0.46	0.56	0.76	0.94	1.11	2yr	0.81	1.08	1.24	1.62	2.06	2.45	2.76	2yr	2.17	2.65	3.09	3.71	4.23	2yr
5yr	0.34	0.52	0.65	0.89	1.13	1.32	5yr	0.98	1.29	1.49	1.91	2.41	2.92	3.29	5yr	2.58	3.16	3.67	4.31	4.93	5yr
10yr	0.38	0.58	0.72	1.00	1.29	1.50	10yr	1.11	1.47	1.69	2.16	2.70	3.32	3.76	10yr	2.94	3.61	4.16	4.82	5.52	10yr
25yr	0.43	0.66	0.82	1.16	1.53	1.77	25yr	1.32	1.73	1.98	2.52	3.12	3.94	4.49	25yr	3.49	4.32	4.92	5.59	6.42	25yr
50yr	0.47	0.72	0.89	1.28	1.72	2.00	50yr	1.49	1.96	2.22	2.85	3.50	4.48	5.13	50yr	3.97	4.94	5.60	6.24	7.19	50yr
100yr	0.52	0.79	0.99	1.43	1.96	2.26	100yr	1.69	2.21	2.48	3.19	3.93	5.10	5.87	100yr	4.52	5.64	6.36	6.96	8.03	100yr
200yr	0.58	0.87	1.10	1.59	2.21	2.55	200yr	1.91	2.49	2.79	3.60	4.46	5.81	6.71	200yr	5.14	6.45	7.25	7.77	8.99	200yr
500yr	0.66	0.98	1.26	1.83	2.61	2.97	500yr	2.25	2.91	3.21	4.19	5.22	6.91	8.03	500yr	6.12	7.72	8.62	8.96	10.42	500yr

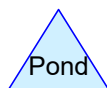
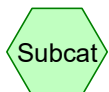
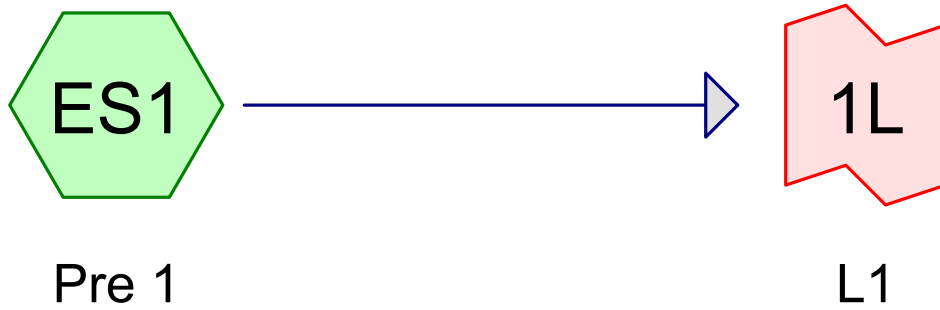
Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.73	0.90	1.03	1yr	0.78	1.01	1.19	1.51	1.89	2.31	2.61	1yr	2.04	2.51	2.87	3.51	4.01	1yr
2yr	0.32	0.49	0.61	0.82	1.02	1.19	2yr	0.88	1.17	1.36	1.73	2.18	2.57	2.87	2yr	2.27	2.76	3.23	3.86	4.40	2yr
5yr	0.40	0.62	0.76	1.05	1.33	1.57	5yr	1.15	1.53	1.74	2.16	2.72	3.23	3.66	5yr	2.86	3.52	4.08	4.78	5.44	5yr
10yr	0.48	0.74	0.91	1.28	1.65	1.95	10yr	1.43	1.91	2.14	2.61	3.22	3.87	4.41	10yr	3.43	4.24	4.88	5.65	6.40	10yr
25yr	0.61	0.93	1.16	1.66	2.18	2.62	25yr	1.88	2.56	2.86	3.34	4.04	4.91	5.65	25yr	4.35	5.44	6.18	7.05	7.94	25yr
50yr	0.74	1.12	1.40	2.01	2.71	3.27	50yr	2.34	3.20	3.56	4.02	4.80	5.87	6.82	50yr	5.20	6.56	7.40	8.35	9.37	50yr
100yr	0.90	1.35	1.70	2.45	3.36	4.11	100yr	2.90	4.02	4.45	4.86	5.73	7.03	8.24	100yr	6.22	7.92	8.87	9.90	11.06	100yr
200yr	1.08	1.63	2.07	2.99	4.17	5.16	200yr	3.60	5.04	5.56	5.87	6.86	8.42	9.94	200yr	7.45	9.56	10.64	11.76	13.06	200yr
500yr	1.41	2.09	2.69	3.91	5.56	6.99	500yr	4.80	6.83	7.49	7.52	8.62	10.70	12.77	500yr	9.47	12.28	13.52	14.78	16.28	500yr

Lebanon Nissan


Drainage Analysis
HydroCad Results
11/4/2025

Pol 1	2-yr Storm		10-yr Storm		50-yr Storm	
	cfs	cf	cfs	cf	cfs	cf
Existing	1.84	4,645	3.10	7,904	4.95	12,484
Post-Development	0.00	0	0.78	1,213	2.62	4,371
Δ	-1.84	-4,645	-2.32	-6,691	-2.33	-8,113



Routing Diagram for 25484 Pre and Post
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25484 Pre and Post

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.401	74	>75% Grass cover, Good, HSG C (ES1)
0.525	98	Paved parking, HSG C (ES1)
0.926	88	TOTAL AREA

25484 Pre and Post

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.926	HSG C	ES1
0.000	HSG D	
0.000	Other	
0.926		TOTAL AREA

25484 Pre and Post

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Exsiting Conditions
Type III 24-hr 2-YR Rainfall=2.50"

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Page 4

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentES1: Pre 1

Runoff Area=40,347 sf 56.72% Impervious Runoff Depth=1.38"

Tc=0.0 min CN=88 Runoff=1.84 cfs 0.107 af

Link 1L: L1

Inflow=1.84 cfs 0.107 af

Primary=1.84 cfs 0.107 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.107 af Average Runoff Depth = 1.38"

43.28% Pervious = 0.401 ac 56.72% Impervious = 0.525 ac

25484 Pre and Post

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Exsiting Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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Page 5

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentES1: Pre 1

Runoff Area=40,347 sf 56.72% Impervious Runoff Depth=2.35"

Tc=0.0 min CN=88 Runoff=3.10 cfs 0.181 af

Link 1L: L1

Inflow=3.10 cfs 0.181 af

Primary=3.10 cfs 0.181 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.181 af Average Runoff Depth = 2.35"

43.28% Pervious = 0.401 ac 56.72% Impervious = 0.525 ac

25484 Pre and Post

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Existing Conditions

Type III 24-hr 50-YR Rainfall=5.16"

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Page 6

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentES1: Pre 1

Runoff Area=40,347 sf 56.72% Impervious Runoff Depth=3.82"

Tc=0.0 min CN=88 Runoff=4.95 cfs 0.295 af

Link 1L: L1

Inflow=4.95 cfs 0.295 af

Primary=4.95 cfs 0.295 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.295 af Average Runoff Depth = 3.82"

43.28% Pervious = 0.401 ac 56.72% Impervious = 0.525 ac

25484 Pre and Post

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Existing Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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Page 7

Summary for Subcatchment ES1: Pre 1

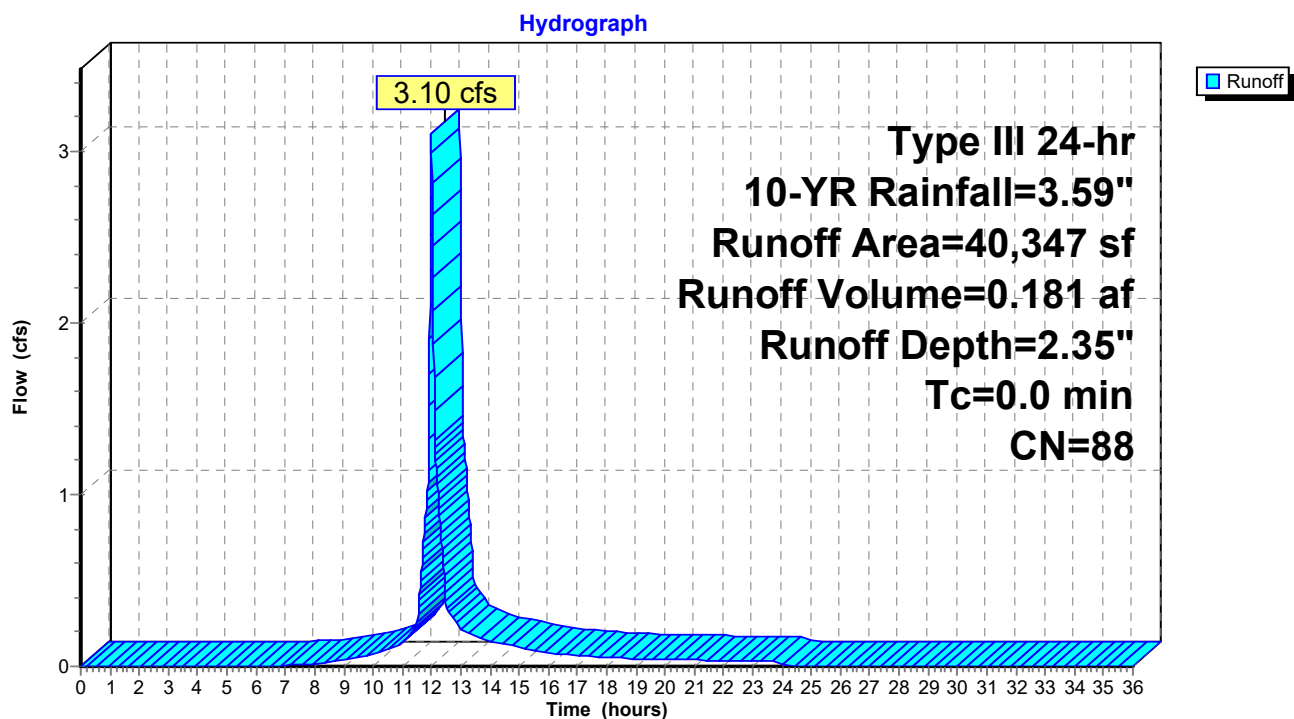
[46] Hint: $T_c=0$ (Instant runoff peak depends on dt)

Runoff = 3.10 cfs @ 12.00 hrs, Volume= 0.181 af, Depth= 2.35"
Routed to Link 1L : L1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, $dt=0.01$ hrs
Type III 24-hr 10-YR Rainfall=3.59"

Area (sf)	CN	Description
17,463	74	>75% Grass cover, Good, HSG C
22,884	98	Paved parking, HSG C
40,347	88	Weighted Average
17,463		43.28% Pervious Area
22,884		56.72% Impervious Area

Subcatchment ES1: Pre 1



25484 Pre and Post

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Existing Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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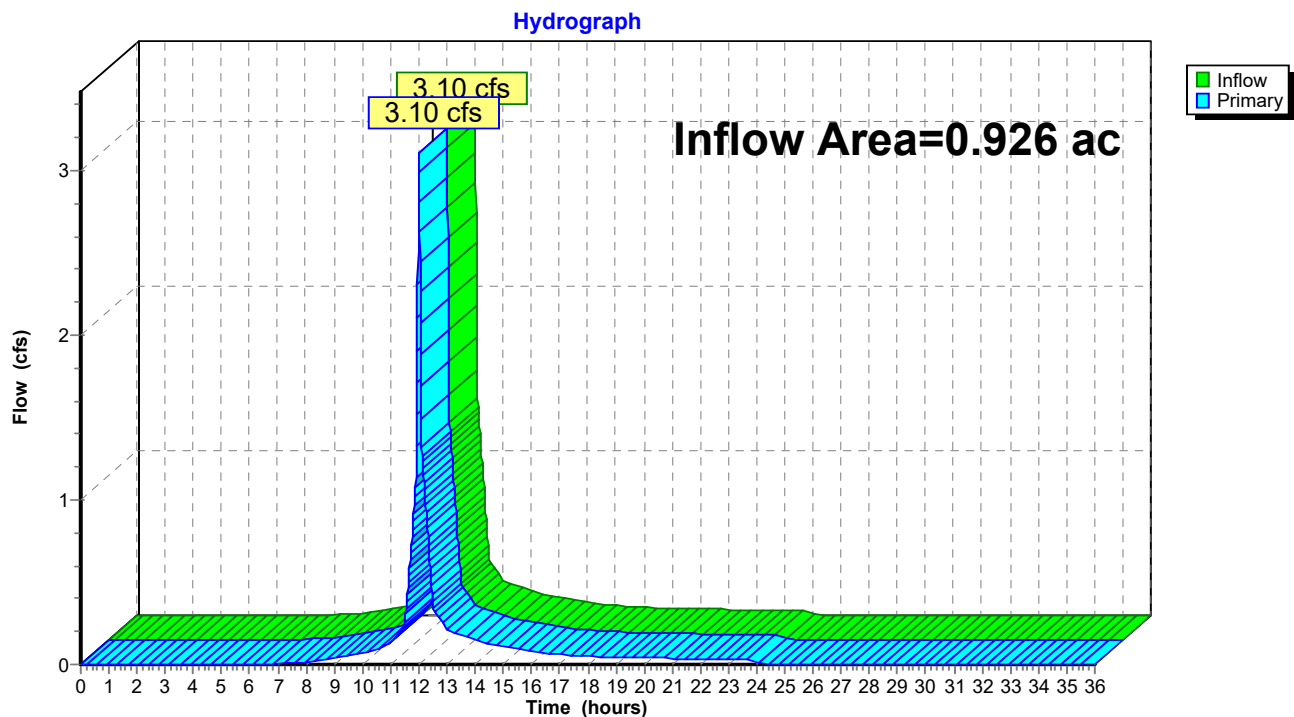
Page 8

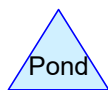
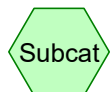
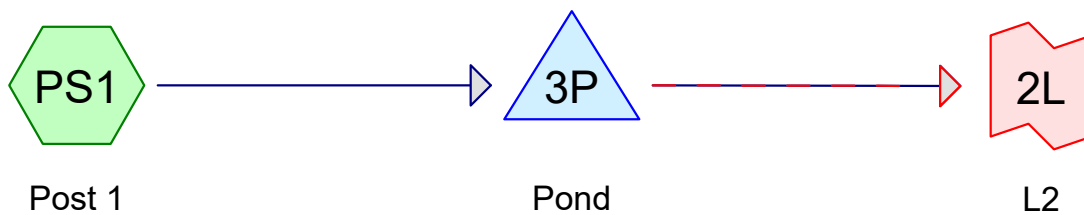
Summary for Link 1L: L1

Inflow Area = 0.926 ac, 56.72% Impervious, Inflow Depth = 2.35" for 10-YR event
Inflow = 3.10 cfs @ 12.00 hrs, Volume= 0.181 af
Primary = 3.10 cfs @ 12.00 hrs, Volume= 0.181 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 1L: L1





Routing Diagram for 25484 Pre and Post
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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.137	74	>75% Grass cover, Good, HSG C (PS1)
0.789	98	Paved parking, HSG C (PS1)
0.926	94	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.926	HSG C	PS1
0.000	HSG D	
0.000	Other	
0.926		TOTAL AREA

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Proposed Conditions
Type III 24-hr 2-YR Rainfall=2.50"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPS1: Post 1

Runoff Area=40,347 sf 85.21% Impervious Runoff Depth=1.87"

Tc=5.0 min CN=94 Runoff=2.05 cfs 0.144 af

Pond 3P: Pond

Peak Elev=592.44' Storage=2,390 cf Inflow=2.05 cfs 0.144 af

Discarded=0.23 cfs 0.144 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.23 cfs 0.144 af

Link 2L: L2

Inflow=0.00 cfs 0.000 af

Primary=0.00 cfs 0.000 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.144 af Average Runoff Depth = 1.87"
14.79% Pervious = 0.137 ac 85.21% Impervious = 0.789 ac

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Proposed Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPS1: Post 1

Runoff Area=40,347 sf 85.21% Impervious Runoff Depth=2.92"

Tc=5.0 min CN=94 Runoff=3.13 cfs 0.226 af

Pond 3P: Pond

Peak Elev=592.88' Storage=3,348 cf Inflow=3.13 cfs 0.226 af

Discarded=0.26 cfs 0.198 af Primary=0.78 cfs 0.028 af Secondary=0.00 cfs 0.000 af Outflow=1.05 cfs 0.226 af

Link 2L: L2

Inflow=0.78 cfs 0.028 af

Primary=0.78 cfs 0.028 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.226 af Average Runoff Depth = 2.92"
14.79% Pervious = 0.137 ac 85.21% Impervious = 0.789 ac

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Proposed Conditions

Type III 24-hr 50-YR Rainfall=5.16"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPS1: Post 1

Runoff Area=40,347 sf 85.21% Impervious Runoff Depth=4.47"

Tc=5.0 min CN=94 Runoff=4.66 cfs 0.345 af

Pond 3P: Pond

Peak Elev=593.18' Storage=4,067 cf Inflow=4.66 cfs 0.345 af

Discarded=0.29 cfs 0.244 af Primary=2.62 cfs 0.100 af Secondary=0.00 cfs 0.000 af Outflow=2.91 cfs 0.345 af

Link 2L: L2

Inflow=2.62 cfs 0.100 af

Primary=2.62 cfs 0.100 af

Total Runoff Area = 0.926 ac Runoff Volume = 0.345 af Average Runoff Depth = 4.47"
14.79% Pervious = 0.137 ac 85.21% Impervious = 0.789 ac

25484 Pre and Post

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Proposed Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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Summary for Subcatchment PS1: Post 1

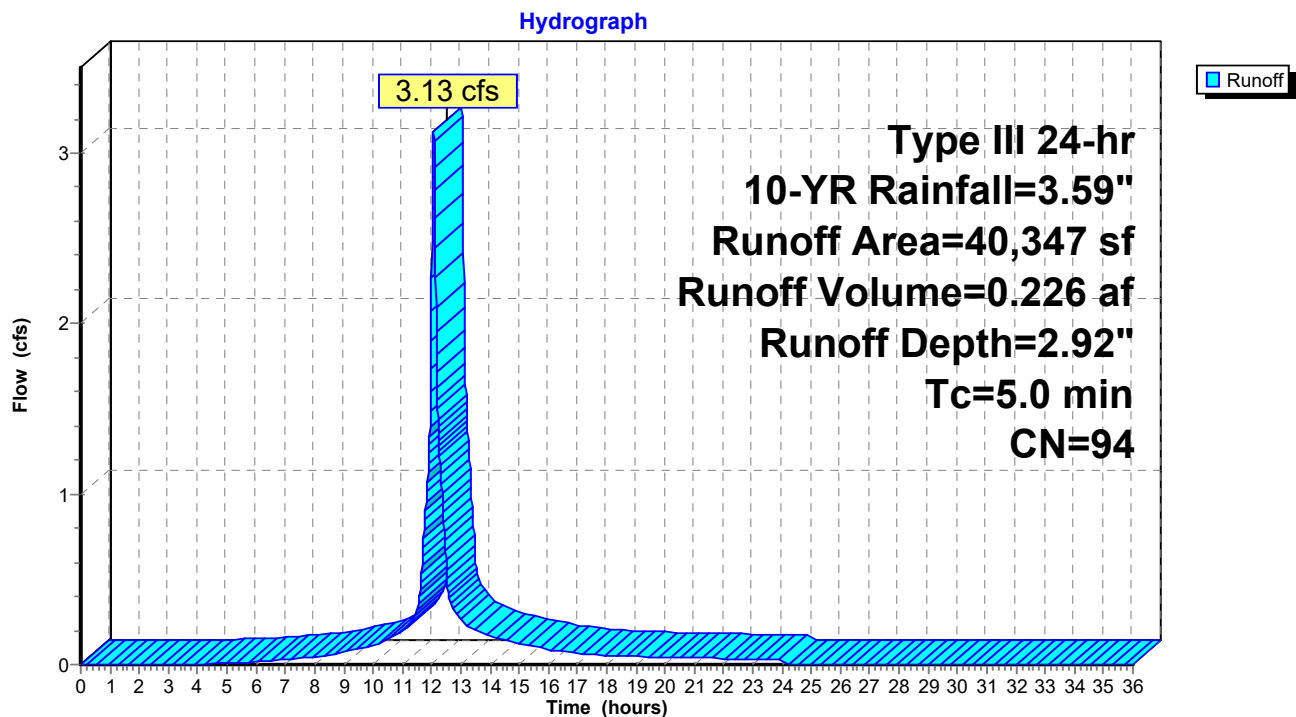
Runoff = 3.13 cfs @ 12.07 hrs, Volume= 0.226 af, Depth= 2.92"
Routed to Pond 3P : Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-YR Rainfall=3.59"

Area (sf)	CN	Description
5,966	74	>75% Grass cover, Good, HSG C
34,381	98	Paved parking, HSG C
40,347	94	Weighted Average
5,966		14.79% Pervious Area
34,381		85.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PS1: Post 1



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Proposed Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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Summary for Pond 3P: Pond

Inflow Area = 0.926 ac, 85.21% Impervious, Inflow Depth = 2.92" for 10-YR event
 Inflow = 3.13 cfs @ 12.07 hrs, Volume= 0.226 af
 Outflow = 1.05 cfs @ 12.34 hrs, Volume= 0.226 af, Atten= 66%, Lag= 16.1 min
 Discarded = 0.26 cfs @ 12.34 hrs, Volume= 0.198 af
 Primary = 0.78 cfs @ 12.34 hrs, Volume= 0.028 af
 Routed to Link 2L : L2
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Link 2L : L2

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 592.88' @ 12.34 hrs Surf.Area= 2,316 sf Storage= 3,348 cf

Plug-Flow detention time= 101.0 min calculated for 0.226 af (100% of inflow)
 Center-of-Mass det. time= 100.9 min (883.4 - 782.5)

Volume	Invert	Avail.Storage	Storage Description
#1	591.00'	6,314 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
591.00	1,270	267.2	0	0	1,270
592.00	1,817	279.7	1,535	1,535	1,879
593.00	2,389	292.3	2,096	3,632	2,520
594.00	2,987	304.9	2,682	6,314	3,189

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 590.00' / 588.00' S= 0.0667 ' S= 0.0667 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Discarded	591.00'	4.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 585.00'
#3	Device 1	592.70'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	593.50'	5.0' long + 2.0 ' SideZ x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

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Proposed Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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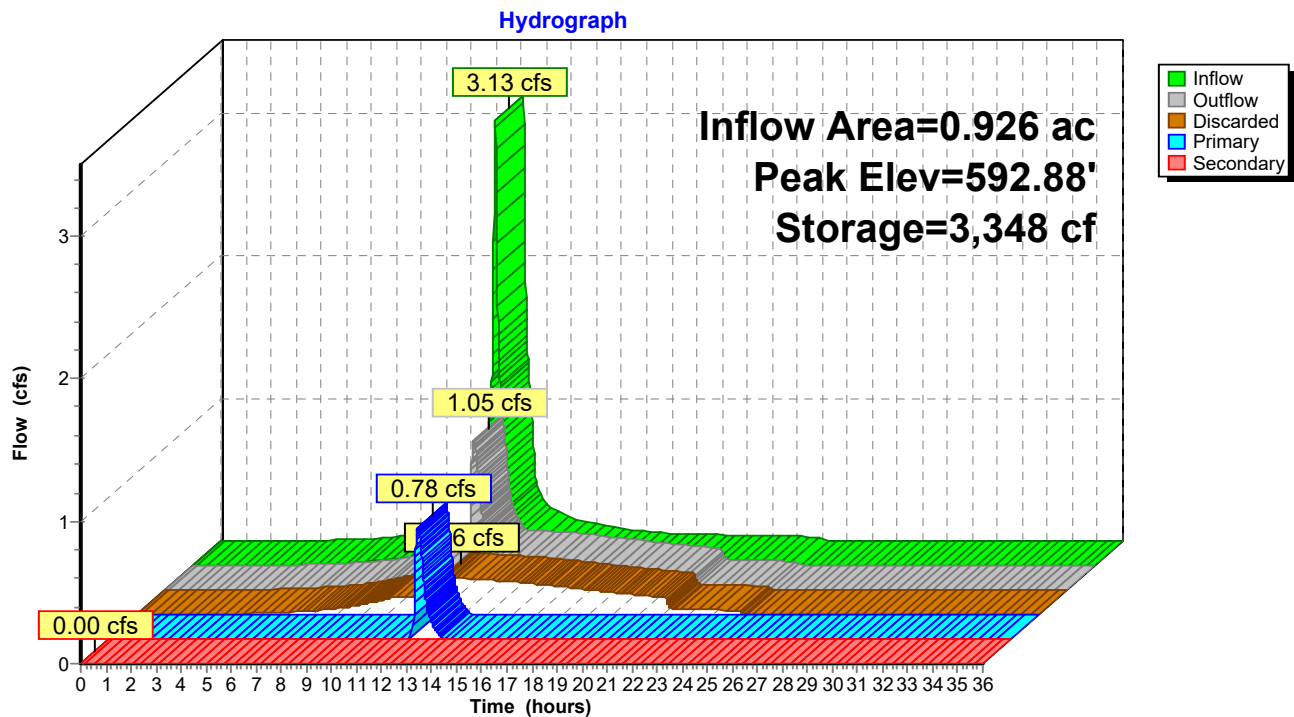
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Discarded OutFlow Max=0.26 cfs @ 12.34 hrs HW=592.88' (Free Discharge)
↑ **2=Exfiltration** (Controls 0.26 cfs)

Primary OutFlow Max=0.78 cfs @ 12.34 hrs HW=592.88' (Free Discharge)
↑ **1=Culvert** (Passes 0.78 cfs of 5.83 cfs potential flow)
↑ **3=Orifice/Grate** (Weir Controls 0.78 cfs @ 1.39 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=591.00' (Free Discharge)
↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Pond



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Proposed Conditions
Type III 24-hr 10-YR Rainfall=3.59"

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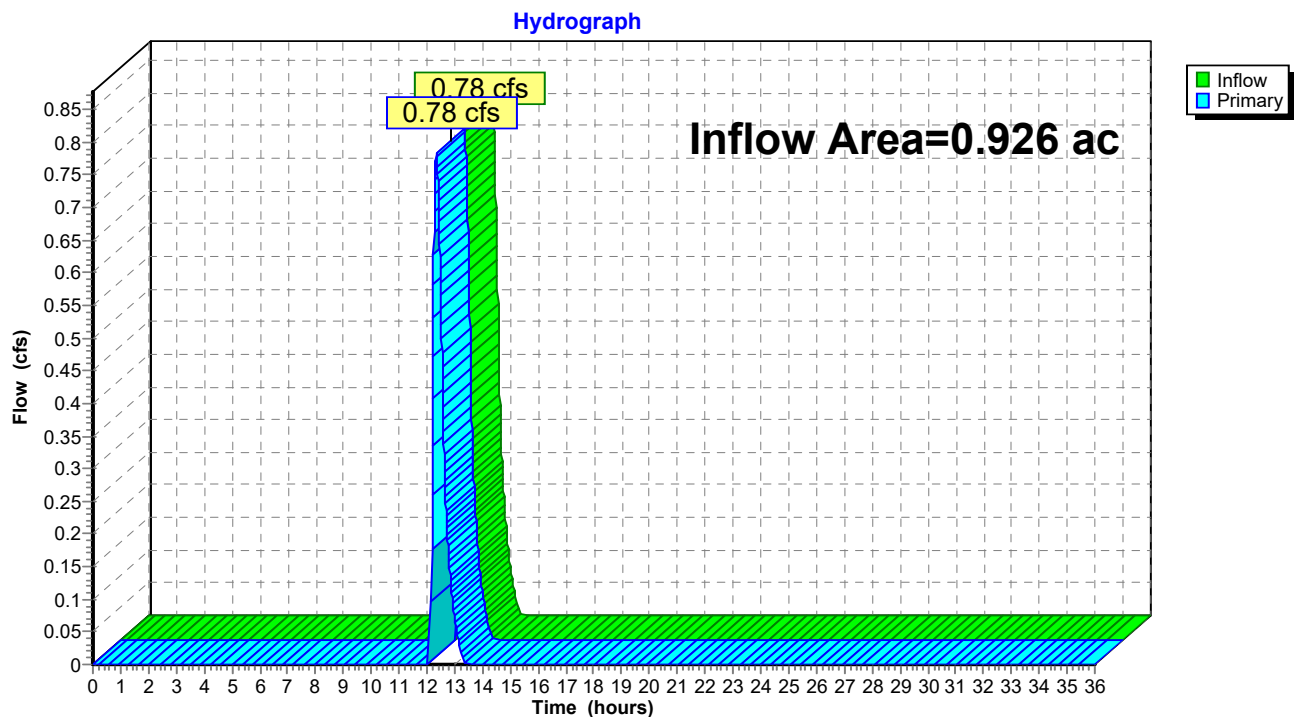
Page 18

Summary for Link 2L: L2

Inflow Area = 0.926 ac, 85.21% Impervious, Inflow Depth = 0.36" for 10-YR event
Inflow = 0.78 cfs @ 12.34 hrs, Volume= 0.028 af
Primary = 0.78 cfs @ 12.34 hrs, Volume= 0.028 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Link 2L: L2



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Proposed Conditions
Type III 24-hr 50-YR Rainfall=5.16"

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Summary for Pond 3P: Pond

Inflow Area = 0.926 ac, 85.21% Impervious, Inflow Depth = 4.47" for 50-YR event
 Inflow = 4.66 cfs @ 12.07 hrs, Volume= 0.345 af
 Outflow = 2.91 cfs @ 12.16 hrs, Volume= 0.345 af, Atten= 38%, Lag= 5.3 min
 Discarded = 0.29 cfs @ 12.16 hrs, Volume= 0.244 af
 Primary = 2.62 cfs @ 12.16 hrs, Volume= 0.100 af
 Routed to Link 2L : L2
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Link 2L : L2

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 593.18' @ 12.16 hrs Surf.Area= 2,491 sf Storage= 4,067 cf

Plug-Flow detention time= 87.4 min calculated for 0.345 af (100% of inflow)
 Center-of-Mass det. time= 87.4 min (859.1 - 771.7)

Volume	Invert	Avail.Storage	Storage Description
#1	591.00'	6,314 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
591.00	1,270	267.2	0	0	1,270
592.00	1,817	279.7	1,535	1,535	1,879
593.00	2,389	292.3	2,096	3,632	2,520
594.00	2,987	304.9	2,682	6,314	3,189

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	12.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 590.00' / 588.00' S= 0.0667 ' S= 0.0667 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf
#2	Discarded	591.00'	4.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 585.00'
#3	Device 1	592.70'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	593.50'	5.0' long + 2.0 ' SideZ x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

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Proposed Conditions
Type III 24-hr 50-YR Rainfall=5.16"

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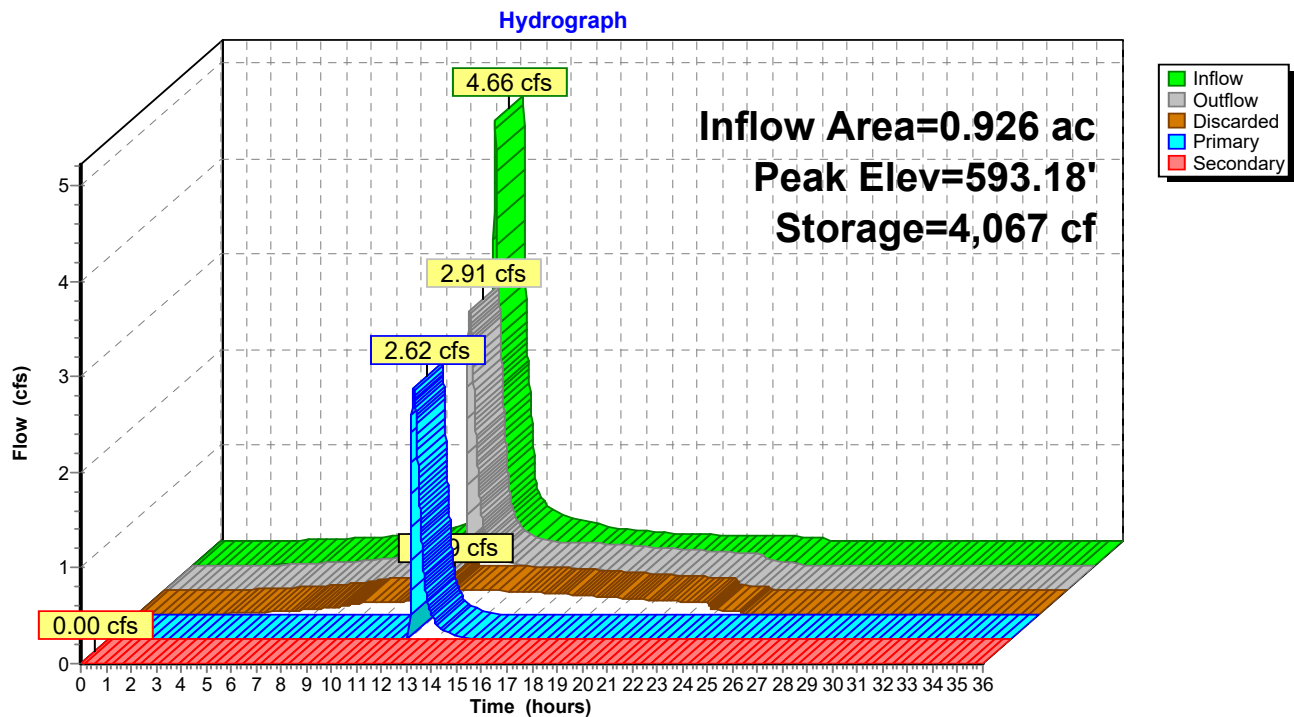
Page 20

Discarded OutFlow Max=0.29 cfs @ 12.16 hrs HW=593.18' (Free Discharge)
↳ **2=Exfiltration** (Controls 0.29 cfs)

Primary OutFlow Max=2.62 cfs @ 12.16 hrs HW=593.18' (Free Discharge)
↳ **1=Culvert** (Passes 2.62 cfs of 6.19 cfs potential flow)
↳ **3=Orifice/Grate** (Orifice Controls 2.62 cfs @ 3.33 fps)

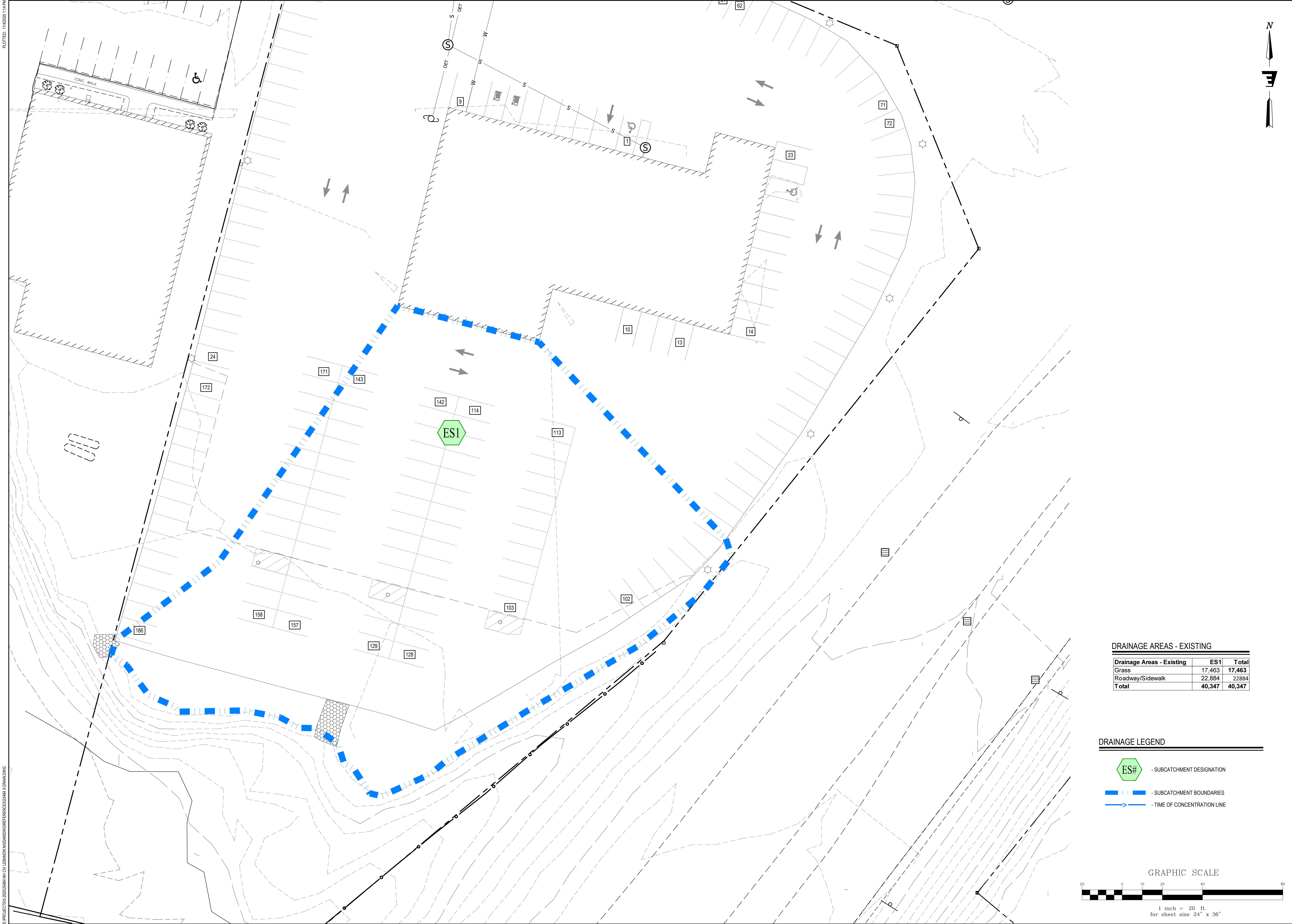
Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=591.00' (Free Discharge)
↳ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Pond



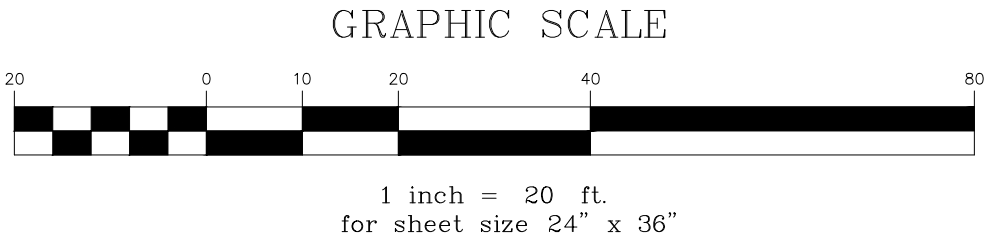
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DRAINAGE AREAS - EXISTING		
Drainage Areas - Existing	ES1	Total
Grass	17,463	17,463
Roadway/Sidewalk	22,884	22,884
Total	40,347	40,347

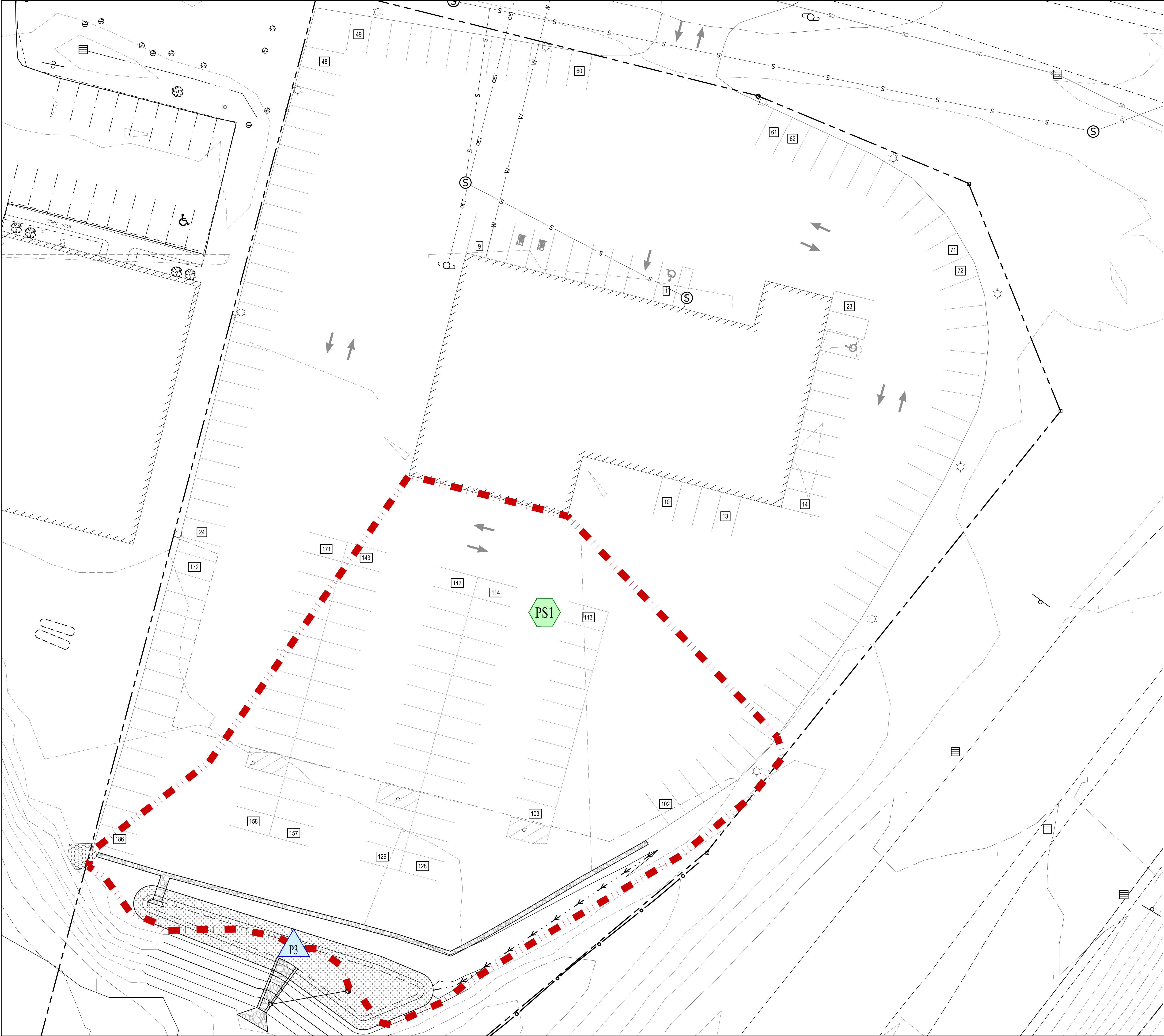
DRAINAGE LEGEND	
	- SUBCATCHMENT DESIGNATION
	- SUBCATCHMENT BOUNDARIES
	- TIME OF CONCENTRATION LINE



Stamp	
Date	
No.	
Description	
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	
388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141	
www.engineeringventures.com	
CICOTTE HOLDINGS, LLC	
PO BOX 600	
LEBANON, NH 03766	
EXISTING CONDITION DRAINAGE MAP	
LEBANON NISSAN	
Lebanon, Grafton County, New Hampshire	
EV Project #	25484
Drawn By:	JC
Checked By:	AM
Scale:	1" = 20'
Date:	11/10/2025
D1.1	

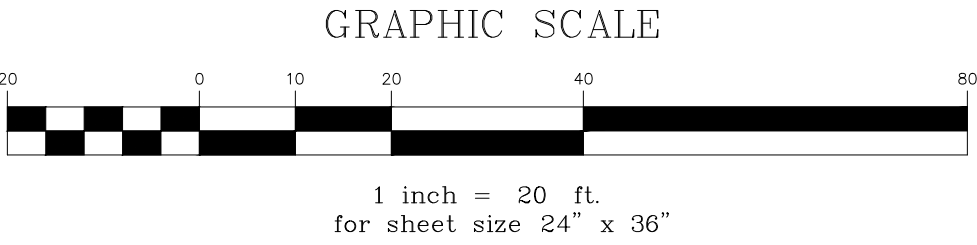
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DRAINAGE AREAS - PROPOSED		
Drainage Areas - Proposed	PS1	Total
Grass	5,966	5,966
Roadway/Sidewalk	34,381	34,381
Total	40,347	40,347

- DRAINAGE LEGEND**
- SUBCATCHMENT DESIGNATION
 - INFILTRATION POND
 - SUBCATCHMENT BOUNDARIES
 - TIME OF CONCENTRATION LINE



Stamp	
Date	
No.	
Description	

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PO BOX 600
LEBANON, NH 03766

PROPOSED CONDITION DRAINAGE MAP
LEBANON NISSAN
Lebanon, Grafton County, New Hampshire

EV Project #	25484
Drawn By:	JC
Checked By:	AM
Scale:	1" = 20'
Date:	11/10/2025

D1.2

Lebanon Nissan – Infiltration Pond

Stormwater Appurtenance Inspection and Maintenance Manual

Introduction

The Lebanon Nissan project contains stormwater appurtenances which must be inspected and maintained on a regular basis. These systems include an infiltration pond, outlet control structure, grass swale, and a stone drip edge. To ensure the long-term effectiveness of approved stormwater practices, The Owner shall provide for on-going inspections and maintenance (I&M) for so long as the practices are reasonably expected to be used.

This text outlines the inspection and maintenance requirements of each system.

- (1) The party responsible for implementing the required reporting, inspection, and maintenance activities identified in this I&M Manual shall be:

Cicotte Holdings, LLC
Johanna Cicotte
PO Box 600
Lebanon, NH 03766

- (2) The frequency of inspections shall be as follows:

Infiltration Pond, Grass Swale, and Stone Drip Edge:

- At least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- At least once annually, system should be inspected for drawdown time. If the Infiltration Pond does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore filtration function or infiltration function (as applicable), including but not limited to removal of accumulated sediments and or reconstruction of system as appropriate.
- Vegetation should be inspected at least annually, and maintained in healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive species.

Outlet Control Structure and Culvert

- At a minimum, it is recommended that the outlet control structure and culvert be inspected at least twice annually, once following snow-melt and once following leafdrop, and cleaned as indicated by inspection.

- (3) An inspection checklist to be used during each inspection Log can be found starting on Pages 3-4 of this manual.
- (4) An I&M Log shall be used to document each inspection and maintenance activity. A blank I&M Log can be found on Page 5 of this manual.

Lebanon Nissan – Infiltration Pond

Stormwater Appurtenance Inspection and Maintenance Manual

- (5) A Deicing Log shall be used to track the amount and type of deicing materials applied to surfaces within the site that drain to the Infiltration Pond. A blank Deicing Log can be found on Page 6 of this manual.
- (6) A plan showing the locations of the site and the stormwater appurtenances is included with this manual.
- (7) If any invasive species begin to grow in the stormwater pond they shall be manually removed immediately and disposed properly. Herbicides are not recommended.

This I&M Manual and adherence to it are requirements of the Town's stormwater permit.

All record keeping required by the I&M manual shall be maintained by the responsible party(ies) and be made available to the department upon request.

The Owner shall initiate the I&M activities upon the completion of all terrain alteration activities that direct stormwater to each appurtenance.

The Owner may contract with one or more third parties to conduct the I&M activities but shall remain responsible for ensuring the long-term effectiveness of the stormwater practices.

If ownership of the property is transferred, the new owner(s) shall become the responsible party(ies).

Lebanon Nissan – Infiltration Pond

Stormwater Appurtenance Inspection and Maintenance Manual

I&M Checklist

Inspector:	Date:
Current Weather:	Time:
Rainfall in the Last 24 Hours (in): Can be checked here: http://www.nrcc.cornell.edu/page_nowdata.html	

Infiltration Pond Components

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
DEBRIS CLEANOUT (M)	Y	N	Y	N	Y	N
1. Pond and system contributing areas clean of debris						
2. No dumping of yard waste into pond						
3. Litter (trash, debris, etc.) have been removed						
VEGETATION (M)						
4. No evidence of erosion.						
5. Is plant composition still according to plans						
6. No placement of inappropriate plants.						
7. No evidence of invasive species.						
DEWATERING AND SEDIMENTATION (A, AMS)						
8. Surface pond dewater between storms.						
9. No evidence of standing water.						
10. No evidence of surface clogging.						
OUTLETS/OVERFLOW SPILLWAY (2A, AMS)						
11. Good condition, no need for repair						
12. No evidence of erosion.						
13. No evidence of any blockages.						
INTEGRITY OF INFILTRATION POND AND APPURTENANCES (2A, AMS)						
14. System has not been blocked or filled inappropriately.						
15. Stone is still in place (depth of at least 4").						
16. Noxious plants or weeds removed.						

Inspection Frequency Key: A= Annual, 2A=Twice Annually, M=Monthly, AMS=After Major Storm (2.5")

(cont.)

Lebanon Nissan – Infiltration Pond Stormwater Appurtenance Inspection and Maintenance Manual

I&M Checklist (cont.)

Inspector:	Date:
Current Weather:	Time:
Rainfall in the Last 24 Hours (in): Can be checked here: http://www.nrcc.cornell.edu/page_nowdata.html	

Outlet Control Structure and Culvert

Items Inspected (Frequency)	Checked		Maintenance Needed		Maintenance Performed	
	Y	N	Y	N	Y	N
DEBRIS CLEANOUT (2A)						
17. Contributing areas clean of debris						
18. Litter (trash, debris, etc.) have been removed						
19. Sediment removed if approaching half the sump depth.						
20. Floating hydrocarbons removed immediately by skimming, absorbent materials, or other method and disposed in conformance with applicable state and federal regulations.						

Inspection Frequency Key **A= Annual, 2A=Twice Annually, M= Monthly, AMS= After Major Storm (2.5")**

Comments:

Date by which outstanding maintenance must be completed: _____

Inspector's Signature: _____

Lebanon Nissan – Infiltration Pond
Stormwater Appurtenance Inspection and Maintenance Manual

I&M Log

Date	Appurtenances Inspected	Maintenance Performed	Inspector's Signature

Lebanon Nissan – Infiltration Pond
Stormwater Appurtenance Inspection and Maintenance Manual

Deicing Log

Date	Area Deiced	Deicing Material	Amount Used	Deicer's Signature



Natural Resource Consulting Services

December 30, 2024

**Ms. Johanna Cicotte, Owner
Edwards Properties LLC
P.O. Box 600
Lebanon, NH 03766**

RE: Wetland Investigation, Nisan Dealership – Lebanon

Dear Ms. Cicotte:

This letter reports on a wetland investigation that my firm, Natural Resource Consulting Services (NRCS), performed at the above-referenced site located east of NH Route 120 and north of I-89 in Lebanon, NH. Your Engineer, Daniel Nash, P.E., requested that my firm, Natural Resource Consulting Services [NRCS] evaluate the presence or absence of jurisdictional wetlands on the property. I visited the site to perform this work on Dec. 5, 2024 in warm weather with unfrozen ground.

There is a non-jurisdictional ditch [not a wetland] on the southeastern boundary of the property along Route 120. The ditch no longer carries surface water because the water was routed away from this area by the NH Department of Transportation.

Since there is only snowmelt water in it seasonally, the hydrology component of wetland jurisdiction is not met, therefore the ditch cannot meet the definition of a wetland. I did not observe a dominance hydrophytic plants in the ditch [see attached photos] which also fails the wetland test. Additionally, there was very little mottling within 18" of the soil surface – and all such redoximorphic features were, in my opinion, relict in nature. The soils are man-made on this portion of the property. Furthermore, the ditch is a man-made conveyance, the purpose of which was never to drain wet land, but was, in fact, simply to move water from the north to the south across upland. It is my opinion that the ditch is neither City of Lebanon, NHDES nor USACOE jurisdictional from a wetland perspective.

There is a single jurisdictional wetland on the southern end of the property along the I-89 property line. This is a scrub-shrub dominated wetland [speckled alder, glossy buckthorn and red maple]. The edge was delineated with pink flagging and labelled A-1 to A-14. The Nissan dealership parking lot was filled by others decades before the passage of Federal or State wetland regulations, so the fill was performed legally. The edge of wetland is largely at the base of the fill.

I have enjoyed working with you on this project. Please contact me to discuss my findings. Thanking you in advance for your confidence in NRCS, I remain,

Very truly yours,

**Peter W. Spear
Certified Wildlife Biologist (TWS)
Professional Development Certificate (TWS)
Certified in Habitat Evaluation Procedures (USFWS)
NH Certified Wetland Scientist (#103)
Professional Wetland Scientist (SWS)**

cc: Mr. Dan Nash, P.E.



21

Page 10 of 10

Watts	94W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	10,167 lm
Efficacy	109.6 lm/W

Page 1 of 3
Page 101 of 154

Technical Specifications (continued)

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:

EPA = 2.1

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Sensor Settings

Multi Level Motion Sensor:

*40 ft diameter coverage from 20 ft height.

Handheld Wireless Configuration Tool:

Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. [Handheld wireless configuration tool available here.](#)

Installation

Mounting:

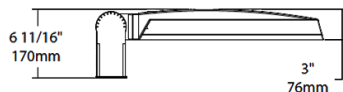
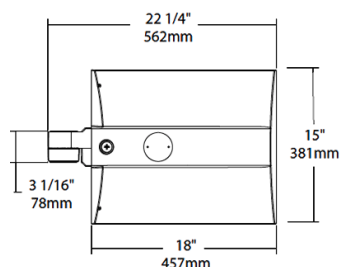
2 3/8" slipfitter mount with stainless steel hardware

Other

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

0-10V Dimming, standard

100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T2	–	100L	SF	730	K	U	/WS2	LC
T3 = Type III *			45L = 4,500lm (38W)	PA = Universal Pole Mount	730 = 70CRI 3000K	Z = Bronze	U = 120-277V 0-10V Dimming	Blank = No Options	Blank = No Lightcloud®
T4 = Type IV *			75L = 7,500lm (67W)	WM = Wall mount	740 = 70CRI 4000K	W = White	H = 347-480V, 0-10V Dimming	/WS = 8ft lens Wattstopper	/LC = Lightcloud ²
T5S = Type V Square *			100L = 10,000lm (94W)	SF = Slipfitter	750 = 70CRI 5000K	G = Roadway Gray		/WS2 = 20ft lens Wattstopper	
FT = Forward Throw *			130L = 13,000lm (117W) ¹			K = Black		/WS4 = 40ft lens Wattstopper	
T2 = Type II *								/7PR = 7-Pin receptacle	

¹ Applies to Type IV, V Square

² Applies 120-277V

* All values are nominal with +/- 10% tolerance. See spec sheet for more details.



Low profile, low glare. Edge-lit technology unlike any other.
Color: Black Weight: 15.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.83A
208V	0.48A
240V	0.42A
277V	0.36A
Input Watts	91.1W

LED Info

Watts	94W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	9,588 lm
Efficacy	105.2 lm/W

Technical Specifications

Lightcloud

Lightcloud Controller Installed:

Fixture, Zone, and plug-load control from one powerful device. Capable of switching, 0-10V dimming, power monitoring. Can also be used to extend the range of the Lightcloud mesh network. Attach to fixture, junction box, or electrical panel. [Learn more at www.lightcloud.com](http://www.lightcloud.com)

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80

Title 24 Compliant:

An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

IP Rating:

Ingress protection rating of IP66 for dust and water

California Title 24:

Can be used to conform with the requirements of California Title 24 Part 6.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements. DLC Product Code: S-Q1YBA9

Electrical

Driver:

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.51% at 120V, 8.86% at 277V

Power Factor:

99.8% at 120V, 96.3% at 277V

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Housing:

Precision die-cast aluminum

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Technical Specifications (continued)

Effective Projected Area:

EPA = 0.61

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Sensor Settings

Multi Level Motion Sensor:

*48 ft diameter maximum coverage from 8 ft height.

Handheld Wireless Configuration Tool:

Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. [Handheld wireless configuration tool available here.](#)

Installation

Mounting:

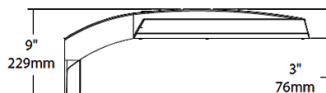
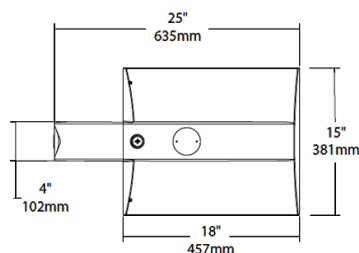
Universal pole adapter

Other

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

0-10V Dimming, standard

100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T3	–	100L	PA	730	K	U	/WS	LC
	T3 = Type III * T4 = Type IV * T5S = Type V Square * FT = Forward Throw * T2 = Type II *		45L = 4,500lm (38W) 75L = 7,500lm (67W) 100L = 10,000lm (94W) 130L = 13,000lm (117W) ¹	PA = Universal Pole Mount WM = Wall mount SF = Slipfitter	730 = 70CRI 3000K 740 = 70CRI 4000K 750 = 70CRI 5000K	Z = Bronze W = White G = Roadway Gray K = Black	U = 120-277V 0-10V Dimming H = 347-480V, 0-10V Dimming	Blank = No Options /WS = 8ft lens Wattstopper /WS2 = 20ft lens Wattstopper /WS4 = 40ft lens Wattstopper /7PR = 7-Pin receptacle	Blank = No Lightcloud® /LC = Lightcloud ²

¹ Applies to Type IV, V Square

² Applies 120-277V

* All values are nominal with +/- 10% tolerance. See spec sheet for more details.



Low profile, low glare. Edge-lit technology unlike any other.
Color: Bronze Weight: 18.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info		LED Info	
Type	Constant Current	Watts	117W
120V	1.00A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	75 CRI
240V	0.50A	L70 Lifespan	100,000 Hours
277V	0.43A	Lumens	14,322 lm
Input Watts	116.6W	Efficacy	122.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80

Title 24 Compliant:

An IVELOT edge-lit area light can be used with a motion sensor or photocell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a,b,v)

IP Rating:

Ingress protection rating of IP66 for dust and water

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-YAVBF0

Electrical

Driver:

Class 2, 50/60Hz, 120-277V, 4kV standard, 10kV optional

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

4.36% at 120V, 6.76% at 277V

Power Factor:

99.8% at 120V, 95.9% at 277V

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

Wattage Equivalency:

Equivalent to 450W Pulse Start Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum

IES Classification:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Mounting:

Universal pole adapter

Lens:

Diffused Polymethyl Methacrylate (PMMA)

Technical Specifications (continued)

Effective Projected Area:

EPA = 0.61

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

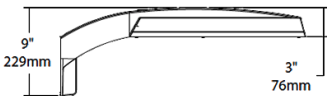
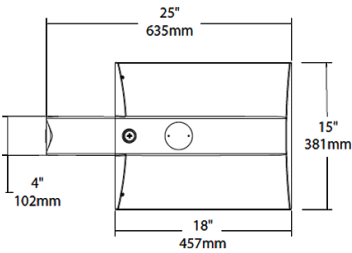
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud Option
IVA	T4	-	130L	PA	750	Z	U		
T3 = Type III *			45L = 4,500lm (38W)	PA = Universal Pole Mount	730 = 70CRI 3000K	Z = Bronze	U = 120-277V 0-10V Dimming	Blank = No Options	Blank = No Lightcloud®
T4 = Type IV *			75L = 7,500lm (67W)	WM = Wall mount	740 = 70CRI 4000K	W = White	H = 347-480V, 0-10V Dimming	/WS = 8ft lens Wattstopper	/LC = Lightcloud Controller ²
T5S = Type V Square *			100L = 10,000lm (94W)	SF = Slipfitter	750 = 70CRI 5000K	G = Roadway Gray		/WS2 = 20ft lens Wattstopper	
FT = Forward Throw *			130L = 13,000lm (117W) ¹			K = Black		/WS4 = 40ft lens Wattstopper	
T2 = Type II *								/7PR = 7-Pin receptacle	

¹ Applies to Type IV, V Square

² Applies 120-277V

* All values are nominal with +/- 10% tolerance. See spec sheet for more details.





Technical Specifications (continued)

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

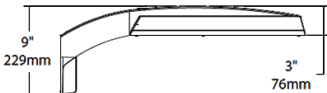
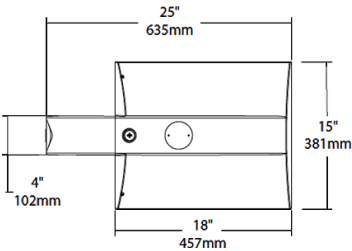
Installation

Mounting:
Universal pole adapter

Other

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



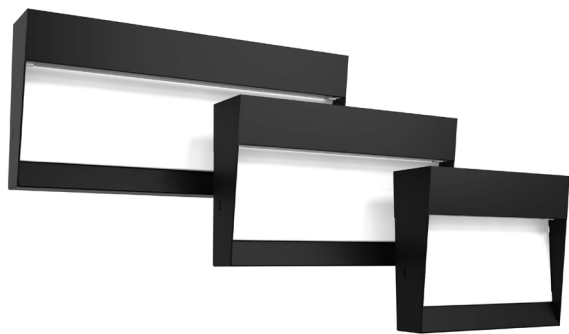
Features

- 0-10V Dimming, standard
- 100,000-Hour LED lifespan



Ordering Matrix

Family	Distribution		Lumen Output	Mounting	CRI/Color Temp	Finish	Driver	Sensor Options	Lightcloud Option
IVA	T5S	–	100L	PA	730	K	U	/7PR	
T3 = Type III T4 = Type IV T5S = Type V Square FT = Forward Throw T2 = Type II 45L = 4,500lm (38W) 75L = 7,500lm (67W) 100L = 10,000lm (94W) 130L = 13,000lm (117W) PA = Universal Pole Mount WM = Wall mount SF = Slipfitter 730 = 70CRI 3000K 740 = 70CRI 4000K 750 = 70CRI 5000K Z = Bronze W = White G = Roadway Gray K = Black U = 120-277V 0-10V Dimming H = 347-480V, 0-10V Dimming Blank = No Options /WS = 8ft lens Wattstopper /WS2 = 20ft lens Wattstopper /WS4 = 40ft lens Wattstopper /7PR = 7-Pin receptacle Blank = No Lightcloud® /LC = Lightcloud									



Ultra-economy wall packs with a sleek, contemporary look

PROJECT: _____

DATE: _____

TYPE: _____

PREPARED BY: _____



KEY FEATURES

- Ultra-economy wall pack with a sleek, contemporary look
- Covers footprint of small, medium or large HID wall packs
- Available in various lumen packages
- Available with 120-277V button photocell

FINISHES

30W-139W BRONZE

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
Suitable for wet locations. Suitable for mounting within 4 feet of the ground

PERFORMANCE

Lifespan
50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED CHARACTERISTICS

LEDs
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

CONSTRUCTION

Cold Weather Starting
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature
Suitable for use in up to 40°C (104°F)

Mounting
Housing contains two (2) conduit entry points, one on each side and knockout pattern for junction box or direct wall mounting

Lens
Glass

Gaskets
High-temperature silicone

Green Technology
Mercury and UV free. RoHS-compliant components.

Finish
Formulated for high durability and long lasting color

TECHNICAL SPECIFICATIONS (CONTINUED)

ELECTRICAL

Drivers:

Constant Current, Class 2, 120-277V, 50/60 Hz

30W: 120V: 0.25A, 208V: 0.15A,240V: 0.13A, 277V: 0.11A

33W: 120V: 0.31A, 208V: 0.16A,240V: 0.14A, 277V: 0.14A

50W: 120V: 0.46A, 208V: 0.24A,240V: 0.21A, 277V: 0.20A

69W: 120V: 0.68A, 208V: 0.34A,240V: 0.29A, 277V: 0.31A

86W: 120V: 0.75A, 208V: 0.42A,240V: 0.36A, 277V: 0.34A

139W: 120V: 1.27A, 208V: 0.67A,240V: 0.58A, 277V: 0.56A

Surge Protection

2.5kV

OTHER

Warranty

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

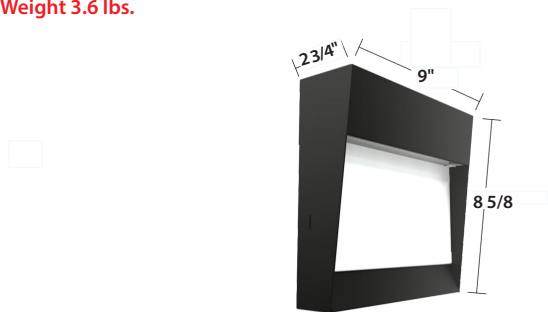
BUY American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the BUY American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

DIMENSIONS

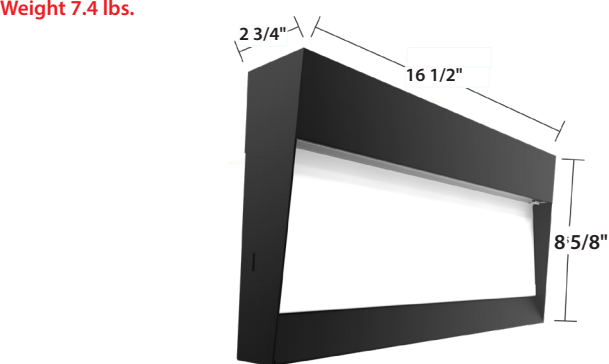
W17 SMALL : 30W & 33W

Weight 3.6 lbs.



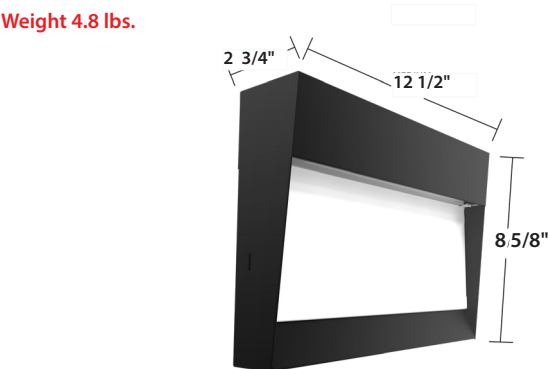
W17 LARGE : 139W

Weight 7.4 lbs.



W17 MEDIUM : 50W, 69W & 86W

Weight 4.8 lbs.



W17™ Ultra-Economy Wall Packs



W17™

30W	5000K	4000K	3000K
LUMENS	2,898	2,888	2,720
INPUT WATTS	24.6	24.6	24.6
LM/W	117.8	117.4	110.4
CRI	84	83	84

33W	5000K	4000K	3000K
LUMENS	3,599	3,587	3,377
INPUT WATTS	30.3	30.5	30.5
LM/W	118.8	117.6	110.6
CRI	83	83	84

50W	5000K	4000K	3000K
LUMENS	5,695	5,648	5,277
INPUT WATTS	46.1	46.2	46.4
LM/W	123.6	122.2	113.7
CRI	84	83	85

69W	5000K	4000K	3000K
LUMENS	8,067	8,000	7,474
INPUT WATTS	65.3	65.5	65.8
LM/W	123.5	122.1	113.6
CRI	84	83	84

86W	5000K	4000K	3000K
LUMENS	9,296	9,051	8,660
INPUT WATTS	75.1	75.8	75.8
LM/W	123.7	119.4	114.2
CRI	84	84	84

139W	5000K	4000K	3000K
LUMENS	15,974	15,217	14,852
INPUT WATTS	129.0	128.2	128.6
LM/W	123.9	118.7	115.5
CRI	84	83	84

ORDERING MATRIX

W17™

Family	Lumen Package	Color Temperature	Options
W17	- 30L2900lm, 30W 36L3600lm, 33W 55L5500lm, 50W 75L7500lm, 69W 90L9000lm, 86W 150L5000lm, 139W	"blank" N Y 80 CRI @ 5000K 80 CRI @ 4000K 80 CRI @ 3000K	"blank" /PCU No Option Button Photocell 120-277Vac only

CITY OF LEBANON APPLICATION FOR

Pln Brd Agenda_Item 3C_11 Oak Ridge Rd

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: OCCOM PATH, INC

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Verdantas, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 4

LOT#: 5

PLOT #:

ZONE: R3

STREET ADDRESS OF PROJECT: Sugarwood Circle

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☐ YES ☒ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☐ YES ☒ NO

SCOPE OF PROJECT:

Convert site design plan previously approved by the the City of Lebanon to a 21 unit condominium 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 _____, 20____, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: *Mitchell Kay* Trustees of Dartmouth College for Occom Path Inc. DATE: *11-10-2025*

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: *Mitchell Kay* Trustees of Dartmouth College for Occom Path Inc. DATE: *11-10-2025*

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
2025-11-10	4-5 PB2025-53-FMAJ		

(Last Revised 4/04/18)

AUTHORIZATION OF PROPERTY OWNER

Occom Path Inc. (the "Owner"), the owner of a certain parcel of property located at Sugarwood Circle, Lebanon, New Hampshire, Tax Parcel 4-5 (the "Property"), hereby authorizes Trustees of Dartmouth College (and its attorneys, engineers, architects, employees, agents and assigns), to apply for, sign applications on behalf of, and receive any and all zoning, planning and other federal, state and local permits and approvals necessary in connection with the conversion of the Property to a condominium (including but not limited to subdivision approval from the Lebanon Planning Board to the extent required).

11/5/25

Date

OWNER:
OCCOM PATH INC.

By: _____
Jeffrey D. Shapiro, President

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.

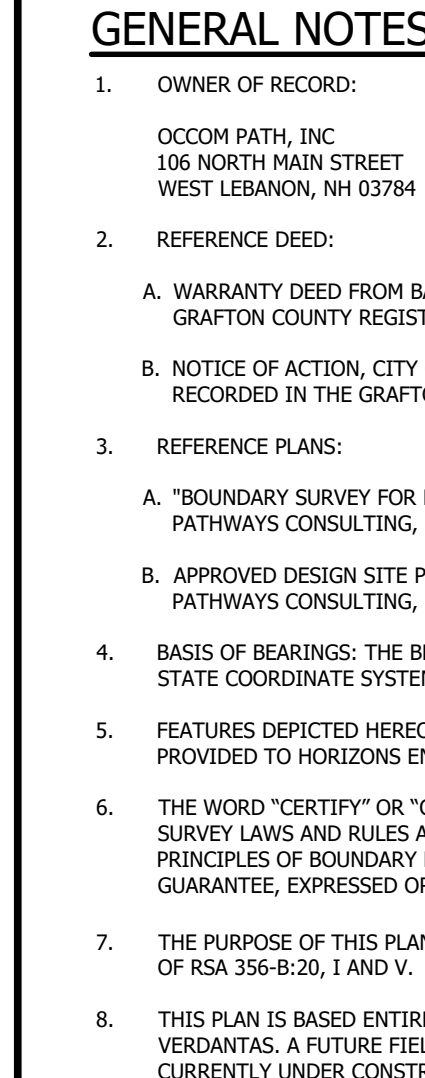
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 4-5, 6	Map & Lot Number:
Property Owner: OCCOM PATH, INC 106 NORTH MAIN ST WEST LEBANON, NH 03784	Applicant, Co-Applicant, Agent, or Lessee: Verdantas, LLC 4920 Vermont Route 14, Unit 2 Sharon, VT 05065 802-291-1973 wdavis@verdantas.com
Map & Lot Number: 3-2	Map & Lot Number: 4-1
ANDERSON, PHILIP & MCCUE, MARIAM 15 WILDWOOD DR WEST LEBANON, NH 03784	SCHEIDT-HOOPES, LLC 6 MONTVIEW DR HANOVER, NH 03755
Map & Lot Number: 4-2	Map & Lot Number: 4-4
COFFEY, ELEANOR D TTEE 17 RICHARDSON PL WEST LEBANON, NH 03784	WHEELER OFFICE PARK LLC PO BOX 1325 LEBANON, NH 03766

Map & Lot Number: 4-22	Map & Lot Number: 4-7
FOREE MICHAEL D 2338 ANGEL FALLS FRISCO, TX 75036	SWENSON, RAND & MARDREY 15 OAK RIDGE RD WEST LEBANON, NH 03784
Map & Lot Number: 4-24	Map & Lot Number: 4-9
WELLSPRING WORSHIP CTR OF LEBANON 407 NORTH MAIN ST WEST LEBANON, NH 03784	DIGILIO, MAFELDA A TTEE 5 WILDWOOD DR WEST LEBANON, NH 03784
Map & Lot Number: 4-10	Map & Lot Number: 4-23
FRIEDMAN, JEFFREY H 9 WILDWOOD DR WEST LEBANON, NH 03784	PINEWOOD VILLAGE CONDO ASSOCIATION C/O MOSELEY ASSOCIATES PO BOX 706 WHITE RIVER JUNCTION, VT 05001
Map & Lot Number: 8-11	Map & Lot Number:
DENNIS, ALBERT LUCIAN PO BOX 79 NORWICH, VT 05055	Dartmouth College, Attn: Mitchell Feeney, Mitch.Feeney@Dartmouth.edu 603-646-9868 REAL ESTATE OFFICE 4 CURRIER PLACE, SUITE 305 HANOVER, NH 03755
Map & Lot Number: 4-21	Map & Lot Number:
JENNIFER L. MELENDY 14 OAK RIDGE ROAD WEST LEBANON, NH 03784	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)



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A CONDOMINIUM SITE PLAN PURSUANT TO NH RSA 356-B:20

SUGARWOOD CIRCLE -

A CONDOMINIUM

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

RECORD OWNER: OCCOM PATH, INC
 TAX PARCEL MAP 4 LOT 5
 BOOK 4918 PAGE 909

NO.	DATE	REVISION DESCRIPTION	ENG	DWG



DATE: 11/10/2025	PROJECT #: 250894
ENGINE'D BY: -	DRAWN BY: SJB
CHECK'D BY: WTD/AJN	ARCHIVE #: H-__

SHEET 1 OF 3

CERTIFICATION

I, ANDREW J. NADEAU, LLS, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PLAN COMPLIES WITH THE REQUIREMENTS OF RSA 356-B:20, I AND V: IT ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED LAND, THE LOCATION OF IMPROVEMENTS LOCATED ON THE PROPOSED UNITS AND COMMONS AREAS.


ANDREW J. NADEAU, LLS 947

DATE: 11/10/2025


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RESERVED FOR GRAFTON COUNTY REGISTRY OF DEEDS

LCA LINE TABLE

LINE #	BEARING	DISTANCE
L51	N 72°05'24" W	5.00'
L52	N 17°55'15" E	11.81'
L53	S 72°05'24" E	13.00'
L54	N 17°54'01" E	13.00'
L55	S 72°05'24" E	38.50'
L56	S 17°55'11" W	13.00'
L57	S 72°20'54" E	12.99'
L58	S 17°52'20" W	11.87'
L59	N 72°05'24" W	5.00'
L60	S 17°53'01" W	4.81'
L61	N 72°05'24" W	27.00'
L62	S 17°54'36" W	24.35'
L63	N 72°05'24" W	6.50'
L64	N 17°54'53" E	26.19'
L65	N 72°05'20" W	3.00'
L66	N 17°54'40" E	28.50'
L67	S 17°54'40" W	28.50'
L68	N 72°23'20" W	2.94'
L69	S 17°54'36" W	26.17'
L70	N 72°05'24" W	6.50'
L71	N 17°54'36" E	24.35'
L72	N 72°05'24" W	27.00'
L73	N 17°57'46" E	4.81'
L74	N 72°05'24" W	5.00'
L75	N 17°55'54" E	11.81'
L76	S 72°05'24" E	13.00'
L77	N 17°53'26" E	13.00'
L78	S 72°05'24" E	38.50'
L79	S 17°55'46" W	13.00'
L80	S 72°05'24" E	15.89'
L81	S 17°54'36" W	5.88'
L82	N 72°05'24" W	6.08'
L83	S 17°54'36" W	5.00'
L84	N 72°05'24" W	28.00'
L85	N 17°54'40" E	5.38'
L86	N 72°45'20" W	10.11'
L88	N 17°54'40" E	28.50'
L89	S 17°54'40" W	28.60'
L90	N 72°05'17" W	6.71'
L91	S 17°54'36" W	28.97'
L92	N 17°54'36" E	27.35'
L94	N 72°05'24" W	9.79'
L96	S 17°54'36" W	4.00'
L97	N 72°05'24" W	32.50'
L98	N 17°54'36" E	7.00'
L99	S 72°21'51" E	24.32'
L100	N 17°54'36" E	9.59'
L101	S 72°05'24" E	30.30'
L102	S 72°05'24" E	8.26'
L103	S 17°54'36" W	9.50'

LCA LINE TABLE

LINE #	BEARING	DISTANCE
L104	N 71°32'25" W	8.94'
L105	S 17°54'36" W	14.68'
L106	N 72°05'24" W	10.00'
L107	N 17°54'36" E	27.35'
L108	S 72°05'24" E	6.50'
L109	N 17°54'36" E	31.61'
L110	N 17°54'36" E	28.41'
L111	N 71°50'32" W	25.10'
L112	N 17°54'36" E	12.03'
L113	N 72°05'24" W	5.50'
L114	N 17°54'36" E	13.00'
L115	S 72°05'24" E	36.08'
L116	S 72°05'24" E	5.00'
L117	S 72°05'24" E	25.72'
L118	S 18°08'30" W	30.14'
L119	N 72°05'24" W	26.73'
L120	S 72°05'24" E	5.00'
L121	N 72°05'24" W	33.16'
L122	N 17°54'36" E	13.00'
L123	S 72°05'24" E	6.51'
L124	N 18°14'23" E	7.02'
L125	S 72°17'41" E	30.35'
L126	N 17°54'36" E	19.83'
L127	S 72°05'24" E	36.08'
L128	N 17°54'36" E	6.83'
L129	N 72°05'24" W	26.00'
L130	N 17°54'36" E	13.00'
L131	S 72°05'24" E	26.00'
L133	N 17°54'36" E	13.00'
L134	N 72°05'24" W	22.27'
L135	N 17°54'36" E	18.12'
L136	S 72°05'24" E	5.00'
L137	N 17°54'36" E	4.48'
L138	S 72°05'24" E	27.00'
L139	N 17°54'36" E	24.35'
L140	S 72°05'24" E	6.50'
L141	S 17°54'36" W	30.82'
L142	S 72°05'24" E	10.00'
L143	S 18°11'33" W	30.17'
L144	S 17°54'36" W	30.00'
L145	N 72°05'24" W	17.56'
L146	S 18°02'57" W	6.24'
L147	N 72°01'35" W	12.89'
L148	N 72°05'24" W	6.50'
L149	N 17°54'36" E	2.38'
L151	S 71°56'27" E	38.55'
L152	N 17°54'36" E	26.23'
L153	S 72°05'24" E	40.47'
L154	S 17°54'36" W	26.23'
L155	N 17°54'36" E	3.50'

LCA LINE TABLE

LINE #	BEARING	DISTANCE
L156	N 72°05'24" W	10.00'
L157	N 72°05'24" W	13.02'
L158	N 18°02'57" E	6.23'
L159	N 72°05'24" W	27.46'
L160	N 17°54'36" E	20.00'
L161	S 71°19'59" E	23.50'
L162	S 17°54'36" W	5.56'
L163	S 72°05'24" E	26.19'
L164	S 17°54'36" W	6.50'
L165	N 72°05'24" W	24.35'
L166	S 17°54'36" W	27.00'
L167	N 72°05'24" W	4.48'
L168	S 17°54'36" W	5.00'
L169	N 72°05'24" W	11.81'
L170	N 17°54'36" E	10.62'
L171	N 72°05'24" W	13.00'
L172	N 17°54'36" E	38.75'
L173	S 72°05'24" E	13.00'
L174	N 17°54'36" E	11.80'
L175	S 72°05'24" E	11.81'
L176	S 17°54'36" W	5.00'
L177	S 72°05'24" E	4.48'
L178	S 17°54'36" W	27.00'
L179	S 72°05'24" E	24.35'
L180	S 17°54'36" W	6.50'
L181	N 72°05'24" W	26.19'
L182	S 17°54'36" W	7.73'
L183	N 71°24'08" W	28.50'
L184	N 17°54'36" E	28.35'
L185	S 72°23'20" E	4.00'
L186	N 17°54'36" E	25.82'
L187	S 72°05'24" E	6.50'
L188	S 17°54'36" W	24.35'
L189	S 72°05'24" E	27.00'
L190	S 17°14'20" W	4.65'
L191	S 17°38'25" W	11.57'
L192	N 71°49'31" W	20.05'
L193	S 17°54'36" W	13.00'
L194	N 72°05'24" W	32.50'
L195	N 17°54'36" E	13.00'
L196	N 72°05'24" W	20.00'
L197	N 17°54'36" E	11.48'
L198	N 17°54'36" E	4.48'
L199	S 72°05'24" E	27.00'
L200	N 17°54'36" E	24.35'
L201	S 72°05'24" E	6.50'
L202	S 17°54'36" W	26.02'
L203	S 72°05'24" E	4.00'
L204	S 17°54'36" W	28.33'
L205	N 17°54'40" E	28.39'

LCA LINE TABLE

LINE #	BEARING	DISTANCE
L206	S 72°05'25" E	12.15'
L207	N 17°54'36" E	25.97'
L208	S 72°05'24" E	6.50'
L209	S 17°54'36" W	24.35'
L210	S 72°05'24" E	27.00'
L211	S 17°54'36" W	4.48'
L212	S 72°05'24" E	5.00'
L213	S 17°54'36" W	11.70'
L214	N 72°05'24" W	20.37'
L215	S 17°54'36" W	12.78'
L216	N 72°05'24" W	7.17'
L217	N 17°54'36" E	13.22'
L218	N 72°05'24" W	20.37'
L219	N 17°54'36" E	11.26'
L220	S 72°05'24" E	5.00'
L221	N 17°54'36" E	4.48'
L222	S 72°05'24" E	27.00'
L223	N 17°54'36" E	24.35'
L224	S 72°05'24" E	6.50'
L225	S 17°54'36" W	25.74'
L226	S 72°05'24" E	4.95'
L227	S 17°44'53" W	28.42'
L228	N 17°54'36" E	24.35'
L229	N 72°05'17" W	3.76'

LCA CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.76'	S 27°14'20" E	14.18'
C2	10.00'	15.71'	S 62°54'38" W	14.14'
C3	10.00'	15.76'	S 27°14'20" E	14.18'
C4	9.82'	15.88'	S 63°49'26" W	14.20'
C5	10.00'	15.76'	S 27°14'20" E	14.18'
C6	9.97'	15.72'	S 62°54'40" W	14.14'
C7	10.00'	15.76'	S 27°14'20" E	14.18'
C8	10.00'	15.76'	S 27°14'20" E	14.18'
C9	10.00'	10.31'	S 47°26'25" W	9.86'
C10	4.93'	7.88'	S 62°54'36" W	7.07'
C11	10.00'	15.76'	N 27°10'17" W	14.18'
C12	10.00'	15.71'	N 62°54'36" E	14.14'
C13	10.00'	15.71'	N 27°05'24" W	14.14'
C14	5.00'	7.85'	N 62°54'36" E	7.07'
C15	10.00'	15.71'	S 27°05'24" E	14.14'
C16	10.00'	15.76'	N 27°14'20" W	14.18'
C17	10.00'	15.71'	N 62°54'36" E	14.14'
C18	10.00'	15.76'	N 27°14'20" W	14.18'
C19	10.00'	15.71'	N 62°54'36" E	14.14'
C20	9.81'	15.88'	S 63°49'26" W	14.20'

FINAL SUBDVISION PLAN
APPROVED
PLANNING BOARD
LEBANON, New Hampshire

DATE _____ CHAIRMAN _____
SECRETARY _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF LEBANON, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SUBMITTED LAND
5.10 ACRES

CERTIFICATION

I, ANDREW J. NADEAU, LLS, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PLAN COMPLIES WITH THE REQUIREMENTS OF RSA 356-B:20, I AND V: IT ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED LAND, THE LOCATION OF IMPROVEMENTS LOCATED ON THE PROPOSED UNITS AND COMMONS AREAS.

Andrew J. Nadéau
ANDREW J. NADEAU, LLS 947

DATE: 11/10/2025

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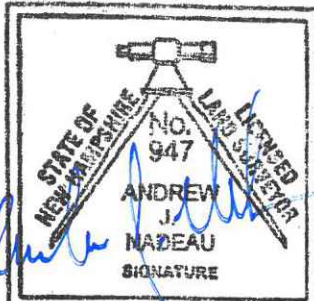
A CONDOMINIUM SITE PLAN PURSUANT TO NH RSA 356-B:20

SUGARWOOD CIRCLE -
A CONDOMINIUM

LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE

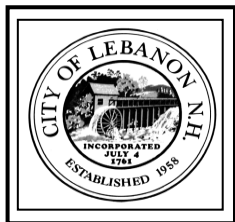
RECORD OWNER: OCCOM PATH, INC
TAX PARCEL MAP 4 LOT 5
BOOK 4918 PAGE 909

NO.	DATE	REVISION DESCRIPTION	ENG	DWG



DATE: 11/10/2025	PROJECT #: 250894
ENGINE'D BY: -	DRAWN BY: SJB
CHECK'D BY: WTD/AJN	ARCHIVE #: H-____

SHEET 3 OF 3



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff Proposed

RE: EV Amendment 21

DATE: December 2, 2025

When the 2025-2026 Zoning Amendment cycle started there were two amendments making changes to the Electric Vehicle regulations (Section 607.8). The City Council elected to create a working group to navigate having multiple amendments proposed for the same topic. The end product of the working group was a third EV zoning amendment that is a compromise of the first two. The writers of the first two amendments, Lebanon Energy Advisory Committee (Amendment 13) and Jon Livadas (Petitioned Amendment 4) are withdrawing their amendments. The majority of the working group endorses the new amendment, Amendment 21. The Planning Board will find Amendment 21 attached. At the time this memo was written, Amendment 21 was sent to the City Attorney for their review but the City Planning Department had not received a Legal Opinion Letter. That letter will be sent to the Planning Board as soon as possible

Attachments:

1. Amendment 21: EV Regulations Section 607.8

Amendment 21:

Proposed amendments to the Lebanon Zoning Ordinance and Site Plan Regulations, drafted by the EV Subcommittee of the Lebanon Energy Advisory Committee (LEAC)

Proposed changes in red text were endorsed unanimously by LEAC on June 19, 2025. New proposed text in blue, was developed collaboratively by Sherry Boschert, Clifton Below, Jon Livadas, and the EV subcommittee of LEAC and was endorsed by the LEAC EV Subcommittee on November 13, 2025. The next LEAC meeting is not until November 20. Deletions from existing text are mostly not shown to simplify presentation.

Zoning Ordinance pages 136-137:

607.8 Electric Vehicles.

A. Purpose. The purpose of this section is to facilitate the transition to electric vehicle use and to expedite the establishment of convenient, cost-effective electric vehicle infrastructure that such a transition necessitates.

B. Applicability. EV charging stations are allowed as an accessory use in all zoning districts. When the retail charging of electric vehicles is proposed to be the principal use of a lot, then the proposed EV charging station shall be considered a service station for zoning purposes.

C. EV Infrastructure Requirements / Off-Street EV Parking Requirements. EVSE-installed spaces, EVSE-ready spaces, and EVSE-capable spaces shall be provided as follows:

1. One- and Two-Family Dwellings. All new one- and two-family dwellings shall provide at least one (1) EVSE-Ready Low-power Level 2 charging space per dwelling unit.
2. All new dwellings with up to three units, including Accessory Dwelling Units (ADUs), shall provide at least one (1) EVSE-Ready Low-power Level 2 charging space per new dwelling unit.
3. Multi-Family Dwellings (four or more units; adding units to existing multi-family housing triggers the requirements for the new units only). Parking for new multi-family dwellings shall provide:
 - a. For each residential unit with parking, at least one EVSE-Ready Low-power Level 2 charging space per unit for 5% (five percent) of total units with parking.
 - b. EVSE-Capable Low-power Level 2 spaces for a minimum of 10% (ten percent) of residential units with parking. When 80% (eighty percent) of the EVSE-Ready spaces described in 3.a. are in use, the property owner shall

convert half or more of the EVSE-Capable spaces to EVSE-Ready; after that, when 80% (eighty percent) of total EVSE-Ready spaces are in use, additional EVSE-Capable or EVSE-Planned spaces shall be upgraded to EVSE-Ready or EVSE-Capable pursuant to an approved site plan.

c. For the remaining number of dwelling units not provided with EVSE-Ready or EVSE-Capable spaces, plus for at least one additional off-street parking space beyond one per dwelling unit (if provided), EVSE-Planned spaces shall be designated in a site plan approved by the Planning Board for incremental development as EVSE-Capable and EVSE-Ready spaces as demand for such spaces requires.

4. Non-Residential Uses. Parking for uses requiring the provision of 10 or more new or additional off-street parking spaces shall include:

a. EVSE-Installed Level 2 spaces for a minimum of 2% of new or additional off-street parking spaces, with a minimum of two EVSE-Installed spaces.

b. For parking spaces dedicated for employee use, the requirement of 4.a. may be replaced by Low-power Level 2 EVSE-Ready charging spaces at a minimum of 5% of new or additional spaces.

c. For 20% (twenty percent) of the remaining number of new or additional parking spaces not provided with EVSE-Installed or EVSE-Ready spaces, EVSE-Planned spaces shall be designated in a site plan approved by the Planning Board for incremental development as demand for such spaces requires.

d. For existing (not “greenfield”) non-residential developments, these requirements for EV charging may be replaced by a contribution to a common fund managed by the City of Lebanon for installing public EV charging stations at a separate site, with the contribution amount to be determined by the City.

5. Where the calculations above result in a fractional parking space, it shall round up to the next whole number.

6. Where the number of EVSE-Installed spaces provided exceeds the minimum required, the excess spaces shall be deducted from the total number of required EVSE-Ready spaces of a similar level (Low-power Level 2, or Level 2).

7. Where the number of EVSE-Ready spaces provided exceeds the minimum required, the excess EVSE-Ready spaces shall be deducted from the total number of required EVSE-Capable spaces of a similar level (Low-power Level 2, or Level 2).

8. Up to ten (10) Level 2 EVSE-Installed spaces may be substituted with one (1) Level 3 EV-Installed space.

9. EVSE-Installed spaces, EVSE-Ready spaces, and EVSE-Capable spaces are to be included in the calculation for both the number of minimum required and maximum permitted off-street parking spaces.

a. Every two (2) EVSE-Installed spaces provided in addition to the required minimum may be counted as four (4) off-street parking spaces as relates to Section 607.1 (Minimum Off-Street Parking Requirements), for reduction of total required parking not greater than 10 percent of the total amount of required parking.

10. In each instance where EVSE Capable is required, EVSE Ready or EVSE Installed may substitute. In each instance where EVSE Ready is required, EVSE Installed may substitute.

11. Devices such as intelligent load management systems and circuit splitters are permitted that may temporarily reduce EVSE electrical capacity for charging below the designated minimum power level.

Pages 188-189 and 193:

Appendix A – Definitions

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) / EV CHARGING STATION (EVCS): The apparatus installed specifically for the purpose of transferring energy between the site or building wiring and the Electric Vehicle. EVSE does not include any equipment affixed to the electric vehicle.

ELECTRIC VEHICLE INFRASTRUCTURE: Structures, machinery, and equipment necessary and integral to support an electric vehicle, including EV charging stations and electrical outlets.

ELECTRIC VEHICLE (EV): An automotive-type vehicle for on-road use primarily powered by an electric motor, including any battery electric vehicle, ~~fuel-cell electric vehicle~~, or plug-in hybrid electric vehicle, that draws current from an onboard battery charged through a building or site electrical service, EVSE, or other source of electric current.

EVSE-CAPABLE SPACE: An off-street parking space with electrical panel capacity and space for a branch circuit dedicated to the parking space that is not less than 20-ampere and 110/120-volt panel capacity for Level 1 charging, or 20-ampere and 208/240-volt for Low-Power Level 2 charging, or 40-ampere and 208/240-volt for Level 2 charging, and is equipped with raceways or conduit, both underground and surface mounted, to enable the future installation of EVSE. For two adjacent EV-capable spaces, a single branch circuit is permitted.

EVSE-PLANNED SPACE: An off-street parking space that is included in a plan reviewed and approved by the Planning Board for eventual build-out as an EVSE-Ready space pursuant to Site Plan Review Regulations.

EVSE-READY SPACE: An off-street parking space provided with a full dedicated branch circuit that includes not less than 20-ampere and 110/120-volt panel capacity for Level 1 charging, or 20-ampere and 208/240-volt panel capacity for Low-Power Level 2 charging, or 40-ampere and 208/240-volt panel capacity for Level 2 charging plus conduit, wiring, receptacle, and overprotection devices terminating in an outlet or receptacle or junction box that will support an installed EVSE or support attachment of a charge cord for the vehicle and which is located in close proximity to the location of the parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted. These spaces are “ready to go” as outlets for users who bring their own charging cords or with the addition of an installed EV charging station (EVCS).

EVSE-INSTALLED SPACE: An off-street parking space with a dedicated branch circuit and EVSE. ~~at minimum.~~

EVSE IN USE: For the purpose of determining when to trigger conversion of EVSE-Capable spaces to EVSE-Ready, charging spaces shall be considered “in use” based on the number of units with one or more residents at a multi-family housing development that have informed the owner or management they either are charging or would like to charge an EV at their residence parking.

LEVEL 1 (which is not mandated but is included here for informational purposes): Charging level for EVs that operates on a dedicated 20-amp breaker (same kind used for conventional electrical outlets in most buildings) on a 110- or 120-volt AC circuit while drawing 1.9-3.2 kW to supply approximately 2-5 miles of range gained per hour of charging.

LOW-POWER LEVEL 2: Charging level for EVs that operates on a dedicated 20-amp breaker (or two 20-amp outlets sharing a 40-amp breaker with some form of load management that limits total load on the circuit to 32 amps) on a 208- or 240-volt AC circuit while drawing 3.3-6.1 kW per 20 amps to supply approximately 10+ miles of range gained per hour of charging.

LEVEL 2: Charging level for EVs that operates on a dedicated 40- to 100-amp breaker (same kind used by a clothes dryer or stove) on a 208- or 240-volt AC circuit while drawing 6.2+ kW to supply 19+ miles of range gained per hour of charging.

LEVEL 3: Fast or rapid charging level for EVs that operates on a 100-amp or higher breaker on a 480-volt AC electric circuit or higher three-phase circuit with special grounding equipment and mounting on an equipment pad.

LOAD MANAGEMENT: A process for actively controlling the consumption of electricity to ensure power demand stays within the design limits of electrical infrastructure (e.g. devices, circuit wiring, breakers, panels, and transformers). A secondary purpose of load management may be to minimize the cost of such electricity demand and any needed capacity upgrades.

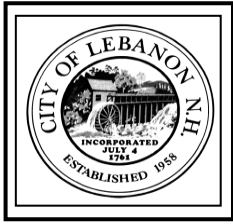
DRAFT PROPOSAL For Initial Site Plan Regulations:

Add under Section 5.1, Drawings and Other Submittals, subsection 4.e (Table Form Information) after existing subsection (5) concerning parking and renumber remaining subsections, or after the last sub-subsection (13):

(X) Number of any off-street parking spaces initially to be EVSE-Installed, EVSE-Ready, EVSE-Capable, and EVSE-Planned, as described in the City's Zoning Ordinance, respectively.

Also under Section 5.1, as part of or following subsection 21 (concerning construction details including parking):

XX. A plan showing which spaces are designated as EVSE-Installed, if any, EVSE-Ready, EVSE-Capable, and EVSE-Planned, as described in the City's Zoning Ordinance. The plan shall indicate where electrical circuit breaker panels will be provided initially, and in the future for EVSE-Planned spaces, whether generally within buildings or outdoors as shown on a site plan. The plan shall also indicate where conduit to serve such panels and spaces will initially be provided and where conduit capacity (such as shared with site lighting) and sleeves will initially be provided for EVSE-Planned spaces to avoid the future need to cut through solid walls and floor slabs or excavate under hard surfaces such as pavement, concrete, sidewalks, and curbs for eventual conversion of EVSE-Planned spaces to EVSE-Capable or EVSE-Ready spaces as future demand may require. The plan shall also include a description of planned triggers for such future upgrades and may include annual reporting to the Planning Department of the number of dwelling units, tenants, or residents using EV charging on site and the number of EVSE-Ready or EVSE-Installed spaces provided.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Planning and Development Department Staff

RE: 120 Maps Amendments: Amendments 5-10

DATE: December 2, 2025

When the Lebanon Planning Board reviewed the 2025-2026 Zoning Amendments at their November work session, the maps corresponding to the 120 Corridor Amendments were unintentionally left out. Attached to this memo are Amendments 5-10 with maps included.

Attachments:

1. Map Amendments and corresponding text amendments:

- a. **Amendment 5:** Centerra/Altaria
- b. **Amendment 6:** Conservation Area
- c. **Amendment 7:** LaBombard Road
- d. **Amendment 8:** Heater Road
- e. **Amendment 9:** Wildlife Corridor Map and Text
- f. **Amendment 10:** Northern Lebanon Use Tables & Text

Amendment 5

Northern Lebanon Map Amendment – Centerra / Altaría

From: Zoning Staff and 120 Corridor Study

Amendment 5 seeks to Rezone the Centerra / Altaría neighborhood to promote additional development in the area. The Centerra area of the amendment reflects the existing Deed Restricted uses within the neighborhood. The rezone will preserve the established use structure within the Centerra neighborhood. The rezone includes changing Alaría from Ind-L to GC-1. The zoning change will promote more possible housing and mixed-use development in the neighborhood. Please note that the existing Industrial lots within Centerra will remain unchanged as IND-L lots.

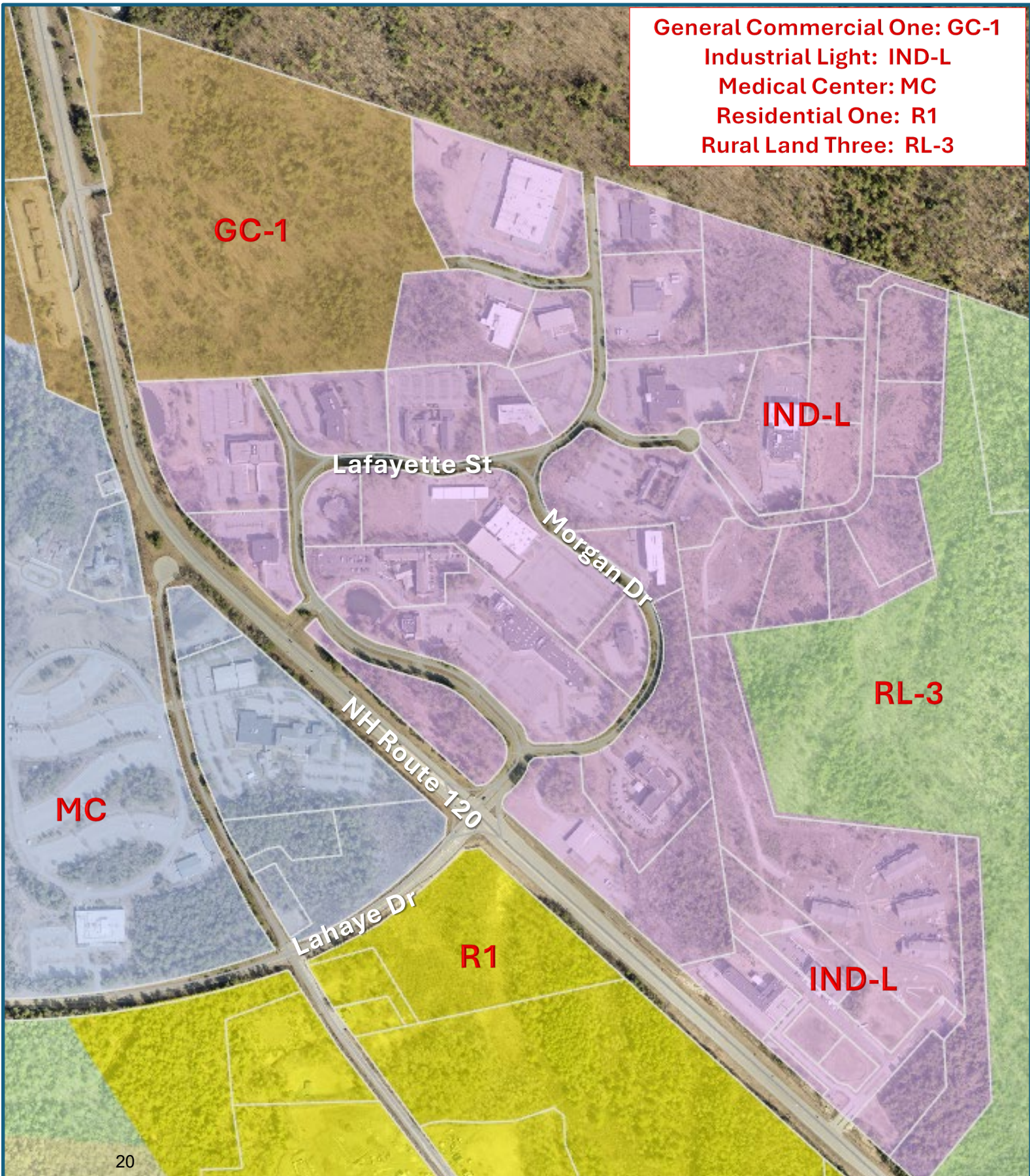
The Following Parcels are included:

Address	Parcel	Proposed Zoning	Current Zoning
0 Centerra Parkway	10-11-1400	CBD	IND-L
2 Morgan Drive	10-11-1300	CBD	IND-L
10 Morgan Drive	10-11-1302	CBD	IND-L
12 Centerra Parkway	10-11-100	CBD	IND-L
34 Centerra Parkway	10-11-300	CBD	IND-L
35 Centerra Parkway	10-11-1500	GC-1	IND-L
38 Centerra Parkway	10-11-400	GC-1	IND-L
41 Centerra Parkway	10-11-1600	GC-1	IND-L
46 Centerra Parkway	10-11-2000	GC-1	IND-L
11 Lafayette Street	10-11-2100	GC-1	IND-L
33 Morgan Drive	10-11-700	GC-1	IND-L
21 Lafayette Street	10-11-2300	GC-1	IND-L
20 Morgan Drive	10-11-1200	GC-1	IND-L
Cavendish Court	10-34	GC-1	IND-L
Cavendish Court	10-33	GC-1	IND-L
Cavendish Court	10-32	GC-1	IND-L
Cavendish Court	10-35	GC-1	IND-L
Cavendish Court	10-31	GC-1	IND-L
Cavendish Court	10-26	GC-1	IND-L
Cavendish Court	10-30	GC-1	IND-L

Amendment #5

Existing Zoning

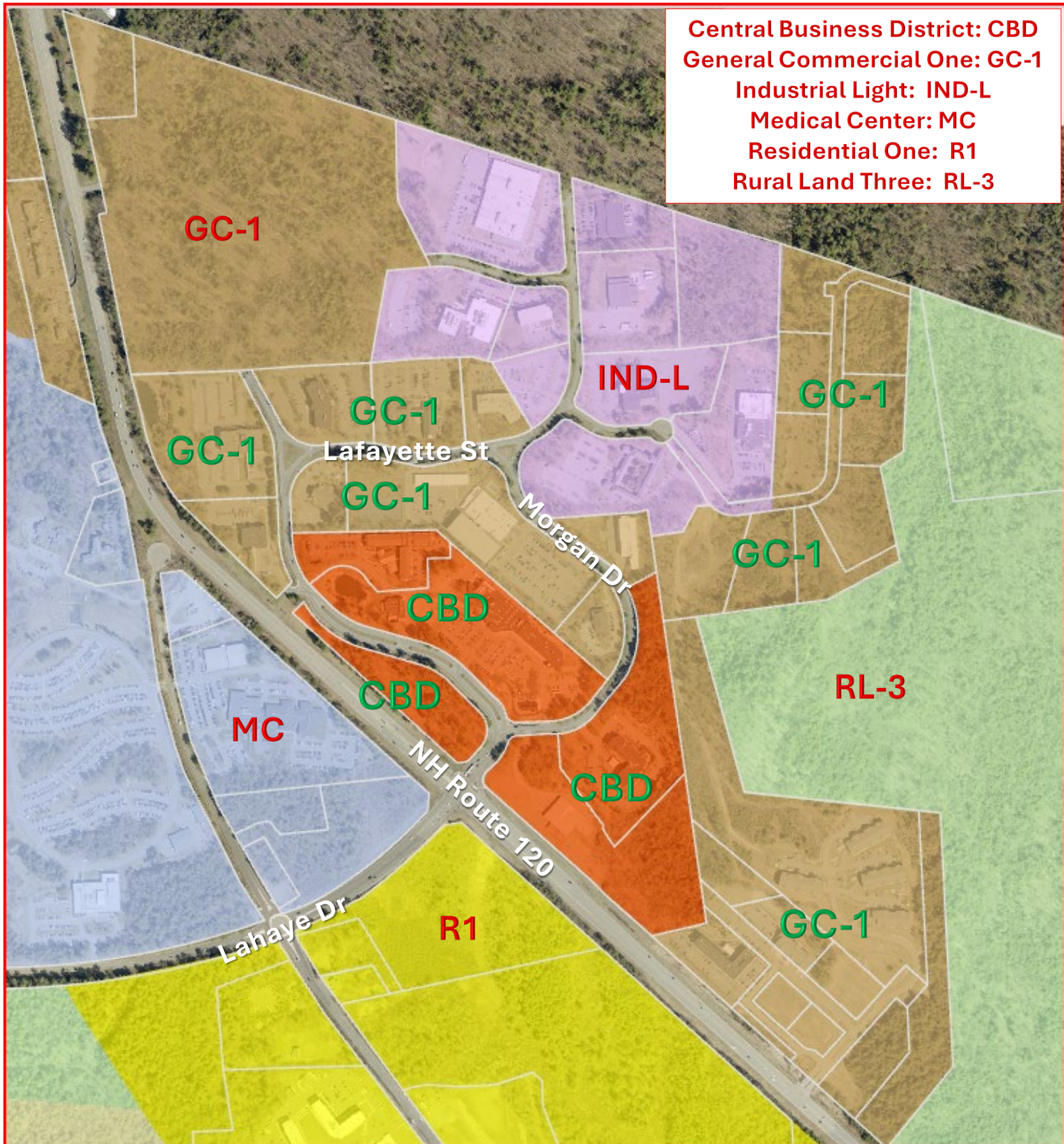
General Commercial One: GC-1
Industrial Light: IND-L
Medical Center: MC
Residential One: R1
Rural Land Three: RL-3



Amendment #5

Proposed Zoning

(Fall 2025 Amendment)



Amendment 6

Northern Lebanon Map Amendment – Conservation Area

From: Zoning Staff and 120 Corridor Study

Amendment 6 seeks to Rezone the several key properties in the area due to unique geographic features. Rezoning these areas to RL-3 will reduce the possible uses of the area from IND-L to RL-3 and will provide steep slopes protection. RL-3 includes steep slope protection. The change will target limited areas identified in studies over the years and referenced in the Northern Lebanon planning conversation. The alteration of the RL-3 map area in key sensitive locations allows for the Wildlife Overlay to be greatly reduced in scope by eliminating the need for wetland and steep slope protections by policy. This approach is much more limited and targeted to key sensitive geological and wildlife areas.

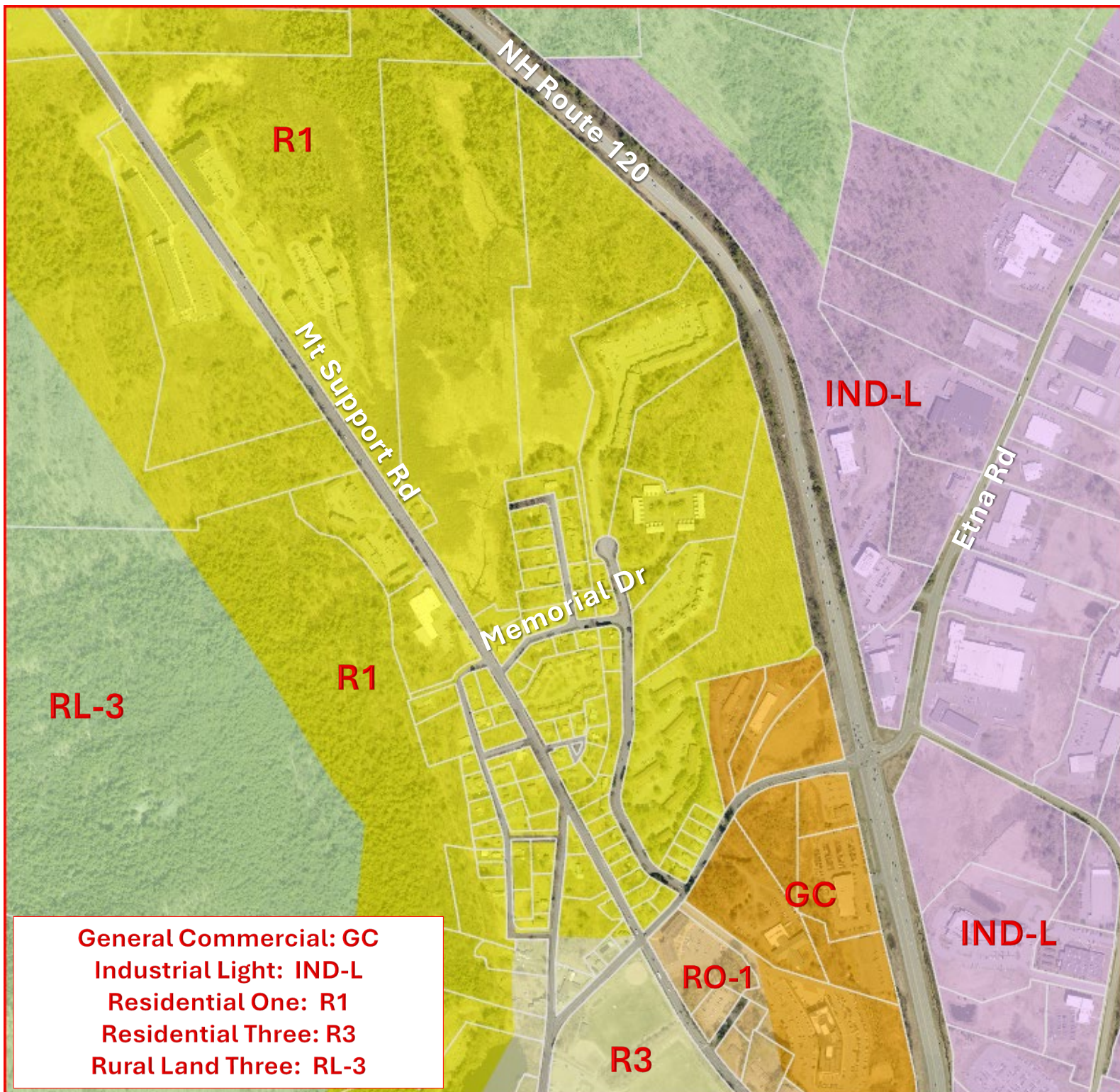
The Following Parcels are included:

Address	Parcel	Proposed Zoning	Current Zoning
67 – 69 Etna Road	26-2	RL-3 and IND-L Line Change	RL-3 and IND-L
85 Etna Road	37-4	RL-3 and IND-L Line Change	RL-3 and IND-L
96 Etna Road	37-5	RL-3 and IND-L Line Change	RL-3 and IND-L
101 Etna Road	37-7	RL-3 and IND-L Line Change	RL-3 and IND-L
0 Mt. Support Road	76-10	R-1 and RL-3 Line Change	RL-3 and R-1

Map Amendment follows:

Amendment #6

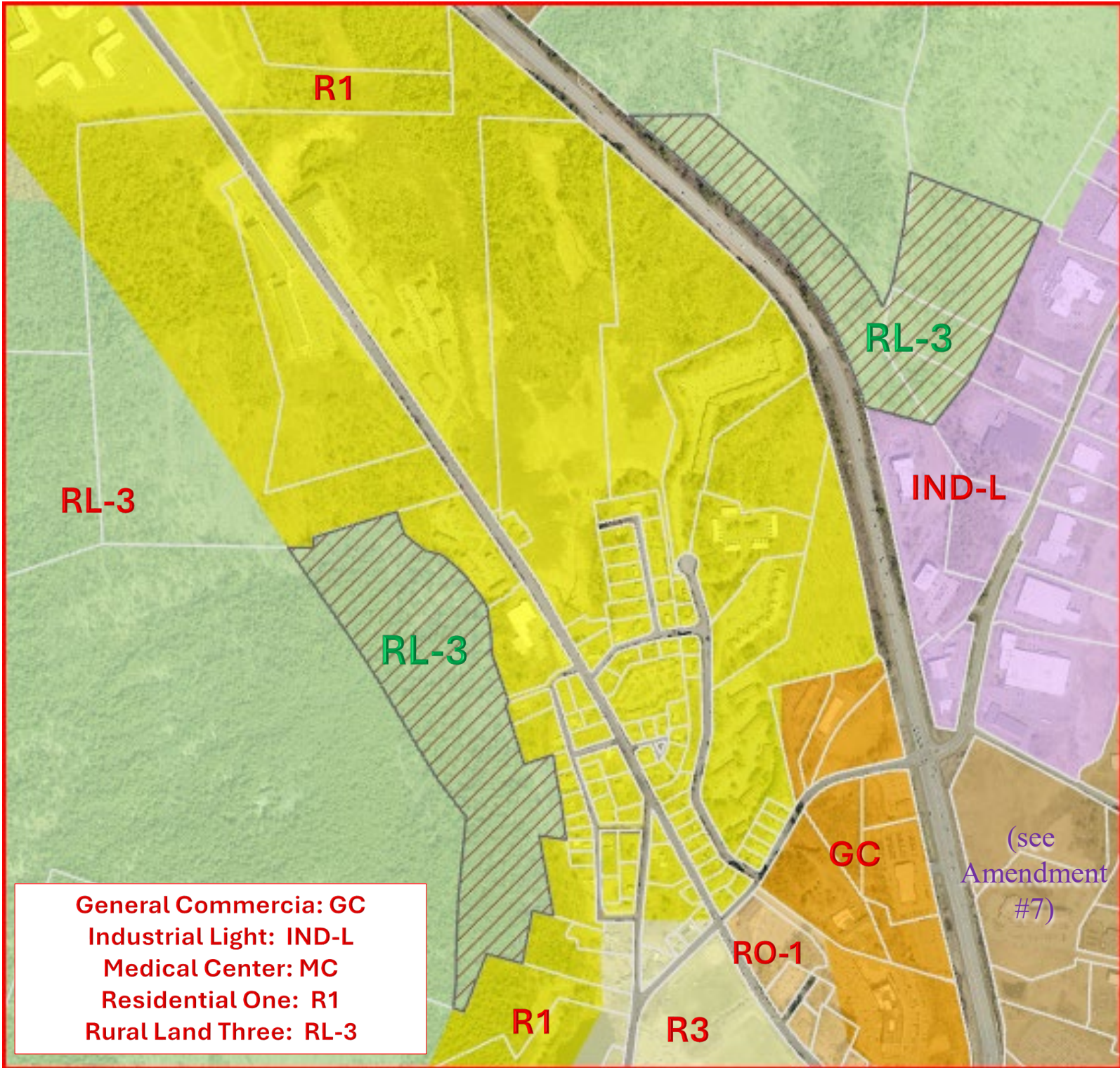
Existing Zoning



Amendment #6

Proposed Zoning

(Fall 2025 Amendment)



Amendment 7

Northern Lebanon Map Amendment – LaBombard Road Area

From: Zoning Staff and 120 Corridor Study

Amendment 7 seeks to Rezone the several key properties in the LaBombard Road area. There are three notable inclusions and exclusions. See below for further explanation. The center of this rezoning request is to bring additional residential and mixed-use development opportunities into the Northern Lebanon area in the LaBombard neighborhood. The change will allow for possible residential as well and mixed-use within the area. Along with the proposed use changes several non-conformities are resolved.

The Etna Road area was excluded from rezoning consideration. Multiple business owners with manufacturing businesses along Etna Road requested to remain IND-L. During the public meetings held on the topic it was clear that the Etna Road area has been heavily built out as an industrial neighborhood. Further it appears that area will remain as an industrial focused neighborhood with little appetite or room to infuse residential use into the area. Thus, the Etna Road was removed from the request.

Hatch Amendment. A citizen petitioned amendment from last spring to reshape and rezone the zoning of 24 Labombard Road (51-21) has been included in the package. There is an adjustment of the zoning district boarder on the property and well as a change in the zoning district from IND-L to GC-1 along with the related properties in the LaBombard Road area.

Elks Property. The leadership of the Elks have requested a discussion about rezoning their property at 150 Heater Road from RL-1 and RL-3 to GC-1 to facilitate possible additional development as well as allowing their existing legal non-conforming use to be made conforming.

The Following Parcels are included:

Address	Parcel	Proposed Zoning	Current Zoning
150 Heater Road	51-13	GC-1	RL-1 and RL-3
0 LaBombard Road	64-34	GC-1	IND-L
174 Heater Road	64-23	GC-1	IND-L
13 LaBombard	64-22	GC-1	IND-L
25 LaBombard Road	64-25	GC-1	IND-L
33 LaBombard Road	51-15	GC-1	IND-L
24 LaBombard Road	51-12	GC-1 and RL-3	IND-L and RL-3
35 LaBombard Road	64-21	GC-1	IND-L

Amendment 7

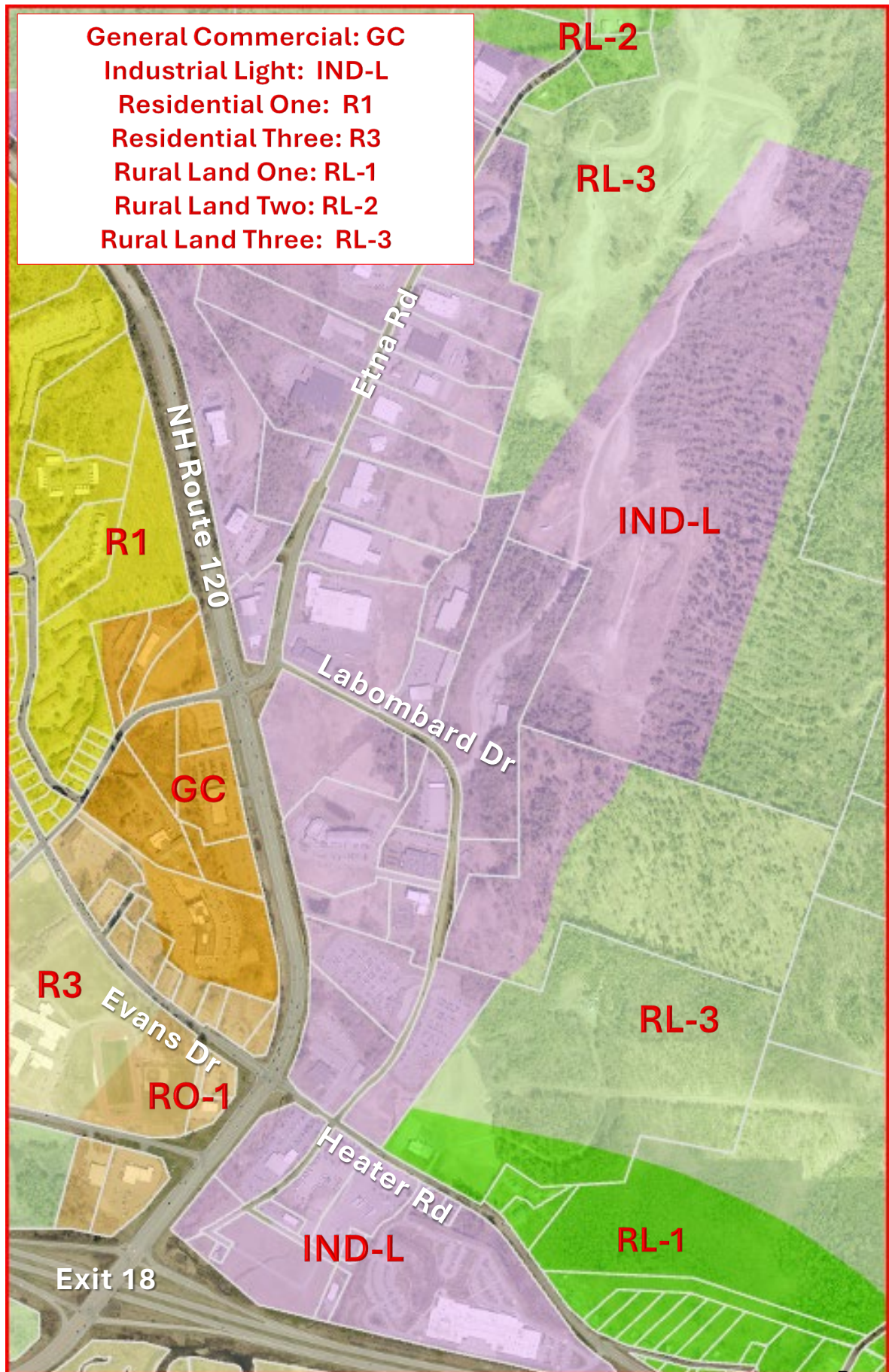
Northern Lebanon Map Amendment – LaBombard Road Area

From: Zoning Staff and 120 Corridor Study

33	39 LaBombard Road	51-14	GC-1	IND-L
34	32 LaBombard Road	51-11	GC-1	IND-L
35	41 LaBombard Road	51-1	GC-1	IND-L
36	40 N LaBombard Road	51-10	GC-1	IND-L
37	52 N LaBombard Road	51-2	GC-1	IND-L
38	0 NH Route 120	50-29	GC-1	IND-L
39	50 N LaBombard Road	51-3	GC-1	IND-L
40	0 Etna Road	26-17	GG-1 and RL-3	IND-L and RL-3
41	Map Amendment follows:			

Amendment #7

Existing Zoning

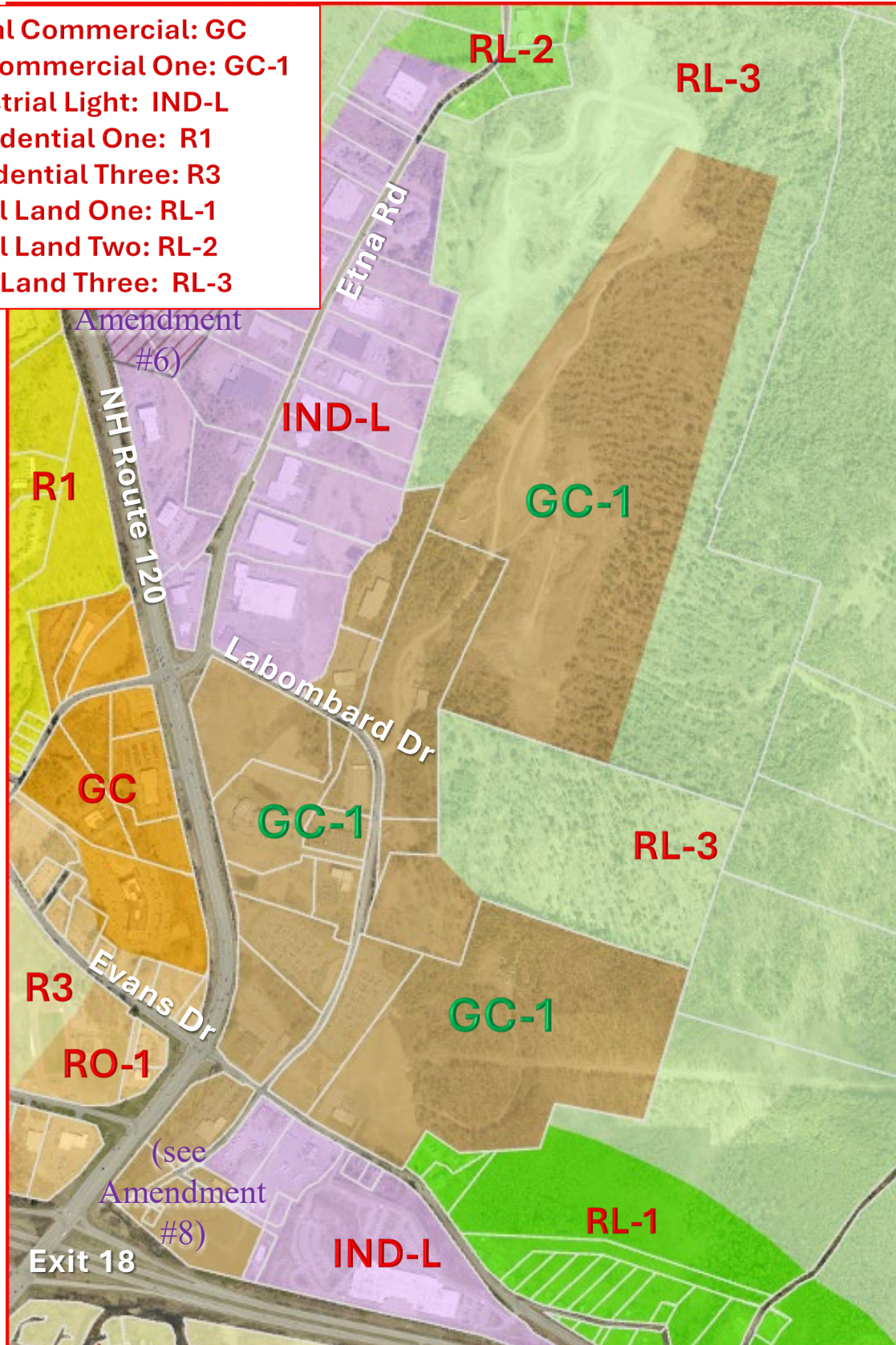


Amendment #7

Proposed Zoning

(Fall 2025 Amendment)

General Commercial: GC
General Commercial One: GC-1
Industrial Light: IND-L
Residential One: R1
Residential Three: R3
Rural Land One: RL-1
Rural Land Two: RL-2
Rural Land Three: RL-3



Amendment 8

Northern Lebanon Map Amendment – Heater Road Area

From: Zoning Staff and 120 Corridor Study

Amendment 8 seeks to Rezone the several properties in the Heater Road area. The area being proposed to be rezoned allows for the existing uses to be retained in the area and the rezoning diversifies the possible redevelopment of several vacant properties. Recently the former residential neighborhood in the area has been demolished and a blank canvas of redevelopment has been put into place. The direction of the possible redevelopment of this neighborhood has not yet been identified. The rezoning will allow a more diverse mixed-use set of uses to be conforming to the zone. Several properties, notably the truck stop and the Hypertherm manufacturing facility remain unchanged.

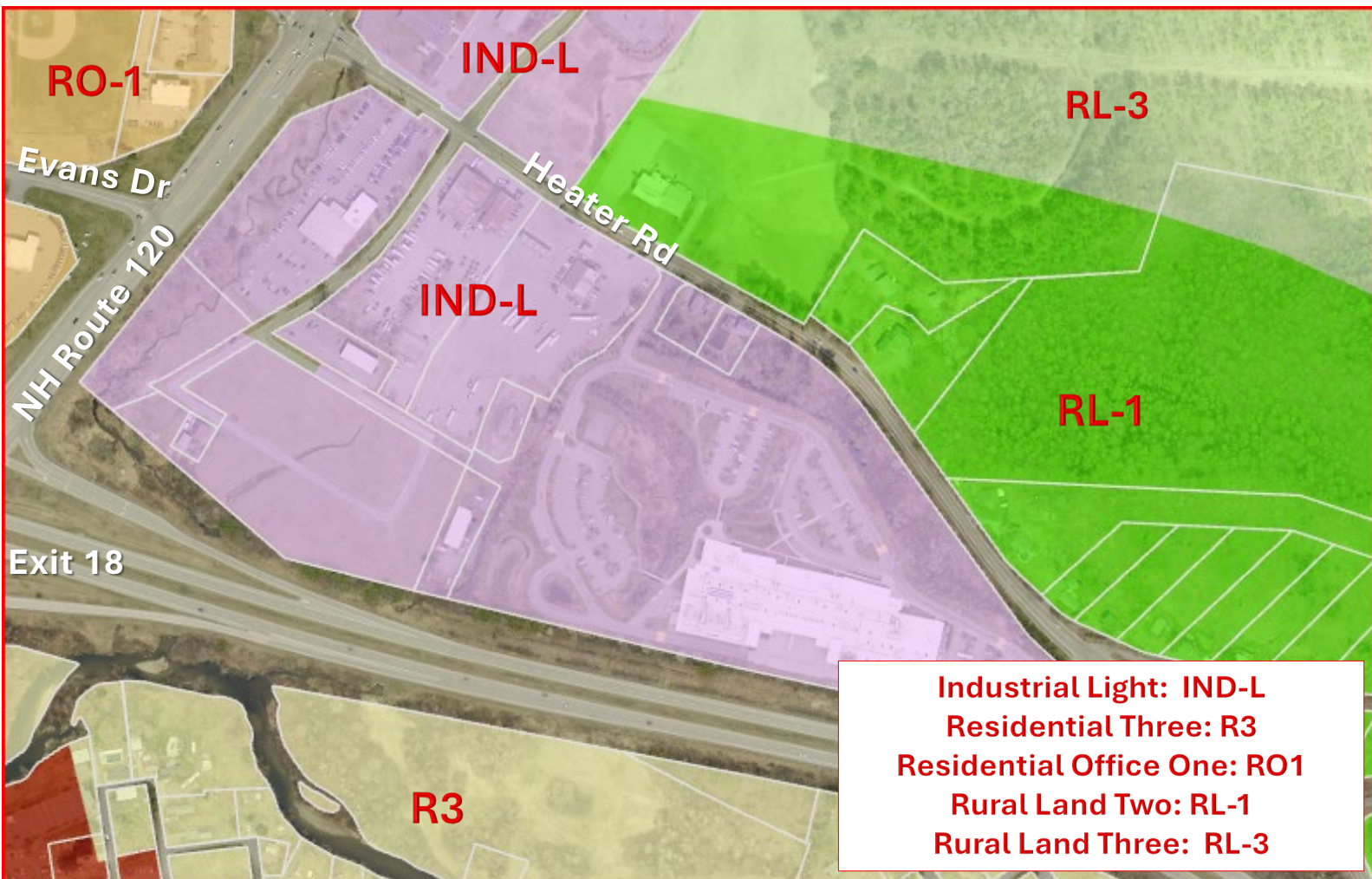
The Following Parcels are included:

Address	Parcel	Proposed Zoning	Current Zoning
5 Edwards	78-55	GC-1	IND-L
30 Little Heater Road	78-61	GC-1	IND-L
9 Pershing	78-48	GC-1	IND-L
175 Heater Road	64-30	GC-1	IND-L

Map Amendment follows:

Amendment #8

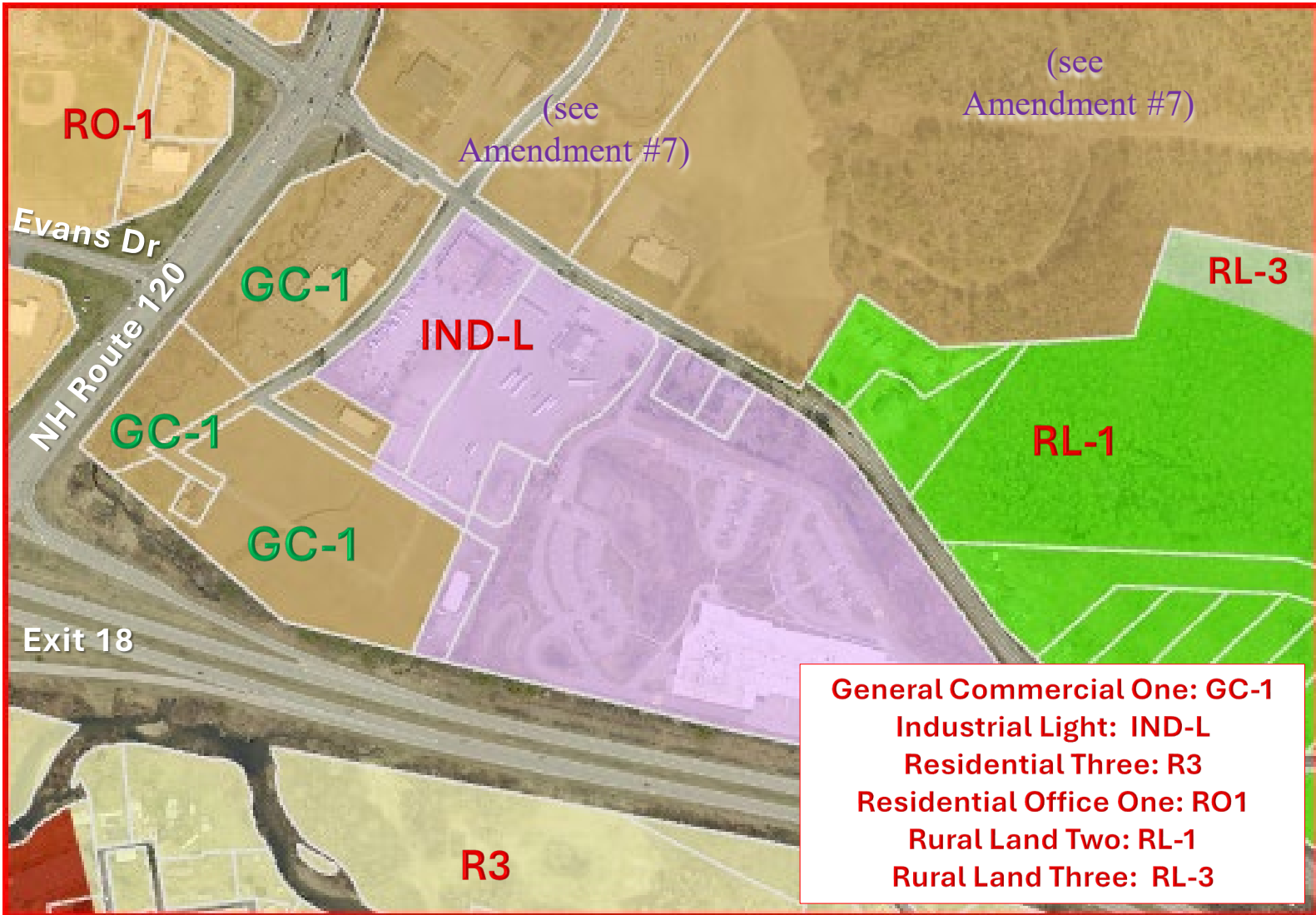
Existing Zoning



Amendment #8

Proposed Zoning

(Fall 2025 Amendment)



Amendment 9

Northern Lebanon Wildlife Overlay

From: Zoning Staff and 120 Corridor Study

The following creates a Wildlife Corridor Overlay that requires the Planning Board as a part of its deliberations on an application within the Overlay to examine the impact of the development on wildlife passage through the corridor. The proposed District is significantly reduced in scope from previous versions and now only examines wildlife movement. Amendment 9 in combination with map Amendment 6 will enhance wildlife, steep slope and environmental protection within the 120 area.

SECTION 411 Northern Lebanon Wildlife Overlay District

411.1 Purposes.

The purposes of the Northern Lebanon Wildlife Overlay District are to:

- A. Preserve and protect the integrity of the wildlife corridor and crossings that connect otherwise fragmented habitats in the Northern Lebanon ecosystem, as well as preserving and maintaining interconnected wildlife habitats for native flora and fauna more generally. Doing so is vital for enabling wildlife movement, promoting genetic diversity in wildlife populations, and maintaining the biodiversity and ecological health of the region, and furthermore prevents the need for investment in expensive restoration measures in the future.
- B. Preserve, protect, and enhance scenic, scientific, and educational values associated with the wildlife within the district.

411.2 Description of Northern Lebanon Wildlife District.

The Northern Lebanon Wildlife District includes all areas as depicted on the Official Lebanon GIS system map layer.

411.3 Permitted Uses.

Uses permitted on the respective use tables of the underlying zoning district shall be permitted.

411.4 Accessory structures and minor expansions.

An accessory structure or building addition with a footprint up to a cumulative 1000 square feet may be administratively approved pursuant to the site plan regulations.

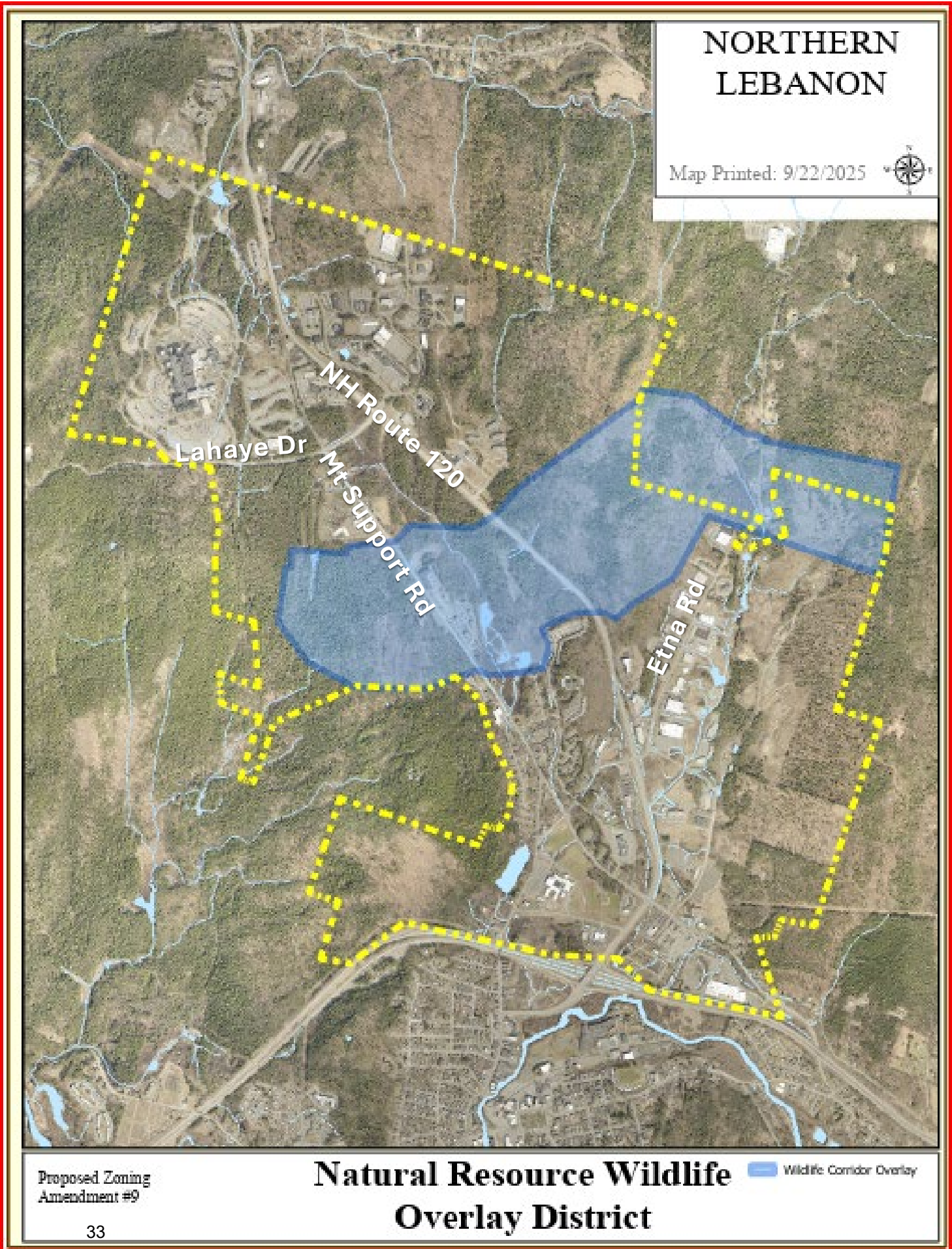
411.5 Additional Planning Board Approval Criteria.

In passing upon any application that requires Planning Board approval, the Planning Board shall make each of the following findings:

- A. The project makes adequate accommodation for the free movement of wildlife through the corridor.
- B. The project does not create an undue hazard or nuisance to the wildlife within the district.
- C. Wildlife crossings and essential wildlife conductivity within the Northern Lebanon Wildlife District are maintained.

Overlay Map Follows:

Amendment #9



Amendment 10

Northern Lebanon Text Amendments

From: Zoning Staff

The following are the corresponding text amendments that go along with the proposed rezoning map amendments for the 120 Corridor. Please note the GC-1 use table is color coded based on what uses go with what map amendment. The purpose of the different uses for each map is to make sure an existing use does not become nonconforming with an approved zoning map amendment.

SECTION 501 PLANNED UNIT DEVELOPMENT (PUD).

[...]

501.4 Commercial or Industrial Planned Unit Developments.

C. Tract Size: All Commercial or Industrial PUDs shall have a minimum tract size of 10 acres.

District	Minimum Tract Size
Industrial	10 acres
CB	10 Acres
GC	10 Acres
GC-1	10 Acres

D. Uses Allowed in a Commercial or Industrial PUD. Any non-residential use permitted or allowed by **special exception** or **conditional use** in the IND-L, CB, GC, or GC-1 Districts is allowed in a Commercial PUD. Such uses allowed by **special exception** or **conditional use** shall be considered permitted uses when included as part of a proposed Commercial PUD and shall not require separate **special exception** or **conditional use** approval.

Any non-residential use permitted or allowed by **special exception** or **conditional use** permit in the IND-L and IND-RA Districts is allowed in an Industrial PUD. Such uses allowed by **special exception** or **conditional use** shall be considered permitted uses when included as part of a proposed Industrial PUD and shall not require separate **special exception** or **conditional use** approval. Additionally, no more than 25 percent of the **gross floor area** in an Industrial PUD may be allocated to **hotels, restaurants, personal services** and retail sales necessary to serve the needs of the other businesses in the PUD (or of their employees).

Dwelling units in **one-family, two-family** and **multi-family dwellings** or appropriate mixes thereof may be allowed in Commercial or Industrial PUDs, at the discretion of the Planning Board, provided that the Board determines that such residential uses are compatible within the proposed PUD. For PUDs or portions thereof in the IND-L or IND-RA Districts, the density of residential uses allowed pursuant to this section shall be

determined based on a maximum of 25% of the net land area of the PUD not planned for open space, roads, or utilities and calculated at a density of 13 **dwelling units** per acre. For PUDs or portions thereof located in the GC, GC-1, or CB Districts, the density of residential uses allowed pursuant to this section shall be determined by the Planning Board pursuant to Sections 305.5, 305A.4, and 306.5, respectively. Where allowed, such **dwelling units** may be clustered together and/or distributed within the Commercial or Industrial PUD in **mixed use buildings** at the discretion of the Planning Board.

SECTION 508 PLANNED BUSINESS PARKS.

[...]

508.2 General Requirement. A **planned business park** is allowed as a Conditional Use in the Light Industrial District, General Commercial One District, Central Business District and the Industrial Rail Access District.

508.4 Sectors, Allowed Uses.

- A. The **planned business park** shall be shown on an approved Subdivision Plan and Use Allocation Plan. The Subdivision Plan and Use Allocation Plan approved by the Planning Board shall designate the allocation of the Industrial/ Office, Commercial and Residential Uses within the Park.
- B. No more than 20% of the net land area not planned for open space, roads, or utilities shall be used for the Commercial Sector.
- C. Unless limited by the Planning Board at the time of subdivision approval, the following uses shall be permitted.
 1. The following uses shall be permitted by right for any **planned business park** Industrial/Office Sector: **light industry**; **warehouse**; trucking terminal; publishing/printing; plumbing, electrical or carpentry shop; research laboratory; local government use; **essential service**; outdoor storage per Section 303.4 (less than 20%); **group day care facility** per Section 604; general business offices, research facilities, medical office buildings; **health clubs**, Educational Facility, College/University; Educational Facility, Vocational School; any use allowed in the Central Business (CB) District; and **accessory uses** to a permitted use. Retail showrooms per Sections 303.5 and 303A.5 shall be allowed by **conditional use** permit.
 2. The following uses shall be permitted by right for any **planned business park** Commercial Sector: **retail store(s)** up to a cumulative maximum of 20,000 sq. ft. of **gross floor area**; **personal service**; bank, branch bank; **restaurant**, sandwich shop/deli; refreshment stand; **office**; **motel**; **hotel**; movie theater;

89 **membership club; amusements (indoor);** printing (i.e. retail copy
90 store); radio or TV studio; **group day care facility** per Section 604;
91 local government use; ~~and health clubs;~~ any use allowed in the
92 Central Business (CB) District.
93

- 94 D. **Dwelling units** in **one-family, two-family** and **multi-family dwellings** or
95 appropriate mixes thereof at the discretion of the Planning Board, shall be
96 provided for in all **planned business parks**. The maximum number of
97 **dwelling units** allowed pursuant to this section shall be based on a
98 minimum of 15% and a maximum of 25% of the net land area of the park
99 not planned for open space, roads, or utilities and calculated at a density of
100 13 **dwelling units** per acre. Such **dwelling units** may be clustered together
101 and/or distributed within the Park at the discretion of the Planning Board.
102 For **planned business parks** in the GC-1 and CB District or portions
103 thereof, the density of residential uses allowed pursuant to this section shall
104 be determined by the Planning Board pursuant to Sections 305A.4 and
105 306.5, respectively.
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305A General Commercial One District
305A.2 Table of Uses.

<u>Permitted Uses</u>	<u>Uses by Conditional Use Permit (see Section 302.4)</u>
<u>Residential</u> 1. Multi-family dwelling (see Section 305A.4) <u>Commercial/Non-Residential</u> 2. Dwelling unit(s) above first floor 3. Essential service 4. Financial institution 5. Group day care facility per Section 604 6. Office 7. Personal service 8. Renewable energy system per Section 612 9. Bus Terminal 10. Hotel 11. Health Club 12. Local Government Use 13. Plumbing, electrical or carpentry shop 14. Publishing or Printing 15. Truck Stop 16. Ware house 17. Equipment & Machinery Sales & Service 18. Outdoor Storage (less than 70%)	<u>Commercial/Non-Residential</u> 1. Alternative treatment center per Section 613 2. Drycleaning pick-up station 3. Educational facility, college/university 4. Inpatient rehabilitation facility 5. Light industry 6. Research laboratory 7. Restaurant , sandwich shop 8. Retail store 9. Outdoor storage (more than 70%) 10. Car Wash 11. Vehicular Sales <u>Planned Developments</u> 1. Commercial PUD per Section 501 2. Manufactured Housing PURD per Section 504 3. Cottage Development 4. Industrial PUD per Section 501 5. Planned Business Park per Section 508 <u>Special Exception</u> (see Section 801.3) 1. Care and Treatment of Animals

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Etna Road Uses/Rezoning
Centerra/Alteria Rezoning

LaBombard Road Rezoning
Heater Road Rezoning

147
148
149

306 Central Business District (CBD)
306.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> 1. Dwelling unit(s) above first floor 2. Multi-family dwelling (see Section 306.5) 3. Senior housing complex	<u>Commercial/Non-Residential</u> 1. Craftsman's shop 2. Drive-through facility 3. Educational facility, college/university 4. Recovery Houses
<u>Commercial/Non-Residential</u> 4. Amusements (indoor) 5. Community center 6. Drycleaning pick-up station 7. Financial institution 8. Group day care facility per Section 604 9. Funeral home 10. Health club 11. Hotel 12. House of worship 13. Laundromat 14. Library 15. Local government use 16. Membership club 17. Motel 18. Museum 19. Office 20. Personal service 21. Radio or TV studio 22. Renewable energy system per Section 612 23. Restaurant, sandwich shop 24. Retail store 25. Social service center 26. Theater, concert hall, movie theater	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
	<u>Commercial/Non-Residential</u> 1. Essential service 2. Other uses per Section 306.4 3. Parking facility 4. Publishing/printing 5. Recreational facility, indoor 6. Recreational facility, outdoor 7. Research Laboratory <u>Planned Developments</u> 8. Commercial <u>or industrial</u> PUD per Section 501 8-9. <u>Planning Business Park</u>

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DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, NOVEMBER 10, 2025 6:30PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Kellen Appleton, Don Collins, Patrick Kennelly, Wes Achord, Kathie Romano (alt) (REMOTE), Karen Zook (City Council Rep), Steven Cole (alt)

MEMBERS ABSENT: Richard Ford Burley (Vice Chair)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

OTHERS PRESENT: Matthew Decker, Esq. (Legal Counsel for the City)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Ms. Romano said she is participating remotely because she is out of town. She said no one was in the room with him during the meeting. Chair Faunce said Ms. Romano and Mr. Cole will be full voting board members for this meeting.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before November 10, 2025:

- **Walhowdon Farm, Inc., 26 Walhowdon Way (Tax Map 138, Lot 5), zoned RL-2, and Mark & Jadene Patch, 0 Churchill Way (Tax Map 138, Lot 9), zoned RL-2 & RL-3: Request for approval of a Boundary Line Adjustment. PB2025-51-BLA**
- **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests design modifications to a previously approved Site Plan (PB2024-48-SPRCUP) to expand the outdoor vehicular storage area for the existing vehicular sales use. PB2025-52-SPA**
- **Occom Path, Inc. and Trustees of Dartmouth College, 11 Oak Ridge Road (Tax Map 4, Lot 6), zoned R-3: On May 17, 2021, applicant obtained a Conditional Use Permit per Sections 501.1 & 501.2 of the Zoning Ordinance, Final Major Subdivision approval, and Site Plan Review approval of a proposed Planned Unit Residential Development (PURD) (PB2020-31-FMAJ). Applicant now requests Final Major Subdivision approval to convert ownership of the parcel into a twenty-one (21) unit condominium. PB2025-53-FMAJ**

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

1 *A MOTION was made by Andrew Faunce that the applications of Walhowdon Farm, Inc., 26*
2 *Walhowdon Way (Tax Map 138, Lot 5) Mark & Jadene Patch, 0 Churchill Way (Tax Map*
3 *138, Lot 9) PB2025-51-BLA; Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40,*
4 *Plot 200), PB2025-52-SPA; and Occom Path, Inc. and Trustees of Dartmouth College, 11 Oak*
5 *Ridge Road (Tax Map 4, Lot 6) PB2025-53-FMAJ do not have the potential for regional*
6 *impact. The MOTION was seconded by Kellen Appleton.*

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

9
10 **3. PUBLIC HEARING ITEMS**

11
12 **A. Brickyard One Nominee Trust, Hanover Street (Tax Map 48, Lot 1), zoned R-1, R-**
13 **O-1, R-3 & RL-3: On December 17, 2024, applicant obtained Site Plan approval and**
14 **a Conditional Use Permit for a proposed 474-unit multi-family Planned Unit**
15 **Residential Development (PURD) (PB2024-22-SPRCUP). Applicant now requests**
16 **Final Major Subdivision approval to subdivide the 136-acre property into four (4)**
17 **condominium units. PB2025-45-FMAJ**

18
19 Mr. Corwin explained the City's subdivision regulations. He said a provision under Section 6.3
20 of the Subdivision regulations allows certain condominium conversions to be exempt from
21 subdivision regulations under certain circumstances.

22
23 [At 6:38pm, Ms. Zook arrived.]

24
25 He said the applicant is proposing to subdivide the project into four land condominium units (in
26 order to facilitate the financing of the development):

- 27 • Back half of the property, currently not being developed (Land Unit 4)
- 28 • 5 multifamily dwelling buildings
- 29 • 51-unit townhome development
- 30 • Maintenance building at the front of the lot

31
32 He said it is Staff's understanding that the applicant will come back to the City in the future to
33 request that the 51-unit townhome development be made into a condominium so all units could
34 be sold to homeowners, but that is not part of the decision before the Board tonight.

35
36 Mr. Corwin said the proposal to divide the development into four condominium land units
37 presents some conflicts between the City's subdivision regulations and state law. He said the
38 Planning Department has recently presented some questions to its legal counsel and is awaiting a
39 full response from counsel. He said a draft response from legal counsel did indicate that the
40 proposal requires subdivision review and does not fall under the exception of Section 6.3. He
41 said the applicant's legal counsel also provided input. He said it is up to the Planning Board to
42 decide if the application should be required to undergo subdivision review.

43
44 *A MOTION was made by Andrew Faunce that the application of Brickyard One Nominee*
45 *Trust, Hanover Street (Tax Map 48, Lot 1) PB2025-45-FMAJ is complete enough for the*
46 *Planning Board to accept jurisdiction and commence review. The MOTION was seconded by*
47 *Kellen Appleton.*

48
49 **The MOTION was approved (8-0).*

1
2 Mr. Gil Aleixo, Mr. Rich Whitehouse (VHB), and Attorney Barry Schuster were present on
3 behalf of the applicant.
4

5 Mr. Schuster said the project proposes to divide the land into four land units like the
6 development at Quail Hollow. He said each land unit would become a condominium unit. He
7 said the project would not be subject to the subdivision regulation if the plans have not
8 undergone a material change in the use of the land. He said, when that is the case, subdivision
9 approval is only required if the Planning Director determines that the underlying existing use of
10 the property will be materially altered by the conversion. He said there are no changes to the
11 property or the use – just a change in ownership. He cited other condominium properties in NH
12 with no changes to the property or use that have not been subject to subdivision review.
13

14 Attorney Pat Panciocco said she was present on behalf of the applicant. She said the matter
15 requires the Board to consider a division of the land as opposed to a division of ownership. She
16 read the language of Condominium Act, 356B:5. She reiterated that there is no material change
17 in the use of the land – just a change in ownership – so the project should not be subject to
18 review by the Planning Board.
19

20 Chair Faunce said the 40-foot right-of-way easement that runs to a parking lot depicted on the
21 most current plans was not on the approved plans that the Board reviewed previously. He said
22 that road and parking lot might present a change to the experience of living and parking at the
23 development. Mr. Whitehouse said the easement on the plans follows the existing driveway and
24 it there to allow access to undeveloped Land Unit 4.
25

26 Mr. Achord asked what the financing need was that drove the change. Mr. Schuster said the real
27 driving force behind the change was to have the units be owner-occupied. Mr. Alexio said there
28 are no current plans to sell Land Unit Four. Mr. Collins asked if Land Unit Four could be sold to
29 another developer. Mr. Schuster said anything built on that land would have to be approved by
30 the Planning Board.
31

32 Attorney Decker said the change to the property in the current proposal is the 40-foot-wide
33 access easement and the fact that Land Unit 4 is in the RL3 zone. He said he reviewed the draft
34 declaration with respect to real property. It says that each land unit may be improved, used,
35 operated, owned and transferred in the same manner as any other parcel of real property, subject
36 to any restrictions of record. He said the easement was something that the Planning Board might
37 regard as a proposed physical change to the property because the Land Unit 4 development is
38 undefined and they don't know how much traffic might be going through that parking lot
39 between the five multifamily apartment buildings that are yet to be built. He also noted that,
40 when the Planning Board did its site plan review of this development, whatever is in Land Unit 4
41 was excluded from the review. He said there is no designated open space in that area. He said he
42 believes there are enough issues with this new proposal that the Board would be well served to
43 take some time to consider the meaning of Section 6.3.
44

45 Ms. Romano asked if there would be a “master” HOV that oversees all the land units and who
46 would be responsible for the pond and access to the trail. She asked if the cost to rehabilitate the
47 kilns on the property would fall to all the owners. Mr. Schuster said the maintenance of the
48 property, kilns, and pond would be the responsibility of the master HOA. Mr. Schuster said any
49 future ROWs would have to be put into the plans.

1
2 Mr. Collins asked if one person could buy all the units and rent them out. Mr. Schuster said that
3 had not been considered. Chair Faunce said it would not be in the spirit of the use and language
4 could be included in the Condominium Declaration. The group discussed the Treetop
5 Condominium development and how it may be similar to what is being proposed.
6

7 Chair Faunce opened the public comment portion of the meeting.
8

9 David Kroner (Hanover Street) said he had expressed concerns about drainage and flooding
10 related to the pond to the development team and he thanked them for addressing his concerns. He
11 asked if all the units will have access to the pond. Mr. Alexio said access to the pond will be
12 restricted by the owner of the development.
13

14 Chair Faunce closed the public comment portion of the meeting.
15

16 Attorney Decker noted that the City needs to consider land and existing buildings under single
17 ownership proposed to be converted into condominium form of ownership and no physical
18 changes to the property are proposed before the Planning Director can make a determination
19 about whether the use of the property is going to be materially altered. He said, in his view, the
20 40-foot-wide easement, combined with Land Unit 4 being set off by itself, and the terms of the
21 draft declaration stating that each unit of land unit is treated as its own parcel of real property for
22 all development and ownership purposes, are a reasonable interpretation that physical changes to
23 the property are proposed and anticipated.
24

25 The group discussed the idea that the intention for Land Unit 4 was always to be developed so an
26 access road was going to be needed in the future. They discussed how the Planning Board would
27 have to review and approve plans (including an access road) to Land Unit 4 should a
28 development be proposed.
29

30 Chair Faunce noted that the prevailing sentiment of the Board is that this request – to be able to
31 divide this project into condominium uses – appears to have the full interest and approval in
32 spirit of this board. Chair Faunce said the Planning Director will review the plans and either
33 approve the recommendation from the Planning Board or decide the plans do require subdivision
34 approval. The group decided to allow some time for the Planning Director to review the plans
35 and make his decision. The Board said they would like to know the reasons behind whatever
36 decision is made by the Planning Director once he has reviewed the request.
37

38 ***A MOTION was made by Andrew Faunce to continue the public hearing until the November***
39 ***24 Planning Board meeting. The MOTION was seconded by Karen Zook.***
40

41 Mr. Corwin said, if the Planning Director feels the request meets the requirements for exemption,
42 Staff would recommend that the determination was made (based on materials from the applicant
43 and their legal counsel, in addition to the opinion of the City's legal counsel) that the application
44 satisfies the criteria for Section 6.3 and is exempt from subdivision review. He said the applicant
45 would be notified and he said he would recommend to the applicant at that point that they
46 withdraw the application.
47

48 ****The MOTION was approved (8-0).***
49

1 At 8:10pm, Chair Faunce called for a recess.

2 At 8:15pm, the meeting resumed.

4. STUDY ITEMS

A. Discussion re: Master Plan Update and Implementation Process

7 Mr. Corwin said the Planning Department would like to give the Board background on what the
8 Master Plan is, a history of its adoption, implementation, and update process. He said
9 maintenance of the Master Plan is the key, non-regulatory function of the Board. He said the
10 discussion is going to be continued at the December 8, 2025 Planning Board meeting.

12 The group discussed the format and size of the Master Plan and whether a City department
13 should be in charge of it, as opposed to the Board. The group discussed how the Master Plan and
14 Strategic Plan often get confused. They discussed how the Vision Chapter and the Land Use
15 Chapter are the only two required chapters. The group discussed how residents seem to regard
16 the Master Plan.

18 Mr. Corwin said he would share links to the Town of Hanover's and the Town of Keene's master
19 plan rewrites. He said he could ask someone from their planning departments to join a future
20 meeting to discuss the process they undertook to update their master plans.

22 The group discussed the timeframe they had to make changes to the Master Plan.

5. OTHER BUSINESS

A. Review and Adoption of 2026 Planning Board Calendar

27 The group agreed to adopt the 2026 Planning Board calendar as presented.

6. APPROVAL MINUTES – October 13, 2025 and October 27, 2025

30 October 27, 2025 Amendment: Page 2, Line 24-25: Strike sentence about EV chargers

32 *A MOTION was made by Andrew Faunce to approve the October 13, 2025 and October 27,*
33 *2025 Planning Board Meeting minutes as amended. The MOTION was seconded by Don*
34 *Collins.*

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

7. ADJOURNMENT

40 *A MOTION was made by Kellen Appleton to adjourn the meeting at 8:54pm. The MOTION*
41 *was seconded by Don Collins.*

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

45 The meeting adjourned at 8:54pm.

47 Respectfully submitted,
48 Paula Roux
49 Recording Secretary