



**LEBANON PLANNING BOARD
JANUARY 12, 2026 - 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: 995 046 680#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:tim.corwin@lebanonnh.gov).

-
- 1. Call to Order**
 - 2. Election of Officers**
 - A. Chair and Vice Chair
 - 3. Notice of Regional Impact**
 - 4. Public Hearing Items**
 - A. **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O:** Applicant requests Site Plan Review to add seven (7) additional dwelling units within the existing building, together with associated site improvements. **PB2026-02-SPR - To be postponed to February 9, 2026**
 - 5. Conceptual Review**
 - A. **SPNH Mount Support, LLC, Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3:** Applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. **PB2025-42-CON**
 - 6. Study Items**
 - A. Review of and Discussion re: Master Plan Update and Implementation Process
 - 7. Other Business**
 - 8. Approval of Minutes**
 - A. November 24, 2025
 - B. December 8, 2025
 - 9. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

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



January 5, 2025

Ref: 52980.00

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

Re: Informal Conceptual Site Plan Review
Project Narrative
0 Mount Support Road
Tax Map 24 Lot 1-100

Dear City of Lebanon Planning Board,

The applicant is requesting an informal conceptual review for the previously reviewed Marek West project, located at 0 Mt. Support Rd, adjacent to 343 Mt. Support Road. A Conceptual Review for the Project was held on September 22, 2025, with the Planning Board, with written feedback provided in advance by the Conservation Commission, Tree Advisory Board, and the Lebanon Pedestrian & Bicyclist Advisory Committee (PBAC). Following the Conceptual Review, a site walk of the property was conducted with members of the Planning Board on October 8, 2025, to review site conditions and discuss design considerations. These meetings and site walk informed the proposed design revisions described below. In addition to the changes in the previously submitted concept, the applicant is also looking for initial input and feedback and comments on proposed townhouse concept to potentially provide more diverse housing options. In support of this request, the following materials have been provided.

- Signed Application
- Supporting Site Plans (1 full size and 4 reduced size packages), which include the following:
 - Original Conceptual Site Plan (August 2025)
 - Revised Conceptual Site Plan (December 2025)
 - Townhouse Conceptual Site Plan
 - Illustrative Site Plan

Project Description

The proposed project, consists of the development of three four-story multifamily residential buildings with associated podium and surface parking, site amenities, and landscaping at 0 Mount Support Road.

The Project site is located approximately one mile south of Dartmouth Medical Center and three miles south of Dartmouth College and is intended to serve employees of nearby institutions and other local residents. The Site, identified as Parcel 1 on Tax Map 24, Lot 1-100, is zoned for residential use and is owned by SPNH Mount Support, LLC. The overall parcel encompasses approximately 58 acres, with development concentrated on approximately 6 acres.



Proposed Modifications to the Concept

Following the Conceptual Review and subsequent site walk, the Project design has been revised to respond to feedback from the Planning Board, Conservation Commission, Tree Advisory Board, and the Lebanon Pedestrian & Bicyclist Advisory Committee (PBAC). Key revisions focus on reducing environmental impacts, reducing site work impacts, reducing visual impacts, and enhancing the resident experience while maintaining the Project's housing goals.

- **Wetlands:** The Project has been redesigned to reduce wetland impacts by approximately 2,500 square feet, balancing site development with environmental protection.
- **Building and Roadway Placement:** The front roadway has been moved back by approximately 48 feet, and the front buildings have been moved back by approximately 86 feet, providing enhanced buffering and reduced visual impacts.
- **Site Disturbance and Grading:** Grading and site work have been refined to follow existing topography to the greatest extent feasible, allowing for reductions in site work, including hammering, blasting, and retaining wall heights.
- **Preservation of Site Features:** An existing rock face from a prior quarrying operation has been retained as a distinctive site feature.
- **Open Space and Amenities:** Central green spaces for residents have been incorporated as suggested, providing shared outdoor areas and enhancing the overall residential experience.
- **Wildlife Corridor Impact:**
 - The revised entrance alignment required to accommodate the reduced wetland impacts, increased building setbacks, and improved site buffering results in an encroachment of less than 0.75 acres into one of the two existing wildlife corridors. This encroachment extends approximately 175 feet into an existing 400-foot-wide corridor near where the corridor crosses Mount Support Road, a location already influenced by the presence of the public roadway.
 - The entrance drive has been designed to minimize impacts on wildlife movement by impacting natural grades as little as possible, avoiding riprap and other hardened site features, utilizing vegetated swales and drainage treatments to exist within the natural fauna, limiting roadway width to the minimum allowable safety standard, and preserving and restoring native vegetation along the corridor edges.
 - To offset this limited and localized impact, the Project proposes to record a wildlife corridor conservation restriction on an additional 35 acres of land. This added conservation area will connect the two existing wildlife corridor areas, resulting in approximately 62 acres of permanently protected open space at this location and a net enhancement of long-term habitat connectivity.
 - These changes reflect the Project team's commitment to smart growth principles and environmental stewardship, and its desire to be responsive to the input of the Planning Board and City advisory committees.



Townhouse Concept

The concept consists of the development of ten two- and three-story townhouses with associated parking, site amenities, and landscaping on the lot south of the existing 343 Mt Support apartments.

The townhouses are arranged in two buildings with five units each, separated by a central green space and flanked by additional landscaped areas. Each townhouse is designed with:

- 3 bedrooms and 2 bathrooms
- Single-car garage
- Private rear patio facing the adjacent woods
- One additional surface parking space at the front

The units will be governed by condominium documents, allowing them to be sold individually, though rental of units may occur until the for-sale market is viable.

Permitting

As there is wetland impacts proposed, a Special Exception from the ZBA was applied for and granted with a positive Conservation Commission recommendation. As it relates to the wetlands, the applicant had concurrently submitted an NHDES Wetlands Permit application to the state, which was also approved. The site is also subject to the NHDES Alteration of Terrain Permit for stormwater design approval, which will be applied for after the full design plans have been developed for Site Plan Review.

The Townhouses development does not propose any impacts to the wetlands, as such the Special Exception and NHDES Wetlands permits will not be required. It is anticipated that a Site Plan Review for the townhouses will be applied for as a standalone project as it relates to the Marek West.

Conformance with the Master Plan

The Northern Lebanon Community Plan encourages the introduction of a range of housing types and higher density residential options to accommodate the City's growing population and workforce demands. Consistent with that plan, the proposed 260-unit multifamily development located at 0 Mt. Support Road offers a mixture of studio, one- and two-bedroom apartments in an already developing corridor. The project further supports the overarching goals of the Northern Lebanon Community Plan in several important ways. The project advances Strategy 1 with a substantial expansion of the adjacent wildlife corridor conservation areas and an extension of the adjacent trail system maintained by the Upper Valley Mountain Biking Association. The project advances Strategy 2 by building near key corridors already prioritized for pedestrian and multimodal enhancements with the Advanced Transit bus line and multi-use path both located to the front of the project on Mt. Support Road. With its proximity to DHMC and the many businesses along the Rt 120 corridor, the proposed development also reinforces the plan's vision of



increasing housing opportunities in close proximity to economic hubs, a major theme of Strategy 3. In summary, the project's type of housing in this location together with the substantial expansion of the wildlife corridor area promotes smart growth while also expanding conservation lands.

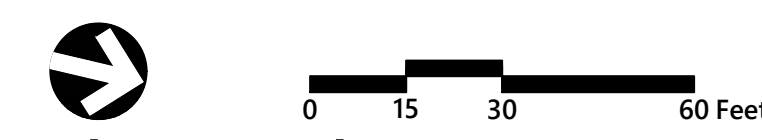
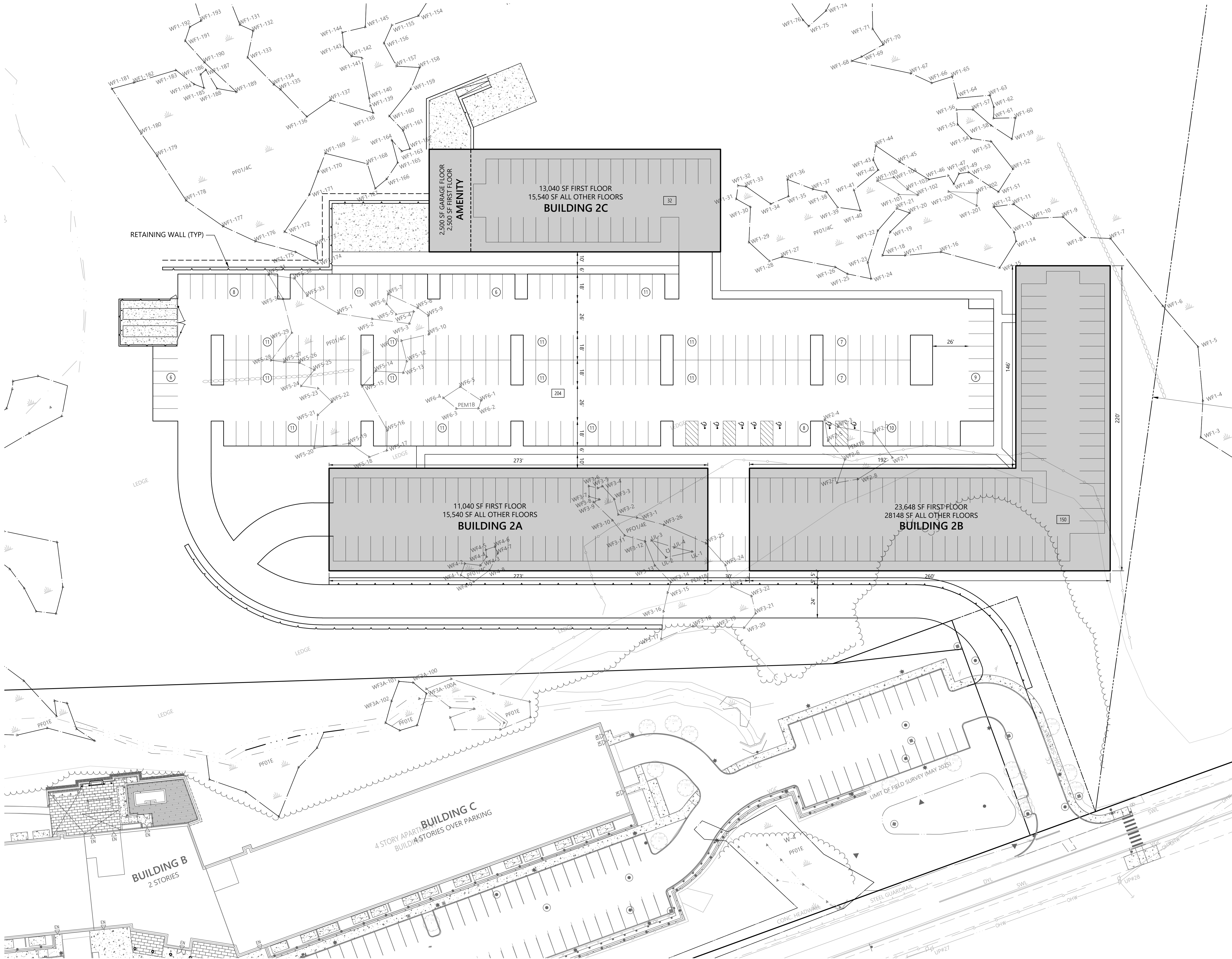
Thank you for your time and consideration of the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Fenstermacher", with a long horizontal flourish extending to the right.

Dave Fenstermacher, PE
Managing Director

Saved Tuesday, August 5, 2025 9:27:28 PM SEULOCK Plotted Friday, August 8, 2025 2:25:26 PM Andrea Percic



**The Marek West
at Lebanon, NH**
0 Mount Support Road
Lebanon, New Hampshire

No.	Revision	Date	Appr'd.

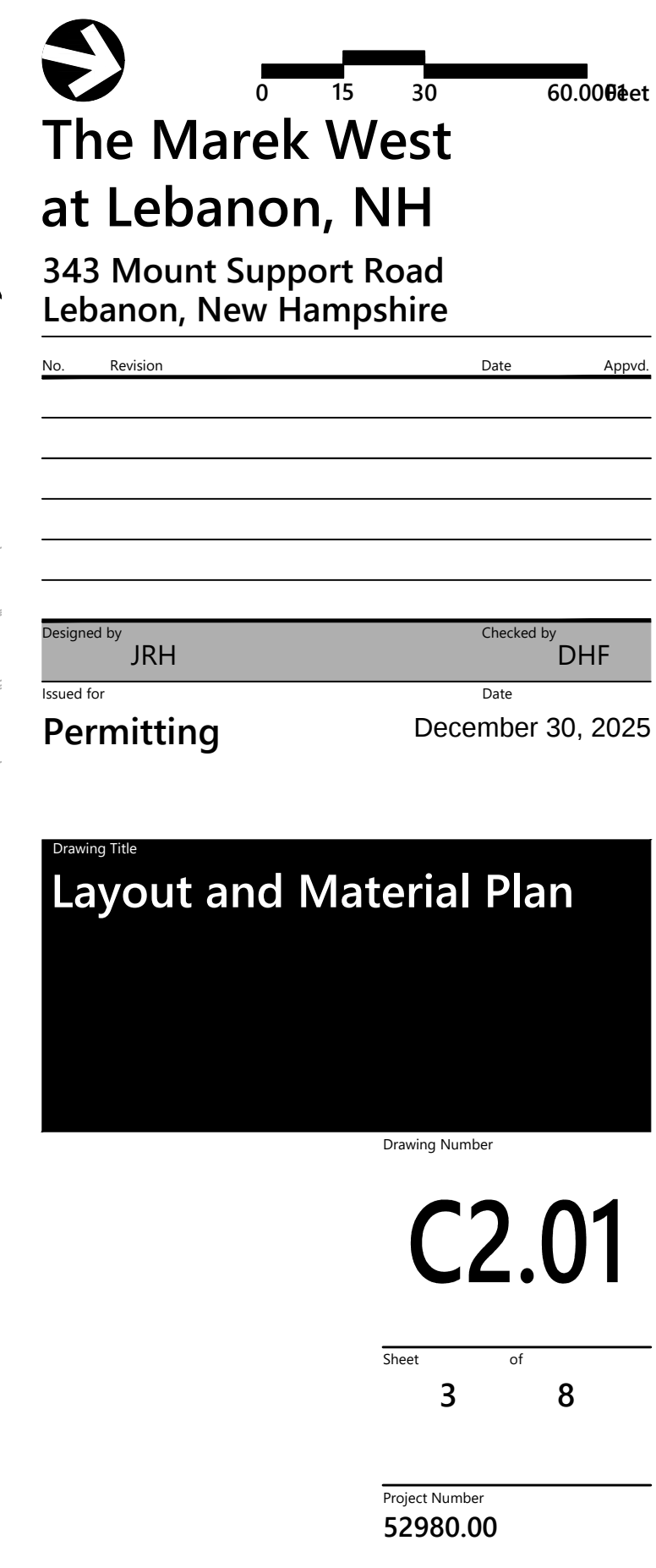
Designed by SJF	Checked by DHF
Issued for Permitting	Date August 11, 2025

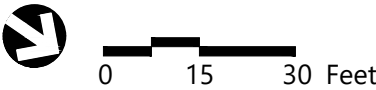
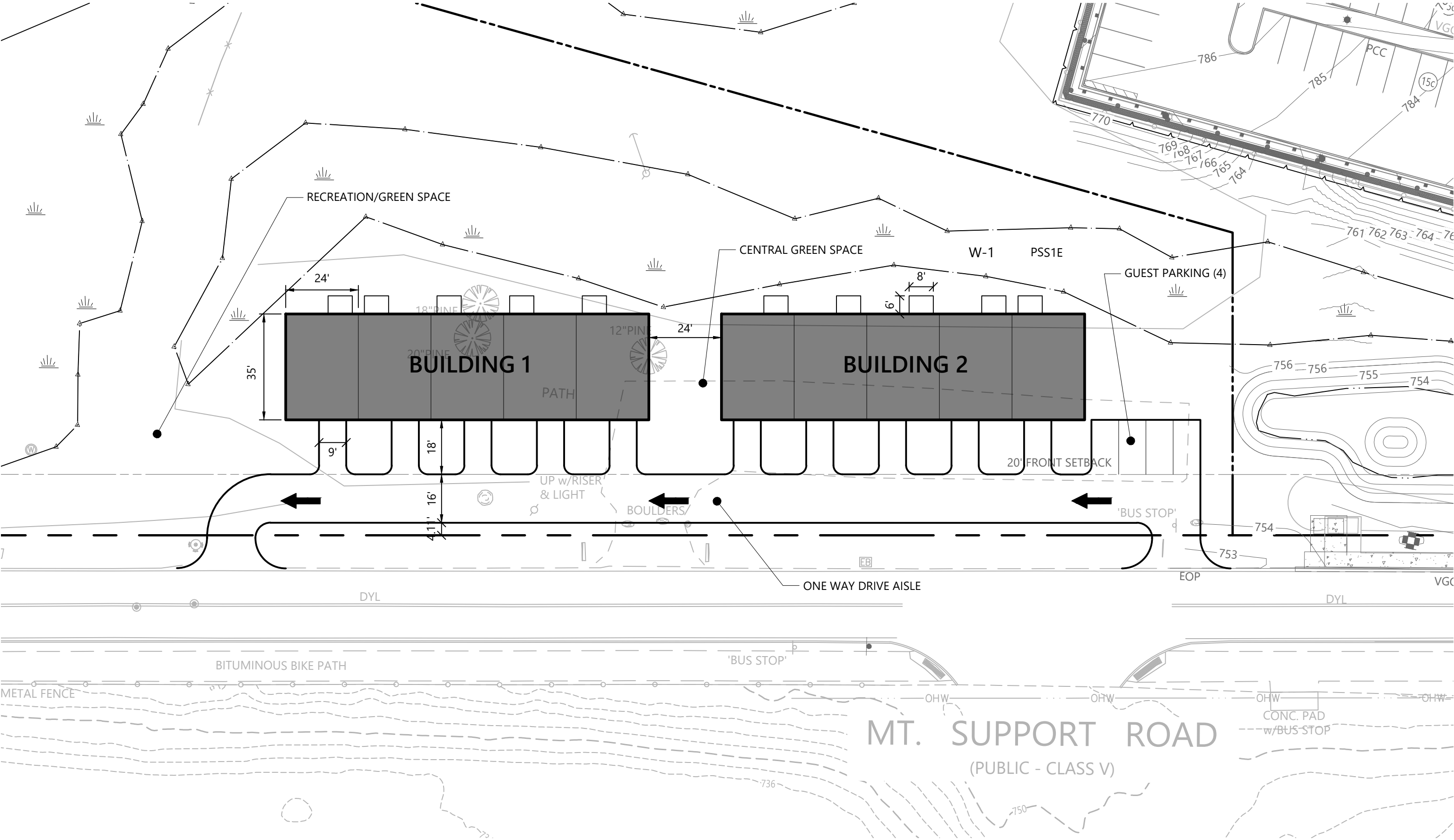
Drawing Title
Conceptual Site Plan Layout

Drawing Number

CSP 1.00

Sheet 1 of 1





Conceptual Townhome Layout
343 Mount Support Road
Lebanon, NH

Figure 1

December 2025



Illustrative Site Plan

The Marek West

Mount Support Road, Lebanon, NH

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, NOVEMBER 24, 2025 6:30PM**

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

MEMBERS ABSENT: Richard Ford Burley (Vice Chair), Karen Zook (City Council Rep)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

1. CALL TO ORDER

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

A. Brickyard One Nominee Trust, Hanover Street (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: On December 17, 2024, applicant obtained Site Plan approval and a Conditional Use Permit for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) (PB2024-22-SPRCUP). Applicant now requests Final Major Subdivision approval to subdivide the 136-acre property into four (4) condominium units. PB2025-45-FMAJ - Continued from November 10, 2025

Mr. Corwin said Staff and legal counsel reviewed the request by the applicant to subdivide the property into four condominium units and determined that the proposed Units 1, 2, and 3 are exempt under Section 6.3 of the Subdivision Regulations are therefore not subject to review by the Planning Board. He said Staff and legal counsel determined that proposed Land Unit 4, however, does not meet the exemption specifications and would be subject to review. He noted that the project now would not be considered a major subdivision; it would now (as a minor subdivision) would be subject to the requirements of Section 9 of the Subdivision Regulations.

The group discussed whether the four units, once they are subdivided as condominium units, could be bought by one person who could rent the residences to tenants instead of selling them as condominiums. The group discussed how the intent is to sell the residences to individual owners rather than having them all be rented units.

Mr. Corwin said the applicant could appeal the decision and explained the appeal process. He provided the Board members and applicant with a draft motion for the decision. Mr. Gil Aleixo,

1 Mr. Rich Whitehouse (VHB), and Attorney Barry Schuster were present on behalf of the
2 applicant. Attorney Schuster asked for a recess to review the draft motion.

3
4 At 6:45pm, Chair Faunce called a recess.

5 At 6:46pm, the meeting resumed.

6
7 Chair Faunce opened the public comment portion of the meeting. No one from the public spoke.
8 Chair Faunce closed the public comment portion of the meeting.

9
10 The group discussed whether the condominium association by-laws would be reviewed by the
11 City. Mr. Corwin explained that draft motion included the Condition of Approval that the by-
12 laws would be submitted to the City for review by legal counsel.

13
14 Chair Faunce closed the public hearing.

15
16 ***A MOTION was made by Kellen Appleton that the Lebanon Planning Board approves the***
17 ***application of Brickyard One Nominee Trust for a proposed land condominium subdivision of***
18 ***the +/-136.87 acre parcel located on Hanover Street Extension identified as Tax Map 48, Lot***
19 ***1, as shown on a plat titled “Land Condominium Plan of Land – Map 48, Lot 1 in Lebanon***
20 ***New Hampshire,” prepared by Vanasse Hangen Brustlin, Inc., dated October 10, 2025,***
21 ***revised November 13, 2025, PB2025-45-FMAJ, including any and all supplemental***
22 ***submissions and testimony provided during the public hearing.***

23
24 ***In support of its decision, the Board finds that the Planning & Development Director, in***
25 ***correspondence sent to the applicant on November 11, 2025, made a determination pursuant***
26 ***to Section 6.3 of the Subdivision Regulations that the creation of condominium Units 1, 2 and***
27 ***3 does not materially alter the underlying use of the property and therefore does not require***
28 ***subdivision approval, and that consequently, the creation of Unit 4 constitutes a Minor***
29 ***Subdivision subject to the requirements of Section 9 of the Subdivision Regulations. The***
30 ***Board further finds that the applicant has submitted plans, testimony, and technical data***
31 ***prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with***
32 ***the applicable Minor Subdivision requirements of the Subdivision Regulations.***

33
34 ***This approval is subject to the following conditions:***

35 ***A. General Conditions***

36 ***1. The applicant shall comply with the Planning Board Notice of Action for the Brickyard***
37 ***Planned Unit Residential Development (PURD) Conditional Use Permit and Site Plan***
38 ***approvals, dated December 17, 2024 (PB2024-22-SPRCUP), and all conditions of approval***
39 ***thereof.***

40 ***2. This approval shall be considered void unless, within two (2) years from the date of this***
41 ***Notice of Action (Section 7.12.B), a) all conditions precedent have been met and b) the plat***
42 ***and this Notice of Action have been recorded in the Grafton County Registry of Deeds.***

43
44 ***B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat***

45 ***1. The applicant shall provide a final version of the Condominium Declaration and Bylaws to***
46 ***the Planning & Development Department for review by the City’s legal counsel.***

47 ***2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format***
48 ***using NH State Plane Coordinate system or an alternative approved by the City’s GIS***
49 ***Coordinator) to the Planning & Development Department.***

1 **3. The applicant shall provide to the City draft copies of the deeds of the land transfer for**
 2 **review to ensure the transfer will be completed properly for Assessing and recording purposes.**

3 **4. The applicant shall submit two (2) mylars of the approved plat together with applicable**
 4 **recording fees to the Planning & Development Department in accordance with Planning &**
 5 **Development Department recording procedures. (8.1.D & 7.11)**

6 **5. The applicant shall submit the executed deeds of the land transfer together with applicable**
 7 **recording fees to the Planning & Development Department to be recorded contemporaneously**
 8 **with the plat and Notice of Action.**

9
 10 **The MOTION was seconded by Wes Achord.**

11
 12 ***The MOTION was approved (7-0).**

13
 14 **A MOTION was made by Kellen Appleton that the Lebanon Planning Board authorizes the**
 15 **Chair to sign the plat of Brickyard One Nominee Trust, PB2025-45-FMAJ, titled “Land**
 16 **Condominium Plan of Land – Map 48, Lot 1 in Lebanon New Hampshire,” prepared by**
 17 **Vanassee Hangen Brustlin, Inc., dated October 10, 2025, revised November 13, 2025.**

18
 19 **The MOTION was seconded by Don Collins.**

20
 21 ***The MOTION was approved (7-0).**

22
 23 At 7:01pm, Ms. Zook said she was attending the meeting remotely as a member of the public and
 24 not as a Board member because she was not feeling well.

25 26 **3. STUDY ITEMS**

27 28 **A. Review and Comment to City Council on Proposed Zoning Map and Text Amendments**

29
 30 Mr. Reichert noted that the amendment related to EV Regulations would not be discussed at this
 31 meeting because the new proposal had not yet been reviewed by legal counsel.

32
 33 Mr. Dan Nash and the group discussed the amendments he was proposing:

- 34 • Change to R3: For greater density for the parcel planned for the Rock Ridge Development on
- 35 Old Pine Tree Cemetery Rd
- 36 • Expand IND-L: For properties off Etna Rd (part of the Route 120 Corridor) instead of the
- 37 City’s plan rezone the area to RL3.

38
 39 Mr. Reichert and the group discussed several proposed zoning amendments/changes related to:

- 40 • Manufactured housing
- 41 • ADUs
- 42 • Map amendments related to sections of the Route 120 Corridor:
 - 43 ○ Centerra/Altera neighborhood
 - 44 ○ Rezone portions to RL3 because of conservation considerations
 - 45 ○ LaBombard Rd area
 - 46 ○ Area around Volvo dealership
- 47 • Rezoning area near Lafayette St near Centerra from IND-L to GC1
- 48 • Planned Unit Developments in GC1 zone
- 49 • Historic district design standards

- Mobile food service
- Signage
- Pattern zone overlay
- Care and treatment of animals
- Definition of agriculture
- Road width
- Replacement of dwellings within two years of disaster
- Impact fees

4. OTHER BUSINESS - None

5. APPROVAL MINUTES – November 10, 2025

Chair Faunce said these minutes would be reviewed at the next meeting.

6. ADJOURNMENT

A MOTION was made by Kellen Appleton to adjourn the meeting at 9:30pm. The MOTION was seconded by Wes Achord.

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

The meeting adjourned at 9:30pm.

Respectfully submitted,
Paula Roux
Recording Secretary

DRAFT

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, DECEMBER 08, 2025 6:30PM**

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

MEMBERS ABSENT: Richard Ford Burley (Vice Chair), Wes Achord

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

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:31pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. 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 December 08, 2025:

- **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to Section 10.2 of the Subdivision Regulations, applicant requests Design Review of a Preliminary Layout for a proposed Planned Unit Residential Development (PURD) containing 13 residential units together with related site improvements. PB2026-01-PMAJ**
- **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to add seven (7) additional dwelling units within the existing building for a total of _____ dwelling units, together with associated site improvements. PB2026-02-SPR**

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

A MOTION was made by Andrew Faunce that the applications of Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27) PB2026-01-PMAJ and Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), PB2026-02-SPR do not have the potential for regional impact. The MOTION was seconded by Kellen Appleton.

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

Chair Faunce said Item 3C will be heard first, which is out of the order of the meeting agenda.

3. PUBLIC HEARING ITEMS

C. Ocom 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

Mr. Corwin said the applicant wants to convert a multi-unit rental development into condominium units. He said that kind of conversion meets the regulation of major subdivision. He also reviewed Section 6.3 subdivision regulations, which states that properties are exempt from subdivision review by the Planning Board if the Planning Director determines that no material change in use has been made to the plans.

[At 6:40pm, Ms. Zook arrived at the meeting.]

He said Staff reviewed the application and determined there has been no material change in use to the plans, that it meets the specifics of Section 6.3 exemption, and, therefore, does not require approval by the Planning Board. Mr. Corwin explained the appeal process. He said the Board members can review the application and decide whether it agrees with the opinion of Staff or if it feels the application should be subject to subdivision review. The Board members said they agreed with Staff's recommendation and no review is needed.

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

Chair Faunce said there is no further discussion needed for this application.

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

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

A MOTION was made by Andrew Faunce that the application of Walhowdon Farm, Inc., 24 & 26 Walhowdon Way (Tax Map 138, Lot 5), PB2025-51-BLA is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Kellen Appleton.

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

Mr. Eric Mitchell (land surveyor) was present on behalf of the applicant. He gave an overview of the boundary line adjustment request, which would result in 13 acres of an adjacent property on Churchill Way being added to the Walhowdon Farm property. He said an easement would be put

1 on an existing access road from Churchill Way to the farm. He said the applicant is asking for
2 waivers from the requirement to show all the buildings and everything on the farm property and
3 the requirement to do a full boundary survey on the farm property. He confirmed that the
4 property boundaries have been determined to be the way they are depicted on the plan.

5
6 Chair Faunce opened the public comment portion of the hearing.

7
8 Ms. Lisa Lance (Ward 2) said her property abuts the Churchill Way property. She asked for more
9 clarity on the reason for the easement request for the access road. She said it is a dirt road now
10 and said she wondered if it would be made into an actual road. Mr. Mitchell said the road should
11 not be changed physically. He said the reason for the easement is to ensure the farm has legal
12 access to use the trail.

13
14 Chair Faunce closed the public comment portion of the meeting.

15
16 ***A MOTION was made by Patrick Kennelly that the Planning Board grants the waiver from***
17 ***Section 8.2.A.5 of the Subdivision Regulations requiring the depiction of all existing***
18 ***structures on the subject lot, finding that strict conformity would pose an unnecessary***
19 ***hardship to the applicant and the waiver would not be contrary to the spirit and intent of the***
20 ***regulations.***

21
22 ***The MOTION was seconded by Kellen Appleton.***

23
24 ****The MOTION was approved (7-0).***

25
26
27 ***A MOTION was made by Patrick Kennelly that the Lebanon Planning Board approves the***
28 ***application of Walhowdon Farm, Inc. and Mark & Jadene Patch for a proposed Boundary***
29 ***Line Adjustment between Tax Map 138, Lots 5 and 9, zoned RL-2 & RL-3, PB2025-51-BLA,***
30 ***as shown on a plat titled "Minor Lot Line Adjustment Plan," prepared by Eric C. Mitchell &***
31 ***Assoc., Inc., dated November 7, 2025, Job No. 88-84, including any and all supplemental***
32 ***submissions and testimony provided during the public hearing.***

33
34 ***In support of its decision, the Board finds that the applicant has submitted plans, testimony,***
35 ***and technical data prepared by a licensed land surveyor that, together, satisfactorily***
36 ***demonstrate compliance with the applicable requirements of the Subdivision Regulations***
37 ***except as may reasonably be addressed through the imposition of certain conditions of***
38 ***approval, set forth below.***

39
40 ***This approval is subject to the following conditions:***

41
42 ***A. General Conditions***

- 43 ***1. This approval shall be considered void unless, within two (2) years from the date of this***
44 ***Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of***
45 ***Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 & 7.12.B)***
46 ***The plat and Notice of Action shall be recorded by the Planning & Development Department***
47 ***in accordance with Planning & Development Department recording procedures.***
48 ***2. This approval shall automatically expire and be considered void upon failure to meet any of***
49 ***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.

3. 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.

4. 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.

5. 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)

6. 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.

The MOTION was seconded by Don Collins.

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

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the plat of Walhowdon Farm, Inc. and Mark & Jadene Patch, PB2025-51-BLA, titled, "Minor Lot Line Adjustment Plan," prepared by Eric C. Mitchell & Assoc., Inc., dated November 7, 2025, Job No. 88-84, and as revised per the Planning Board's conditions of approval.

The MOTION was seconded by Kellen Appleton.

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

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

Chair Faunce said this application request has been presented before, and this current submission seems to be the same as the previous application but does not include the approved site improvements that were part of the original agreement. He said the applicant submitted a list of waivers for several of the site improvement requirements, so that may be why the site improvements are not included.

1 Attorney Barry Schuster, Mr. Adam Morse (Engineering Ventures), Ms. Johanna Cicotte
2 (Cicotte Properties) were present on behalf of the client. Attorney Schuster gave an overview of
3 the history of this application. He said the application was the subject of litigation between the
4 applicant and the City because, after a zoning change, the dealership was found to be in violation
5 and the Zoning Board refused to hear the applicant's appeal of the violation determination. He
6 said a settlement of that litigation was reached between the parties. He said the City has agreed
7 that the applicant may pursue one of the following three avenues for physical compliance:

- 8 • Implement the plan that was approved last spring
- 9 • File an application for an amended site plan on or before November 10, 2025
- 10 • Remove the asphalt, remove the paving

11
12 He said the applicant has chosen the second option – to present an amended plan – which is why
13 it is being presented at this meeting. Chair Faunce said he'd like to have legal counsel review this
14 request in light of the language of the settlement agreement. Ms. Appleton said they thought
15 Staff had recommended that the Board find the previous application was not complete enough
16 for review. Chair Faunce recommended the hearing be postponed to allow the applicant to
17 review the items that were identified as needed for completeness by Staff and to give the Board
18 time to have legal review.

19
20 *A MOTION was made by Andrew Faunce to postpone the public hearing on this application –*
21 *to give the applicant time to work on completeness and to allow the Planning Board to work*
22 *with legal counsel with respect to accepting a subsequent application – to the January 12,*
23 *2026 Planning Board meeting. The MOTION was seconded by Kellen Appleton.*

24
25 **The MOTION was approved (7-0).*

26 27 **4. STUDY ITEMS**

28 29 **A. Review of proposed amendments to Section 608 of the Zoning Ordinance (EV** 30 **regulations) and related proposed site plan amendments**

31
32 Mr. Reichert gave an overview of the EV Regulations Task Force's activity related to the
33 discussion about the zoning ordinance amendments related to EV Regulations. He discussed how
34 the task force decided the regulations would remain with the Zoning Board, but some identified
35 situations that could trigger site plan review by the Planning Board. He also explained the
36 group's decisions regarding investment by the developers for EV hardware and technology. Mr.
37 Reichert said the new proposal was provided in the agenda packet.

38
39 The group discussed the details of the new proposal, which Mr. Reichert said replaces the
40 previous amendment proposals by Mr. Jon Livadas and the Lebanon Energy Advisory
41 Committee (LEAC), at length. Mr. Collins and Ms. Appleton said (during the task force
42 deliberation) there was some uncertainty about enforcement of expansion of the number of EV
43 parking spaces at a development in response to increased occupancy. Ms. Appleton said the
44 zoning amendment on its own does not ensure enforcement; the site plan review by the Planning
45 Board is needed.

46
47 Chair Faunce suggested the Planning Board include a note in its recommendation of the
48 proposed EV Regulation amendments that additional details (related to the triggering and
49 enforcement of increasing the number of EV parking spaces) need to be sorted out. He said he

1 felt the current proposal was almost like a good Part 1, but a Part 2 should perhaps be a
2 discussion held – maybe within the next quarter or two quarters of next year – about the
3 triggering mechanism related to enforcing the expansion of spaces and site plan review.

4
5 Ms. Sherry Boschert (EV Subcommittee of LEAC) said the requirement of an expansion plan
6 could include notifying the residents about the possibility of the expansion of the number of EV
7 spaces. She explained the current proposed EV Regulations amendment in detail to the group.

8
9 The group discussed the impact that the proposed zoning amendments might have on smaller
10 developments (one-family homes with ADUs and two-family homes). Ms. Romano asked if
11 local electricians have been updated on these proposed changes so they understand what the
12 requirements are and how they can be affordably achieved.

13
14 Mr. Livadas and Ms. Boschert said they would be available to provide information during
15 Planning Board site plan review related to EV Regulations.

16
17 ***A MOTION was made by Kellen Appleton that the Planning Board endorse the EV***
18 ***Regulation amendment as proposed.***

19
20 Chair Faunce asked that the following be added to the motion: “That the Planning Board would
21 welcome the City Council's endorsement and support for expediting the Planning Board and its
22 allies the creation of the site plan review materials that will be the underpinning of the delivery
23 of the service.” The following amended motion was put to vote:

24
25 ***A MOTION was made by Kellen Appleton that the Planning Board endorses the EV***
26 ***Regulation amendment as proposed; The Planning Board would welcome the City Council's***
27 ***endorsement and support for expediting the creation of the site plan review materials (by the***
28 ***Planning Board and its allies) that will be the underpinning of the delivery of the service.***
29 ***The MOTION was seconded by Don Collins***

30
31 ****The MOTION was approved (4 -2, with Zook abstaining).***
32 ***Faunce, Kennelly, Collins, Appleton: aye***
33 ***Romano and Cole: nay***

34
35 **B. Review and Comment to City Council on Proposed Zoning Map and Text Amendments**
36 **– continued from November 24, 2025**

37
38 Mr. Richert said this item is a continuation of the discussion from the last meeting (November
39 24, 2025). He reviewed the amendments that were discussed at the last meeting.

40
41 Mr. Reichert said some maps that were discussed at the last meeting did not get into that
42 meeting's agenda packet. He said those maps have been included in the agenda packet for this
43 meeting. These maps relate to zoning changes related to

- Centerra/Alterra area
- LaBombard Rd area
- Area south of Evans St

The group discussed the amendments that were mentioned at the November 24, 2025 meeting.

Mr. Dan Nash said he brought follow-up information that was requested at the last meeting: he said there are three non-RockRidge parcels that are not affected by his proposed amendments.

He said abutters have not yet been notified, but Mr. Reichert said abutters would be notified a week prior to the election (when the zoning amendment would be on the ballot). The Board members suggested the abutters be notified earlier than one week before the election.

A MOTION was made by Kellen Appleton that the Planning Board approves the proposed zoning amendments 1- 20, with the exception of Amendment 13 (which has been retracted) and petition Amendment 3, as presented the December 8, 2025 Planning Board meeting. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (6-0 with Zook abstaining).***

C. Review of and Discussion re: Master Plan Update and Implementation Process

Mr. Corwin said Staff has suggested this item should be discussed at the next meeting.

5. APPROVAL MINUTES – November 10, 2025

Amendments: Pg 3 line 45 HOA not HOV

A MOTION was made by Andrew Faunce to approve the November 10, 2025 Planning Board Meeting minutes as amended. The MOTION was seconded by Kellen Appleton.

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

6. ADJOURNMENT

A MOTION was made by Kellen Appleton to adjourn the meeting at 9:03pm. The MOTION was seconded by Patrick Kennelly.

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

The meeting adjourned at 9:03pm.

Respectfully submitted,
Paula Roux
Recording Secretary

The amendments included in this packet include:

1. State Legislative Updates:
 - a. **Amendment 1:** HB1361: Manufactured Homes
 - b. **Amendment 2:** HB631: Multifamily Residential
 - c. **Amendment 3:** HB284: Residential Parking Requirements
 - d. **Amendment 4:** HB577: ADUs
2. Map Amendments and corresponding text amendments:
 - a. **Amendment 5:** Centerra/Alterra
 - 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
3. City Board, Commission, Committee Sponsored Amendments
 - a. **Amendment 11:** Section 408: Historic District (Heritage Commissi
 - b. **Amendment 12:** Mobile Food Service Vending Ordinance (Food Tr
 - c. **Amendment 13:** EV Regulations (LEAC Sponsored)
4. Text Amendments
 - a. **Amendment 14:** Section 608: Signs; Definitions: Window Sign streamlining
 - b. **Amendment 15:** Section 411: Pattern Zones Overlay District
 - c. **Amendment 16:** Section 509: Cottage Cluster Developments
5. Misc & Technical Amendments
 - a. **Amendment 17:** Definition of *Care and Treatment of Animals* change of corresponding use tables.
 - b. **Amendment 18:** Section 1000
 - c. **Amendment 19:** Definition of Lot & Definition of Agriculture
 - d. **Amendment 20:** Changes to Impact Fees