FINAL

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)

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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 her 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 and 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) 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,

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

At 6:45pm, Chair Faunce called a recess.
At 6:46pm, the meeting resumed.

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

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

Chair Faunce closed the public hearing.

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

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

This approval is subject to the following conditions:
A. General Conditions
1. The applicant shall comply with the Planning Board Notice of Action for the Brickyard Planned Unit Residential Development (PURD) Conditional Use Permit and Site Plan approvals, dated December 17, 2024 (PB2024-22-SPRCUP), and all conditions of approval thereof.
2. This approval shall be considered void unless, within two (2) years from the date of this Notice of Action (Section 7.12.B), 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.

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat
1. The applicant shall provide a final version of the Condominium Declaration and Bylaws to the Planning & Development Department for review by the City's legal counsel.
2. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning & Development Department.

3. The applicant 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 applicant shall submit two (2) mylars of the approved plat together with applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)
5. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat and Notice of Action.

The MOTION was seconded by Wes Achord.

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

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

The MOTION was seconded by Don Collins.

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

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

3. STUDY ITEMS

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

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

Mr. Dan Nash and the group discussed the amendments he was proposing:
- Change to R3: For greater density for the parcel planned for the Rock Ridge Development on Old Pine Tree Cemetery Rd
- Expand IND-L: For properties off Etna Rd (part of the Route 120 Corridor) instead of the City's plan to rezone the area to RL3.

Mr. Reichert and the group discussed several proposed zoning amendments/changes related to:
- Manufactured housing
- ADUs
- Map amendments related to sections of the Route 120 Corridor:
    - Centerra/Altera neighborhood
    - Rezone portions to RL3 because of conservation considerations
    - LaBombard Rd area
    - Area around Volvo dealership
- Rezoning area near Lafayette St near Centerra from IND-L to GC1
- Planned Unit Developments in GC1 zone
- 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