



**LEBANON PLANNING BOARD
FEBRUARY 9, 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: 798 258 635#). 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. **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 - Postponed from January 12, 2026**
 - B. **LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a previously approved Site Plan (PB2022-36-SPR, PB2023-38-SPA & PB2024-35-SPA) for a proposed multi-family housing development. Applicant proposes revised parking and site configurations, together with related modifications to utilities, landscaping, grading, and other site improvements. **PB2026-04-SPA**
 - C. **Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3:** Applicant received Site Plan approval on December 17, 2024 (PB2024-22-SPRCUP) for a phased multi-family Planned Unit Residential Development (PURD). Pursuant to Sections 4.9.F and 4.10 of the Site Plan Review Regulations, applicant requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. **PB2026-05-EXT**
 - D. **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Pursuant to Sections 501.1 and 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a proposed 13-unit Planned Unit Residential Development (PURD). **PB2026-08-CUP - Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.**
 - E. **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations and Site Plan Review pursuant to Sections 3.1.D and 4.8 of the Site Plan Review Regulations of a proposed Planned Unit Residential Development (PURD) containing 13

detached dwelling units together with related site improvements including an access road, community wells, and community septic. **PB2026-09-FMAJSPR - Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.**

4. Other Business

5. Conceptual Review

- A. **Choice Storage, LLC, Etna Rd (Tax Map 26, Lot 17) & 40 N Labombard Rd (Tax Map 51, Lot 10), zoned IND-L & RL-3:** Per Section 7.3 of the Subdivision Regulations, applicant requests conceptual review of a proposed Major Subdivision. **PB2026-07-CON**

6. Approval of Minutes

- A. January 12, 2026

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 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.