

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JANUARY 12, 2026 6:30PM**

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

MEMBERS ABSENT: Richard Ford Burley, Steven Cole (alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

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 her during the meeting. Chair Faunce included Ms. Romano in voting during the meeting.

Chair Faunce said **Item 2 Election of Officers** will be addressed at the end of the meeting, which is out of the order of the meeting agenda.

3. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before January 12, 2026:

- **LVM 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 148-unit multi-family housing development. Applicant proposes revised parking and site configurations and the removal of approved modifications to the structure at 43 Mechanic Street, together with related modifications to utilities, landscaping, grading, and other site improvements. PB2026-04-SPA**
- **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 474-unit multi-family Planned Unit Residential Development (PURD). Applicant now requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. PB2026-05-SPA**
- **Greg Kutvirt (applicant), TLL Realty LLC (property owner), 41 N Labombard Road (Tax Map 51, Lot 1), zoned IND-L: Applicant requests a partial waiver of an impact fee**

associated with a proposed change of use from a Federal Express facility to pickleball courts. PB2026-06-AAD

- **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Applicant requests a Conditional Use Permit, Final Major Subdivision approval and Site Plan Review for a proposed Planned Unit Residential Development (PURD) containing 13 detached dwelling units together with related site improvements. PB2026-07-FMAJ**

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 LVM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), PB2026-04-SPA; Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), PB2026-05-SPA; Greg Kutvirt (applicant), TLL Realty LLC (property owner), 41 N Labombard Road (Tax Map 51, Lot 1) PB2026-06-AAD; and Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), PB2026-07-FMAJ do not have the potential for regional impact. The MOTION was seconded by Don Collins.

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

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**

Chair Faunce said this application has been postponed to the February 9, 2026 Planning Board meeting. Mr. Corwin said the reason for the delay is the applicant needs to obtain a special exception by the Zoning Board of Approvals for part of the project before the site plan application can be reviewed by the Planning Board.

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**

Mr. Don Smith (Saxon Partners) and Mr. Dave Fenstermacher (VHB) were present on behalf of the applicant.

Mr. Smith reviewed the proposed revised conceptual plan, which he said included changes made based on feedback received after the previous conceptual review at a September 2025 Planning Board meeting. He said this revised plan includes central green areas and other amenities for the residential community, reconfigured parking areas, and a new location of the access road/driveway into the development. He said the building has been relocated about 85 feet back from the previous plan, which increases setbacks from the road. He said the new plan results in

about 2,500 fewer square feet of wetlands that are impacted. He also said the plans include a townhouse concept which he said may be considered in the future on this site.

The group discussed wetlands concerns and impacts to the wildlife crossing that is near the project side. They discussed the revised parking lot locations and ways to provide additional parking spaces and areas. The suggestion was made that two of the guest parking spaces for the townhouses could be moved to the South side rather than having all four on the north side..

Mr. Smith said the project has not been completely engineered. He said the next step is to have NHDES review the plan. He said if they receive NHDES approval, they will re-engineer the plan and the submit the project for site plan approval.

Ms. Sarah Riley (Chair of Conservation Commission) said she has concerns that the new plan's long driveway is encroaching into the protected open space area, which she said provides wildlife connectivity from the west side to the east side of the property. She asked the Planning Board to review this proposal carefully and review the impact on the wildlife corridor. She said the Conservation Commission has asked the project team and Planning Board to reconsider the size of the development because it includes more than 10,000 square feet of impacted wetlands. Chair Faunce said he'd like to know the extent of the wildlife corridor and more convincing data to support the argument to make the change to extend the driveway. Mr. Smith said the new location of the driveway was the team's response to previous concerns expressed by the Conservation Commission, but they can move it back to its original location if it is not a good solution.

Chair Faunce asked if more information could be provided to the Board regarding the wildlife corridor. Mr. Smith said they would include that information as a separate report with the plan when they apply for site plan approval.

Ms. Riley said it seems like the new plan for the development locates it further west and into a larger open s area that she referred to as the "greater Boston Lot." She said it is better to keep projects like this closer to the road than up the slope and into the woods. She said any movement of the development to the west is problematic. She said sometimes projects are too large for the site. Ms. Appleton acknowledged that the relocation of the project was done in response to feedback that it was too close to the road, but they said it is better for pedestrian access to keep the project as close to the road as possible.

The group discussed the applicant's request to change the conditions of the protected wildlife corridor. Mr. Corwin said Attorney Philip Hastings provided his opinion that the Board has the authority to make changes requested by the applicant. Mr. Corwin said Attorney Hastings' opinion should be reviewed by the City's legal counsel.

Mr. Corwin noted that Section 4.7.E.2 - *Additional Fees for Special Investigative Studies and Expenses* of the Site Plan Review Regulations provides that the Board has the right to require the applicant to pay necessary and reasonable fees sufficient to cover the City's expenses for the cost of special investigative studies, review of documents, extraordinary or unusual legal expenses, etc. Mr. Corwin said the cost for legal review of Attorney Hastings' opinion should be borne by the applicant (as opposed to taxpayers). Chair Faunce said the expense should be borne by the applicant because they are requesting the change in conditions of the protected wildlife corridor.

Attorney Philip Hastings (Cleveland, Waters, and Bass) said he drafted three previous wildlife corridor restrictions that are similar to this one. He said this type of request is relatively new to Lebanon. He said the developer/owner can make changes to the wildlife corridor with the approval of the Planning Board as a condition of site plan approval. He agreed that the City's legal counsel should review his opinion.

Mr. Corwin suggested Dr. Rick Van de Poll, of Ecosystem Management Consultants, could review this proposal as well. He asked VHB to prepare a document for Dr. Van de Poll to review at a future meeting.

[At 7:38pm Ms. Zook left the meeting.]

6. STUDY ITEMS

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

Mr. Corwin said Staff has suggested this item should be discussed at a future meeting.

2. ELECTION OF OFFICERS – Chair and Vice Chair

A MOTION was made by Kathie Romano to nominate Andrew Faunce as the Chair of the Lebanon Planning Board. The MOTION was seconded by Wes Achord.

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

Chair Faunce said Dr. Ford Burley (current Vice Chair) has declined to be nominated as Vice Chair.

A MOTION was made by Andrew Faunce to nominate Wes Achord as the Vice Chair of the Lebanon Planning Board. The MOTION was seconded by Don Collins.

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

7. APPROVAL MINUTES – November 24, 2025 and December 08, 2026

The Board members said they had small, typographical edits, which they gave to Mr. Corwin to give to the recording secretary.

A MOTION was made by Andrew Faunce to approve the November 24, 2025 and December 08, 2025 Planning Board Meeting minutes as amended. The MOTION was seconded by Patrick Kennelly.

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

8. ADJOURNMENT

A MOTION was made by Kellen Appleton to adjourn the meeting at 7:43pm. The MOTION was seconded by Patrick Kennelly.

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

The meeting adjourned at 7:43pm.

Respectfully submitted,
Paula Roux
Recording Secretary