



**LEBANON PLANNING BOARD
FEBRUARY 23, 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: 148 972 957#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:Tim Corwin).

1. Call to Order

2. Public Hearing Items

- A. **REVISED NOTICE - 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 phased Site Plan (PB2022-36-SPR, PB2023-38-SPA & PB2024-35-SPA) for a proposed multi-family housing development including changes to parking and site configurations with related modifications to utilities, landscaping, grading, and other site improvements. Pursuant to Sections 4.9.F, 4.10, and 8.4 of the Site Plan Review Regulations, applicant also requests an additional extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements, together with related waiver requests. **PB2026-04-SPAEXT - Continued from February 9, 2026**
- B. **Greg Kutvirt (applicant), TLL Realty LLC (property owner), 41 N Labombard Road (Tax Map 51, Lot 1), zoned IND-L:** Per Section 213.8.B.2 of the Zoning Ordinance, applicant requests a partial waiver of an impact fee assessed for a proposed change of use. Per Section 213.7.D of the Zoning Ordinance, applicant also requests an alternate schedule of payment for the impact fee owed. **PB2026-06-AAD**
- C. **Cornerstone Chartered Public School (applicant), MSBC 325, LLC (property owner), 325 Mount Support Road (Tax Map 48, Lot 9), zoned R-1:** Pursuant to NH RSA 674:54 ("Governmental Land Uses"), applicant requests advisory Site Plan Review for a proposed change of use of a portion of the existing building to a public charter school together with related site modifications. **PB2026-11-SPRGOV**

3. Study Items

- A. Presentation on and Review of Draft Update to Master Plan Chapter 11 (Historic Resources)
- B. Presentation on and Review of Draft Update to Master Plan Chapter 13 (Energy)
- C. Review 2024-2026 Capital Budgets to Commence 2027-2032 CIP process and Prepare Preliminary CIP Project List

4. Public Hearing

- A. **Amendments to the Site Plan Review Regulations:** A public hearing will be held for the purpose of receiving input and taking action on proposed amendments to the Lebanon Site Plan Review Regulations regarding phased development, expiration of approvals, and vesting thresholds and related requirements. Sections to be amended include 4.8 (“Procedure for Site Plan Review”), 4.9 (“Phased Developments”), 4.10 (“Expiration of Site Plan Approval”), 4.11 – *new* (“Reapproval of Expired Site Plan Approval”), 5.1 (“Drawings and Other Submittals”), and 8.4 (“Active and Substantial Development and Substantial Completion”). Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov, prior to the public hearing.

5. Committee Reports

- A. **City Council Subcommittees:**
--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee
- B. **Other Subcommittees:**
--City Council Representative
--Heritage Commission
--Pedestrian & Bicyclist Advisory Committee
--Upper Valley Lake Sunapee Regional Planning Commission
--UV Subcommittee of the Connecticut River Joint Commissions
--Upper Valley Transportation Management Association
--Mascoma River Local Advisory Committee
--West Lebanon Revitalization Advisory Committee
--Planning & Development Department – Task Status
- C. **Planning Board Subcommittees:**
--Planning Board Capital Improvement Program
--Planning Board Development Regulations Update
- D. Planning Board Development Regulations Subcommittee
- E. Minor Site Plan Committee
- F. Housing Task Force

6. Other Business

- A. Application of Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), PB2026-05-EXT: Reconsideration of Motion approved on February 9, 2026, to revise wording of conditions related to the active and substantial development and substantial completion exemption periods.

7. Approval of Minutes

- A. January 29, 2026

8. Adjournment

Lebanon Planning Board Agenda
February 23, 2026

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.