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.

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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 additiounal 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

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.

208 Flynn Avenue, Suite 2A, Burlington, VT 05401 · 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 · 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 · 518-205-9141

February 19, 2026

City of Lebanon Planning Board
51 N Park Street
Lebanon, NH 03766

RE: PB2026-04-SPAEXT
Waiver Requests

Chair Faunce and the Lebanon Planning Board,

LWM Residential LLC respectfully requests waivers from Section 4.9.F, Section 4.10.B, Section 8.4.A.3 (collectively) of the Lebanon Site Plan Review Regulations for phasing deadlines extensions to their project at 1 Foundry Street and 43 Mechanic Street. Together these regulations limit projects to one extension request. The project received its original Site Plan Approval on 10/24/2022 and has subsequently received extensions to its self-imposed deadlines for obtaining a building permit, "Active and Substantial Development", and "Substantial Completion".

Collectively, the sections from which waivers are sought impose the following constraints on projects:

Building Permit – Obtained within 2 years of original approval and one extension of up to an additional 2 years is allowed.

Active and Substantial Development – Achieved within 2 years of approval, or as defined by phasing plan, and an extension to no more than 5 years from approval is allow.

Substantial Completion - Achieved within 5 years of approval, or as otherwise specified by the Planning Board

Granting the waivers and additional extensions, as shown in the table below and on Sheet C-003 of the application plans, will meet the spirit of the Site Plan Review Regulations and state statues by keeping the project's deadlines within the maximum allowable timelines of the phasing milestones.

Phase 1	Deadlines		
Original Approval: 10/24/2022	Originally Approved	Currently Approved	Extension Request
Building Permit	06/26/2023	06/01/2026	10/24/2026
Active and Substantial Development	10/24/2024	12/01/2026	10/24/2027
Substantial Completion	10/24/2027	05/31/2027	10/24/2027

Phase 2	Deadlines		
Original Approval: 10/24/2022	Originally Approved	Currently Approved	Extension Request
Building Permit	09/04/2023	09/15/2026	10/24/2028
Active and Substantial Development	10/24/2026	03/13/2027	10/24/2029
Substantial Completion	10/24/2029	09/30/2027	10/24/2029

Numerous circumstances beyond the control of the applicant have led to the need for these extensions. As required by Section 4.10.C, these circumstances are described below and apply to all extension requests and waiver requests.

1. National Financial markets - Interest rates and inflation were at all-time highs at the time of the original approval. The larger real estate investment market was frozen and resulted in no fundraising capabilities. While interest and inflation have improved, real estate investment is still very stagnant, especially in rural markets.

2. NHDES Remediation Action Plan approval – After 4 years of working with NHDES, they granted approval of the Remediation Action Plan in November 2025. This approval was required to define the scope and get final pricing on the demolition and site work for the contaminated areas of the project. The delay in the approval delayed getting the accurate project costs that could marketed to potential investors.

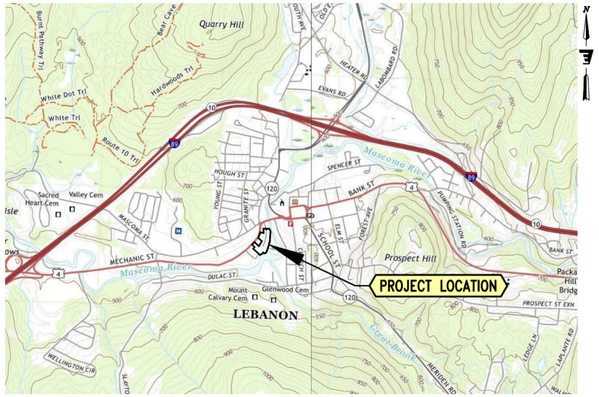
3. Electric Vehicle Decision – The very real possibility that City's EV charging requirements would be relaxed, and the potential for substantial cost savings for the project, made it inadvisable to market the project to investors until the decision was made.

We look forward to discussing this with you further during the next Planning Board hearing.

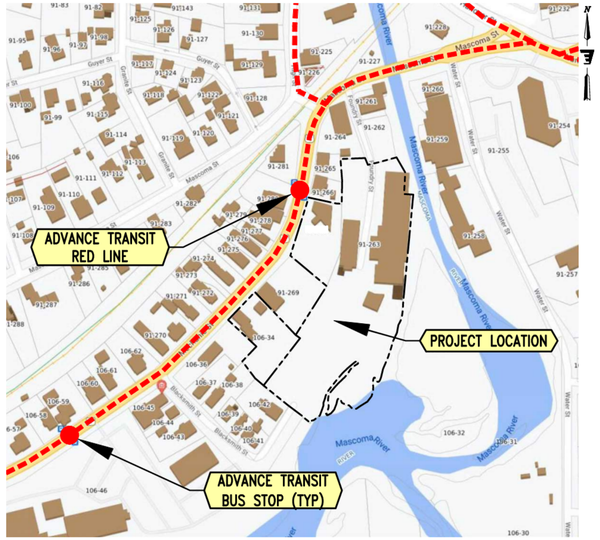
Kind Regards,

Nicholas A. Fiore, PE
Vice President

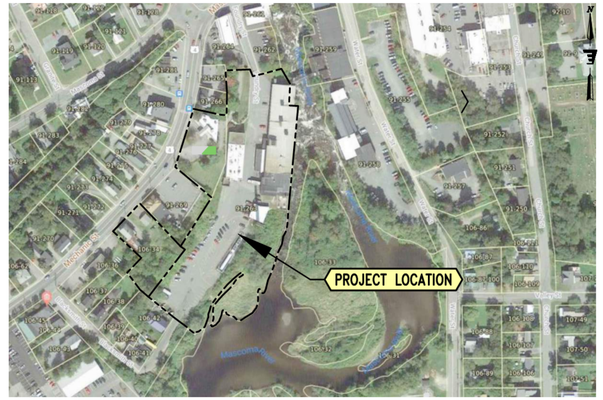
LEBANON WOOLEN MILL



USGS MAP
1"=2,000'



LEBANON GIS MAP
1"=200'



AERIAL PHOTOGRAPH
1"=250'

ZONING TABLE – 1 FOUNDRY

	Zoning Limit	Existing	Proposed Total	Notes
Zoning District		LDD	LDD	
Tax Map / Lot #		91-263	91-263	
Use		Commercial	Multi-Family Res	
Area of Lot (acres)	3,000 s.f. min.	4.226	4.226	
Building Footprint (s.f.)		31,613	51,703	
Existing Mill		23,425	23,425	
Existing Office Building		6,411	0	
Building 3		N/A	16,041	
Boiler Building		1,777	1,777	
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	10,460	
Building Coverage	No Limit	17.2%	28.1%	
Building Gross Floor Area (s.f.)		75,839	158,293	2
Existing Mill		59,152	58,040	
Existing Office Building		14,364	0	
Building 3		N/A	77,010	
Boiler Building		2,323	2,323	
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	20,920	
Building Height	55' max.			
Existing Mill		30	30	
Existing Office Building		27	0	
Building 3		N/A	60'-6"	4
Boiler Building		13	13	
25 Mechanic St		N/A	N/A	
Parking Structure		N/A	18'	
Number of Stories				
Existing Mill		3	3	3
Existing Office Building		3	N/A	
Building 3		N/A	6	3
Boiler Building		2	2	3
25 Mechanic St		N/A	N/A	1
Parking Structure		N/A	N/A	3
Parking Spaces Provided		55+/-	191	
Surface		55+/-	77	
Mill Building Structure		0	68	
Building 3 Garage		N/A	46	
Parking Spaces Required	per 607.4	0	0	
Parking Spaces Required	per 607.1		211	
Max Parking Spaces Allowed	per 607.3		253	5
Loading Spaces		2	2	
Bicycle Parking Spaces (LT / ST)				
Existing Mill		0	15 / 8	
Building 3		NA	31 / 15	
Boiler Building		0	0 / 0	
Impervious Area (s.f.)		102,500	104,075	
Impervious Area (% of lot)		55.68%	56.54%	
Setbacks				
Front	0'	40'	40'	
Rear	10'	NA	NA	
Side	0'	0'	0'	
City Overlay Districts		Wetlands Floodplain Riverbank Protection	Wetlands Floodplain Riverbank Protection	
NHDES Shoreland Jurisdiction		Shoreland	Shoreland	

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Notes:
1. Building at 25 Mechanic Street has been demolished.
2. See Building Program schedule for square footage by floor
3. Number of Stories includes below grade building space
4. Additional heigh approved by CUP, City of Lebanon file number PB2022-36-SPR.
5. Spaces within a parking structure do not count towards max spaces allowd per 607.3.B.1.a

BUILDING PROGRAMS

		Studio	1-Bed	2-Bed	Total	Units	GSF	Parking - Garage	Parking - Exterior
Existing Mill	Level 0		7		7	57	13,800		29
	Level 1	3	18	2	23		22,840		
	Level 2	1	24	2	27		21,875		
	Total Units	4	49	4	57		**58,515**		**29**
	Total Bedrooms	4	49	8	61				
Parking Structure	Level 1				0	0	**10,460**	32	
	Level 2				0		**10,460**		36
	Total						**20,920**	**68**	
Boiler Building	Level 0				0	0	1,823		
	Level 1				0		500		
	Total						**2,323**	**0**	
Building 3	Level 0				0	97	770	46	
	Level 1	4	12	1	17		16,075		39
	Level 2	5	14	2	21		16,075		
	Level 3	5	14	2	21		16,075		
	Level 4	5	14	2	21		16,075		
	Level 5	5	12		17		12,870		
	Total Units	24	66	7	97		**77,940**	**85**	
	Total Bedrooms	24	66	14	104				
25 Mechanic Parking	Level 0				0	0	0	9	
	Total Units				0		**0**		**9**
	Total Bedrooms	0	0	0	0				

Project Totals		Studio	1-Bed	2-Bed	Total		Parking Spaces
	Units	28	115	11	**154**	154	159,698
	Bedrooms	28	115	22	**165**		**191**
	Percentage	18%	75%	7%	**100%**		

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1. Off lot parking for 1 Foundry St approved by CUP, City of Lebanon file number PB2023-38-CUPSPA

PRIOR APPROVALS

FILE NUMBER	APPROVAL TYPE	APPROVAL DATE
PB2022-35-BLA	BOUNDARY LINE ADJUSTMENT	10/10/2022
PB2022-36-SPR	CONDITIONAL USE PERMIT per 307.8.A	10/24/2022
	CONDITIONAL USE PERMIT per 307.6.B.2	10/24/2022
	SITE PLAN REVIEW	10/24/2022
PB2022-34-VLM	VOLUNTARY LOT MERGER, MAP 91, LOTS 263 & 267	06/15/2023
PB2023-38-CUPSPA	CONDITIONAL USE PERMIT per 307.5.A	12/11/2023
	SITE PLAN REVIEW AMENDMENT	12/11/2023
PB2024-35-SPA	CONDITIONAL USE PERMIT per 307.7.C	09/30/2024
	CONDITIONAL USE PERMIT per 307.9.B	09/30/2024
	SITE PLAN REVIEW AMENDMENT	09/30/2024

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~~C-405~~	~~STORMWATER DETAILS (3 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
~~C-406~~	~~STORMWATER DETAILS (4 OF 5)~~	~~ENGINEERING VENTURES~~	~~OF~~
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OWNER\APPLICANT:

LWM RESIDENTIAL LLC
1 GUYENNE ROAD
WILMINGTON, DELEWARE 19807

SUBJECT PARCELS:

TAX MAP 91 LOTS 263
TAX MAP 106 LOT 34
CITY OF LEBANON
GRAFTON COUNTY
NEW HAMPSHIRE, 03766

GMP SET

RODE
535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

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Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

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OJB Landscape Architects
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Boston, MA 02114
857.444.8675 | T

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125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR SUBMISSION	12.06.23
4	NOA CONFORMED	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	NHDES AoT REVIEW COMMENTS	08.21.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: AS NOTED

COVER SHEET

C-000

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-000 COVER SHEET.DWG -- PLOTTED: 2/19/2026 11:08 AM

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	℄	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF CURB	TOC
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TOP OF WALL	TOW
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	TYPICAL	TYP
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	VERIFY IN FIELD	VIF
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC	WATER VALVE	WV
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	*BOUND*
BENCHMARK	*BENCHMARK*
DRILL HOLE	*DRILL HOLE*
SURVEY POINT	*SURVEY POINT*
IRON PIN	*IRON PIN*
TP1 TEST PIT	*TP1 TEST PIT*
B1 BORING	*B1 BORING*
P1 PERC TEST	*P1 PERC TEST*
CATCH BASIN (SQUARE)	*CATCH BASIN (SQUARE)*
CATCH BASIN (ROUND)	*CATCH BASIN (ROUND)*
HEADWALL	*HEADWALL*
FLARED END SECTION	*FLARED END SECTION*
STONE APRON	*STONE APRON*
DRAIN MANHOLE (DMH)	*DRAIN MANHOLE (DMH)*
DRAINAGE CLEAN OUT	*DRAINAGE CLEAN OUT*
SANITARY SEWER MANHOLE (SMH)	*SANITARY SEWER MANHOLE (SMH)*
SANITARY CLEAN OUT	*SANITARY CLEAN OUT*
HYDRANT	*HYDRANT*
WATER SHUTOFF	*WATER SHUTOFF*
TAPPING SLEEVE & VALVE	*TAPPING SLEEVE & VALVE*
GATE VALVE	*GATE VALVE*
WELL	*WELL*
UTILITY POLE	*UTILITY POLE*
GUY POLE	*GUY POLE*
ELECTRICAL MANHOLE	*ELECTRICAL MANHOLE*
BUILDING MOUNTED LIGHT	*FLOOD LIGHT*
LIGHT POST	*LIGHT POST*
TELEPHONE MANHOLE	*TELEPHONE MANHOLE*
NATURAL GAS MANHOLE	*NATURAL GAS MANHOLE*
COMMUNICATION MANHOLE	*COMMUNICATION MANHOLE*
BOLLARD	*BOLLARD*
SINGLE POLE SIGN	*SINGLE POLE SIGN*
DOUBLE POLE SIGN	*DOUBLE POLE SIGN*
+100.5 SPOT ELEVATION	*+ 100.00 SPOT ELEVATION*
ACCESSIBLE PARKING STALL	*ACCESSIBLE PARKING STALL*
DRAINAGE FLOW	*DRAINAGE FLOW*
DECIDUOUS TREE	*DECIDUOUS TREE*
CONIFEROUS TREE	*CONIFEROUS TREE*
ACCESSIBLE CURB RAMP	

WILDLIFE PROTECTION NOTES

1. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB24-2680, 1 FOUNDRY ST, WILDLIFE SPECIES OBSERVATION.
2. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
3. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
4. THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

EPA 2022 CONSTRUCTION GENERAL PERMIT

1. THIS PROJECT IS SUBJECT TO AN EPA 2022 CONSTRUCTION GENERAL PERMIT (CGP) FOR STORMWATER DISCHARGES FROM THE SITE FROM START OF CONSTRUCTION THROUGH FINAL COMPLETION.
2. CONTRACTOR SHALL FUNCTION AS AND MEET ALL REQUIREMENTS FOR ELIGIBILITY AS AN OPERATOR AS DEFINED BY THE CGP AND SHALL FOLLOW THESE KEY REQUIREMENTS AT A MINIMUM:
   - A. DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND KEEP IT UP TO DATE.
   - B. COMPLETE AND SUBMIT A NOTICE OF INTENT (NOI) TO EPA VIA THE NPDES EREPORTING TOOL (NET).
   - C. IMPLEMENT EROSION AND SEDIMENT CONTROLS AND POLLUTION PREVENTION PRACTICES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT
   - D. CONDUCT REQUIRED INSPECTIONS TO VERIFY COMPLIANCE WITH PERMIT. INSPECTIONS MAY ONLY BE CONDUCTED BY A QUALIFIED PERSON WHO HAS EITHER: (1) COMPLETED THE EPA CONSTRUCTION INSPECTION COURSE AND PASSED THE EXAM, OR (2) HOLDS A CURRENT CONSTRUCTION INSPECTION CERTIFICATION OR LICENSE FROM A PROGRAM THAT COVERS THE SAME CORE MATERIAL AS EPA'S INSPECTION COURSE.
   - E. CONDUCT ROUTINE MAINTENANCE AND TAKE CORRECTIVE ACTION TO FIX PROBLEMS WITH CONTROLS OR DISCHARGES.
   - F. COMPLETE DOCUMENTATION OF ALL SITE INSPECTIONS, DEWATERING INSPECTIONS, AND CORRECTIVE ACTIONS.
   - G. COMPLY WITH TURBIDITY MONITORING REQUIREMENTS FOR DEWATERING DISCHARGES TO SENSITIVE WATERS (IF APPLICABLE).
   - H. COMPLY WITH ANY STATE, TRIBAL, OR TERRITORY-SPECIFIC REQUIREMENTS IN PART 9 OF THE PERMIT.

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100 MAJOR CONTOUR	*100 MAJOR CONTOUR*
98 MINOR CONTOUR	*98 MINOR CONTOUR*
EDGE OF RIVER	*EDGE OF RIVER*
EDGE OF POND	*EDGE OF POND*
	FLOOD PLAIN BASED ON B.F.E
	FW *FEMA FLOOD PLAIN LIMITS*
	50' *50' SETBACK FROM ORDINARY HIGH WATER LINE*
	150' *150' SETBACK FROM ORDINARY HIGH WATER LINE*
	250' *250' SETBACK FROM ORDINARY HIGH WATER LINE*
	RRB *RIPARIAN RIGHTS BOUNDARY LINE*
PROPERTY LINE	*PROPERTY LINE*
RIGHT OF WAY	*RIGHT OF WAY*
SETBACK	*SETBACK*
EASEMENT	*EASEMENT*
LOC LIMIT OF CONSTRUCTION	*LIMIT OF CONSTRUCTION*
LOD LIMIT OF DISTURBANCE	*LIMIT OF DISTURBANCE*
SF SILT FENCE	*SILT FENCE*
DEMOLITION WORK	*DEMOLITION WORK*
CENTERLINE	*CENTERLINE*
EDGE OF PAVEMENT	*EDGE OF PAVEMENT*
EDGE OF GRAVEL	*EDGE OF GRAVEL*
EDGE OF CONCRETE	*EDGE OF CONCRETE*
CURB	*CURB*
X X FENCE (BARBED WIRE)	*X X FENCE (BARBED WIRE)*
FENCE (CHAIN LINK)	*FENCE (CHAIN LINK)*
FENCE (WOODEN)	*FENCE (WOODEN)*
GUARD RAIL	*GUARD RAIL*
TREE LINE	*TREE LINE*
	EDGE OF WETLANDS - DELINEATED
	EDGE OF WETLANDS - APPROXIMATE
STONE WALL	*STONE WALL*
S SANITARY SEWER	*S SANITARY SEWER*
	(S) *SANITARY SEWER APPROX.*
FM SEWER FORCEMAIN	*FM SEWER FORCEMAIN*
SS SEWER SERVICE	*SS SEWER SERVICE*
SLA DISPOSAL AREA LATERAL	*SLA DISPOSAL AREA LATERAL*
SD STORM LINE	*SD STORM LINE*
	(ST) *STORM LINE APPROX.*
UD UNDER DRAIN	*UD UNDER DRAIN*
FD FOUNDATION DRAIN	*FD FOUNDATION DRAIN*
RD ROOF DRAIN	*RD ROOF DRAIN*
DITCH/SWALE	*DITCH/SWALE*
T TELECOMM	*T TELECOMM*
	(T) *TELECOMM APPROX.*
UGT UNDERGROUND TELECOMM	*UGT UNDERGROUND TELECOMM*
OHT OVERHEAD TELECOMM	*OHT OVERHEAD TELECOMM*
E ELECTRIC LINE	*E ELECTRIC LINE*
	(E) *ELECTRIC APPROX.*
UGE UNDERGROUND ELECTRIC	*UGE UNDERGROUND ELECTRIC*
OHE OVERHEAD ELECTRIC	*OHE OVERHEAD ELECTRIC*
SL ELECTRICAL SITE LIGHTING	*SL ELECTRICAL SITE LIGHTING*
W WATER LINE	*W WATER LINE*
	(W) *WATER APPROX.*
WS WATER SERVICE	*WS WATER SERVICE*
GAS GAS LINE	*GAS GAS LINE*
	(G) *GAS APPROX.*
CATV CABLE TV	*CATV CABLE TV*
UGTV UNDERGROUND CABLE TV	*OHTV UNDERGROUND CABLE TV*
UGTV OVERHEAD CABLE TV	*OHTV OVERHEAD CABLE TV*
STM STEAM LINE	*STM STEAM LINE*
LPS LOW PRESSURE STEAM	*LPS LOW PRESSURE STEAM*
HPS HIGH PRESSURE STEAM	*HPS HIGH PRESSURE STEAM*
HW HOT WATER	*HW HOT WATER*
CW CHILLED WATER	*CW CHILLED WATER*

GMP SET

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STATE OF NEW HAMPSHIRE - NICHOLAS J. HOPE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

DATE: 01/31/2025

SCALE: NOT TO SCALE

SITE LEGEND AND NOTES

C-001

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-001 SITE LEGEND AND NOTES.DWG -- PLOTTED: 2/19/2026 11:08 AM

PROJECT PHASING

PHASE 1 (MILL BUILDING, SURFACE PARKING, STRUCTURED PARKING, STORMWATER, AND UTILITIES)

- CONSTRUCTION SCHEDULE
  - OCTOBER 1, 2026 TO DECEMBER 31, 2027
- SECURE **BUILDING PERMIT** PRIOR TO **OCTOBER 24, 2026.**
- MOBILIZE ON SITE, INSTALL CONSTRUCTION ENTRANCE
- FLAG FOR CLEARING BASE LAYOUT
- INSTALL EROSION CONTROL MEASURES
- CLEAR AND GRUB WOODED AREAS
- DEMOLISH HARDSCAPES AND OFFICE BUILDING
- ROUGH GRADE SITE
- CONSTRUCT FOLLOWING SITE IMPROVEMENTS:
  - MASS GRADING FOR SITE IMPROVEMENTS
  - INFRASTRUCTURE FOR SEWER, WATER, STORM DRAINAGE MAINS FOR ENTIRE SITE
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) FEEDS TO THE SITE.
  - RETAINING WALLS.
  - MILL AND BOILER BUILDING RENOVATIONS.
  - PARKING STRUCTURE.
  - SEWER, WATER, AND STORM DRAINAGE SERVICE CONNECTIONS TO MILL AND BOILER BUILDINGS.
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) SERVICE CONNECTIONS TO MILL AND BOILER BUILDINGS.
  - SELECT SUB-BASE AND BASE GRAVELS.
  - SIDEWALKS, PATIOS, AND PLAZAS ASSOCIATED WITH MILL AND BOILER BUILDINGS.
  - PEDESTRIAN CONNECTIONS TO AND WITHIN PUBLIC R.O.W.
  - FENCING AND GUARD RAILS.
  - DUMPSTER PAD AND ENCLOSURE
  - BASE AND TOP COAT PAVING
  - SIGNAGE AND PAVEMENT MARKINGS
  - LANDSCAPING AND SITE LIGHTING WITHIN PHASE 1.
- ACHIEVE **"ACTIVE AND SUBSTANTIAL DEVELOPMENT"**, AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.A, BY **OCTOBER 24, 2027.**
- ACHIEVE **"SUBSTANTIAL COMPLETION"**, AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.B, BY **OCTOBER 24, 2027.**
- SEE ALSO ADDITIONAL PHASING NOTES BELOW

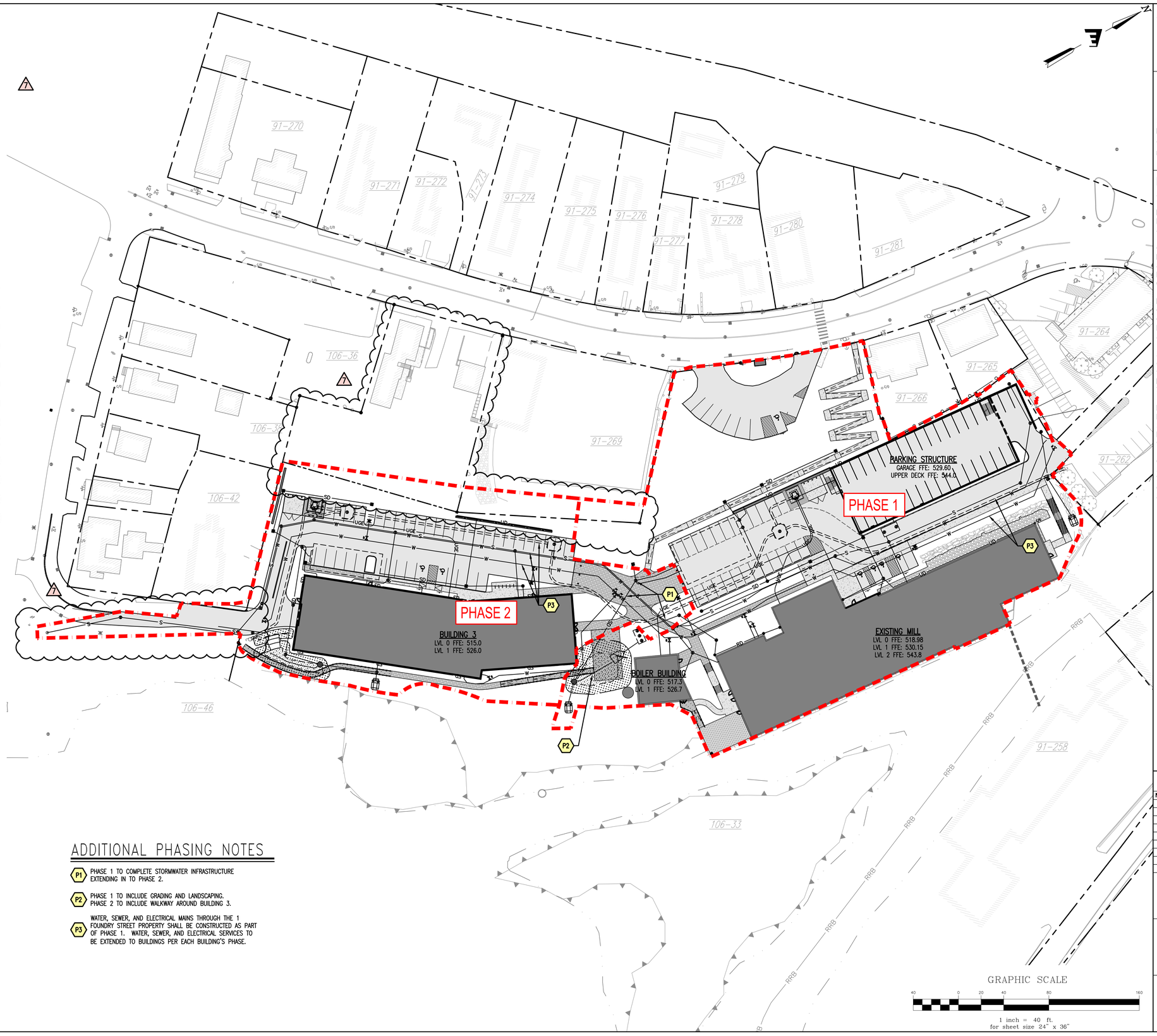
PHASE 2 (BUILDING 3 AND ADJACENT SIDEWALKS)

- CONSTRUCTION SCHEDULE
  - SEPTEMBER 15, 2027 TO SEPTEMBER 30, 2029
- SECURE **BUILDING PERMIT** PRIOR TO **OCTOBER 24, 2028.**
- CONSTRUCT FOLLOWING SITE IMPROVEMENTS
  - BUILDING 3.
  - SEWER, WATER, AND STORM DRAINAGE SERVICE CONNECTIONS.
  - WIRE UTILITIES (PHONE/CABLE/ELECTRIC) SERVICE CONNECTIONS.
  - STORMWATER INFRASTRUCTURE.
  - SELECT SUB-BASE AND BASE GRAVELS.
  - SIDEWALKS.
  - DUMPSTER PAD AND ENCLOSURE.
  - BASE AND TOP COAT PAVING.
  - SIGNAGE AND PAVEMENT MARKINGS.
  - LANDSCAPING AND SITE LIGHTING.
- ACHIEVE **"ACTIVE AND SUBSTANTIAL DEVELOPMENT"**, AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.A, BY **OCTOBER 24, 2029.**
- ACHIEVE **"SUBSTANTIAL COMPLETION"**, AS DEFINED BY LEBANON'S SITE PLAN REVIEW REGULATIONS SECTION 8.4.B, BY **OCTOBER 24, 2029.**

7

PHASING NOTES

1. ALL SITE IMPROVEMENTS WITHIN A PHASE SHALL BE COMPLETE PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE BUILDING WITHIN THAT PHASE, EXCEPT AS MAY OTHERWISE BE PERMITTED PURSUANT TO SECTION 8.3.A OF THE LEBANON SITE PLAN REVIEW REGULATIONS.
   a. THE STORMWATER DETENTION CHAMBERS AND RAIN GARDENS SHOULD NOT BE PUT INTO SERVICE UNTIL THE ENTIRE SITE IS STABILIZED AS DEFINED BY NHDES AND SUMMARIZED ON SHEET C-410. IF SYSTEMS ARE USED PRIOR TO SITE STABILIZATION THEY SHALL BE BROUGHT TO LIKE-NEW CONDITION PRIOR TO BEING TURNED OVER TO THE OWNER.
2. SECURITY SHALL BE PROVIDED IN A FORM AND IN AN AMOUNT ACCEPTABLE TO THE CITY OF LEBANON PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR MILL BUILDING. THE SECURITY PROVIDED SHALL SECURE ALL REMAINING SITE IMPROVEMENTS FOR THE DEVELOPMENT. THE AMOUNT OF THE SECURITY SHALL BE REDUCED UPON ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR BUILDING 3 PROVIDED THE REMAINING SECURITY IS IN A SUFFICIENT AMOUNT TO SECURE CONSTRUCTION OF THE REMAINING IMPROVEMENTS, AS DETERMINED BY THE CITY ENGINEER. THE DEVELOPMENT SITE IMPROVEMENTS TO BE SECURED PRIOR TO THE ISSUANCE OF A TEMPORARY C.O. SHALL BE MUTUALLY AGREED UPON BETWEEN OWNER AND CITY PLANNING DEPARTMENT STAFF.



ADDITIONAL PHASING NOTES

- **P1** PHASE 1 TO COMPLETE STORMWATER INFRASTRUCTURE EXTENDING IN TO PHASE 2.
- **P2** PHASE 1 TO INCLUDE GRADING AND LANDSCAPING. PHASE 2 TO INCLUDE WALKWAY AROUND BUILDING 3.
- **P3** WATER, SEWER, AND ELECTRICAL MAINS THROUGH THE 1 FOUNDRY STREET PROPERTY SHALL BE CONSTRUCTED AS PART OF PHASE 1. WATER, SEWER, AND ELECTRICAL SERVICES TO BE EXTENDED TO BUILDINGS PER EACH BUILDING'S PHASE.

GMP SET

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1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR REVISED HYBRID LAYOUT	11.07.23
3	FSPR RE-SUBMISSION	12.06.23
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SPR AMENDMENT SUBMISSION	02.19.26

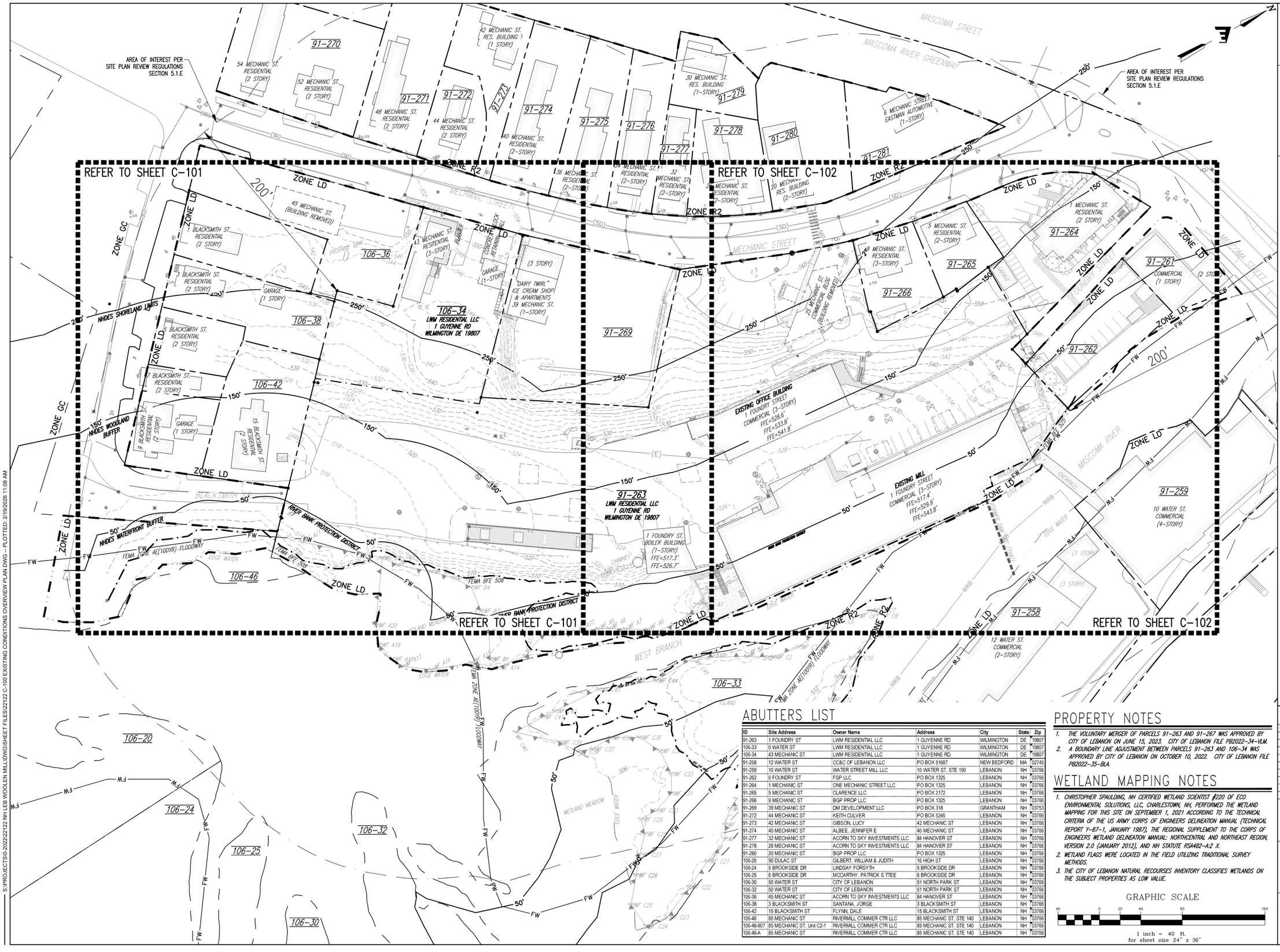
DATE: 01/31/2025

SCALE: 1"= 40'

PHASING PLAN

C-003

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-003 PHASING PLAN.DWG -- PLOTTED: 2/19/2026 1:55 PM



ABUTTERS LIST

ID	Site Address	Owner Name	Address	City	State	Zip
91-263	1 FOUNDRY ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-33	0 WATER ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-34	43 MECHANIC ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
91-258	12 WATER ST	CC&C OF LEBANON LLC	PO BOX 51687	NEW BEDFORD	MA	02745
91-259	10 WATER ST	WATER STREET MILL LLC	10 WATER ST, STE 190	LEBANON	NH	03766
91-262	0 FOUNDRY ST	FSP LLC	PO BOX 1325	LEBANON	NH	03766
91-264	1 MECHANIC ST	ONE MECHANIC STREET LLC	PO BOX 1325	LEBANON	NH	03766
91-265	5 MECHANIC ST	CLARENCE LLC	PO BOX 2172	LEBANON	NH	03766
91-266	9 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
91-269	39 MECHANIC ST	DM DEVELOPMENT LLC	PO BOX 318	GRANTHAM	NH	03753
91-272	44 MECHANIC ST	KEITH CULVER	PO BOX 5246	LEBANON	NH	03766
91-273	42 MECHANIC ST	GIBSON, LUCY	42 MECHANIC ST	LEBANON	NH	03766
91-274	40 MECHANIC ST	ALBEE, JENNIFER E	40 MECHANIC ST	LEBANON	NH	03766
91-277	32 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-278	26 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-280	20 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
106-20	90 DULAC ST	GILBERT, WILLIAM & JUDITH	16 HIGH ST	LEBANON	NH	03766
106-24	5 BROOKSIDE DR	LINDSAY FORSYTH	5 BROOKSIDE DR	LEBANON	NH	03766
106-25	6 BROOKSIDE DR	MCCARTHY, PATRICK S TTEE	6 BROOKSIDE DR	LEBANON	NH	03766
106-30	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-32	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-36	45 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
106-38	3 BLACKSMITH ST	SANTANA, JORGE	3 BLACKSMITH ST	LEBANON	NH	03766
106-42	15 BLACKSMITH ST	FLYNN, DALE	15 BLACKSMITH ST	LEBANON	NH	03766
106-46	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-907	85 MECHANIC ST, Unit C2-1	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-A	85 MECHANIC ST	RIVERMILL COMMER CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766

PROPERTY NOTES

1. THE VOLUNTARY MERGER OF PARCELS 91-263 AND 91-267 WAS APPROVED BY CITY OF LEBANON ON JUNE 15, 2023. CITY OF LEBANON FILE PB2022-34-VLM.
2. A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 91-263 AND 106-34 WAS APPROVED BY CITY OF LEBANON ON OCTOBER 10, 2022. CITY OF LEBANON FILE PB2022-35-BLA.

WETLAND MAPPING NOTES

1. CHRISTOPHER SPAULDING, NH CERTIFIED WETLAND SCIENTIST #220 OF ECO ENVIRONMENTAL SOLUTIONS, LLC, CHARLESTOWN, NH, PERFORMED THE WETLAND MAPPING FOR THIS SITE ON SEPTEMBER 1, 2021 ACCORDING TO THE TECHNICAL CRITERIA OF THE US ARMY CORPS OF ENGINEERS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987), THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012), AND NH STATUTE RSA482-A:2 X.
2. WETLAND FLAGS WERE LOCATED IN THE FIELD UTILIZING TRADITIONAL SURVEY METHODS.
3. THE CITY OF LEBANON NATURAL RECOURSES INVENTORY CLASSIFIES WETLANDS ON THE SUBJECT PROPERTIES AS LOW VALUE.

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-100 EXISTING CONDITIONS OVERVIEW PLAN.DWG -- PLOTTED: 2/19/2026 11:08 AM

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STATE OF NEW HAMPSHIRE
NICHOLAS R. FIORE
No. 13286
LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

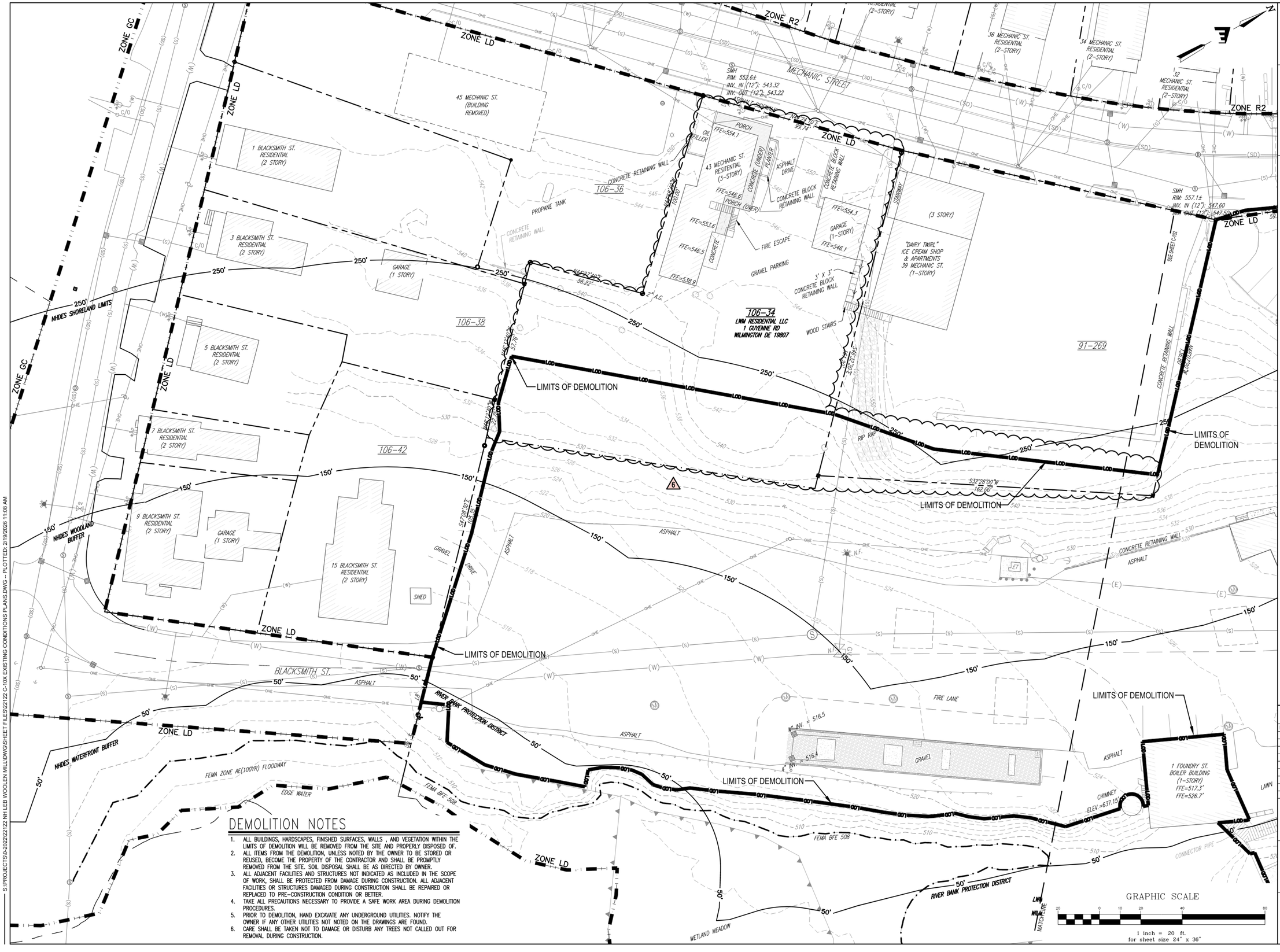
No.	Description	Date

DATE: 01/31/2025

SCALE: 1"= 40'

EXISTING CONDITIONS OVERVIEW PLAN

C-100



DEMOLITION NOTES

1. ALL BUILDINGS, HARDSCAPES, FINISHED SURFACES, WALLS , AND VEGETATION WITHIN THE LIMITS OF DEMOLITION WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. ALL ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER.
3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
4. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES.
5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION.

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-10X EXISTING CONDITIONS PLANS.DWG -- PLOTTED: 2/19/2026 11:08 AM

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STATE OF NEW HAMPSHIRE - NICHOLAS K. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER -

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

EXISTING CONDITIONS PLAN (1 OF 2)

C-101

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STATE OF NEW HAMPSHIRE - NICHOLAS V. FIORE - No. 13286 - LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

EXISTING CONDITIONS PLAN (2 OF 2)

C-102

DEMOLITION NOTES

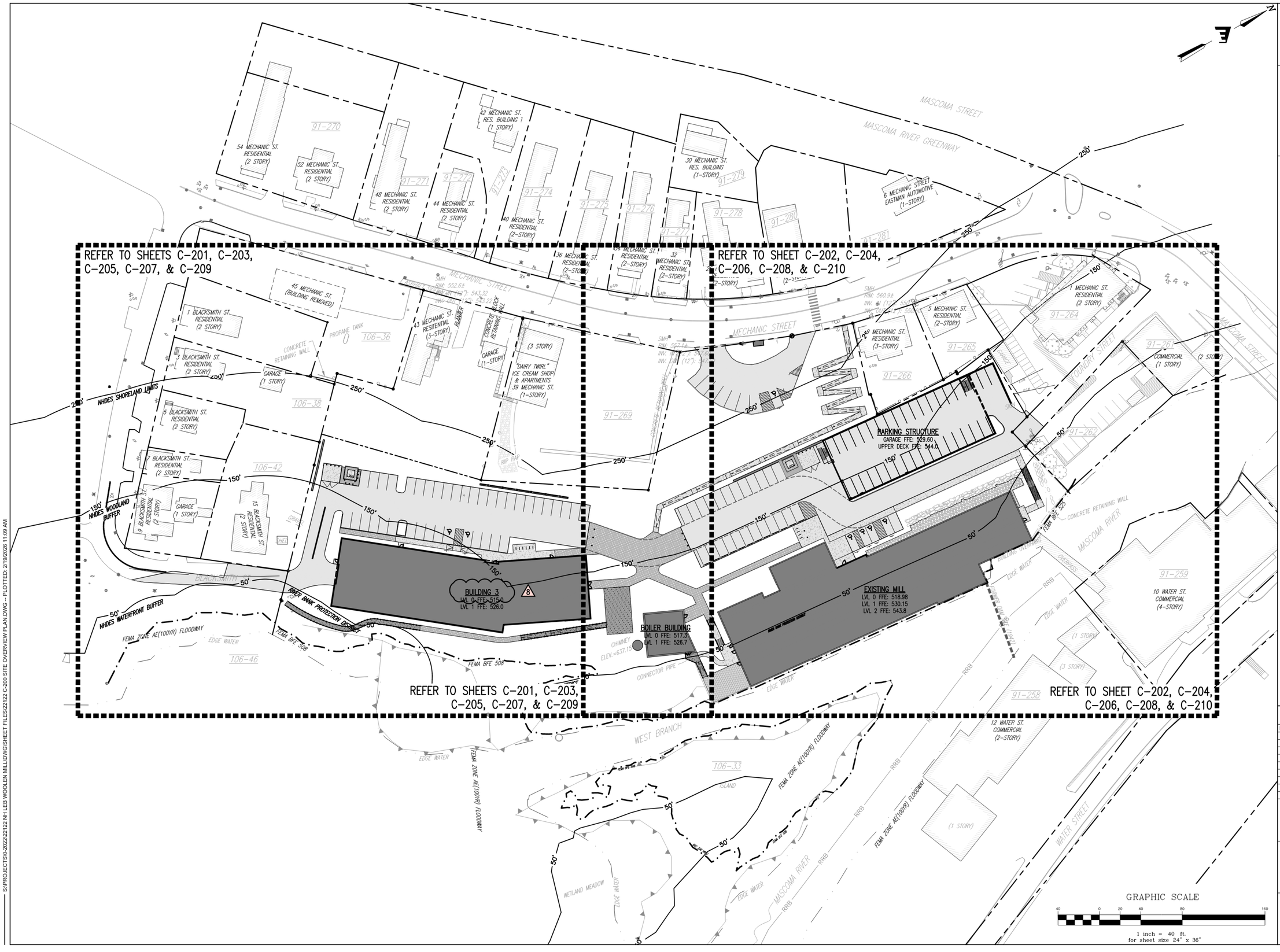
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GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-10X EXISTING CONDITIONS PLANS.DWG — PLOTTED: 2/19/2026 11:09 AM



S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-200 SITE OVERVIEW PLAN.DWG – PLOTTED: 2/19/2026 11:09 AM

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STATE OF NEW HAMPSHIRE - NICHOLAS J. MOORE - No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR REVISED LAYOUT	11.07.23
3	FSPR RE-SUBMISSION	12.06.23
4	REVISED PER SPR COMMENTS	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
7	CONFORMED PLANS	12.20.24
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 40'

SITE OVERVIEW PLAN

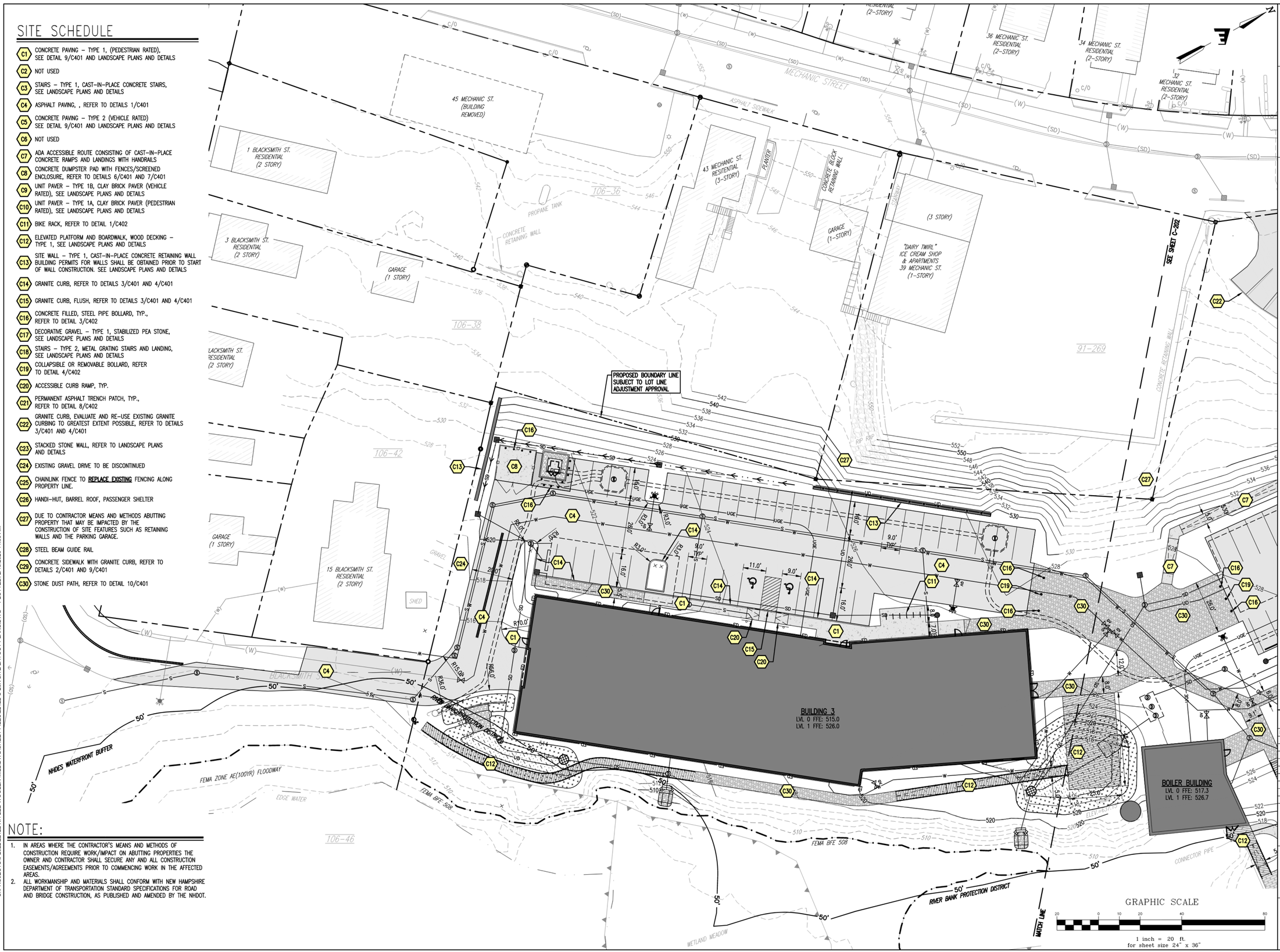
C-200

SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C2 NOT USED
- C3 STAIRS – TYPE 1, CAST–IN–PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
- C4 ASPHALT PAVING, , REFER TO DETAILS 1/C401
- C5 CONCRETE PAVING – TYPE 2 (VEHICLE RATED) SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C6 NOT USED
- C7 ADA ACCESSIBLE ROUTE CONSISTING OF CAST–IN–PLACE CONCRETE RAMPS AND LANDINGS WITH HANDRAILS
- C8 CONCRETE DUMPSTER PAD WITH FENCES/SCREENED ENCLOSURE, REFER TO DETAILS 6/C401 AND 7/C401
- C9 UNIT PAVER – TYPE 1B, CLAY BRICK PAVER (VEHICLE RATED), SEE LANDSCAPE PLANS AND DETAILS
- C10 UNIT PAVER – TYPE 1A, CLAY BRICK PAVER (PEDESTRIAN RATED), SEE LANDSCAPE PLANS AND DETAILS
- C11 BIKE RACK, REFER TO DETAIL 1/C402
- C12 ELEVATED PLATFORM AND BOARDWALK, WOOD DECKING – TYPE 1, SEE LANDSCAPE PLANS AND DETAILS
- C13 SITE WALL – TYPE 1, CAST–IN–PLACE CONCRETE RETAINING WALL BUILDING PERMITS FOR WALLS SHALL BE OBTAINED PRIOR TO START OF WALL CONSTRUCTION. SEE LANDSCAPE PLANS AND DETAILS
- C14 GRANITE CURB, REFER TO DETAILS 3/C401 AND 4/C401
- C15 GRANITE CURB, FLUSH, REFER TO DETAILS 3/C401 AND 4/C401
- C16 CONCRETE FILLED, STEEL PIPE BOLLARD, TYP., REFER TO DETAIL 3/C402
- C17 DECORATIVE GRAVEL – TYPE 1, STABILIZED PEA STONE, SEE LANDSCAPE PLANS AND DETAILS
- C18 STAIRS – TYPE 2, METAL GRATING STAIRS AND LANDING, SEE LANDSCAPE PLANS AND DETAILS
- C19 COLLAPSIBLE OR REMOVABLE BOLLARD, REFER TO DETAIL 4/C402
- C20 ACCESSIBLE CURB RAMP, TYP.
- C21 PERMANENT ASPHALT TRENCH PATCH, TYP., REFER TO DETAIL 8/C402
- C22 GRANITE CURB, EVALUATE AND RE–USE EXISTING GRANITE CURBING TO GREATEST EXTENT POSSIBLE, REFER TO DETAILS 3/C401 AND 4/C401
- C23 STACKED STONE WALL, REFER TO LANDSCAPE PLANS AND DETAILS
- C24 EXISTING GRAVEL DRIVE TO BE DISCONTINUED
- C25 CHAINLINK FENCE TO **REPLACE EXISTING** FENCING ALONG PROPERTY LINE.
- C26 HANDI–HUT, BARREL ROOF, PASSENGER SHELTER
- C27 DUE TO CONTRACTOR MEANS AND METHODS ABUTTING PROPERTY THAT MAY BE IMPACTED BY THE CONSTRUCTION OF SITE FEATURES SUCH AS RETAINING WALLS AND THE PARKING GARAGE.
- C28 STEEL BEAM GUIDE RAIL
- C29 CONCRETE SIDEWALK WITH GRANITE CURB, REFER TO DETAILS 2/C401 AND 9/C401
- C30 STONE DUST PATH, REFER TO DETAIL 10/C401

NOTE:

1. IN AREAS WHERE THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION REQUIRE WORK/IMPACT ON ABUTTING PROPERTIES THE OWNER AND CONTRACTOR SHALL SECURE ANY AND ALL CONSTRUCTION EASEMENTS/AGREEMENTS PRIOR TO COMMENCING WORK IN THE AFFECTED AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED AND AMENDED BY THE NHDOT.



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STATE OF NEW HAMPSHIRE – NICHOLAS JOHN MORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

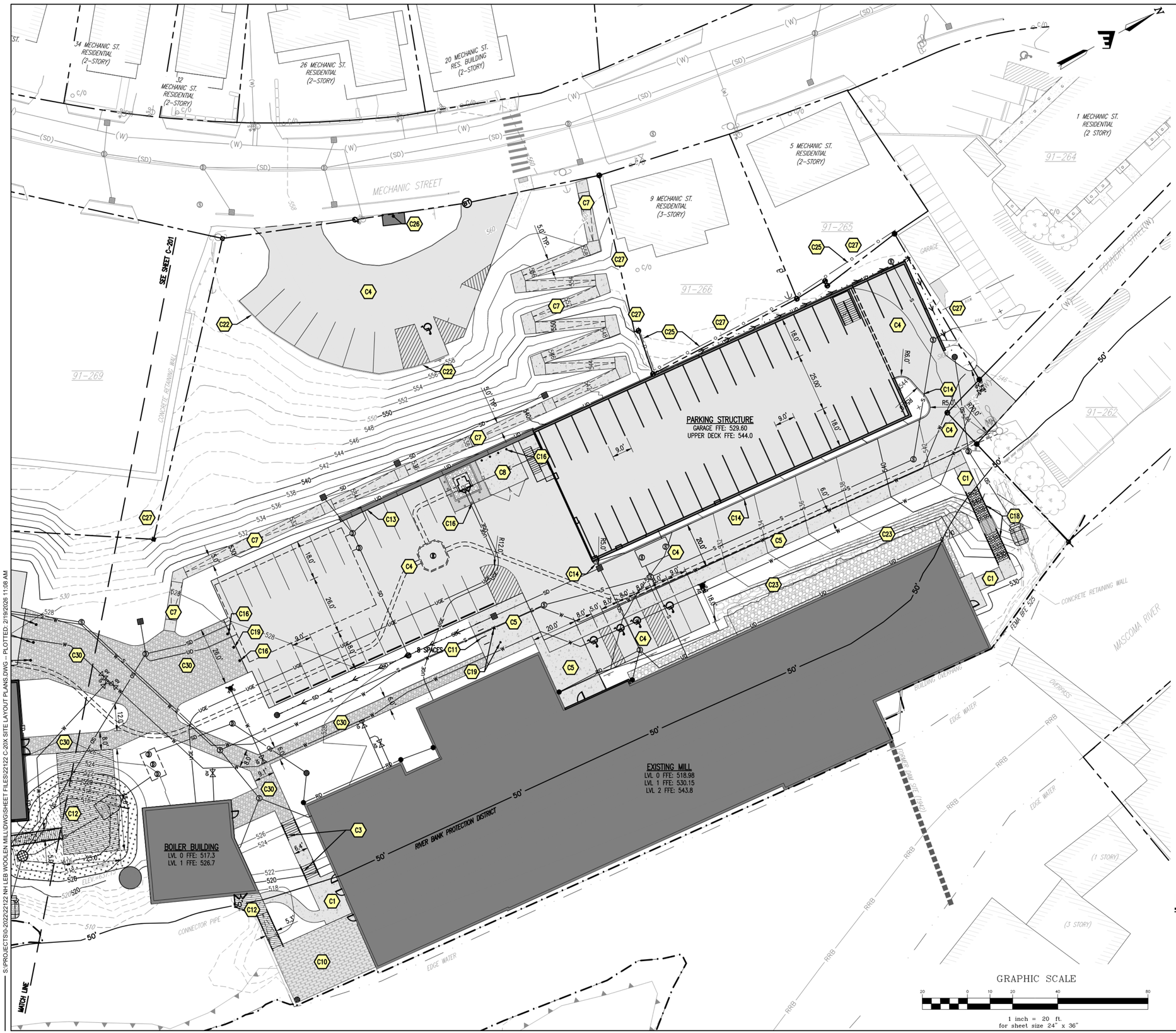
DATE: 01/31/2025

SCALE: 1"= 20'

SITE LAYOUT PLAN (1 OF 2)

C-201

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWGS\SHEET FILES\22122 C-20X SITE LAYOUT PLANS.DWG – PLOTTED: 2/19/2026 11:08 AM



SITE SCHEDULE

- C1 CONCRETE PAVING – TYPE 1, (PEDESTRIAN RATED), SEE DETAIL 9/C401 AND LANDSCAPE PLANS AND DETAILS
- C2 NOT USED
- C3 STAIRS – TYPE 1, CAST-IN-PLACE CONCRETE STAIRS, SEE LANDSCAPE PLANS AND DETAILS
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- C28 STEEL BEAM GUIDE RAIL
- C29 CONCRETE SIDEWALK WITH GRANITE CURB, REFER TO DETAILS 2/C401 AND 9/C401
- C30 STONE DUST PATH, REFER TO DETAIL 10/C401

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GRAPHIC SCALE

20 0 10 20 40 80

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for sheet size 24" x 36"

GMP SET

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STATE OF NEW HAMPSHIRE – NICHOLAS JOHN HORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

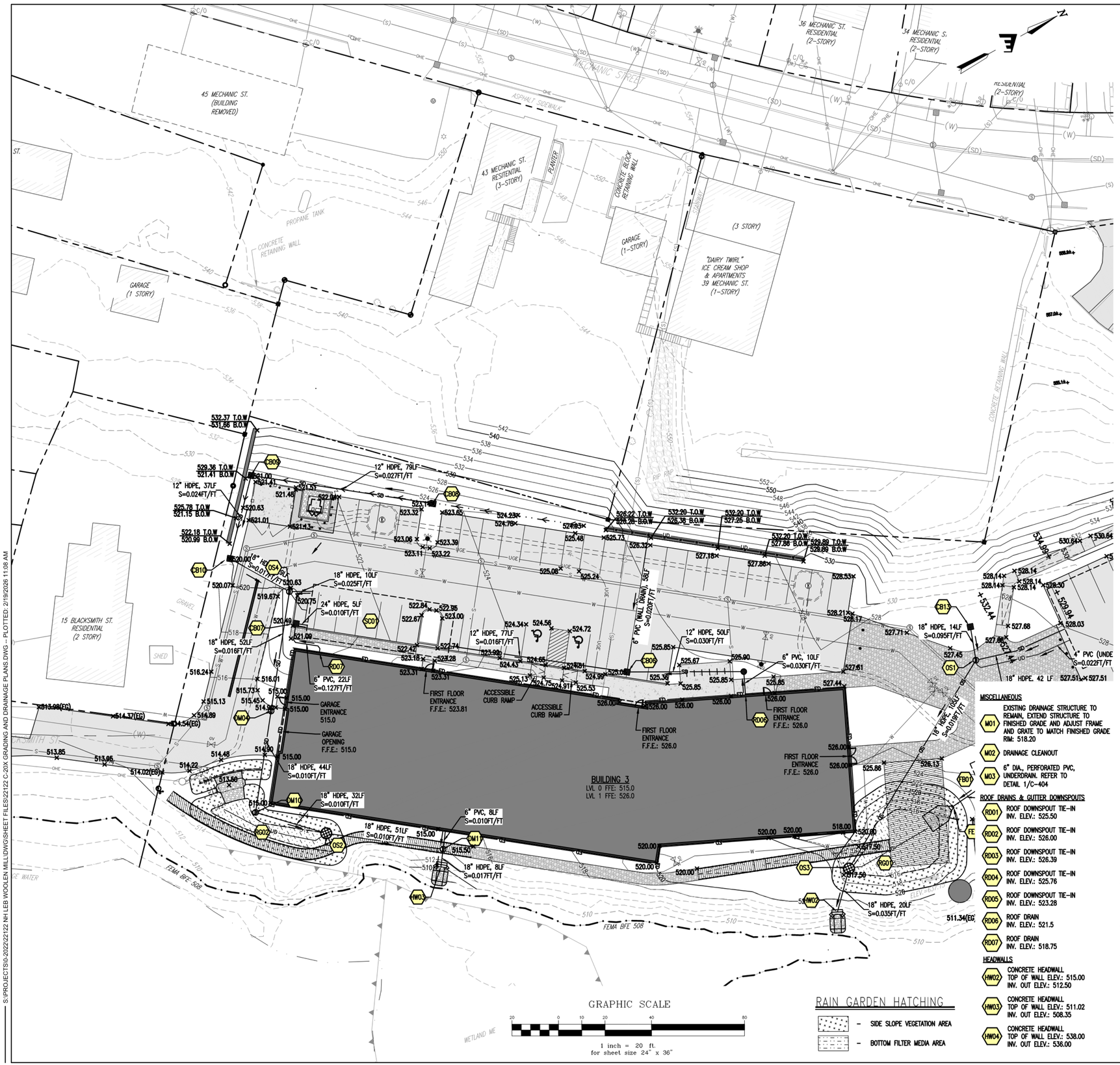
DATE: 01/31/2025

SCALE: 1"= 20'

SITE LAYOUT PLAN (2 OF 2)

C-202

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X SITE LAYOUT PLANS.DWG – PLOTTED: 2/19/2026 11:08 AM



STORMWATER SCHEDULE

CATCHBASINS

CB03 4' I.D. CONCRETE CB
RIM: 529.23
INV. IN: 524.25 (12" HDPE)
INV. IN: 524.25 (12" HDPE)
INV. OUT: 524.00 (12" HDPE)
SUMP: 522.00

CB04 4' I.D. CONCRETE CB
RIM: 528.99
INV. IN: 523.49 (12" HDPE)
INV. OUT: 523.24 (12" HDPE)
SUMP: 521.24

CB05 4' I.D. CONCRETE CB
RIM: 526.50
INV. IN: 523.15 (6" PVC)
INV. OUT: 523.15 (12" HDPE)
SUMP: 523.15

CB06 4' I.D. CONCRETE CB
RIM: 525.16
INV. IN: 520.67 (6" PVC (WALL DRAIN))
INV. IN: 517.51 (12" HDPE)
INV. OUT: 516.00 (12" HDPE)
SUMP: 514.00

CB06A 4' I.D. CONCRETE CB
RIM: 525.75
INV. IN: 521.20 (6" PVC)
INV. OUT: 519.00 (12" HDPE)
SUMP: 517.00

CB07 4' I.D. CONCRETE CB
RIM: 520.56
INV. IN: 516.00 (6" PVC)
INV. OUT: 514.80 (24" HDPE)
SUMP: 512.80

CB08 4' I.D. CONCRETE CB
RIM: 523.14
INV. OUT: 519.14 (12" HDPE)
SUMP: 518.14

CB09 4' I.D. CONCRETE CB
RIM: 521.00
INV. IN: 517.00 (12" HDPE)
INV. OUT: 516.90 (12" HDPE)
SUMP: 515.90

CB10 4' I.D. CONCRETE CB
RIM: 520.00
INV. IN: 516.00 (12" HDPE)
INV. OUT: 515.50 (18" HDPE)
SUMP: 513.50

CB11 4' I.D. CONCRETE CB
RIM: 544.00
INV. OUT: 539.50 (12" HDPE)
SUMP: 537.50

CB13 4' I.D. CONRCRETE CB
RIM: 527.75
INV. OUT: 522.35 (18" HDPE)
SUMP: 520.35

CB15 4' I.D. CONCRETE CB
RIM: 528.90
INV. IN: 522.09 (12" HDPE)
INV. IN: 522.82 (12" HDPE)
INV. OUT: 521.53 (12" HDPE)
SUMP: 521.53

CB17 2' SQ., CONCRETE, DROP INLET
RIM: 526.98
INV. OUT: 522.73 (12" HDPE)
SUMP: 522.73

CB19 4' I.D. CONCRETE CB
RIM: 541.59
INV. OUT: 536.50 (12" HDPE)
SUMP: 532.50

CB20 4' I.D. CONCRETE CB
RIM: 536.91
INV. IN: 532.10 (12" HDPE)
INV. OUT: 532.00 (12" HDPE)
SUMP: 528.00

CB21 4' I.D. CONRCRETE CB
RIM: 534.42
INV. IN: 529.00 (12" HDPE)
INV. OUT: 526.00 (12" HDPE)
SUMP: 526.00

DRAINAGE MANHOLES

CB21 4' I.D. CONRCRETE CB
RIM: 534.42
INV. IN: 529.00 (12" HDPE)
INV. OUT: 526.00 (12" HDPE)

DM01 4' I.D. CONCRETE MH
RIM: 526.99
INV. IN: 522.82 (12" HDPE)
INV. OUT: 522.72 (12" HDPE)

DM04 4' I.D. CONCRETE MH
RIM: 514.95
INV. IN: 510.45 (18" HDPE)
INV. OUT: 509.75 (18" HDPE)

DM05 4' I.D. CONCRETE MH
RIM: 542.64
INV. IN: 538.64 (12" HDPE)
INV. OUT: 537.00 (12" HDPE)

DM07 4' I.D. CONRCRETE CB
RIM: 528.89
INV. IN: 520.59 (12" HDPE)
INV. IN: 524.79 (12" HDPE)
INV. IN: 524.00 (6" PVC (WALL DRAIN))
INV. OUT: 520.47 (24" HDPE)

DM07A 4' I.D. CONCRETE MH
RIM: 528.85
INV. IN: 520.76 (12" HDPE)
INV. IN: 520.47 (24" HDPE)
INV. OUT: 520.66 (12" HDPE)

DM09 4' I.D. CONCRETE MH
RIM: 530.21
INV. IN: 525.19 (6" PVC)
INV. IN: 525.23 (6" PVC)
INV. IN: 525.77 (6" PVC)
INV. OUT: 525.06 (12" HDPE)

DM10 4' I.D. CONCRETE MH
RIM: 514.00
INV. IN: 509.31 (18" HDPE)
INV. OUT: 509.31 (18" HDPE)

DM11 4' I.D. CONCRETE MH
RIM: 514.10
INV. IN: 508.48 (18" HDPE)
INV. IN: 510.00 (6" PVC)
INV. OUT: 508.48 (18" HDPE)

STORMWATER CHAMBER SYSTEMS

SC01 CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER
48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH
INV. IN & OUT: 514.35
TOP OF STONE: 519.35
TOP OF CHAMBER: 518.35
BOTTOM OF CHAMBER 514.35
BOTTOM OF STONE ELEV.: 513.60
TOP OF FILTER COURSE: 513.60
BOTTOM OF FILTER COURSE: 512.10

SC03 CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER
80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH
INV. IN & OUT: 520.47
TOP OF STONE: 525.47
TOP OF CHAMBER: 524.47
BOTTOM OF CHAMBER 520.47
BOTTOM OF STONE ELEV.: 519.72
TOP OF FILTER COURSE: 519.72
BOTTOM OF FILTER COURSE: 518.22

MISCELLANEOUS

M01 EXISTING DRAINAGE STRUCTURE TO REMAIN, EXTEND STRUCTURE TO FINISHED GRADE AND ADJUST FRAME AND GRATE TO MATCH FINISHED GRADE
RIM: 518.20

M02 DRAINAGE CLEANOUT

M03 6" DIA., PERFORATED PVC, UNDERDRAIN. REFER TO DETAIL 1/C-404

ROOF DRAINS & GUTTER DOWNSPOUTS

RD01 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 525.50

RD02 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 526.00

RD03 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 526.39

RD04 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 525.76

RD05 ROOF DOWNSPOUT TIE-IN
INV. ELEV.: 523.28

RD06 ROOF DRAIN
INV. ELEV.: 521.5

RD07 ROOF DRAIN
INV. ELEV.: 518.75

HEADWALLS

HW02 CONCRETE HEADWALL
TOP OF WALL ELEV.: 515.00
INV. OUT ELEV.: 512.50

HW03 CONCRETE HEADWALL
TOP OF WALL ELEV.: 511.02
INV. OUT ELEV.: 508.35

HW04 CONCRETE HEADWALL
TOP OF WALL ELEV.: 538.00
INV. OUT ELEV.: 536.00

RAIN GARDENS

FB01 3,500 GAL. STORMWATER FOREBAY TANK
RIM ELEV:525.80
12" DIA. INV. IN: 521.72
12" DIA. INV. OUT: 521.47
TOP OF TANK: 524.22
BOTTOM OF TANK: 516.14

RG01 RAIN GARDEN
TOP OF BERM ELEV.: 520.00
BOTTOM ELEV.: 516.00

RG02 RAIN GARDEN
TOP OF BERM ELEV.: 514.00
BOTTOM ELEV.: 512.00

BUILDING ENTRANCE

D01 UPPER DECK DRAIN ENTRANCE
INV. 12" HDPE: 524.29

FLARED END SECTION

FE1 FLARED END SECTION
INV. ELEV.: 516.00

OUTLET STRUCTURES

OS1 OUTLET STRUCTURE
RIM: 527.37
INV. IN: 521.00 (18" HDPE)
INV. IN: 520.11 (18" HDPE)
INV. IN: 516.50 (4" PVC UNDERDRAIN)
INV. OUT: 516.00 (18" HDPE)
SUMP: 516.00

OS2 OUTLET STRUCTURE
RIM: 513.00
INV. IN: 508.99 (18" HDPE)
INV. IN: 509.50 (6" PVC UNDERDRAIN)
INV. OUT: 508.99 (18" HDPE)
SUMP: 508.99

OS3 OUTLET STRUCTURE
RIM: 518.00
INV. IN: 514.00 (18" HDPE)
INV. IN: 513.50 (6" PVC Pipe)
INV. OUT: 513.20 (18" HDPE)
SUMP: 511.70

OS4 OUTLET STRUCTURE
RIM: 520.48
INV. IN: 515.00 (18" HDPE)
INV. IN: 514.50 (18" HDPE)
INV. IN: 511.40 (4" PVC UNDERDRAIN)
INV. OUT: 511.30 (18" HDPE)
SUMP: 511.30

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X GRADING AND DRAINAGE PLANS.DWG – PLOTTED: 2/19/2026 11:08 AM

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STATE OF NEW HAMPSHIRE – NICHOLAS VIKER HORNE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

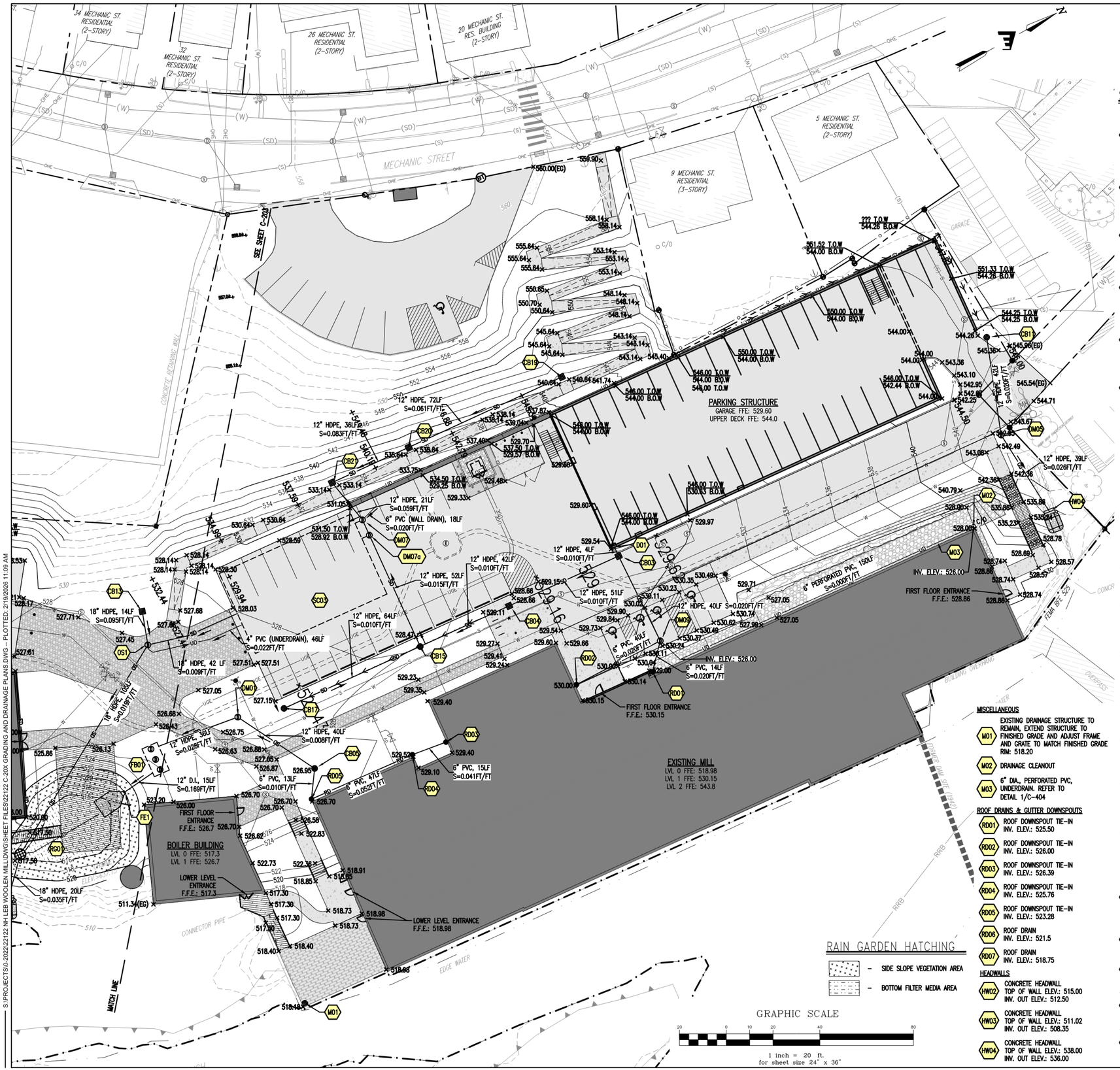
No.	Description	Date

DATE: 01/31/2025

SCALE: 1"= 20'

GRADING AND DRAINAGE PLAN (1 OF 2)

C-203



STORMWATER SCHEDULE

CATCHBASINS

- CB03: 4' I.D. CONCRETE CB; RIM: 529.23; INV. IN: 524.25 (12" HDPE); INV. IN: 524.25 (12" HDPE); INV. OUT: 524.00 (12" HDPE); SUMP: 522.00
- CB04: 4' I.D. CONCRETE CB; RIM: 528.99; INV. IN: 523.49 (12" HDPE); INV. OUT: 523.24 (12" HDPE); SUMP: 521.24
- CB05: 4' I.D. CONCRETE CB; RIM: 526.50; INV. IN: 523.15 (6" PVC); INV. OUT: 523.15 (12" HDPE); SUMP: 523.15
- CB06: 4' I.D. CONCRETE CB; RIM: 525.16; INV. IN: 520.67 (6" PVC (WALL DRAIN)); INV. IN: 517.51 (12" HDPE); INV. OUT: 516.00 (12" HDPE); SUMP: 514.00
- CB06A: 4' I.D. CONCRETE CB; RIM: 525.75; INV. IN: 521.20 (6" PVC); INV. OUT: 519.00 (12" HDPE); SUMP: 517.00
- CB07: 4' I.D. CONCRETE CB; RIM: 520.56; INV. IN: 516.00 (6" PVC); INV. OUT: 514.80 (24" HDPE); SUMP: 512.80
- CB08: 4' I.D. CONCRETE CB; RIM: 523.14; INV. OUT: 519.14 (12" HDPE); SUMP: 518.14
- CB09: 4' I.D. CONCRETE CB; RIM: 521.00; INV. IN: 517.00 (12" HDPE); INV. OUT: 516.90 (12" HDPE); SUMP: 515.90
- CB10: 4' I.D. CONCRETE CB; RIM: 520.00; INV. IN: 516.00 (12" HDPE); INV. OUT: 515.50 (18" HDPE); SUMP: 513.50
- CB11: 4' I.D. CONCRETE CB; RIM: 544.00; INV. OUT: 539.50 (12" HDPE); SUMP: 537.50
- CB13: 4' I.D. CONRCRETE CB; RIM: 527.75; INV. OUT: 522.35 (18" HDPE); SUMP: 520.35
- CB15: 4' I.D. CONCRETE CB; RIM: 528.90; INV. IN: 522.09 (12" HDPE); INV. IN: 522.82 (12" HDPE); INV. OUT: 521.53 (12" HDPE); SUMP: 521.53
- CB17: 2' SQ., CONCRETE, DROP INLET; RIM: 526.98; INV. OUT: 522.73 (12" HDPE); SUMP: 522.73
- CB19: 4' I.D. CONCRETE CB; RIM: 541.59; INV. OUT: 536.50 (12" HDPE); SUMP: 532.50
- CB20: 4' I.D. CONCRETE CB; RIM: 536.91; INV. IN: 532.10 (12" HDPE); INV. OUT: 532.00 (12" HDPE); SUMP: 528.00
- CB21: 4' I.D. CONRCRETE CB; RIM: 534.42; INV. IN: 529.00 (12" HDPE); INV. OUT: 526.00 (12" HDPE); SUMP: 526.00

RAIN GARDENS

- FB01: 3,500 GAL. STORMWATER FOREBAY TANK; RIM ELEV:525.80; 12" DIA. INV. IN: 521.72; 12" DIA. INV. OUT: 521.47; TOP OF TANK: 524.22; BOTTOM OF TANK: 516.14
- RG01: RAIN GARDEN; TOP OF BERM ELEV.: 520.00; BOTTOM ELEV.: 516.00
- RG02: RAIN GARDEN; TOP OF BERM ELEV.: 514.00; BOTTOM ELEV.: 512.00

BUILDING ENTRANCE

- D01: UPPER DECK DRAIN ENTRANCE; INV. 12" HDPE: 524.29

FLARED END SECTION

- FE1: FLARED END SECTION; INV. ELEV.: 516.00

DRAINAGE MANHOLES

- DM01: 4' I.D. CONCRETE MH; RIM: 526.99; INV. IN: 522.82 (12" HDPE); INV. OUT: 522.72 (12" HDPE)
- DM04: 4' I.D. CONCRETE MH; RIM: 514.95; INV. IN: 510.45 (18" HDPE); INV. OUT: 509.75 (18" HDPE)
- DM05: 4' I.D. CONCRETE MH; RIM: 542.64; INV. IN: 538.64 (12" HDPE); INV. OUT: 537.00 (12" HDPE)
- DM07: 4' I.D. CONRCRETE CB; RIM: 528.89; INV. IN: 520.59 (12" HDPE); INV. IN: 524.79 (12" HDPE); INV. IN: 524.00 (6" PVC (WALL DRAIN)); INV. OUT: 520.47 (24" HDPE)
- DM07A: 4' I.D. CONCRETE MH; RIM: 528.85; INV. IN: 520.76 (12" HDPE); INV. IN: 520.47 (24" HDPE); INV. OUT: 520.66 (12" HDPE)
- DM09: 4' I.D. CONCRETE MH; RIM: 530.21; INV. IN: 525.19 (6" PVC); INV. IN: 525.23 (6" PVC); INV. IN: 525.77 (6" PVC); INV. OUT: 525.06 (12" HDPE)
- DM10: 4' I.D. CONCRETE MH; RIM: 514.00; INV. IN: 509.31 (18" HDPE); INV. OUT: 509.31 (18" HDPE)
- DM11: 4' I.D. CONCRETE MH; RIM: 514.10; INV. IN: 508.48 (18" HDPE); INV. IN: 510.00 (6" PVC); INV. OUT: 508.48 (18" HDPE)

MISCELLANEOUS

- M01: EXISTING DRAINAGE STRUCTURE TO REMAIN, EXTEND STRUCTURE TO FINISHED GRADE AND ADJUST FRAME AND GRATE TO MATCH FINISHED GRADE RIM: 518.20
- M02: DRAINAGE CLEANOUT
- M03: 6" DIA., PERFORATED PVC, UNDERDRAIN. REFER TO DETAIL 1/C-404

ROOF DRAINS & GUTTER DOWNSPOUTS

- RD01: ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 525.50
- RD02: ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 526.00
- RD03: ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 526.39
- RD04: ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 525.76
- RD05: ROOF DOWNSPOUT TIE-IN; INV. ELEV.: 523.28
- RD06: ROOF DRAIN; INV. ELEV.: 521.5
- RD07: ROOF DRAIN; INV. ELEV.: 518.75

HEADWALLS

- HW02: CONCRETE HEADWALL; TOP OF WALL ELEV.: 515.00; INV. OUT ELEV.: 512.50
- HW03: CONCRETE HEADWALL; TOP OF WALL ELEV.: 511.02; INV. OUT ELEV.: 508.35
- HW04: CONCRETE HEADWALL; TOP OF WALL ELEV.: 538.00; INV. OUT ELEV.: 536.00

STORMWATER CHAMBER SYSTEMS

- SC01: CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER; 48 R-902-HD CHAMBERS IN 3 ROWS OF 16 EACH; INV. IN & OUT: 514.35; TOP OF STONE: 519.35; TOP OF CHAMBER: 518.35; BOTTOM OF CHAMBER 514.35; BOTTOM OF STONE ELEV.: 513.60; TOP OF FILTER COURSE: 513.60; BOTTOM OF FILTER COURSE: 512.10
- SC03: CULTEC STORAGE CHAMBER SYSTEM WITH UNDERGROUND SAND FILTER; 80 R-902-HD CHAMBERS IN 5 ROWS OF 16 EACH; INV. IN & OUT: 520.47; TOP OF STONE: 525.47; TOP OF CHAMBER: 524.47; BOTTOM OF CHAMBER 520.47; BOTTOM OF STONE ELEV.: 519.72; TOP OF FILTER COURSE: 519.72; BOTTOM OF FILTER COURSE: 518.22

OUTLET STRUCTURES

- OS1: OUTLET STRUCTURE; RIM: 527.37; INV. IN: 521.00 (18" HDPE); INV. IN: 520.11 (18" HDPE); INV. IN: 516.50 (4" PVC UNDERDRAIN); INV. OUT: 516.00 (18" HDPE); SUMP: 516.00
- OS2: OUTLET STRUCTURE; RIM: 513.00; INV. IN: 508.99 (18" HDPE); INV. IN: 509.50 (6" PVC UNDERDRAIN); INV. OUT: 508.99 (18" HDPE); SUMP: 508.99
- OS3: OUTLET STRUCTURE; RIM: 518.00; INV. IN: 514.00 (18" HDPE); INV. IN: 513.50 (6" PVC Pipe); INV. OUT: 513.20 (18" HDPE); SUMP: 511.70
- OS4: OUTLET STRUCTURE; RIM: 520.48; INV. IN: 515.00 (18" HDPE); INV. IN: 514.50 (18" HDPE); INV. IN: 511.40 (4" PVC UNDERDRAIN); INV. OUT: 511.30 (18" HDPE); SUMP: 511.30

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STATE OF NEW HAMPSHIRE - NICHOLAS J. MARA HORNE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

GMP SET

EV PROJECT: 22122

No.	Description	Date

DATE: 01/31/2025

SCALE: 1"= 20'

GRADING AND DRAINAGE PLAN (2 OF 2)

C-204

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X GRADING AND DRAINAGE PLANS.DWG – PLOTTED: 2/19/2026 11:09 AM

PAVEMENT MARKINGS

- PM1 — 36"X36", BLUE & WHIT, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 — 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 — 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 — 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 — 18" WIDE, SSLW, STOP BAR
- PM6 — 12" WIDE, SSLW, CROSSWALK STRIPING, 36"O.C.

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, NOT TO BE PAINTED ON PAVEMENT SURFACE
- (1) PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, NOT TO BE PAINTED ON PAVEMENT SURFACE
- B# — SHORT TERM BICYCLE PARKING STALL NUMBER PROVIDED FOR REFERENCE ONLY, NOT TO BE PAINTED ON PAVEMENT SURFACE
- EM — 26 FOOT WIDE EMERGENCY VEHICLE LANE. PROVIDED FOR REFERENCE ONLY, NOT TO BE PAINTED ON SURFACE
- SN — EMERGENCY SNOW STORAGE AREA

SIGN SCHEDULE

SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
A	D9-6	HANDICAPPED	24" x 24"
B	D9-6P	VAN ACCESSIBLE (PLAQUE)	18" x 9"
C	R1-1	STOP	30" x 30"

PARKING SUMMARY

BUILDING	SURFACE / UPPER LVL	GARAGE / LOWER LVL.	TOTAL
MILL	29	0	29
PARKING STRUCTURE	36	32	68
25 MECH.	9	0	9
BLDG. C	39	46	85
TOTAL	140	80	191

MECHANIC STREET
45 MECHANIC ST. (BUILDING REMOVED)
PROPANE TANK
CONCRETE RETAINING WALL
106-36
43 MECHANIC ST. RESITENTIAL (3-STORY)
PLANTER
CONCRETE BLOCK RETAINING WALL
GARAGE (1-STORY)
"DAIRY TWIRL" ICE CREAM SHOP & APARTMENTS 39 MECHANIC ST. (1-STORY)
(3 STORY)
36 MECHANIC ST. RESIDENTIAL (2-STORY)
34 MECHANIC ST. RESIDENTIAL (2-STORY)
32 MECHANIC ST. RESIDENTIAL (2-STORY)
SEE SHEET C-206
CONCRETE RETAINING WALL
91-269
GARAGE (1 STORY)
106-38
5 BLACKSMITH ST. RESIDENTIAL (2 STORY)
7 BLACKSMITH ST. RESIDENTIAL (2 STORY)
9 BLACKSMITH ST. RESIDENTIAL (2 STORY)
GARAGE (1 STORY)
106-42
15 BLACKSMITH ST. RESIDENTIAL (2 STORY)
SHED
BLACKSMITH ST.
ADA ACCESSIBLE PATH, TYP.
SIGN A
VAN ACCESSIBLE
SIGN B
SIGN A
BUILDING 3
LVL 0 FFE: 515.0
LVL 1 FFE: 526.0
GARAGE PARKING: 46 SPACES
LONG TERM BIKE STORAGE: 46 SPACES
(SEE SUPPLEMENTAL ARCHITECTURAL FLOOR PLAN FOR BIKE STORAGE ROOM ON LEVEL ONE)
BOILER BUILDING
LVL 0 FFE: 517.3
LVL 1 FFE: 526.7
RIP RAP
ELEV.=6.5'
CONNECTOR PIPE
FEMA ZONE AE(100YR) FLOODWAY
EDGE WATER
FEMA BFE 508
106-46
WETLAND MEADOW
MATCH LINE

GRAPHIC SCALE
20 0 10 20 40 80
1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X SITE CIRCULATION PLANS.DWG – PLOTTED: 2/19/2026 11:08 AM

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STATE OF NEW HAMPSHIRE – NICHOLAS MICHAEL FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	PLANNING COMMENTS	10.17.22
2	FSPR AMENDMENT SUBMISSION	10.09.23
3	FSPR RE-SUBMISSION	12.06.23
4	NOA CONFORMED	01.25.24
5	FSPR AMENDMENT SUBMISSION	09.16.24
6	CONFORMED PLANS	12.20.24
7	SITE UPDATES	09.22.25
8	SPR AMENDMENT SUBMISSION	02.19.26

DATE: 01/31/2025

SCALE: 1"= 20'

SITE CIRCULATION AND SIGNAGE PLAN (1 OF 2)

C-205

PAVEMENT MARKINGS

- PM1 — 36"X36", BLUE & WHIT, ADA WHEELCHAIR SYMBOL FOR ACCESSIBLE PARKING STALLS, TYP.
- PM2 — 4" WIDE, SSLW, DIAGONAL ACCESS AISLE STRIPING, TYP.
- PM3 — 4" WIDE, SSLW, PARKING STALL STRIPING, TYP.
- PM4 — 4" WIDE, DSLY, PAINTED CENTERLINE STRIPING, TYP.
- PM5 — 18" WIDE, SSLW, STOP BAR

GRAPHIC SCHEDULE

- DIRECTION OF TRAVEL ARROWS PROVIDED FOR REFERENCE ONLY, **NOT** TO BE PAINTED ON PAVEMENT SURFACE
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- SN — EMERGENCY SNOW STORAGE AREA

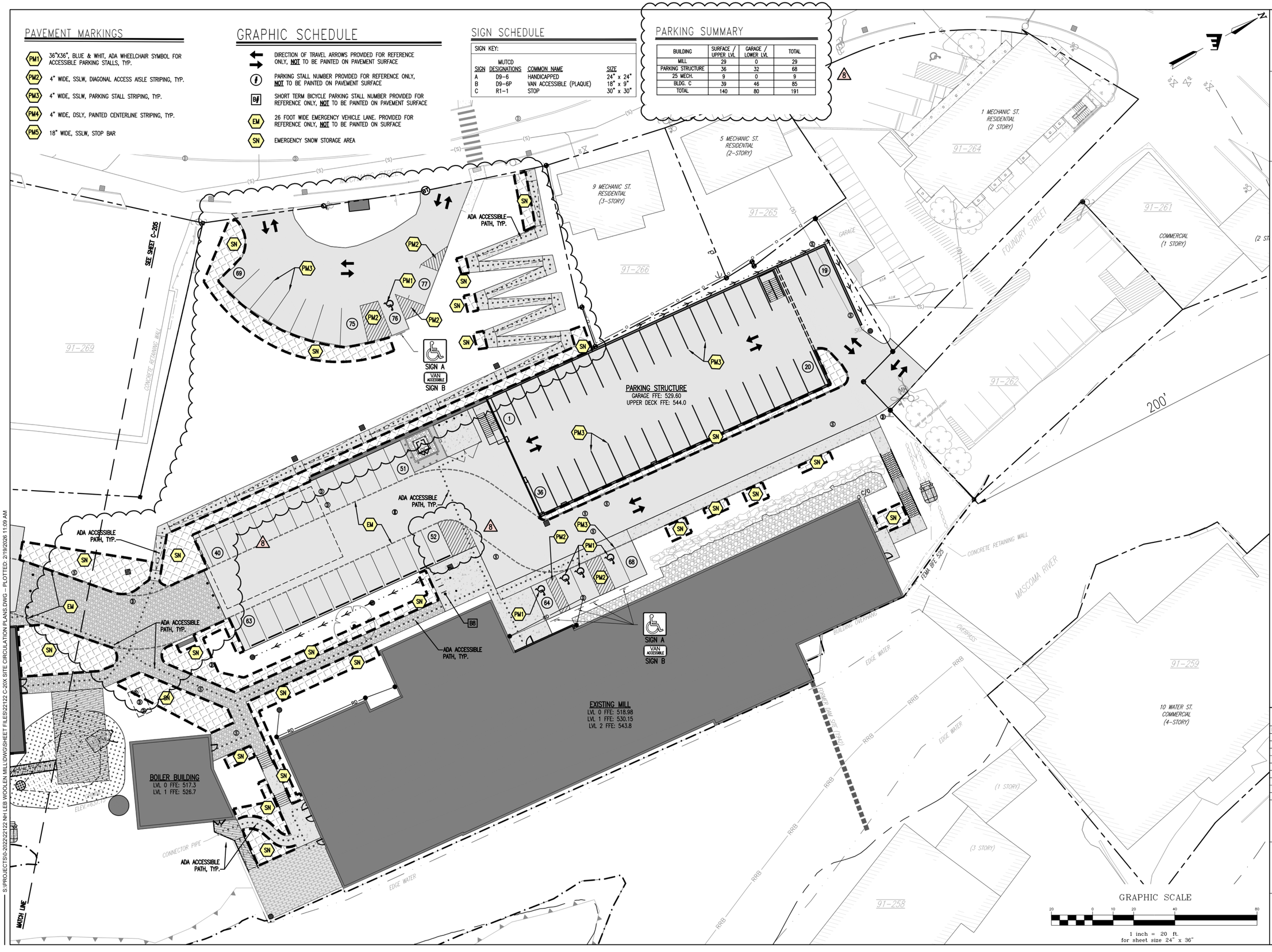
SIGN SCHEDULE

SIGN KEY:

SIGN	MUTCD DESIGNATIONS	COMMON NAME	SIZE
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4	NOA CONFORMED	01.25.24
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6	CONFORMED PLANS	12.20.24
7	SITE UPDATES	09.22.25
8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SITE CIRCULATION AND SIGNAGE PLAN (2 OF 2)

C-206

WATER NOTES

SEE SHETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X UTILITY PLANS.DWG – PLOTTED: 2/19/2026 11:09 AM

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STRUCTURE
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STATE OF NEW HAMPSHIRE – NICHOLAS V. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

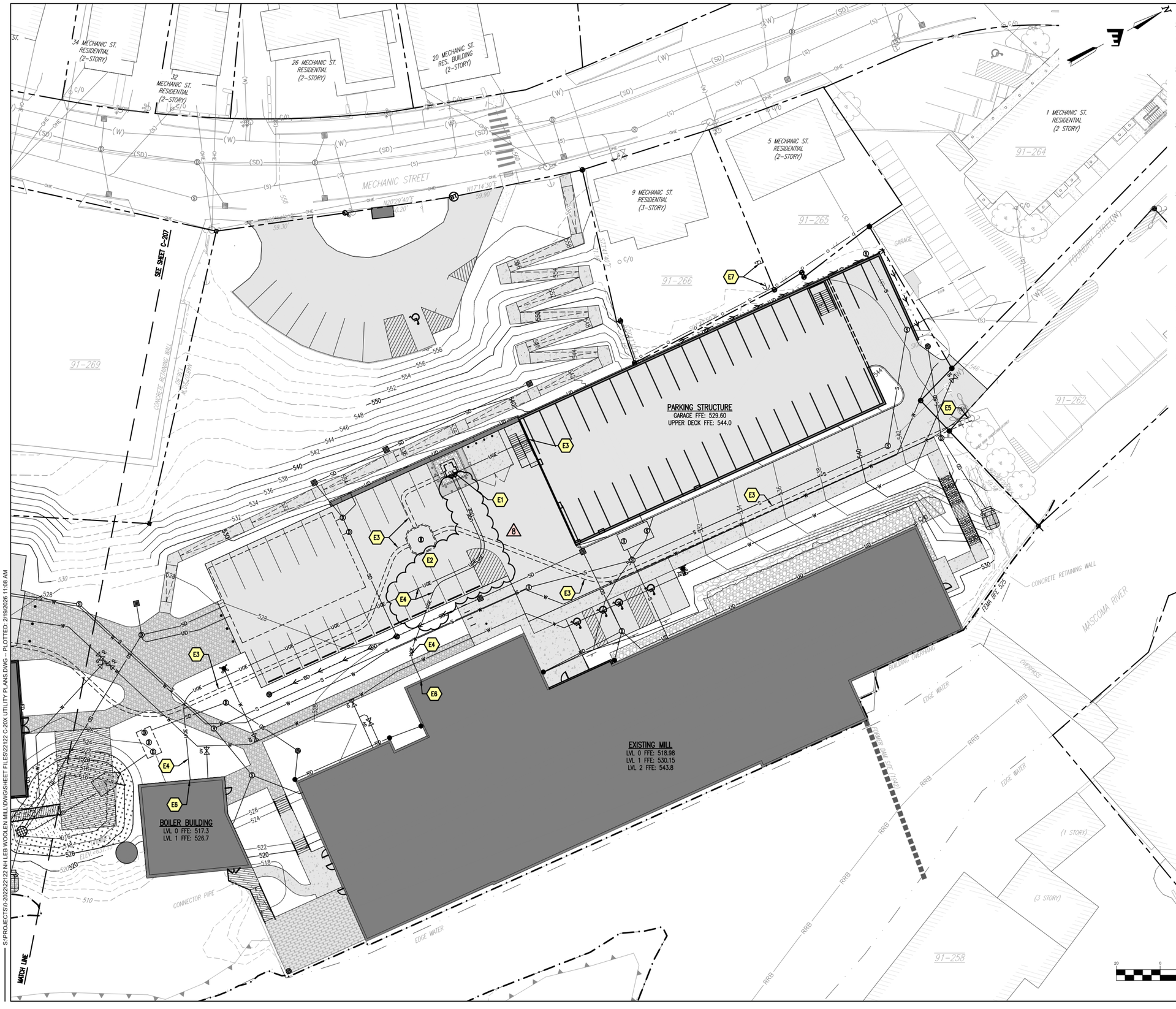
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	10.09.23
2	FSPR RE-SUBMISSION	12.06.23
3	REVISED PER SPR COMMENTS	01.25.24
4	FSPR AMENDMENT SUBMISSION	09.16.24
5	CONFORMED PLANS	12.20.24
6	SITE UPDATES	09.22.25

DATE: 01/31/2025

SCALE: 1"= 20'

UTILITY PLAN (1 OF 2)

C-207



WATER NOTES

SEE SHETS C-305, C-306, AND C-307 FOR WATER SYSTEM PLAN AND PROFILES. SEE SHEET C-407 FOR WATER DETAILS AND NOTES.

SEWER NOTES

SEE SHEETS C-303 AND C-304 FOR GRAVITY COLLECTION SYSTEM PLAN AND PROFILES. SEE SHEET C-406 FOR SEWER DETAILS AND NOTES.

FIRE ALARM NOTES

THE PROPOSED MUNICIPAL FIRE ALARM LOOP SHALL BE PROVIDED IN A DEDICATED 2" CONDUIT, SAME TRENCH AS THE TELECOMM UTILITIES, WITH NO POWER, AND MUNICIPAL FIRE ALARM BOXES SHALL BE LOCATED ON EACH BUILDING TO THE SATISFACTION OF THE LEBANON FIRE DEPARTMENT.

ELECTRICAL SCHEDULE

SEE ELECTRICAL SITE PLAN AND ELECTRICAL DETAILS PREPARED BY MEP.

- E1 PROPOSED ELECTRICAL TRANSFORMER
- E2 PROPOSED ELECTRICAL VAULT
- E3 PROPOSED PRIMARY ELECTRICAL DUCT BANK (6") 2X2
- E4 PROPOSED SECONDARY ELECTRICAL DUCT BANK (4") 2X1
- E5 SERVICE RISER MOUNTED TO EXISTING POLE AND WIRING TIED INTO EXISTING OVERHEAD ELECTRICAL WIRES
- E6 EXACT LOCATION AND ELEVATION OF SERVICE ENTRANCE TO BE DETERMINED BY ELECTRICAL ENGINEER. REFER TO MEP PLANS AND DETAILS.
- E7 RELOCATE EXISTING ANCHOR POLE AND GUY WIRE

GMP SET

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8	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

UTILITY PLAN (2 OF 2)

C-208

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X UTILITY PLANS.DWG -- PLOTTED: 2/19/2026 11:08 AM

EROSION CONTROL LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. HAY PRODUCTS SHALL NOT BE USED.

TEMPORARY INLET PROTECTION – STONE COLLARS AND/OR INLET SOCKS. INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS ≤ 1/2 DEPTH OF STONE. REMOVE ALL SEDIMENT COLLECTED IN STRUCTURE OR SOCK AS SOON AS POSSIBLE.

STONE CHECK DAM
THIS STRUCTURAL MEASURE IS ALONG DITCHES/ SWALES AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO SLOW STORMWATER RUNOFF AND TRAP SEDIMENT PARTICLES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 AND GREATER AND IN OTHER LOCATIONS INDICATED ON THIS PLAN TO STABILIZE THE SLOPE AND REDUCE THE EROSION POTENTIAL. THE NETTING IS TYPICALLY IMPREGNATED WITH GRASS SEED AND SOMETIMES STAPLED TO THE EXPOSED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE REMOVED, THE IMPACTED AREA SHALL BE SEEDED AND MULCHED.

TEMPORARY SEDIMENT BASIN
THIS STRUCTURAL MEASURE INVOLVES CONSTRUCTING TEMPORARY SEDIMENT BASINS IN THE LOCATION OF PROPOSED STORMWATER PONDS. GENERALLY THE STORMWATER PONDS CAN BE CONSTRUCTED AS SHOWN ON THE PLANS HOWEVER ORIFICE ON THE OUTLET STRUCTURES SHALL BE OMITTED UNTIL THE SITE IS STABILIZED TO IMPOUND RUNOFF AND ALLOW FOR SETTLING OF SUSPENDED FINES. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED. ONCE THE SITE IS STABILIZED, SEDIMENT SHALL BE REMOVED FROM THE BASINS AND THE OUTLET ORIFICE SHALL BE DRILLED INTO THE OUTLET STRUCTURE AS NOTED ON THE PLANS.

TEMPORARY STAGING AND WASTE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED. SOILS SHALL NOT BE STORED IN THESE AREAS.

TEMPORARY SOIL STOCKPILE AREAS (APPROXIMATE)
THESE ARE APPROVED LOCATIONS WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION BY A NUMBER OF METHODS, INCLUDING INSTALLING SILT FENCING AROUND THE DOWN GRADIENT PERIMETER OF THE STOCKPILE AND SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

TEMPORARY STRAW FIBER ROLL
STRAW FIBER ROLLS ARE FLEXIBLE, CYLINDRICAL SEDIMENT RETENTION FIBER ROLLS (SRFRS) COMPRISED OF VARIOUS TYPES OF COMPRESSED MATRIXES, DESIGNED TO REDUCE HYDRAULIC ENERGY AND FILTER SEDIMENT-LADEN STORMWATER RUNOFF ON SLOPES AND IN CHANNELS. SRFRS ARE DESIGNED TO BE USED AS PERIMETER CONTROLS, SLOPE INTERCEPTOR DEVICES, CHECK DAMS, AROUND TEMPORARY SOIL STOCKPILES, AT CURB CUTS AND DRAIN INLETS. SRFRS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND SECURED WITH WOODEN STAKES. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

LIMITS OF DISTURBANCE
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO COORDINATE STOCKPILE AND STAGING AREAS WITH THE OWNER.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL HOST A PRECONSTRUCTION MEETING WITH OWNER, ENGINEER, CITY PLANNING, POLICE, FIRE, AND PUBLIC WORKS STAFF.
3. PRIOR TO ANY OTHER WORK, PERIMETER MEASURES SUCH AS SILT FENCE AND/OR STRAW WATTLES SHALL BE INSTALLED. A DOUBLE ROW OF PERIMETER MEASURES ARE REQUIRED IN AREAS UPGRADE OF WETLANDS. THESE MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN STABILIZED. SEDIMENT SHALL BE REMOVED FROM BEHIND THE MEASURES AS NEEDED AND THE MEASURES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A PROPER SEDIMENT BARRIER.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
5. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS AFFECTED DURING CONSTRUCTION.
6. ROUGH GRADE AND STOCKPILE TOPSOIL SURROUNDED BY SILT FENCE.
7. DEMO EXISTING STRUCTURES AS REQUIRED.
8. CLEAR AND GRUB, REMOVE LOOSE PAVING/DEMO PAVING AS REQUIRED AND HAUL OFF SITE USING EXISTING PARKING AREA AS STAGING.
9. GRADE DRIVES/ROADWAYS AND EXCAVATE BUILDING FOUNDATIONS.
10. BEGIN VERTICAL CONSTRUCTION OF BUILDING FOUNDATIONS CONCURRENT WITH WATER AND SEWER UTILITIES.
11. INSTALL STORMWATER PIPING AND STRUCTURES
12. EXCAVATE AND PREP FOR CHAMBER SYSTEMS, IMPORT BASE SUBGRADE MATERIALS AS NECESSARY, CONSTRUCT AND BACKFILL CHAMBER SYSTEMS.
13. EXCAVATE AND PREP FOR RAIN GARDENS, INSTALL PIPING AND APPURTENANCES, APPLY FABRIC AS INDICATED, IMPORT PEA GRAVEL AND FILTER MEDIA, COMPLETE RAIN GARDEN CONSTRUCTION, STABILIZE ALL UPGRADIENT DISTURBED AREAS PRIOR TO DIRECTING RUNOFF TO RAIN GARDENS.
14. BACKFILL AND SUBGRADE PREP FOR NEW PARKING AND SIDEWALK AREAS
15. PAVE BASE COURSE AND CONSTRUCT CONCRETE SIDEWALKS
16. COMPLETE FINAL GRADING OF SITE. PLACE TOPSOIL AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
17. INSTALL LIGHT POLES.
18. STABILIZE EXPOSED SLOPES AND SOILS AS SOON AS GRADED, REPAIR AND REESTABLISH ALL DISTURBED VEGETATED/LAWN AREAS, AND MAINTAIN UNTIL ADEQUATELY VEGETATED.
19. PAVE WEARING COURSE.
20. AFTER THE SITE IS APPROVED BY THE ENGINEER AS ADEQUATELY STABILIZED, REMOVE ALL TEMPORARY BMPS.
21. ANTICIPATED FINAL COMPLETION DATE SUMMER/FALL 2027.

STORMWATER POLUTION PREVENTION NOTES

- E1 LIMIT OF DISTURBANCE
- E2 PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3 INLET PROTECTION (TYP.)
- E4 DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
- E5 CONCRETE WASHOUT
- E6 STABILIZED CONSTRUCTION ENTRANCE
- E7 CHECK DAM
- E8 EROSION CONTROL NETTING



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5	FSPR AMENDMENT SUBMISSION	09.16.24
6	NOA COMMENTS	11.06.24
7	CONFORMED PLANS	12.20.24
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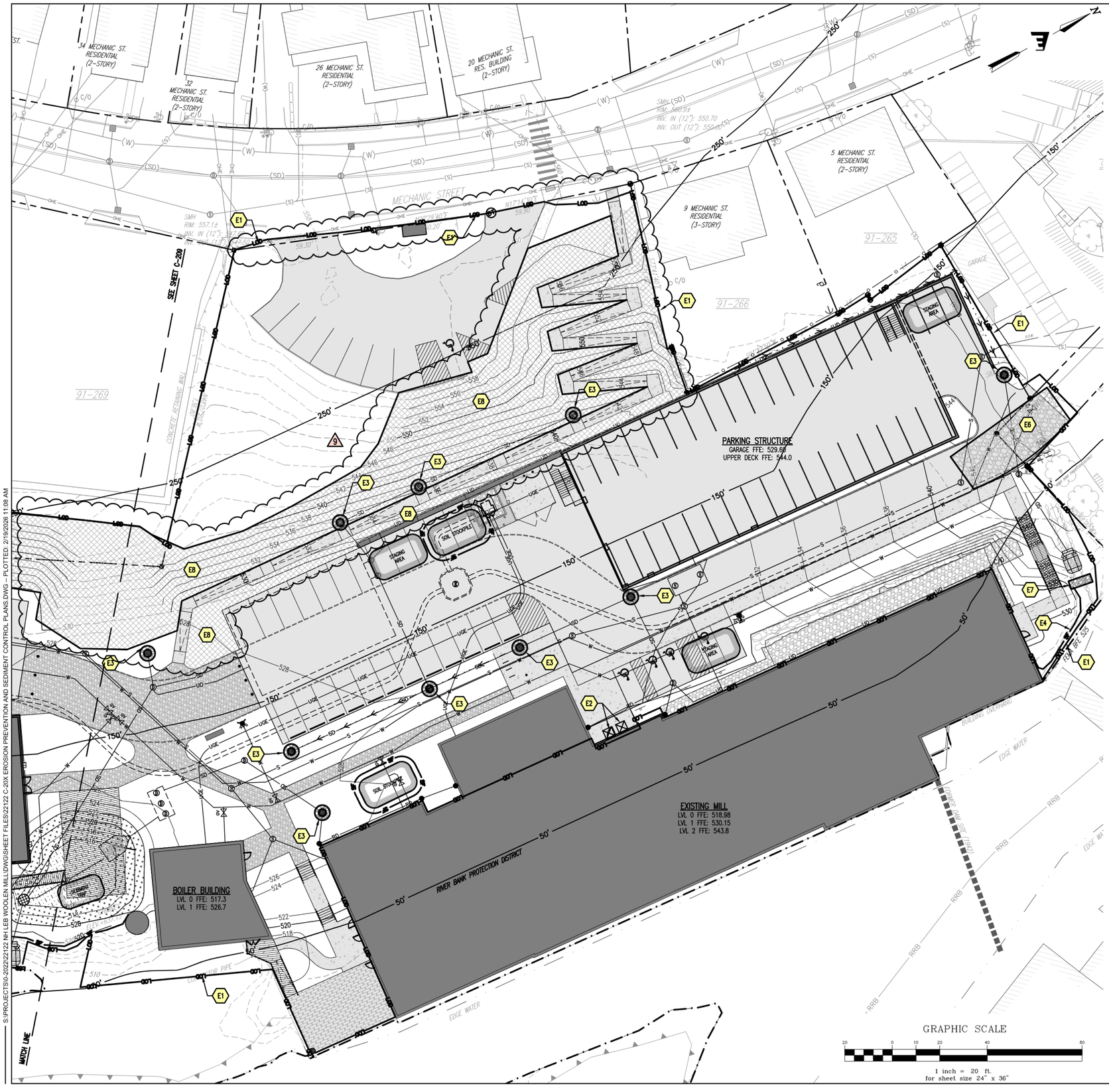
DATE: 01/31/2025

SCALE: 1"= 20'

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (1 OF 2)

C-209

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20X EROSION PREVENTION AND SEDIMENT CONTROL PLANS.DWG -- PLOTTED: 2/19/2026 11:09 AM



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STORMWATER POLUTION PREVENTION NOTES

- E1 LIMIT OF DISTURBANCE
- E2 PORTABLE SANITATION FACILITIES, TO BE STAKED DOWN AND SECURED
- E3 INLET PROTECTION (TYP.)
- E4 DOUBLE ROW OF STRAW FIBER ROLL (TYP.)
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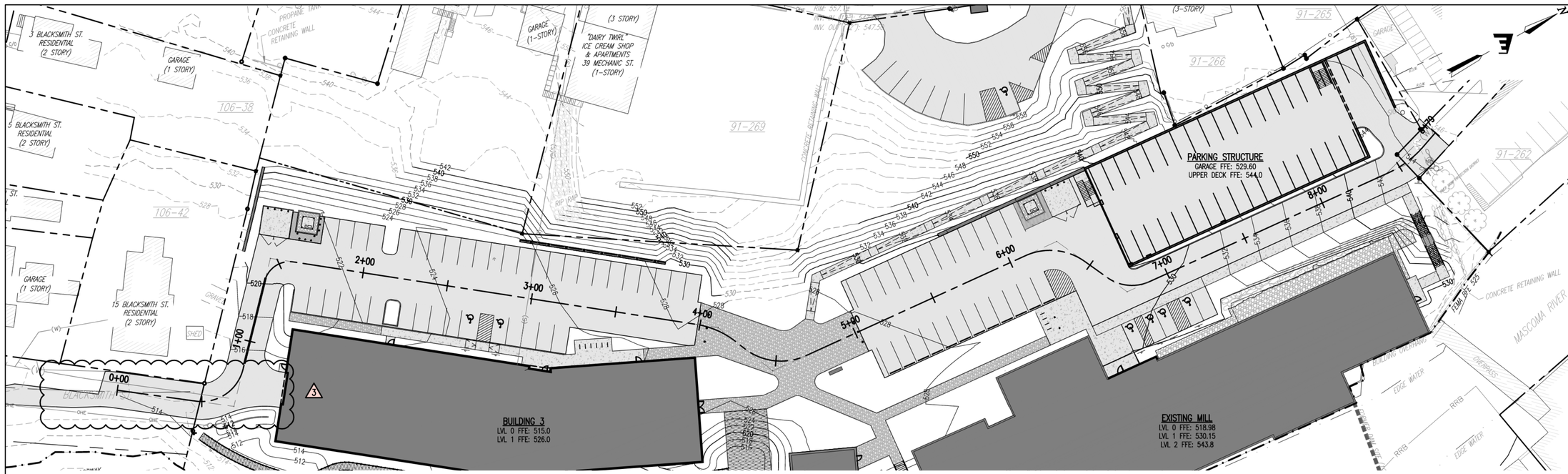
DATE: 01/31/2025

SCALE: 1"= 20'

EROSION PREVENTION AND SEDIMENT CONTROL PLAN (2 OF 2)

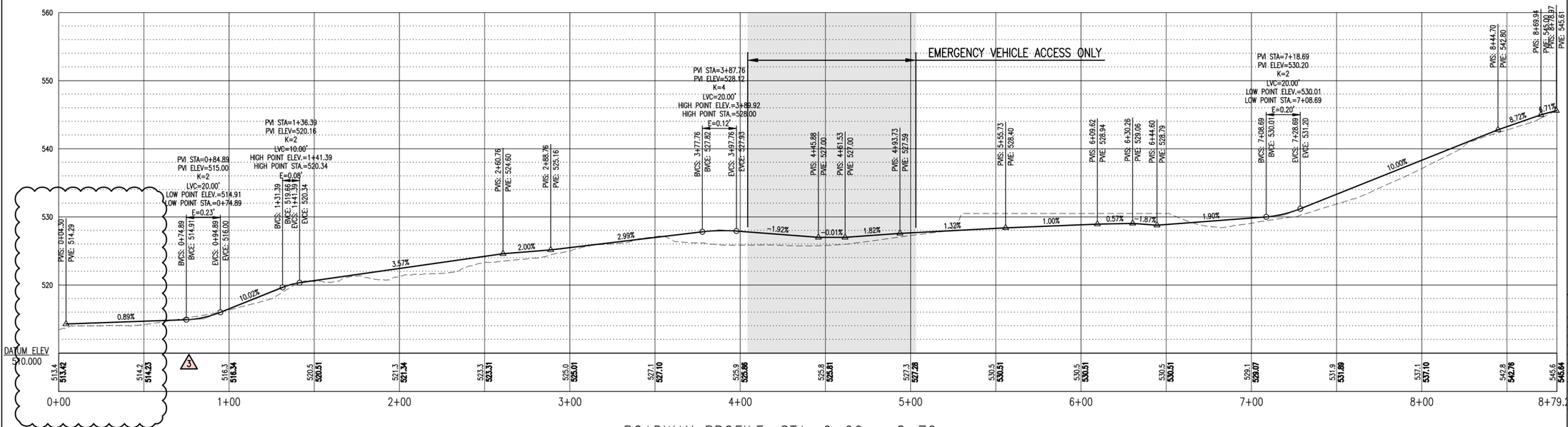
C-210

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-20x EROSION PREVENTION AND SEDIMENT CONTROL PLANS.DWG -- PLOTTED: 2/19/2026 11:08 AM



ROADWAY PLAN VIEW, STA. 0+00 – 8+70

SCALE: 1" = 30'



ROADWAY PROFILE, STA. 0+00 – 8+70

SCALE: HORIZ. 1" = 30'
VERT.: 1" = 10'

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.
for sheet size 24" x 36"

GMP SET

RODE

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Design Team

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603.442.9333| T

LANDSCAPE
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STRUCTURE
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MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
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987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

STATE OF NEW HAMPSHIRE – NICHOLAS K. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.

LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	SPR AMENDMENT SUBMISSION	02.03.26

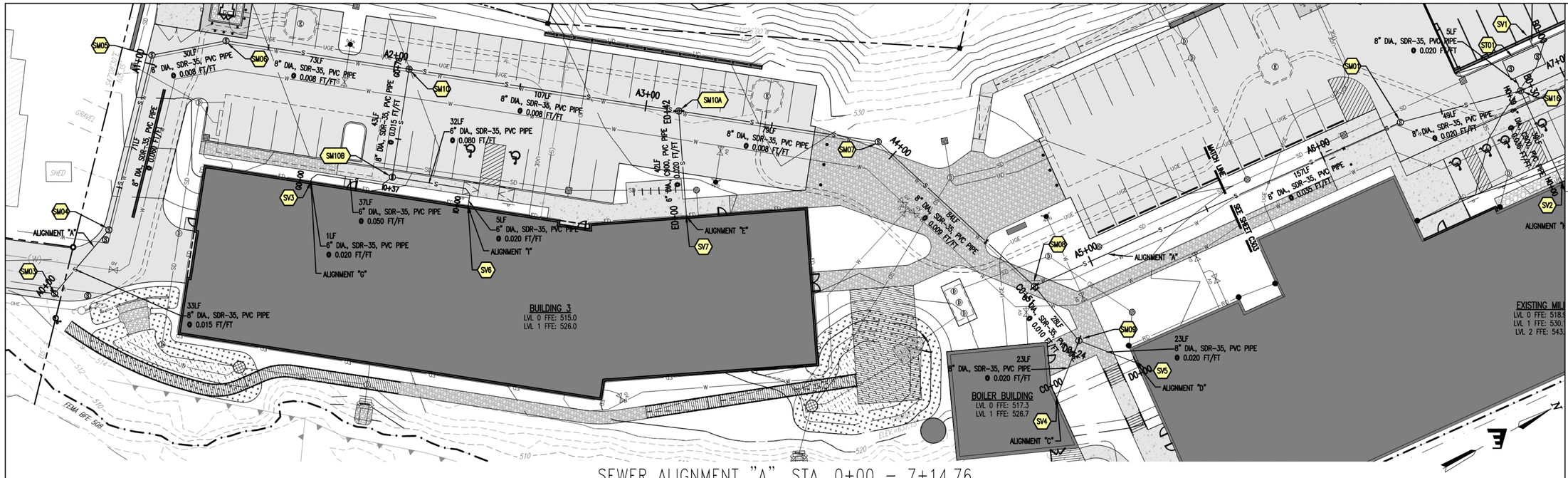
DATE: 01/31/2025

SCALE: 1"= 40'

ROADWAY PLAN AND PROFILE

C-301

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-301 ROADWAY PLAN AND PROFILE.DWG -- PLOTTED: 2/19/2026 11:08 AM



SEWER ALIGNMENT "A", STA. 0+00 – 7+14.76

SCALE: HORIZ. 1" = 20'

SEWER SCHEDULE

SEWER MANHOLES

SM01 4' ID, PRECAST CONCRETE MANHOLE
RIM: 529.32
INV. IN: 520.83 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 520.73 (8" DIA., SDR-35, PVC PIPE)

SM03 4' ID, PRECAST CONCRETE MANHOLE
RIM: 514.11
INV. IN: 506.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 506.40 (8" DIA., SDR-35, PVC PIPE)

SM04 4' ID, PRECAST CONCRETE MANHOLE
RIM: 515.02
INV. IN: 507.10 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 507.00 (8" DIA., SDR-35, PVC PIPE)

SM05 4' ID, PRECAST CONCRETE MANHOLE
RIM: 520.70
INV. IN: 511.47 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 511.37 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM06 4' ID, PRECAST CONCRETE MANHOLE
RIM: 521.39
INV. IN: 511.81 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 511.71 (8" DIA., SDR-35, PVC PIPE)

SM07 5' ID, PRECAST CONCRETE MANHOLE
RIM: 527.74
INV. IN: 514.30 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 514.20 (8" DIA., SDR-35, PVC PIPE)

SM08 5' ID, PRECAST CONCRETE MANHOLE
RIM: 526.73
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)

SM09 4' ID, PRECAST CONCRETE MANHOLE
RIM: 526.75
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM10 5' ID, PRECAST CONCRETE MANHOLE
RIM: 523.99
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 512.42 (8" DIA., SDR-35, PVC PIPE)

SM10A 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 527.05
INV. IN: 513.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 520.97 (6" DIA., C900, PVC PIPE)
INV. OUT: 513.43 (8" DIA., SDR-35, PVC PIPE)

SM10B 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 530.02
INV. IN: 521.91 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 525.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 521.91 (8" DIA., C900, PVC PIPE)
INV. OUT: 521.81 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

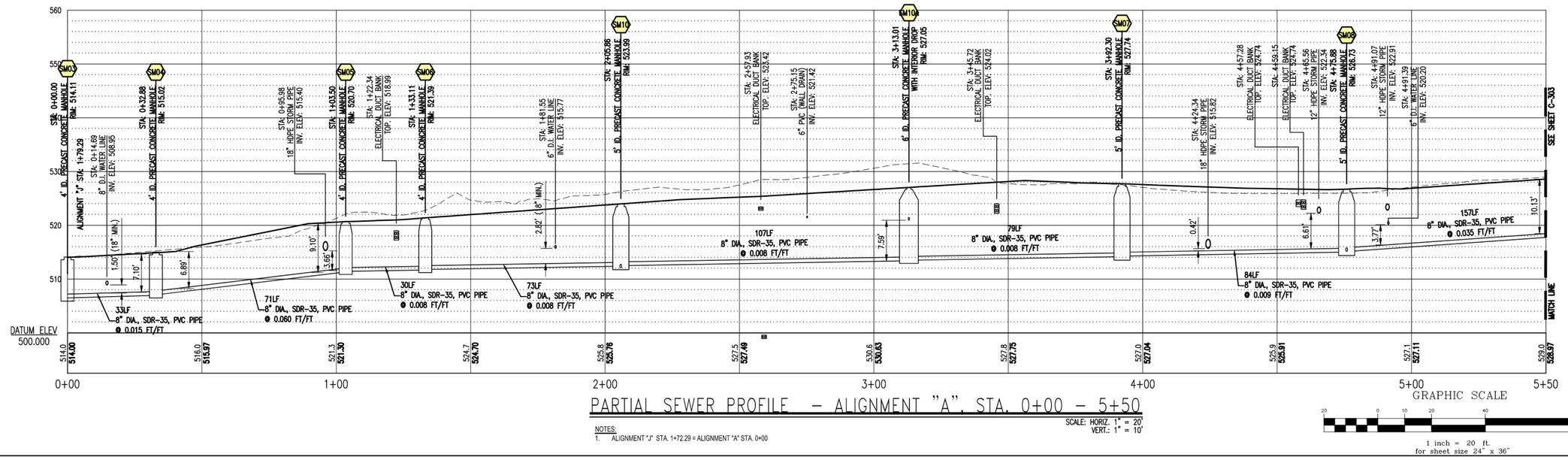
SV1 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 525.60 (8" DIA., SDR-35, PVC PIPE)

SV2 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 523.30 (8" DIA., C900, PVC PIPE)

SV4 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV5 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV6 6" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 521.00 (6" DIA., SDR-35, PVC PIPE)



PARTIAL SEWER PROFILE – ALIGNMENT "A", STA. 0+00 – 5+50

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

NOTES:
1. ALIGNMENT "J" STA. 1+72.29 = ALIGNMENT "A" STA. 0+00

GRAPHIC SCALE
20 0 10 20 40 80
1 inch = 20 ft.
for sheet size 24" x 36"

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\D\WG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG – PLOTTED: 2/19/2026 11:09 AM

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NICHOLAS J. PERONE No. 13286 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

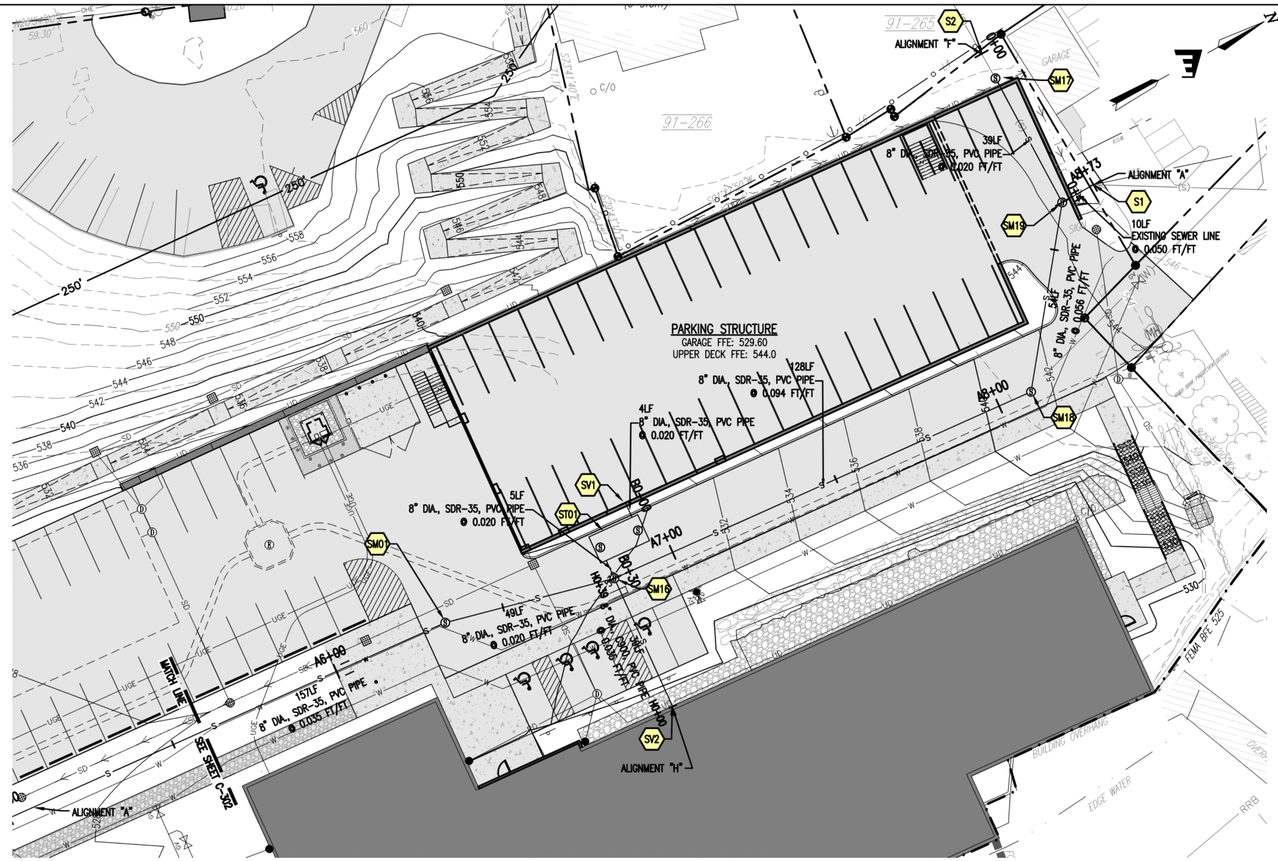
No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (1 OF 3)

C-302



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"

SEWER ALIGNMENTS "A", "F", "H" AND "J"

SCALE: HORIZ. 1" = 20'

SEWER SCHEDULE

SEWER MANHOLES

SM07
4' ID, PRECAST CONCRETE MANHOLE
RIM: 529.32
INV. IN: 520.83 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 520.73 (8" DIA., SDR-35, PVC PIPE)

SM16
6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 530.02
INV. IN: 521.91 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 525.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 521.91 (8" DIA., C900, PVC PIPE)
INV. OUT: 521.81 (8" DIA., SDR-35, PVC PIPE)

SM17
6' ID, PRECAST CONCRETE, INTERIOR DROP MANHOLE
RIM: 551.80
INV. IN: 546.02 (EXISTING SEWER LINE)
INV. OUT: 537.84 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM18
4' ID, PRECAST CONCRETE MANHOLE
RIM: 541.38
INV. IN: 533.97 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 533.87 (8" DIA., SDR-35, PVC PIPE)

SM19
6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 544.17
INV. IN: 541.31 (EXISTING SEWER LINE)
INV. IN: 537.05 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 536.95 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

SV1
8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 525.60 (8" DIA., SDR-35, PVC PIPE)

SV2
8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 523.30 (8" DIA., SDR-35, PVC PIPE)

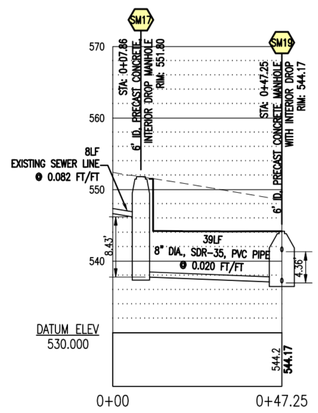
MISCELLANEOUS

S1
TIE NEW SEWER PIPE TO EXISTING SEWER PIPE. INVERT ELEV. TO BE DETERMINED IN THE FIELD.

S2
TIE NEW SEWER PIPE TO EXISTING SEWER PIPE. INVERT ELEV. TO BE DETERMINED IN THE FIELD.

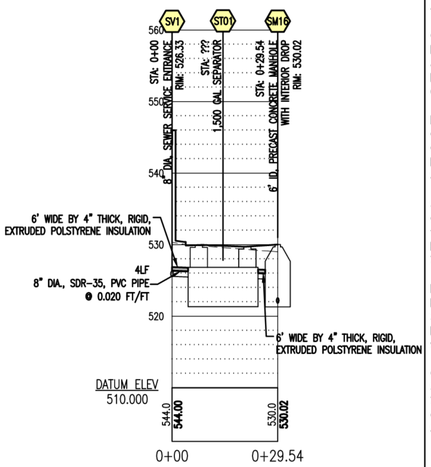
OIL/GRIT SEPARATORS

ST01
1500 GAL SEPARATOR
TOP TANK: 526.84
INV. IN: 525.51
INV. OUT: 525.26
BOTTOM TANK: 521.34



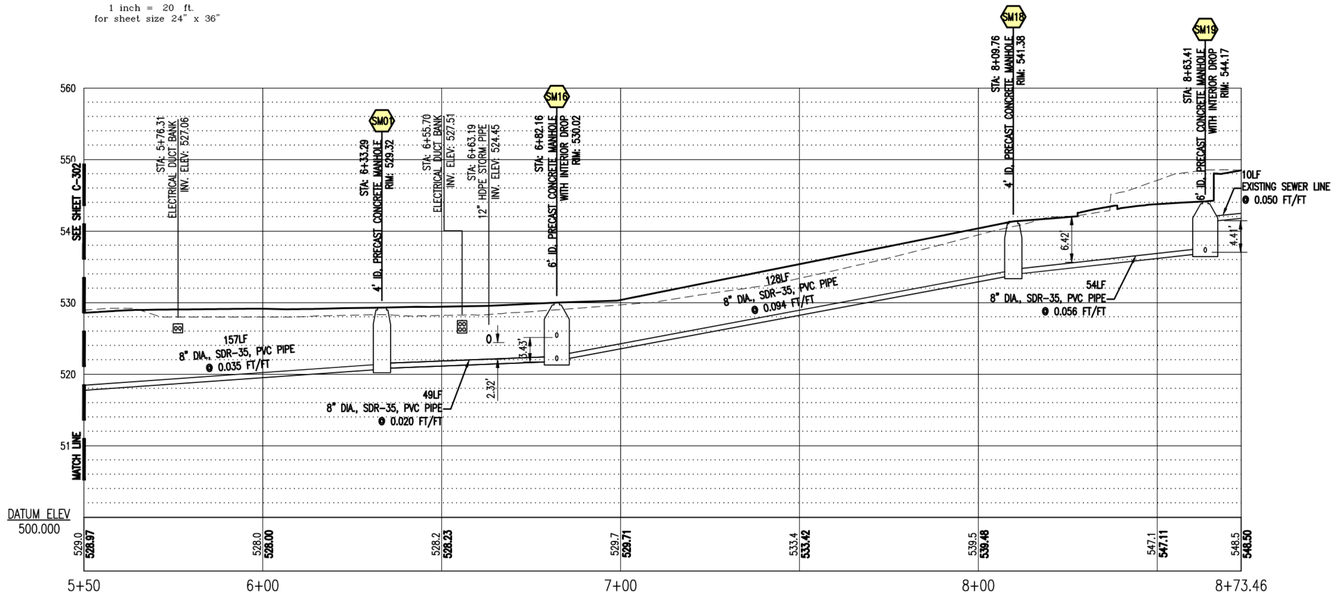
SEWER PROFILE – ALIGNMENT "F", STA. 0+00 – 0+47.25

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



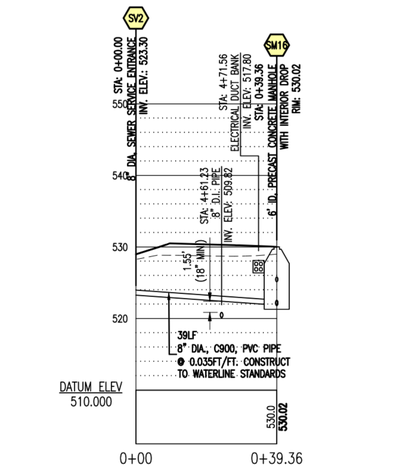
SEWER PROFILE – ALIGNMENT "B", STA. 0+00 – 0+29.54

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



PARTIAL SEWER PROFILE – ALIGNMENT "A", STA. 5+50 – 8+85

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "H", STA. 0+00 – 0+39.36

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

GMP SET

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Design Team

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STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – No. 13286 LICENSED – PHONE

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR AMENDMENT SUBMISSION	09.16.24
2	CONFORMED PLANS	12.20.24
3	REVISED PER NHDES COMMENTS	10.14.25

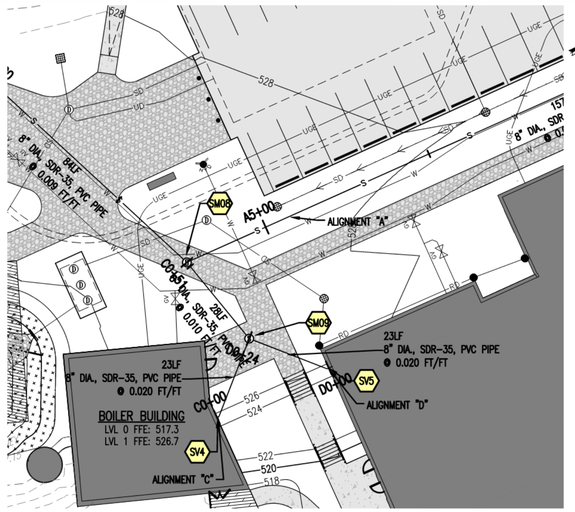
DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (2 OF 3)

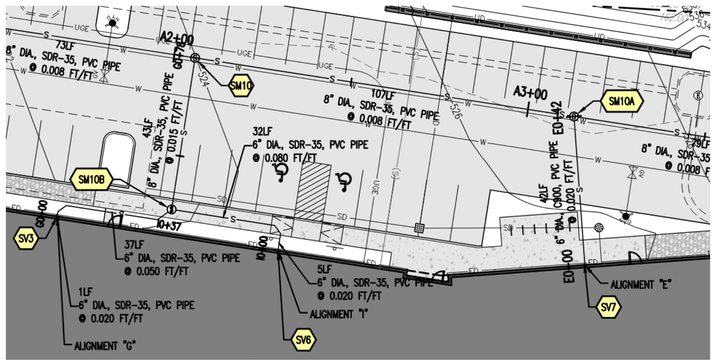
C-303

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG – PLOTTED: 2/19/2026 11:09 AM



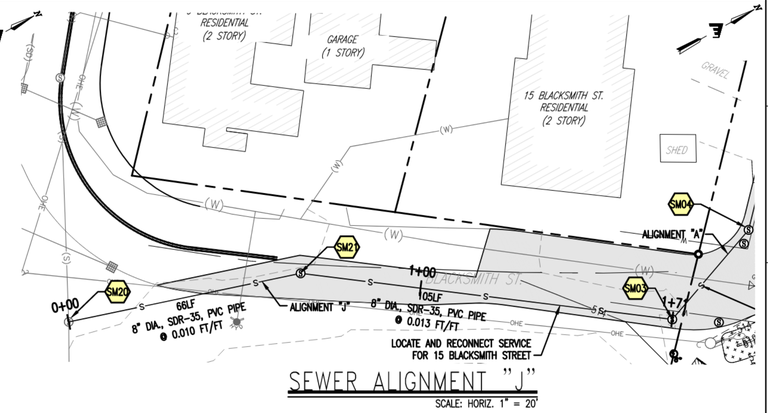
SEWER ALIGNMENTS "C" & "D"

SCALE: HORIZ. 1" = 20'



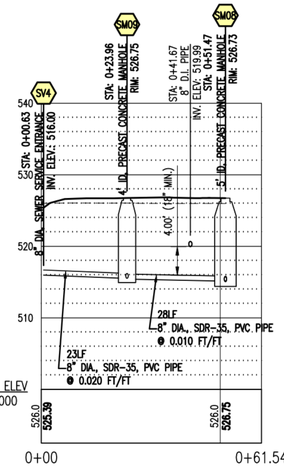
SEWER ALIGNMENTS "E", "G" & "I"

SCALE: HORIZ. 1" = 20'



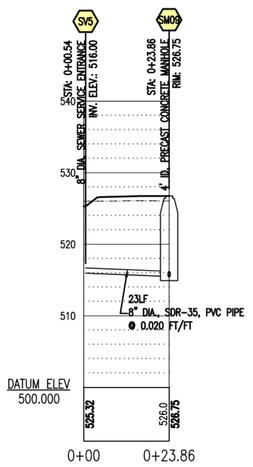
SEWER ALIGNMENT "J"

SCALE: HORIZ. 1" = 20'



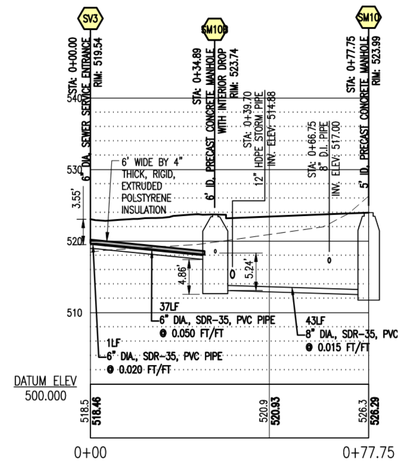
SEWER PROFILE – ALIGNMENT "C", STA. 0+00 – 0+61.54

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



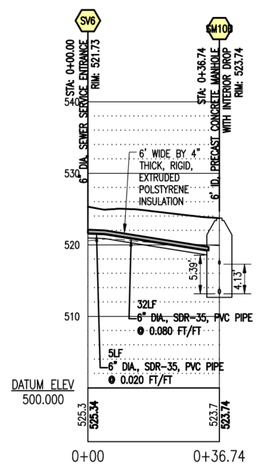
SEWER PROFILE – ALIGNMENT "D", STA. 0+00 – 0+15.74

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



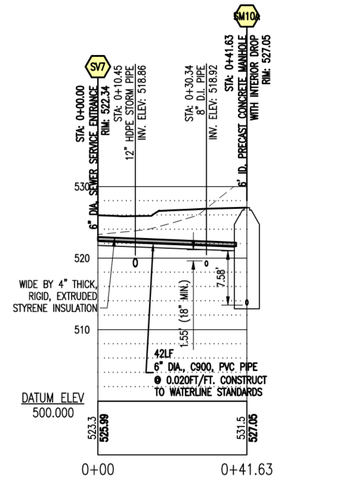
SEWER PROFILE – ALIGNMENT "G", STA. 0+00 – 0+77.75

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "I", STA. 0+00 – 0+36.74

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'



SEWER PROFILE – ALIGNMENT "E", STA. 0+00 – 0+41.63

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

SEWER SCHEDULE

SEWER MANHOLES

SM03 — 4' ID, PRECAST CONCRETE MANHOLE
RIM: 514.11
INV. IN: 506.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 506.40 (8" DIA., SDR-35, PVC PIPE)

SM04 — 4' ID, PRECAST CONCRETE MANHOLE
RIM: 515.02
INV. IN: 507.10 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 507.00 (8" DIA., SDR-35, PVC PIPE)

SM08 — 5' ID, PRECAST CONCRETE MANHOLE
RIM: 526.73
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.15 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.05 (8" DIA., SDR-35, PVC PIPE)

SM09 — 4' ID, PRECAST CONCRETE MANHOLE
RIM: 526.75
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 515.53 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 515.43 (8" DIA., SDR-35, PVC PIPE)

SM10 — 5' ID, PRECAST CONCRETE MANHOLE
RIM: 523.99
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 512.52 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 512.42 (8" DIA., SDR-35, PVC PIPE)

SEWER MANHOLES

SM10A — 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 527.05
INV. IN: 513.53 (8" DIA., SDR-35, PVC PIPE)
INV. IN: 520.97 (6" DIA., C900, PVC PIPE)
INV. OUT: 513.43 (8" DIA., SDR-35, PVC PIPE)

SM10B — 6' ID, PRECAST CONCRETE MANHOLE WITH INTERIOR DROP
RIM: 523.74
INV. IN: 517.30 (6" DIA., SDR-35, PVC PIPE)
INV. IN: 518.34 (6" DIA., SDR-35, PVC PIPE)
INV. OUT: 513.17 (8" DIA., SDR-35, PVC PIPE)

SM20 — EXSITING CONCRETE MANHOLE
RIM: 514.12
INV. IN: 504.25 (8" DIA., SDR-35, PVC PIPE)

SM22 — 4' ID, PRECAST CONCRETE MANHOLE
RIM: 512.85
INV. IN: 505.00 (8" DIA., SDR-35, PVC PIPE)
INV. OUT: 504.91 (8" DIA., SDR-35, PVC PIPE)

SEWER SERVICES

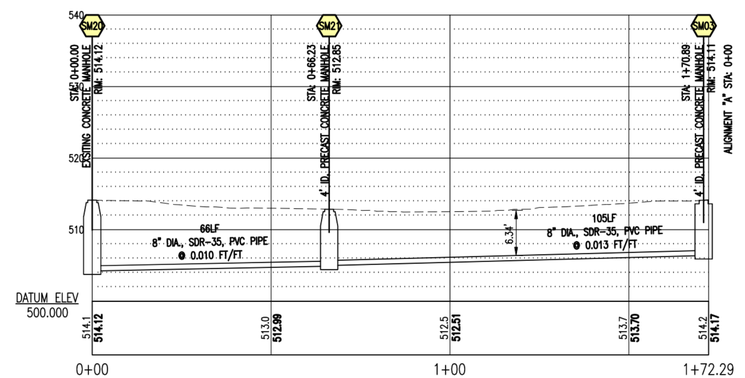
SV3 — 6" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 519.00 (6" DIA., SDR-35, PVC PIPE)

SV4 — 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV5 — 8" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 516.00 (8" DIA., SDR-35, PVC PIPE)

SV6 — 6" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 521.00 (6" DIA., SDR-35, PVC PIPE)

SV7 — 6" DIA, SEWER SERVICE ENTRANCE
INV. ELEV.: 521.80 (6" DIA., C900, PVC PIPE)



SEWER PROFILE – ALIGNMENT "J" STA. 0+00 – 1+72.29

SCALE: HORIZ. 1" = 20'
VERT.: 1" = 10'

NOTES:
1. ALIGNMENT "J" STA. 1+72.29 = ALIGNMENT "A" STA. 0+00

GRAPHIC SCALE
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for sheet size 24" x 36"

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3	REVISED PER NHDES COMMENTS	10.14.25
4	SPR AMENDMENT SUBMISSION	02.03.26

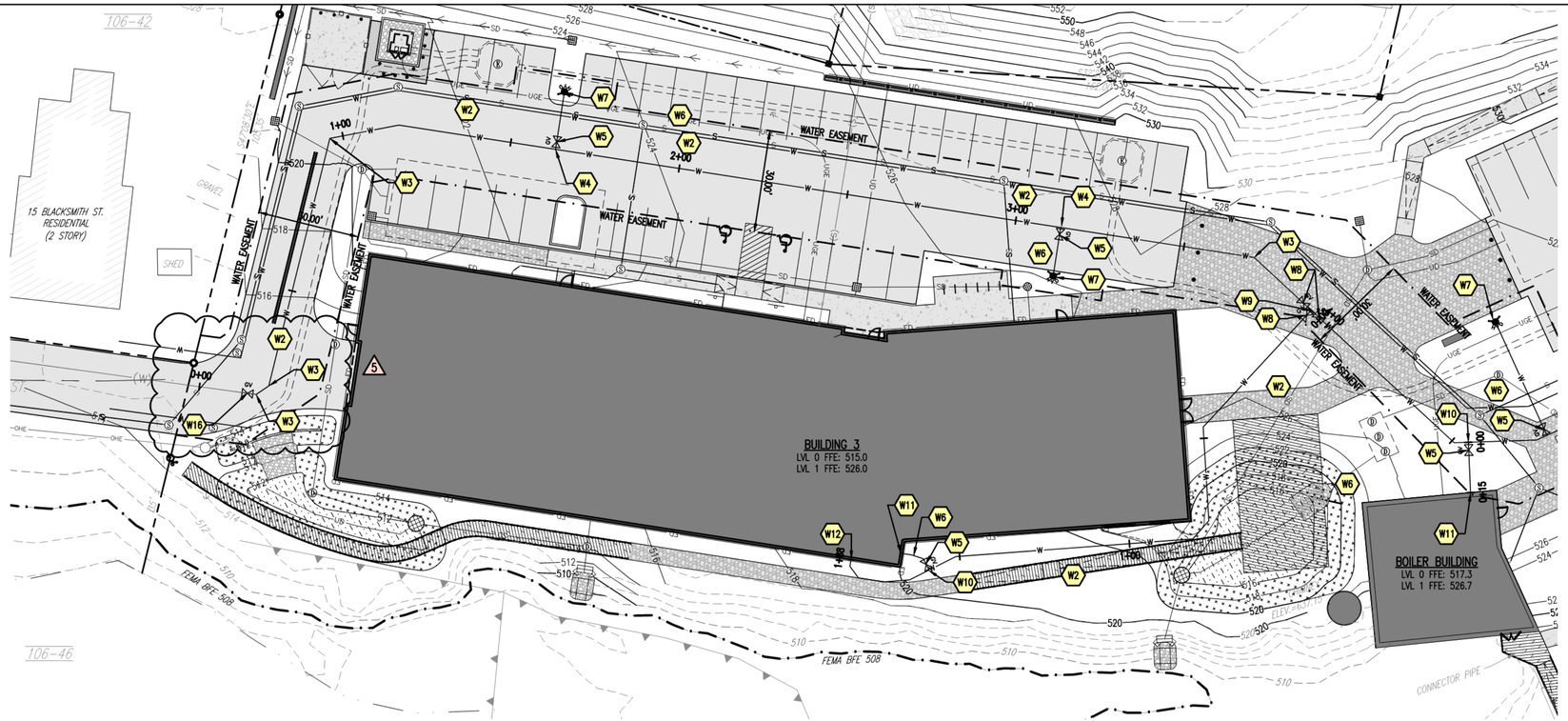
DATE: 01/31/2025

SCALE: 1"= 20'

SEWER PLAN AND PROFILE (3 OF 3)

C-304

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X SEWER PLAN AND PROFILE.DWG -- PLOTTED: 2/19/2026 11:08 AM



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

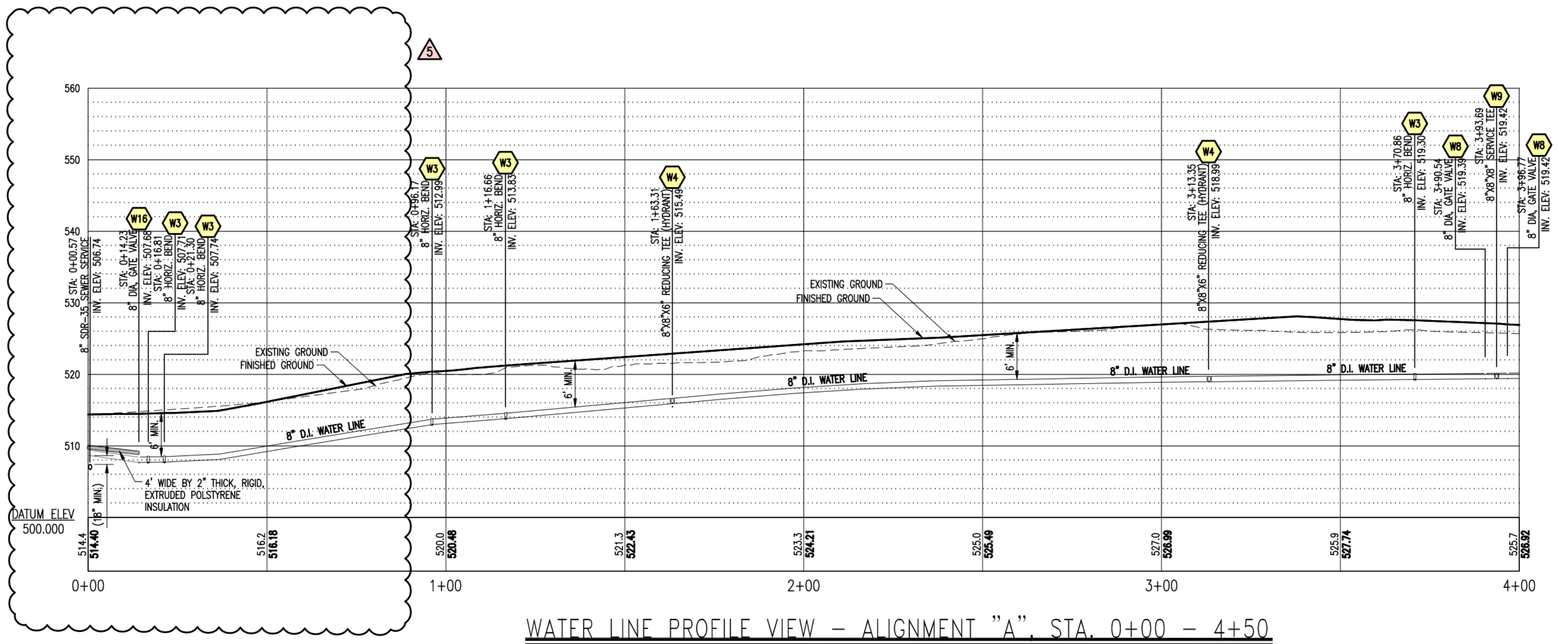
UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE AND CABLE, MUST MAINTAIN A MINIMUM CLEARANCE OF 10 FT. FROM ALL PROPOSED WATER LINES.

- W1 — 12" TAPPING SLEEVE AND VALVE WITH 12"X8" REDUCER FOR CONNECTION TO EXISTING 12" WATERMAIN, COORDINATE WORK WITH LEBANON DEPARTMENT OF PUBLIC WORKS.
- W2 — 8" DIA. DUCTILE IRON WATER LINE
- W3 — 8" DIA. HORIZONTAL BEND FITTING AS NEEDED TO MATCH ALIGNMENT SHOWN, TYP.
- W4 — 8"X8"X6" REDUCING HYDRANT TEE, TYP.
- W5 — 6" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W6 — 6" DIA. DUCTILE IRON WATER LINE, TYP.
- W7 — FIRE HYDRANT, TYP.
- W8 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP.
- W9 — 8"X8"X8" TEE FOR BUIDLING SERVICE, TYP.
- W10 — 8"X8"X6" REDUCING TEE FOR DOMESTIC WATER SERVICE, TYP.
- W11 — 6" DOMESTIC WATER SERVICE ENTRANCE, TYP.
- W12 — 8" FIRE SERVICE ENTRANCE, TYP.
- W13 — 8"X8"X8" HYDRANT TEE
- W14 — 30' WIDE WATER EASEMENT CENTERED ON AS–BUILT WATER LINE AND SHALL INCLUDE HYDRANTS AND HYDRANT SERVICE LINES
- W15 — FIRE DEPARTMENT CONNECTION, REFER TO MEP PLANS FOR EXACT LOCATION AND DETAILS.
- W16 — 8" DIA. GATE VALVE, MJXMJ WITH MECHANICAL RESTRAINTS, TYP. ON EXISTING WATER LINE

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.
for sheet size 24" x 36"



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 0+00 – 4+50

SCALE: HORIZ. 1" = 20'

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STATE OF NEW HAMPSHIRE – NICHOLAS R. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24
5	SPR AMENDMENT SUBMISSION	02.03.26

DATE: 01/31/2025

SCALE: 1"= 20'

WATER LINE PLAN AND PROFILE (1 OF 3)

C-306

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X WATER PLAN AND PROFILE.DWG – PLOTTED: 2/19/2026 11:09 AM



WATER LINE PLAN VIEW – ALIGNMENT "A", STA. 4+00 – 7+95

SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

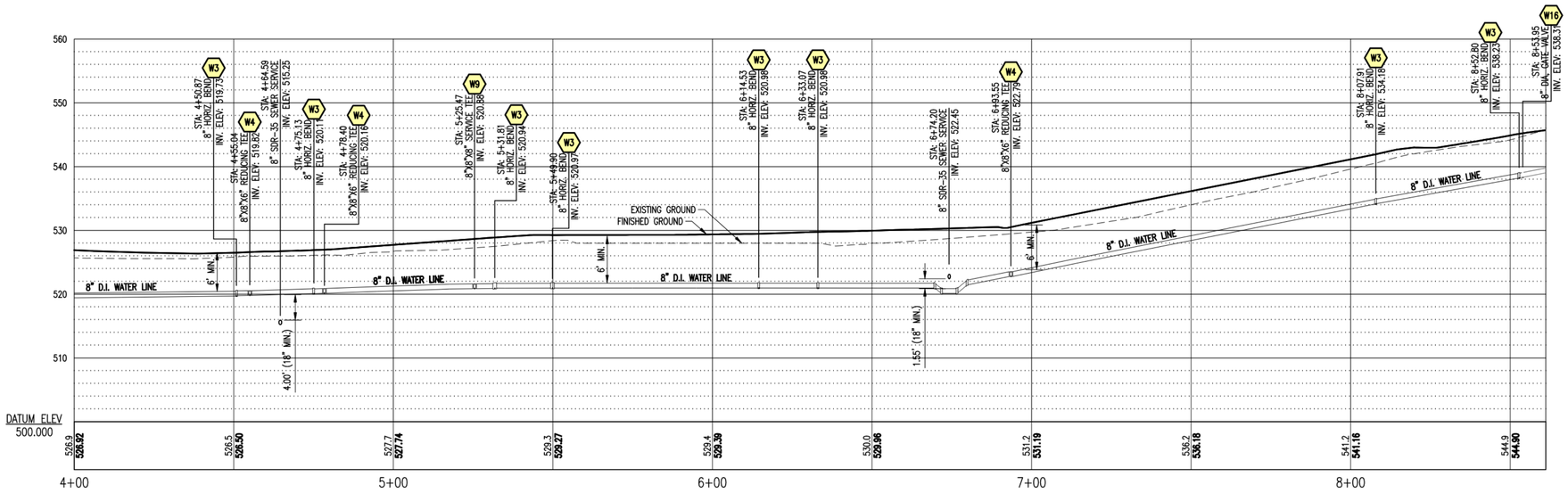
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GRAPHIC SCALE

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1 inch = 20 ft.
for sheet size 24" x 36"



WATER LINE PROFILE VIEW – ALIGNMENT "A", STA. 4+00 –7+95

SCALE: HORIZ. 1" = 20'

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LEBANON, NH

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3	CONFORMED PLANS	12.20.24

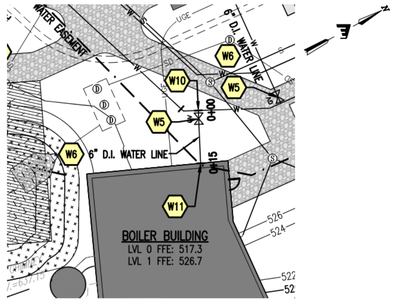
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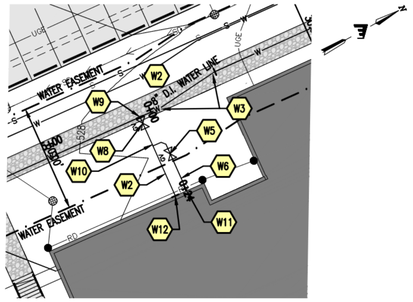
WATER LINE PLAN AND PROFILE (2 OF 3)

C-307

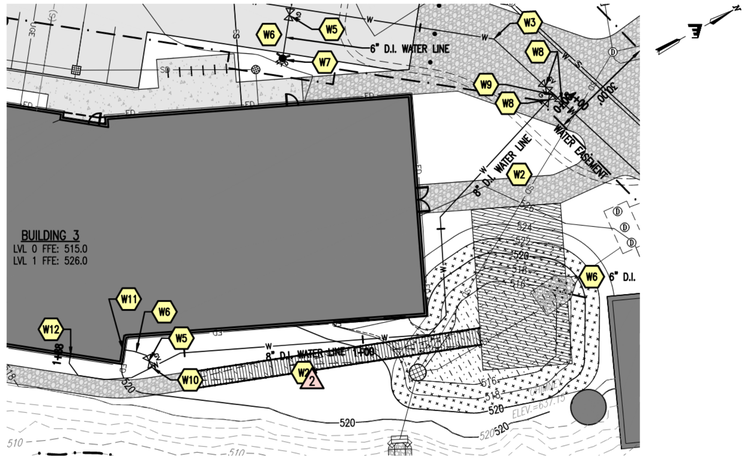
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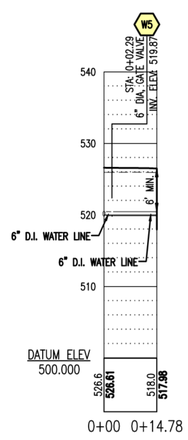
WATER LINE PLAN VIEW
AMMENITY SERVICE
SCALE: HORIZ. 1" = 20'



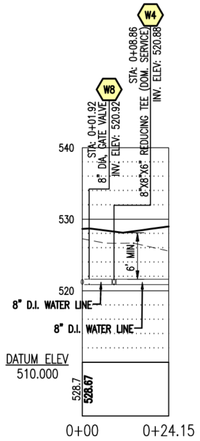
WATER LINE PLAN VIEW
BUILDING 1 SERVICE
SCALE: HORIZ. 1" = 20'



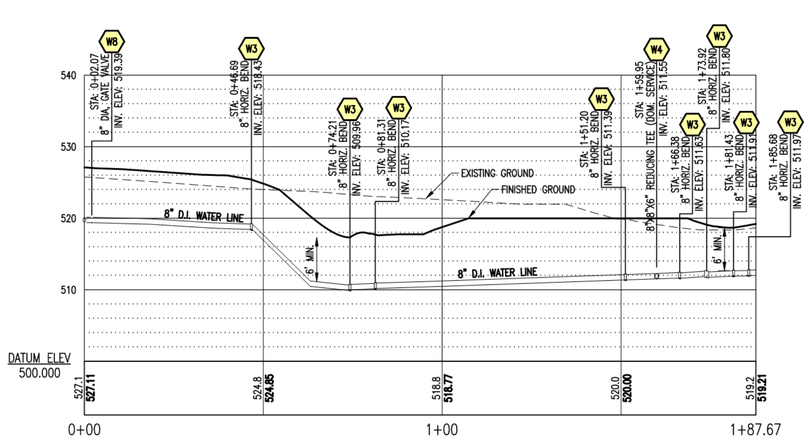
WATER LINE PLAN VIEW
BUILDING 3 SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
AMMENITY SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
BUILDING 1 SERVICE
SCALE: HORIZ. 1" = 20'



WATER LINE PROFILE VIEW
BUILDING 3 SERVICE
SCALE: HORIZ. 1" = 20'

WATER SCHEDULE

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GRAPHIC SCALE
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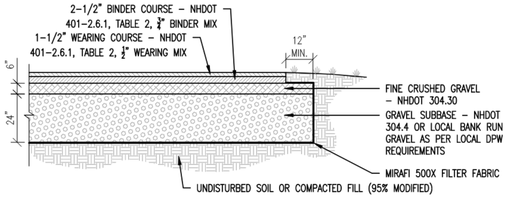
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WATER LINE PLAN AND PROFILE (3 OF 3)

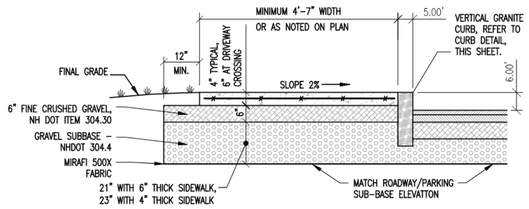
C-308

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-30X WATER PLAN AND PROFILE.DWG – PLOTTED: 2/19/2026 11:09 AM



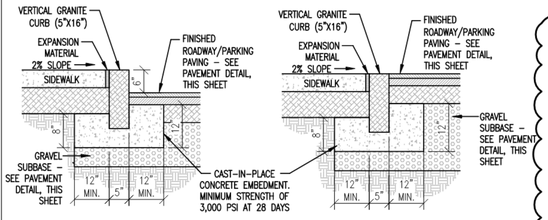
NOTES:
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).
2. ROAD/PARKING LOT PAVEMENT CROSS SECTION BASED ON VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITEM 401, TABLE 2.

ASPHALT PAVING
NOT TO SCALE 1



CONCRETE SIDEWALK NOTES:
1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SIDEWALK WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. PLACE EXPANSION JOINT AS INDICATED ON PLANS, NOT TO EXCEED 20'-0" MAX. EXPANSION JOINTS SHALL BE DOWELED WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (ONE END TO BE GREASED).
3. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
4. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN SIDEWALK.
5. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
6. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.

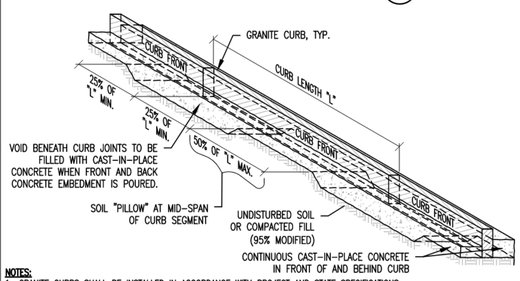
CONCRETE SIDEWALK WITH GRANITE CURB
NOT TO SCALE 2



DETAIL A – VERTICAL CURB DETAIL B – FLUSH CURB

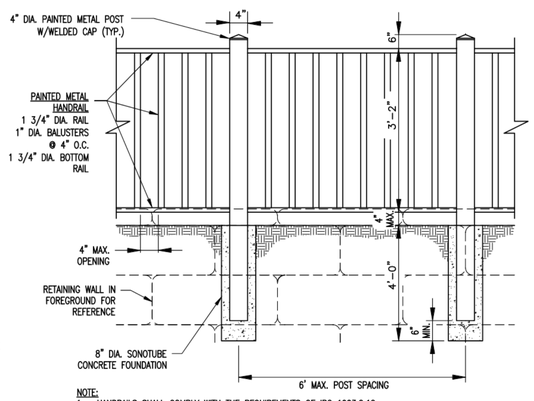
VERTICAL GRANITE CURB NOTES:
1. GRANITE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT AND STATE SPECIFICATIONS.
2. WHERE CURB IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, CURB SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6"oc (PORTION OF DOWEL IN CURB TO BE GREASED).
3. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE AND CURB.

GRANITE CURB DETAILS
NOT TO SCALE 3



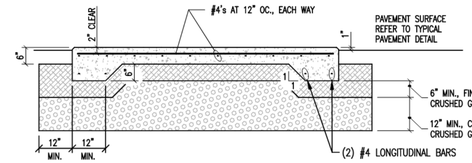
NOTES:
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2. WHERE CURB IS ADJACENT TO SIDEWALK, BOLLARD OR OTHER HARD FEATURE, BACKSIDE OF CURB SHALL BE SAW CUT. 1/4" EXPANSION MATERIAL (FULL DEPTH OF CURB), SHALL BE INSTALLED BETWEEN FEATURE (EXCLUDING SIDEWALKS) AND CURB.
3. ROADWAY/PARKING PAVING AND SECTION TO MATCH EXISTING OR AS DIRECTED.

GRANITE CURB EMBEDMENT
NOT TO SCALE 4



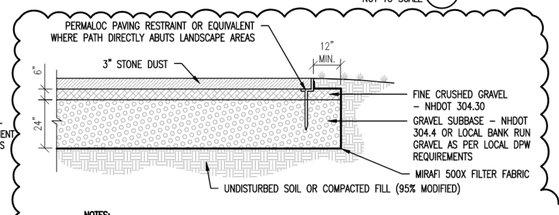
NOTE:
1. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF IBC 1003.2.12.
2. HANDRAILS REQUIRED FOR ALL DROPS GREATER THAN 30".
3. COORDINATE WITH OWNER AND ARCHITECT REGARDING EXACT RAIL MATERIALS, STYLES AND COLORS.

FALL PROTECTION RAILING
NOT TO SCALE 5



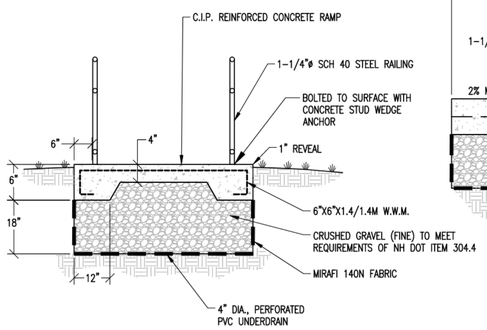
NOTES:
1. CONCRETE TO BE 4,500psi WITH 5-7% AIR ENTRAINMENT.
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUIVALENT.
3. REFER TO LAYOUT PLAN FOR SIZE AND LOCATION.

CONCRETE DUMPSTER PAD
NOT TO SCALE 6



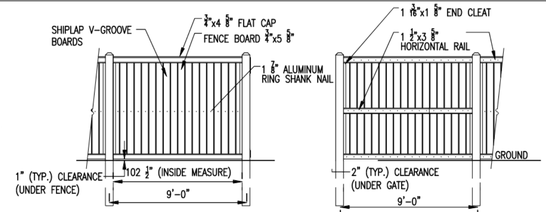
NOTES:
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STONE DUST PATH
NOT TO SCALE 10



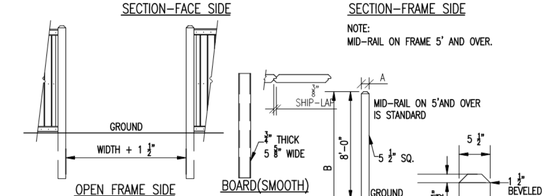
NOTES:
1. REFER TO DETAIL 9/C401 FOR CONCRETE SPECIFICATIONS, SURFACE FINISH, JOINTS, AND SEALANT REQUIREMENTS.

TYPICAL RAMP SECTION
NO SCALE 11

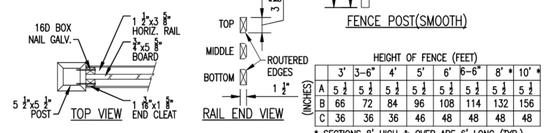


SECTION–FACE SIDE SECTION–FRAME SIDE

NOTE: MID-RAIL ON FRAME 5' AND OVER.



OPEN FRAME SIDE BOARD(SMOOTH) FENCE POST(SMOOTH)



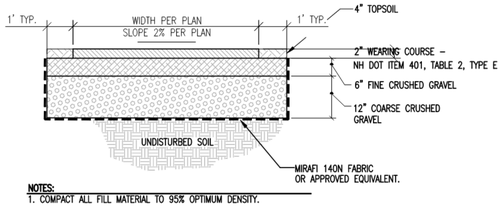
TOP VIEW RAIL END VIEW

(INCHES)	HEIGHT OF FENCE (FEET)							
	3'	3–6"	4'	5'	6'	6–6"	8' *	10' *
A	5 ½	5 ½	5 ½	5 ½	5 ½	5 ½	5 ½	5 ½
B	66	72	84	96	108	114	132	156
C	36	36	36	46	48	48	48	48

* SECTIONS 8' HIGH & OVER ARE 6' LONG (TYP.)

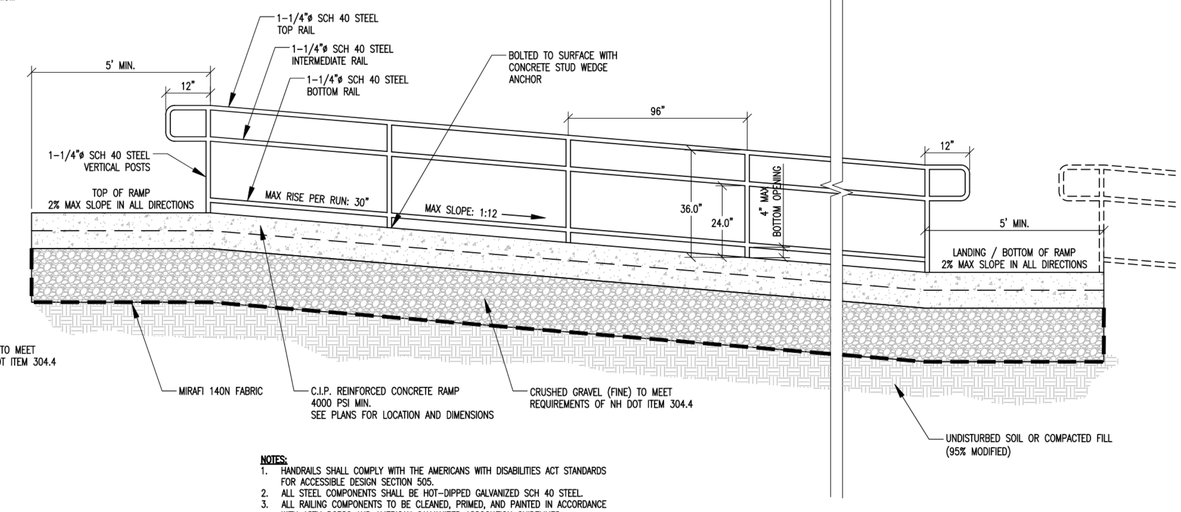
FENCE DETAIL(SMOOTH)

DUMPSTER ENCLOSURE – CEDAR FENCE
NOT TO SCALE 7



NOTES:
1. COMPACT ALL FILL MATERIAL TO 95% OPTIMUM DENSITY.

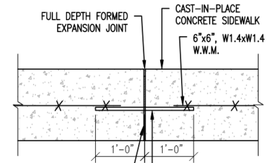
BITUMINOUS PAVED PATH
NOT TO SCALE 8



NOTES:
1. HANDRAILS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN SECTION 505.
2. ALL STEEL COMPONENTS SHALL BE HOT-DIPPED GALVANIZED SCH 40 STEEL.
3. ALL RAILING COMPONENTS TO BE CLEANED, PRIMED, AND PAINTED IN ACCORDANCE WITH ASTM D6386 AND AMERICAN GALVANIZED ASSOCIATION GUIDELINES.
4. FINISH COLOR: MATTE BLACK.
5. HANDRAILS TO BE PROVIDED ON BOTH SIDES OF RAMPS.

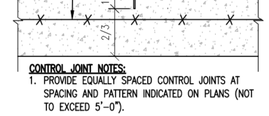
TYPICAL RAMP AND HANDRAIL DETAIL
NO SCALE 12

CONCRETE NOTES:
1. CLASS B CONCRETE SHALL HAVE:
   - A. MIN. COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
   - B. AIR ENTRAINMENT OF 5% TO 7% BY VOLUME.
   - C. MAXIMUM WATER:CEMENT RATIO= 0.60.
   - D. SLUMP: 2-4 INCHES BEFORE ADDITION OF WATER REDUCER, 6-8 INCHES AFTER THE ADDITION OF WATER REDUCER.
2. PLACE NO CONCRETE WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT OR MORE THAN 90 DEGREES FAHRENHEIT.
3. NO CONCRETE SHALL BE DROPPED MORE THAN SIX FEET INSIDE A FORM.
4. MAINTAIN TEMPERATURE OF CONCRETE SURFACE AT MINIMUM 50 DEGREES FAHRENHEIT FOR 72 HOURS AFTER PLACING CONCRETE. PREHEAT ALL ENCLOSURES FOR A MINIMUM OF 2 HOURS TO PROVIDE A MIN. SURFACE TEMPERATURE OF 45 DEGREES FAHRENHEIT.
5. ALLOW TO SET AND CURE ALL THRUST BLOCKS, CONCRETE SUPPORTS, AND ANCHORS A MINIMUM OF 24 HOURS BEFORE BACKFILLING.
6. COMPLETELY CURE AND SET CONCRETE BEFORE ANY HYDROSTATIC OR LEAKAGE TESTING OF PIPELINE
7. NONSHRINK GROUT SHALL BE HALCO TRADEMARK, AS MANUFACTURED BY LEHN & FINK INDUSTRIAL PRODUCTS.
8. DO NOT PLACE ANY MORTAR OR GROUT WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
9. MORTAR FOR MANHOLES SHALL CONSIST OF THE FOLLOWING:
   - A. CEMENT–TYPE II, ASTM C150.
   - B. HYDRATED LIME–TYPE N, ASTM C207.
   - C. SAND– ASTM C 33, FINE AGGREGATES FOR CONCRETE.
   - D. WATER–CLEAN, SUITABLE FOR DRINKING.
10. MIX(BY VOLUME): 1 PART CEMENT, 1/2 PART LIME, 4 1/2 PARTS SAND.



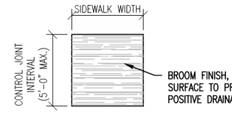
EXPANSION JOINT NOTES:
1. PROVIDE (1) EXPANSION JOINT EVERY 20'-0" MAX.
2. PROVIDE (2) EXPANSION JOINTS AT EVERY DRIVEWAY INTERSECTION
3. WHERE SIDEWALK IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF SIDEWALK), BETWEEN FEATURE AND SIDEWALK.
4. WHERE SIDEWALK IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, SIDEWALK SHALL BE DOWELED TO PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN SIDEWALK TO BE GREASED).
5. CAULK ALL EXPANSION JOINTS WITH COLOR MATCHING SILICONE CAULKING.

EXPANSION JOINT



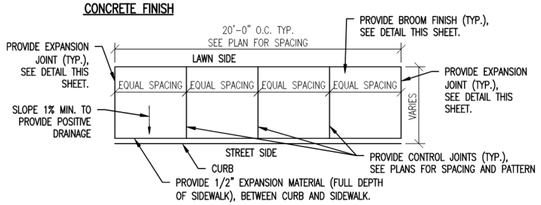
CONTROL JOINT NOTES:
1. PROVIDE EQUALLY SPACED CONTROL JOINTS AT SPACING AND PATTERN INDICATED ON PLANS (NOT TO EXCEED 5'-0").

CONTROL JOINT



SIDEWALK FINISH NOTES:
1. TREAT WITH SILANE–SILOXANE OR EQUAL.

CONCRETE FINISH



JOINT SPACING AND LAYOUT

CONC. SIDEWALK JOINTS, FINISH, AND NOTES
NOT TO SCALE 9

GMP SET

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STATE OF NEW HAMPSHIRE NICHOLAS J. HOPE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23
2	REVISED PER SPR COMMENTS	01.25.24
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24
5	SPR AMENDMENT SUBMISSION	02.03.26

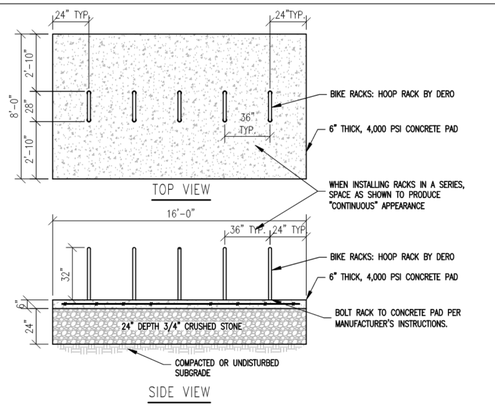
DATE: 01/31/2025

SCALE: NO SCALE

SITE DETAILS (1 OF 2)

C-401

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-40X CONSTRUCTION DETAILS.DWG – PLOTTED: 2/19/2026 11:08 AM



CONCRETE PAD NOTES:

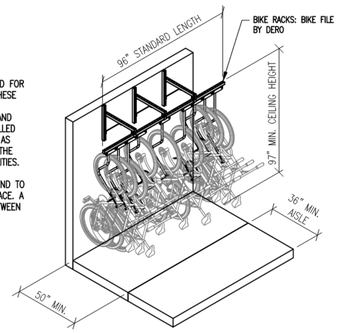
1. PLACE A TOOLED JOINT 1/8" WIDE AND AT LEAST 1/3 OF THE DEPTH, TYPICALLY AT INTERVALS MATCHING THE SLAB WIDTH, OR AS NOTED ON PLANS (NOT TO EXCEED 10'-0").
2. BROOM FINISH WITH SMOOTH TROWELED EDGES. TREAT WITH SILANE-SILOXANE OR EQUAL.
3. CAST-IN-PLACE CONCRETE TO BE 4000 psi CONCRETE, 5%-7% AIR ENTRAINMENT WITH 6x6-W4.0xW4.0 REINFORCING CENTERED IN PAD.
4. WHERE PAD IS ADJACENT TO ENTRY/EXIT DOOR PADS WITH FROST WALL FOUNDATIONS, BIKE RACK PAD SHALL BE DOWELED TO DOOR PAD WITH 24" LONG #4 DOWELS (CENTERED) AT 1'-6" oc (PORTION OF DOWEL IN BIKE RACK PAD TO BE GREASED).
5. WHERE PAD IS ADJACENT TO CURB, BOLLARD OR OTHER HARD FEATURE, INSTALL 1/2" EXPANSION MATERIAL (FULL DEPTH OF PAD), BETWEEN FEATURE AND SIDEWALK.

EXTERIOR BIKE RACK 1

NOT TO SCALE

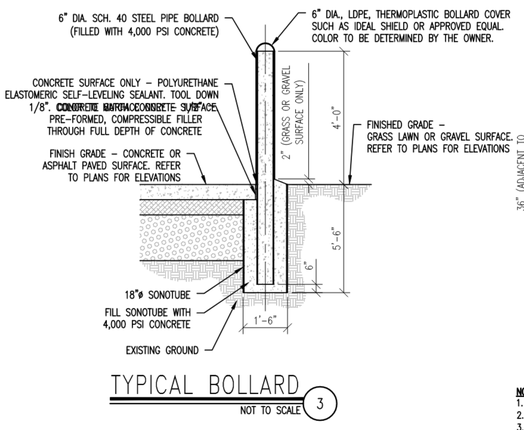
NOTES:

1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. THESE BIKE RACKS SHALL BE LOCATED WITHIN THE PARKING GARAGES AND SHALL BE PROVIDED AND INSTALLED BY THE BUILDING CONTRACTOR. AS SUCH THEY ARE NOT PART OF THE SITE CONTRACTORS RESPONSIBILITIES.
2. BIKE FILES MAY BE LINED UP END TO END TO FILL THE AVAILABLE SPACE. A 36" AISLE SHOULD BE LEFT BETWEEN THE ENDS OF BIKES IN RACKS FACING ONE ANOTHER.



INTERIOR BIKE RACK 2

NOT TO SCALE

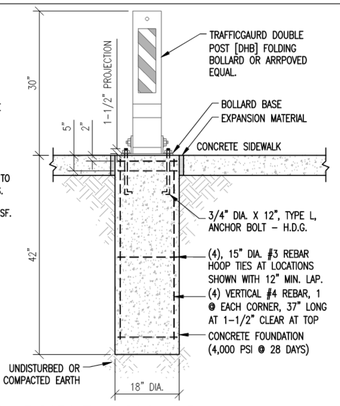


TYPICAL BOLLARD 3

NOT TO SCALE

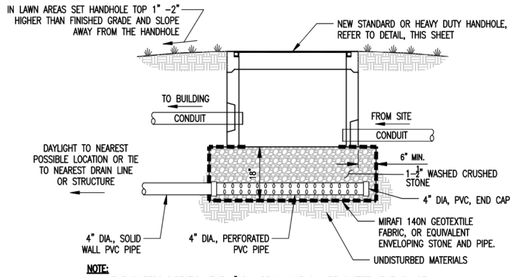
NOTES:

1. FOUNDATION DESIGN DEPICTED HERE IS BASED ON THE "CONCRETE PIER ANCHOR SYSTEM DETAIL DRAWING CPAS12", SHEETS 1 & 2, AS PREPARED BY THE MANUFACTURER "TRAFFICGUARD".
2. THE INSTALLATION SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.
3. SUBSTRATES SHALL HAVE AN UNCONFINED STRENGTH OF 4,000 PSF. IF SUBSTRATES ARE QUESTIONABLE, CONTACT A STRUCTURAL ENGINEER FOR APPROPRIATE ANCHORAGE EVALUATION AND/OR ANCHORAGE DESIGN.



COLLAPSIBLE BOLLARD 4

NOT TO SCALE

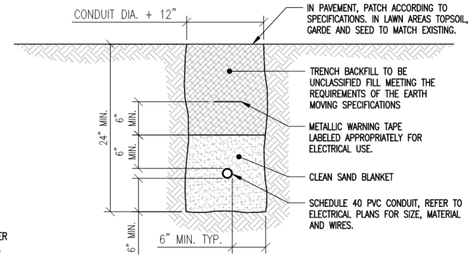


NOTE:

1. AT ENGINEERS DIRECTION THE 4" DIA. DRAIN LINE CAN BE OMITTED IF IT IS NOT FEASIBLE TO DAYLIGHT AND THERE ARE NO NEARBY DRAIN LINES OR STRUCTURES.

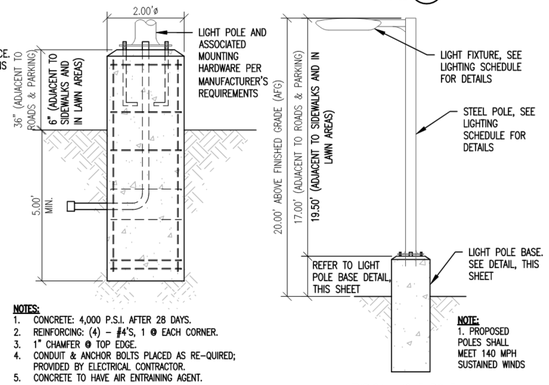
TYPICAL HANDHOLE INSTALLATION 5

NOT TO SCALE



LIGHTING CONDUIT TRENCH 6

NOT TO SCALE



NOTES:

1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: (4) - #4'S, 1 @ EACH CORNER.
3. 1" CHAMFER @ TOP EDGE.
4. CONDUIT & ANCHOR BOLTS PLACED AS RE-QUIRED; PROVIDED BY ELECTRICAL CONTRACTOR.
5. CONCRETE TO HAVE AIR ENTRAINING AGENT.

TYPICAL LIGHT POLE BASE

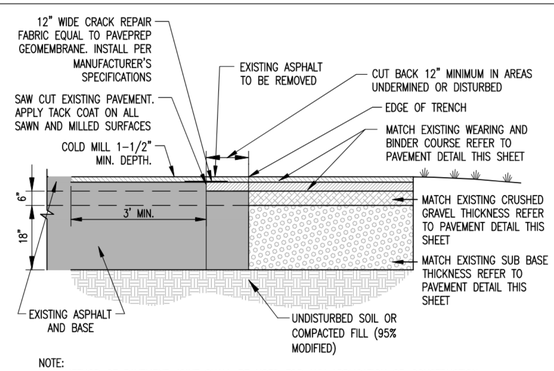
NOTE:

1. PROPOSED POLES SHALL MEET 140 MPH SUSTAINED WINDS

TYPICAL LIGHT POLE

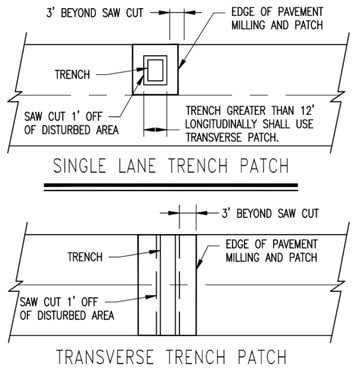
LIGHT POLE 7

NOT TO SCALE



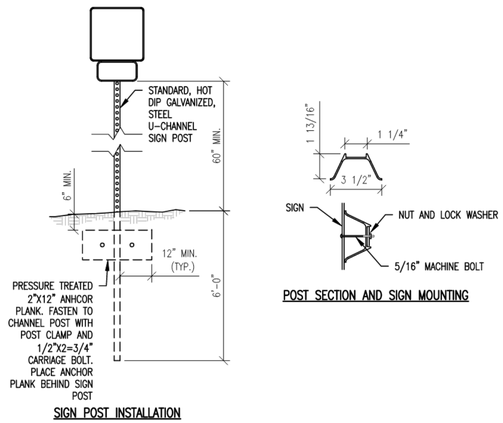
NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TRENCH CROSS SECTION DETAIL



ASPHALT PAVEMENT TRENCH PATCH 8

NOT TO SCALE

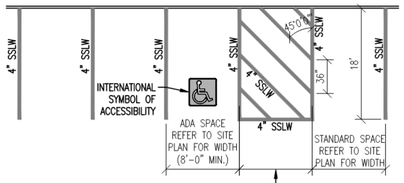


SIGN POST INSTALLATION

POST SECTION AND SIGN MOUNTING

SIGN AND POST 9

NOT TO SCALE



PARKING LOT STRIPING

PAVEMENT MARKINGS 10

NOT TO SCALE

GMP SET

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STATE OF NEW HAMPSHIRE - NICHOLAS K. FIORE No. 13286 LICENSED PROFESSIONAL ENGINEER

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date
1	FSPR RE-SUBMISSION	12.06.23
2	REVISED PER SPR COMMENTS	01.25.24
3	FSPR AMENDMENT SUBMISSION	09.16.24
4	CONFORMED PLANS	12.20.24

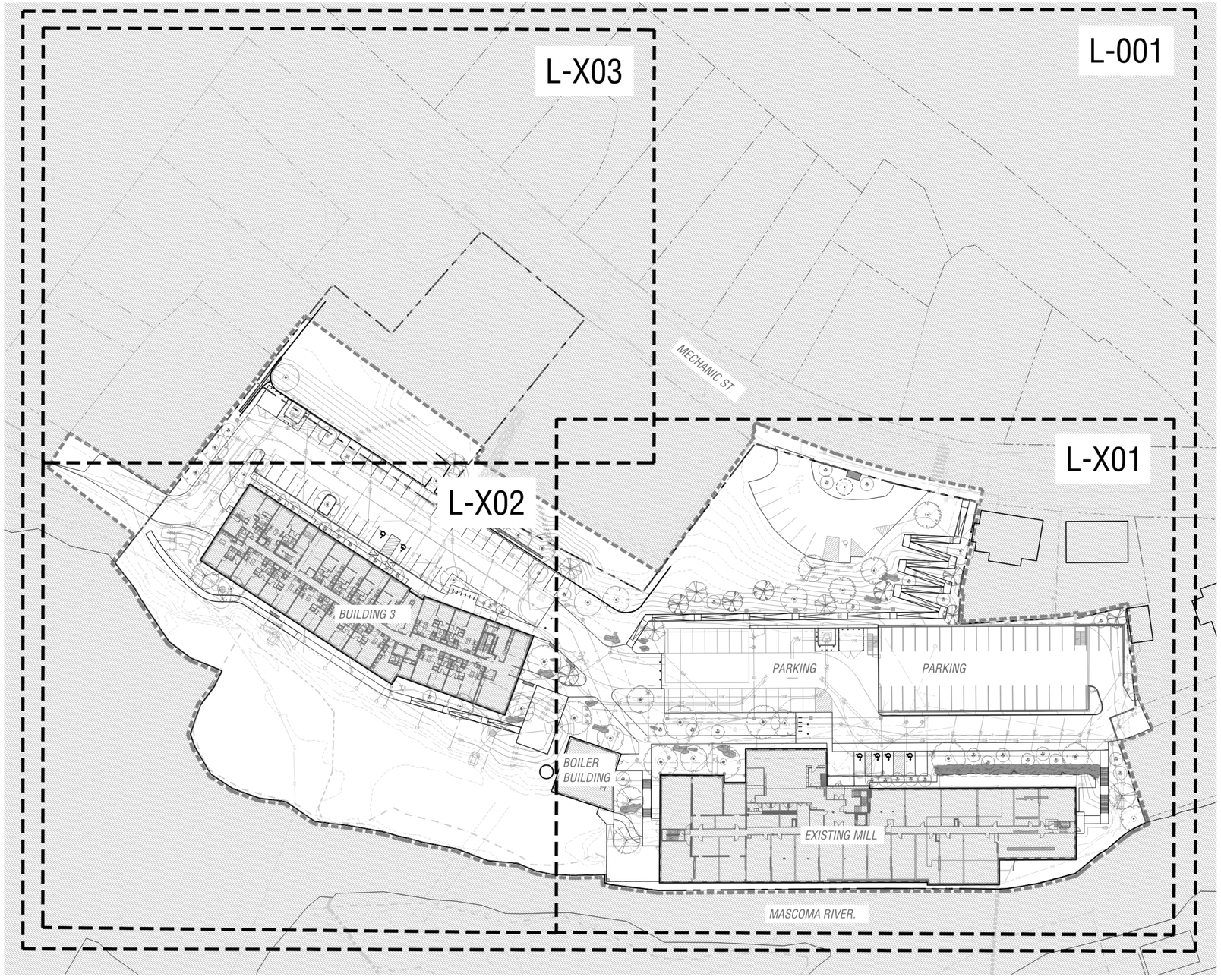
DATE: 01/31/2025

SCALE: NO SCALE

SITE DETAILS (2 OF 2)

C-402

S:\PROJECTS\0-2022\22122 NH LEB WOOLEN MILL\DWG\SHEET FILES\22122 C-40X CONSTRUCTION DETAILS.DWG -- PLOTTED: 2/19/2026 11:08 AM



SHEET INDEX

L-000	ORIENTATION PLAN AND GENERAL NOTES
L-001	ILLUSTRATIVE SITE PLAN
L-100	CONSTRUCTION SCHEDULE AND NOTES
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L-102	CONSTRUCTION PLAN
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L-301	CONSTRUCTION DETAILS
L-302	CONSTRUCTION DETAILS
L-303	CONSTRUCTION DETAILS
L-600	PLANTING SCHEDULE AND NOTES
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L-602	PLANTING PLAN
L-603	PLANTING PLAN
L-701	PLANTING DETAILS

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES,AND TO PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
2. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITH AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWING FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD.THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
5. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
6. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
7. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED SITE PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
9. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
10. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE.
11. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
12. THE CONTRACTOR AGREES TO HOLD THE CITY AND THE A/E HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIALS SUPPLIERS, OR AGENTS.
13. THE CONTRACT DRAWINGS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN THE INTEGRITY OF STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING.
14. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THE PROJECT SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND REQUIREMENTS.
15. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID. PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
16. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATIONS FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS, RAMPS, STAIRS AND HANDRAILS COMPLY WITH THE ADA STANDARD REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION ADA REQUIREMENTS PRIOR TO CONSTRUCTION.

SITE PLAN REVIEW

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NOT FOR CONSTRUCTION

1 FOUNDRY ST.

LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	02/19/2026

DATE: 09.16.24

SCALE: 1" = 40'-0"

ORIENTATION PLAN AND GENERAL NOTES

L000

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L000 Version: February 17, 2026 04:28:36pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L0-ORIENTATION PLANS.dwg
5/18/2022 5:23:22 PM

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L100 Version: February 17, 2026 03:33:40pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L1-CONSTRUCTION PLANS.dwg
5/18/2022 5:23:22 PM

CONSTRUCTION SCHEDULE

KEY	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	COMMENTS
ASPHALT PAVING						
AP-01	ASPHALT PAVING - TYPE 1	RE: CIVIL	ASPHALT PAVING (CITY STANDARD; PEDESTRIAN RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
AP-02	ASPHALT PAVING - TYPE 2	RE: CIVIL	ASPHALT PAVING (VEHICULAR RATED)	CITY STANDARD	CITY STANDARD	PAVEMENT SURFACING, SUBGRADE AND PAVEMENT MARKINGS PER CIVIL
CURBING						
CB-01	CURB - TYPE 1	RE: CIVIL	GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CB-02	CURB - TYPE 2	RE: CIVIL	FLUSHED GRANITE CURB	CITY STANDARD	CITY STANDARD	PER CIVIL
CONCRETE PAVING						
CP-01	CONCRETE PAVING - TYPE 1	01/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (PEDESTRIAN RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD. PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
CP-02	CONCRETE PAVING - TYPE 2	02/ L301	INTEGRAL COLOR CIP CONCRETE PAVING (VEHICULAR RATED)	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD. PER APPROVED MOCK UP SAMPLE	CONTROL JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE CONDITION AND REINFORCEMENT PER CIVIL. SUBMIT SHOP DRAWINGS FOR PAVING AND JOINT LAYOUT. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UNIT PAVING						
UP-01A	UNIT PAVER - TYPE 1A	04/ L301	CLAY BRICK PAVERS (PEDESTRIAN RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-01B	UNIT PAVER - TYPE 1B	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-02	UNIT PAVER - TYPE 2	06/ L301	CLAY PERMEABLE BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
UP-03	UNIT PAVER - TYPE 3	05/ L301	CLAY BRICK PAVERS (VEHICULAR RATED)	RUMBLED	TBD	SUBSLAB AND SUBGRADE CONDITION PER DETAILS. SUBMIT SAMPLES, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
WOOD DECKING						
WD-01	WOOD DECKING - TYPE 1	01-03/ L302	5/4" X 6" NOMINAL KEBONY WOOD DECKING	SMOOTH	NATURAL	KEBONY DECKING SLATS FASTENED TO PRESSURE TREATED FRAME. FRAMING TO BE INSTALLED ON REINFORCED CONCRETE FOOTINGS AND ADJACENT WALLS. WRAP TOP FACE AND SIDES OF FRAMING WITH VYCOR DECK PROTECTOR, OR APPROVED EQUAL. PAINT ANY EXPOSED LETTERING BLACK. FASTENING SYSTEM; TOP OF DECKING BOARDS UTILIZING A SMART BIT, 3/16" STAINLESS STEEL SCREWS, COUNTER SINK ALL HEADS. SUBMIT SAMPLE, SHOP DRAWINGS, AND PROVIDE MOCK UP FOR APPROVALS BY LANDSCAPE ARCHITECT.
FENCING AND RAILING						
FR-01	HAND RAIL - TYPE 1	04/ L302	STEEL	TBD	TBD	HANDRAILS SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-02	TERRACE GUARD RAIL	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-03	DECK RAILING	-	STEEL	TBD	TBD	GUARDRAIL SHALL ADHERE TO ALL LOCAL AND STATE BUILDING AND ADA CODES. REFER TO CONSTRUCTION PLANS FOR LENGTH AND QUANTITY. PROVIDE SHOP DRAWINGS, SAMPLE AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. ALL WELDS TO BE SHOP FINISHED AND GROUND SMOOTH PER STEEL AESS 4.
FR-04	SCREENING FENCE (FOR DUMPSTER)	RE: CIVIL	RE: CIVIL	RE: CIVIL	RE: CIVIL	LENGTH PER PLANS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
FR-05	SCREENING FENCE (FOR PARKING)	RE: CIVIL	RE: CIVIL	RE: CIVIL	RE: CIVIL	LENGTH PER PLANS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FOUNDATIONS AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE FINISH SAMPLE, PRODUCT DATA, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
LANDSCAPE MATERIALS						
LS-01	DECORATIVE GRAVEL - TYPE 1	07/ L301	STABILIZED PEASTONE	NATURAL WITH PERMEABLE BINDER	-	SMALL 3/16" - 5/8" ROUND AGGREGATE WITH GRAVEL-LOK CLEAR PERMEABLE SEALER. PROVIDE PRODUCT DATA, SAMPLE, AND MOCK UP FOR LANDSCAPE ARCHITECT APPROVAL.
LS-02	DECORATIVE GRAVEL - TYPE 2	08 L301	4" LAYER OF DECORATIVE AGGREGATE WITH STEEL EDGING	NATURAL	-	4-6" ANGULAR CHOPPED STONE, PROVIDE 3/16" X 6" BLACK STEEL EDGING ADJACENT TO PLANTING AREAS. PROVIDE SAMPLES AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
STAIRS AND RAMPS						
SR-01	STAIRS - TYPE 1	04/ L302	INTEGRAL COLOR CAST IN PLACE CONCRETE STAIRS	TOP CAST, PER APPROVED MOCK UP SAMPLE	TBD. PER APPROVED MOCK UP SAMPLE	CAST IN PLACE CONCRETE BASE, RISERS AND TREADS. REINFORCED PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. EXPOSED SIDES OF STEP TO BE SOLID CONCRETE WALL, TO MATCH COLOR AND FINISH OF RISERS AND TREADS. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-02	STAIRS - TYPE 2	-	METAL GRATING STAIRS	TBD	TBD	METAL GRATING RISERS AND TREADS ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT
SR-03	RAMP	-	METAL GRATING RAMP	TBD	TBD	METAL GRATING SURFACE ANCHORED TO CAST IN PLACE CONCRETE BASE. CONCRETE FOUNDATION SIZING AND REINFORCING PER STRUCTURAL ENGINEER. SUBGRADE CONDITION PER CIVIL. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SR-04	BIKE WHEEL RAMP	-	METAL	TBD	TBD	GALVANIZED STEEL PLATE MECHANICALLY FASTENED TO ADJACENT METAL STAIR. ALL FASTENERS TO BE CONCEALED FROM VIEW. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE WALLS						
SW-01	SITE WALL - TYPE 1	01/ L303	INTEGRAL COLOR CAST IN PLACE CONCRETE STRUCTURAL RETAINING WALL	BOARD FORM	TBD. PER APPROVED MOCK UP SAMPLE	BOARD FORMED AND FINISHED CAST IN PLACE CONCRETE WALL. SMOOTH SURFACE AT TOP OF WALL. RETAINING WALL DIMENSIONS AND REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLE, SHOP DRAWINGS AND MOCKUPS FOR APPROVAL BY LANDSCAPE ARCHITECT. PROVIDE 3 MOCKUPS OF 3 DIFFERENT FORM PATTERNS SELECTED BY THE LANDSCAPE ARCHITECT.
SW-02	SITE WALL - TYPE 2	02-03/ L303	STACKED STONE RETAINING RETAINING WALL WITH PLANTINGS	REGIONALLY SOURCED/ SALVAGED NATURAL BOULDERS	TBD. PER APPROVED MOCK UP SAMPLE	STACKED STONE RETAINING WALL. REINFORCING PER STRUCTURAL ENGINEER. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT.
SITE FEATURES						
SF-01	BENCH - TYPE 1	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEBONY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE EASED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-02	BENCH - TYPE 2	-	WOOD SLAT BENCH WITH STEEL FRAME AND STANCHIONS	WOOD: KEBONY, SMOOTH FRAME: POWDER COAT	WOOD: NATURAL FRAME: TBD, CUSTOM RAL	QUANTITY AND SIZE PER PLANS. CUSTOM WOOD BENCH WITH WOOD SLATS AND STEEL FRAME. FASTEN SLATS TO STEEL FRAME WITH HIDDEN FASTENERS. ALL EXPOSED EDGES TO BE EASED. SUBMIT SAMPLES, SHOP DRAWINGS AND MOCK UP FOR APPROVAL BY LANDSCAPE ARCHITECT. BENCH ASSEMBLY TO BE FABRICATED BY SINGLE SITE FURNISHINGS MANUFACTURER. ANCHORING AND FOUNDATION PER STRUCTURAL ENGINEER.
SF-03	STONE BOULDER	-	REGIONALLY SOURCED/SALVAGED NATURAL BOULDERS	TBD	TBD. PER APPROVED MOCK UP SAMPLE	SIZE AND QUANTITY PER PLANS. BOULDERS TO BE REGIONALLY SOURED. CONTRACTOR TO SCHEDULE QUARRY TRIP TO TAG AND SELECT BOULDERS WITH LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
SF-04	BIKE RACK	-	STEEL	POWDER COAT	TBD. CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL. MMFR: LANDSCAPE FORMS. MODEL: BOLA
BO-01	BOLLARD - TYPE 1	RE: CIVIL	RETRACTABLE BOLLARD	POWDER COAT	TBD. CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.
BO-02	BOLLARD - TYPE 2	RE: CIVIL	FIXED BOLLARD	POWDER COAT	TBD. CUSTOM RAL	ANCHORING AND FOOTING PER MANUFACTURERS RECOMMENDATIONS. FOOTING AND REINFORCING PER STRUCTURAL ENGINEER. PROVIDE PRODUCT DATA, SHOP DRAWING AND SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.

CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR ALL MATERIALS, FIXTURES, FURNISHINGS, ETC. QUANTITIES ARE PROVIDED HERE FOR REFERENCE ONLY.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF EACH FINISH TYPE, AND PROVIDE SHOP DRAWINGS OF ALL FABRICATED CONDITIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THE LAYOUT OF ALL MATERIALS IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. INCLUDING PAVING, BOLLARDS, TREE GRATES, LIGHT POLE BASES, FOUNTAINS, STEPS, SEATS AND WALLS.
4. CONTRACTOR TO PROTECT ALL HARDSCAPE IN PLACE ONCE CONSTRUCTED, AND TO REPLACE ANY DAMAGED OR CRACKED STONE DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND IRRIGATION SLEEVING BENEATH AND THROUGH HARDSCAPE.
6. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. CONTRACTOR IS TO VERIFY PROPERTY AND LIMIT-OF-WORK LINES PRIOR TO COMMENCING WORK.
3. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET, IN ADDITION TO GEOTECHNICAL, CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS, IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
4. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL ELEMENTS, AS SHOWN. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, AND PANELS. CONTRACTOR SHALL STAKE ALL LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY AND SOME JUNCTION BOX LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
7. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
8. CONTRACTOR SHALL REFER TO PAVING OR MATERIALS PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
10. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS SHOWN.
11. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] AND OR FV (FIELD VERIFY)/ VIF (VERIFY IN FIELD).
12. SIMILAR [SIM] MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. CONTRACTOR SHALL VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS AND ELEVATIONS.
13. DIMENSIONS NOTED CLEAR [CLR] MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. CONTRACTOR SHALL FIELD VERIFY [FV] OR VERIFY IN FIELD [VIF] PRIOR TO CONSTRUCTION.
14. TYPICAL [TYP] MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
15. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
17. ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

SITE PLAN REVIEW

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NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
3	NOA Conformed	09/16/2024
4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	02/19/2026

DATE: 09.16.24

SCALE:

CONSTRUCTION SCHEDULE

L100

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▲MATCH LINE RE: L-103▲

▼MATCH LINE RE: L-102▼

MECHANIC ST.

LIMIT OF WORK

PROPERTY LINE

PARKING

PARKING

PARKING

BOILER BUILDING

EXISTING MILL

MASCOMA RIVER.

0 10 20 40
SCALE: 1"=20'-0"

QUICK REFERENCE LEGEND

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

KEY SYM DESCRIPTION

ASPHALT PAVING
- AP-01 ASPHALT PAVING - TYPE 1
- AP-02 ASPHALT PAVING - TYPE 2

CURBING
- CB-01 CURB - TYPE 1
- CB-02 CURB - TYPE 2

CONCRETE PAVING
- CP-01 CONCRETE PAVING - TYPE 1
- CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A UNIT PAVER - TYPE 1A
- UP-01B UNIT PAVER - TYPE 1B
- UP-02 UNIT PAVER - TYPE 2
- UP-03 UNIT PAVER - TYPE 3

WOOD DECKING
- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 HANDRAIL - TYPE 1
- FR-02 TERRACE GUARD RAIL
- FR-03 DECK RAILING
- FR-04 SCREENING FENCE (FOR DUMPSTER)
- FR-05 SCREENING FENCE (FOR PARKING)

LANDSCAPE MATERIALS
- LS-01 DECORATIVE GRAVEL TYPE 1
- LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 STAIRS - TYPE 1
- SR-02 STAIRS - TYPE 2
- SR-03 RAMP
- SR-04 BIKE WHEEL RAMP

SITE WALLS
- SW-01 SITE WALL - TYPE 1
- SW-02 SITE WALL - TYPE 2

SITE FEATURES
- SF-01 BENCH - TYPE 1
- SF-02 BENCH - TYPE 2
- SF-03 STONE BOULDER
- SF-04 BIKE RACK
- BO-01 BOLLARD - TYPE 1
- BO-02 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TREE LOCATIONS
- EXISTING TREE TO BE PROTECTED IN PLACE.

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SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

L101



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KEY SYM DESCRIPTION

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- AP-02 ASPHALT PAVING - TYPE 2

CURBING
- CB-01 CURB - TYPE 1
- CB-02 CURB - TYPE 2

CONCRETE PAVING
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- CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A UNIT PAVER - TYPE 1A
- UP-01B UNIT PAVER - TYPE 1B
- UP-02 UNIT PAVER - TYPE 2
- UP-03 UNIT PAVER - TYPE 3

WOOD DECKING
- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 HANDRAIL - TYPE 1
- FR-02 TERRACE GUARD RAIL
- FR-03 DECK RAILING
- FR-04 SCREENING FENCE (FOR DUMPSTER)
- FR-05 SCREENING FENCE (FOR PARKING)

LANDSCAPE MATERIALS
- LS-01 DECORATIVE GRAVEL TYPE 1
- LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 STAIRS - TYPE 1
- SR-02 STAIRS - TYPE 2
- SR-03 RAMP
- SR-04 BIKE WHEEL RAMP

SITE WALLS
- SW-01 SITE WALL - TYPE 1
- SW-02 SITE WALL - TYPE 2

SITE FEATURES
- SF-01 BENCH - TYPE 1
- SF-02 BENCH - TYPE 2
- SF-03 STONE BOULDER
- SF-04 BIKE RACK
- BO-01 BOLLARD - TYPE 1
- BO-02 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TREE LOCATIONS
- EXISTING TREE TO BE PROTECTED IN PLACE.

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CONSTRUCTION PLANS

L102

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- CP-02 CONCRETE PAVING - TYPE 2

UNIT PAVING
- UP-01A UNIT PAVER - TYPE 1A
- ~~UP-01B~~ ~~UNIT PAVER - TYPE 1B~~
- ~~UP-02~~ ~~UNIT PAVER - TYPE 2~~
- ~~UP-03~~ ~~UNIT PAVER - TYPE 3~~

WOOD DECKING
- WD-01 WOOD DECKING - TYPE 1

FENCING AND RAILING
- FR-01 HANDRAIL - TYPE 1
- FR-02 TERRACE GUARD RAIL
- FR-03 DECK RAILING
- FR-04 SCREENING FENCE (FOR DUMPSTER)
- ~~FR-05~~ ~~SCREENING FENCE (FOR PARKING)~~

LANDSCAPE MATERIALS
- LS-01 DECORATIVE GRAVEL TYPE 1
- LS-02 DECORATIVE GRAVEL TYPE 2

STAIRS AND RAMPS
- SR-01 STAIRS - TYPE 1
- SR-02 STAIRS - TYPE 2
- SR-03 RAMP
- ~~SR-04~~ ~~BIKE WHEEL RAMP~~

SITE WALLS
- SW-01 SITE WALL - TYPE 1
- SW-02 SITE WALL - TYPE 2

SITE FEATURES
- SF-01 BENCH - TYPE 1
- ~~SF-02~~ ~~BENCH - TYPE 2~~
- SF-03 STONE BOULDER
- SF-04 BIKE RACK
- BO-01 BOLLARD - TYPE 1
- BO-02 BOLLARD - TYPE 2

ABBREVIATIONS AND SYMBOLS
- PA PLANTING AREA
- TREE LOCATIONS
- EXISTING TREE TO BE PROTECTED IN PLACE.

0 10 20 40
SCALE: 1"=20'-0"

SITE PLAN REVIEW

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LANDSCAPE
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NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
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5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	02/19/2026

DATE: 09.16.24

SCALE: 1" = 20'-0"

CONSTRUCTION PLANS

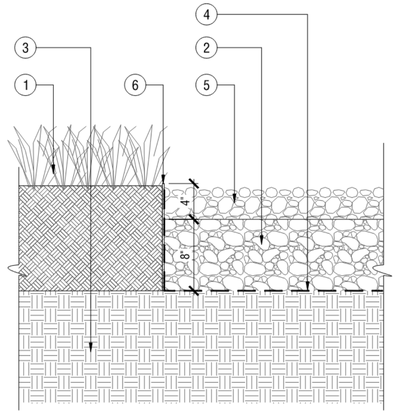
L103

OMIT

OMIT

1. ADJACENT LANDSCAPE PLANTING AREA; SEE PLANTING PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. COMPACTED SUBGRADE; RE: GEOTECH REPORT
4. FILTER FABRIC; WRAP SIDES AND BOTTOM BETWEEN FIRST LIFT AND COMPACTED AGGREGATE BASE; RE: SPECS
5. DECORATIVE AGGREGATE; RE: CONSTRUCTION SCHEDULE
6. LANDSCAPE METAL EDGING; RE: CONSTRUCTION SCHEDULE FOR SIZE AND COLOR

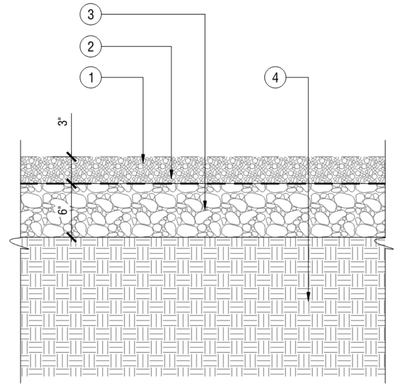
NOTES:
1. EDGING THAT CREATES CORNER SHALL BE CONTINUOUS. CUT EDGING SHALL NOT OCCUR AT CORNERS.
2. WHERE EDGING IS CUT, EDGING SHALL BE PAINTED TO MATCH SURFACE COLOR AND GROUND SMOOTH.



SECTION - DECORATIVE GRAVEL TYPE 2 AT PLANTING 08
BP-NH:LWM-HS-09

SCALE: 1 1/2" = 1'-0"

1. PERMEABLE DECORATIVE GRAVEL WITH LIQUID STABILIZER
2. CONTINUOUS FILTER FABRIC
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. PREPARED SUB-GRADE

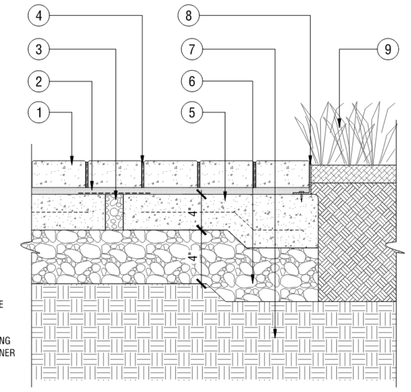


SECTION - DECORATIVE GRAVEL TYPE 1 07
BP-NH:LWM-HS-11

SCALE: 1 1/2" = 1'-0"

1. BRICK UNIT PAVER RE: CONSTRUCTION SCHEDULE FOR SIZE, FINISH, AND COLOR, RE: CONSTRUCTION PLANS FOR PAVING LAYOUT
2. 3/4" BITUMINOUS SETTING BED WITH NEOPRENE MODIFIED ASPHALT ADHESIVE TACK COAT
3. 2" DIA. WEEP HOLES AT 8'-0" O.C.; FILL WITH GRAINAGE GRAVEL AND COVE WITH FILTER FABRIC. ENSURE POSITIVE DRAINAGE TO WEEP HOLE LOCATIONS
4. 3/16" POLYMERIC SAND SWEPT JOINT
5. REINFORCED CONCRETE SUBSLAB
6. COMPACTED AGGREGATE SUB-BASE
7. COMPACTED SUBGRADE
8. METAL EDGE RESTRAINT; RE: SPECIFICATIONS
9. ADJACENT PLANTING; RE: PLANTING AND SOIL PLANS

NOTE:
1. CONNECTION BETWEEN EDGE RESTRAINT SECTIONS TO UTILIZE MANUFACTURER`S SLIDING CONNECTOR SYSTEM
2. CORNERS: NOTCH BASE OF EDGING AND FORM A CONTINUOUS CORNER

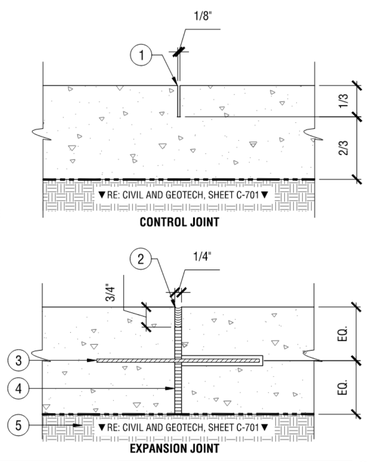


SECTION - UNIT PAVING TYPE 1A 04
BP-NH:LWM-HS-02

SCALE: 1 1/2" = 1'-0"

1. SAW CUT TO BE 1/3 OVERALL DEPTH OF PAVEMENT WHEN NO EXPANSION JOINT IS PRESENT, TYP.
2. 1/4" JOINT WITH ELASTOMERIC JOINT SEALANT
3. #4 9" STEEL DOWEL SPACED AT 36" O.C. WITH GREASED SLEEVE ON ONE END, TYP.
4. 1/4" THICK FOAM EXPANSION JOINT WITH SNAP CAP, TYP.
5. PREPARED SUBGRADE, RE: GEOTECH

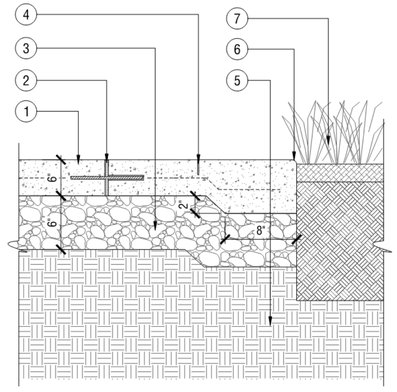
NOTES:
1. CONTRACTOR SHALL REFERENCE HARDSCAPE PLANS FOR JOINT TYPE AND LAYOUT.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONCRETE POURS, JOINT TYPE, AND LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT.



SECTION - CONTROL JOINT AND EXPANSION JOINT TYPES 03
BP-NH:LWM-05

SCALE: 3" = 1'-0"

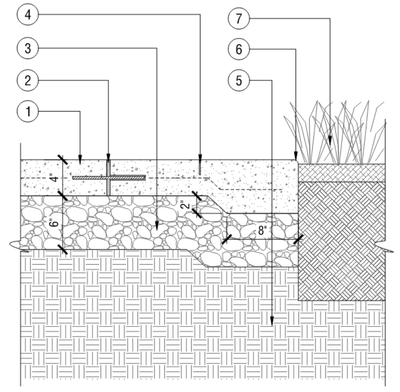
1. PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18' OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
2. SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. SAW CUT JOINT; RE:PLANS FOR LOCATION; RE: DETAIL 03/L301
5. PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
6. 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
7. ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



SECTION - CONCRETE PAVING TYPE 2 02
BP-NH:LWM-HS-04

SCALE: 1 1/2" = 1'-0"

1. PEDESTRIAN RATED CONCRETE PAVING REINFORCED WITH #4 REBAR AT 18' OC; RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH PER TYPE
2. SEALED EXPANSION JOINT; RE: PLANS FOR LOCATION; RE: DETAIL 03/L301
3. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
4. SAW CUT JOINT; RE:PLANS FOR LOCATION; RE: DETAIL 03/L301
5. PREPARED SUBGRADE; RE: GEOTECHNICAL REPORT
6. 1/2"R TOOLED EASED EDGE, AT EDGE CONTIONS ONLY
7. ADJACENT PLANTING - FINISHED GRADE TO BE HELD 1/2" BELOW TOP OF PAVING; RE: PLANTING PLANS FOR TYPE



SECTION - CONCRETE PAVING TYPE 1 01
BP-NH:LWM-HS-08

SCALE: 1 1/2" = 1'-0"

SITE PLAN REVIEW

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LEBANON, NH

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DATE: 09.16.24

SCALE: AS SHOWN

CONSTRUCTION DETAILS

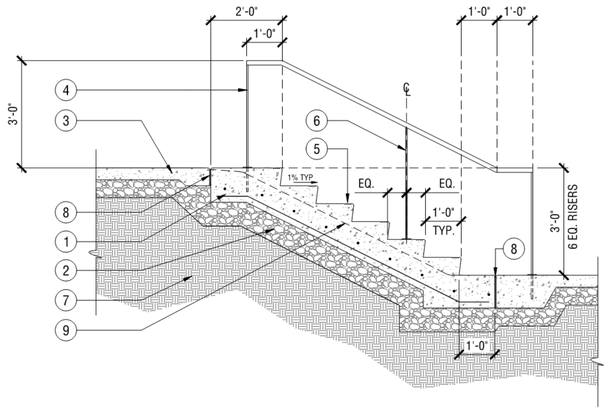
L301

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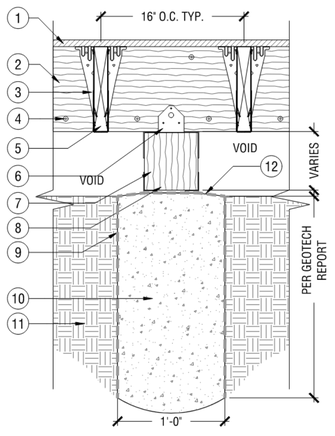
1. CAST-IN-PLACE REINFORCED CONCRETE STEPS. RISER HEIGHT PER CIVIL GRADING PLANS, CONTRACTOR TO VERIFY IN FIELD, RISER HEIGHT TO BE EQUAL FOR ALL TREADS, AND MIN. 5" TO MAX. 7"
2. COMPACTED AGGREGATE SUB-BASE, RE: CIVIL
3. ADJACENT CONCRETE PAVING, RE: CONSTRUCTION PLANS AND SCHEDULE
4. HANDRAIL TYPE 1 (FR-01), RE: CONSTRUCTION SCHEDULE AND TYP. DETAIL
5. 1/8" SAW CUT STAIR NOSING, TYP. REFER TO TYPICAL ENLARGEMENT DETAIL (01/L-302)
6. INTERMEDIATE HANDRAIL STANCHION
7. PREPARED SUBGRADE
8. 1/4" EXPANSION JOINT
9. FINISH GRADE BEYOND

NOTE:
1. DETAIL FOR DESIGN INTENT ONLY, REFER TO CIVIL FOR SIZING, REINFORCING, AND SUBGRADE CONDITION
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE CONDITIONS, NOTIFY CIVIL ENGINEER AND LA WITH ANY DISCREPANCIES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LA AND STRUCTURAL REVIEW
4. REFER TO CONSTRUCTION PLAN FOR STAIR LAYOUT AND QUANTITY



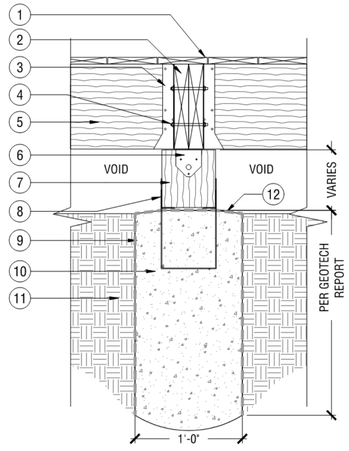
SECTION - STAIR TYPE 1 04
BP-NH.LWM-HS-31
SCALE: 1/2" = 1'-0"

1. 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
2. (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
3. LU28 FACE MOUNT HANGER
4. GALVANIZED BOLT ASSEMBLY
5. 2 X 10 PRESSURE TREATED JOIST
6. BCS 2-2/4 POST CAPS
7. 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
8. MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
9. SELF ADHERING ICE AND WATER MEMBRANE; RE: SPECS
10. REINFORCED CONCRETE PIER
11. COMPACTED SUB-GRADE
12. PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST



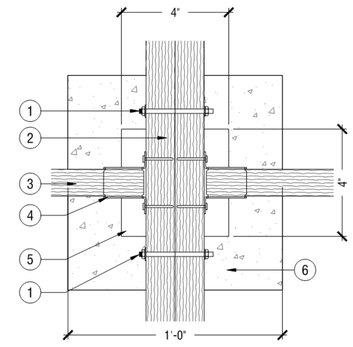
SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 03
BP-NH.LWM-HS-43
SCALE: 1 1/2" = 1'-0"

1. 5/4" X 6" KEBONY DECKING, INSTALL USING TOP-DOWN SMART-BIT SCREWS, ENSURE SCREWS ARE COUNTERSUNK
2. (2) 2 X 12 PRESSURE TREATED SISTERED BEAM
3. LU28 JOIST HANGER
4. 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
5. 2 X 10 PRESSURE TREATED JOIST
6. BCS 2-2/4 POST TO BEAM ANCHOR; RE: SPECS
7. 4 X 4 PRESSURE TREATED WOOD POST SPACED PER PLANS
8. MPB44Z MOMENT POST BASE EMBEDDED IN CONCRETE PIER
9. SELF ADHERING ICE AND WATER MEMBRANE; RE: SPECS
10. REINFORCED CONCRETE PIER
11. COMPACTED SUB-GRADE
12. PROVIDE POSITIVE SLOPE AT TOP OF FOOTING AWAY FROM POST



SECTION - TYPICAL SISTER JOIST AT CONCRETE PIER 02
BP-NH.LWM-HS-41
SCALE: 1 1/2" = 1'-0"

1. 3/8" GALVANIZED BOLT ASSEMBLY WITH FLAT WASHER
2. 2 X 10 PRESSURE TREATED SISTER JOIST OR BEAM
3. PRESSURE TREATED JOIST
4. GALVANIZED JOIST HANGER
5. 4 X 4 PRESSURE TREATED POST
6. REINFORCED CONCRETE PIER



PLAN - TYPICAL POST AND BEAM AT CONCRETE PIER 01
BP-NH.LWM-HS-42
SCALE: 3" = 1'-0"

SITE PLAN REVIEW

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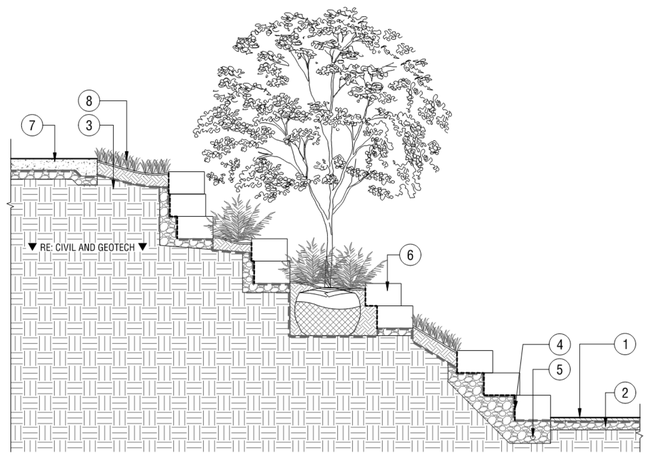
SCALE: AS SHOWN

CONSTRUCTION DETAILS

L302

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L303 Version: February 17, 2026 03:33:59pm Stored: C:\Users\ccheung\DOCACDocs\OJB Landscape Architecture\NH-LWM-Lebanon Wooden Mill\Project Files\Sheets\NH-LWM-L3-CONSTRUCTION DETAILS.dwg
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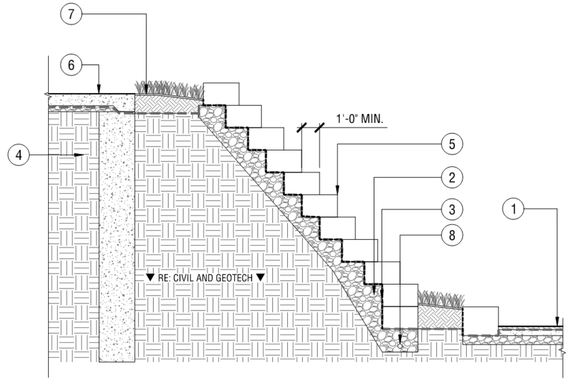
1. ADJACENT PAVING, RE: CONSTRUCTION PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. COMPACTED SUBGRADE; RE: GEOTECH
4. FILTER FABRIC. PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
5. PERFORATED DRAIN PIPE
6. NATURAL STONE
7. ADJACENT PAVING; RE: CONSTRUCTION PLANS
8. PLANTING; RE: PLANTING PLANS



SCALE: 1/4" = 1'-0"

SECTION - STACKED STONE SLOPE WITH PLANTING 03
BP-NH.LWM-PA-18

1. ADJACENT PAVING, RE: CONSTRUCTION PLANS
2. COMPACTED AGGREGATE SUB-BASE; RE: CIVIL
3. FILTER FABRIC. PROVIDE ALONG ENTIRE VERTICAL FACE OF BLOCKS
4. COMPACTED SUBGRADE; RE: GEOTECH
5. NATURAL STONE
6. ADJACENT PAVING; RE: CONSTRUCTION PLANS
7. ADJACENT PLANTING; RE: PLANTING PLANS
8. PERFORATED DRAIN PIPE



SCALE: 1/4" = 1'-0"

SECTION - STACKED STONE WALL 02
BP-NH.LWM-PA-16

1. REINFORCED CAST-IN-PLACE CONCRETE RETAINING WALL
2. ALL EXPOSED EDGES TO BE CHAMFERED, 1" TYP.
3. EXPANSION JOINT BETWEEN RETAINING WALL AND ADJACENT PAVEMENT
4. ADJACENT PAVING, REFER TO CONSTRUCTION PLANS
5. CRUSHED AGGREGATE, WRAP WITH FILTER FABRIC
6. 4" PERFORATED DRAIN PIPE; CONNECT TO LANDSCAPE DRAINAGE SYSTEM, RE: CIVIL
7. PREPARED SUBGRADE OR STRUCTURAL BACKFILL

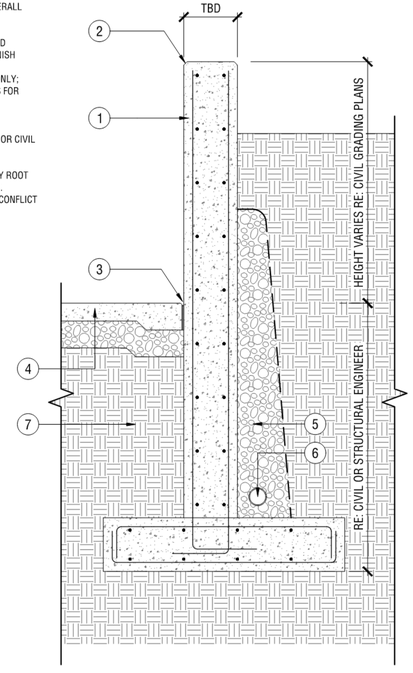
NOTES:
1. REFER TO CONSTRUCTION PLAN FOR OVERALL WALL LAYOUT

2. REFER TO CONSTRUCTION SCHEDULE AND SPECIFICATIONS FOR CONCRETE COLOR/FINISH

3. REINFORCING SHOWN FOR REFERENCE ONLY; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LA AND STRUCTURAL ENGINEER

4. WALL TO BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.

5. CONSTRUCTION SHALL NOT DAMAGE ANY ROOT SYSTEMS ADJACENT TO PROTECTED TREES. LANDSCAPE ARCHITECT TO BE NOTIFIED IF CONFLICT WITH WALL LAYOUT AND EXISTING TREES.



SCALE: 3/4" = 1'-0"

SECTION - SITE WALL TYPE 1 01
BP-NH.LWM-HS-12

SITE PLAN REVIEW

RODE
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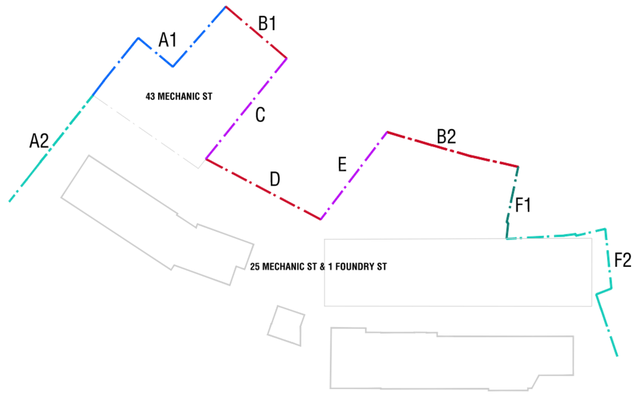
DATE: 09.16.24

SCALE: AS SHOWN

CONSTRUCTION DETAILS

L303

PERIMETER LANDSCAPING



43 MECHANIC ST

Perimeter A1	
*(applied for waiver) **	
Length of Frontage	34'
Shade Trees	
Required: 34' x 15'/600SF	1
Provided:	1
Understories Trees (applied for waiver)	
Provided:	0

Perimeter B1 (Mechanic St. Frontage)	
Length of Frontage	0
Shade Trees	
Required: 0' x 15'/600SF	0
Provided:	0
Understories Trees & Shrubs	
Required: (0' x 15'/600SF) x 5	0
Provided:	0

Perimeter C	
*(applied for waiver) **	
Length of Frontage	32'
Shade Trees	
Required: 32' x 15'/600SF	1
Provided:	2
Understories Trees (applied for waiver)	
Provided:	0

25 MECHANIC ST & 1 FOUNDRY ST

Perimeter A2	
*(applied for waiver) **	
Area of Planted Frontage	968 sf

Perimeter B2 (Mechanic St. Frontage)	
Length of Frontage	0'
Shade Trees	
Required: 0' x 15'/600SF	0
Provided:	0
Understories Trees & Shrubs	
Required: (0' x 15'/600SF) x 5	0
Provided:	0

Perimeter D	
*(applied for waiver) **	
Length of Frontage	158'
Shade Trees	
Required: 158' x 15'/300SF	8
Provided:	8
Understories Trees (applied for waiver)	
Provided:	1

Perimeter E	
*(applied for waiver) **	
Area of Planted Frontage	0 sf

Perimeter F1	
Length of Frontage	93'
Shade Trees	
Required: 93' x 15'/600SF	3
Provided:	3
Understories Trees & Shrubs	
Required: (93' x 15'/600SF) x 5	12
Provided:	12

Perimeter F2	
*(applied for waiver) **	
Area of Planted Frontage	2768 sf
Shade Trees (applied for waiver)	
Provided:	3
Understories Trees (applied for waiver)	
Provided:	3

PLANTING SCHEDULE

TREES/UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CALIPER	FORM	COUNT	REMARKS
	QS	QUERCUS SPP / WHITE OAK	2.5' - 3" MIN.	STANDARD	8	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	AS	ACER SPICATUM / MOUNTAIN MAPLE	2.5' - 3" MIN.	MULTISTEM, STANDARD	10	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	NS	NYSSA SYLVATICA / BLACK GUM	2.5' - 3" MIN.	STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP1	BETULA PAPYRIFERA / PAPER BIRCH	2.5' - 3" MIN.	STANDARD	7	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	BP2	BETULA POPULIFOLIA / GRAY BIRCH	2.5' - 3" MIN.	MULTISTEM, STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5' - 3" MIN.	STANDARD	5	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5' - 3" MIN.	STANDARD	5	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. AT MATURITY MUST HAVE A TRUNK DIAMETER OF AT LEAST 12 INCHES, MEASURED 4 FEET ABOVE THE GROUND SURFACE.
	AG	AMELANCHIER X GRANDIFLORA / SERVICEBERRY	2.5' - 3" MIN.	MULTISTEM, STANDARD	6	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
	~~SN~~	~~SALIX NIGRA / BLACK WILLOW~~	~~2.5' - 3" MIN.~~	~~STANDARD~~	~~4~~	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM.
UNDERSTORIES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**FORM**	**COUNT**	**REMARKS**
	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"	MULTISTEM	11	MATCHED SPECIMEN
	BN2	BETULA NIGRA / RIVER BIRCH	1" - 2"	MULTISTEM	28	MATCHED SPECIMEN
	~~CE~~	~~CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD~~	~~1" - 2"~~	~~MULTISTEM~~	~~9~~	~~MATCHED SPECIMEN~~
GROUND COVERS	**CODE**	**PLANTING MIX**	**SPACING**	**FORM**		**REMARKS**
	PA 1	PLANTING MIX 1 - WILDLIFE SEED MIX	PER SUPPLIER	-		NEW ENGLAND 'CONSERVATION/WILDLIFE' SEED MIX, MANUFACTERED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 25LBS/ACRE
	PA 2	PLANTING MIX 2 - NO-MOW SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY STANDARD NO-MOW SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY,INC. APPLY SEED MIX AT A RATE OF 300LBS/ACRE
	PA 3	PLANTING MIX 3 - MILL YARD	18" - 24" O.C.	-		SPECIES INCLUDE: *Carex pensylvanica; Limonium carolinianum; Solidago bicolor; Carex stricta; Schizachyrium-scoparium; Calamagrostis canadensis; Baptisia australis; Panicum-virgatum*; OR SIMILAR NATIVES IN 1-2 GAL.
	PA 4	PLANTING MIX 4 - FRONTAGE	18" - 24" O.C.	-		60% FLOWERING PLANTS, 40% EVERGREEN. SPECIES INCLUDE: *Aster novae-angliae; Kalmia angustifolia; Rosa virginiana; Juniperus communis;Taxus canadensis*; OR SIMILAR NATIVES. ALL SHRUBS TO BE 24"-30"MIN IN HEIGHT AND/OR 18" - 24" INCHES IN SPREAD AT INSTALLATION.
	PA 5	PLANTING MIX 5 - BIOSWALE SEED MIX	PER SUPPLIER	-		PRAIRIE NURSERY BIOSWALE SEED MIX PRODUCT, MANUFACTURED BY PRAIRIE NURSERY,INC. APPLY SEED MIX AT A RATE OF 10LBS/ACRE
	PA 6	PLANTING MIX 6 - WETLAND SEED MIX	PER SUPPLIER	-		NEW ENGLAND WETMIX 'WETLAND' SEED MIX PRODUCT, MANUFACTERED BY NEW ENGLAND WETLAND PLANTS, INC. APPLY SEED MIX AT A RATE OF 18LBS/ACRE
	PA 7	PLANTING MIX 7 - SCREENING SHRUB	72" O.C.	-		SPECIES INCLUDE: *Rhododendron macrophyllum*; OR SIMILAR NATIVES IN 5 GAL. ALL SHRUBS TO BE 4' IN HEIGHT AND/OR 4' IN SPREAD AT INSTALLATION.

NOTES

EXISTING TREE TO BE PROTECTED IN PLACE.

SITE PLAN REVIEW

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NOT FOR CONSTRUCTION

1 FOUNDRY ST.
LEBANON, NH

N

PROJECT: NH-LWM

No.	Description	Date
1	Site Plan Review	10/9/2023
2	NOA Conformed	01/25/2024
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4	NOA Conformed	12/20/2024
5	Site Plan Review Amended	10/24/2025
6	Site Plan Review Amended	02/19/2026

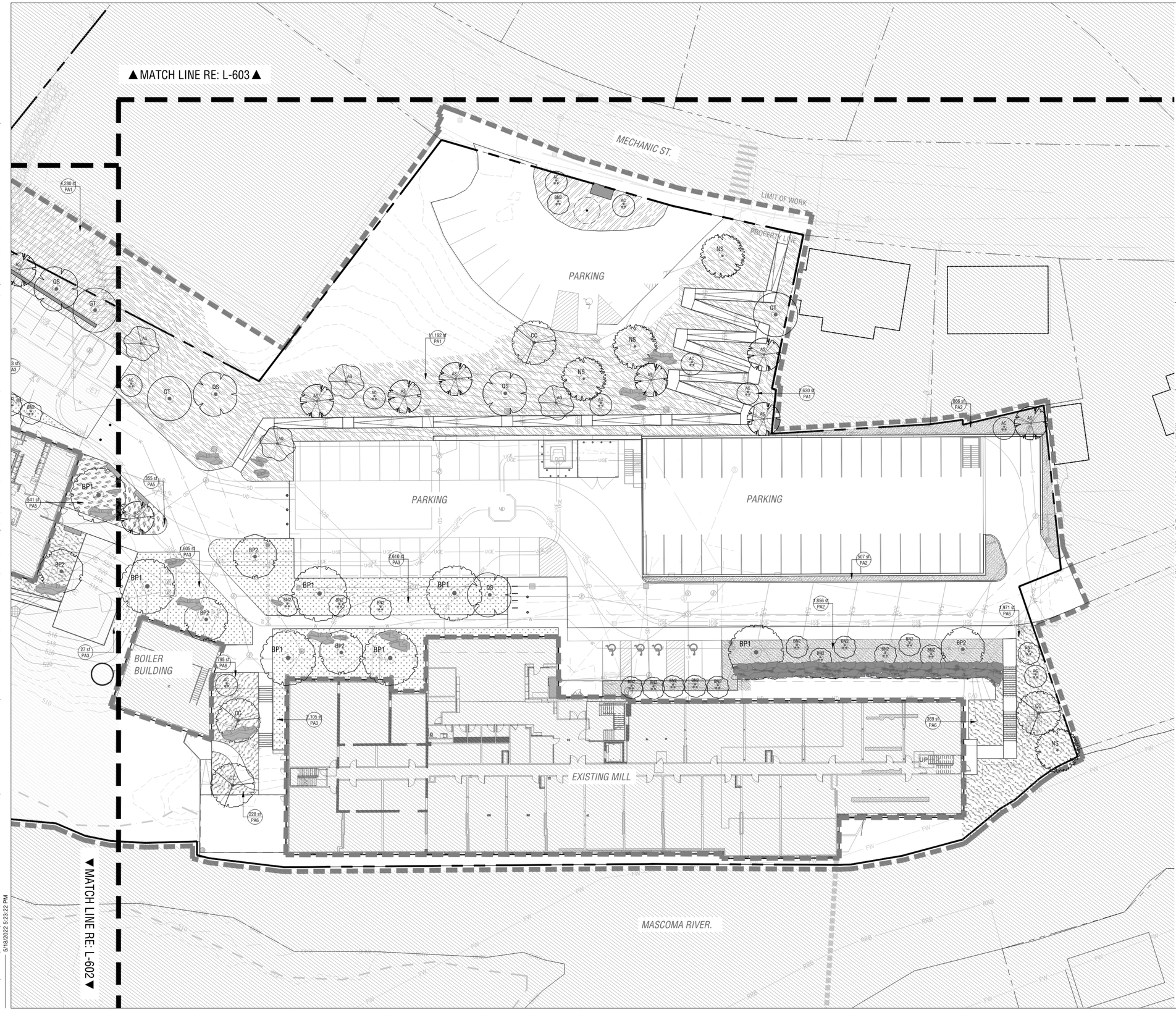
DATE: 09.16.24

SCALE:

PLANTING SCHEDULE AND NOTES

L600

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L600 Version: February 17, 2026 03:34:02pm Stored: C:\Users\c-cheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L6-PLANTING PLANS.dwg
5/18/2022 5:23:22 PM



QUICK REFERENCE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER
	QS	QUERCUS SPP / WHITE OAK	2.5" - 3" MIN.
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	CC	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" - 3" MIN.
	GT	GLEDITSIA TRIACANTHS INERMIS / THORNLESS HONEY LOCUST	2.5" - 3" MIN.
	AG	AMELANCHIER X GRANDIFLORA / SERVICEBERRY	2.5" - 3" MIN.
	SN	~~SALIX NIGRA / BLACK WILLOW~~	~~2.5" - 3" MIN.~~

UNDERSTORIES	CODE	BOTANICAL / COMMON NAME	CONTAINER
A	AC	AMELANCHIER CANADENSIS / SHADOW SERVICEBERRY	1" - 2"
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A	CE	CORNUS X EDDIE'S WHITE WONDER / WHITE WONDER DOGWOOD	1" - 2"

SHRUB/GROUNDCOVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
	PA 1	PLANTING MIX 1	PER SUPPLIER
	PA 2	PLANTING MIX 2	PER SUPPLIER
	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

NOTES

EXISTING TREE TO BE PROTECTED IN PLACE.

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DATE: 09.16.24

SCALE: 1" = 20'-0"

PLANTING PLAN

L601

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5/18/2022 5:23:22 PM



QUICK REFERENCE LEGEND

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	SN	~~SALIX NIGRA / BLACK WILLOW~~	~~2.5" - 3" MIN.~~

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SHRUB/GROUNDCOVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
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	PA 3	PLANTING MIX 3	18" - 24" O.C.
	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
	PA 6	PLANTING MIX 6	PER SUPPLIER
	PA 7	PLANTING MIX 7	72" O.C.

NOTES

EXISTING TREE TO BE PROTECTED IN PLACE.

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LEBANON, NH

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DATE: 09.16.24

SCALE: 1" = 20'–0"

PLANTING PLAN

L602

Plotted By: Charity Cheung Sheet Set: NH–LWM PERMIT SET Layout: L602 Version: February 17, 2026 03:34:09pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH–LWM–Lebanon Woolen Mill\Project Files\Sheets\NH–LWM–L6–PLANTING PLANS.dwg
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SHRUB/GROUNDCOVER AREAS	CODE	BOTANICAL / COMMON NAME	CONTAINER
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	PA 4	PLANTING MIX 4	18" - 24" O.C.
	PA 5	PLANTING MIX 5	PER SUPPLIER
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	PA 7	PLANTING MIX 7	72" O.C.

NOTES

EXISTING TREE TO BE PROTECTED IN PLACE.

SITE PLAN REVIEW

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LEBANON, NH

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DATE: 09.16.24

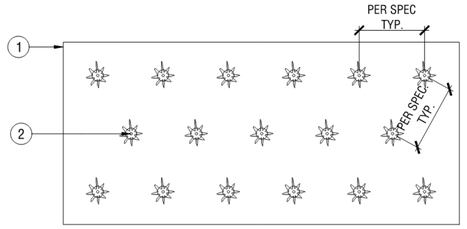
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PLANTING PLAN

L603

Plotted By: Charity Cheung Sheet Set: NH-LWM PERMIT SET Layout: L701 Version: February 17, 2026 03:34:18pm Stored: C:\Users\ccheung\DC\ACCDocs\OJB Landscape Architecture\NH-LWM-Lebanon Woolen Mill\Project Files\Sheets\NH-LWM-L7-PLANTING DETAILS.dwg
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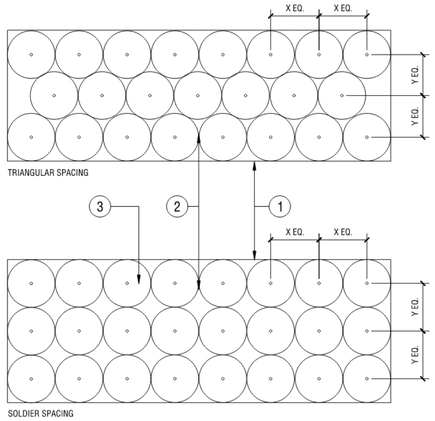
1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2 PLUGS - PER SPECIFICATION



SCALE: NTS

PLAN - PLUG LAYOUT 05
BP-NH.LWM-PA-12

1 EDGE OF PLANTING BED OR ADJACENT HARDSCAPE
2 PLANT SPACING AS PER PLANS
3 ALTERNATION SEQUENCE WHEN TWO PLANT SPECIES OCCUR IN THE SAME PLANTING AREA

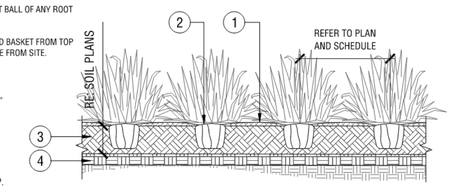


0 12" 4'
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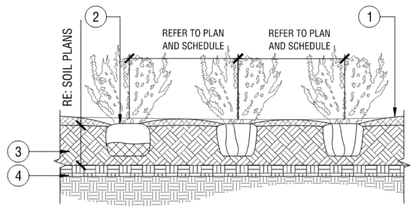
PLAN - SHRUB AND GROUND COVER SPACING, TYPICAL 04
BP-NH.LWM-PA-01

NOTES:
A. FOR CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND PLANTS
B. FOR B&B: REMOVE BURLAP AND BASKET FROM TOP 2/3 OF ROOT BALL AND REMOVE FROM SITE.

1 3" MULCH LAYER, TYP.
2 TOP OF ROOT BALL TO BE 1" ABOVE SOIL MIX, TYP.
3 PLANTING MIX, RE: SOIL PLANS
4 PREPARED SUBGRADE, TILLED TO 4'-6" DEPTH, TYP.



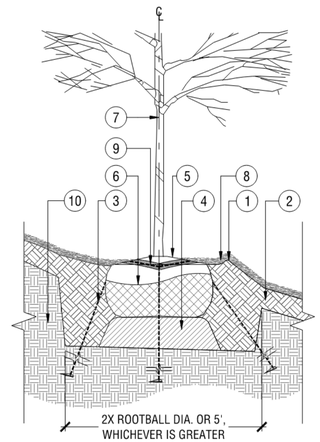
GROUNDCOVER & PERENNIAL PLANTING



0 1' 2'
SCALE: 1/2" = 1'-0"

DETAIL - SHRUB AND PERENNIAL PLANTING 03
BP-NH.LWM-PA-07

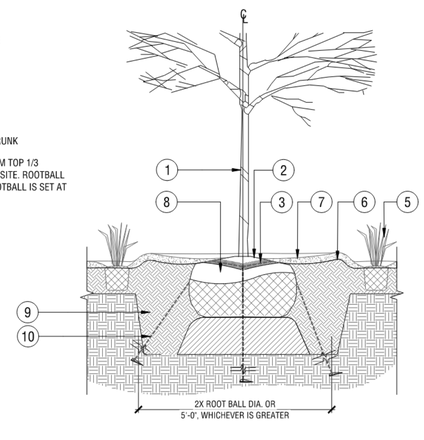
1 6" BERM AND WATERING SAUCER
2 PLANTING MIX
3 PLATIPUS ANCHOR SYSTEM
4 COMPACTED SUBGRADE MOUND FOR DRAINAGE.
5 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED SOIL MIX. ROOT FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
6 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOTBALL OR SIDES OF BOX AND REMOVE FROM SITE.
7 TREE TRUNK
8 3" MULCH LAYER NOT TO TOUCH TRUNK
9 ANCHOR MAT
10 UNDISTURBED SUBGRADE



0 1'-4" 2'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING ON SLOPE 02
BP-NH.LWM-PA-05

1 TREE TRUNK
2 TOP OF ROOT BALL TO BE 2" ABOVE SPECIFIED MIX
3 ANCHOR MAT, RE: SPECS
5 ADJACENT PLANTING
6 3" EARTH SAUCER
7 3" MULCH LAYER NOT TO TOUCH TRUNK
8 REMOVE BURLAP AND BASKET FROM TOP 1/3 OF ROOT BALL AND REMOVE FROM SITE. ROOTBALL FLARE TO BE EXPOSED BEFORE ROOTBALL IS SET AT FINISH GRADE
9 PLANTING MIX, RE: SPECS
10 PLATIPUS ANCHOR SYSTEM RE: SPECS



0 1'-4" 2'-8"
SCALE: 3/8" = 1'-0"

DETAIL - TREE PLANTING IN LANDSCAPE AREA 01
BP-NH.LWM-PA-04

SITE PLAN REVIEW

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DATE: 09.16.24

SCALE: 1" = 20'-0"

PLANTING DETAILS

L701

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: **Planning Board**

FROM: **Tim Corwin, Deputy Planning & Development Director**

RE: **February 23, 2026 Work Session - Agenda Item 2.B**
Impact Fee Waiver Request for 41 N Labombard Rd (Tax Map 51, Lot 1)

MEMO DATE: **February 19, 2026**

LEGAL NOTICE

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**

APPLICATION OVERVIEW

The subject property, located at 41 Labombard Road (a/k/a 41 N Labombard Road) (Tax Map 92, Lot 106), is improved with a 24,050 sq. ft. building constructed in 1990 according to the City's assessing records. The building was most recently occupied and used by Federal Express as a distribution facility but is currently vacant. As described in the application materials, the applicant proposes to convert the use of the building to pickleball courts. The proposed use meets the Zoning Ordinance definition of "health club" which is a permitted use in the Light Industrial (IND-L) District. Staff has also determined that the proposed use does not require Site Plan Review by either the Planning Board or the Minor Site Plan Committee. As required by the Zoning Ordinance and Building Code, the applicant has submitted an application to the Planning & Development Department for a Zoning Permit and Building Permit for the change of use.

The proposed change of use also requires payment of impact fees per Section 213 of the Zoning Ordinance which will be assessed in connection with the issuance of the Zoning & Building Permits and will be due and payable prior to issuance of a Certificate of Occupancy.

By way of background, pursuant to Section 213.4 of the Zoning Ordinance, the Planning Board has authorized the assessment of impact fees relative to the proportional demand of new development on the City's recreation, Fire Department, and Police Department capital facilities and the capital facilities of the School District. Pursuant to Section 213 of the Zoning Ordinance, new development includes the "conversion of a lawful existing use to another use if such change would result in a net increase in the demand on public capital facilities that are the subject of impact fee assessment." See Section 213.3.E(4).

Pursuant to the authority granted under Sections 213.4 ("Authority to Assess Impact Fees"), 213.5 ("Standards and Basis of Assessment"), and 213.6 ("Review and Change in Assessment Schedules") of the Zoning Ordinance, the Planning Board has adopted an impact fee schedule which assesses fees based on the area of the building to be occupied by the proposed use. A

copy of the current impact fee schedule, which was adopted by the Planning Board on May 20, 2024, is attached for reference. For impact fee assessment purposes, the proposed change of use from warehouse/distribution facility to health club constitutes a change from the "Industrial, Transportation, Warehouse, Communications" impact fee category to the "Offices and Commercial Services Category".[1]

Impact fees for use conversions (as opposed to new construction) are assessed in accordance with Section 213.5.D of the Zoning Ordinance which provides as follows:

> D. In the case of new development created by conversion or modification of an existing use, the impact fee shall be based upon the net positive increase in the impact fee assessed for the new use for each category of impact fee assessment as compared to the highest impact fee that was or would have been assessed for each category of impact fee assessment for the previous use in existence on or after the effective date of this Ordinance.

As calculated per Section 213.5.D, the effective impact fee rates applicable to the proposed conversion are shown in red below:

Structure Type or Use	Schools	Recreation	Police Dept	Fire Dept	Total
Residential Development		***Per Sq. Ft. Gross Living Area***			
Single Family Detached	$3.12	$0.98	$0.40	$0.68	$5.18
All Other Housing Units	$2.06	$1.22	$0.49	$1.01	$4.78
Non-Residential Development		***Per Sq. Ft. Gross Floor Area***			
Retail, Restaurants and Lodging	---	$0.09	$0.55	$0.95	$1.59
Offices and Commercial Services	---	$0.13	$0.39	$0.94	$1.46
Industrial, Transp, Whse, Commun.	---	$0.07	$0.16	$0.18	$0.41
Nursing & Licensed Care Facilities	---	$0.17	$0.08	$1.19	$1.44
Other Institutional Uses	---	$0.09	$0.43	$0.64	$1.16
	$0.00	$0.06	$0.23	$0.76	$1.05

The Zoning Administrator has agreed that the 2,730 sq. ft. of the building that is proposed to be used as accessory office space for the new use was also used as accessory office space for the prior use and, therefore, an impact fee assessment is not required for this portion of the building. Consequently, the size of the building subject to an assessment is 21,320 sq. ft. Utilizing the effective rates shown in red in the chart of above, the applicant's proposed use conversion requires payment of an impact fee of:

- $1,279.20 for Recreation (21,320 sq. ft. x $0.06)
- $4,903.60 for Police (21,320 sq. ft. x $0.23)
- $16,203.20 for Fire (21,320 sq. ft. x $0.76)

for a total impact fee of **$22,386.00**. Pursuant to Section 213.B.2 of the Zoning Ordinance, the applicant requests a partial waiver of the assessed impact fee. For the reasons set forth in the application, the applicant requests a waiver of $14,551.00 so that the total owed is **$7,835.00**.

Whether or not the waiver is granted, the applicant also requests Planning Board approval of an alternate schedule of payment for the impact fee owed, as is permissible per Section 213.7.D of the Zoning Ordinance.

[1] These categories are set forth in a document titled "Generalized Groupings for Non-Residential Uses," which was prepared by the Planning Board's consultant in connection with a prior update to the impact fee ordinance.

ZONING ORDINANCE & STAFF COMMENTS

1. Waiver Request - Section 213.8.B of the Zoning Ordinance allows the Planning Board to grant full or partial waivers of an impact fee as follows:

> B. The Planning Board may grant full or partial waivers of impact fees to an assessed property where the Board based on credible evidence presented by the applicant finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed:
>
> 1. An assessed property may apply to the Planning Board for a full or partial waiver of impact fee assessments imposed by this Ordinance on the basis of other contributions toward public capital facilities. […]
>
> 2. The Planning Board may waive an impact fee, in whole or in part where, in the opinion of the Board, in consultation with the Board's legal counsel, *such fee would, due to interference with constitutionally-vested rights, pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of this Ordinance*.

Section 213.9.B.1 is not applicable here. Consequently, in order to grant the requested partial waiver, the Board will need to determine that the applicant has demonstrated compliance with the criteria set forth in Section 213.8.B.2, italicized above.

Part of what Section 213.8.B.2 requires is that the Board find that, *in consultation with legal counsel*, the assessment of the impact fee would interfere with "constitutionally-vested rights". Because the applicant has not provided an argument or evidence with respect to this criteria, the applicant's request was not provided to the City's legal counsel in advance of the hearing. Should the Board wish to obtain legal counsel input, the hearing will need to be continued.

2. Alternative Payment Request - Whether or not the impact fee is partially waived, the applicant requests an alternative schedule for the payment of whatever fee is due per Section 213.7.D of the Zoning Ordinance which provides as follows:

> D. The Planning Board and the assessed property owner may establish an alternate, mutually acceptable schedule of payment of impact fees. If an alternate schedule of payment is established, the Planning Board may require the applicant to post security, in the form of a cash bond, letter of credit, or performance bond so as to guarantee future payment of assessed impact fees.

The applicant has proposed a payment schedule of 12 months, with respect to which staff has no objection. An example of an agreement for an alternative payment arrangement entered into pursuant to Section 213.7.D in connection with a different project is attached for reference.

Attachments
- Impact Fee Schedule 2024 – adopted on May 20, 2024 (1 page)
- Example of an Agreement for Alternate Payment Schedule for Impact Fees (2 pages)
- Application materials (8 pages)

Cc (via e-mail): Greg Kutvirt (applicant)
TLL Realty LLC (property owner)
Nathan Reichert, Planning & Development Director & Zoning Administrator

IMPACT FEE SCHEDULE 2024

(AS ADOPTED BY THE LEBANON PLANNING BOARD ON 5/20/24)

FEES PER SQUARE FOOT

Supportable Impact Fees Per Square Foot - 2024 Update - Lebanon, NH					
Structure Type or Use	**Schools**	**Recreation**	**Police Dept**	**Fire Dept**	**Total**
Residential Development		***Per Sq. Ft. Gross Living Area***			
Single Family Detached	$3.12	$0.98	$0.40	$0.68	$5.18
All Other Housing Units	$2.06	$1.22	$0.49	$1.01	$4.78
Non-Residential Development		***Per Sq. Ft. Gross Floor Area***			
Retail, Restaurants and Lodging	---	$0.09	$0.55	$0.95	$1.59
Offices and Commercial Services	---	$0.13	$0.39	$0.94	$1.46
Industrial, Transp, Whse, Commun.	---	$0.07	$0.16	$0.18	$0.41
Nursing & Licensed Care Facilities	---	$0.17	$0.08	$1.19	$1.44
Other Institutional Uses	---	$0.09	$0.43	$0.64	$1.16

*Gross Living Area (Residential): The total area of above-grade residential space within a dwelling unit as measured using exterior building dimensions, with a ceiling height of 7 ft. or greater, excluding unheated areas such as garages, enclosed or open porches, covered or open decks, outside stairs, balconies, and other unenclosed areas. The floor area of a walk-out basement with a ceiling height of 7 feet or greater shall be included.

*Gross Floor Area (Non-residential uses): The total square footage of all floors of a building as measured using exterior building dimensions. For purposes of calculating minimum parking requirements per Section 607.2.A, "gross floor area" shall mean the total square footage of all floors devoted to the use, or accessory to that use, as measured using exterior building dimensions.

CITY OF LEBANON, NEW HAMPSHIRE
Agreement for Alternate Payment Schedule for Impact Fees

AGREEMENT made this _____ day of May, 2015 by and between:

Dana Seguin, with a place of residence at 17 Summer Street, Apartment #1, Lebanon, NH 03766 (hereinafter referred to as "**Property Owner**")

and

The **City of Lebanon**, a New Hampshire municipal corporation, having its principal place of business at 51 North Park Street, Lebanon, NH 03766 (hereinafter referred to as "**City**")

WHEREAS, the **Property Owner** is the owner of lands at 4 South Park Street, Tax Map 92, Lot 8, Lebanon, NH, in the Professional Business (PB) zoning district (hereinafter referred to as "**Property**"); and,

WHEREAS, the **Property Owner** obtained approvals from the Zoning Board of Adjustment on June 2, 2014 and February 17, 2015 and also obtained approvals from the Planning Board on August 11, 2014 and March 9, 2015 for the conversion of a one family dwelling on the **Property** to an 8-unit multi-family dwelling; and,

WHEREAS, the **Property Owner** has requested to phase the Building Permits for the multi-family conversion project such that a total of five (5) residential units will be developed in the main house pursuant to Building Permit #P2015-00029, submitted on February 4, 2015, and the remaining three (3) residential units will be developed in the rebuilt 'back ell' structure under a separate Building Permit yet to be applied for; and

WHEREAS, new residential development created by conversion or modification of an existing use is subject to City of Lebanon Impact Fees pursuant to Section 213.5.E of the Zoning Ordinance and the **Property Owner** executed an Impact Fee Acknowledgment/Invoice form on May 5, 2015 (attached hereto as Exhibit A), thereby acknowledging a Total Impact Fee Assessed of $5,996.25 for the creation of four (4) new residential units within the main house (with credit being given by the **City** for the 5th residential unit in the main house pursuant to the terms of Section 213.5.E); and,

WHEREAS, Section 213.7.D of the Zoning Ordinance provides for the establishment of an alternate, mutually-acceptable schedule of payment of impact fees; and,

WHEREAS, the **Property Owner** has submitted a written request to the **City** for an alternate, mutually-acceptable schedule of payment of impact fees for acceptance by the City Manager on behalf of the **City**;

NOW THEREFORE, the **Property Owner** and the **City** agree as follows:

1. The **Property Owner** shall be obligated to pay to the **City** the Total Impact Fee Assessed of $5,996.25 in six monthly payments. The initial payment shall be in the amount of $1,000.00 and shall be due and payable to the **City** prior to issuance of any Certificate of Occupancy for any of the first five (5) multi-family residential units being developed in the main house

SAMPLE

pursuant to Building Permit #P2015-00029. Four subsequent payments of $1,000.00 each shall be paid to the **City** on or before the 15th of each subsequent month for four (4) consecutive months after the initial payment and the final payment in the amount of $996.25 shall be paid to the **City** on or before the 15th of the fifth month following the initial payment until the Total Impact Fee Assessed has been paid.

2. Upon receipt of this executed Agreement and receipt of the first required payment of $1,000.00 described above, the **City** shall issue a Temporary Certificate of Occupancy for the first five (5) multi-family residential units. The **Property Owner** acknowledges that no Final Certificate of Occupancy for the first five (5) multi-family residential units shall be issued until the Total Impact Fee Assessed has been paid in accordance with this Agreement.

3. The **Property Owner** and the **City** acknowledge that this Agreement covers only the five (5) multi-family residential units to be constructed pursuant to Building Permit #P2015-00029, and that any additional Impact Fees due and payable as a result of the development of the three (3) remaining multi-family residential units approved for construction shall be addressed separately prior to the issuance of any separate Building Permit requested for those remaining three (3) units.

4. The **Property Owner** and the **City** further agree that failure by the **Property Owner** to pay the Total Impact Fee Assessed in accordance with the terms of this Agreement may result in the revocation by the **City** of the Temporary Certificate of Occupancy for the five (5) multi-family residential units.

5. Upon receipt of each monthly payment, the **City** shall apportion the Impact Fees received among the three (3) Impact Fee categories (Schools, Recreation, and Police Department) in the same relative percentages as noted on the Impact Fee Acknowledgment/Invoice form attached hereto and as further set forth on the City of Lebanon Impact Fee Schedule, as adopted by the Planning Board on July 22, 2013.

6. This Agreement shall be binding upon the successors and assigns of the respective parties.

Dated this _____ day of May, 2015

PROPERTY OWNER

By: _____
Dana Seguin

CITY OF LEBANON

By: _____
Greg Lewis, City Manager

SAMPLE

CITY OF LEBANON

APPLICATION FOR

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☑ OTHER Impact Fee Partial Waiver

Business ~~PROPERTY~~ OWNER (APPLICANT):

NAME: Greg Kurtzrit [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 51 LOT#: 1 PLOT #: ZONE:

STREET ADDRESS OF PROJECT: 41 N Labombard Rd

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☑ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☑ NO

FLOOD PLAIN ☐ YES ☑ NO

SCOPE OF PROJECT:

Use change from large scale industrial to an indoor pickleball facility.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☑ INDUSTRIAL

PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☑ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE: Health Club / Recreation Club

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on February 9, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

Business ~~PROPERTY~~ OWNER: _____ DATE: 1/12/26

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]		
2026-01-12	51-1	PB2026-06-AAD			

Dear Members of the Planning Board,

I am asking for a partial waiver of the Impact Fees requested for the change of use at 41 N Labombard Rd. The Impact Fee calculated for the change of use at 41 N Labombard Rd is a disproportional and unnecessary financial hardship on a small business trying to get off the ground. I feel it important to note that this is not a legal appeal nor will it ever become one. I will respect your decision and move forward. I only ask that a partial waiver be reasonably considered.

While the need for an unambiguous calculation of city impact fees is understood, I ask the Board to consider that a one size fits all method may not fit 100% of the time. And although precedent may be a concern, is it truly a negative precedent to acknowledge—through discussion and reasoned conclusion—that a real-world situation cannot always be reduced to a simple calculation?

Until July 2025, the 24,050 square foot office and warehouse was occupied by FedEx Corp. and served as the multibillion-dollar transportation conglomerate's Lebanon hub. The warehouse is built to handle hundreds of 10-ton delivery trucks and dozens of tractor trailer transfers on a weekly basis.

On November 1, I began a 5-year lease at the property with the grand plan of opening Paddleworks Pickleball Club-- an indoor pickleball facility with 6 dedicated pickleball courts open to anyone and everyone. The business is small with only a childhood friend and me involved financially. This is the first time either of us has opened a business.

My reasons for opening an indoor pickleball facility in the Upper Valley are simple: I love the game, love the community pickleball inspires, and realize the benefit an indoor athletic facility provides in an area with many long winter months. Pickleball has become massively popular (the fastest growing sport in the country in each of the last 4 years) because it is widely accessible to people of all ages and athletic ability, easy to learn, and socially interactive due to the (relatively!) small court and quick games. I say "relatively" because the 6 courts do necessitate a rather large indoor space, thus the lease of 41 N Labombard Rd.

Regarding Impact Fees, New Hampshire 674:21-V.a states "The amount of any such fee shall be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from capital improvements financed by the fee." The Lebanon Zoning

Ordinance defines one purpose of impact fees as “C. Assess an equitable share of the cost of public capital facilities to new development in proportion to the facility demands of new development.”[6]

In Lebanon, these fees are calculated by building square footage alone per the guidance of the 2024 Update, prepared by BCM Planning. Specific to 41 N Labombard Rd, the change of use from Industrial/Warehouse to Commercial Services necessitates an Impact Fee. The fee is calculated as the difference between the Commercial Services fee of $1.46/sq ft and the Industrial fee of $0.41/sq ft, or **$1.05/sq ft**. This is applied to the square footage of the building that is undergoing a change of use (21,320 sq ft) which results in an Impact Fee of **$22,386**. At **>10% of our total startup capital and 37% of the estimated costs of construction associated with this building permit application itself**, this is a crippling fee and materially undermines the economic feasibility of a local small business trying to get off the ground. The fee stipulates that this specific change in use will incur over 3.5 times the municipal capital needs as the FedEx operation. For comparison, please note that if FedEx were to develop a property today with the same specs but at a different location—truly new development—the Impact Fee would be $9,860.

In this case, a calculation based on building square footage alone overestimates the proportional demands of the change in use on city facilities. To illustrate, please look at Paddleworks from an occupancy perspective. If based on square footage alone, the occupancy of an “exercise room” (Paddleworks) according to 2021 IBC would be 1 person for every 50 square feet or an occupancy load of 426 (21,320 sq ft/50). Because the standard use of a pickleball facility is a scant 4 people per court (2160 sq ft) and we have 6 courts, we are asking for an occupancy of 149 people for this space. The massive square footage of the building drastically overestimates real-world occupancy. Fortunately, the IBC stipulates reason within the building official’s determination and allows for lower occupancy to be granted.[7]

From an urban planning perspective and aside from the basic calculation of the Impact Fee, the large fee appears to contradict much of what is put forth in the City of Lebanon Economic Plan and Master Plan insofar as it is a large financial burden on a small local business looking to create a beneficial recreation space for the community by utilizing an existing industrial warehouse. Section 213.2 of the Lebanon Zoning Ordinance defines a primary purpose of Impact Fees as “A. Assist in the implementation of the Master Plan and Capital Improvements Program.”[6]

Per the Lebanon Economic Plan, 41 N Labombard Rd sits within the Etna Rd Economic Revitalization Zone (ERZ) where the goal is to "encourage the retention and growth of existing buildings and the reuse of existing buildings." Specifically, to be considered for designation, the ERZ must include "...structures previously, but not currently, used for industrial, commercial, or retail purposes, such as a brownfield site."[1]

One of the key components to sound urban planning is focused development in areas that are already developed. This lessens the burden on public infrastructure and services.[2] The use of the warehouse at 41 N Labombard fits this goal perfectly as it reuses an existing building for what I would argue is a more beneficial use for the community. And although it is not within the center of Lebanon, it is pretty darn close!

Per the Lebanon Master Plan, "The City recognizes the important role recreational activities play in creating social ties and a sense of community... and promoting healthy lifestyles." And "shall foster a high quality of life by... striving to provide residents with access to recreation facilities and programs appropriate for people of all ages, backgrounds, interests and ability levels."[3]

The Master Plan also recognizes the difficulty in providing these services with public funds and that private businesses are necessary to bridge the gap. "To meet future demand, the City will have to be creative in balancing residents' desires with realistic space and resource limitations."[4] Indoor recreation facilities are necessary in the Upper Valley for the better part of 7 months/year to provide residents with another option for active recreation. Yet the cost burden of creating these facilities makes it difficult to do with public funds. It also makes it difficult to do with private funds if large impact fees are required :)

To be clear, the goal of this appeal is not to avoid taxes or the Impact Fee entirely. Although I lease the building, I will still be paying the property taxes of nearly $60,000 annually, of which approximately $22,000 goes to the City. It is the up-front Impact Fee payment of $22,386 that is an unnecessary financial hardship and so, using the occupancy example above, I propose a compromise. The requested occupancy of 149 is 35% of the occupancy calculated by square footage alone (426). If we use the same percentage, an Impact Fee of **$7,835** ($22,386 x 0.35) will be dispersed using the same ratios to Recreation, Police Dept and Fire Dept.[5] While this is also no small sum for a small business such as Paddleworks, I truly believe it represents an equitable share in proportion to any increase in demand from the change in use.

To mitigate some of the burden of a large fee and irrespective of this decision, I also ask the Board to please consider option D of Zoning Ordinance 213.7 Assessment and Collection

of Impact Fees which allows for “an alternate, mutually acceptable schedule of payment of impact fees.” A payment period of 12 months would significantly help towards amortizing the costs over a period in which we have a revenue stream.

Your time and consideration is appreciated!

Sincerely,

Greg Kutvirt

Founder

Paddleworks Pickleball Club

1. https://lebanonnh.gov/711/Economic-Revitalization-Zones

2. Master Plan Chapter 2: Land Use, 2B-2

3. Master Plan Chapter 10: Recreation, 10A

4. Master Plan Chapter 10: Recreation, 10B-1

5. $447 Recreation; $1,716 Police Department; $5,672 Fire Department= $7,835

--.06/1.05=5.7% Recreation; .23/1.05=21.9% Police Department; .76/1.05=72.4% Fire Department

6. Zoning Ordinance Section 213: Impact Fees, 213.2

7. 2021 International Building Code Chapter 10 Means of Egress, Section 1004.5

8. 2024 Basis of Assessment Report, Part B: Public Recreation Impact Fee, Section 6.

9. 2024 Basis of Assessment Report, Part D: Fire Department Impact Fee

Below is an email I sent to 250 recipients on 12/26 as the first announcement of Paddleworks. Within 48 hours, I received over 95 responses and requests for further updates. I have included a few of the responses as they illustrate the excitement the community has for a dedicated indoor pickleball facility in Lebanon!

Dear Pickleball Friends,

I'm excited to announce the quickly approaching grand opening of the **first dedicated indoor pickleball facility** in the Upper Valley!

When I moved here in June with my wife Lucie for her residency at DHMC, the pickleball community accepted me with open arms. In August, Lucie and I welcomed our first child, Florence, into the world. Many of you may know me from games at Maxfield and perhaps you remember me as the guy who bravely (impractically?) brought his newborn for a Thursday evening "bring your daughter to open play."

As my family and I continue to put down roots in the Upper Valley, I'd be delighted if you join me in this venture: **Paddleworks Pickleball Club**, opening this winter in Lebanon 😊

Paddleworks will be open to anyone and everyone and will feature:

- 6 tournament level indoor courts
- Hourly court rentals and a variety of membership options
- Open play, clinics, and private lessons

We don't have an exact opening date just yet but if you'd like updates, please visit paddleworkspickleball.com or reply to this email and I'll make sure you are on the list. We'll keep you posted on every dink and drop as we steam towards gloriously warm and dry indoor pickleball!

Hope to see you on the courts soon!

Greg

PS. We're actively looking for certified pickleball coaches to join the Paddleworks team so if that's you or someone you know, let's chat!

A few responses:

-Finally, a place in the Upper Valley! This sounds great!

-We need a dedicated Upper Valley Indoor Pickleball Facilty and it is great to hear you are taking the lead. How exciting!

-Awesome location!

-Awesome, and looking forward to your new venture. I sincerely think you're going to be a big hit here in the Upper Valley.

-Good luck! Excited about dedicated pickleball courts!

-Very excited to hear about a dedicated pickleball facility opening up so close to the hospital!

-That's is exciting news for the Upper Valley community!

-That is a great location. Being near the FWY will attract the Sunapee crowd as well as folks in the Woodstock area. Plus those of us in Lebanon, Hanover, Lyme, Etna etc.

-Very interested Greg. This sounds great.

-This is great!

-Great, look forward to learning more. Thanks for being a paddle entrepreneur…eager to see this happen.

-Congrats! I am so excited for this!

-That's fantastic news…can't wait!

-Very excited to hear about this facility.

-This is amazing and much needed!

-Thanks Greg glad to hear this. Please keep me informed I will be happy to be regular and support this wonderful venture

-Seriously!! The possibility of opening soon is awesome news… some friends of mine and I have been talking non-stop about this! Let me know as soon as we can play and we'll be there! …the tennis/pickleball court-share seems to be a difficult thing for tennis facilities to address.

CITY
of
LEBANON, NH

DESIGNATED
ECONOIC REVITALIZATION
ZONE

ETNA RD

ERZ Zones



N
W E
S

0 450 900 Feet

Map Printed 11/30/2018

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 23, 2026 Meeting

Staff Memorandum – PB2026-11-SPRGOV

APPLICATION INFORMATION

Agenda Item:
2.C

Application ID#:
PB2026-11-SPRGOV

Application Type:
Governmental Use Site Plan Review (advisory only)

Property Location:
325 Mount Support Road (Tax Map 48, Lot 9)

Applicant:
Cornerstone Chartered Public School

Property Owner:
MSBC 325, LLC

Property Size:
+/-4.33 acres (per City Assessor's records)

Proposed Use:
Public charter school

Future Land Use Map:
Residential – High

Zoning District:
Residential One (R-1)

Overlay Districts:
Wetlands Conservation District

LEGAL NOTICE

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

NOTE: This application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54).

APPLICATION MATERIALS

- Application form
- Letter dated January 29, 2026, from Adam Bristol (project description; 2 pages)
- Document titled, "Cornerstone Chartered Public School Phase A Stages Outline" (3 pages)
- Certified Notification List
- Fee Schedule
- Plan sheet titled, "Existing Conditions," prepared by Engineering Ventures, PC, dated February 2, 2026, EV Project # 25643

COMPLETENESS REVIEW

This application is being reviewed in accordance with New Hampshire RSA 674:54, Governmental Land Uses. As such, there is no completeness review for this project. In addition, any comments on the proposal by the Planning Board and City staff are considered non-binding on the applicant.

APPLICATION OVERVIEW

The subject property is improved with a 20,698 sq. ft. industrial building constructed in 1964 per the City Assessor's records. An 11,936 sq. ft. portion of the building (previously occupied by Hypertherm) is proposed to be utilized as a public charter school. The school's improvements plan is outlined in the attached document titled, "Cornerstone Chartered Public School Phase A Stages Outline." Only the proposed use and the improvements that constitute "Phase A – Stage A.2" are the subject of the present application. The extent of site improvements included as part of Stage A.2 are minimal and are not currently identified on the site plan submitted with the application.

The proposed charter school use constitutes a "minor change" to the property as defined in Article II of the Site Plan Review Regulations and, therefore, would ordinarily require site plan review from the Minor Site Plan Committee per Section 3.1.C, and would need to comply with any applicable design requirements set forth in Article VI. However, the proposed charter school qualifies as a "governmental use" as defined in RSA 674:54, I, and, therefore, is not subject to the Site Plan Review Regulations. Rather, the project is subject to NH RSA 674:54, II, which provides as follows:

> The […] city […] shall give written notification to the […] planning board […] of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

Pursuant to NH RSA 674:54, II, the Planning Board is permitted to conduct a public hearing on the project and provide advisory review and comments. Although the Planning Board's review and comments (if any) are advisory only, note that all improvements/structures will need to comply with all other applicable rules and regulations including but not limited to the Building Code.

Figure 1. Bird's Eye View of Property (looking west)



Cc (via e-mail): Cornerstone Chartered Public School
MSBC 325, LLC

CITY OF LEBANON
APPLICATION FOR

SPECIAL EXCEPTION	☐	x	SITE PLAN REVIEW
VARIANCE	☐	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: MSBC 325, LLC TEL.#: [redacted]

MAILING ADDRESS: [redacted]

E-MAIL ADDRESS: [redacted]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Lynne Howard, Cornerstone Chartered Public School (Lessee) [redacted]

MAILING ADDRESS [redacted]

E-MAIL ADDRESS [redacted]

PROJECT LOCATION:

TAX MAP #: 48-9 LOT#: 9 PLOT #: ZONE: R1

STREET ADDRESS OF PROJECT: 325 Mt. Support Rd, Lebanon, NH 03766

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** x YES NO **HISTORIC DISTRICT** ☐ YES x NO

FLOOD PLAIN ☐ YES xNO small section of wetlands runs through property

SCOPE OF PROJECT:

Change of use of an existing building from commercial to public educational use, with interior renovations and required code upgrades.
No building expansion proposed; limited site work within the existing footprint.

TYPE OF OCCUPANCY:

EXISTING VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY xCOMMERCIAL x INDUSTRIAL
PROPOSED: GOV ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY x COMMERCIAL x INDUSTRIAL
IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, _____
PLEASE NOTE **SPECIFIC** USE: GOV: public charter school, (Cornerstone, Lessee); Commercial/Industrial, (other tenant)

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on February 23, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Jeremy Katz, LLC Manager DATE: 02/03/2026

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: Jeremy Katz, LLC Manager DATE: 02/03/2026

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	[redacted]		
2/04/2026	48-9	PB2026-11-SPR600			

Cornerstone Chartered Public School

325 Mt. Support Rd.
Lebanon, NH 03766
603-678-4778

Mailing: PO Box 129
Lyme, NH 03768

Lebanon Planning Board
51 N. Park St., 5th Floor
Lebanon, NH 03766

January 29, 2026

Dear Members of the Planning Board,

On behalf of Cornerstone Chartered Public School, this letter serves as formal written notification pursuant to RSA 674:54 regarding a proposed governmental use of property located at 325 Mt. Support Road, Lebanon, New Hampshire, within your jurisdiction.

1. Governmental Nature of the Use

Cornerstone Chartered Public School is a New Hampshire public charter school authorized by the State Board of Education and operating as a public school for governmental and educational purposes. The proposed use of the property constitutes a governmental use as defined under RSA 674:54, I, namely the use, construction, and development of land by a public school for a statutorily governmental purpose.

2. Nature of the Proposed Change in Use

The project involves a change in use of the northern portion (approx.11,936 square feet) of an existing building from prior commercial use to public educational use. No work or changes are planned in the southern part of the building, which is used by other tenants. The work is primarily interior in nature and includes selective demolition, reconstruction, and building system improvements necessary to support classroom, administrative, and student support functions. No expansion of the existing building footprint is proposed.

3. Project Description and Scope

The proposed work will proceed as Phase A, divided into three sequential stages, as outlined in the attached planning document. In summary, Phase A includes:

- Interior demolition and reconstruction of first- and second-floor educational spaces.
- Creation of classrooms, offices, library, multipurpose spaces, and support areas.
- Mechanical, electrical, plumbing, fire protection, and life-safety system Code upgrades.
- Installation of a personnel lift.

- Limited exterior work including parking lot repaving within its existing footprint, landscaping improvements, a new movable playground with safety fencing, a driveway cut, and school street signage

A more detailed outline of Phase A and its stages is included with this notice. This document is intended as a planning guide and reflects the scope of work known at this time. Please note that we use the term Phase A for our initial opening stages.

4. Plans and Specifications

Professional architectural and engineering plans and specifications have been developed and are available for your review. A site sketch is included. The project team will continue to coordinate with applicable code officials and inspectors throughout design and construction.

5. Proposed Construction Schedule

Construction associated with our Phase A is anticipated to proceed in three initial stages, with work commencing sixty (60) days from the date of this formal notice, in compliance with RSA 674:54. The intent is to fully complete each stage prior to advancing to the next, subject to engineering, regulatory, and operational considerations.

6. Availability for Public Hearing

In accordance with RSA 674:54, the planning board may, at its discretion, conduct a public hearing regarding the proposed governmental use. Should a hearing be scheduled, a representative of Cornerstone Chartered Public School will be available to present the project, review the plans and schedule, and respond to questions.

Cornerstone is committed to transparency, public engagement, and thoughtful cooperation with the City of Lebanon as this important public educational project moves forward.

Sincerely,

Adam Bristol

Adam Bristol
Chair, Board of Trustees

Cornerstone Chartered Public School Phase A Stages Outline

(Advisory document)

The following description applies to the northern portion (approximately 11,936 square feet) of the building at 325 Mt. Support Rd. No work or changes are planned for the southern part of the building that is used by other tenants.

Phase A – Stage A.1: Main Building Area

(Stage A.1 is the only stage for which Planning Board review and approval is requested at this time. Subsequent stages are provided for informational and planning purposes only and will be subject to separate review and permitting.)

Selective interior demolition and removal of old infrastructure, including installation of temporary electrical power and heat.

Build-out and completion of the main building's first floor – primary areas, including:

- Area contained within the rectangular concrete perimeter of the original building
- Offices, hallways, three (3) classrooms, multipurpose and hospitality room, closets, and bathrooms
- Central stairway
- Lift shaftway, including first-floor lift door (plywood enclosure on second floor)
- Main (south) student entrance
- Visitor (east) entrance
- North window replacement
- in Classroom 111
- Staff (north) entrance and stairway improvements
- Kindergarten exit
- Rooftop service door (rear of second-floor service room 212)
- Emergency exit and feeder hallway near the future library (if required)
- Mechanical room cleanup and fire-stopping
- New hydronic heating appliances
- Two (2) new dehumidification air-handling systems (north and south)
- New electrical distribution, including two future sub-panels
- New plumbing supply and waste lines, including rough-in for upstairs bathrooms
- Potential 4" exterior clean-water roof drain associated with building systems (if required; to be installed within existing disturbed areas and without changes to site drainage patterns)
- Technology and telecommunications infrastructure and systems

- Repaving of the north parking lot within the existing footprint (maintenance only; no expansion or reconfiguration)
- Temporary, grant-compliant playground equipment with removable safety fencing (non-permanent; no foundations, grading, or site reconfiguration)
- School street signage

Exterior entry modifications include architectural and accessibility improvements at existing door locations, including removal of an obsolete ramp and installation of a short, code-compliant ramp at the staff entrance. These improvements do not alter site circulation, parking, or accessible routes. No changes to existing site access, driveway locations, curb cuts, parking layout, grading, or drainage are proposed as part of Stage A.1.

Phase A – Stage A.2: Rear Building Area

(Future stage – not part of this application)

Build-out and completion of the main building's first floor – rear area, including:

- One additional classroom
- Library
- Two (2) service rooms
- Hallway
- Storage room
- New hydronic heating appliances
- One (1) new dehumidification air-handling system (west)
- New electrical circuits from one sub-panel
- Technology and telecommunications infrastructure and systems
- Driveway cut and associated site access improvements, subject to separate driveway permit and Planning Board review

Phase A – Stage A.3: Second Floor

(Future stage – not part of this application)

Build-out and completion of the second floor, including:

- Two (2) additional classrooms
- Flex, service, work, and technology rooms
- Two (2) bathrooms

- Hallway and storage closets
- Replacement of four (4) front sliding glass doors with windows
- Lift installation
- New hydronic heating appliances
- New electrical circuits from one sub-panel
- Technology and telecommunications infrastructure and systems
- Box culvert and parking-lot connector driveway, subject to separate review and permitting

General Notes

This document is intended as a planning and informational guide and is not a comprehensive scope list. The intent is to fully complete one Stage prior to advancing to the next. Stages may proceed consecutively, and certain elements from subsequent Stages may be advanced only as required by engineering, regulatory, or operational considerations and subject to applicable review and permitting.

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.
Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 49-8	**Map & Lot Number:** 48-9
Property Owner: George Halleran 54 Dartmouth Ave Lebanon, NH 03766	Applicant, Co-Applicant, Agent, or Lessee: Cornerstone Charter School (Lessee) 325 Mt. Support Rd. Lebanon, NH 03766
Map & Lot Number: 49-9	**Map & Lot Number:** 48-9
Timothy E. Godfrey 53 Dartmough Ave Lebanon, NH 03766	MSBC, LLC (Owner) PO Box 1325 Lebanon, NH 03766
Map & Lot Number: 49-29	**Map & Lot Number:** 49-27
1 Memorial Drive, LLC 383 Meriden Rd. Lebanon, NH 03766	Connor E. Abdelnoor 304 Hanover St. Ext. Lebanon, NH 03766

Map & Lot Number: 24-13	**Map & Lot Number:** 49-28
Sharon Tice Brown 16 Bassy St. Lebanon, NH 03766	1 Memorial Drive, LLC 1911 Hanover Ave. Richmond, VA 23220
Map & Lot Number: 76-10	**Map & Lot Number:** 48-11
Dartmouth College Trustees PO Box 5188 Hanover, NH 03755	Lebanon Quarry Hill, LLC PO Box 1051 Norwich, VT 05055
Map & Lot Number:	**Map & Lot Number:**
Banwell Architects 6 South Park St. Lebanon, NH 03766	Engineering Ventures, PC 85 Mechanic St., Suite E2-3 Lebanon, NH 03766
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**
Map & Lot Number:	**Map & Lot Number:**

(Revised 2/8/2024)

FEE SCHEDULE
LEBANON PLANNING BOARD
Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)

		TOTALS
FILING FEE	$25.00	$25.00
ADVERTISING FEE	$100	$100
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____abutter certifieds)
TOTAL DUE		$202.02

MINOR SUBDIVISION

		TOTALS
FILING FEE	$150.00	$150.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

****Engineering Review fees may also be required. See note on page 2.**

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$200.00	$200.00
NUMBER OF LOTS* _____	$30.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	$500.00	$500.00
FIRST FIVE (5) LOTS*	$75.00 per lot*	
NUMBER OF LOTS 6+*	$150.00 per lot*	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE TIME OF FILING		$

Or units when the subdivision does not create individual lots.

****Engineering Review fees will also be required. See note on page 2.**

SITE PLAN REVIEW

		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note on page 2)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $6.04/12_abutter certifieds) = $72.48

Form last revised on 07/28/2025 Postage increase

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		$497.48
****Engineering Review fees will also be required. See note on page 2.**		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	$250.00	$250.00
SQUARE FOOTAGE	$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		$
****Engineering Review fees may also be required. See note below.**		

OTHER

-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)
-EXTENSION REQUESTS
-CONDITIONAL USE PERMITS &
-CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)

		TOTALS
FILING FEE	$250.00	$250.00
ADVERTISING FEE	$100.00	$100.00
NOTIFICATION FEE **(see note below)**	$5.00 + Current USPS rate per certified notice (see below) X_____notices	$5.00 $_____(abutter certifieds)
TOTAL DUE AT TIME OF FILING		
****Engineering Review fees may also be required. See note below.**		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	$150.00	$150.00
NOTIFICATION FEE **(see note below)**	Current USPS rate per certified notice (see below) X_____notices	$_____(abutter certifieds)
TOTAL DUE		$

ENGINEERING REVIEW FEES:

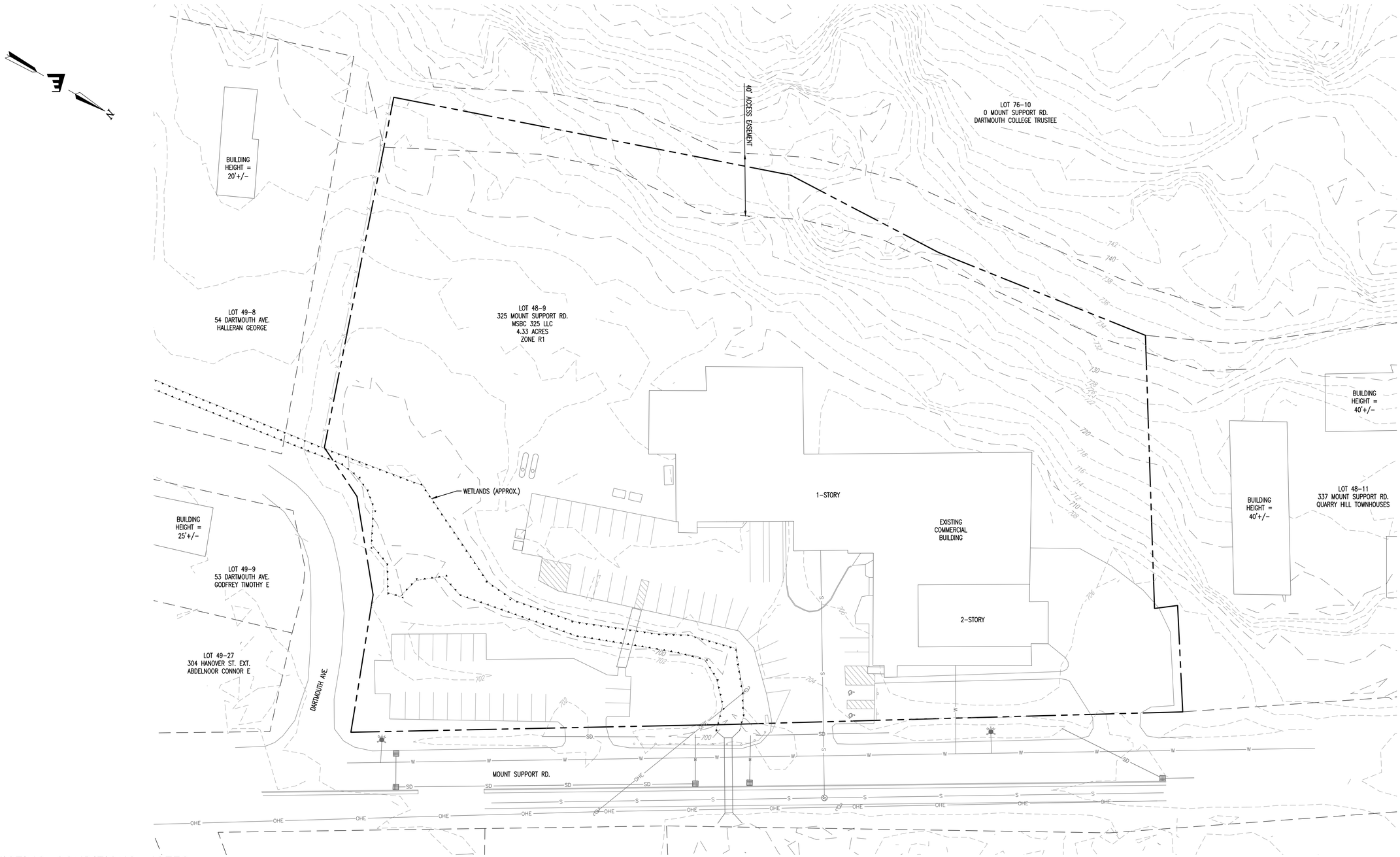
After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICTION FEE: CURRENT FEE as of July 2024 is $6.04 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).

PLOTTED: 2/2/2026 11:57 AM



EXISTING CONDITIONS NOTES

1. EXISTING PHYSICAL FEATURES ARE BASED ON 2025 AERIAL PHOTOGRAPHY AND ARE APPROXIMATE.
2. PROPERTY LINES DEPICTED HERE AER BASED ON GIS DATA AND ARE APPROXIMATE.
3. EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE AND WERE TAKEN FROM CITY OF LEBANON GIS MAPS. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL CONTACT DIG SAFE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
4. NORTH ORIENTATION IS REFERENCED TO APPROXIMATE NEW HAMPSHIRE GRID NORTH BASED ON GEOREFERENCED AERIAL PHOTOGRAPH.
5. ELEVATIONS ARE REFERENCED TO APPROXIMATE NAVD 88 BASED ON NEW HAMPSHIRE LIDAR DATA, CONNECTICUT RIVER WATERSHED, OBTAINED IN 2015. DIGITAL ELEVATION MODEL RESOLUTION = 2.5'.

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 ft.
for sheet size 24" x 36"

Stamp

No.	Description	Date

ENGINEERING VENTURES PC
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-8225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
414 Union Street, Schenectady, NY 12305 • 518-205-9141
www.engineeringventures.com

Cornerstone Chartered Public School
325 Mount Support Road
Lebanon, NH 03766
603-678-4778

Sheet Title: EXISTING CONDITIONS

Project Title: Cornerstone Chartered Public School
Lebanon, Grafton County, New Hampshire

EV Project #	25643
Drawn By:	AM
Checked By:	AM
Scale:	1" = 30'
Date:	2/2/2026

C1.1

S:\PROJECTS\3-2025\25643 NH ST\LEB CORNERSTONE CHARTER SCHOOL\DWG\CIVIL\EXIST.DWG

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

To: Lebanon Planning Board
From: Planning and Development Staff & Heritage Commission
Re: Historic Resources Master Plan Chapter
Date: January 20, 2026

Planning Board Members:

At the beginning of 2025 a goal for the Lebanon Heritage Commission was to update their Master Plan Chapter: Chapter 11 “Historic Resources”. Over the course of the year at their regularly scheduled meetings the Heritage Commission worked on their chapter section by section, as well as working within a shared document outside of meetings. Council Representative and City Historian Nicole Ford-Burley took the lead on updating the content. The Heritage Commission decided to give a light touch update to the existing chapter as many of the historic resources are the same. Changes to the Outcomes and Strategies section are probably the most important. The Commission tried to make sure the items listed in that section are tangible goals the Commission and City could work towards in the future.

The Heritage Commission is presenting the update chapter to the Planning Commission. City Staff takes responsibility for it not being in the same format and color scheme as the LEAC Energy chapter. Due to an unexpected absence, staff was not able to finish formatting the chapter in Microsoft Publisher. The content will not change once staff finishes the formatting. Staff asks the Planning Board to review the content and will be glad to bring the formatted chapter back before the Planning Board if they wish to see it again.

The Heritage Commission and City Staff are asking for the Planning Board to review, comment, and if they see fit, approve the updated Historic Resources Chapter. It will also be sent to City Council for their endorsement.

Historic Resources

11|A Vision & Purpose

Lebanon's historic structures and landscapes are among its most valuable resources. The City's rich history, made tangible through the built environment and through cultural artifacts, shall be protected, studied, and shared with the public.

The City of Lebanon will work to protect and preserve its historic resources, including architecture, structures, natural landscapes, and other historic artifacts. In part, this will be achieved through thoughtful city planning, regulation of construction and demolition, and prioritization of Lebanon's existing structures and resources. The City will support research into the history of these resources and the history of Lebanon as a whole, and will promote the dissemination of this history to residents and visitors alike.

11|B Issues & Priorities

11|B-1 Provide Adequate Protection for Historic Resources

As the City continues to grow and develop, there will be increasing pressure to develop in ways that could harm or destroy historic structures and resources. Particularly vulnerable sites include historic farmsteads and natural resources in the City's rural areas, and abandoned or underutilized structures in higher-density downtown areas. The City should support the preservation and, where appropriate, adaptive reuse of existing resources, while also promoting the conscientious integration of new development into existing neighborhoods and landscapes.

11|B-2 Foster Community Appreciation & Engagement

Historic structures and landscapes are critical components of Lebanon's community character and identity. A historic built environment grounds Lebanon in its rich past, provides significant economic benefits in the forms of tourism, attractive commercial opportunities, and historic restoration employment, while supporting environmentally-responsible development through reuse. Through enhancement of the community's appreciation for Lebanon's historic resources and their benefits, residents should be inspired to support public preservation initiatives and thus become more actively engaged in promoting and protecting the City's historic assets. Owners of historic struc-

tures should likewise be more directly encouraged to appreciate and care for their properties, being valuable to the community as well as to the property owner.

11|C Existing Conditions & Trends

11|C-1 History of Lebanon

The first humans came to the region circa 11,000 BCE. Western Abenaki inhabited the region during the Woodland period (1,000 BCE-1,600 CE), farming and hunting along the Connecticut and Mascoma Rivers. European colonists began moving to Lebanon in 1761 after successfully petitioning Governor Benning Wentworth for a charter for the unceded land. The town grew rapidly, with population centers in West Lebanon, on "The Plain" near Colburn Park, and in East Lebanon at the foot of Mascoma Lake. These communities developed into industrial hubs connected to distant markets by the rivers as well as by the Fourth New Hampshire Turnpike (modern US Route 4), the Croydon Turnpike (NH Route 120), and the Plainfield Road (NH Route 12A). The hills outside these villages were dominated by farms, which would be one of Lebanon's primary industries until the late 20th century. Other early industries included furniture, metal tools, machinery, and woolen textiles, all produced in mills powered by the Connecticut and Mascoma Rivers.

The arrival of the Northern Railroad in 1847 dramatically altered the town, providing rapid transportation to the major markets of the Northeast. Once the railroad reached West Lebanon in 1848, it became that village's primary industry and would remain such for over a century. Thanks to the railroad, Lebanon's mills and manufacturing boomed throughout the second half of the 19th century. Accordingly, the town's population increased from 2,127 in 1850 to nearly 5,000 by 1900. By the turn of the century, manufacturing had become largely concentrated in textile mills along the Mascoma River in the central village and in the neighborhood of Scytheville on Mechanic Street.

This concentration proved unfortunate, and the decline of the woolen industry in the first half of the 20th century led to a decline in Lebanon's fortunes. Woolen mills, the backbone of Lebanon's industry, began closing during the Great Depression, and the last mill was shuttered in 1963. The railroad industry was similarly in decline, and passenger service to Lebanon ended in 1965.

Lebanon met these challenges head on. In 1956, residents voted to become a city, and the first City Council was installed in 1958. The opening of Interstate 89 in 1966 and the development of new manufacturing, engineering, and medical industries helped overcome the challenges of the mid-century. The latter part of the 20th century saw the development of a commercial and entertainment hub in the southern part of West Lebanon, the construction of a world-class hospital in the northern hills, and the growth of outdoor recreation and tourism, including the conversion of disused rail lines into recreation paths and trails.

11|C-2 Historical Events Impacting the Built Environment

Like many communities, most of Lebanon's neighborhoods and population centers developed around major intersections and followed highly trafficked roads. Colburn Park was originally the intersection of the Fourth New Hampshire Turnpike and the Croydon Turnpike. A lively commercial and industrial hub grew up around the intersection, and the modern park was created when the roads were rerouted around the green. Today, the area around Colburn Park continues to be a major civic and community hub.

West Lebanon similarly developed around the intersection of the Fourth New Hampshire Turnpike and the major north-south route originally known as the "Horse Road" (modern Routes 12A and 10), and was further bolstered by its connection with White River Junction across the Connecticut River in Vermont. West Lebanon maintains a close connection with Hartford today, and West Lebanon's Main Street continues to serve as a major thoroughfare.

In the mid-20th century, the growth of the shopping area along Route 12A in the southern part of West Lebanon developed largely in response to the opening of Interstate 89 in 1966. Similarly, the stretch of Routes 4 and 10 known as the Miracle Mile developed into an entertainment and commercial district as I-89 increased access to that part of Lebanon. The success of the interstate system has continued to support these districts, and they remain Lebanon's major commercial destinations today.

At the foot of Mascoma Lake, the community of East Lebanon was one of the town's population hubs in the late 18th and early 19th centuries. Lebanon's first large-scale fire severely damaged the mill industry there in 1840, however. Recovery was hindered by businessmen looking to protect their investments in the central village, and East Lebanon was relegated to the shadow of the central and West Lebanon villages. Today, East Lebanon boasts several historic residences and structures, but it is not a population, commercial, or industrial center.

Another major fire occurred in 1887 and was much more destructive. Lebanon's first "great fire" decimated the central village and nearly all its industry west of Colburn Park, destroying 80 buildings and leveling 12 acres. However, this fire proved insufficient to quash the village's industry, and most of the mills and factories were rebuilt within five years. The fire did, however, serve to concentrate manufacturing into the woolen mills that would dominate Lebanon's industry for the next three-quarters of a century.

The event that most affected the area around Colburn Park was the 1964 fire, Lebanon's second "great fire." Fanned by high winds, the fire destroyed most of the Hanover Street commercial district, including 20 buildings. In the aftermath, the city acquired federal urban renewal funding to convert the formerly bustling main street into a pedestrian mall. Already in decline, businesses and commerce moved away from the central village and instead concentrated in the burgeoning commercial district along Route

12A. The pedestrian mall failed to attract more than a handful of major storefronts or endear itself to shoppers in the late 20th century, but the 21st century has witnessed a revitalization of the area, and the neighborhood is now a major artistic and commercial center within Lebanon.

11|C-3 Historic Districts and Recognitions

Lebanon is home to three historic resources listed on the National Register of Historic Places: Spring Hill Farm on Meriden Road, the Stone Arch Underpass on Glen Road, and the Colburn Park Historic District. Though National Register listings do not convey protection or ensure preservation, being listed is an honor and reflects well on Lebanon's commitment to its history and preservation of its historic resources. Lebanon also boasts one structure on the New Hampshire State Register of Historic Places, the Dana House.

The Colburn Park Historic District was first listed on the National Register in 1986 and included 27 historic resources within the neighborhood around Colburn Park including City Hall, the Soldiers Memorial Building, and the First Congregational Church spanning a period of significance from 1790 to 1935. The district was updated in 2025, increasing the number of resources to 49, expanding the footprint of the district to include the pedestrian mall and additional buildings at the outer corners of the neighborhood, and extending the period of significance to 1975.

Though National Register districts do not carry regulatory authority and impose no restrictions on or protections for the resources within the district, the Colburn Park Historic District is accompanied by a local zoning overlay district. The Colburn Park Historic Overlay District was established in 1996 and regulates exterior alterations to resources within the Overlay District. The Heritage Commission oversees the Overlay District and reviews proposals for new construction, alterations, and demolitions within the District.

New Hampshire's State Register of Historic Places is another honorary program that celebrates historic resources and promotes their preservation. Like the National Register, the State Register is not regulatory, but conveys prestige and makes listed structures and sites eligible for state funding programs like the Land and Community Heritage Investment Program (LCHIP) and the Conservation License Plate funds (Moose Plate). Lebanon currently only has one historic resource listed on the State Register, the Dana House.

Lebanon's Historic Landmark Designation Program was created to identify and celebrate sites and structures of significant architectural and historical value in the City. The first landmarks were identified in 1997, and as of 2025, 100 buildings and structures have been designated as Historic Landmarks. Upon recognition, landmarks are awarded a bronze plaque and property owners receive a certificate recognizing their historic property.

11|C-4 Notable Historic Resources

A Historic Resources Survey, commissioned by the Upper Valley Lake Sunapee Regional Planning Commission, was completed in 1984 and identified 530 historic structures within Lebanon. A follow-up survey was conducted in 1994, and an additional survey for the West Lebanon village area was completed in 1997. More recent surveys include a Historic Resources Reconnaissance Survey in 2016, a historic barn survey in 2022, and various surveys of individual neighborhoods, including:

- South Main Street (2007)
- Crafts Avenue (2013)
- Mechanic Street (2015)
- Maple Street (2019)
- Young Street/High Street (2021)
- Hanover Street (2022)

These surveys have identified many culturally and historically significant structures across Lebanon. Below, several notable structures are highlighted.

Dana House
The Dana House was one of the earliest houses constructed by Lebanon's early European colonists. Built in 1765, the Dana House is the earliest surviving house in Lebanon.

First Congregational Church
Lebanon's First Congregational Church was designed by noted architect Ammi Burnham Young in 1828. Though additions have been added through the years, the original church structure remains largely as originally constructed and is a major landmark on South Park Street.

Soldiers Memorial Building
Believed to be the first of its kind built in New Hampshire, the Soldiers Memorial was constructed between 1886-1890 to honor Lebanon's veterans. Largely funded by individual donations from the community, the building boasts fine architectural details and exceptional stained glass windows. The modern structure is home to hundreds of military artifacts from Lebanon's veterans.

Campbell-Carter House
The Campbell-Carter House was built around 1848 by Northern Railroad engineer H.R. Campbell. The Colonial Revival mansion was later home to H.W. Carter, founder of H.W. Carter & Sons clothing manufacturers. The house was put into a trust upon the death of Carter's granddaughter, Marion Carter, in 1961, and is today home to the Lebanon Historical Society.

Seminary Hill School
The school building was first constructed in 1855 to house the Tilden Ladies' Seminary. It was later home to the Rockland Military Academy before passing to West Lebanon in 1914 to serve as the high school, and later as an elementary school. In 2025 it is still an

educational building and holds the School Administrative Unit offices. Despite numerous renovations and a serious fire in 1940, this building remains one of Lebanon's most important historic structures.

11|C-5 Historical Organizations

Lebanon Historical Society

The Lebanon Historical Society, a 501(c)(3) non-profit organization established in 1958, collects and preserves records and artifacts of Lebanon's past. Housed in the Campbell-Carter House at 1 Bank Street, the Historical Society exhibits artifacts, maintains a robust archive, and hosts educational programs about the history of Lebanon, the Upper Valley, and New Hampshire. The Historical Society is managed by five officers and four Directors and currently has an active core membership of approximately one dozen members, with a total membership of around 75.

Lebanon Heritage Commission

In 2006, the Lebanon Heritage Commission was created to supersede the City's Historic District Commission. The Heritage Commission is responsible for oversight of the Colburn Park Historic Overlay District, serves in an advisory role to the City, and provides stewardship for the City's historic properties and resources. The Commission is also responsible for the dissemination of information regarding the City's historical resources and for the Lebanon Historic Landmark Designation Program. The designated City Historian is a regular member of the Heritage Commission.

For properties within the Colburn Park Historic Overlay District, the Heritage Commission assumes the powers granted by the Zoning Ordinance pertaining to the historic district. As set forth in RSA 674:44-a, the Commission generally advocates for "the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural context."

Partnerships

The City of Lebanon and the Heritage Commission have established successful partnerships with the New Hampshire Division of Historical Resources (NHDHR) and the New Hampshire Preservation Alliance. These collaborations help to connect local historic preservation efforts with expertise and statewide resources. Through the relationship with the NH Preservation Alliance, Lebanon has had the opportunity to exhibit and celebrate its historic resources to a broad audience of history supporters. The partnership with the NHDHR has allowed Lebanon to receive a number of grants to support preservation and training.

11|C-6 Historic Preservation and Adaptive Reuse

Administration of and support for the Colburn Park Historic Overlay District is the purview

of the Lebanon Heritage Commission. This includes reviewing applications for changes to properties within this boundary to ensure they remain consistent with the overall appearance and character of the district. It also provides an opportunity for the commission to promote the historic character and status of the district. It does not preclude the siting of contemporary structures or elements but rather ensures they do not consume the historic nature of the district.

Historic preservation is intended to aid in the revitalization of the neighborhood and to contribute to a thriving community. Rehabilitation and adaptive reuse of buildings in this district is critical to ensuring the district can continue to be used and enjoyed widely, and it can benefit the tax base while serving as a reminder of the origins of the community. Excessive delays for project review are contrary to these goals and should be avoided when possible, but reasonable efforts should be made to ensure a renovation project is visually consistent with its surrounding neighborhood to ensure the quality of the visitor's experience is not reduced. Adaptive reuses in and around the Colburn Park district include:

- The former Woolworth Building, now an innovatively restored academic building.
- The former Hotel Rogers, now senior citizen housing.
- The H.W. Carter and Sons Factory, which now houses the AVA Gallery.
- The Rivermill Complex and other mill buildings, which provide space for offices and apartments.
- The Kendrick-Wood House, now home to the Upper Valley Music Center.
- LaCoss Service Station, now Lucky's Coffee Garage.

11|C-7 Education and Outreach

The largest barrier to preservation is lack of recognition of and appreciation for historic resources. Awareness is the best tool to combat this barrier; education enhances appreciation, which facilitates preservation. The Heritage Commission should pursue and support initiatives to inform residents of the City's history with a focus on tangible historical assets. Opportunities that are already underway include:

- Student engagement
    - School field trips to historic sites, including the Soldiers Memorial Building
- Heritage Commission training
    - Workshops and seminars via CAMP (Community Assistance & Mentoring Program)
- Interpretive materials
    - Installation of historic plaques and signs
- Property owner engagement
    - Historic Landmark Designation Program
- Developer engagement and collaboration
    - Preservation of two kilns at the Brickyard development
    - Collaboration on the Lebanon Woolen Mill development

11|C-8 Tourism

Maintaining the character of the Colburn Park Historic District through promoting adaptive reuse of historical assets enhances Lebanon's appeal as a tourism destination. Preservation of the neighborhood's historic character and the appeal of a walkable downtown will encourage the economic development, cultural activities, and festivals and events that draw non-residents to the area.

The focus in recent years has been on maintaining the District's historic character in the hope of potential future tourism. There has been minimal promotion of historic tourism, and Lebanon is not widely known for its historic character. In recent years, the growing number of cultural and community events have offered an increased opportunity to promote Lebanon's historic character. Increased recreational opportunities have brought outdoor tourism to Lebanon, and offer opportunities to connect historic resources with outdoor attractions like the Northern Rail Trail, the Mascoma River Greenway, and the Storrs Hill ski area.

11|D Future Challenges & Opportunities

11|D-1 Future of Lebanon

The City of Lebanon has experienced rapid growth over the past decade, and there is every expectation that the City will continue to grow and attract development for the foreseeable future. Maintaining historic resources will continue to be a challenge in the face of continued population growth and increasing infill within the downtown historic neighborhoods.

11|D-2 Potential Future Impacts on the Built Environment

Lebanon's growth is limited by capacity. As real estate prices climb, developers and residents alike will pursue larger, more modern, and more dense residential and commercial amenities. This trend will add to the challenges associated with preserving both the Historic District and the various long-established residential neighborhoods spread throughout Lebanon.

In 2025 the City of Lebanon voted to create Pattern Zones Overlay Districts. A component of this zoning change is to allow increased density through zoning changes in the historic neighborhoods of Lebanon and West Lebanon. In order to participate in the reduced zoning setbacks and lot size, a participant must have their house plan meet spe-

cific criteria laid out in the zoning ordinance, or choose a house plan that previously went through this review. The Heritage Commission will determine if the proposed plan meets the criteria based on Secretary of the Interior's Infill Development guidelines. The purpose of this review is to make sure any new, denser development will match the existing fabric of the historic neighborhoods.

In addition to the standard disasters that threaten the built environment—fires, floods, and other catastrophes caused by failures of infrastructure—Lebanon will, like many communities, face increased threat from the impact of climate change. Wildfires, floods, mudslides, and violent storms have the potential to damage or destroy many of Lebanon's historic resources. In collaboration with first responders, disaster plans for historic structures and sites should be established or updated wherever possible.

11|D-3 Future Historic Districts and Recognitions

Though National Register of Historic Places listings do not convey protection or ensure preservation, being listed is an honor and having historic resources on the Register reflects well on Lebanon's commitment to its history and preservation of its historic resources. Listed sites and structures are also eligible for certain tax incentives and grants that further help preserve and celebrate historic resources in the community.

There exist opportunities to nominate other districts and historic resources to the National Register. The creation of new districts may or may not include establishing additional historic overlay districts. Other neighborhoods that are strong candidates to become historic districts include:

- Crafts Avenue, along the Connecticut River.
- Hanover Street, including the surrounding neighborhood.
- Historic West Lebanon, including Maple Street and surrounding neighborhood.
- Lebanon Plain, along and around School Street and Elm Street.
- Mechanic Street, including surviving mill buildings and residences.
- Wilder Hydroelectric Project Historic District, surrounding the Wilder Dam.

Other historic resources eligible for nomination to the National Register include:

- AVA Art Gallery, Bank Street
- National Guard Armory, Heater Road
- Four Aces Diner, Bridge Street
- Mascoma Mill, Mechanic Street

There also exist opportunities to nominate other historic resources to the State Register of Historic Places. The Dana House is currently the only historic resource in Lebanon on the State Register. Listed historic resources are eligible for state funding, and the City should explore nominating sites and structures as well as promoting the State Register to property owners within the community.

The Lebanon Historic Landmark Designation Program is also honorary, and is a low-effort means to celebrate the City's historic structures and sites, as well as to promote pride in the community's history. As of 2025, 100 structures have been designated as Historic Landmarks, and the Heritage Commission should continue adding structures and sites to this program.

11|D-4 Preserving Notable Historic Resources

The historic resource surveys conducted since 1984 have been valuable tools for identifying and defining some of Lebanon's most important historic resources. Similar studies and surveys should be conducted in the future, focusing both on areas with potential eligibility for the National Register and on areas not yet studied.

Many of Lebanon's historic structures and sites are under threat. Here are several notable buildings that represent some of the ways in which the City's heritage is at risk.

Dana House
The Dana House, built in 1765, is possibly the most at risk of all of Lebanon's historic resources. Despite remarkable efforts to preserve the building in the 1980s and 1990s, including relocating the structure and preliminary restoration work, the Dana House is now in poor condition and faces many financial and logistical challenges to preservation. Stabilization work, including lead and asbestos abatement, is both necessary and prohibitively expensive. Future work will likely need to be funded by grants, donations, or private investment.

First Congregational Church
The First Congregational Church, built in 1828, still hosts an active religious community. In addition, it is a regular meeting space for other community groups and routinely hosts non-religious events. The building is in active use and is at low risk of neglect; however, as the building ages, it will continue to require maintenance and repairs. In an era of declining religious membership, the building's upkeep could become an unmanageable burden, leading to potential deterioration and loss.

Soldiers Memorial Building
The Soldiers Memorial, completed in 1890, is maintained by Lebanon's Department of Public Works. The Heritage Commission oversees the building as one of Lebanon's most important historic resources, and as a City-owner property, the Memorial is potentially supported by significant financial and material resources. However, in times of financial stress, the Soldiers Memorial may lose resources to other City concerns.

Campbell-Carter House
The Campbell-Carter House, built in 1848, is supported by a trust and cared for by a group of Trustees. However, maintenance and upkeep are dependent on successful management of the trust. In its absence, the building would be at significant risk of de-

terioration. The building is in regular use as the home of the Historical Society and as a regular meeting space for community groups. However, like all of these structures, there is an increased risk of damage from an emergency, as the structure is often unoccupied.

Seminary Hill School
The Seminary Hill School building, built in 1855, hosts the offices of the Lebanon School Administrative Unit (SAU). However, there is question as to whether this is the best use for the building, and the School District is exploring options ranging from sharing the building to selling it to a developer. The uncertainty regarding the Seminary Hill School's future use is its biggest risk.

11|D-5 Historical Organizations

Lebanon Historical Society
Like many volunteer organizations, the Historical Society struggles to maintain a robust and active membership. An active Board of Directors and membership will be critical to maintaining the archive and continuing to provide educational programming. The Historical Society's robust collection and commitment to Lebanon's history offer numerous opportunities for the promotion and celebration of the City's heritage, and collaboration with the Historical Society should be a priority going forward.

Lebanon Heritage Commission
Like the Lebanon Historical Society, the Heritage Commission has struggled to maintain a full membership roster. Promotion of the Commission, its responsibilities, and the opportunity for interested volunteers should be a top priority in the future. The Heritage Commission will continue to be responsible for oversight of the Colburn Park Historic Overlay District, and should increase its role as a steward of the City's historic properties and resources. The Commission should also, in close collaboration with other organizations like the Lebanon Historical Society and with interested individuals, continue to promote Lebanon's history and historic resources through the development of interpretive signs, walking tours, publications, and events with an historical focus.

The members of both the Historical Society and Heritage Commission should meet periodically to keep each other informed of goals, accomplishments, and challenges, and to avoid duplication of effort. Furthermore, there may be opportunities for collaboration on certain projects of mutual interest.

The Heritage Commission should advocate for the City to maintain Certified Local Government (CLG) status, which makes the City eligible to apply for matching grants for community preservation activities, such as surveys, educational projects, and preservation planning, as well as training for commission members and technical assistance for completing its responsibilities.

Partnerships

The City and the Heritage Commission should prioritize maintenance of the successful partnerships with the New Hampshire Division of Historical Resources (NHDHR) and the New Hampshire Preservation Alliance. Though these organizations may face periods of resource scarcity, the expertise and broader resources made available through these collaborations will remain valuable. The Heritage Commission should continue to pursue opportunities, both financial and otherwise, to protect and promote Lebanon's historic resources, including through grant applications, nomination of structures to the State Register of Historic Places and the NH Preservation Alliance's Seven to Save program. The Commission should also pursue additional educational and training opportunities, especially those offered by other New Hampshire communities or organizations.

11|D-6 Historic Preservation and Adaptive Reuse

The Heritage Commission is well-positioned to continue administering and supporting the Colburn Park Historic Overlay District. As Lebanon continues to grow and develop, buildings around Colburn Park within the Overlay District will continue to be subject to regulations ensuring the preservation of its historically significant elements, ensuring (as much as possible) the survival of this important historical district.

Other areas of Lebanon are under less regulation, and the historic resources in those regions are more susceptible to the pressures of development and financial concerns. West Lebanon's Main Street is one example of an area where revitalization offers great opportunity as well as great risk. Rehabilitation and adaptive reuse of the existing buildings is important both for the vitality of Main Street and for the preservation of its historic character. However, the deterioration of many of these buildings and the evolving needs of the community present risk to the historic resources along Main Street. Adaptive reuse of existing structures should be promoted wherever possible, and new construction should be designed to match the character of the neighborhood and to honor West Lebanon's history.

Excellent opportunities for adaptive reuse exist at the following sites:

- Lebanon Woolen Mill, proposed as housing.
- Holy Redeemer Church, West Lebanon, currently in disuse.
- Westboro Railyard, proposed for sports fields and community outdoor space.
- Alice Peck Day Homestead, proposed as transitional housing or other medical facility.
- Taylor Street and parking lots, proposed for outdoor community space or new commercial and residential construction.

11|D-7 Education and Outreach

The largest barrier to preservation is lack of recognition of and appreciation for historic resources. Awareness is the best tool to combat this barrier; education enhances appreciation, which facilitates preservation. The Heritage Commission should pursue and support initiatives to inform residents of the City's history with a focus on tangible historical assets. The City, led by the Heritage Commission, should pursue the following opportunities:

- Student engagement
    - Promote school field trips focused on local history and historic sites
    - Engage with teachers and educational professionals to incorporate local history into curricula
    - Develop living history events with student engagement
- Heritage Commission training
    - Continue to host workshops and seminars via CAMP (Community Assistance & Mentoring Program)
    - Connect with other Heritage and Historic District Commissions to exchange ideas and share experiences
- Interpretive materials
    - Create and install new historic plaques and signs, especially on recreation paths and within the Colburn Park Historic District
- Property owner engagement
    - Continue the Historic Landmark Designation Program
    - Offer property owner training opportunities focusing on preservation methods and incentives
    - Institute preservation awards for property owners engaging in preservation of their historic properties
- Developer engagement and collaboration
    - Offer incentives for developers to collaborate with the Heritage Commission as they design and execute their projects
    - Participate in feedback to developers on projects impacting historic resources and neighborhoods

11|D-8 Tourism

Looking forward, a primary goal should be the continued maintenance of the character of the Colburn Park Historic District. Regular cultural activities and events will continue to draw non-residents to the area and will increase Lebanon's reputation as a tourist destination.

The City, with support from the Heritage Commission, the Arts and Culture Commission, and other organizations, should focus on the active promotion of Lebanon's historic resources and unique character to encourage cultural tourism. To facilitate a broader understanding of Lebanon's history, interpretive materials like historic plaques and signs should be installed at significant sites in order to educate visitors and invite them to engage with the City's cultural heritage.

City organizations should engage with community organizations to highlight the City's history and the preservation of its historic resources. These collaborations should also include organizations focused on outdoor recreation, which is already successfully bringing tourists and non-residents to Lebanon. The City's outdoor recreational resources, like the Northern Rail Trail, the Mascoma River Greenway, and the Storrs Hill ski area, should be targeted for interpretive materials highlighting their history and their significance in the City's development.

Outcomes & Strategies

Outcome 1 – Protect Lebanon's historic resources as the City continues to grow and develop

Strategies:

1. Encourage residents to cooperate in preserving Lebanon's cultural heritage by identifying and adequately protecting historic resources.
2. Seek donations and grant money to develop and restore areas of historic interest, including Land and Community Heritage Investment Program (LCHIP) and Moose Plate grants.
3. Continue to participate in state preservation incentive programs like the RSA 79-D, Barn Tax Incentive and 79-E, Community Revitalization Tax Incentive programs.
4. Continue to conduct surveys and studies of historic resources to assist with identifying and understanding important historic buildings and structures.
5. Support adaptive reuse of historic buildings and sites.
6. Explore opportunities for new historic districts, including the neighborhood between School and Bank Streets, Crafts Avenue, and Maple Street.
7. Support efforts to extend the Northern Rail Trail/Mascoma River Greenway from downtown Lebanon to West Lebanon.
8. Encourage adaptive reuse on Main Street in West Lebanon and promote the preservation of the neighborhood's historic character.
9. Support the preservation of historic landscapes and natural resources.

Actions:

1. Conduct oral history projects with long-time residents who wish to share their knowledge and experience.
2. Continue to recognize historic structures through the Historic Landmark Designation Program.
3. Work with property owners to nominate buildings and sites to the State and National Register of Historic Places.
4. Establish preservation awards for property owners who demonstrate excellent historic preservation practices.
5. Promote conservation and preservation easements of sites with historic value in collaboration with interested land owners.
6. Promote RSA 79 D, Historic Barn Tax Incentive, and RSA 79 E, Downtown Tax Incentive, to property owners.
7. Designate scenic and/or historic roads and identify them with signage.
8. Foster increased communication between City departments and the Heritage Commission to facilitate preservation, including notice of permitted activities affecting historic resources.
9. Support infill development, both to promote preservation of abandoned or underutilized lots and buildings as well as to preserve Lebanon's historic natural resources.

Outcome 2 – Foster greater awareness of and appreciation for the benefits and opportunities created by Lebanon's historic resources

Strategies:

1. Utilize the Soldiers' Memorial Building, Carter House, and other historic buildings for educational outreach purposes, while ensuring their careful preservation.
2. Foster community appreciation and engagement through public education strategies such as brochures, walking tours, oral history projects, artworks, and displays in public buildings.
3. Support the City Historian with outreach, engagement with local schools, and other public history initiatives.
4. Recognize and promote the economic potential of historic resources.
5. Promote history tourism through historic walking tours, heritage festivals, signage, and other initiatives.
6. Continue developing interpretive educational materials about the City's history.
7. Continue to encourage engagement with the rivers, rail trails, and their contributions to Lebanon's history.

Actions:

1. Develop a plan for ADA access for all City-owned historic properties whenever feasible.
2. Develop a financial and administrative plan to support and promote the Soldiers' Memorial as a museum and centerpiece of the Colburn Park Historic District.
3. Produce articles and publications on Lebanon's history to educate and inform the public.
4. Improve the Heritage Commission and historic resources pages on the City of Lebanon website, and promote the studies, surveys, and other resources hosted on the site.
5. Produce online interpretive materials like StoryMaps, virtual tours, and guides to share and promote the City's history.
6. Create an updated walking tour of the Colburn Park Historic District with paper and digital guides.
7. Create and install interpretative panels and historic markers identifying historic resources and Historic Districts.
8. Pursue the approval and installation of NH Historical Highway Markers.
9. Engage with Lebanon schools to help educate students about the City's history and historic resources, and involve students in heritage projects.
10. Create a resource guide for owners of historic properties to assist with preservation, restoration, and maintenance of their property.
11. Develop and execute a plan to preserve and utilize the Dana House.

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

To: Lebanon Planning Board
From: Planning and Development Staff & Lebanon Energy Advisory Committee
Re: Energy Master Plan Chapter
Date: January 20, 2026

Planning Board Members:

For several years now, the Lebanon Energy Advisory Committee has been updating their Master Plan Chapter: Chapter 13 “Energy”. The process has taken so long due to multiple changes in staffing the project, technology changes, and Energy policy changes at the local, state, and federal level. As many of these things are still changing, LEAC and Staff feel that the proposed master plan chapter is flexible enough to cover future changes.

Unlike the Historical Resources Chapter, which had a “light” update, the Energy Chapter was almost a complete rewrite. Staff decided against presenting a red-line version of the chapter because with all the changes it was illegible.

The recent process LEAC took to update the chapter including having monthly subcommittee meetings with City Staff to go over the chapter section by section. Some members took sections to work on and would bring them back for group review. After a draft chapter was finished, the entire LEAC reviewed the updated chapter over several public meetings. Comments and changes were made after these public meetings. The chapter presented to the Planning Board tonight is the completed project.

LEAC and City Staff are asking for the Planning Board to review, comment, and if they see fit, approve the updated Energy Chapter. It will also be sent to City Council for their endorsement.

Energy

Chapter 13

13| A Executive Summary

This Master Plan Chapter on Energy reviews commitments the City has made and actions it has taken to economize on its energy use, both saving taxpa yer money and reducing emissions, and it projects activities for the City to further economize on energy use in the future, in the operations of the City itself and in leading residents and businesses of Lebanon in energy saving measures to the benefit of all citizens.

13| B Vision & Purpose

The long-term vision for Lebanon's energy future is to improve the quality of life in, and sustainability of the community for current and future generations, particularly by reducing greenhouse gas (GHG) emissions and associated pollution that result from a fossil fuel-dependent economy. The purpose of the Energy Chapter of the Master Plan is to develop near-term and long-term outcomes, strategies, and actions that lay a strong foundation for Lebanon's energy future, for the fiscal and environmental benefit and security of the City and its taxpayers. Implementing actions identified in the Energy Chapter of the Master Plan will support equitable energy savings for residents, businesses, and municipal functions, ensure a robust and stable energy economy, and achieve meaningful climate change mitigation. The Energy Chapter of the Master Plan and planning process aim to:

- Include citizens in shaping Lebanon's energy future, specifically involving and responding to the needs of lower income and minority residents who are disproportionately impacted by higher energy costs and climate change disaster.
- Prioritize specific recommendations focused on reducing carbon impacts and increasing municipal energy efficiency to save taxpayer money and reduce municipal energy demand and recommend policies that promote energy efficiency over the long term in the municipal, commercial, and residential sectors.
- Provide a strategic direction for the Lebanon Energy Advisory Committee (LEAC) and build the Committee's capacity to advocate for and implement initiatives in the public interest.

Visions for Energy Savings:

- The City of Lebanon shall be a regional leader in energy efficiency, renewable energy, equity and inclusion, innovation, and fiscal responsibility.
- The City shall improve the energy efficiency of municipal buildings, fleet, and equipment, and streetlights, and it shall promote similar efficiency measures for the commercial and residential sectors in order to significantly reduce the City's overall energy use.
- The City shall explore renewable energy options for purchase and development such as hydro, solar, and geothermal within the City's control, to reduce reliance on non-local and foreign sources of energy and promote similar projects in the commercial sector.
- The City shall address energy-related employee behaviors, such as commuting, turning off lights, waste management, etc., through social marketing and support incentives, including educational efforts aimed at backyard composting.
- The City and LEAC shall involve the greater Lebanon community in a proactive and equitably minded social marketing campaign that provides resources for and engages citizens to reduce their energy use.
- Educational techniques can include the following: direct meeting engagement for and outreach to traditionally underserved demographics; hold community forums; developing visual, easily understood illustrations of the City's energy use; and giving more attention to current and recently completed municipal and commercial energy related projects.

- The City shall comply with or exceed the most current edition of the New Hampshire Priority Climate Action Plan.

The Energy Chapter of the Master Plan seeks in part to fulfill these visions by recommending direct actions the City can take to equitably reduce energy use, save money, mitigate climate change impacts, and improve public health.

Key Points | Issues & Priorities

- Reach out to low income and minority residents not usually involved with City planning and devise programs that can mitigate the impact of energy price increases and climate anomalies.

13 | C Background & Process

The energy planning process in Lebanon began with the formation of the Lebanon Energy Advisory Committee (LEAC) in 2007 by the City Council, with the following charge: to identify opportunities and make recommendations to the City Council with regard to reducing energy use, increasing energy efficiency, exploring alternative energy usage and reducing pollution, to the environmental and fiscal benefit of the City. The charge was modified in 2009 to include energy conservation measures for City residents and businesses, thereby cutting greenhouse gas emissions and reducing energy costs for taxpayers. Also in 2009, the Lebanon City Council adopted Principles for a Sustainable Community. Most relevant to this Energy Chapter of the Master Plan is the guiding principle:

> *"Environmental Responsibility and Energy Efficiency. This is categorized as care for environment, improve energy efficiency of the City and reduce carbon footprint, and engage the community in conservation and sustainable practices."*

13| C-1 Local, Regional, Statewide, and National Context

Planning to reduce the carbon footprint of Lebanon was driven by citizen concern, in the context of regional, statewide, and national initiatives.

In 2007, then-Mayor Karen Liot Hill signed the Mayor's Climate Action Agreement, which encourages the City to strive to meet or beat the Kyoto Protocol by achieving a 7% emissions reduction from 1990 levels by 2012. Closely following this, in 2009, the State of New Hampshire Climate Action Plan (NH CAP) chose a mid-term goal of reducing greenhouse gas emissions 35% below 1990 levels by 2035 and a long term goal to reduce greenhouse gas emissions 80% below 1990 levels by 2050. Overarching strategies of that 2009 NH CAP that are most relevant to this Energy Master Plan chapter are to:

- Maximize energy efficiency in buildings
- Increase use of renewable and low-carbon sources of energy in a long-term manner
- Encourage appropriate land use patterns that reduce vehicle miles travelled
- Protect natural resources
- Lead by example in government operations
- Stay connected to larger efforts

Regionally, town energy committees were initiated by the Sustainable Energy Resource Group (SERG) in 2002, and supported with an annual roundtable originally sponsored by SERG, Vital Communities, the Upper Valley Lake Sunapee Regional Planning Commission, the Southern Windsor and Two Rivers Ottauquechee Planning Commissions beginning in 2007. A New Hampshire Local Energy Solutions conference held every spring was started by the New Hampshire Department of Environmental Services in 2008, and the winter Vermont Energy and Climate Action Network conference began in 2005. In 2011, Vital Communities convened the Upper Valley Adaptation Workgroup. The New England Municipal Sustainability Network began meeting in 2010, affiliated with the Urban Sustainability Directors Network. In New Hampshire, Clean Energy NH was founded in 2003 as the NH Sustainable Energy Association.

13| C-2 The Energy Planning Process

Guided by LEAC, and Upper Valley Lake Sunapee Regional Planning Commission, the original issues and priorities for the Lebanon Energy Master Plan Chapter were established through robust public engagement: a public forum on

energy in Lebanon, a public survey about Lebanon's most pressing energy issues, and six months of bi-weekly LEAC public meetings, in which attendees discussed the information from the forum and survey. The priorities established in the updated Lebanon Master Plan (2012) and Lebanon City Council's Principles for a Sustainable Community (2009) also helped the Lebanon Energy Advisory Committee and consultants establish the issues in this Energy Plan.

Fiscal responsibility and regional leadership are two key themes addressed throughout the Energy Plan. Data from the survey and comments from the community forum indicate that nearly 75% of the survey respondents believe that energy efficiency improvements should save money. At the public forum, citizens and City staff agreed that the City of Lebanon should lead by example and be the leader in the Upper Valley for energy savings for residents and businesses.

Nearly 50 people attended the public forum in November 2011 and provided hundreds of oral comments and 37 written comments. The public and City staff completed a survey that provided additional written comments, prioritized actions, and generated ideas of other issues to address in the energy plan. The intended outcomes for the community forum and survey project were to involve the public in the energy planning process, articulate broad visions for Lebanon's energy future, give more publicity to Lebanon's existing energy projects, and solicit specific strategies to achieve the broader visions. The public ranked the following energy topics as the most important to address in the Energy Plan:

- Energy efficiency of municipal buildings & operations
- Renewable energy potential
- Transportation: Fuel and Commuting
- Commercial sector energy efficiency
- Policies promoting energy efficiency and investment

The original Energy Chapter of the Master Plan was completed in 2012. Since 2012, LEAC's monthly public meeting agendas, and since 2019, annual City Council reviews of the City's local government operations GHG inventory, have focused attention on the priorities established in the original plan. In 2021-2025, LEAC spearheaded a revision to the Energy Master Plan Chapter, seeking to apply principles that have emerged as part of holistic energy planning, such as resilience in the face of climate change, equity in energy policy and practice, and sustainability in the broader integrated sense , to the original 2012 energy priorities.

13 | D Issues & Priorities

13 | D-1 Energy Efficiency

Improving the energy efficiency of municipal buildings and operations was the first priority of participants in the drafting of the original City Energy Master Plan Chapter and is still a great opportunity to save energy and money. Investing in municipal building energy efficiency improves the comfort and function of municipal buildings and public spaces, contributes to a positive environmental legacy, increases operational resiliency, and reduces operating expenses immediately if done in a manner that is sensitive to the nature of old buildings and their needs. Efficiency has a disproportionately beneficial financial impact because it reduces the size of a building's HVAC system and the renewable energy system needed to support it. In the intervening years the City has undertaken many building efficiency projects. Buildings should be regularly evaluated for their energy performance and maintained with a spirit of continually improving their energy performance as new opportunities and technologies develop. Another critical aspect of energy efficiency in new construction and renovation is the concept of embodied energy, which takes into account the energy and carbon release inherent in the production of building materials. The City should explore the use of materials with lower levels of embodied energy in municipal projects, as well as encourage their use whenever feasible in private development through site plan regulations. In the future the City should evaluate projects based on life-cycle analysis, including environmental impact, rather than base decisions primarily on the lowest up-front capital cost of a project.

13 | D-2 Renewable Energy

The City will stabilize the price and supply of energy pursuing opportunities to generate electricity renewably for its own use and for use by residents, businesses, and organizations in town. The City shall research and develop where appropriate new energy technologies such as power storage, microgrids, and vehicle-to-grid technologies. The City shall also continue to purchase renewable energy from utility providers, especially by investing in the development of new, more local renewable energy projects throughout the New England ISO region, as it began to do in 2023 by choosing the 100% renewables option through the Community Power Coalition of New Hampshire (Lebanon Community Power).

13 | D-3 Policies Promoting Energy Efficiency & Investment

The state of New Hampshire has no natural sources of fossil fuels. As of 2024 Lebanon, similar to the rest of the state, is largely reliant on nuclear (over 50%), natural gas (25%), coal (1.6%), and conventional hydroelectricity (7%) to meet its electricity demands, according to the U.S. Energy Information Administration. Nuclear and conventional hydro electricity are sourced in New Hampshire at the Seabrook Nuclear Power Plant and dams on the Connecticut and Merrimack Rivers. However, natural gas and coal are purchased by utilities from Canada and other US states and hydroelectric energy from Canada may be added to the state's mix soon. Locally, the Wilder Dam on the Connecticut River produces 41MW of electricity in Lebanon. Until the 1950s and, in the case of West Lebanon up until 1969, nearly all local power needs were met through smaller hydropower turbines along the Mascoma River.

By investing in local renewable energy production, the City of Lebanon will reduce its reliance on environmentally intense and often equity-challenged foreign fuel sources, improve air quality for residents, stabilize the price and supply of energy for its many robust businesses, boost the local economy, and reflect strong regional leadership. Additionally, investment in local power generating projects fulfills citizens' desires to maintain our small town character and quality of life by gradually returning to the small scale, sustainable power sources that propelled economic development and commercial prosperity in Lebanon since its founding.

Renewable energy credits (RECs) are a common system for incentivizing the development of renewable energy. They separate the 'green' or environmental attributes of the power produced from the actual electricity produced and sell them separately. A problem of double accounting occurs when the purchaser of the electricity and purchaser of the RECs both claim to be using renewable power. The City should be very clear in its generation and consumption of renewable energy regarding RECs that the City produces, sells, and/or purchases and consumes. Accounting for RECs should be clean, transparent, and avoid fraud. If RECs are purchased in order to help the City to meet its climate goals, the RECs purchased shall meet all City standards and policies regarding renewable energy attributes and our climate commitments.

13 | D-4 Transportation

This includes the municipal vehicle fleet and employee commuting. Opportunities for employees and City departments to save energy, fuel, and money are abundant. The City should transition its fleet to zero-emission vehicles as rapidly as possible in accordance with its Fleet Electrification Plan (ADM-149 Electric Vehicle and Equipment Procurement Policy). Staff should be incentivized and encouraged to use less polluting transportation to commute and use the least polluting transportation option at work. The City should encourage residents and businesses to switch to zero-emission vehicles as soon as possible, in part by installing public EV charging stations.

13| D-5 Commercial Sector

There are many large commercial and industrial energy users in Lebanon including Dartmouth Hitchcock Medical Center, Timken, Novo Nordisk, and Hypertherm. The City should be in regular communication with C&I entities in order to find areas of possible cooperation and collaboration including micro-grids, thermal energy networks, facility energy conservation, green transportation, and new technologies as they arise.

13| D-6 Energy Justice

A new priority has emerged since the Energy Chapter of the Master Plan was first written, and that is Energy Justice, which directs attention to the needs and perspectives of marginalized residents, ensures procedural participation in decisions about energy programs and seeks a fair distribution of the benefits of energy programs.

13| D-7 Resiliency

In January of 2024, the City of Lebanon organized a Community Resilience Building Workshop in partnership with The Nature Conservancy. The purpose was to comprehensively Identify and prioritize steps to reduce risk and improve resilience across Lebanon. Clean Energy was identified as a key issue. Actions stated in the final Summary of Findings from the workshop include supporting the Community Power program and increasing new renewable energy as part of that effort and developing a plan to maintain power to critical facilities when the grid goes down by diversifying energy sources through investments in renewables and backup battery systems. Throughout this document, renewable energy is brought up over and over again as a way to help make Lebanon more resilient during a disaster. Other topics included during the workshop include Climate Change mitigation projects such as how to deal with increased flooding, planning for hotter summers, and how to keep critical components of Lebanon functioning during a disaster.

13 | E Energy Commitments & Accomplishments

In 2017, the Lebanon City Council approved a resolution for the City to join the Climate Mayors Network and commit the City to the goals of the Paris Climate Accord and NH Climate Action Plan. This expressed the City's commitment to continue to work within and with other municipalities to implement actions in support of the goals of the Paris Climate Agreement, and adopt the goals of the 2009 NH Climate Action Plan: in the midterm to reduce greenhouse gas emissions by 35% over 1990 levels by 2035 and to reduce emissions by 80% over 1990 levels by 2050. These goals have been interpreted to apply to the emissions resulting from City government operations. On May 8, 2024 the City Council approved the 2025-2028 Strategic Plan, which includes the goal, under Environment and Sustainability, section 5.4: "Reduce the GHG emissions produced by City Government's activities by transitioning to 100% renewable energy or zero-carbon sources by 2050."

LEAC shall urge the City Council to set an interim goal of 35% reduction in 2015 baseline Greenhouse Gas Emissions by 2035.

To help measure local government operations and community impacts and identify greenhouse gas mitigation opportunities, in 2019-2020, the City hosted a fellow from the University of New Hampshire Sustainability Institute to conduct an updated local government operations greenhouse gas emissions inventory. The main objective was to assist the City in evaluating itself against prior baseline data and in the context of the greenhouse gas emission reduction goals that the City has set for itself. The inventory and ensuing data updates through 2024 via City Council presentations by the Departments of Public Works and Planning have highlighted that the landfill is the greatest source of local government emissions by source at 73%, followed by fleet (9%), electricity (8%), heating fuel (6%), and employee commuting (3%). It should be noted that not all City operations were included in the analysis to date. Wastewater treatment, land management, urban forestry, and waste generation were not included, but recommended for incorporation in the future.

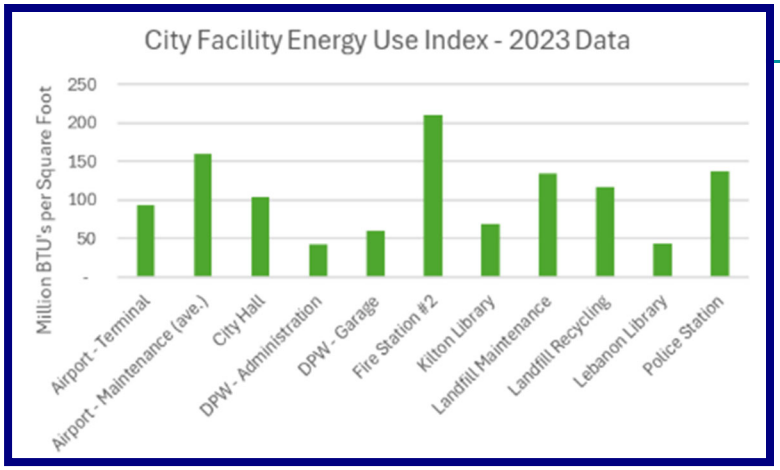
While the above sources have resulted in a net decrease in the City's estimated carbon footprint 2015-2023 of approximately 4,190 metric tons of carbon dioxide equivalent (MTCO2), in order to hit the City's commitment to reduce GHG emissions by 80% from the 2015 baseline of 16,522 metric tons of CO2E by 2050 at least an additional 9,014 MTC02 needs to be eliminated, and likely much more as our calculations begin to incorporate the emissions sources that are missing from the City's present analyses.

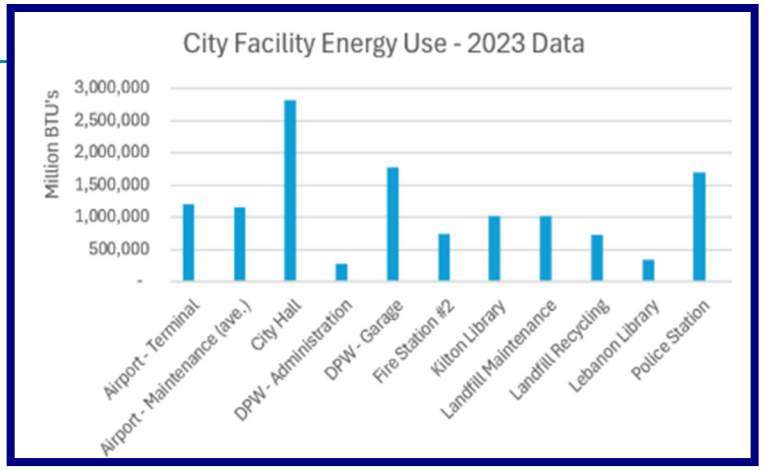
The City Council also gave unanimous final approval in 2017 to the creation of the position of Energy and Facilities Manager. The position was cut in December 2024 due to budget constraints. The position has helped the City and taxpayers save money over time through increased energy efficiency and has provided new revenue to the City through the development of renewable electric generation, conservation, and insulation/weatherization measures on City sites. The EFM served as essential staff support to LEAC and facilitated grant applications and management, without which the City would not have come close to the reductions in GHG it has achieved thus far.

13 | E-1 Building Energy Efficiency

In the intervening years since the Energy Chapter was written the City has undertaken a number of programs to assess and increase the energy efficiency of City buildings:

1. Through the New Hampshire Municipal Energy Assistance Program (MEAP): MEAP project partners, Vital Communities, SERG, and Clean Air- Cool Planet, conducted a comprehensive inventory and report of all energy use, costs, and greenhouse gas emissions of municipal buildings, streetlights, and vehicles for 2009. The program supplied an energy audit of the Lebanon Library by SDES consulting group. At the time, the City spent approximately $1 million on energy costs annually. Costs are only increasing and in 2023, municipal energy cost $1,522,000.
2. Energy Technical Assistance and Planning Program (ETAP): the City of Lebanon signed up for the American Recovery and Reinvestment Act (ARRA)-funded ETAP program in the summer of 2011. A building engineer conducted walk-through energy assessments of the 11 most energy-intensive municipal buildings in September 2011. Specific actions to improve the energy efficiency of municipal buildings can be found in Appendix B. This was followed by a thorough Facility Assessment Plan on an additional seven buildings in 2020 that assessed building infrastructure and HVAC needs as well as a high-level assessment of energy performance.
3. Building energy use data (consumption of electricity and fuel) was entered in EPA Portfolio Manager for years 2009-2011 for 12 municipal buildings. The conclusion at that time was for the City to maintain this building energy inventory to measure and track reductions in energy use over time, for internal benchmarking, as well as to prioritize capital improvements and justify external funding requests as well as Direct Pay tax credit claims and rebates associated with energy efficiency performance.





The two charts provide a comparative energy use analysis of 11 municipal buildings. Energy use figures are displayed for each building in Total Energy Use and Energy Use Intensity (EUI), which is a measure of energy use per square foot of floor space in a building. EUI is more useful for determining potential energy savings opportunities in a facility. Annual energy use per square foot gives a good sense of which buildings are most and least efficient. Dividing the total energy use of the buildings in the chart by the square footage of the buildings, places three buildings as the highest use, lowest energy efficiency: City Hall (which was renovated with a deep energy retrofit in 2023), the Police Station, and the West Lebanon Fire Station. These buildings should be targeted for near-term energy efficiency improvement projects. The Water Treatment Plant and Wastewater Treatment Facility both use a lot of electricity to power their processes. Both facilities recently received energy efficiency audits and the City should continue to implement recommendations from those audits to save money and reduce energy use.

Wastewater Treatment Plant (WWTP) Energy Audit: the WWTP had energy audits done in 2010 and again with the Water Treatment Plant in 2019. These revealed energy saving opportunities for processes, pumping, and HVAC systems. Decisionmakers and designers used the report's findings to integrate energy efficiency improvements during the planned WWTP upgrade in 2012 and again in 2019.

Airport: the Lebanon Municipal Airport is working to address a number of projects that would increase its energy efficiency, including upgrading its boiler. In the long-term, Airport Management is interested in solar options and electrified aviation vendors. The City is currently exploring green airport technology and the possibility of installing electric vehicle charging stations in the airport parking lot.

Streetlight Conversion to High-Efficiency: LEAC volunteers and City Staff diligently mapped all streetlights in Lebanon in order to make informed recommendations for which lights to remove and which to upgrade to LED or other energy efficient models. A dark-sky friendly Public Lighting Policy (ADM-109) and streetlight conversion plan were completed in 2019 and most streetlights were converted to LEDs on a networked system between 2020-2024. The City initiated a new smart streetlight tariff through the Public Utilities Commission with Liberty Utilities to allow Municipalities to receive the value of a smart streetlight network. Annual net savings have been $80,000 - $100,000 from 2020 to 2023. LEAC recommends continued pursuit of energy efficiency, such as dimming LED lights where practical.

Renewable Energy Programs:

1. Solar In Lebanon: in December 2019 the City entered into a power purchase agreement and installed eight solar arrays at six sites throughout the City to supply power. The sites were the wastewater plant (two arrays), landfill (two arrays), DPW Garage to power the water plant, DPW Administration Building, Kilton Library, and the police station and these arrays produce roughly 20% of the City's electricity. Phase 2 solar was the installation of two arrays in 2022 on the newly re-built Valley Cemetery maintenance building and Civic Fieldhouse. Phase three is on hold.

2. Landfill Gas to Energy Project (LFGTE): the Lebanon Solid Waste department has been capturing and flaring methane gas emitted from waste buried at the landfill since 2013 in order to reduce methane escaping into the atmosphere. Methane is a very potent greenhouse gas, worse than carbon dioxide.

In 2024, after many years of design and development, the City installed microturbines which will combust this methane to possibly produce 800 kilowatts of electricity. The electricity produced will be net metered and possibly used in a group net metering arrangement with other City organizations such as the school district and housing authority.

3. Community Power/Municipal Aggregation: The Community Power Coalition of New Hampshire (CPCHN) was incorporated in 2021 with Lebanon Community Power as a founding member. CPCHN and Lebanon Community Power began enrolling customers and launched power supply services in 2023, including three options with varying amounts of renewable electricity. In its first year, Lebanon Community Power saved Lebanon ratepayers approximately $1.5 million while reducing energy-associated greenhouse gas emissions and accruing an additional $1.1 million in reserves. The Lebanon Municipal Government has been purchasing 100% renewably generated electricity through Lebanon Community Power since it was launched.

Transportation:

1. **Electric Vehicles (EVs):** The Lebanon Energy Advisory Committee (LEAC) created an EV Subcommittee in 2019. With assistance from the EV Subcommittee, Lebanon amended its Zoning regulations in 2023 to require EV charging stations at all new developments. As of autumn 2024, the EV Subcommittee has hosted two large public EV Expos as well as many smaller educational and outreach events. The City in 2025 launched a Workplace Charging Policy to allow employees to use City-owned EV charging stations to charge their personal commute vehicles. The City in May 2025 issued a Request for Proposals for installing one or more public EV charging stations, possibly to be purchased with downtown Tax Increment Financing (TIF) District funds or other funding sources.

2. **Anti-Idling Policy:** this policy states that no City vehicle/equipment is left running when the driver is not present after proper start procedures occur, nor is idling for more than 10 seconds permitted unless specifically exempt. This policy reduces City operating expenses, lowers emissions, and improves air quality for residents and employees.

3. **The City's ADM-149 Electric Vehicle and Equipment Procurement Policy:** This policy states, among other things, the City's preference for conversion of all vehicles to electric or other non-polluting vehicles and equipment over time, as well as the development of electric charging infrastructure that will be necessary for those vehicles. It states in part that "City Staff will purchase electric vehicles whenever they are able to do so and when an electric vehicle adequately meets the function and performance of the internal combustion engine vehicle or piece of equipment it is replacing. Staff shall document the reasons for any inability to meet this policy."

4. **Electric Vehicles – City Fleet:** As of November 2024, the City has two EVs and two non-networked charging stations, one station at City Hall and one at Department of Public Works headquarters. Renovations at the Police Station included infrastructure work to enable easy future installation of fast EV chargers. Renovations begun in 2024 of the downtown Fire Station will include infrastructure work to enable future installation of EV chargers. The Landfill Gas To Energy Project includes infrastructure work to enable future installation of EV chargers for the Lebanon fleet and for possible use by neighboring Upper Valley town fleets in case of a major emergency in which the electrical grid goes down, adding resilience to EV fleets.

5. **Electric Vehicles – Proposed projects:** The City pursues grant opportunities for funding the installation of public EV charging stations throughout Lebanon. As part of that, the City developed proposals for desired locations of public EV charging through public outreach and consultation with Liberty utilities and EV charger installers. In addition, the City plans to use Tax Increment Financing District (TIF) funds to install some public EV chargers in settings that don't qualify for grant funding or don't gain grant funding

Resiliency:

Many of the City's commitments and accomplishments align with the findings listed in the Lebanon Community Resilience Building Plan. The City has already committed to diversifying energy sources through the community power initiative, expanding their hybrid and electric vehicle fleet, and public works efforts to make buildings more efficient and design infrastructure projects to handle climate change events, such as more intense storms. The City should pay special attention to making emergency shelters climate resilient.

13 | F Future Challenges & Opportunities

13| F-1 Energy Efficiency

F-1a Municipal Energy Efficiency: The overarching objective for City of Lebanon energy use is stated in the 2025-2028 Strategic Plan, adopted by the City Council on May 8, 2024, under Environment and Sustainability, section 5.4 "Reduce the GHG emissions produced by City Government's activities by transitioning to 100% renewable energy or zero-carbon sources by 2050." This is complementary to the earlier adopted goal of reducing emissions by 100% over 1990 levels by 2050. Part of these goals, as they apply to Government Operations, can be achieved by energy efficiency measures that reduce the energy used . Energy efficiency is attractive in that it pays for itself in savings. But fully achieving this goal will require replacing energy derived from fossil fuel with, primarily, electricity that is renewably generated. Converting to renewably heated buildings and renewably powered vehicles will require larger capital expenditures for electrically powered equipment, and renewably generating the electricity will require capital investment.

In the near term, energy efficiency measures in City buildings and fleet should be prioritized. Energy use by City buildings comprises 68% of energy cost and emissions, with vehicles second at 28%. The City has achieved substantial energy efficiency savings from retrofits of some of its most energy intensive and inefficient buildings, notably City Hall, the Kilton and Main Libraries and the rebuilding of the South Park St. Fire Station. But there are still City buildings identified as energy "hogs" in the Peregrine and MEAP studies completed in 2011.

City buildings using the most fossil fuels to heat

Facility	Million BTU/Year	Rank
DPW Garage	3025	1
WWTP	2670	2
West Leb Fire Station	1864	3
Airport	1483	4
Solid Waste Garage	783	5
Police Station	673	6

Some buildings that use less fuel are notably inefficient

Building	Energy Cost Per SF/Year	Rank
Solid Waste Garage	$6.31	1
Police Station	$4.49	2
West Leb Fire Station	$2.75	3

The Lebanon Airport was not included in the study

It is recommended that the Airport facility and the Police Station be put on a schedule for audits and deep energy retrofits with conversion to air source heat pump heating, the electricity for which could be supplied by renewable energy generation. Only renovations with short term payback should be initiated in the West Lebanon Fire Station because of the probability that the building will be replaced.

Many of the Peregrine recommendations involve optimization of HVAC systems controls, which have not been well managed by contractors in the years since their report. Big gains in energy efficiency and staff comfort could be achieved by hiring a competent HVAC contractor for all City buildings

It is recommended that the City Manager be added as a responsible group in the Strategic Plan under Environment and Sustainability, and that The City Manager require department heads to annually review possible energy efficiency and renewable energy conversion measures in the buildings and operations of their departments and include feasible measures in the Strategic Plan and advance them to the Capital Investment Plan. This annual review and prioritization of the most cost saving provisions would be facilitated by a short-term contract with a building efficiency consultant. The detailed recommendations for energy efficiency for individual buildings contained in any audit and in the Peregrine report should be reviewed annually. The emergence of new technologies shall be monitored. The energy use of all City buildings shall be tracked by departments and progress toward reducing emissions should be measured by and reported to the City Council annually by employees designated by the City Manager.

The DPW garage and the Solid Waste garage are heated with propane and oil respectively. The feasibility of converting to heat pump heat should be studied. Even though heat pumps are not very efficient at heating such large spaces, the goal of using 100% renewable energy will not be met without switching from fossil fuels. The cost and emissions of the fossil fuels used could be eliminated by switching to electric heat powered by renewable local generation. Electric heat is "free" in the emissions sense, although it costs what the electricity could have been sold for on the market.

The Wastewater Treatment Plant is a special case. It consumes considerable fossil fuel in its operation. Many efficiency improvements have already been made. There may be more contained in a February 2021 NHDES Manual "Designing for Efficiency: NH Wastewater Treatment Facility + Pumping Station Supplemental Energy Efficiency Design Guidance". Perhaps, some of the fossil fuel use at the plant could be replaced by renewable electricity generated by the Landfill Gas to Electricity project. But in addition to using GHG emitting fuel for its operations, the Wastewater Treatment Plan directly emits GHG in the form of Nitrous Oxide (N20) formed by micro-organisms in the process of aerobically digesting suspended solids to remove nitrogen prior to release. Nitrous Oxide has close to 300 times the global warming potential of CO2. It may not be possible with existing technology to reduce this source of GHG emissions, as the complex digestion process is already carefully managed to optimize the stripping of oxygen from nitrogen to release nitrogen gas. This will make it impossible to reach the goal of 80% reduction on GHG emissions.

The Solid Waste Facility is another special case in that its direct GHG emissions in the form of methane account for the predominance of the footprint of City operations. Methane directly released, (not captured by the system of wells feeding the electricity generating turbines) is modeled to be in the range of 9,000 Metric Tons of CO2 equivalents a year. This fugitive methane would be very difficult to reduce, and will increase as more waste is added, making it impossible to reach the stated goal of 80% reduction in GHG emissions. The operation of the landfill already optimizes capture of methane to power in the Landfill Gas to Energy Project.

One consideration of the role of solid waste in Lebanon's government operations GHG footprint is that the waste compacted there comes about 50% from 22 other towns. While Lebanon can work cooperatively with other contributors and can incentivize waste reduction by raising fees, Lebanon should not be responsible for all the GHG generated at its landfill.

Since reducing GHG emissions is so difficult at the Waste Water Treatment Facility and the Landfill, reduction efforts should be focused on residential and commercial energy efficiency. The City Council and the City Manger should reach out to the commercial and industrial sector, and LEAC, and develop ways to encourage emissions reduction and share successful methods.

F-1b Energy Efficiency and Reduced Emissions in the Non-Municipal Building Sector: The original Chapter 13 stated that: "The City and the Lebanon Energy Advisory Committee shall involve the greater Lebanon community in a proactive and equitably minded social marketing campaign that provides resources for and engages citizens to reduce their energy use. "The building sector is responsible for 16.9% of GHG emissions in NH as a whole" according to the Priority Climate Action Plan submitted by NHDES in March, 2024, second only to transportation. The percentages are likely to be roughly the same for Lebanon. Lebanon's building stock is old, leaky, and relies heavily on fuel oil for heat. In NH 80.5% of residential GHG is from the use of petroleum for heating according to the NH DES.

The opportunities to reduce GHG emissions are about 10 times greater in the residential heating sector than in the operations of the City government. The roughly 7200 households in single family and multifamily residences in Lebanon heat altogether about 9,500,000 square feet of living space. Switching from using fossil fuels to heat residences to very efficient heat pumps could not only reduce GHG emissions but also save in utility costs. The Lebanon Energy Savings subcommittee of LEAC is targeting energy efficiency in this sector.

To raise awareness about inefficient utility costs, the City should consider requiring landlords to disclose to prospective renters the most recent utility costs in excess of the rent associated with an apartment. This would protect tenants against unanticipated utility burden and raise landlord awareness of energy inefficiencies.

One strategy with the potential to greatly reduce the GHG emissions of the residential sector in a very cost-effective way would be to encourage the voluntary choice of 100% renewable electricity through Lebanon Community Power. Most residences are supplied by Lebanon Community Power, and most choose to purchase power from the least-expensive Community Power plan with the lowest legally allowed percentage of renewably generated power, currently 24.3 %. An average household opting to purchase 100% renewably generated power would save almost 2 metric tons of CO2 a year, costing approximately $300 a year more than the least expensive plan. Opting for the Community Power plan with 50% renewable electricity would increase the average household cost less than $100 a year and save just over ½ ton of CO2.

F-1c Commercial Sector: The Commercial Sector has even more potential for energy efficiency in its buildings than the residential sector. The commercial sector is the largest producer of energy related emissions from buildings in the City, followed by the residential sector. Municipal functions account for only a small percent of the overall emissions. The City should influence energy efficiency in the commercial and residential sectors by both carrot and stick approaches. A "carrot" approach is for the City to highlight its energy efficiency initiatives as examples in any conference with business leaders such as the Economic Vitality Exchange Committee. The City can take the lead in convening a business energy efficiency conference at which it would present the savings from its programs, invite presentation from Lebanon businesses with aggressive savings programs, such as Hypertherm and Novo Nordisk, and invite presenters from NHSaves. A "stick" approach is to require businesses with over 20,000 square feet to file an annual report of energy use per square foot, based on use of the US Department of Energy Building Manager Software. This reporting, called benchmarking, raises the owner's awareness of the potential for energy savings.

13| F-2 Renewable Energy

F-2a Solar: The City shall pursue opportunities to generate or contract for renewable energy for its own use or for the use of residents and businesses. The 2024-2027 Strategic Plan for the City of Lebanon includes Strategic Objective 5.4 "Reduce the GHG emissions generated by City government's activities by transitioning to 100% renewable energy by 2050" and Strategic Objective 5.5 "Encourage and support community wide initiatives to transition the community to 100% renewable energy by 2050 in alignment with the Energy Chapter of the City's Master Plan." The generally accepted strategy for moving to totally renewable energy is to replace fossil fuel use for heating and transportation with electric vehicles and electric heat pumps and power them with renewably generated electricity. The City's annual

municipal electric load is approximately 4000 MWh, with limited heat pumps and EVs. About 20% of this load is currently supplied by roof top solar on City buildings and the rest is purchased as 100% renewable energy through Lebanon Community Power (Class 1 RECs purchased by the Community Power Coalition of NH for power generated in New England). If all the fossil fuel used by the City for transportation and heating were replaced by electricity, the City load would more than double to around 8500 MWh annually. The City has the potential to generate this much renewable electricity. The landfill gas to electricity project could generate 1 MW of power renewably starting in April of 2025, resulting in 8760 MWh over the year. In addition, the projected combined output of the phase 3 solar potential is 10,000 MWh per year, altogether more than the City's projected electrified load. But for the private sector the loads are much greater. The total electricity load for Lebanon is around 250,000 MWh. Around 40,000 MWh of this is residential. More than 50% is large commercial and industrial users. There are no estimates of the extra electricity required to replace all fossil fuel use for heating and transportation in the private sector, but it might be roughly a doubling of the load. An objective of the city should be to fully develop its renewable electricity generating capacity and make its excess power available through Lebanon Community Power to city residents and businesses at a discount. However, this local source of renewable power would serve only a miniscule portion of the private sector need.

There is considerable solar potential in Lebanon. A map of the Upper Vallely Lake Sunapee Regional Planning Commission study of solar potential is in Appendix C. In July 2022, City Management approved a plan to develop another large phase of solar on up to 30 city-owned sites throughout Lebanon. The objective of the Phase 3 solar project is to meet as much of the City's electrical needs through solar as is cost-effective. At the same time, legislation was passed in 2022 (NH Senate Bill 321) that could allow Lebanon to produce more electricity than the municipality itself currently needs through its solar and landfill gas projects and make that power available to governmental or non-profit entities in the City. This process may be managed through Lebanon Community Power if the two projects come to fruition in a coordinated manner. As of Fall 2023, we are waiting for the NH Public Utilities Commission to resolve certain jurisdictional issues in the SB 321 legislation and net metering rules before we can proceed. The combined potential of all the Phase 3 sites is at least 1200 kW.

At the recommendation of then Assistant Mayor Clifton Below, the Phase 3 solar project is being designed to take into account major changes that are anticipated in the cost structure of electricity. Throughout New England and the entire Northeastern U.S. large solar arrays are being developed to help America to address climate change, save money, and transition off fossil fuels. These solar arrays are generally built in fixed-rack structures - immovable and facing south. Because these arrays all produce peak amounts of electricity in the middle of sunny days, the value of that solar will decrease as more and more is produced. To avoid this problem, the City is considering the installation of tracking solar arrays that follow the sun's trajectory across the sky each day. This will allow the City to produce power when other solar arrays do not – early morning and late afternoon into the evening. Total production from each panel will be as much as 40% higher, and tracker arrays dump snow and ice, so winter electricity production is much greater than from most fixed arrays.

In addition, 3 private landowners have volunteered land which could support solar energy generation. The City should pursue development of all these sites, toward meeting its own power needs and those of Lebanon businesses and institutions, on its own or in partnership with the Community Power Coalition of NH.

F-2b Hydropower: There is some hydropower potential along the Mascoma River through Lebanon. The three existing hydropower stations on the Mascoma River in Lebanon are privately owned, one by Rivermill Hydroelectric, Inc. (off Mechanic Street), another (off Glen Road) by Enel North America, Inc. and the third located off Water Street by Central Supply Inc. The City should encourage the Rivermill Complex to improve maintenance of the facility and onsite power generating capacity.

The City should pursue purchasing the facility off Glen Rd. or contracting for its power output from Enel North America. Building new dams and generating stations is a regulatory difficultly, but there are sites identified by US Department of Energy Hydropower Prospector where easier-to-develop, low-head turbines could be installed.

There are a number of opportunities for small hydroelectric and hydromechanical projects at the Water Treatment Plant. Until the 1950s, the Mascoma River provided the energy to hydro-mechanically pump treated drinking water to the top of Reservoir Hill for next to no cost; that system was converted to an electric grid-powered pump.

The Upper Valley Lake Sunapee Regional Planning Commission completed a mapping exercise for renewable energy resources for the Lebanon Energy Plan. The maps and analysis provide an initial City-wide inventory of existing dam sites and assessments of the potential for solar (some of these sites have been developed) and wind projects.

F-2c Wind Power Potential: The wind power potential map shows limited opportunity for a municipal or small scale commercial wind energy project in Lebanon. Some of the higher elevations in east and northeast Lebanon have moderate to fair wind energy production potential, but likely not sufficient to warrant commercial scale wind energy projects. However, residential scale projects in these areas may be explored further. Location, scale, cost, environmental impacts, yield and sustained wind patterns are important factors to consider in regard to potential sites for

residential wind energy production. The City could encourage small-scale residential projects through permissive land use regulations or by purchasing an anemometer to test potential sites.

F-2d Biomass: Biomass is a fairly common source of heat and electric power. Biomass plants are fed by forest byproducts, agriculture byproducts, and other sources. The Kilton Library, Mount Lebanon Elementary School, Lebanon Middle School, and Sachem Village housing in West Lebanon have biomass heating. Several of Lebanon's employers are exploring biomass as a heating option for their facilities. While in the past, it was recommended that Lebanon should consider further biomass projects, current policy best practice is to not qualify biomass as renewable energy.

F-2e: Geothermal : Geothermal energy is a renewable energy source which utilizes the earth's relatively constant underground temperature, usually accessed through wells, to provide efficient and sustainable heating and cooling for buildings. It is available 24 hours a day, 365 days a year. In many communities throughout North America and common in Europe, district heating and cooling systems heat and cool groups of buildings, campuses, and even entire communities. Here in the Upper Valley, Dartmouth College, in an effort to reach carbon neutrality by 2050, is well into the creation of it's own district heating and cooling system, and Hartford, VT is considering a district system in downtown White River Junction in which heat recovery from sewage would supplement wells.

13| F-3 Transportation

New Hampshire's largest source of greenhouse gas emissions in 2021 was from the Transportation sector at 45.9%. The City of Lebanon should address this major source of pollution through efficient land use planning that promotes all transportation modes, a reduction in municipal vehicle fleet fuel use, converting the City fleet to zero-emission vehicles by 2050, and encouraging workplaces, including the City, to promote reducing transportation greenhouse gases through trip-reduction programs, such as those promoted by the Upper Valley Transportation Management Association; mass transit, ride-sharing, workplace charging programs, bicycle or electric bicycle use, or other strategies. The City of Lebanon should encourage all residents, landlords, businesses, and non-profits, including the City, to transition to zero-emission vehicles as quickly as possible and to install EV charging, prioritizing equity in access to EVs and EV charging. As a first step, the City should explore using Tax Increment Financing (TIF) funds to install public EV charging in areas lacking EV charging, such as downtown Lebanon.

F-3a Commuting: Lebanon is home to most of the Upper Valley's largest employers. According to the 2025 Housing Study 87% of Lebanon employees commute from outside of Lebanon, and more than half of Lebanon residents who work, work outside of Lebanon. In addition, many employees travelling to work in Hanover and Hartford commute through Lebanon, particularly on the NH Route 120 corridor. The City needs to get new data about emissions from daily commuters.

The City should aim to lower the drive-alone rate of City employees by 10% over the next three years and improve employee access to commuting options. To achieve this, the City should support a multi-modal transportation system that provides employees, residents, and visitors ways to travel around Lebanon without driving alone. The City should also partner with employers and surrounding municipalities to lower the overall drive-alone rate of commuters in the micropolitan region by 10% within the next decade. The City should assess the impact of the 4-day work week and remote working.

The City also should implement and maintain its Workplace Charging Policy to allow City employees to charge their personal commute EVs at City-owned EV charging stations if they pay a fee that will cover, at minimum, the cost of the electricity. The City should continue to apply its resources to win grant funding and to find City funds to install strategically located public EV charging stations so that driving an EV becomes an option for Lebanon residents who cannot charge at home and for workers and visitors who come to Lebanon from other areas. Once sufficient public EV chargers are in place, the City should investigate and draft a proposal for an EV car-sharing program.

F-3b Vehicle Fleet: Approximately 115,000 gallons of vehicle fuel are purchased annually for the Lebanon fleet at a cost of around $460,000/year and with an emissions impact of 1146 MTCO2e in 2023. The City has begun to address this cost by enforcing an anti-idling policy for Department of Public Works vehicles and machines; the City should enforce this policy City wide. The City should install idle controls in the municipal fleet to limit the idle time.

The biggest improvement would be adoption of a full, phased fleet electrification plan for mobile and non-mobile machinery, including groundskeeping equipment, running on 100% emissions-free electricity. In the early 2020s, Public Works leased a Nissan Leaf sedan and bought a Ford F-150 Lightning truck, and installed two non-networked charging stations to support them. Experiences with both have been positive. In 2024, the City approved an Electric Vehicle Purchasing Policy to help guide such a transition and adopted related goals in the Strategic Plan. The policy requires that new fleet purchases or leases be EVs unless a compelling case is made for why that won't work – for example, if EV technology does not yet sufficiently support snowplows or other heavy-duty vehicles. The City should aim to be a leader in adding more EVs to its fleet as soon as possible, setting an example for other communities.

A 2024-2025 state grant is funding the infrastructure work for future installation of a Level 3 fast charging station at the Landfill, which will have off-grid capabilities. This should significantly increase staff technical capacity and enable procurement of new EVs, including those from Police that may require emergency charging during power outages. The City also should pursue grants to purchase and install a fast-charging station and Level 2 chargers at the Police Department, where the electrical infrastructure already is in place. The City's police cars are the top gasoline users in the City's fleet.

Considerations for replacing diesel heavy equipment: The Transfer Station should pursue funding for an electric bucket loader to experiment with EV equipment at the landfill. The airport's diesel equipment to clear snow is second to the landfill's vehicles that transport and compact solid waste. The City should prioritize pursuing grant funding to convert diesel to electric equipment and installing charging infrastructure.

Another improvement would be to incentivize employees to electrify their personal vehicles used for work and commuting; as of 2024, emissions from this source was a significant portion of the City's carbon footprint. See more discussion of this in the Commuting section of the Master Plan.

The City may also consider purchasing biodiesel for the municipal fleet in cases where EV technology is not yet sufficient for the duty task.

F–3c Energy Efficiency Purchasing Policy: The policy is based on New Hampshire Executive Order 2005-4, which requires state departments to purchase efficient vehicles (fuel economy of at least 27.5 miles per gallon for passenger and light duty vehicles, 20 miles per gallon for trucks) and Energy Star rated office and building equipment, unless justification is provided. The City should have a purchasing policy with equivalent or more fuel efficient requirements for vehicles.

13| F-4 Equity and Environmental Justice

The City of Lebanon will address the structural inequity in energy policy planning: the lower income and minority residents pay a higher proportion of their budget for energy costs and may live in areas more exposed to climate change impacts, such as extreme heat or flooding. These same residents are unlikely to participate in or be represented in energy planning. Therefore, extra effort and attention must be given to involve and represent these residents. LEAC will establish an equity subcommittee creating liaisons with organizations specifically serving low income and minority residents. The City is also committed to being a leader in energy equity, reaching out to community members who are not usually represented or heard at the City level, who may be disproportionately affected by energy policy and associated climate resilience matters.

13| F-5 Resiliency

The outcomes of the Community Resiliency Building Workshop: Summary of Findings (January 2024) reach across many sectors in Lebanon. It's imperative that all the different groups work together on addressing issues like maintaining power in emergencies by diversifying sources. One local way is to increase electrical production by hydropower on the Mascoma River. Lebanon can enact efforts to help mitigate impacts of climate change, such as looking at Landscape Regulations to make sure Lebanon maintains its tree cover, especially in heat sinks, such as parking lots.

13| F-6 Financing

The City shall actively pursue federal, state, and local grants for projects identified in the Master Plan. Other creative financing mechanisms shall be considered as well, such as an "Energy Fund" to support municipal, residential, and commercial energy initiatives, or using Tax Increment Financing (TIF) District funds for specific projects, or green banks' funds and "adders" to be included in the energy portion of electric bills from Lebanon Community Power.

At the time of this document, there are limited funds or opportunities for municipalities to receive outside funding to promote energy efficiency improvement programs. The following programs review funding options other that traditional financing tools including municipal bonds or direct lending. These funding sources are not a guarantee for success, but they may help the City identify financing vehicles. It is important to note that the City is paying for energy regardless of whether there is a commitment to improve municipal energy efficiency.

F-6a Capital Improvements Program: The Capital Improvements Program (CIP) applies to any municipal construction or improvement project that exceeds $50,000 in total cost. The Lebanon Energy Advisory Committee should advocate for certain energy saving projects to be included in the CIP program. Individual departments should include energy efficiency and renewable energy projects in their CIP plans.

F-6b Energy Fund: The City of Lebanon should consider forming an "Energy Fund" such as via partial or full reinvestment of direct pay tax credits, that consists of monetary savings realized out of efficiency projects. The Energy

Fund could be used to finance other energy savings projects, and/or pay for a part-time Energy Coordinator to manage the City's energy use, measure savings, and apply for funding for energy savings projects.

F-6c Consolidating Energy Efficiency Projects: Many individual energy efficiency projects do not qualify to be listed in the CIP (e.g. upgrading building lights or temperature controls) and often are listed as part of the facility maintenance budgets for the individual City Departments. Coordinating and combining these small-scale energy efficiency projects among Departments into one contract could help the City realize an overall savings through economies of scale. This approach would be for well-defined energy efficiency or maintenance projects that may not be covered under a Performance Contract.

F-6d Performance Contract: New Hampshire municipalities are allowed to finance large energy efficiency projects through an Energy Savings Performance Contract Agreement with an Energy Service Company (ESCO). Currently, the Lebanon Landfill project has an energy savings performance contract with an ESCO, Carbon Harvest. The ESCO helps design the project and purchases and installs the necessary equipment. In exchange for paying for the upgrades and equipment upfront, the ESCO receives a share of the cost savings that result from the energy efficiency work.

F-6e Municipal Energy Reduction Fund: New Hampshire's Community Development Finance Authority's Municipal Energy Reduction Fund is available to help municipalities improve the energy efficiency of their municipal buildings, street lighting, water and sewer treatment facilities, and where appropriate, electrical distribution systems. The goal is to reduce energy usage and costs. CDFA is currently accepting applications from New Hampshire Municipalities through an online grant management system for funding through the Municipal Energy Reduction Fund.

13| F-7 Measuring Progress

Meeting the Strategic Plan goal of using 100% renewable energy for municipal operations by 2050 should be the responsibility of the City department heads. This will require a straight-line replacement of 4% per year of non-renewable fossil fuel use with renewable electricity. Energy use by City departments should be quantified each year and department heads should submit to the City Manager, as part of their budgeting plan, their plan for a 4% reduction in the ensuing year. Department heads each year should input their department's building energy usage, where possible, into EPA Portfolio Manager. The annual report to City Council on City energy use/emissions should include reductions made by departments in the previous year, and plans for future reductions. It is important to set up systems to track progress toward the stated goals and vision in this Energy Master Plan Chapter in order to measure energy and cost savings.

LEAC will work to suggest other tools and metrics to the City for tracking energy savings over time that might include indicators such as employee behavior changes, like increased carpooling, increased adoption of EVs, increased residential recycling, increased vendors and local food purchased at the Farmer's Market, investment in renewable energy projects by residents and businesses, and increased public-private partnerships. Additional research by LEAC should consider metrics for measuring the impacts of renewable energy generation in terms of economic impact and price stability. LEAC will meet with department heads and advocate for energy saving practices and fleet electrification within their departments.

13| F-8 Sharing Success

It is important to share the successes of LEAC and the City internally and publicly. The City shall consider ways to share what it's doing with energy efficiency and renewable energy projects with residents, businesses, institutions, and visitors throughout the Upper Valley and New Hampshire. By sharing success and spreading positive messages about saving money and energy, the City can catalyze further efforts and inspire others to act. The City can publish an annual energy savings report, maintain an energy-related presence in City newsletters, social media, and websites, keep State agencies and elected officials updated on progress, and continue to discuss progress challenges, and best practices with other regional advocates.

The City of Lebanon has a strong commitment to leading-by-example in areas such as energy efficiency to demonstrate cost-effective solutions to citizens, businesses, and other municipalities. As the regional center for the Upper Valley, Lebanon has a tremendous opportunity to benefit from energy savings by residents and businesses. The City shall coordinate with the Lebanon School District (SAU 88) on energy projects and participate in the many local, regional, and state initiatives underway.

As a regional leader, Lebanon shall also promote public-private partnerships, such as with Dartmouth-Hitchcock Medical Center, LISTEN, Twin Pines, and Lebanon Housing Authority. Lebanon shall also partner with sustainability leaders among local businesses, such as Hypertherm and Novo-Nordisk, to inspire the commercial sector to invest further in efficiency and renewable technology by leading by example, as well as leveraging municipal resources.

LEAC and its EV Subcommittee maintain webpages that can be linked to on the City of Lebanon's website that have up-to-date information about meetings, projects, and resources. LEAC has sponsored Button-Up New Hampshire workshops, EV Expos, and other public events in the past and shall continue to coordinate opportunities to educate residents on ways to save money, be more energy efficient, and reduce greenhouse gas emissions.

LEAC and City Management have the opportunity to encourage City of Lebanon employees to save energy and money through their behaviors. Outreach campaigns can focus on commuting habits, turning off lights and appliances, controlling space temperatures, and composting and recycling.

13| F-9 Policy Recommendations

F-3a Energy Efficient Building Codes: The state code is currently an adoption of the 2018 International Energy Conservation Code (IECC). The City of Lebanon shall adopt a more recent IECC, preferably 2021, which includes several improvements over previous versions when allowed by State legislation to do so. New, cost-effective energy-saving requirements include required programmable thermostats and increased minimum insulation levels. Lebanon should consider building codes requiring that any buildings that are involved in a public-private partnership with the City shall meet net zero-ready standards.

The Lebanon City Council has adopted resolutions under NH RSA 72:61-72. ("Property Tax Exemptions for Renewable Energy") as a tax-neutral incentive for renewable energy development. Originally enacted by the state as a local option in 1976 and first adopted by the City in 2013, these tax exemptions cover the added property value of a newly installed renewable energy systems (including solar, wind, and wood heating energy systems) and does not reduce the tax revenue from a property itself. This tax benefit is attractive to building owners who wish to install renewable energy systems but find the added taxable property value – and resulting tax payment - a disincentive. It is attractive to the City as a revenue neutral and flexible means to support renewable energy generation. In May 2020 the City Council adopted similar provisions of NH RSA 72:85 exempting electric energy storage systems from local property taxes. The City should increase education about these exemptions to property owners.

In order to provide adequate residential EV charging in the most energy efficient and cost-effective manner, the Lebanon City Council should maintain Zoning Ordinance provisions that would require new residential housing units with parking to have the capability of EV charging.

OUTCOME	**13.1**	**Existing residential and commercial buildings in the City are made more energy efficient and new construction adheres to energy efficient standards.**
Strategies	A. The City shall continue to monitor and maximize energy efficiency in municipal buildings and shall encourage efficiency in commercial and residential buildings.	
	B. The City shall revise its building code and site plan regulations whenever possible to mandate energy efficient construction.	
	C. The Planning Department shall work with developers during the permitting process to encourage	
Actions	1. The City shall annually evaluate and improve the energy efficiency of its municipal buildings by the City manager requiring department heads to review possible energy efficiency improvements as part of the annual budget planning process. LEAC will encourage efficiency in schools, residential, commercial, and institutional buildings through advocacy, education, grants and incentives and regulations. The Planning Department will consider benchmarking of large commercial properties, and will consider requiring landlords to disclose utility costs to potential renters.	
	2. The Planning Department will adopt Energy Efficient Building Codes when possible.	
	3. The Planning Department will revise development regulations to require the use of energy conservation (e.g., orientation, vegetation for heat island reduction and wind buffers) and efficiency	
	4. LEAC will educate residents and businesses about greenhouse gas reduction opportunities and associated benefits.	

OUTCOME	13.2	The City shall strive to rely totally on renewable energy by 2050.
Strategies	A. The Public Works Department shall actively pursue opportunities to expand its use of renewable energy sources, such as solar, and when purchasing electricity, the city will purchase renewably generated electricity.	
	B. The City shall encourage the commercial and residential sectors to invest in renewable energy.	
	C. The City will work towards replacing fossil fuel transportation and heating use with electric vehicle and heat pump technology.	
Actions	1. Develop additional solar sites on City owned land, where feasible.	
	2. If time of use rates make these more feasible, the Department of Public Works should look into the potential of power generation alternatives, such as different energy storage technologies and vehicle to grid bidirectional charging technology.	
	3. In conjunction with LEAC, the Department of Public Works should monitor and consider more hydropower opportunities in the City, including those along the Mascoma and Connecticut Rivers.	
	4. LEAC will consider moderate-scale heating and cooling district systems in new or existing office and industrial parks. These systems could be based on public-private partnership to cost effectively implement high-efficiency heating among multiple buildings.	
	5. The City Manager will ensure that City Departments switch to heat pump technology in new construction or replacement of fossil fuel heating and cooling systems of City buildings.	
	6. City departments will gradually replace its fossil fuel vehicles with electric vehicles.	

OUTCOMES	13.3	There is a culture of energy efficiency and conservation within the City's municipal, commercial, institutional, and residential communities.
Strategies	A. The City shall conduct and support outreach efforts to increase local and regional understanding of the importance of reducing energy use and demand, curbing resilience on fossil fuels, and protecting the environment.	
	B. The City shall encourage municipal departments, residents, businesses, institutions, and visitors to support the local economy and preserve the working landscape by purchasing local food.	
	C. The City shall explore opportunities to collaborate with local and regional partners, including the Lebanon School District, neighboring communities and businesses, to develop regional energy initiatives including aggregated power purchasing, expanded commuter engagement, and other opportunities to reduce energy use and costs.	
	D. The City shall actively pursue federal, state, and local funding and grants for projects identified in the Energy Chapter of the Master Plan. Other creative financing mechanisms shall be considered to support energy initiatives.	
	E. The City shall promote recycling and composting in the commercial and residential sectors.	
	F. When fiscally feasible, the City will hire a dedicated Energy Manager to serve the City and to work with public and private entities.	
Actions	1. LEAC will develop outreach campaigns for City employees, such as to increase carpooling or alternate modes of transportation, EV adoption, recycling, and composting	
	2. LEAC will host and promote "Button-Up New Hampshire" workshops and other weatherization programs.	
	3. LEAC will develop a public education campaign about energy topics including an online and social media presence.	
	4. LEAC will advocate for projects that reduce the City's energy consumption and/or introduce renewable energy resources in the Capital Improvement Program.	
	5. LEAC will investigate opportunities for interdepartmental coordination and funding of energy efficiency maintenance projects in existing municipal buildings.	
	6. LEAC will consider a 'green bank' to set aside funds to finance further energy savings projects.	
	7. The Department of Public Works will maintain a list of "shovel ready" energy-related projects to take advantage of potential future funding and grant programs offered by federal and state agencies.	
	8. The City shall create an environmentally conscious purchasing policy that promotes: composting, reducing use of plastics, recycling, and local food at City events.	
	9. LEAC will research technical programs to add in Lebanon School curriculum to involve students in energy efficiency and conservation.	
	10. LEAC will encourage businesses and residents to utilize direct (e.g., Solarize programs) or indirect (e.g., Lebanon Community Power) renewable energy generation, including through provision of educational resources in City media.	

OUTCOMES	13.4	The City's residential, commercial, and institutional sectors privately invest in energy efficiency and renewable energy projects to reduce the use of fossil fuels.
Strategies	A. The City shall take active steps to educate and encourage residents, businesses, and institutions to invest in efficiency and renewable technology, and reduce fossil-fuel use, through procurement and investment.	
	B. The City shall pursue public-private partnerships to save money and generate clean renewable energy.	
	C. The City shall work with area businesses and institutions to leverage educational opportunities.	
Actions	1. The Lebanon Energy Advisory Committee should advocate for and the City Council should pass, when possible, a more flexible energy efficient building code policy that furthers the City's goals toward environmental impact and greenhouse gas reductions.	
	2. The Lebanon Energy Advisory Committee should explore and advocate for and the City Council should pass, when possible, more incentives to promote energy efficiency in existing and new developments.	
	3. Agents of the City will seek partnerships with the private sector to maximize energy savings on specific projects.	
	4. All City energy efficiency projects will require rigorous benchmarking and audit review.	
	5. LEAC will continue to work with the Community Power Coalition of NH to support financing of energy efficiency programs and development of distributed renewable energy systems.	
	6. LEAC will actively research, promote, and leverage state and federal energy efficiency financing programs.	
	7. The Planning Department will explore implementation of a large commercial building energy use reporting system (benchmarking) considering requiring participation of multifamily dwellings. Consider requiring that landlords disclose utility use history to potential tenets.	
	8. LEAC will pursue the idea of a microgrid powered by the landfill gas to energy project	
	9. LEAC will explore the potential for district heat.	

OUTCOMES	13.5	Lighting throughout the City is efficient, cost effective, and restores dark skies.
Strategies	A. The City shall maintain a current map and inventory of all public exterior lights.	
	B. The City shall reduce the number of overall lights in its control to save taxpayer money and reduce energy use and night-sky pollution associated with unnecessary lights.	
Actions	1. The City will incorporate energy efficient interior and exterior lighting in retrofits and new projects.	
	2. Continue to apply a systematic process with fair criteria to review and remove or update unnecessary or outdated exterior City-owned lights per Administrative Policy ADM-109.	
	3. Continue to upgrade existing lights to higher efficiency models and calibrate operating times and levels to optimize dark sky and efficiency performance.	
	4. Refer to what other municipalities have done to maximize light removal and public satisfaction.	
	5. Use cut-off lighting techniques to reduce light pollution of necessary lights.	
	6. The Planning Department will update land development regulations to require high efficiency lights.	
	7. Encourage residents and businesses to upgrade existing fixtures to high-efficiency, dark-sky compliant, and insect-safe features.	

OUTCOMES	13.6	**The City of Lebanon has an economically and environmentally sustainable, multi-modal transportation network and municipal vehicle fleet.**
Strategies	A. The City shall seek to eliminate greenhouse gas emissions and reduce the lifecycle costs of vehicles and machines in the municipal fleet, by following the vehicle purchasing policy for EVs, and collaborate with SAU 88 to electrify their fleet.	
	B. The City shall promote employee adoption of zero-emission vehicles and other clean-transportation alternatives.	
	C. The City shall install public EV charging stations and encourage the private sector to do so as well.	
Actions	1. Enforce and strengthen the City's 2024 Fleet Electrification policy requiring fleet purchases or leases to be EVs unless a compelling case can be made for why an EV is not sufficient for the duty task. Insert language into City procurement documents encouraging or favoring these.	
	2. Install public EV charging stations at strategically chosen locations throughout Lebanon.	
	3. Institute and enforce a City-wide Anti-Idling Policy based on the current policy issued by the Department of Public Works	
	4. Explore ways to incentivize residents and visitors to switch to zero emissions vehicles.	
	5. Investigate and draft a proposal for an EV car-sharing program in Lebanon.	

OUTCOMES	13.7	**The City of Lebanon applies a framework of energy efficiency, equity, sustainability and resiliency to all departments, projects, and policies and to its role as the community caretaker.**
Strategies	A. The City and LEAC shall collaborate with City Departments, Committees, and Commissions to adopt lower-and zero-carbon options in their functions.	
	B. The City will organize climate action planning to address community carbon impacts and climate resiliency and to guide community energy conservation, energy development, and greenhouse gas reduction.	
	C. New City policies and development initiatives will be analyzed through the lens of equity to determine if these will adversely affect residents who will not advocate for their own interests. In projects calling for public hearings, outreach will be undertaken to solicit comments from residents	

Actions	1. LEAC will prioritize steps toward Outcome 7 regularly through the Lebanon Strategic Plan.
	2. The Planning Department will continue to improve land use plans, policies, and regulations for existing structures and new construction so that they promote energy efficiency, equity,
	3. The Planning Department, where appropriate, will require the study and/or implementation of steps such as incorporating renewable energy elements or readiness, heat island reduction, energy efficiency measures, carbon sequestration, and similar features.
	4. Through it's procurement policy, the City will discourage and reduce consumption of single-use products (such as plastics) and promote the reuse and sharing of durable products in order to diminish the embedded energy of things.

OUTCOMES	13.8	The City of Lebanon reaches out to and engages with its disadvantaged and minority communities in energy policy development and administration of Lebanon's energy resources in a fair and equitable manner.
Strategies	A. Employ an equity-centered approach to energy and climate resilience work. Ensure that decision-making processes are open and inclusive, with active outreach to involve previously excluded voices and understand minority and vulnerable populations.	
	B. Intensify public efforts to meet climate, energy and renewable electricity goals that are centered on equity and improve community resilience.	
	C. Increase, broaden, and sustain resources and educational opportunities related to resilience and energy, with on-going interactions and stakeholder collaborations, especially early in the design and decision making process.	
	D. Design for resilience in a way that protects vulnerable/underserved populations.	
	E. Integrate resiliency and equity planning into business continuity planning.	
Actions	1. LEAC will collaborate with the DEI Advisory Committee to develop/support an overall City diversity, equity and inclusion policy that includes applicability to energy.	
	2. In City projects and policies requiring public input, the City will ensure that participation opportunities are early and diverse, such as a mix of virtual and in-person forums and direct outreach before any policy, plan, or project is drafted/designed.	
	3. The Planning Department will build an outreach network to foster trust and relationships, facilitate communications and inclusiveness, in conjunction with existing efforts like Upper Valley Strong and Housing First.	
	4. The City Mangers' Office will create open government portal/transparency/accessibility tool to link residents to local citizen organizations and opportunities.	
	5. The Planning Department will support data-driven approaches to community and stakeholder engagement around equity and resilience.	
	6. The DEI Commission will create a DEI checklist for public meetings and projects to ensure active outreach to affected minority stakeholders as relates to energy-related projects, operations and programs in the community. Adopt criteria for ensuring that all City (capital) projects are screened for resilience to climate change-related hazards.	
	7. The Planning Department will apply a sustainable implementation checklist/blueprint/template/ workplan with established criteria to all major City policies, plans, projects or similar that includes timeframe, partners, funding and other resources, new technology, equity considerations and priority actions, primary references (i.e., guidance/design standards), community engagement opportunities and connection to other goals.	
	8. Lebanon Community Power will be alert to opportunities to create community solar and implement community power, including comprehensive community solar, to create equitable and affordable access to renewable energy.	
	9. LEAC may partner with local financial institutions to explore opportunities for low- or no-interest loans that support energy-related projects.	
	10. LEAC may host trainings on equitable and resilient design and associated protocols	
	11. The City will avoid "charging deserts" by distributing public EV charging stations across the City, including in right of way convenient to public workers, subsidized housing, and similar areas.	

OUTCOMES	13.9	The City shall strive to be more resilient in terms of renewable energy sources, energy usage, and climate adaptation.
Strategies	A. Develop business plans for resilience hubs.	
	B. Create and/or adopt resilient design guidelines or toolkit, either standalone or in conjunction with other design guidance/requirement updates	
	C. Continue working on diversifying power sources so critical parts of the grid can be maintained if there is an emergency.	
Actions	1. Include Mitigation efforts against urban heat island effects, such as landscaping and hardscaping, as part of site plan regulations. Adopt a city-wide policy to use primarily native and drought-tolerant plant species, with a focus on pollinator plantings and climate resiliency. Use large trees to create shade around buildings to naturally cool them. Initiate a required shade % for parking lots to mitigate heat island effect and create cooler areas.	
	2. The Public Works Department will seek alternatives to non-pervious surfaces to improve stormwater flow and quality, and reduce urban heat island effect	
	3. Have the Planning Department conduct a Climate Vulnerability Assessment (CVA) to better understand the potential impacts of climate hazards to local operations, community safety, natural resource health, and business continuity. The assessment should include heat mapping, robust quantitative and qualitative analysis of climate trends and projections, and projected impacts to public health, infrastructure, and the economy.	

CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: **Planning Board**

FROM: **Tim Corwin, Deputy Planning & Development Director**

RE: **February 23, 2026 Work Session - Agenda Item 3.C**
Capital Improvements Program (CIP) –
Review of 2026 Capital Budget and adopted CIP

MEMO DATE: **February 19, 2026**

Planning Board members,

As described in the Capital Improvement Program (CIP) Policy and Procedures document adopted on February 27, 2023 (attached), the annual CIP procedure begins with a review of the prior year's City Council-adopted capital budget. The review of previously adopted capital budgets versus the Board's adopted CIP for the same time periods enables the Board to see which recommended CIP Projects are being funded through the budget process and which projects, if any, are being delayed to subsequent years. This review also assists the Board in initiating the Project List for the upcoming 2027-2032 CIP.

Attached to this memo is a spreadsheet showing the Planning Board's adopted CIP project list for 2026-2031. Project names listed in ***bold italicized*** font on the spreadsheet indicate that the project was reviewed as a Capital Improvement Program Item by the Planning Board. Other capital projects did not meet the definition of a CIP Item in accordance with the Board's Policy and Procedures document.

In the two highlighted columns, dollar amounts in **bold** text represent the capital funding amount approved by the City Council in December 2025 (a copy of the adopted 2026 Capital Budget is also attached fore reference). As you can see, there are some differences in the amount actually funded for some projects as compared to the estimated project cost reflected in the Planning Board's adopted CIP. Specifically, funding for the Taxiway A Extension Phase 2 project was identified so as to allow that project to move forward sooner than anticipated, additional funding for the Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction project was removed, and additional funding was provided for the Mechanic St – High St – Mascoma St project based on cost estimate updates obtained following adoption of the CIP.

Staff will be prepared to review and discuss this information in depth at the Board's upcoming work session.

CITY OF LEBANON, NH

2026 Capital Budget - Adopted 12/17/25

Department	Project Name	Total Appropriated	Prior to 2026	2026	Bonds/Note Proceeds/Debt	Existing Funds from CRF	Transfers to CIP	Other (SAD, sale proceeds, etc)	Inter-governmental Grants
	AIRPORT FUND								
AIR	2026 T-Hangar Construction	$4,120,000	$0	$4,120,000	$370,950				$3,749,050
AIR	2026 Taxiway A Extension	$3,925,000	$0	$3,925,000			$98,125		$3,826,875
NEW-AIR	Pavement Management Plan	$85,000	$0	$85,000			$2,120		$82,880
	TOTAL AIRPORT	**$8,130,000**	**$0**	**$8,130,000**	**$370,950**	**$0**	**$100,245**	**$0**	**$7,658,805**
	GENERAL FUND								
FLEET & EQUIPMENT									
DPW	Fleet Replacement	$620,000		$620,000		$620,000			
ROADS & BRIDGES									
DPW	Mechanic St/Mascoma St/High St Intersection	$5,821,998	$4,669,748	$1,152,250			$230,450		$921,800
DPW	Trues Brook Road Bridge Replacement #066-059	$5,602,550	$5,369,330	$233,220			$5,150		$228,070
	TOTAL GENERAL FUND	**$6,222,550**	**$5,369,330**	**$2,005,470**	**$0**	**$620,000**	**$235,600**	**$0**	**$1,149,870**
	WATER FUND								
DPW-WATER	Farnum Hill Tank – Water Age and Quality	$390,000	$0	$390,000			$390,000		
	TOTAL WATER FUND	**$390,000**	**$0**	**$390,000**	**$0**	**$0**	**$390,000**	**$0**	**$0**
	SOLID WASTE FUND								
DPW-SOLID	Landfill Phase 3-4 Design, Permitting, and Construction	$1,801,000	$1,534,000	$267,000			$267,000		
DPW-SOLID	Fleet Replacement	$235,000		$235,000		$235,000			
	TOTAL SOLID WASTE FUND	**$2,036,000**	**$1,534,000**	**$502,000**	**$0**	**$235,000**	**$267,000**	**$0**	**$0**
	TOTAL 2026 CAPITAL IMPROVEMENTS PROGRAM	**$16,778,550**	**$6,903,330**	**$11,027,470**	**$370,950**	**$855,000**	**$992,845**	**$0**	**$8,808,675**

Comparison of 2026-2031 CIP with 2026 Capital Budget

Capital Budget Year	Department	Project Name	Total Appropriated	Prior to CIP Period	Total Projected Cost for 6-Year CIP Period	Estimated project cost from adopted CIP 2026	Actual 2026 Capital Funding amount, if different	Estimated project cost from adopted CIP 2027	Estimated project cost from adopted CIP 2028	Estimated project cost from adopted CIP 2029	Estimated project cost from adopted CIP 2030	Estimated project cost from adopted CIP 2031
		(***Bold Italics*** = CIP Item)										
2026	AIR	***2026 T-Hangar Construction***	$4,120,000	$0	$4,120,000	**$4,120,000**		$0	$0	$0	$0	$0
2026	AIR	Pavement Management Plan	$85,000	$0	$85,000	**$85,000**		$0	$0	$0	$0	$0
2026	AIR	***Taxiway A Extension Phase 2***	$3,925,000	$0	$3,925,000	~~$0~~	**$3,925,000**	~~$3,925,000~~	$0	$0	$0	$0
2026	AIR	South Apron Rehabilitation	$1,090,000	$0	$1,090,000	$0		$0	$1,090,000	$0	$0	$0
2026	AIR	***Taxiway A Extension Phase 3***	$3,900,000	$0	$3,900,000	$0		$0	$0	$0	$3,900,000	$0
2026	AIR	Replace Airfield Electrical Vault	$1,170,000	$0	$1,170,000	$0		$0	$0	$0	$0	$1,170,000
2026	FIRE	***Fire Station 2 Replacement***	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	City Hall Renovations Phase 5	$6,998,600	$6,998,600	$0	$0		$0	$0	$0	$0	$0
2026	FIRE	Ambulance Replacement	$900,000	$0	$900,000	$0		$450,000	$0	$0	$0	$450,000
2026	FIRE	Personal Protective Equipment	$294,000	$0	$294,000	$0		$0	$0	$294,000	$0	$0
2026	DPW	Fleet Replacement	$4,360,000	$0	$4,360,000	**$620,000**		$525,000	$790,000	$725,000	$1,190,000	$510,000
2026	DPW	***Route 120–Etna–Old Etna Road Pedestrian Improvements***	$250,000	$250,000	$0	$0		$0	$0	$0	$0	$0
2026	DPW	Hanover Street/Route 120 Bridge Replacement #121-117	$2,848,250	$2,675,000	$173,250	$0		$173,250	$0	$0	$0	$0
2026	DPW	Mack Avenue Infrastructure Improvements	$80,000	$80,000	$0	$0		$0	$0	$0	$0	$0
2026	DPW	Estabrook Circle and Maple Street Stormwater Improvements	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	***Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconst***	$5,835,990	$425,000	$5,410,990	~~$388,000~~	**$0**	$0	$37,000	$0	$4,985,990	$0
2026	DPW	***Mechanic St Sidewalk - Buckingham Pl to Poverty Ln (Phase***	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	***Mechanic St Sidewalk - Rivermill Bus Stop to Slayton Hill Rd (***	$2,518,690	$0	$2,518,690	$0		$152,230	$0	$139,380	$2,227,080	$0
2026	DPW	***Hanover Street Reconstruction - Route 120 to Mascoma Stree***	$513,590	$0	$513,590	$0		$513,590	$0	$0	$0	$0
2026	DPW	***Mechanic Street - High Street - Mascoma Street Roundabout***	$4,689,548	$4,669,748	$19,800	~~$19,800~~	**$1,152,250**	$0	$0	$0	$0	$0
2026	DPW	Green Street and Shaw Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	Elm Street and Union Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	***School St / Meriden Rd Safety Improvements***	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW	Trues Brook Road Bridge Replacement #066-059	$5,602,550	$5,369,330	$233,220	**$233,220**		$0	$0	$0	$0	$0
2026	REC	***Mascoma River Greenway Extension***	$2,400,000	$465,000	$1,935,000	$0		$1,506,000	$429,000	$0	$0	$0
2026	REC	***MRG to Mascoma Street Path***	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	REC	Northern Rail Trail Retaining Wall	$275,000	$0	$275,000	$0		$275,000	$0	$0	$0	$0
2026	DPW-WATER	***Large Groundwater Well and Water Treatment Facility***	$17,310,000	$1,910,000	$15,400,000	$0		$15,400,000	$0	$0	$0	$0
2026	DPW-WATER	***Hanover Street Reconstruction - Route 120 to Mascoma Stree***	$35,420	$0	$35,420	$0		$35,420	$0	$0	$0	$0
2026	DPW-WATER	***Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconst***	$89,790	$0	$89,790	$0		$0	$0	$0	$89,790	$0
2026	DPW-WATER	***Centerra Water Main Extension***	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Mack Avenue Infrastructure Improvements	$60,000	$60,000	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Estabrook Circle and Maple Street Stormwater Improvements	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Spring Street West Water Main Replacement	$275,000	$0	$275,000	$0		$0	$0	$0	$0	$275,000
2026	DPW-WATER	Farnum Hill Tank – Water Age and Quality	$390,000	$0	$390,000	**$390,000**		$0	$0	$0	$0	$0
2026	DPW-WATER	Green Street and Shaw Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Elm Street and Union Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Water Meter Upgrade	$929,000	$0	$929,000	$0		$0	$0	$0	$929,000	$0
2026	DPW-SEWER	***Hanover Street Reconstruction - Route 120 to Mascoma Stree***	$41,320	$0	$41,320	$0		$41,320	$0	$0	$0	$0
2026	DPW-SEWER	***Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconst***	$112,220	$0	$112,220	$0		$0	$0	$0	$112,220	$0
2026	DPW-SEWER	Fleet Replacement	$80,000	$0	$80,000	$0		$0	$0	$80,000	$0	$0
2026	DPW-SEWER	Mack Avenue Infrastructure Improvements	$60,000	$60,000	$0	$0		$0	$0	$0	$0	$0
2026	DPW-SEWER	Estabrook Circle and Maple Street Stormwater Improvements	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-SEWER	Green Street and Shaw Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-SEWER	Elm Street and Union Street Reconstruction	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-WATER	Water Meter Upgrade	$929,000	$0	$929,000	$0		$0	$0	$0	$929,000	$0
2026	DPW-WATER	Route 12A Pump Station	$0	$0	$0	$0		$0	$0	$0	$0	$0
2026	DPW-SOLID	***Landfill Phase 3-4 Design, Permitting, and Construction***	$17,370,000	$1,534,000	$15,836,000	**$267,000**		$15,300,000	$0	$269,000	$0	$0
2026	DPW-SOLID	Fleet Replacement	$1,840,000	$0	$1,840,000	**$235,000**		$225,000	$450,000	$450,000	$230,000	$250,000
2026	**TOTALS**		**$91,377,968**	**$24,496,678**	**$66,881,290**	**$6,358,020**	**$11,027,470**	**$38,521,810**	**$2,796,000**	**$1,957,380**	**$14,593,080**	**$2,655,000**

LEBANON PLANNING BOARD

CAPITAL IMPROVEMENT PROGRAM POLICY AND PROCEDURES

CITY OF LEBANON, NEW HAMPSHIRE

ADOPTED: September 22, 2003
LAST REVISED: February 27, 2023

CITY OF LEBANON
CAPITAL IMPROVEMENT PROGRAM
POLICY AND PROCEDURES

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ARTICLE I – ENACTMENT AND GENERAL PROVISIONS

Authority

Under the general authority granted in the New Hampshire Revised Statutes Annotated Title LXIV, the Lebanon Planning Board adopts this Policy and Procedures Document, pursuant to RSA 674:5, after having adopted a Master Plan and having been authorized to annually prepare and amend a recommended program of municipal capital improvement projects by the Lebanon City Council on January 08, 1986. Pursuant to RSA 674:7, the Planning Board will confer, in a manner deemed appropriate by the Board, with the City Manager, Finance Director, municipal departments, and the Lebanon School District, and shall review the recommendations of the Master Plan in relation to the proposed Capital Improvement Program.

Such that the Planning Board is so authorized to execute the Capital Improvement Program, every municipal department and the Lebanon School District shall, upon request of the Planning Board, transmit to the Board a statement of all capital projects it proposes to undertake during the term of the Program (6 years). The Planning Board shall study each proposed capital project that qualifies as a Capital Improvement Program Item, as defined herein, and shall advise and make recommendations to the municipal department or School District concerning the relation of its project to the Capital Improvement Program being prepared.

Pursuant to RSA 674:8, the Planning Board will submit its Capital Improvement Program recommendations for the ensuing fiscal year through the City Manager to the City Council for consideration as part of the annual budget.

General Purpose

This Policy and Procedures Document authorizes the Planning Board to prepare and submit a Capital Improvement Program that supports and furthers the goals established in the City's Master Plan. This Policy and Procedures Document shall be administered to ensure orderly growth and development and supplement and facilitate the provisions in the City of Lebanon's Master Plan, Zoning Ordinance, and capital budget. This Policy and Procedures Document ensures that there is harmonious development of a City capital budget. The Capital Improvement Program does not create the capital budget, but is a recommendation to the City Council in preparation of the capital budget. This Policy and Procedures Document guides the Planning Board in creating and delivering the Capital Improvement Program to the City Council.

Definitions

For the purposes of this Policy & Procedures Document, in addition to the terms included in this Article, the meaning of terms used herein shall be as defined in the Lebanon City Code and RSA.

Board – The word 'Board' shall mean the Lebanon Planning Board.

Capital Improvement Program (CIP) – The words 'Capital Improvement Program' and the abbreviation 'CIP' shall mean the document authorized by the Board consisting of a first-year capital budget recommendation for CIP Items and a subsequent five-year plan for capital expenditures. Projects previously approved and fully funded for completion are not included in the current six-year plan.

Capital Improvement Program Items – CIP Items will be those items that pertain to planning and land use within the City only. CIP Items are to include:

a) Any Physical Public Betterment and studies relative thereto with an estimated cost or value in excess of $100,000;
b) Acquisition of land, regardless of estimated cost;
c) Construction of new buildings and facilities with an estimated value in excess of $100,000;
d) Facilities engineering design and other preconstruction costs in excess of $100,000, unless such costs are part of a project that does not result in more capacity for growth;
e) Reconstruction of existing facilities resulting in more capacity for City growth with an estimated cost or value in excess of $100,000.

Capital items that are operational in scope, vehicles for example, are not considered to be CIP Items.

Physical Public Betterment – The words 'Physical Public Betterment' shall mean any new use of land or infrastructure that is for the benefit of the community. **Excluded from this definition are operational maintenance and improvements accruing a benefit to the community, which do not increase capacity for growth, for example resurfacing a road, fixing a sidewalk, and other in-kind repairs.**

CIP Project List – The term 'CIP Project List' shall be the Planning Board's list communicating to the City those CIP Items deemed by the Board as important for capital budget funding for the ensuing six-year fiscal period.

Capital Budget Form – The term 'Capital Budget Form', created by the Finance Director, is the official request by the Board, submitted through city staff, for a CIP Item to be included in the CIP. For each proposed CIP Item, the Capital Budget Form submitted by the Department for that project shall, to the extent possible, establish a substantive relationship between what the Master Plan identifies as a capital need and the proposed CIP Item.

Compliance

No Capital Improvement Program shall be approved by the Planning Board unless such plan complies with all the provisions of this CIP Policy and Procedures document and state and federal laws.

No authority other than the Planning Board will be permitted to change the CIP.

This CIP Policy and Procedures document supersedes all other City Staff policies relative to the CIP.

ARTICLE II – CIP POLICY AND PROCEDURES

Purpose

This procedure allows timely submission and review of the Capital Improvement Program (CIP) by the Planning Board, City Council, City Manager, Finance Director, municipal departments, and the Lebanon School District. This procedure defines a process by which information is given to the Planning Board by municipal departments (through the City Manager) and the Lebanon School District and sets forth the schedule for the Board's review and adoption of the CIP by late August. By producing the CIP by late August, the City Council shall use the document for capital budget recommendations per City Policy 98-01-A.

Policy

The Planning Board may create a preliminary CIP Project List, which shall be provided to all departments. in accordance with the Procedure outlined below. All department proposals for CIP Items and other capital items shall be submitted to the Planning & Development Director by mid-May, approximately 180 days prior to the budget submission date of October 31st. The Finance Director, City Manager, Planning & Development Director, and appropriate designees shall evaluate and analyze the fiscal capacity and financial programming of the proposed CIP Items and other capital items and shall prepare a draft CIP for review and adoption by the Planning Board by late August.

Procedure

1. At the **January Planning Board Work Session**, the Board may prepare a preliminary CIP Project List for the ensuing six-year fiscal period. The Planning & Development Director shall distribute the Planning Board's preliminary CIP Project List to the City Manager, Finance Director, and all municipal departments for consideration in preparing each Department's proposed CIP Items and other capital items. The Board may evaluate up to the prior three (3) years' City Council-adopted Capital Budgets versus the Board's CIP Project List and identify changes and make recommendations relevant to the CIP.

2. **In early April:** The Planning & Development Director shall distribute the Capital Budget Form, guidelines, and instructions to all municipal departments and to the Lebanon School District, approximately 210 days prior to the budget submission.

3. **In mid-May:** Each Director of a municipal department and the Superintendent of the Lebanon School District shall inventory existing facilities; identify proposed new CIP Items and other capital items and determine the status of previously approved CIP Items; and shall prepare and submit to the Planning & Development Director Capital Budget Forms, with such supporting documentation, data, required analysis, and timelines as required by the City Manager and Planning & Development Department, approximately 180 days prior to the budget submission date.

4. **By late June:** The Planning & Development Director, City Manager, and Finance Director shall analyze fiscal capacity and financial programming of the proposed CIP Items and shall prepare a draft CIP. In accordance with RSA 674:6, the draft CIP shall classify projects according to the urgency and need for realization and recommend a time sequence for their implementation, and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

5. **By early July:** The City Manager shall submit the draft CIP to the Planning Board. Each Planning Board member shall be given a copy of the draft CIP. The Planning & Development Department shall request that each municipal department and the Lebanon School District appear before the Planning Board at the July work session to answer questions and to discuss project proposals, as needed.

6. **By late August:** The full Planning Board shall review the draft CIP and shall make any revisions deemed appropriate by the Board. In reviewing the draft CIP, the Planning Board shall review the recommendations of the Master Plan in relation to the proposed CIP. The Planning Board shall adopt a final CIP and submit its first-year capital budget recommendations to the City Council through the City Manager.

7. Upon adoption, the Planning & Development Director shall cause a certified copy of the CIP to be filed with the New Hampshire Office of Planning & Development (NHOPD) in accordance with RSA 675:9.

Redline last revised on 1/5/26

SITE PLAN REVIEW REGULATIONS
PHASED DEVELOPMENT, PLAN EXPIRATION, AND EXEMPTION PERIODS
DRAFT AMENDMENTS

ARTICLE IV – PROCEDURE

[…]

Section 4.8 – Procedure for Site Plan Review

[…]

D. Notice of Action

[…]

The Notice of Action shall set forth the following:

[…]

7. A reminder of the time limits set forth in Section 4.10 ~~of these Regulations~~, and where appropriate, any additional time parameters, such as deadlines within which particular conditions must be fulfilled, the threshold levels of work which shall constitute "active and substantial development" or "substantial completion" for purposes of RSA 674:39, or a phased development phasing schedule ~~timetable~~ pursuant to Section 4.9, which shall be referenced and attached as an exhibit ~~of these Regulations~~.

[…]

Section 4.9 – Phased Developments

The review and approval procedure for phased developments shall be as follows:

A. ~~For purposes of these Regulations,~~ "Pphased development" shall mean a project which the applicant intends to construct in phases over a total period of time which may be in excess of the time limits set forth in Sections 4.10, 8.4~~3~~.A~~B~~, or 8.4~~3~~.B~~C~~ ~~of these Regulations~~ or those in RSA 674:39. ~~Phased development may also include a project for which the Planning Board has imposed a phasing requirement pursuant to Sections 501.1(D) or 502.2(D) of the Zoning Ordinance, or otherwise, in order to mitigate the impact of a development on community facilities, services, or utilities.~~

[…]

C. The applicant shall submit with the application a proposed phasing schedule, which, if approved by the Board, shall be included as part of any approval. The phasing schedule shall include the following information, for each phase:

1. A written specification of all improvements, on-site or off-site, to be installed as part of that phase.~~;~~

2. ~~A~~ The deadline for the posting of any ~~required~~ security for that phase that may be required pursuant to Sections 8.3.B or C;

~~3. A deadline for the completion of such improvements subsequent to the posting of such security, and;~~

4~~3~~. ~~A~~ The date by which a Building Permit or, if a Building Permit is not required for the phase, a Zoning Permit, must be obtained to prevent the approval for that phase from being considered void pursuant to Section 4.10.A.1 ~~of these Regulations~~. The deadline for obtaining a Building Permit for the first phase shall be no later than two (2) years from the date of the Planning Board's approval. The deadline for obtaining Building Permits for each subsequent phase may be no later than two (2) years following the substantial completion deadline for the prior phase.

4. The deadline for achieving active and substantial development or building of that phase pursuant to RSA 674:39 and Section 8.4.A. The deadline for achieving active and substantial development or building of the first phase shall be three (3) years from the date of the Planning Board's approval. The deadlines for achieving active and substantial development or building of each subsequent phase may be no later than three (3) years following the substantial completion deadline for the prior phase.

5. The deadline for achieving substantial completion of that phase pursuant to RSA 674:39 and Section 8.4.B. The deadline for achieving substantial completion of the first phase shall be seven (7) years from the date of the Planning Board's approval. The deadlines for achieving substantial completion of each subsequent phase may be no later than seven (7) years following the substantial completion deadline for the prior phase.

A phasing plan sheet graphically depicting the boundaries of each phase shall be included as part of the plan set per Section 5.1.E.25. The phasing schedule may be included on the phasing plan sheet or, if a separate document, shall reference the phasing plan sheet and shall be attached to the Notice of Action as an exhibit.

~~The phasing schedule may also specify threshold levels of work and time lines which must be completed, in order for the project, as a whole, or particular phase(s) of the project, to be considered "vested" pursuant to RSA 674:39, or the New Hampshire common law of vested rights.~~

~~The approval for a particular phase shall not be considered "final" under RSA 676:4, I(i), nor shall any plan of that phase be recorded in the Grafton County Registry of Deeds, until the security for the improvements which are part of that~~

~~phase has been properly posted with the City or until such required improvements have been completed, inspected, and approved by the City.~~

[…]

E. Prior to obtaining a Building Permit for each later phase, the applicant shall submit to the Planning Director a copy of the Building Permit application. The Planning Director shall then determine whether the application is in accordance with the approved phasing schedule, and whether any required security for that phase has been provided to the City.

~~If the development is proceeding in accordance with the approved phasing schedule, the later phase(s) shall normally be presumed to be "vested" against changes in City land use ordinances and regulations, except as otherwise specified by the Board as part of its approval. However, the Planning Director may determine that, due to specific circumstances, including but not limited to non-compliance with applicable regulations or conditions of approval, a later phase or phases should not be considered "vested" under RSA 674:39 or the New Hampshire common law of vested rights. In such a case, the Planning Director may forward to the Planning Board a recommendation to initiate proceedings, using the procedures of RSA 676:4-a as applicable, to revoke approval of an unbuilt phase or phases.~~

F. Expiration of Phasing Schedule.

1. If the applicant fails to meet any such deadline set forth in the phasing schedule, or any extension thereof or as may be amended, then the approval of that phase and all subsequent phases shall be considered void. ~~, and such phase(s) shall no longer be presumed "vested."~~

2. Phasing Schedule Amendment. If the applicant anticipates being unable to meet any time deadline(s) set forth in the approved phasing schedule with respect to any phase, the applicant may apply to the Planning Board to amend the phasing schedule if the requested changes could have been approved by the Planning Board pursuant to the requirements of Sections 4.9.C.3, 4, and 5 at the time the phasing schedule was originally approved.

   Requests for amendments received after the date proposed to be amended will not be considered by the Board. A phasing schedule amendment may be granted only after a public hearing with notice as provided in Section 4.8.

   In determining whether to grant such an amendment, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision. The Board shall grant no more than one phasing schedule amendment unless it

determines, based on legal advice, that such amendment is required in order to prevent a violation of constitutional rights.

3. Phasing Extensions.

a. If the applicant anticipates being unable to meet any Building Permit deadline with respect to any phase, the ~~he or she~~applicant may apply to the Planning Board for a two (2) yearn ~~extension of up to two years~~ for the particular phase, pursuant to Sections 4.10.A.2 and A.3 ~~of these Regulations~~. In accordance with Section 4.10.A.3, the Board shall grant no more than one such extension for each phase~~The request for an extension shall be submitted to the Planning and Development Department prior to the expiration of the deadline(s) involved~~.

b. If the applicant anticipates being unable to meet any deadline for achieving active and substantial development or building with respect to any phase, the applicant may apply to the Planning Board for an extension of up to two (2) years for the particular phase, pursuant to Sections 8.4.A.3 and 4. In accordance with Section 8.4.A.4, the Board shall grant no more than one such extension for each phase.

~~If the applicant fails to meet any such deadline, or extension thereof, then the approval of that phase and all subsequent phases shall be considered void, and such phase(s) shall no longer be presumed "vested." However, the applicant may resubmit the application for such phase(s) to the Board for further review and re-approval in light of changes in ordinances, regulations, or other material circumstances which have occurred in the City of Lebanon since the original approval.~~

Section 4.10 – Expiration of Site Plan Approval

A. Building Permit.

1. Any approved site plan for which a Building Permit or, if a Building Permit is not required for the project, a Zoning Permit, has not been obtained within two (2) years of the date of the ~~original~~ Planning Board's approval shall be considered void; however, the Board may, for good cause, specify in the original Notice of Action some alternative time limit for obtaining a Building Permit. ~~The voiding of an approval under this paragraph shall terminate the vesting of the application against changes in regulations, as set forth in RSA 676:12,VI and RSA 674:39.~~

2~~B~~. Notwithstanding paragraph A above, the Board may grant an extension of ~~up to~~ two (2) additional years beyond the original expiration date. ~~A request for such an extension must be submitted by the Applicant to the Planning and Development Department prior to such expiration date, and R~~requests ~~for extension of the site plan approval~~ received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 ~~of these Regulations~~.

3C. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision on an extension request under this Section. The Board shall grant no more than one (1) extension for any site plan, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.

4D. For applications subject to both Site Plan and Subdivision review, expiration of Board approvals shall occur as set forth in the Subdivision Regulations.

5E. For approved phased developments, the deadlines for obtaining a Building Permit for each phase, as stated in the approved phasing schedule in accordance with Section 4.9.C.(43) of these Regulations, shall be substituted for the time limitation set forth in Section 4.10.(A.1). Any request for an extension of time for a particular phase, as described in Section 4.9.F.3.a of these Regulations, shall only apply to the particular phase, and such extension shall not automatically apply to any later phases of the development.

B. Active and Substantial Development or Building.

Any approved site plan for which active and substantial development or building per Section 8.4.A.1 has not been achieved within three (3) years of the date of the Planning Board's approval shall be considered void, unless extended pursuant to Section 8.4.A.3, in which case the approved site plan shall be considered void if active and substantial development or building per Section 8.4.A.1 has not been achieved within five (5) years of the date of the Planning Board's approval.

C. Substantial Development Completion.

Any approved site plan for which substantial completion per Section 8.4.B has not been achieved within seven (7) years of the date of the Planning Board's approval shall be considered void.

Section 4.11 – Reapproval of Expired Site Plan Approval

For any site plan approval that has expired pursuant to Section 4.10, the applicant may resubmit the application to the Board for re-approval. The resubmitted application, including the plan set and supporting materials, shall be updated as needed to comply with current ordinances and regulations and to address any changes in material circumstances which have occurred in the City of Lebanon since the original approval that may impact the proposed development.

*[**TBD - Submission requirements for a "reapproval"**]*

Section 4.11 12 – Permission to Visit Property

[…]

ARTICLE V – SUBMISSION REQUIREMENTS

Section 5.1 – Drawings and Other Submittals

[…]

An application for Site Plan Review shall include the following information:

[…]

E. Paper copies of the proposed Site Plan drawing (the number to be determined by the Planning and Development Department on an as-needed basis).

[…]

Site Plan drawings shall include the following information (NOTE: The submission requirements described in paragraphs E.1 through E.4 below shall not be waivable under the procedures set forth in Article VII - "Waiver Procedure" ~~of these Regulations):~~

[…]

25. A phasing plan sheet shall be provided for any phased development per Section 4.9.C.

[…]

ARTICLE VIII – CONSTRUCTION, COMPLETION, AND BONDING

[…]

Section 8.4 – Active and Substantial Development and Substantial Completion

As provided for in RSA 674:39, III, the Board may specify the threshold levels of work that shall constitute the following terms, with due regard to the scope and details of a particular project:

A. Active and Substantial Development or Building

1. U~~For purposes of these Regulations, u~~nless modified by the Board at the time of approval of a specific application, the completion of all of the following shall imply "Active and Substantial Development or Building" when inspected and approved by the Reviewing Engineer:

a. Construction of and/or installation of basic infrastructure to support the development (including all of the following: roadways, access ways, parking lots, etc. to a minimum gravel base; and water and wastewater lines and other utilities placed in underground conduit

ready for connection to proposed buildings/structures) in accordance with the approved plans; and,

b. Construction and completion of drainage improvements to service the development (including all of the following: detention/retention basins, treatment swales, pipes, underdrains, catch basins, etc.) in accordance with the approved plans; and,

c. Placement and maintenance of all erosion control measures on the site as specified on the approved plans.

Movement of earth, excavation, or logging of a site without completion of items a, b, and c above, shall not be considered "Active and Substantial Development or Building." Plans approved in phases shall be subject to this definition for the phase or phases currently being developed.

2. Unless otherwise specified by the Board, Active and Substantial Development or Building shall be achieved within ~~two~~ three (~~2~~3) years from the date of the Planning Board's approval.

3. The Planning Board may extend the time for completion of Active and Substantial Development or Building by an additional two (2) years ~~may be extended for~~upon demonstration of good cause by the ~~Planning Board~~. Requests received after the expiration date will not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8.

4. In determining whether to grant such an extension, the Board shall consider the totality of the circumstances, including the extent and complexity of the conditions precedent, the extent of the progress made by the Applicant toward satisfying the conditions-precedent and/or starting construction, and whether the need for more time is attributable to unusual circumstances beyond the control of the Applicant, rather than to the Applicant's neglect or failure to proceed with reasonable promptness. The Board shall indicate in its minutes the reason(s) for its decision. The Board shall grant no more than one extension, unless it determines, based on legal advice, that such extension is required in order to prevent a violation of constitutional rights.~~A request for an extension of time within which to complete such Active and Substantial Development or Building shall be submitted by the Applicant to the Planning and Development Department prior to such expiration date for review in accordance with the provisions of Section 4.10 of these Regulations. Requests for extension of time to complete Active and Substantial Development or Building received after the expiration date shall not be considered by the Board. An extension may be granted only after a public hearing with notice as provided in Section 4.8 of these Regulations.~~

~~In no event shall the time for completion of Active and Substantial Development or Building be extended to more than five (5) years from the date of the Planning Board's approval, unless the development has been~~

~~approved for completion in phases in accordance with Section 4.9 of these Regulations.~~

5. For approved phased developments, the deadlines for achieving Active and Substantial Development or Building for each phase shall be as set forth in the approved phasing schedule in accordance with Section 4.9.C.5. Any request for an extension of time for a particular phase, as described in Section 4.9.F.3.b, shall only apply to the particular phase, and such extension shall not automatically apply to any later phases of the development.

6. In the event the Planning Board approves an extension request, the Applicant shall be required to update any Security Agreements or other documents, as necessary, to reflect the dates of the extended approval.

B. Substantial Completion

1. U~~For purposes of these Regulations, u~~nless modified by the Board at the time of approval of a specific application, Substantial Completion shall be deemed to have occurred when all on-site and off-site improvements specified in the Site Plan approval have been constructed or installed by the Applicant and inspected and approved by the Reviewing Engineer, except for those improvements which are explicitly deferred by vote of the Board.

   In the event that the City calls a performance security for such improvements and the funds are paid to the City, Substantial Completion of the improvements ~~in the subdivision~~ shall be deemed to have occurred.

2. Unless the Site Plan has been approved for completion in phases in accordance with Section 4.9 ~~of these Regulations~~, or as otherwise specified by the Board, Substantial Completion shall be achieved within ~~five~~ seven (~~5~~7) years from the date of the Planning Board's approval. [...]

DRAFT

LEBANON PLANNING BOARD
MOTION FOR PB2026-05-EXT
February 23, 2026 Meeting
Agenda Item 6.A

Staff's recommendations to amend the Planning Board's motion adopted on February 9, 2026 approving the application of Brickyard One Nominee Trust, regarding Hanover Street Ext (Tax Map 48, Lot 1), PB2026-05-EXT, shown in red below. The recommended edits are intended to clarify the dates by which "active and substantial development" and "substantial completion" must be achieved, consistent with the Planning Board's intent to approve the applicant's extension request.

From the draft 2/9/26 Planning Board meeting minutes:

A MOTION was made by Patrick Kennelly that the Lebanon Planning Board approves the application of Brickyard One Nominee Trust regarding the phased multi-family Planned Unit Residential Development (PURD) originally approved on December 17, 2024 (PB2024-22-SPRCUP) for property located on Hanover Street Extension (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3, PB2026-05-EXT, per application materials submitted and including any and all submissions and testimony provided for and during the public hearing.

The applicant requests the following:

1. An amendment to the phasing schedule and to condition #4 of the December 17, 2024 Notice of Action to extend the deadlines for the issuance of a building permit for each building.

2. An amendment to conditions #5 and #6 of the December 17, 2024 Notice of Action to update the vesting thresholds of 2 years to achieve active and substantial development and 5 years to achieve substantial completion to 3 years and 7 years, respectively, consistent with recent changes to NH RSA 674:39.

3. An additional 2-year extension for achieving "active and substantial development" per Section 8.4.A.3 to allow "active and substantial development" to be achieved by December 17, 2029.

[Findings removed for purposes of preparing this document]

This approval is subject to the following conditions:

[Conditions of Approval #1-#3 removed for purposes of preparing this document]

4. Condition #5 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

   "Active and substantial development," as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved **by December 17, 2029** ~~within _____ of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3~~. If active and substantial development is not achieved **by December 17, 2029** ~~within _____ years of the date of the Planning~~

~~Board's approval~~, the development shall be subject to any changes in the City's land use regulations.

5. Condition #5 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, is hereby stricken and replaced with the following:

   "Substantial completion," as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved **by December 17, 2031**~~within seven (7) years of the date of this approval~~. If substantial completion is not achieved **by December 17, 2031**~~within seven (7) years of the date of the Planning Board's approval~~, the development shall be subject to any changes in the City's land use regulations.

[Conditions of Approval #6-#8 removed for purposes of preparing this document]

The MOTION was seconded by Don Collins.

*The MOTION was approved (5-0).

DRAFT

LEBANON PLANNING BOARD
MEETING ROOM ONE, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
THURSDAY, JANUARY 29, 2026 5:30PM

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

MEMBERS ABSENT: Richard Ford Burley, Don Collins

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nate Reichert

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 5:30pm. 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.

Mr. Corwin noted that Mr. Steven Cole has resigned from the Planning Board.

Chair Faunce noted that the following agenda items will be postponed to the February 23, 2026 Planning Board meeting:

A. Presentation on Housing Task Force's Plan for Updated Master Plan Chapter 7 (Housing)
B. Draft Update to Master Plan Chapter 11 (Historic Resources)
C. Draft Update to Master Plan Chapter 13 (Energy)

Chair Faunce said **Item 2D Preparation of Concise Statement** would be moved to the end of the meeting, which is out of the order of the agenda.

2. STUDY ITEMS

E. Capital Improvement Program (CIP) –

- **Discussion re: Policies and Procedures for 2027-2032 CIP**
- **Review 2024-2026 Capital Budgets to Commence 2027-2032 CIP process and Prepare Preliminary CIP Project List**

The group discussed how the Board could review and prioritize future CIP projects. They acknowledged the time and work that goes into the development of the CIP list. Mr. Corwin explained the review process that was undertaken by the former, no-longer-active CIP Subcommittee. He said that subcommittee was disbanded in an attempt to make the process simpler and more streamlined.

The group discussed how projects are selected as CIPs and the impact that available funding has on which projects are prioritized. Mr. Reichert talked about grants that are available and what types of projects might be eligible for grant funding. He also discussed other possible funding sources, including bonds, state funding of programs, etc.

Chair Faunce asked the Board members to reflect on how they want to consider and prioritize CIP projects and how the review policies/procedures might be revised.

D. Preparation of Concise Statement Associated with Proposed Zoning Amendment #17 – Care and Treatment of Animals

Mr. Reichert explained that the Planning Board can craft a concise statement that will be added to a zoning amendment that must be put on the ballot for voters to consider. He shared a draft statement for the Board members to consider.

The group discussed the zoning ordinance related to the care and treatment of animals. They agreed to the language as it was presented.

A MOTION was made by Andrew Faunce to approve the following concise statement related to proposed Zoning Amendment #17: Care and Treatment of Animals:

The Lebanon Planning Board approves of and endorses the amendment of the Use Tables in the Rural Lands One (RL-1) and Rural Lands Two (RL-2) Zoning Districts to allow "Animal Clinic, Hospital, or Veterinary Office," "Animal Boarding Facility," "Kennels," "Horse Stable," and "Riding Facility" by special exception and remove "Care and treatment of animals" within each district's Table of Uses. Further, the Planning Board approves and endorses the amendment of the Use Table in the Rural Lands Three (RL-3) Zoning District to allow "Riding Facility," "Horse Stable," and "Kennels" by special exception and remove "Care and treatment of animals" within the district's Table of Uses. The purpose of this amendment is to further define uses currently allowed under the "Care and treatment of animals" use definition and permit the new definitions in appropriate districts. Within the Rural Lands Districts, there is no change in the currently permissible uses.

The MOTION was seconded by Wes Achord.

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

F. Review Draft Amendments to Site Plan Review Regulations related to Phased Development, Plan Expiration, and Exemption Periods (Sections 4.8 – 4.11, 4.12 (new), 5.1, and 8.4)

Mr. Corwin explained the proposed amendments to the Site Plan Regulations endeavor to ensure the City's regulations are consistent with the state statutes, and that the site plan regulations can be applied clearly and consistently for applications. He suggested that the Board review the draft changes and then hold a public hearing at the February 23, 2026 Planning Board meeting and possibly adopt the revisions at that meeting.

The group discussed the proposed changes to requests for phase extensions during projects at length.

A MOTION was made by Andrew Faunce to present the proposed amendments to the Site Plan Review Regulations to the public during the Planning Board's February 23, 2026 meeting. The MOTION was seconded by Kellen Appleton.

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

3. OTHER BUSINESS – None

4. APPROVAL OF MINUTES – January 12, 2026

Amendments: Page 3, Line 1 and 7 - Edit to read "two of the guest parking spaces for the townhouses could be moved to the South side rather than having all four of them on the north side."

A MOTION was made by Andrew Faunce to approve the January 12, 2026 Planning Board Meeting minutes as amended. The MOTION was seconded by Kellen Appleton.

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

5. ADJOURNMENT

A MOTION was made by Wes Achord to adjourn the meeting at 7:13pm. The MOTION was seconded by Andrew Faunce.

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

The meeting adjourned at 7:13pm.

Respectfully submitted,
Paula Roux
Recording Secretary