FINAL

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, FEBRUARY 09, 2026 6:30PM

MEMBERS PRESENT: Andrew Faunce (Chair), Wes Achord (Vice Chair), Don Collins, Patrick Kennelly, Karen Zook (City Council Rep)

MEMBERS ABSENT: Richard Ford Burley, Kathie Romano (alt), Kellen Appleton

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin presented the following applications that were received by the Planning and Development Department on or before February 09, 2026:

- **Robert S. & Carolyn M. Townsend, Co-Trustees, 125 Storrs Hill Road (Tax Map 134, Lot 17), zoned RL-2: Request for a two-lot minor subdivision. PB2026-12-MIN**
- **Farcast Holdings, LLC, 41 Glen Road (Tax Map 115, Lot 7), zoned GC: Request for a Conditional Use Permit pursuant to Sections 302.4 and 305.2 of the Zoning Ordinance for a proposed conversion of the existing building to a mixed-use facility including a makerspace, café and office space. PB2026-13-CUP**
- **Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC: Request for approval of a Boundary Line Adjustment between Lot 105-115 and Lot 105-116. PB2026-14-BLA**

Mr. Corwin said Staff recommends the applications do not have the potential for regional impact.

A MOTION was made by Andrew Faunce that the applications of Robert S. & Carolyn M. Townsend, Co-Trustees, 125 Storrs Hill Road (Tax Map 134, Lot 17), PB2026-12-MIN; Farcast Holdings, LLC, 41 Glen Road (Tax Map 115, Lot 7), PB2026-13-CUP; and Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), PB2026-14-BLA do not have the potential for regional impact. The MOTION was seconded by Patrick Kennelly.

****The MOTION was approved (5-0).***

3. PUBLIC HEARING ITEMS

A. Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to add seven (7) additional dwelling units within the existing building, together with associated site improvements. PB2026-02-SPR-

Chair Faunce noted this application had been postponed at the January 12, 2026 meeting and was to be discussed at this meeting. Mr. Corwin confirmed that the applicant is once again asking to postpone this application to the March 09, 2026 meeting.

Mr. Corwin noted Article VI, Section 6.1 provides that the Board can grant one postponement for an application; the applicant would need to provide provides a sufficient reason for an additional postponement. He said if the Board does not grant the second postponement at this meeting, the applicant would have to resubmit and assume all related fees (noticing fees, etc). The Board members discussed whether to deny the postponement to give the applicant more time to resubmit.

ARTICLE VI APPLICATIONS

6.1 POSTPONEMENTS. The Board may postpone a completeness determination if requested by the Applicant in writing. The Board may grant only one such postponement unless the Applicant demonstrates sufficient cause to allow for a second postponement. No additional postponement shall be permitted.

Motin by tha pb deny request for postpone without prejudice and have resubmit. Wes Achord 2nd Approved 5-0

A MOTION was made by Don Collins to deny the request of Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), PB2026-02-SPR for postponement without prejudice, and to ask the applicant to resubmit for consideration. The MOTION was seconded by Wes Achord.

****The MOTION was approved (5-0).***

B. LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a previously approved Site Plan (PB2022-36-SPR, PB2023-38-SPA & PB2024-35-SPA) for a proposed multi-family housing development. Applicant proposes revised parking and site configurations, together with related modifications to utilities, landscaping, grading, and other site improvements. PB2026-04-SPA

Mr. Corwin gave an overview of the site plan changes and approvals for this application. He said the application is complete enough for the Board to accept jurisdiction and commence review.

A MOTION was made by Andrew Faunce that the application of LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34) PB2026-04-SPA, is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Wes Achord.

****The MOTION was approved (5-0).***

Jon Livadas (owner) and Nik Fiore (Engineering Ventures) were present on behalf of the applicant. Mr. Fiore gave an overview of the changes that have been made to the plans since the Board last reviewed them.

The group discussed EV charging requirements, and changes to the parking lot configurations. Mr. Livadas explained how the public can access the riverfront through the site. Mr. Kennelly suggested that a grassy area that is being considered for public parking could be used as additional green space for the site instead of parking. The group discussed trees and landscaping planned for the site. Mr. Livadas said the team received input from the Tree Advisory Board today that they would be reviewing as well.

Chair Faunce suggested a signage package be added to the project plans. He said signs could be posted that the area near the river adjacent to the site is open to the public. Mr. Livadas said the team has not created a sign package, but he said they are open to the idea of adding public access signs.

Chair Faunce also asked about the upkeep of the historic aspects of the property, notably the smokestack. Mr. Livadas said his team would ensure the smokestack remains safe and structurally sound. Chair Faunce asked if the applicant would hire an expert to evaluate the smokestack and, if the owner plans to keep the smokestack, would they adopt a maintenance plan for the smokestack and other historic aspects of the project site. Mr. Livadas asked if Staff could provide some guidelines related to such a maintenance plan. Mr. Livadas said the team would work with Staff to develop a maintenance plan.

The group discussed the phasing plan. Mr. Livadas confirmed that there would be changes to the dates of phasing plan as part of the revised plan. Mr. Corwin said the Board cannot approve changed phased construction dates as an amendment to the site plan because there are criteria that must be considered when revising dates to phases of the plan. He said the revised plan could be approved by the Board, with the stipulation that the revised phasing plan would be reviewed at a later date.

The applicant agreed to work with Staff to address the changes to the phasing plan and other considerations raised by the Board and postpone approval of the revised plan until the February 23, 2026 Planning Board meeting.

A MOTION was made by Andrew Faunce that the application of LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34) PB2026-04-SPA be continued to the February 23, 2026 Planning Board meeting. The MOTION was seconded by Don Collins.

****The MOTION was approved (5-0).***

C. Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: Applicant received Site Plan approval on December 17, 2024 (PB2024-22-SPRCUP) for a phased multi-family Planned Unit Residential Development (PURD). Pursuant to Sections 4.9.F and 4.10 of the Site Plan Review Regulations, applicant requests an extension of the phasing plan timelines for obtaining building permits and for constructing required site improvements. PB2026-05-EXT

Mr. Corwin gave an overview of the proposed changes to the project plan.
Attorney Barry Schuster, Mr. Rich Whitehouse (VHB), and Mr. Gil Alexio (owner) were present on behalf of the applicant.

Mr. Whitehouse said the request before the Board is to extend the phasing plan timelines for obtaining building permits. He said there are two main requests:

- Request to extend building permit schedule.

- Request to extend active and substantial development and substantial completion timelines.

He said the applicant is requesting an extension from what's currently allowed under the City's regulations to a timeline that aligns with state statute. He said that would mean an extension of three years (rather than two years per City regulations) to achieve active and substantial development and then seven years to achieve substantial completion (rather than five years per City regulations).

Mr. Corwin explained that state law changed the extension timelines to three years to achieve active and substantial development and seven years to achieve substantial completion. He said the City has not yet changed its regulations to match these new timelines and that review to City site plan regulations would be discussed at the February 23, 2026 meeting. Mr. Whitehouse the waivers that the applicant is requesting are to waive the two- and five-year extension timeframes in order to be in line with the state's regulations.

Mr. Corwin said the application is complete enough for the Board to accept jurisdiction and commence review.

A MOTION was made by Andrew Faunce that the application of Brickyard One Nominee Trust, Hanover Street Ext (Tax Map 48, Lot 1), PB2026-05-EXT is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Patrick Kennelly.

****The MOTION was approved (5-0).***

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

A MOTION was made by Andrew Faunce that for the application of Brickyard One Nominee Trust, PB2026-05-EXT, the Lebanon Planning Board approves a waiver from Section 4.10.B of the Site Plan Review Regulations which provides that "the Board may grant an extension of up to two (2) additional years beyond the original expiration date." In support of its decision the Board finds that the applicant has demonstrated the requested waiver satisfies Criteria B set forth in Section 7.1. The motion was seconded by Wes Achord.

****The MOTION was approved (5-0).***

A MOTION was made by Andrew Faunce that, for the application of Brickyard One Nominee Trust, PB2026-05-EXT, the Lebanon Planning Board approves a waiver from Section 8.4 of

the Site Plan Review Regulations which provides that "active and substantial development" and "substantial completion" must be achieved within 2 years and 5 years of the date of the Planning Board's approval, respectively. In support of its decision the Board finds that the applicant has demonstrated the requested waiver satisfies Criteria A set forth in Section 7.1.

The motion was seconded by Don Collins.

****The MOTION was approved (5-0).***

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.

In support of its decision, the Board finds that:
1. Per Section 4.10.B, the applicant has demonstrated that an extension of time to obtain building permits for each building is warranted, considering 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 the need for more time that 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.
2. To allow changes to conditions of approval #4 and #5 of the December 17, 2024 Notice of Action, the applicant has demonstrated per Section 9.1 that a material change of circumstances has occurred affecting the merits of the original application.
3. Per Section 8.4.A.3, the applicant has demonstrated good cause for an extension of time to achieve "active and substantial development".

This approval is subject to the following conditions:
1. The applicant shall comply with the Planning Board Notice of Action for the Brickyard Planned Unit Residential Development (PURD) Conditional Use Permit and Site Plan approvals, dated December 17, 2024 (PB2024-22-SPRCUP) and the Minor Subdivision approval dated November 24, 2025 (PB2025-45-FMAJ) and all conditions of approval thereof, except as may be superseded by the conditions below.

2. Within 45 days of the Planning Board's approval, the "Building Permit Schedule" set forth on the plan sheet titled, "Overall Site Plan," prepared by Vanasse Hangen Brustlin, Inc., dated May 10, 2024, last revised February 2, 2026, Project Number 52933.00, Sheet C1.5 (Sheet 6 of 50), shall be updated to remove the original deadlines and to replace note #1 with the following: "Active and substantial development and substantial completion will be undertaken in accordance with RSA 674:39 and with the Planning Board Notice of Action dated February 9, 2026 for PB2026-05-EXT" and to identify the waivers granted from Sections 4.10.B and 8.4 of the Site Plan Review Regulations.

3. Condition #4 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:
Pursuant to the phased development regulations set forth in Section 4.9 of the Site Plan Review Regulations, deadlines for the issuance of building permits for each building shall be as set forth on the plan sheet titled "Overall Site Plan," prepared by Vanasse Hangen Brustlin, Inc., dated May 10, 2024, last revised February 2, 2026, Project Number 52933.00, as further revised pursuant to condition of approval #2 set forth above, and as may also be further revised pursuant the Notice of Action for PB2024-22-SPRCUP dated December 17, 2024.
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 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 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 within seven (7) years of the date of this approval. If substantial completion is not achieved 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.
6. Condition #27.f 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:
[The applicant shall revised the plan set to] remove the phasing plan sheets and replace the sheet titled "Overall Site Plan" (Sheet C1.5) with the revised version of Sheet C1.5 approved by the Planning Board on February 9, 2026 in connection with PB2026-05-EXT, as may be further revised pursuant to the conditions of approval set forth in the Notice of Action for PB2026-05-EXT.
7. Conditions of approval #34 through #44 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, under the heading "Conditions to be Satisfied Prior to the Issuance of a Building Permit" shall be satisfied prior to the issuance of any building permit for the development.
8. Conditions of approval #45 through #52 set forth in the Planning Board Notice of Action for PB2024-22-SPRCUP dated December 17, 2024, under the heading "Conditions to be Satisfied Prior to the Issuance of a Temporary Certificate of Occupancy" shall be satisfied prior to the issuance of any temporary certificate of occupancy for the development, except for the payment of impact fees per condition #50 which may be made separately for each building prior to the issuance of a Certificate of Occupancy for each building.

The MOTION was seconded by Don Collins.

****The MOTION was approved (5-0).***

D. Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to Sections 501.1 and 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a proposed 13-unit Planned Unit Residential Development (PURD). PB2026-08-CUP - Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.

E. Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations and Site Plan Review pursuant to Sections 3.1.D and 4.8 of the Site Plan Review Regulations of a proposed Planned Unit Residential Development (PURD) containing 13 detached dwelling units together with related site improvements including an access road, community wells, and community septic. PB2026-09-FMAJSPR - Completeness review only on February 9, 2026; public hearing to commence at the March 9, 2026 meeting.

Mr. Corwin noted that no one was present on behalf of the applicant Robert J. Oakes for either Item 3D or Item 3E.

A MOTION was made by Andrew Faunce to postpone the completion reviews for Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), PB2026-08-CUP and Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27) PB2026-09-FMAJSPR applications to March 09, 2026 to be followed immediately by public hearings for those applications. The MOTION was seconded by Don Collins.

****The MOTION was approved (5-0).***

4. OTHER BUSINESS - None

5. CONCEPTUAL REVIEW

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

Mr. Jay Campion (owner), Mr. Paul Simon (developer/landscape architect) and Mr. Dan Nash (Advanced Geomatics) were present on behalf of the applicant. Mr. Campion gave an overview of the history of the applicant's proposed Planned Business Park project. He asked the Board to review the current plans. He said the team would like to move forward with a full conceptual plan that includes comments by the Board.

Mr. Campion noted that part of the development includes playing fields (which he said would be used by the City for recreation fields) would be tied to a privately funded TIF district. Mr. Campion provided an explanation of what the "privately funded TIF" is and Mr. Simon explained that it is similar to Vermont's CHIP model.

Mr. Campion explained the zoning changes that have been made during the development of the project plans. The group discussed the plans, which Mr. Campion said would ultimately include the recreational fields, residential and commercial properties. Mr. Campion said the project would include two- and three-bedroom condominiums and possibly other types of homes.

Mr. Ernst Oidtman (neighbor of Dan Nash) said he suggested all City committees and Boards undertake a site walk to review the site. He said there are steep slopes and there may be soil concerns. He also suggested the unused acreage be conserved as preservation land.

Mr. Campion said he has an Alteration of Terrain permit to address the soil and land issues. He said there is 18-feet of material covering some of the site. He said the location has been used to store fill from other construction project sites. Mr. Campion discussed the solar panels that he said are to provide heat for the buildings in the plan. He said he did not know if the solar panels will be part of the final plans. He said he and his team are working on developing a master plan for the project.

Ms. Sarah Riley (Ward 2 - Chair of the Conservation Commission) noted that project might involve a new main road coming off of Etna Road. She said that new road would involve some wetlands crossings. She said the City would like to avoid impact to wetlands. Mr. Campion said the plan will have to be designed so there is little impact to wetlands or include mitigation of the impacts to wetlands.

6. APPROVAL MINUTES – None

Mr. Corwin noted that the January 12, 2026 minutes were approved at the last meeting.

7. ADJOURNMENT

A MOTION was made by Wes Achord to adjourn the meeting at 8:56pm. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-0).***

The meeting adjourned at 8:56pm.

Respectfully submitted,
Paula Roux
Recording Secretary