

FINAL

**LEBANON MINOR SITE PLAN COMMITTEE
CITY COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MARCH 12, 2026 1:00 PM**

MEMBERS PRESENT: Tim Corwin (Deputy Planning Director) – Acting Chair, Jeff Libbey (Deputy Fire Chief), Captain Adam Leland (Lebanon Police Department), Leigh Hays (Building Official), Brian Vincent (City Engineer)

MEMBERS ABSENT: Nate Reichert (Director of Planning & Development), Duane Egner (Fire Inspector)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department), Rod Finley (City Engineer)

1. CALL TO ORDER

Acting Chair Corwin called the meeting to order at 1:00pm and reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT - none

3. PUBLIC HEARING ITEMS

- A. Insmed Incorporated, 30 Lafayette St (Tax Map 10, Lot 11, Plot 3400), Zoned IND-L: The property is improved with an office and lab use. The applicant is applying for Minor Site Plan Review to increase the site's impervious surface by approximately 1,248 sf. PB2026-15-MSP**

A MOTION was made by Tim Corwin that the application of Insmed Incorporated, 30 Lafayette St (Tax Map 10, Lot 11, Plot 3400) PB2026-15-MSP is complete enough for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded by Brian Vincent.

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

Mr. Nik Fiore (Engineering Ventures), Sean Penn (Turner Construction), Ned Crenny (Insmed) were present on behalf of the applicant. Mr. Fiore gave an overview of the project, which involves interior renovation of the existing building from office space into lab space. He described the improvements to the site, which includes expanded loading dock areas, relocated

dumpsters, a new generator, air handling units, a pickleball court and outdoor patio and garden boxes. He explained how the parking spaces would be reconfigured. He said there will be seven accessible spaces. He noted the applicant will need an industrial waste permit for the new lab waste line that will be installed and will empty into a PH neutralizing tank and into the sewer.

The group discussed the landscaping and lighting plans, as well as the accessible route from the building to the parking spaces. Mr. Fiore described the location and height of the retaining walls.

Mr. Fiore confirmed the building is sprinklered and explained how fire equipment will be able to navigate around the parking area. Mr. Crenny explained how the mobile outdoor kitchen will operate. Deputy Fire Chief Libbey said any permanent outdoor grill would need to be more than 10 feet away from the building. He said flammable storage cannot be located inside the building.

Mr. Corwin opened the public comment portion of the meeting. No one from the public spoke. Mr. Corwin closed the public comment portion of the meeting.

Mr. Vincent agreed to draft some specific language for the condition of approval related to stormwater management.

Mr. Corwin closed the public hearing.

A MOTION was made by Tim Corwin that the Lebanon Minor Site Plan committee approves the application of Insmed Incorporated, regarding 30 Lafayette St (Tax Map 10, Lot 11, Plot 3400), zoned IND-L PB2026-15-MSP for site plan review to increase the site's impervious surface by approximately 1,248 square feet and other associated site changes. PB2026-15-MSP. Including any and all submissions and testimony provided for during the public hearing with the following conditions.

Conditions to be satisfied prior to application for a building permit:

- 1. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code***
- 2. The applicant shall revise the plans to the satisfaction of the Planning and Development Department and City engineer as follows:***
 - a. Add an additional handicap parking space***
 - b. Provide lot coverage calculations and associated stormwater mitigation measures in accordance with Section 6.6 of the subdivision of site plan regulations to include mitigation of peak flow as a result of the proposed increase in impervious areas and provide the sump catch basins and/or hoods in the vicinity of the expanded loading dock area.***

Conditions to be satisfied prior to the issuance of the building permits:

- 3. Development is subject to the City of Lebanon Impact Fees pursuant Section 213 of Zoning Ordinance. The impact fees shall be calculated at the time of building permit issuance based on the impact fee schedule adopted in May 2024 and such fee shall be due and payable at the time of issuance of a certificate of occupancy.***

4. All water and sewer fees shall be paid as set forth in City Code Chapter 68.

Conditions to be satisfied prior to the issuance of a certificate of occupancy

5. The impact fee due shall be paid.

6. All improvements depicted on the plan set shall be completed and shall be constructed as depicted on the approved plan, including any modifications of plans that may be approved by the Minor Site Planning Committee in accordance with the site plan review regulations.

General Conditions

7. The applicant shall obtain a sign permit prior to the installation of any signage as required by Section 608 of the Zoning Ordinance and shall comply with all applicable requirements of Section 608.

8. All required landscaping plantings shall meet the minimum size requirements for such plantings as set forth in Section 6.2B in the site plan review regulations at the time of installation.

The MOTION was seconded by Brian Vincent.

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

9. OTHER BUSINESS – none

10. APPROVAL OF MINUTES – February 12, 2026

A MOTION was made by Leigh Hays to approve the February 12, 2026 Minor Site Plan Committee meeting minutes as presented. The MOTION was seconded by Brian Vincent.

***The MOTION was approved (3-0 with Libbey and Corwin abstaining).**

11. ADJOURNMENT

Mr. Corwin adjourned the meeting at 1:31pm.

Respectfully submitted,
Paula Roux
Recording Secretary