



**LEBANON PLANNING BOARD
APRIL 13, 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: 456 972 520#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:tim.corwin@lebanonnh.gov).

1. **Call to Order**
2. **Election of Officers**
3. **Notice of Regional Impact**
4. **Public Hearing Items**
 - A. **Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2025-43-SPA) to change the number and type of Electric Vehicle (EV) parking spaces to be installed. **PB2026-17-SPA**
 - B. **Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3:** Request for a three (3)-lot Minor Subdivision. **PB2026-18-MIN**
 - C. **Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77, Lot 82), zoned R-3:** Request for approval of a Lot Line Adjustment. **PB2026-19-BLA**
 - D. **Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21), Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39 Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map 51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15), zoned IND-L and RL-3:** Request for a Conditional Use Permit pursuant to Section 508 of the Zoning Ordinance for a proposed Planned Business Park. **PB2026-21-CUP – Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026 meeting**
 - E. **Choice Storage, LLC and CWM All Waste, LLC, 0 Etna Rd (Tax Map 26, Lot 17) and 40 N Labombard Rd (Tax Map 51, Lot 10), zoned IND-L and RL-3:** Request for Preliminary Major Subdivision review of a proposed 4-lot subdivision of 0 Etna Road (Tax Map 26, Lot 17) and a 2-lot subdivision of 40 North Labombard Road (Tax Map 51, Lot 10). **PB2026-22-PMAJ – Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026 meeting**

- F. **REVISED NOTICE: Oakes and Son Construction, LLC (applicant), Robert J. Oakes (owner), 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**
 - G. **REVISED NOTICE: Oakes and Son Construction, LLC (applicant), 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 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-FMAJ**
 - H. **Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned R-O:** Applicant requests Site Plan Review to convert the existing building from mixed use with two (2) dwelling units to a 12-unit multi-family building, together with associated site improvements. **PB2026-02-SPR**
- 5. **Other Business**
 - 6. **Approval of Minutes**
 - A. March 9, 2026
 - B. March 23, 2026
 - 7. **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.