



**LEBANON PLANNING BOARD
MAY 10, 2021 - 6:30 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Virginia Wong, 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD:** Request for Site Plan Review to convert an existing three (3) unit multi-family dwelling to a six (6) unit multi-family dwelling. PB2021-11-SPR - **Applicant has requested a postponement of the completeness determination and public hearing to the June 14, 2021 Planning Board Meeting.**
- B. **Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Request for Site Plan Review to construct a 15,000 sq. ft. addition to an existing warehouse building. PB2021-13-SPR - **Completeness Review only, Public Hearing to commence on June 14, 2021 if deemed complete**
- C. **Quail I, LP, 69 Lily Lane (Tax Map 82, Lot 2, Plot 200), zoned R-3:** Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved Site Plan for a 32-unit, 50,000 square foot building for senior housing, together with associated site improvements, to be operated as part of the existing Quail Hollow Senior Living Community (PB2019-13-SPR), originally approved by the Planning Board on September 9, 2019. PB2021-12-EXT
- D. **City of Lebanon, 0 Mascoma Street (Tax Map 89, Lot 1), zoned R-1:** Request for Site Plan Review to demolish an existing maintenance building at Valley Cemetery and construct a new 72' x 36' building. PB2021-15-SPR
- E. **City of Lebanon, 0 Aldrich Avenue (Tax Map 86, Lot 25, Plot 100), zoned R-3:** Request for Site Plan Review to demolish an existing maintenance building at Civic Park and construct a new 68' x 40' building. PB2021-14-SPR

- F. **Molloy Development, LLC, 83, 89 & 0 Main Street (Tax Map 72, Lots 19, 0 & 21), zoned CB:** Request for Site Plan Review to convert the second floors of the two existing buildings from office to multi-family residential. A total of twelve (12) dwelling units are proposed. PB2021-10-SPR - **Application Withdrawn by the Applicant**
- 4. **Other Business**
- 5. **Approval of Minutes**
 - A. April 12, 2021
- 6. **Adjournment**

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT LEBANONNH.GOV