



**LEBANON PLANNING BOARD  
MAY 11, 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: 819 788 554#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:Tim Corwin).

- 
- 1. Call to Order**
  - 2. Notice of Regional Impact**
  - 3. Public Hearing Items**
    - A. DEW Properties, LLC (applicant), City of Lebanon (property owner), 14, 28 and 30 Main Street (Tax Map 72, Lots 83, 84 and 88), zoned CBD:** Applicant request a conceptual review per Section 4.3.B of the Site Plan Review regulations of a proposed 32-unit residential development and possible commercial space on the first floor. **PB2026-26-CON**
    - B. 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-Postponed from April 13th
  - 4. Other Business**
    - A. Appointment of Planning Board Representatives to Other Boards and Committees**
  - 5. Approval of Minutes**
    - A. April 13, 2026**
    - B. April 27, 2026 - Site Walk**
    - C. April 27, 2026**
  - 6. 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](http://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.

**CITY OF LEBANON  
APPLICATION FOR**

<b>SPECIAL EXCEPTION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SITE PLAN REVIEW</b>
<b>VARIANCE</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SUBDIVISION</b>
<b>MOTION FOR REHEARING</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>LOT LINE ADJUSTMENT</b>
<b>APPEAL OF AN ADMIN. DECISION</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CONDITIONAL USE PERMIT</b>

OTHER Conceptual Plan Review

**PROPERTY OWNER (APPLICANT):**

NAME: The City of Lebanon

MAILING ADDRESS:

E-MAIL ADDRESS:

**CO-APPLICANT, AGENT, OR LESSEE:**

NAME: DEW Properties, LLC c/o Donald Wells

MAILING ADDRESS:

E-MAIL ADDRESS:

**PROJECT LOCATION:**

TAX MAP #: 72

LOT#: 83, 84, 88

PLOT #:

ZONE:

STREET ADDRESS OF PROJECT: 14, 28 and 30 Main Street

IS THIS PROPERTY LOCATED IN THE: **WETLANDS**  YES  NO **HISTORIC DISTRICT**  YES  NO  
**FLOOD PLAIN**  YES  NO

**SCOPE OF PROJECT:**

Demolition of existing buildings; construction of a 32-unit affordable housing project, with the possibility of a compatible commercial use on the first floor (currently unknown).

**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: a use compatible with residential housing

**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 \_\_\_\_\_, 20\_\_\_\_, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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: Andrew Hosmer DATE: 04/22/2026

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
2026-04-23	72-83,84,88	PB2026-26-CON	

VIA ELECTRONIC MAIL

April 23, 2026

City of Lebanon  
Planning and Development  
51 N. Park Street, 5<sup>th</sup> Floor  
Lebanon, NH 03766

Re: Application for Conceptual Review

Enclosed please find an Application for Conceptual Review for property located at 14, 28 and 30 Main Street in West Lebanon ("Property"), along with a site plan and Abutters List. When the fees are calculated, please send me an Invoice and we will pay it promptly.

The Property is currently owned by the City. DEW Properties, LLC is working with Twin Pines Housing Trust on a 32-unit affordable housing project on the Property, with possible commercial use on the first floor, to be retained by DEW Properties or its affiliate.

The Project is consistent with the City of Lebanon's Master Plan because it encourages the revitalization of the Central Business District ("CBD"), discussed in Chapter 3 of the Master Plan. It will bring residents and new life to currently under-utilized lots along Main Street in the CBD. The Project also serves the objectives in Chapter 7 of the Master Plan by fostering a diverse range of housing opportunities for prospective residents, which will be affordable for the City's workforce.

For your convenience, I am providing the contact information for the Applicant's team:

DEW Properties, LLC  
c/o Donald Wells  
277 Blair Park Road, Suite 130  
Williston, VT 05495  
802-373-5600  
[dwells@dewconstruction.com](mailto:dwells@dewconstruction.com)

Robert Wells  
802-999-6510  
Email: [rwells@dewproperties.com](mailto:rwells@dewproperties.com)

Pamela Moreau  
802-999-4590  
[pmoreau@dewconstruction.com](mailto:pmoreau@dewconstruction.com)

We look forward to reviewing this proposed plan with you on May 11<sup>th</sup>.

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "P. Moreau", written over a horizontal line.

Pamela Moreau, Esq.

Enclosures

## 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.**

<b>Map &amp; Lot Number:</b>	<b>Map &amp; Lot Number:</b>
Property Owner: City of Lebanon	Applicant, Co-Applicant, Agent, or Lessee:  DEW Properties, LLC 277 Blair Park Road, Suite 130 Williston, VT 05495
<b>Map &amp; Lot Number:</b>	<b>Map &amp; Lot Number:</b> 72-83-200
Engineering Ventures 85 Mechanic Street, Suite e2-3 Lebanon, NH 03766	Patrick E. Flanagan 32 Main Street #1 West Lebanon, NH 03784
<b>Map &amp; Lot Number:</b> 72-47	<b>Map &amp; Lot Number:</b> 72-46
Chen Baoming 27 Maple Street West Lebanon, NH 03784	NK3 LLC PO Box 5134 West Lebanon, NH 03784

<b>Map &amp; Lot Number:</b> 72-85	<b>Map &amp; Lot Number:</b> 72-81
Michael P and Sharon L Reed 3 Church Street West West Lebanon, NH 03784	Tasha Real Estate LLC 38 Dorothy Perley Road Lebanon, NH 03766
<b>Map &amp; Lot Number:</b> 72-87	<b>Map &amp; Lot Number:</b> 72-89
Macinnes B J & K L TTEES 7 Winter Street West West Lebanon, NH 03784	Pace Main St LLC 6 Floyd Ave West Lebanon, NH 03784
<b>Map &amp; Lot Number:</b> 72-1	<b>Map &amp; Lot Number:</b> 72-2
Gile Partners, LLC 7220 Van Ness Court McLean, VA 22101	NBKS, LLC 21 School Street Lebanon, NH 03766
<b>Map &amp; Lot Number:</b> 72-3	<b>Map &amp; Lot Number:</b> 72-5-100
25 Main Street LLC 25 Main Street West Lebanon, NH 03784	Chang Qun Tee 100 Wellington Circle Lebanon, NH 03766
<b>Map &amp; Lot Number:</b> 72-4	<b>Map &amp; Lot Number:</b>
Kalhar 35 LLC 35 Main Street West Lebanon, NH 03784	
<b>Map &amp; Lot Number:</b>	<b>Map &amp; Lot Number:</b>
<b>Map &amp; Lot Number:</b>	<b>Map &amp; Lot Number:</b>

(Revised 2/8/2024)

# FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

<b>LOT LINE ADJUSTMENT (Boundary Line Adjustment)</b>		
		<b>TOTALS</b>
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 certified(s)
<b>TOTAL DUE</b>		<b>\$202.02</b>

<b>MINOR SUBDIVISION</b>		
		<b>TOTALS</b>
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 certified(s))
<b>TOTAL DUE AT TIME OF FILING</b>		<b>\$</b>

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

<b>PRELIMINARY REVIEW OF A MAJOR SUBDIVISION</b>		
		<b>TOTALS</b>
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 certified(s))
<b>TOTAL DUE AT TIME OF FILING</b>		<b>\$</b>

\*Or units when the subdivision does not create individual lots.

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

<b>FINAL REVIEW OF A MAJOR SUBDIVISION</b>		
		<b>TOTALS</b>
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 certified(s))
<b>TOTAL DUE TIME OF FILING</b>		<b>\$</b>

\*Or units when the subdivision does not create individual lots.

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

<b>SITE PLAN REVIEW</b>		
		<b>TOTALS</b>
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 \$ __ abutter certified(s)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		
<b>**Engineering Review fees will also be required. See note on page 2.</b>		

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 certified)
TOTAL DUE AT TIME OF FILING		\$
<b>**Engineering Review fees may also be required. See note below.</b>		

OTHER		
<ul style="list-style-type: none"> <li>-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)</li> <li>-EXTENSION REQUESTS</li> <li>-CONDITIONAL USE PERMITS &amp;</li> <li>-CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)</li> </ul>		
		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 <u>14</u> notices	\$5.00 \$ <u>84.56</u> (abutter certified)
TOTAL DUE AT TIME OF FILING		\$439.56
<b>**Engineering Review fees may also be required. See note below.</b>		

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 certified)
TOTAL DUE		\$

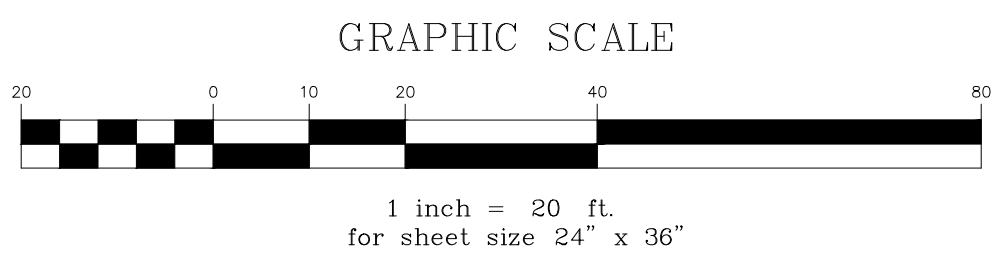
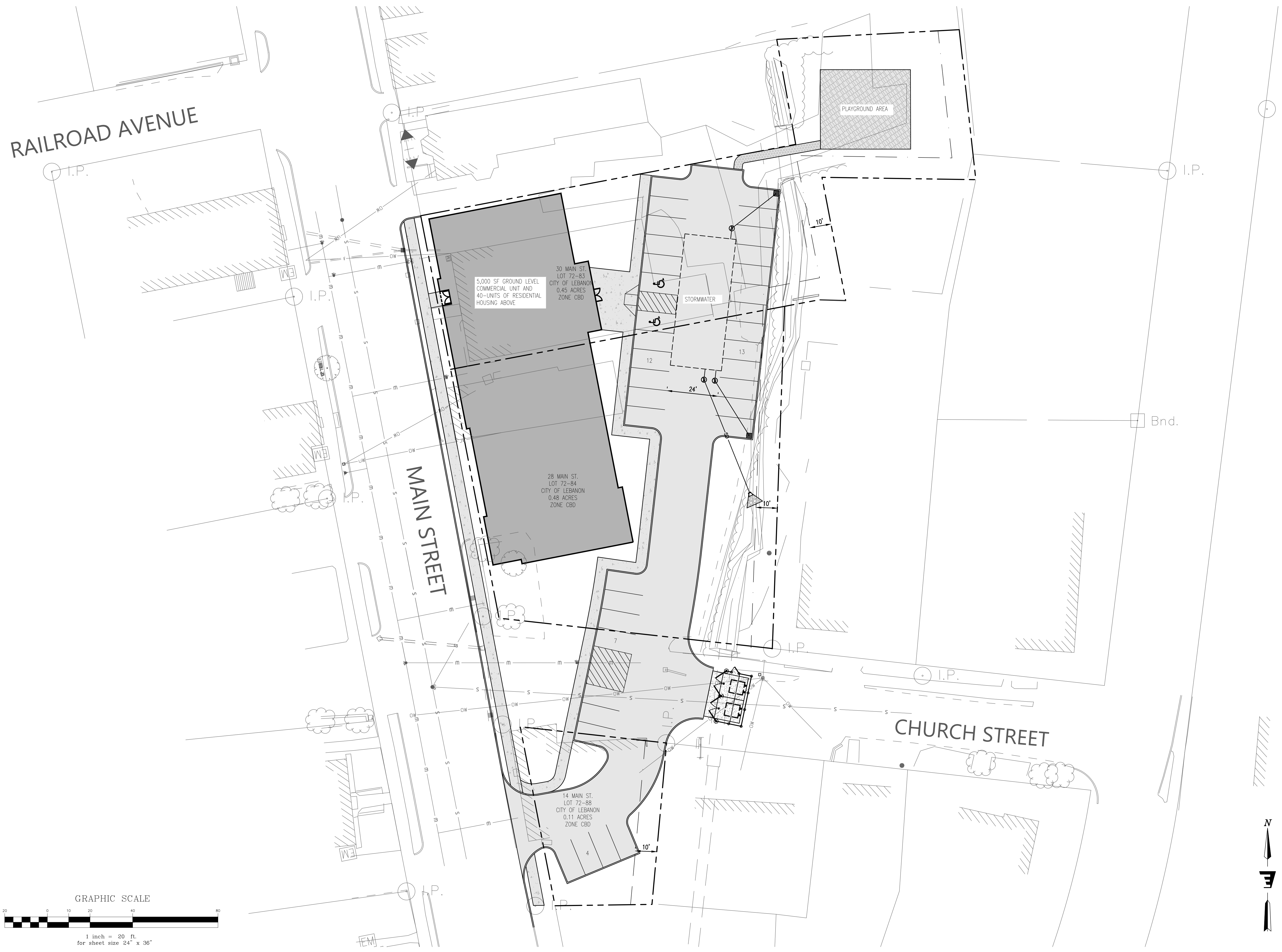
**ENGINEERING REVIEW FEES:**

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.

**NOTIFICATION 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).



Stamp	
Date	
Description	
No.	
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 388 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141 <a href="http://www.engineeringventures.com">www.engineeringventures.com</a>	
DEW Properties 277 Blair Park Rd # 30 Williston, VT 802-764-2300	
Concept Plan 14, 28, & 30 Main St. West Lebanon, Grafton County, New Hampshire	
EV Project #	25289
Drawn By:	AM
Checked By:	AM
Scale:	1" = 20'
Date:	4/20/2026
<h1>SK2</h1>	

DRAFT

**LEBANON PLANNING BOARD  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA MICROSOFT TEAMS  
LEBANONNH.GOV/LIVE  
MONDAY, APRIL 13, 2026 6:30PM**

**MEMBERS PRESENT:** Andrew Faunce (City Council Rep), Wes Achord (Vice Chair), Kellen Appleton (City Council Rep alt), Don Collins, Karen Zook , Patrick Kennelly, Kathie Romano (alt)

**MEMBERS ABSENT:**

**STAFF PRESENT:** Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer)

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**1. CALL TO ORDER**

Acting Chair Achord called the meeting to order at 6:30pm. Mr. Corwin reviewed the City’s meeting in-person and REMOTE attendance policies and procedures. Acting Chair Achord included Ms. Romano in voting for this meeting. Ms. Appleton will not be included in voting.

Mr. Corwin asked the Board members to sign the certification of amendments which were adopted at the March 23, 2026 Planning Board meeting.

Acting Chair said **Item 2 Election of Officers** would be addressed after the public hearing items, which is out of the order of the agenda for this meeting.

[At 6:32pm, Patrick Kennelly arrived at the meeting.]

**3. NOTICE OF REGIONAL IMPACT**

Mr. Corwin presented the following application that was received by the Planning and Development Department on or before April 13, 2026:

- **Stewart’s Shops Corp (applicant and property owner) and EB Realty II, LLC (property owner), 97 N Main Street (Tax Map 72, Lot 30) and 99 N Main Street (Tax Map 72, Lot 31), zoned CB: Request for Site Plan Review to demolish the existing structures on the subject properties and construct a +/- 4,500 sq. ft. retail/convenience store and a vehicular refueling station with three (3) fuel dispenser islands with an overhead canopy, together with associated site improvements. PB2026-24-SPR**

Mr. Corwin said Staff recommends the application does not have the potential for regional impact.

1 ***A MOTION was made by Patrick Kennelly that the application of Stewart’s Shops Corp***  
2 ***(applicant and property owner) and EB Realty II, LLC (property owner), 97 N Main Street (Tax***  
3 ***Map 72, Lot 30) and 99 N Main Street (Tax Map 72, Lot 31) PB2026-24-SPR does not have the***  
4 ***potential for regional impact. The MOTION was seconded by Karen Zook.***

5  
6 ***\*The MOTION was approved (6-0).***

7  
8 Acting Chair said Item 4C would be addressed next, which is out of the order of the agenda for this  
9 meeting.

10  
11 Patrick Kennelly recused himself from the discussion.

12  
13 **4. PUBLIC HEARING ITEMS**

14 **C. Gerald & Anne Marie Rader and City of Lebanon, 54 Winter Street (Tax Map 77,**  
15 **Lot 81) and 0 Winter Street (Tax Map 77, Lot 82), zoned R-3: Request for approval of**  
16 **a Lot Line Adjustment. PB2026-19- BLA**

17  
18 Mr. Corwin said Staff recommends the application is complete enough for the Planning Board to  
19 accept jurisdiction and commence review.

20  
21 ***A MOTION was made by Andrew Faunce that the application of Gerald & Anne Marie Rader***  
22 ***and City of Lebanon, 54 Winter Street (Tax Map 77, Lot 81) and 0 Winter Street (Tax Map 77,***  
23 ***Lot 82) PB2026-19- BLA is complete enough for the Planning Board to accept jurisdiction and***  
24 ***commence review. The MOTION was seconded by Wes Achord.***

25  
26 ***\*The MOTION was approved (5-0).***

27  
28 Acting Chair Achord opened the public hearing.

29  
30 Ms. Ann Rader was present on behalf of the applicant. Mr. Corwin gave an overview of the  
31 request, which is for a lot line adjustment to transfer a portion of the existing diamond shade  
32 property to the Raiders so that they can even out the frontage on their property along the Winter  
33 Street right of way.

34  
35 Acting Chair Achord opened for public comment portion of the meeting.

36 Ms. Sarah Riley said she is grateful this application is being made and that the City is working  
37 with the property owner to make this happen.

38  
39 Achord closed for public comment portion of the meeting.

40  
41 ***A MOTION was made by Don Collins that the Lebanon Planning Board approves the***  
42 ***application of Gerald and Anne Marie Rader and the City of Lebanon for a proposed Lot Line***  
43 ***Adjustment between Tax Map 77, Lots 81 and 82, zoned R-3, PB2026-19-BLA, as shown on a***  
44 ***plat titled “Plan of Annexation/Lot Line Adjustment,” prepared by Pennroyal Hill Land***  
45 ***Surveying & Forestry, LLC, dated March 4, 2026, revised March 30, 2026, including any and***  
46 ***all supplemental submissions and testimony provided during the public hearing.***

47  
48 ***In support of its decision, the Board finds that the applicant has submitted plans, testimony, and***  
49 ***technical data prepared by a licensed land surveyor that together satisfactorily demonstrate***

1 **compliance with the applicable requirements of the Subdivision Regulations except as may**  
2 **reasonably be addressed through the imposition of certain conditions of approval, set forth**  
3 **below.**

4  
5 **This approval is subject to the following conditions:**

6 **A. General Conditions**

7 **1. This approval shall be considered void unless, within two (2) years from the date of this**  
8 **Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of**  
9 **Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 & 7.12.B)**  
10 **The plat and Notice of Action shall be recorded by the Planning & Development Department in**  
11 **accordance with Planning & Development Department recording procedures.**

12 **2. This approval shall automatically expire and be considered void upon failure to meet any of**  
13 **the conditions of approval set forth herein within the timeframes specified.**

14  
15 **B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat**

16 **1. The applicants shall provide a digital record drawing of the revised plat (Cad .dwg format**  
17 **using NH State Plane Coordinate system or an alternative approved by the City’s GIS**  
18 **Coordinator) to the Planning and Development Department.**

19 **2. The applicants shall provide to the City draft copies of the deeds of the land transfer for**  
20 **review to ensure the transfer will be completed properly for Assessing and recording purposes.**

21 **3. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees**  
22 **to the Planning and Development Department in accordance with Planning and Development**  
23 **Department recording procedures. (8.1.D & 7.11)**

24 **4. The applicants shall submit the executed deeds of the land transfer together with applicable**  
25 **recording fees to the Planning and Development Department to be recorded contemporaneously**  
26 **with the plat.**

27  
28 **The MOTION was seconded by Kathie Romano.**

29  
30 **\*The MOTION was approved (5-0).**

31  
32  
33 **A MOTION was made by Wes Achord that the Lebanon Planning Board authorizes the Chair to**  
34 **sign the plat of Gerald and Anne Marie Rader and the City of Lebanon, PB2026-19-BLA, titled**  
35 **“Plan of Annexation/Lot Line Adjustment,” prepared by Pennroyal Hill Land Surveying &**  
36 **Forestry, LLC, dated March 4, 2026, revised March 30, 2026. The MOTION was seconded by**  
37 **Andrew Faunce.**

38  
39 **\*The MOTION was approved (5-0).**

40  
41 **Mr. Kennelly rejoined the meeting.**

42  
43 **A. Lebanon Poker Room & Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11),**  
44 **zoned GC: Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant**  
45 **requests a modification to a previously approved Site Plan (PB2025-43-SPA) to**  
46 **change the number and type of Electric Vehicle (EV) parking spaces to be installed.**  
47 **PB2026-17-SPA**

48

1 Mr. Corwin said Staff recommends the application is complete enough for the Planning Board to  
2 accept jurisdiction and commence review.

3  
4 ***A MOTION was made by Andrew Faunce that the application of Lebanon Poker Room &***  
5 ***Casino, LLC, 369 Miracle Mile (Tax Map 103, Lot 11) PB2026-17-SPA is complete enough for***  
6 ***the Planning Board to accept jurisdiction and commence review. The MOTION was seconded***  
7 ***by Wes Achord.***

8  
9 ***\*The MOTION was approved (6-0).***

10  
11 Mr. Adam Morse (Engineering Ventures) and Mr. Stefan Huba (applicant) were present on behalf  
12 of applicant. Mr. Morse explained the request is to amend the EV requirements of the original site  
13 plan to be in compliance with amended requirements adopted earlier in 2026. He explained the  
14 plan would be changed to remove the EVSE-ready spaces and the EVSE-capable spaces and  
15 replace those with EVSE-planned spaces. He said the resulting parking lot plan would include  
16 three installed EVSC level-2 spaces (one more than required) and eight EVSC-ready spaces.

17  
18 [Acting Chair Achord noted that **Items 4D, 4E and 4H** will be postponed to a future meeting.]

19  
20 Acting Chair Achord opened the public comment portion of the meeting. No one from the public  
21 spoke. Acting Chair Achord closed the public comment portion of the meeting.

22  
23 The group discussed the proposed changes at length. Mr. Corwin confirmed that, if the applicant  
24 changes the location of the EVSC spaces during the development of the project, the Planning  
25 Board would be notified by staff of the change, and the Board could review and have applicant  
26 come before the Board again. The group discussed whether the change would be considered a  
27 material change.

28  
29 ***A MOTION was made by Kathie Romano that the Lebanon Planning Board approves the***  
30 ***application of Lebanon Poker Room & Casino, LLC, PB2026-17-SPA, for a modification***  
31 ***pursuant to Section 9.1 of the Site Plan Review Regulations to a previously approved Site Plan***  
32 ***(PB2023-04-SPR & PB2025-43-SPA) to change the number and type of Electric Vehicle (EV)***  
33 ***parking spaces to be installed, as set forth on Sheet C2.1 (“Site Plan”) revised February 3, 2026***  
34 ***and Sheet C2.2 (“Site Plan”) revised February 3, 2026, from a plan set titled “369 Miracle Mile***  
35 ***– Revo Casino Parking Expansion,” prepared by Engineering Ventures, PC, dated August 11,***  
36 ***2025, last revised February 3, 2026, Project No. 25122, and including any and all submissions***  
37 ***and testimony provided for and during the public hearing.***

38  
39 ***In support of its decision, the Board finds that, per Section 9.1 of the Site Plan Review***  
40 ***Regulations, the applicant HAS demonstrated that a material change of circumstances has***  
41 ***occurred affecting the merits of the original application.***

42  
43 ***This approval is subject to the following conditions:***

44 ***1. The applicant shall comply with the Planning Board Notices of Action for PB2023-04-SPR***  
45 ***dated July 10, 2023 and for PB2025-43-SPACUP dated September 8, 2025, and shall satisfy and***  
46 ***comply with all conditions of approval thereof except as may be superseded by the conditions***  
47 ***below.***

48 ***2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last***  
49 ***revised April 28, 2025, and the Zoning Ordinance adopted January 16, 2013, last amended***

1 **March 19, 2025, which are the regulations in effect at the time the application was submitted.**  
 2 **Notwithstanding the foregoing, the Planning Board approves the applicant’s changes to the**  
 3 **number and type of EV parking spaces as shown in the above-referenced plan sheets which**  
 4 **changes are in conformance with amendments made to Section 607.8 of the Zoning Ordinance**  
 5 **adopted on January 21, 2026. This condition shall supersede condition of approval #2 set forth**  
 6 **in the July 10, 2023 Notice of Action for PB2023-04-SPR and condition of approval #4 set forth**  
 7 **in the September 8, 2025 Notice of Action for PB2025-43-SPACUP.**

8 **3. Within thirty (30) days of this approval, the applicant shall update the above-referenced plan**  
 9 **set and plan sheets to:**

- 10           a.       **Provide a total of three (3) EVSE-installed Level 2 spaces as required per Section**  
 11                   **607.8.4.a of the Zoning Ordinance.**
  
- 12           b.       **Provide a total of eight (8) EVSE-planned spaces as required per Section 607.8.4.c**  
 13                   **of the Zoning Ordinance.**
  
- 14           c.       **Update the cover sheet to identify the number and type of EV parking spaces to be**  
 15                   **provided as required per Section 5.1.E.4.e.5 of the Site Plan Review Regulations**  
 16                   **and consistent with Section 607.8.C.9 of the Zoning Ordinance.**

17 **4. Within thirty (30) days of this approval, the applicant shall incorporate the plan sheets revised**  
 18 **per condition of approval #3 into a full copy of the final revised Planning Board-approved plan**  
 19 **set and shall provide a PDF of the same to the Planning and Development Department.**

20  
 21 **The MOTION was seconded by Wes Achord.**

22  
 23 **\*The MOTION was approved (6-0).**

24  
 25           **B. Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R3: Request for a**  
 26 **three (3)-lot Minor Subdivision. PB2026-18-MIN**

27  
 28 Mr. Corwin said Staff recommends the application is complete enough for the Planning Board to  
 29 accept jurisdiction and commence review.

30  
 31 **A MOTION was made by Wes Achord that the application of Carter Golf, LLC, 53 Poverty Lane**  
 32 **(Tax Map 117, Lot 10) PB2026-18-MIN is complete enough for the Planning Board to accept**  
 33 **jurisdiction and commence review. The MOTION was seconded by Andrew Faunce.**

34  
 35 **\*The MOTION was approved (6-0).**

36  
 37 Mr. Andy Nadeau (surveyor for Carter Golf) was present on behalf of the applicant. He said  
 38 Horizon Engineering is now called Verdantes). He gave an overview of the subdivision project,  
 39 which involves adding an access road to provide access to the five-acre lots that would be  
 40 developed later on the property. The group discussed the approvals that would be needed before  
 41 building could happen on each lot. The group discussed the reasons for the subdivision. Mr.  
 42 Nadeau said there are wetlands on the site. He noted that a buyer would have to have an approved  
 43 site for septic before homes could be built on the sites.

44  
 45 Acting Chair Achord opened the public comment portion of the meeting.

1  
2 Ms. Ann Chapin (71 Poverty Lane) asked if the lots will be sold for residential development. Mr.  
3 Nadeau confirmed that it is zoned for residential.

4  
5 Ms. Sarah Riley (Chair of the Conservation Commission) asked about the policy for notifying  
6 abutters when there is a subdivision proposed. She noted that the Farnum Hill Conservation area is  
7 located on the other side of Kings Highway, which borders this project. She asked when the  
8 Conservation Commission would be notified of this proposed project.

9  
10 Mr. Corwin said the City of Lebanon follows state statute that states there is no requirement to  
11 notify adjacent properties about a subdivision proposed project.

12  
13 Ms. Chapin asked why the border lines for Parcel 10 are the way they are. She said the lines cut  
14 out a current abutter's property. Mr. Nado said Parcel 10 has already been subdivided. He said the  
15 applicant decided on a three-lot subdivision.

16  
17 Acting Chair Achord closed the public comment portion of the meeting.

18  
19 ***A MOTION was made by Don Collins that the Lebanon Planning Board approves waivers for***  
20 ***the application of Carter Golf, LLC, for a proposed 3-lot Minor Subdivision of 53 Poverty Lane***  
21 ***(Tax Map 117, Lot 10), PB2026-18-MIN, from the following Sections of the Subdivision***  
22 ***Regulations:***

23 ***a. Section 9.5.C.2: "Where private individual wastewater systems are proposed, the Applicant***  
24 ***shall perform soil tests complying with requirements of Section 13.4 of these Regulations."***

25 ***b. Section 13.4.A: soil testing and data requirements.***

26  
27 ***In support of its decision with respect to the waivers requested from Section 9.5.C.2, the Board***  
28 ***finds that the applicants have demonstrated the requested waiver satisfies criteria B set forth in***  
29 ***Section 7.15. In support of its decision with respect to the waiver requested from Section 13.4.A,***  
30 ***the Board finds that, pursuant to the standard set forth in Section 13.18, compliance is not***  
31 ***required to meet the purpose and intent of the regulations and that the public good will not be***  
32 ***adversely affected.***

33  
34 ***The MOTION was seconded by Wes Achord.***

35  
36 ***\*The MOTION was approved (6-0).***

37  
38 Mr. Achord polled the Board members regarding if any member had a concern about approving  
39 the application. No one voiced a concern.

40  
41  
42 ***A MOTION was made by Wes Achord that the Lebanon Planning Board approves the***  
43 ***application of Carter Golf, LLC, for a proposed 3-lot Minor Subdivision of 53 Poverty Lane***  
44 ***(Tax Map 117, Lot 10), zoned R-3, PB2026-18-MIN, as shown on a plan set titled, "Plan***  
45 ***Showing a Proposed Minor Subdivision of Land Owned of Record by Carter Golf LLC,"***  
46 ***prepared by Horizons Engineering, dated March 2, 2026, last revised March 12, 2026, Project #:***  
47 ***250221, including any and all supplemental submissions and testimony provided during the***  
48 ***public hearing.***

1 ***In support of its decision, the Board finds that the applicants have submitted plans, testimony,***  
2 ***and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate***  
3 ***compliance with the applicable requirements of the Subdivision Regulations except as have been***  
4 ***waived or as may reasonably be addressed through the imposition of certain conditions of***  
5 ***approval, set forth below.***

6  
7 ***This approval is subject to the following conditions:***

8 ***A. General Conditions***

9 ***1. This approval shall be considered void unless all conditions precedent have been met, and the***  
10 ***plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice***  
11 ***of Action (Section 7.12.B).***

12 ***2. Future development on the new lots shall be subject to City of Lebanon Impact Fees,***  
13 ***pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the***  
14 ***time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024,***  
15 ***and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In***  
16 ***accordance with RSA 674:39, development shall be exempt from any future changes in impact***  
17 ***fees and methodology for five years from the date of approval; however, any building permits***  
18 ***which are issued after the end of that five-year period shall be fully subject to whatever impact***  
19 ***fees and methodology are in effect at the time of building permit issuance.***

20 ***3. All future construction shall substantially conform with and shall be subject to the***  
21 ***requirements and specifications of the recorded plat (Section 7.9.A.2).***

22 ***4. All new driveways shall comply with the City of Lebanon Driveway Regulations and, by***  
23 ***extension, NHDOT Driveway Regulations, including layout, sight distances, grading and***  
24 ***drainage.***

25  
26 ***B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat***

27 ***1. The applicant shall prepare an easement agreement to the satisfaction of the Planning and***  
28 ***Development Department and the Department of Public Works to memorialize the easement for***  
29 ***the City's water main located on proposed Lot 2.***

30 ***2. The applicant shall provide a revised plat depicting the following changes to the satisfaction***  
31 ***of the Planning and Development Department:***

32 ***a. Correct grammatical and typographical errors within the "Zoning Information"***  
33 ***paragraph.***

34 ***b. Add a note on the plat to address Section 7.7.A.4.e. (NOTE: When there are no***  
35 ***restrictions on the subject property, a definitive statement to that effect shall be***  
36 ***provided.)***

37 ***c. Add the statement required by Section 7.11 of the Subdivision Regulations.***

38 ***d. Update General Note 11 to account for preparation of water main easement agreement***  
39 ***per condition #B.1.***

40 ***e. Correct the typographical error in General Note 13.***

41 ***f. Add tax map/lot numbers for the new lots, in consultation with the City Assessor.***

42 ***g. Add a note to the plan that electric, telephone and cable TV distributions systems shall***  
43 ***be underground, including services (13.8.C).***

44 ***h. Add a note indicating that the plat was approved pursuant to the City of Lebanon***  
45 ***Subdivision Regulations last revised June 28, 2021.***

46 ***i. Add Planning Board application number (PB2026-18-MIN).***

47 ***j. Add the following as a plan note: "Lots shall be graded sufficiently to provide adequate***  
48 ***drainage for the purpose intended without the diversion of water onto other lots or onto***  
49 ***property adjoining the subdivision." (13.3)***

1 **k. Provide the date and description of the plat revisions. (9.5.A.1)**

2 **l. Add metes and bounds for the water line easement.**

3 **3. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format**  
4 **using NH State Plane Coordinate system or an alternative approved by the City’s GIS**  
5 **Coordinator).**

6 **4. The applicant shall submit two (2) mylars of the approved plat, as revised pursuant to these**  
7 **conditions of approval, together with applicable recording fees to the Planning and**  
8 **Development Department in accordance with Planning and Development Department recording**  
9 **procedures. (8.1.D and 7.11)**

10 **5. The applicant shall provide to the City draft copies of the deeds of the land transfer for review**  
11 **to ensure the transfer will be completed properly for Assessing and recording purposes.**

12 **6. The applicant shall submit the executed deeds of the land transfer together with applicable**  
13 **recording fees to the Planning and Development Department to be recorded contemporaneously**  
14 **with the plat.**

15 **7. The applicant shall submit the executed water main easement agreement with applicable**  
16 **recording fees to the Planning and Development Department to be recorded contemporaneously**  
17 **with the plat.**

18  
19 **The MOTION was seconded by Andrew Faunce.**

20  
21 **\*The MOTION was approved (6-0).**

22  
23  
24 **A MOTION was made by Wes Achord that the Lebanon Planning Board authorizes the Chair to**  
25 **sign the Minor Subdivision plat of Carter Golf, LLC, PB2026-18-MIN, titled “Plan Showing a**  
26 **Proposed Minor Subdivision of Land Owned of Record by Carter Golf LLC,” prepared by**  
27 **Horizons Engineering, dated March 2, 2026, last revised March 12, 2026, Project #: 250221, as**  
28 **revised per the Planning Board’s conditions of approval. The MOTION was seconded by Don**  
29 **Collins.**

30  
31 **\*The MOTION was approved (6-0).**

32  
33 **D. Choice Storage, LLC, 0 Etna Rd (Tax Map 26, Lot 17), CWM All Waste, LLC, 40 N**  
34 **Labombard Rd (Tax Map 51, Lot 10), Chaloux Properties, LLC, 32 Labombard Rd (Tax**  
35 **Map 51, Lot 11), Route 120 Hotel, LLC, 35 Labombard Rd (Tax Map 64, Lot 21),**  
36 **Chaloux Properties, LLC, 25 Labombard Rd (Tax Map 64, Lot 25), Klubio, LLC, 39**  
37 **Labombard Rd (Tax Map 51, Lot 14), TLL Realty, LLC, 41 Labombard Rd (Tax Map**  
38 **51, Lot 1) & Notch Climbing Real Estate, LLC, 33 Labombard Rd (Tax Map 51, Lot 15),**  
39 **zoned IND-L and RL-3: Request for a Conditional Use Permit pursuant to Section 508 of**  
40 **the Zoning Ordinance for a proposed Planned Business Park. PB2026-21- CUP –**  
41 **Completeness review only on April 13, 2026; public hearing to commence at the May 11, 2026**  
42 **meeting**

43  
44 **E. Choice Storage, LLC and CWM All Waste, LLC, 0 Etna Rd (Tax Map 26, Lot 17)**  
45 **and 40 N Labombard Rd (Tax Map 51, Lot 10), zoned IND-L and RL-3: Request for**  
46 **Preliminary Major Subdivision review of a proposed 4-lot subdivision of 0 Etna Road**  
47 **(Tax Map 26, Lot 17) and a 2- lot subdivision of 40 North Labombard Road (Tax**  
48 **Map 51, Lot 10). PB2026-22-PMAJ – Completeness review only on April 13, 2026;**  
49 **public hearing to commence at the May 11, 2026 meeting**

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Mr. Corwin said the applicant for **Items D** and **E** requested postponement of those applications to the June 8, 2026 Planning Board meeting.

*A MOTION was made by Andrew Faunce to postpone the completeness determination for the applications made by Choice Storage LLC to the June 8, 2026 Planning Board meeting. The MOTION was seconded Wes Achord.*

*\*The MOTION was approved (6-0).*

**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**

Mr. Achord said **Items 4F** and **4G** will be discussed together but decisions for these items will be addressed separately.

Mr. John Newman, Mr. Bobby Oakes, and Mr. Tim Shad (Project Manager) were present on behalf of the applicant.

Mr. Corwin explained the applications were for a conditional use permit for a 13-unit Planned Unit Residential Development and for a final plat review of the proposed major condominium subdivision for the 13-unit Planned Unit Residential Development. Mr. Corwin explained the state statutes that govern the parameters of major subdivisions (which are subdivisions with more than 4 planned units).

He said there are two completeness issues

- Provision of proposed condo association documents and deed restriction documentation related to the protection of open space
- Identification of properties site resources (development should be designed around most significant resources on site – wetlands, vernal pools, stone walls, etc.)

Mr. Corwin said the condo documents are nearing completion and should be available for review soon. He said the Board can accept the application as complete and then open the public hearing and continue the hearing until a future meeting. He said the Board could also require a compliance hearing, which would mean the applicant would come again before the Board for a very limited meeting to discuss these matters.

1 Mr. Corwin explained that the applicant has requested a waiver of design review (which is a  
2 requirement of the major subdivision regulations). He said the design review is a mid-point review  
3 and not an initial or final review. He said there is very little difference between what is required for  
4 design review and final plat review. He explained what the waiver of the design review meeting  
5 would mean to the project review.  
6

7 Mr. Newman explained the changes that were made to the original conceptual plan for this project.  
8 He said they do not anticipate any changes being made after the time that the design review would  
9 be held. Mr. Corwin explained the design review process.  
10

11 ***A MOTION was made by Wes Achord to accept the applicant Oakes and Son Construction,***  
12 ***LLC's request to waive design review and proceed directly to final plat review. The MOTION***  
13 ***was seconded by Kathie Romano.***  
14

15 ***\*The MOTION was approved (5-0 with Collins abstaining).***  
16

17 Mr. Newman explained why the application should be considered complete. He said they are only  
18 waiting on the condominium documents to be reviewed by their legal counsel. He explained the  
19 open space and common areas on the site. He indicated on the plans the areas that are considered  
20 wetlands on the site.  
21

22 The Board discussed whether the completeness decision should be postponed to the next meeting.  
23 Mr. Shad said a delay might impact vendors who are depending on the applicants getting this  
24 project reviewed and approved.  
25

26 ***A MOTION was made by Patrick Kennelly that the application of Oakes and Son Construction,***  
27 ***LLC (applicant), Robert J. Oakes (owner), Laplante Road (Tax Map 138, Lot 27), zoned R-3,***  
28 ***RL-1 & RL-2 is complete enough to accept jurisdiction and commence review. Seconded by***  
29 ***Andrew Faunce.***  
30

31 ***\*The MOTION was approved (3-2) Aye: Romano, Achord, Faunce***  
32 ***Nay: Zook and Collins***  
33

34 The group discussed the idea of a site visit. Mr. Newman explained the location of the pump  
35 station and how the common septic system will lead to a common leach field. He said there would  
36 be an additional area designated as a second leach field. Mr. Newman explained the grading that  
37 would need to be done. He said sheds were added to each lot for storage. Ms. Romano suggested  
38 adding benches in the common area so residents could sit along the path.  
39

40 The group discussed the steep slopes on the site and stormwater management and water runoff  
41 along the planned road. Mr. Newman said they added a culvert along the road that channels the  
42 water into a proposed wet pond.  
43

44 Achord opened public comment portion of the meeting.  
45

46 Ms. Riley asked if unbuildable parts of the site are included in the open space calculations. She  
47 said the Planning Board and Conservation Commission might want to be included in the  
48 application for AOT (alteration of terrain). She said the Conservation Commission provided a list  
49 of considerations that was sent to the Zoning Board that would remove impacts to the wetlands

1 buffer area. She said the Planning Board might want to review that list. She suggested wildlife-  
2 friendly erosion control measures. She said the more seeding on steep slopes for native plants the  
3 better. She asked when sidewalks will be discussed for this site plan.

4  
5 Acting Chair Achord asked Mr. Corwin to provide the Board with the suggestions made by the  
6 Conservation Commission. Ms. Riley said she would send links related to wildlife-friendly erosion  
7 control measures. Mr. Newman said the Zoning Board approval was contingent on Conservation  
8 Commission approval.

9  
10 Mr. Tom Trembley (Storrs Hill Rd) said he was present on behalf of Trembley Family trust. He  
11 said the proposed road directly faces the house across the street. He asked if the road could be  
12 angled so lights from vehicles do not shine directly into the house. Mr. Newman said the roads  
13 should be 90 degrees from each other. He said the location of the road was determined based on  
14 the elevation and is the best location on the property.

15  
16 Achord closed the public comment portion of the meeting.

17  
18 ***A MOTION was made by Karen Zook to schedule a site visit for the proposed property on April***  
19 ***27, 2026 at 5:00pm. The MOTION was seconded by Wes Achord.***

20  
21 ***\*The MOTION was approved (6-0).***

22  
23 The group asked that, in preparation for the site visit, the middle line of the road be indicated and a  
24 stake be added at each lot.

25  
26 The group discussed how much time would be needed for the Board to review the materials and be  
27 ready to continue this discussion. Mr. Corwin told the applicant that, if the discussion is continued  
28 to the April 27 meeting, the Planning Dept would need the materials requested by Tuesday April  
29 21, 2026 by noon. Mr. Corwin said he would review what is needed with the applicant.

30  
31 ***A MOTION was made by Achord to continue the public hearing and discussion for both***  
32 ***application items presented by Oakes and Son Construction, LLC at the April 13, 2026***  
33 ***Planning Board meeting until the April 27, 2026 Planning Board meeting. The MOTION was***  
34 ***seconded by Andrew Faunce.***

35  
36 ***\*The MOTION was approved (6-0).***

37  
38 **H. Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned RO: Applicant requests**  
39 **Site Plan Review to convert the existing building from mixed use with two (2) dwelling**  
40 **units to a 12-unit multi-family building, together with associated site improvements.**  
41 **PB2026-02-SPR**

42  
43 Mr. Corwin said the application requires a special exception from the Zoning Board, which has not  
44 been received. He said the application is also considered incomplete.

45  
46 ***A MOTION was made by Kathie Romano to postpone the discussion of the application of***  
47 ***Execusuite, LLC, 22 School Street (Tax Map 92, Lot 2), zoned RO PB2026-02-SPR to the May***  
48 ***11, 2026 Planning Board meeting. The MOTION was seconded by Andrew Faunce.***

1 *\*The MOTION was approved (6-0).*

2

3 **5. OTHER BUSINESS** - None

4

5 **6. APPROVAL OF MINUTES** - March 16, 2026 and March 23, 2026

6

7 Ms. Romano said she provided typo edits to Mr. Corwin prior to the meeting.

8

9 *A MOTION was made by Karen Zook to approve the March 16, 2026 Planning Board meeting*  
10 *minutes as amended. The MOTION was seconded by Don Collins.*

11

12 *\*The MOTION was approved (5-0 Collins abstaining).*

13

14 *A MOTION was made by Karen Zook to approve the March 23, 2026 Planning Board meeting*  
15 *minutes as amended. The MOTION was seconded by Don Collins.*

16

17 *\*The MOTION was approved (5-0 Collins abstaining).*

18 **2. ELECTION OF OFFICERS**

19

20 The following members were nominated for Chair:

- 21 • Karen Zook
- 22 • Wes Achord
- 23 • Patrick Kennelly

24

25 Mr. Kennelly asked not to be considered for Chair at this time. Mr. Achord said he would prefer to  
26 remain as Vice Chair and turned down the nomination.

27

28 *A MOTION was made by Wes Achord to elect Karen Zook as the Chair of the Planning Board.*  
29 *The MOTION was seconded by Andrew Faunce.*

30

31 *\*The MOTION was approved (6-0).*

32

33 **7. ADJOURNMENT**

34

35 Wes Achord adjourned the meeting at 9:37pm.

36

37 Respectfully submitted,

38 Paula Roux

39 Recording Secretary

DRAFT

**LEBANON PLANNING BOARD  
SPECIAL MEETING - SITE VISIT  
0 LAPLANTE RD, LEBANON, NH  
MONDAY, APRIL 27, 2026 5:00 PM**

**MEMBERS PRESENT:** Karen Zook (Chair), Andrew Faunce (City Council Rep), Don Collins, Patrick Kennelly, Kathie Romano (alt)

**MEMBERS ABSENT:** Wes Achord (Vice Chair), Kellen Appleton (City Council Rep alt)

**STAFF PRESENT:** Tim Corwin (Deputy Planning and Development Director), Brian Vincent (City Engineer)

---

1  
2 **1. CALL TO ORDER**

3  
4 Chair Zook called the meeting to order at 5:05pm.

5  
6 **2. PUBLIC HEARING ITEMS**

7  
8 **A. Oakes and Son Construction, LLC (applicant), Robert J. Oakes (owner), Laplante**  
9 **Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Pursuant to Sections 501.1 and  
10 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a proposed  
11 13-unit Planned Unit Residential Development (PURD). PB2026-08-CUP – *continued from*  
12 *April 13, 2026*

13  
14 **B. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax**  
15 **Map 138, Lot 27), zoned R-3, RL-1 and RL-2:** Applicant requests Final Plat Review  
16 pursuant to Section 10.3 of the Subdivision Regulations of a proposed Planned Unit  
17 Residential Development (PURD) containing 13 detached dwelling units together with  
18 related site improvements including an access road, community wells, and community  
19 septic. PB2026-09-FMAJ – *continued from April 13, 2026*

20  
21 Robert Oakes of Oakes and Construction, LLC, Chad Branon, PE, of Fieldstone Land Consultants,  
22 LLC, and Tim Schad of Fieldstone Land Consultants, LLC, were present on behalf of the applicant.  
23 Beginning at the approximate location of the planned vehicular entrance from Laplante, Mr. Branon  
24 led the Board through a tour of the property, following the approximate route of the planned access  
25 drive. During the walk, Mr. Branon highlighted various features of the proposed site layout  
26 including the location of homes, stormwater facilities, and utilities.

27  
28 **2. ADJOURNMENT**

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***A MOTION by Mr. Faunce to adjourn the meeting.  
Seconded by Mr. Kennelly.***

***\*The Motion was approved unanimously.***

The meeting was adjourned at 5:45 pm.

Respectfully submitted,  
Tim Corwin  
Deputy Director of Planning and Development

DRAFT

**LEBANON PLANNING BOARD  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA MICROSOFT TEAMS  
LEBANONNH.GOV/LIVE  
MONDAY, APRIL 27, 2026 6:30PM**

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

**MEMBERS ABSENT:** Kellen Appleton (City Council Rep alt), Max Terzano

**STAFF PRESENT:** Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer)

---

1 **1. CALL TO ORDER**

2 Chair Zook called the meeting to order at 6:30pm. Mr. Corwin reviewed the City’s meeting in-  
3 person and REMOTE attendance policies and procedures. Chair Zook included Ms. Romano in  
4 voting for this meeting.  
5

6 **2. PUBLIC HEARING ITEMS**

7 **A. Liberty Utilities** - Request for scheduled vegetation management for the safety and  
8 reliability of the electric distribution systems on Old Pine Tree Cemetery Road, Sunset  
9 Rock Road and Stevens Road, designated scenic roads. **PB2026-16-SCR**

10  
11 Mr. Corwin stated that Staff recommends the application is complete enough for the Planning  
12 Board to accept jurisdiction and commence review.  
13

14 *A MOTION was made by Andrew Faunce that the application of Liberty Utilities - Request for*  
15 *scheduled vegetation management for the safety and reliability of the electric distribution*  
16 *systems on Old Pine Tree Cemetery Road, Sunset Rock Road and Stevens Road, designated*  
17 *scenic roads, PB2026-16-SCR is complete enough for the Planning Board to accept jurisdiction*  
18 *and commence review. The MOTION was seconded by Wes Achord.*

19  
20 *\*The MOTION was approved (6-0).*

21  
22 Chair Zook opened the public hearing.  
23

24 Ms. Heather Green and Mr. Richard Clar were present on behalf of the applicant. Ms. Heather  
25 Green explained that the utility completes cycle maintenance through its system every four to eight  
26 years. During preventative maintenance on the cycle, a corridor is cleared around the energized  
27 conductor of 8’ to the side, 15 ‘ over, and 10’ above. In order to minimize future work, some  
28 species, such as oak and maples will be flat cut to the ground, as opposed to topping them. This  
29 work is done where landowners allow it, and where it is prudent to do so. Work is currently being  
30 pursued on three roads in Lebanon which are scenic roads. Each property owner is contacted about  
31 the work. There is funding for removals, if the owners so choose, though on scenic roads the

1 removal work is kept very light. She noted that there is a cluster of five previously marked trees  
2 near 154 Sunset which could be added to the next approval for removal, otherwise they will be  
3 pruned.

4  
5 There was discussion regarding a program to work with owners to replace trees in a removed  
6 location. Ms. Heather Green stated that she does not have any physical planting material at this  
7 time. This could be further discussed with Liberty.

8  
9 Chair Zook asked if there is often pushback from homeowners, especially along scenic roads. Ms.  
10 Heather Green stated that there is not usually much pushback and there is not extra pushback along  
11 scenic roads.

12  
13 Chair Zook opened the public comment portion of the meeting. Seeing none, she closed the public  
14 comment portion of the meeting.

15  
16 Wes Achord stated that he would like to see a condition to have Liberty fund tree replacements,  
17 where requested. Ms. Heather Green stated that there may be other places in Town that would be  
18 more beneficial to plant trees than along the scenic roads. Liberty is interested in helping the Town  
19 to beautify where it can, by removing dead and dying trees as part of its work and planting the  
20 right trees in the right place. Don Collins noted that removal of certain trees may help others to  
21 grow and strengthen. Wes Achord advocated for Liberty bringing back its tree replacement  
22 program in the future.

23  
24 *A MOTION was made by Kathie Romano that the Lebanon Planning Board, pursuant to NH*  
25 *RSA 231:158, APPROVE the request of LIBERTY UTILITIES (PB2026-16-SCR) to perform*  
26 *scheduled vegetation management for the safety and reliability of the electric distribution system*  
27 *on Old Pine Tree Cemetery Road, Sunset Rock Road and Stevens Road, a designated scenic*  
28 *road, as described in application materials dated March 13, 2026, prepared by Heather Green,*  
29 *ISA Certified Arborist for Liberty Utilities. The MOTION was seconded by Don Collins.*

30  
31 *\*The MOTION was approved (6-0).*

32  
33 **B. Oakes and Son Construction, LLC (applicant), Robert J. Oakes (owner), Laplante**  
34 **Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to Sections 501.1**  
35 **and 501.2 of the Zoning Ordinance, applicant requests a Conditional Use Permit for a**  
36 **proposed 13-unit Planned Unit Residential Development (PURD). PB2026-08-CUP**  
37 **Continued from April 13, 2026**

38  
39 **C. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax**  
40 **Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Applicant requests Final Plat Review**  
41 **pursuant to Section 10.3 of the Subdivision Regulations of a proposed Planned Unit**  
42 **Residential Development (PURD) containing 13 detached dwelling units together with**  
43 **related site improvements including an access road, community wells, and community**  
44 **septic. PB2026-09-FMAJ Continued from April 13, 2026**

45  
46 Chair Zook said **Items 2B** and **2C** will be discussed together but decisions for these items will be  
47 addressed separately.

48

1 Mr. Corwin explained the applications are for a Conditional Use Permit (CUP) for a 13-unit  
2 Planned Unit Residential Development and for a subdivision approval for the 13-unit Planned Unit  
3 Residential Development. Relative to the subdivision application, at the April 13<sup>th</sup> meeting, the  
4 Board approved the applicant's request for a waiver to skip the design review component and  
5 proceed directly to the final plat review. The Board's first item of business is to decide on the  
6 completeness of each application and then open the public hearing. The Board could hear both  
7 applications at the same time. Separate motions have been prepared for each application.  
8 Regarding completeness, there were a number of items for both applications that were identified  
9 by the staff since the April 13<sup>th</sup> meeting. The applicant provided the materials for those  
10 completeness items on April 21<sup>st</sup>. Staff was able to review some of those materials, but not all. As  
11 the materials have all been provided, staff recommends that both applications are now complete  
12 enough to accept jurisdiction and commence review.  
13

14 Mr. Chad Branon, Fieldstone Land Consultants, Mr. John Newman, and Mr. Bobby Oakes were  
15 present on behalf of the applicant. Mr. Chad Branon noted that he believes the applications were  
16 deemed complete at the Board's last meeting. Wes Achord stated that he believes the Board  
17 accepted the applications as complete enough to accept jurisdiction, but not as fully complete  
18 based on potential waivers needed.  
19

20 Chair Zook opened the public hearings.  
21

22 Mr. Chad Branon reviewed items that have been submitted for the subdivision application,  
23 including detailing of the existing structures within 200' of the property. The applicant also added  
24 the existing natural features within 200' of the property line. The plans show the proposed tree  
25 lines and existing tree lines to remain. Cost estimates for completion of all site work were  
26 submitted. Details regarding erosion control plans, construction traffic control, dust control, and  
27 hours of operation have been included in the plans. There were some questions regarding the  
28 sidewalk, but typically those documents are handled as conditions of approval based on Town  
29 Counsel's review. A revised condominium plan was submitted to detail the open space area more  
30 specifically. The homeowner's association and associated documents were included in the  
31 condominium documents. These include details regarding the proposed private road, private  
32 stormwater, and private septic systems. All of these will be the responsibility and burden of the  
33 homeowner's association, as defined in the legal documents. The applicant is still requesting a  
34 waiver as it pertains to the site specific soil mapping. This is a request to conditionally approve the  
35 plan with the understanding that this document will ultimately be provided prior to the Board  
36 signing the plans as final. A site specific soil survey is required for the Alteration of Terrain permit  
37 submission  
38

39 Mr. Chad Branon explained that the CUP submittal details the resources protected by the open  
40 space, which is generally the wetlands and the majority of the buffer area for the wetlands. There  
41 are stone walls along the front of the property which border the open space. These are not proposed  
42 to be impacted, other than the entrance way into the site. Regarding the condominium documents,  
43 all agreements, deed restrictions, easements, organizational provisions for the homeowner's  
44 association and other method of ownership, and management and protection of open space were  
45 provided. CUP revisions were made to address the Fire Department's review, including an  
46 adjustment of a cistern location due to more favorable terrain. The revised plans show the  
47 underground cistern. There will be bollards in front of it to prevent people from driving over it.  
48 Regarding the fire assessment through NFPA, all homes will be a certain distance from vegetation.

1 There has not been any feedback from the Fire Department that would indicate otherwise.  
2 Dimensional separations were also added to the plans.

3  
4 The Board reviewed the open waiver items: Section 12.1.B., Section 12.2.B.1., Section 13.4.A.1.,  
5 Section 13.5.A, and Section 13.5.H.6. Mr. Chad Branon stated that those are all still valid waivers.  
6 Mr. Corwin noted that the waiver from Section 12.2.B.1. may not be needed.

7  
8 Don Collins asked about the sewer system with a proposed one year warranty and what would  
9 happen if the septic system overall failed in year 2. Mr. Chad Branon stated that there will be a  
10 one-year builder's warranty, but the system will also have been tested and inspected by the State.  
11 Don Collins asked if there are other locations on the property for a leach field, in case the proposed  
12 one fails. Mr. Chad Branon stated that replacement systems are no longer an industry standard.  
13 The proper way to do this is to rebuild the system in the same location.

14  
15 Andrew Faunce asked if the waiver from Section 12.1.B. is needed. Mr. Chad Branon explained  
16 that the only area with a 25% slope or greater is in the area of the road. The project will actually  
17 make the slope less steep, but the applicant will technically be impacting the slope to build the  
18 road. Out of an abundance of caution, the applicant included that waiver with the application.

19  
20 Kathie Romano asked about the parking for each unit. Mr. Chad Branon stated that there are  
21 restrictions on parking in the road and common area. The parking will need to be kept to the  
22 allowable areas for each unit. Most units show one car garages. The proposal meets the  
23 regulations. Provisions for additional parking on site can be provided if the Board requires it.  
24 Kathie Romano stated that she believes guest parking should be required. Mr. Chad Branon stated  
25 that the condominium documents could be amended to allow for parking in the street at certain  
26 times. The proposed pump house location could also have a few parking spaces added to it.

27  
28 The Board discussed that it could address the details of the condominium docs during a  
29 compliance hearing.

30  
31 The Board asked about the cost of the school impact mentioned as being \$841,883.36. It seems  
32 that it may cost the City more than what will be paid in taxes for this development. Mr. Chad  
33 Branon submitted a revised narrative that further discusses the fiscal impact report. The census  
34 states that, across New Hampshire, single-family detached homes average 0.4-0.6 children per  
35 home currently. The development will likely present approximately eight children into the school  
36 system. The City of Lebanon school district is currently at a 5% decline in enrollment. If the  
37 school system can absorb eight children, then it does not cost \$30,000 to send a child to school.  
38 There are still some expenses, but around a rough cost of \$39,000 in total for the development.  
39 There is a tax positive amount of approximately \$196,000.

40  
41 There was discussion regarding the applicant working with the Tree Board, with a suggestion of  
42 two shade trees per unit. These should be included with trees along the nature trail. Mr. Chad  
43 Branon stated that the applicant would be willing to commit to two street trees per home. These  
44 would have to be reasonably sized trees. The applicant can then work with the Tree Board on  
45 appropriate locations around the site.

46  
47 Chair Zook opened the public comment portion of the meeting. Seeing none, Chair Zook closed  
48 the public comment portion of the meeting.

49

1 The Board reviewed the draft motion for the subdivision application and the associated proposed  
2 conditions.

3  
4 *The Board took a brief recess and reconvened at 8:48pm.*

5  
6 The Board continued its review of the draft decisions.

7  
8 ***A MOTION was made by Patrick Kennelly that the Planning Board finds the application of***  
9 ***Oakes and Son Construction, LLC, for Final Plat Review of a proposed 13-unit Planned Unit***  
10 ***Residential Development (PURD) to be constructed on property located on Laplante Road (Tax***  
11 ***Map 138, Lot 27), PB2026-09-FMAJ, IS NOT scattered and premature per Section 12.3 of the***  
12 ***Subdivision Regulations based on the final subdivision layout and on the totality of the***  
13 ***application information, materials, evidence, and testimony submitted to and reviewed by the***  
14 ***Board. The MOTION was seconded by Kathie Romano.***

15  
16 ***\*The MOTION was approved (6-0).***

17  
18 ***A MOTION was made by Wes Achord that the Lebanon Planning Board APPROVE / DENY***  
19 ***waivers for the application of Oakes and Son Construction, LLC, for Final Plat Review of a***  
20 ***proposed 13-unit Planned Unit Residential Development (PURD) to be constructed on property***  
21 ***located on Laplante Road (Tax Map 138, Lot 27), PB2026-09-FMAJ, from the following Sections***  
22 ***of the Subdivision Regulations: Section 12.1.B; Section 12.2.B.1; Section 13.4.A.1; Section***  
23 ***13.5.A; Section 13.5.H.6.***

24  
25 ***In support of its decision with respect to the waivers requested from Sections 12.1.B and 12.2.B.1,***  
26 ***the Board finds that the applicant has demonstrated the requested waivers satisfy criteria [A or***  
27 ***B] set forth in Section 7.15.***

28  
29 ***In support of its decision with respect to the waivers requested from Sections 13.4.A.1, 13.5.A, and***  
30 ***13.5.H.6, the Board finds that, pursuant to the standard set forth in Section 13.18, compliance is***  
31 ***not required to meet the purpose and intent of the regulations and that the public good will not be***  
32 ***adversely affected.***

33  
34 ***The MOTION was seconded by Don Collins.***

35  
36 ***\*The MOTION was approved (6-0).***

37  
38 The Public Hearing was closed at 9:17pm.

39  
40 ***A MOTION was made by Patrick Kennelly that, on April 27, 2026, at a duly-noticed meeting of***  
41 ***the Lebanon Planning Board, there appeared representatives of Oakes and Son Construction,***  
42 ***LLC and Robert J. Oakes regarding a Conditional Use Permit requested pursuant to Sections***  
43 ***501.1 and 501.2 of the Zoning Ordinance for a proposed 13-unit Planned Unit Residential***  
44 ***Development (PURD) to be constructed on property located on Laplante Road (Tax Map 138, Lot***  
45 ***27), zoned R-3, RL-1 & RL-2. PB2026-13-CUP***

46  
47 ***I. FINDINGS OF FACT***

48 ***Based on testimony given, application materials presented, and supporting documents submitted,***  
49 ***the Planning Board makes the following findings of fact:***

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1. *As set forth on a plan set titled, “Heritage Way Development,” prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last revised April 21, 2026, Proj. No. 4080.00, the applicant proposes to develop the subject property as a 13-unit Planned Unit Residential Development (PURD) consisting of 13 one-family dwellings together with supporting infrastructure including a proposed private street, two community wells, a pump house, two community septic systems, stormwater management facilities, and a walking path. Approximately 50% of the lot will be conserved as open space in accordance with the PURD requirements.*
2. *Pursuant to Section 501.2.B of the Zoning Ordinance, a PURD is a type of Planned Unit Development (PUD) that is an allowed use in the R-3, RL-1, and RL-2 Districts with a Conditional Use Permit from the Planning Board per Section 501.1.B of the Zoning Ordinance.*
3. *To approve a Conditional Use permit for a proposed PURD, the Board must make the determinations required by Section 501.1.J.1 of the Zoning Ordinance.*
4. *The applicant has submitted written testimony addressing the applicable PUD and PURD criteria set forth in Sections 501.1 and 501.2 of the Zoning Ordinance.*
5. *The project also requires Subdivision approval, an application for which has been submitted by the applicant (PB2026-09-FMAJ) and has been granted conditional approval on the same date as the approval of this Conditional Use Permit for the PURD.*

**II. CONCLUSIONS OF LAW**

*As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Planning Board concludes the following with respect to the Planned Unit Development (PUD) Conditional Use Permit criteria set forth in §501.1.J.1 of the Zoning Ordinance:*

1. *The subdivision plan prepared pursuant to Section 501.1.E.1 DOES meet the purpose statement set forth in Section 501.1.A. (§501.1.J.1.a)*
2. *In consideration of the Site Resources, the portions of the property most suitable for Open Space preservation and those portions most appropriate for development HAVE been designated on the plans for those purposes. (§501.1.J.1.a.i)*
3. *The layout of the designated Open Space area provides the greatest feasible public benefit which is compatible with the applicant’s permissible development goals, and there IS NOT a feasible alternative layout which would yield a significantly improved Open Space public benefit while still fulfilling the applicant’s otherwise permissible development objectives. (§501.1.J.1.a.ii)*
4. *To the maximum extent practicable, the plan DOES adhere to the design guidelines set forth in Section 501.1.G. (§501.1.J.1.a.iii)*
5. *All applicable requirements of Section 501.1.E, Section 501.1.F, Section 501.1.H, and Section 501.2 HAVE been met. (§501.1.J.1.b)*

- 1
- 2       6. *The types of housing units and/or other buildings proposed within the PUD DO NOT*
- 3       *adversely impact the character of the area. (§501.1.J.1.c)*
- 4
- 5       7. *The PUD WILL NOT have substantial or undue impact on the environment or on*
- 6       *transportation systems, community facilities, utilities and services[.]. (§501.1.J.1.d)*
- 7
- 8       8. *The PUD DOES comply with all requirements of the Subdivision Regulations, as*
- 9       *applicable. (§501.1.J.1.a.e)*
- 10
- 11       9. *The PUD IS capable of complying with all applicable state statutes regulating the*
- 12       *condominium form of ownership. (§501.1.J.1.f)*
- 13

14 **III. DECISION**

15  
16 *Now therefore be it resolved, the Planning Board, on this 27<sup>th</sup> day of April, 2026, hereby GRANTS*  
17 *the request of Oakes and Son Construction, LLC, for a Conditional Use Permit per Sections 501.1*  
18 *and 501.2 of the Zoning Ordinance for a proposed 13-unit Planned Unit Residential Development*  
19 *(PURD) at Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2, PB2026-08-CUP, as*  
20 *set forth above and per testimony, plans, and materials submitted, and per the following*  
21 *conditions:*

- 22
- 23       1. *The Conditional Use Permit is contingent on approval of the applicant’s subdivision plat*
- 24       *currently pending before the Board, PB2026-09-FMAJ, and shall be subject to all*
- 25       *conditions of approval thereof.*
- 26
- 27       2. *The applicant shall update the “Condominium Site Plan” sheets as follows:*
- 28           a. *Rename to “Condominium and Open Space Plan”*
- 29           b. *Provide metes and bounds for the proposed open space*
- 30           c. *Provide open space calculations per Section 501.1.F.4.*
- 31           d. *Add a note indicating how the open space will be owned, protected, and managed;*
- 32           *and*
- 33           e. *Identify the minimum building setbacks and frontage requirements for each*
- 34           *building “lot”.*
- 35

36 *The MOTION was seconded by Kathie Romano.*

37  
38 *\*The MOTION was approved (6-0).*

39  
40 *A MOTION was made by Chair Zook to extend the meeting to 9:45pm. The MOTION was*  
41 *seconded by Andrew Faunce.*

42  
43 *\*The MOTION was approved (6-0).*

44  
45 *A MOTION was made by Patrick Kennelly that the Lebanon Planning Board APPROVE the*  
46 *application of Oakes and Son Construction, LLC (applicant) and Robert J. Oakes (property*  
47 *owner), for Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations of a*  
48 *proposed Planned Unit Residential Development (PURD) containing 13 detached dwelling units*  
49 *together with related site improvements including an access road, community wells, and*

1 *community septic to be constructed on property located on Laplante Road (Tax Map 138, Lot 27),*  
2 *zoned R-3, RL-1 and RL-2, PB2026-09-FMAJ, as shown on a plan set titled, “Heritage Way*  
3 *Development,” prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last*  
4 *revised April 21, 2026, Proj. No. 4080.00, including any and all supplemental submissions and*  
5 *testimony provided during the public hearing.*

6  
7 *In support of its decision, the Board finds that the applicant has submitted plans, testimony, and*  
8 *technical data prepared by a professional engineer that together satisfactorily demonstrate*  
9 *compliance with the applicable requirements of the Subdivision Regulations except as have been*  
10 *waived or as may reasonably be addressed through the imposition of certain conditions of*  
11 *approval, set forth below.*

12  
13 *This approval is subject to the following conditions:*

14  
15 *General Conditions*

- 16 *1. This approval shall automatically expire and be deemed void upon failure to meet any of*  
17 *the conditions of approval set forth herein within the timeframes specified. It shall be the*  
18 *applicant’s responsibility to be familiar with and aware of these conditions of approval,*  
19 *and it shall be the applicant’s responsibility to satisfy these conditions of approval and to*  
20 *satisfy them within the relevant timeframes outlined below.*
- 21  
22 *2. This approval shall be considered void unless all conditions precedent have been met, and*  
23 *the Condominium and Open Space Plan, as revised pursuant to these conditions and*  
24 *signed by the Planning Board Chair, has been recorded in the Grafton County Registry of*  
25 *Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).*
- 26  
27 *3. The development is subject to the Subdivision Regulations adopted May 13, 1991, last*  
28 *revised June 28, 2021, and the Zoning Ordinance adopted January 16, 2013, last amended*  
29 *March 19, 2025, which are the land use regulations in effect at the time the application*  
30 *was submitted.*
- 31  
32 *4. Future development of the dwelling units shall be subject to City of Lebanon Impact Fees,*  
33 *pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at*  
34 *the time of Building Permit issuance based on the Impact Fee Schedule adopted on May*  
35 *20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of*  
36 *Occupancy. In accordance with RSA 674:39, development shall be exempt from any future*  
37 *changes in impact fees and methodology for five years from the date of approval; however,*  
38 *any building permits which are issued after the end of that five-year period shall be fully*  
39 *subject to whatever impact fees and methodology are in effect at the time of building permit*  
40 *issuance.*
- 41  
42 *5. All future construction shall substantially conform with and shall be subject to the*  
43 *requirements and specifications of the recorded plat (Section 7.9.A.2).*
- 44  
45 *6. “Active and substantial development,” as defined in Section 14.1.B.1.a of the Subdivision*  
46 *Regulations, shall be achieved within three (3) years of the date of this approval (per RSA*  
47 *674:39, I(a)), subject to an extension if applied for by the applicant and if approved by the*  
48 *Planning Board per Section 14.1.B.1.c. If active and substantial development is not*  
49 *achieved within three (3) years of the date of the Planning Board’s approval, the*

1            *development shall be subject to the default provisions set forth in Section 14.1.C. At the*  
2            *compliance hearing required per condition of approval #14, the applicant may request*  
3            *changes to the active and substantial development standard.*  
4

- 5            7. *“Substantial completion,” as defined in Section 14.1.B.2.a of the Subdivision Regulations,*  
6            *shall be achieved within seven (7) years of the date of this approval (per RSA 674:39, I).*  
7            *If substantial completion is not achieved within seven (7) years of the date of the Planning*  
8            *Board’s approval, the development shall be subject to the default provisions set forth in*  
9            *Section 14.1.C. At the compliance hearing required per condition of approval #14, the*  
10           *applicant may request changes to the substantial completion standard.*  
11  
12           8. *Changes to underground utilities that do not impact surface conditions may be approved*  
13           *administratively unless determined by the Reviewing Engineer and the Planning and*  
14           *Development Department to materially alter the development and the approved plan.*  
15  
16           9. *The applicant shall implement and maintain NHDES Site Specific Best Management*  
17           *Practices before, during, and after construction.*  
18  
19           10. *Prior to the start of any construction activities on the property, erosion control measures,*  
20           *including edge-of-disturbance fencing if applicable, shall be installed and maintained*  
21           *before and during any site work, to be verified by the City Engineer or City’s third-party*  
22           *inspector on site.*  
23  
24           11. *The property owner is responsible for the maintenance and operation of the stormwater*  
25           *management system in accord with the O&M plan, and such responsibility shall run with*  
26           *the land.*  
27  
28           12. *This approval is subject to the Special Exception approved on April 6, 2026 (ZB2026-04-*  
29           *SE). The conditions of approval set forth in the Zoning Board of Adjustment Notice of*  
30           *Decision for the same are incorporated herein.*  
31  
32           13. *All new driveways shall comply with the City of Lebanon Driveway Regulations and, by*  
33           *extension, NHDOT Driveway Regulations, including layout, sight distances, grading and*  
34           *drainage.*  
35  
36           14. *Compliance with conditions of approval 19, 20, 21, 22, 24 and 30 shall be subject to a*  
37           *compliance hearing before the Planning Board pursuant to Section 7.9.A.7 of the*  
38           *Subdivision Regulations and NH RSA 676:4, I(i).*  
39

40           *Conditions to be Satisfied Prior to the Signing and Recording of the Plat (These conditions*  
41           *shall be satisfied within 2 years of the Board’s approval.)*  
42

- 43           15. *The applicant shall submit two (2) mylars of the approved plat, as revised pursuant to these*  
44           *conditions of approval, together with applicable recording fees to the Planning and*  
45           *Development Department in accordance with Planning and Development Department*  
46           *recording procedures. (8.1.D and 7.11)*  
47

- 1       **16. The applicant shall provide to the City draft copies of the deeds of the land transfer for**  
2       **review to ensure the transfer will be completed properly for Assessing and recording**  
3       **purposes.**
- 4
- 5       **17. The applicant shall submit the executed deeds of the land transfer together with applicable**  
6       **recording fees to the Planning and Development Department to be recorded**  
7       **contemporaneously with the plat.**
- 8
- 9       **18. Prior to the start of any construction activities on the property, the applicant shall sign a**  
10       **Subdivision Agreement in accordance with Section 7.9.B of the Subdivision Regulations.**

11  
12       **Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any**  
13       **Construction Activities**

- 14
- 15       **19. To the satisfaction of the Planning and Development Department and the City’s legal**  
16       **counsel, the applicant shall furnish legal documentation sufficient to demonstrate**  
17       **compliance with the requirements of Sections 10.4.C.2.d, 12.2.D, 12.2.F, and 12.8 of the**  
18       **Subdivision Regulations. To the extent reasonably practical, the applicant shall also**  
19       **address the concerns of the Planning Board raised at the April 27, 2026, public hearing.**
- 20
- 21       **20. The applicant shall provide documentation sufficient to demonstrate compliance with the**  
22       **operation and maintenance requirements for the community water and sewer systems as**  
23       **required by Section 12.7 of the Subdivision Regulations, to the satisfaction of the City**  
24       **Engineer and the Department of Planning and Development.**
- 25
- 26       **21. The applicant shall provide documentation sufficient to comply with Section 13.5.E.8**  
27       **requiring that the applicant demonstrate the proposed private street will be properly**  
28       **maintained to provide access for police, fire and other emergency vehicles, to the**  
29       **satisfaction of the City Engineer and the Department of Planning and Development.**
- 30
- 31       **22. The applicant shall provide documentation sufficient to demonstrate compliance with**  
32       **Section 10.4.C.2.b of the Subdivision Regulations, requiring estimates for the completion**  
33       **of all on- and off-site improvements which shall be subject to a Performance Security**  
34       **Agreement pursuant to Section 7.10 of these Regulations, to the satisfaction of the City**  
35       **Engineer and the Department of Planning and Development.**
- 36
- 37       **23. Pursuant to Section 14.5.A of the Subdivision Regulations, the applicant shall enter into**  
38       **a Performance Security Agreement for all required improvements, both on and off-site,**  
39       **including but not limited to: roadway and parking improvements, landscaping, lighting,**  
40       **utilities, bike lane/shoulder improvements, stormwater improvements, and sidewalks in an**  
41       **amount considered adequate by the Department of Public Works, and in a form**  
42       **satisfactory to the City’s legal counsel. Pursuant to Section 14.5.B, the Performance**  
43       **Security Agreement shall be secured by a surety bond, a letter of credit, or an escrow**  
44       **account. This requirement shall not apply if the required improvements are constructed**  
45       **prior to the recording of the plat.**
- 46
- 47       **24. The applicant shall prepare and record an open space covenant or deed restriction in**  
48       **accordance with Section 501.1.F.5, 6 & 7 of the Zoning Ordinance, and shall be in form**

1            ***and content acceptable to the Planning and Development Department and the City’s legal***  
2            ***counsel.***

3  
4            ***25. The applicant shall provide an operation and maintenance plan for the fire cistern, to the***  
5            ***satisfaction of the City Engineer and the Department of Planning and Development.***

6  
7            ***26. The applicant shall submit engineered plans prepared by a NH-licensed engineer for the***  
8            ***proposed retaining wall for review and approval by the Building Inspector and City***  
9            ***Engineer.***

10  
11           ***27. The applicant shall schedule and hold a pre-building permit application meeting with the***  
12           ***Planning and Development Department, City Building Inspectors, City***  
13           ***Engineer/Department of Public Works, and Fire Department, in order to help streamline***  
14           ***the building permit review process and to review applicable code requirements.***

15  
16           ***28. The City shall retain the services of an independent third-party inspector for which the***  
17           ***applicant shall be responsible for all inspection fees related to (a) on-site work related to***  
18           ***sewer, water, temporary sedimentation and erosion control, and drainage improvements,***  
19           ***and (b) all off-site work within the City’s right-of-way (including but not limited to water,***  
20           ***sewer, driveways, drainage), in accordance with Section 14.2 of the Subdivision***  
21           ***Regulations. The applicant shall provide funding for inspection services in a form and***  
22           ***amount acceptable to the City and shall enter into an Infrastructure Inspection Agreement***  
23           ***in accordance with Section 14.2 of the Subdivision Regulations.***

24  
25           ***29. The applicant shall provide the soil data required by Section 13.4.A.1 of the Subdivision***  
26           ***Regulations, to the satisfaction of the City Engineer and the Department of Planning and***  
27           ***Development.***

28  
29           ***30. Within 45 days of the Planning Board’s approval, the applicant shall make the following***  
30           ***revisions to the plan set to the satisfaction of the Planning and Development Department***  
31           ***and the City Engineer:***

- 32           ***a) Add a Zoning Table to the cover sheet identifying the dimensional requirements***  
33           ***for each lot.***
- 34           ***b) Provide all information required by Section 10.4.A.1.c. (“The name and business***  
35           ***address of the surveyor, including license number and seal, and of every engineer,***  
36           ***architect, soil scientist, or wetlands scientist whose professional seal appears on***  
37           ***any plan or document submitted to the Board.”)***
- 38           ***c) Remove Notes throughout plan set regarding the dimensional requirements for***  
39           ***Class 1 lots.***
- 40           ***d) Provide a construction detail for the roadway guardrail.***
- 41           ***e) Delineate the protected open space on the Site Layout Plan.***
- 42           ***f) Add notes on dust control measures to be taken during construction.***
- 43           ***g) On the Condominium Site Plan:***
- 44                     ***i. Rename to “Condominium and Open Space Plan”.***
- 45                     ***ii. Update as may be required per conditions of approval for PB2026-08-CUP.***
- 46                     ***iii. Provide metes and bounds for all limited common areas.***
- 47                     ***iv. Update unit numbering for consistency with other plan sheets.***
- 48                     ***v. Remove Unit Legend.***
- 49                     ***vi. Clarify Legend which, as submitted, is partially illegible.***

- vii. *Add tax map/lot numbers for the new lots, in consultation with the City Assessor.*
- viii. *Add the following as plan notes: “Per Section 13.14 of the Subdivision Regulations, there shall be no depositing, dumping, or storage of waste, or other natural or man-made material, supplies or equipment, on any subdivision land designated as open space,” and, “Per Section 13.14 of the Subdivision Regulations, no work, or removal, or filling shall be done, nor shall the existing natural characteristics of open space land be altered from the original condition.”*
- h) *On the utility plan:*
  - i. *Update notes to remove references to the “LDC”.*
  - ii. *Add a note electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).*
  - iii. *Add a note indicating that underground utilities, electric, telephone and cable, must maintain a minimum clearance of 10 ft. from all proposed water lines.*
- i) *Correct the cistern location on all plan sheets.*
- j) *Add the cistern detail sheet and, to the satisfaction of the Fire Department, add a note to the cistern detail sheet to address the City’s intake design requirements.*
- k) *Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).*
- l) *Add a note to the grading plan that a minimum of four (4) inches of topsoil shall be provided to cover over all finished slopes (13.10.A).*
- m) *Add a guest parking area of 4 spaces.*
- n) *Provide additional landscaping along the street, walking path, and/or in the common areas in the amount of 30 shade trees of 2”-3” caliber when planted.*

*The applicant shall provide the Planning and Development Department a digital copy of the revised plan set saved in a PDF-A format for archival purposes.*

- 31. *All outstanding engineering review fees shall be paid in full as required by Section 7.7.E.1 of the Subdivision Regulations.*
- 32. *Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required Federal and State approvals including, but not limited to, the following:*
  - a) *NHDES Alteration of Terrain Permit*
  - b) *EPA Stormwater Pollution Prevention Plan (SWPPP)*
  - c) *Subdivision Approval*

**Conditions to be Satisfied Prior to the Issuance of a Building Permit**

- 33. *Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City’s third-party inspector on site.*
- 34. *The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.*

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

35. *Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicant (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer.*

36. *All impact fees shall be paid.*

37. *All street signs and posts shall be provided and installed by the City at the expense of the subdivider, in accordance with City standards and requirements in accordance with Section 13.7 of the Subdivision Regulations.*

38. *All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Subdivision Regulations.*

*The MOTION was seconded by Andrew Faunce.*

*\*The MOTION was approved (6-0).*

*For the application of Oakes and Son Construction, LLC, PB2026-09-FMAJ, a MOTION was made by Patrick Kennelly that the Lebanon Planning Board authorizes the Chair to sign the Condominium and Open Space Plan included in the plan set titled “Heritage Way Development,” prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last revised April 21, 2026, Proj. No. 4080.00, as revised per the Planning Board’s conditions of approval. The MOTION was seconded by Don Collins.*

*\*The MOTION was approved (6-0).*

*A MOTION was made by Chair Zook to schedule the compliance hearing for PB2026-09-FMAJ for Monday, June 22, 2026, in the Council Chambers. The MOTION was seconded by Andrew Faunce.*

*\*The MOTION was approved (6-0).*

**3. COMMITTEE REPORTS – The Board did not address this item at this time.**

**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

- 1 --West Lebanon Revitalization Advisory Committee
- 2 --Planning & Development Department – Task Status

3 **C. Planning Board Subcommittees:**

- 4 --Planning Board Capital Improvement Program
- 5 --Planning Board Development Regulations Update

6 **D. Planning Board Development Regulations Subcommittee**

7 **E. Minor Site Plan Committee**

8 **F. Housing Task Force**

9

10 **4. OTHER BUSINESS – *The Board did not address this item at this time.***

- 11 A. Appointment of Planning Board Representatives to Other Boards and Committees

12

13 **5. APPROVAL OF MINUTES - April 13, 2026 – *The Board did not address this item at this***  
14 ***time.***

15

16 **6. ADJOURNMENT**

17

18 ***A MOTION was made by Kathie Romano to adjourn the meeting at 9:41pm. The MOTION was***  
19 ***seconded by Wes Achord.***

20

21 ***\*The MOTION was approved (6-0).***

22

23

24 Respectfully submitted,

25 Kristan Patenaude

26 Recording Secretary