

FINAL

**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)

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

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.

A MOTION was made by Patrick Kennelly that the application of 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) PB2026-24-SPR does not have the potential for regional impact. The MOTION was seconded by Karen Zook.

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

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

Patrick Kennelly recused himself from the discussion.

4. PUBLIC HEARING ITEMS

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

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

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

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

Acting Chair Achord opened the public hearing.

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

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

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

Achord closed for public comment portion of the meeting.

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

In support of its decision, the Board finds that the applicant has submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate compliance with the applicable requirements of the Subdivision Regulations except as may

reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

A. General Conditions

- 1. This approval shall be considered void unless, within two (2) years from the date of this Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 & 7.12.B) The plat and Notice of Action shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.***
- 2. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.***

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

- 1. The applicants shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning and Development Department.***
- 2. The applicants shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.***
- 3. The applicants shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning and Development Department in accordance with Planning and Development Department recording procedures. (8.1.D & 7.11)***
- 4. The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.***

The MOTION was seconded by Kathie Romano.

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

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

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

Mr. Kennelly rejoined the meeting.

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

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

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

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

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

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

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

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

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

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

This approval is subject to the following conditions:

- 1. The applicant shall comply with the Planning Board Notices of Action for PB2023-04-SPR dated July 10, 2023 and for PB2025-43-SPACUP dated September 8, 2025, and shall satisfy and comply with all conditions of approval thereof except as may be superseded by the conditions below.***
- 2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised April 28, 2025, and the Zoning Ordinance adopted January 16, 2013, last amended March 19, 2025, which are the regulations in effect at the time the application was submitted. Notwithstanding the foregoing, the Planning Board approves the applicant’s changes to the***

number and type of EV parking spaces as shown in the above-referenced plan sheets which changes are in conformance with amendments made to Section 607.8 of the Zoning Ordinance adopted on January 21, 2026. This condition shall supersede condition of approval #2 set forth in the July 10, 2023 Notice of Action for PB2023-04-SPR and condition of approval #4 set forth in the September 8, 2025 Notice of Action for PB2025-43-SPACUP.

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

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

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

The MOTION was seconded by Wes Achord.

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. Section 9.5.C.2: "Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations."***
- b. Section 13.4.A: soil testing and data requirements.***

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

The MOTION was seconded by Wes Achord.

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

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

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

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

This approval is subject to the following conditions:

A. General Conditions

- 1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).***
- 2. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.***
- 3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).***
- 4. All new driveways shall comply with the City of Lebanon Driveway Regulations and, by extension, NHDOT Driveway Regulations, including layout, sight distances, grading and drainage.***

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

- 1. The applicant shall prepare an easement agreement to the satisfaction of the Planning and Development Department and the Department of Public Works to memorialize the easement for the City's water main located on proposed Lot 2.***
- 2. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:***
 - a. Correct grammatical and typographical errors within the "Zoning Information" paragraph.***
 - b. Add a note on the plat to address Section 7.7.A.4.e. (NOTE: When there are no restrictions on the subject property, a definitive statement to that effect shall be provided.)***
 - c. Add the statement required by Section 7.11 of the Subdivision Regulations.***
 - d. Update General Note 11 to account for preparation of water main easement agreement per condition #B.1.***
 - e. Correct the typographical error in General Note 13.***
 - f. Add tax map/lot numbers for the new lots, in consultation with the City Assessor.***
 - g. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).***
 - h. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.***
 - i. Add Planning Board application number (PB2026-18-MIN).***
 - j. Add the following as a plan note: "Lots shall be graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision." (13.3)***

- k. Provide the date and description of the plat revisions. (9.5.A.1)*
- l. Add metes and bounds for the water line easement.*
- 3. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).*
- 4. The applicant shall submit two (2) mylars of the approved plat, as revised pursuant to these conditions of approval, together with applicable recording fees to the Planning and Development Department in accordance with Planning and Development Department recording procedures. (8.1.D and 7.11)*
- 5. The applicant shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.*
- 6. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.*
- 7. The applicant shall submit the executed water main easement agreement with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.*

The MOTION was seconded by Andrew Faunce.

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

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

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

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

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

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.

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

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

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

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

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

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

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

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

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

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

Achord opened public comment portion of the meeting.

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

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

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

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

Achord closed the public comment portion of the meeting.

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

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

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

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

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

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

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

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

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

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

5. OTHER BUSINESS - None

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

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

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

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

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

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

2. ELECTION OF OFFICERS

The following members were nominated for Chair:

- Karen Zook
- Wes Achord
- Patrick Kennelly

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

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

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

7. ADJOURNMENT

Wes Achord adjourned the meeting at 9:37pm.

Respectfully submitted,
Paula Roux
Recording Secretary