

FINAL

**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. CALL TO ORDER

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

2. PUBLIC HEARING ITEMS

A. 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 – *continued from April 13, 2026*

B. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 and 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 – *continued from April 13, 2026*

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

2. ADJOURNMENT

***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