

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JUNE 8, 2026 6:30PM**

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

MEMBERS ABSENT: Kellen Appleton (City Council Rep alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

1. CALL TO ORDER

Chair Zook called the meeting to order at 6:30pm.

Kathie Romano sat as a voting member.

2. NOTICE OF REGIONAL IMPACT

- A. Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:**
Request for an Amendment to a previously approve Site Plan PB2021-13-SPR to install four (4) mechanical pads at the rear of the building, PB2026-33-SPA.

Mr. Corwin stated that staff recommends this amendment application does not have the potential for regional impact.

A MOTION was made by Patrick Kennelly that this applications does not have the potential for Regional Impact. The MOTION was seconded by Wes Achord.

**The MOTION was approved (7-0).*

3. PUBLIC HEARING ITEMS

- A. Russell E. and Christine A. Lary, 300 Meriden Road (Tax Map 138, Lot 1), zoned RL-1 an RL-2:** Request for a two (2)-lot Minor Subdivision. PB2026-27-MIN - To be postponed to July 13, 2026

A MOTION was made by Wes Achord to postpone the applications for agenda items 3A and 3C to July 13, 2026. The MOTION was seconded by Patrick Kennelly.

**The MOTION was approved (7-0).*

- B. Evans Drive, SPE, LLC, 63 Evans Drive (Tax Map 78, Lot 40-100), zoned RO-1:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a

modification to the previously approved site plan (PB2000-42) to install 11 new parking spaces together with related site improvements. **PB2026-28-SPA - APPLICATION WITHDRAWN**

Chair Zook noted that this application has been withdrawn.

- C. Stewart's Shops Corp (applicant and property owner) and EB II Realty, 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 per Section 3.1.D of the Site Plan Review Regulations 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 four (4) fuel dispenser islands with an overhead canopy, together with associated site improvements. PB2026-29-SPR - To be postponed to July 13, 2026**

This item was previously postponed.

- D. LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD: Request for approval of a Lot Line Adjustment. PB2026-30-LLA**

Mr. Corwin stated that staff would recommend that this application is complete enough for the Board to accept jurisdiction and commence review.

A MOTION was made by Don Collins that the application for LWM Residential, LLC, 1 Foundry Street is complete and ready for review. The MOTION was seconded by Patrick Kennelly.

****The MOTION was approved (7-0).***

John Livadas, representing the applicant, explained that this application is directly related to the broader site plan. In the original site plan, 43 Mechanic Street was included as part of the overall development. This was removed in the last approved site plan. Previously, a drain was shown to be located on the 43 Mechanic Street site along with a retaining wall. This adjustment to the 1 Foundry Street lot line allows for all of the development work to occur on 1 Foundry Street. Thus, no easements are needed.

Ms. Romano asked if this would lead to a change in the height of the retaining wall. Mr. Livadas stated that nothing that was previously reviewed and approved will be changed. This proposal only moves the lot line.

Mr. Achord asked for an update on the project. Mr. Livadas stated that the project is still working on fundraising and obtaining capital in order to start in September/October.

Chair Zook asked for public comment. There was none at this time.

Mr. Corwin explained that the staff memo, which was included with the agenda packet, contained several conditions of approval which are relatively standard. The conditions contained within the draft motion before the Board are the same as they appeared in the staff memo.

A MOTION was made by Wes Achord that the Lebanon Planning Board APPROVE the application of LWM Residential, LLC, for a proposed Lot Line Adjustment between 1 Foundry Street (Tax Map 91, Lot 263) and 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD, PB2026-30-LLA, as shown on a plat titled “Lot Line Adjustment Plan prepared for LWM Residential LLC,” prepared by Vive Libre Geomatics dated 4/16/26, revised 5/28/26, Drawing: 26001-bo, 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 demonstrates 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 and 7.12.B) The plat and Notice of Action shall be recorded by the Planning and Development Department in accordance with Planning and 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 applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
a. The statement from Section 7.11 of the Subdivision Regulations shall be added.
b. Provide the date and description of the plat revisions. (8.2.A.1)***
- 2. 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) to the Planning and Development Department.***
- 3. The applicant 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 and 7.11).***

The MOTION was seconded by Don Collins.

****The MOTION was approved (7-0).***

A MOTION was made by Wes Achord that the Lebanon Planning Board authorizes the Chair to sign the plat of LWM Residential, LLC, PB2026-30-LLA, titled “Lot Line Adjustment Plan

prepared for LWM Residential LLC,” prepared by Vive Libre Geomatics dated 4/16/26, revised 5/28/26, Drawing: 26001-bo, as revised per the Planning Board’s conditions of approval. The MOTION was seconded by Don Collins.

****The MOTION was approved (7-0).***

4. OTHER BUSINESS

Chair Zook noted that the Board had previously discussed whether to have public hearings and receive presentations regarding governmental use projects, as it does not have jurisdiction over them. There are currently two projects for the Board to consider.

Mr. Corwin explained that RSA 674:54 regulates governmental uses, which is a defined term in the statute. Generally speaking, it includes any construction project or development that is by or for a government, local government, school district, county, or State. The statute essentially provides that such governmental uses are exempt from local land use regulation, except that for each such governmental use, the government agency that is undertaking the project must give notice to either the local governing body or the local planning board.

Mr. Corwin stated that the two proposed governmental use projects are both by and for the City of Lebanon. One is for an isolation valve building on Poverty Lane. This is a relatively small project but would ordinarily require site plan review from the Planning Board. However, as it is a governmental use, it is not subject to site plan review, but it is subject to the 674:54 process. Under the statute, the Planning Board can choose whether or not to hold a public hearing on it. The other governmental use project is a proposed awning and stage at the Kilton Library in Downtown West Lebanon. This project would either require a minor site plan review or a full Planning Board review if it were anything other than a governmental use.

The Board discussed the first project for the valve building. Chair Zook stated that she does not believe a public hearing is needed, as this deals with the functioning of the water system. Also, the City usually aesthetically tries to blend these buildings into the surroundings. Ms. Romano asked if the abutters to the project will be notified. Mr. Corwin stated that he believes this would only occur as part of a public hearing process. Mr. Faunce stated that the lack of notification to abutters could be justification enough to have a public hearing. Ms. Romano stated that it would be courteous to the public to have a public hearing to alert them of this project.

There was consensus to hold a public hearing for this project during the Board’s July 13th work session.

The Board discussed the second project for the Kilton Library. Ms. Romano stated that she believes the public may want to know about the project and so she would be in favor of a public hearing on it. There was discussion that the Library generally does a very good job at advertising its projects and that this is a very minor project.

There was consensus to not hold a public hearing for this project.

5. APPROVAL OF MINUTES

A. April 27, 2026

A MOTION was made by Don Collins to approve the April 27, 2026, as presented. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-0-2 with K. Romano and M. Terzano abstaining).***

6. ADJOURNMENT

A MOTION was made by Max Terzano to adjourn the meeting at 7:11pm. The MOTION was seconded by Wes Achord.

****The MOTION was approved (7-0).***

Respectfully submitted,
Kristan Patenaude
Recording Secretary