



LEBANON PEDESTRIAN AND BICYCLIST ADVISORY COMMITTEE

AUGUST 4, 2026 - 7:00 PM

COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM

LEBANONNH.GOV/LIVE

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 268 629 718#). If you have trouble accessing this meeting, please [email Catheryn Hembree](#).

2. Approval of Minutes

- A. June 2, 2026

3. Open to the Public

4. Study Items

- A. **LWM Residential, LLC, 1 Foundry St, Tax Map 91, Lot 263:**
Conceptual Review of a required conceptual application for the Planning Board:
- B. Lebanon Middle School - How to Bike to School on August 24th
- C. Priority Projects with City Council [See information online here](#)
- D. Complete Streets Update

5. Other Business

- A. Updates from Other Boards
- Planning and Development
 - Planning Board
 - City Council
 - Police Reports
 - Mascoma River Greenway Coalition
 - Class VI Roads
 - Communications Plan

6. Future Agenda Items

7. 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](https://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.

Lebanon Pedestrian and Bicyclist Advisory Committee Agenda
August 4, 2026

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.

1 **DRAFT**

2 Lebanon Pedestrian-Bicyclist Advisory Committee
3 Remote Via Microsoft Teams
4 Lebanonnh.gov/Live
5 Tuesday, June 2, 2026
6 7:00 PM

7
8 Members Present: Colin Smith (Chair), Sean Dittrich (Vice Chair), Erling Heistad, Marie
9 McCormick, Tim Gilbert, Kellen Appleton, Lynnette Madsen, Alan Schnur
10 (Alt), and Ben Swanson (Alt).
11 Members Absent: Trenton Meckenstock and Jared Toon (Alt)
12 Staff Present: Catheryn Hembree (Associate Planner)

13
14 **1) CALL TO ORDER**

15
16 Chair Smith appointed Mr. Schnur to vote in place of regular member Ms. McCormick
17 who was absent at the time.

18
19 **2) APPROVAL OF MINUTES**

20
21 *A MOTION to approve the minutes May 5, 2026, was made by Mr. Dittrich. Seconded*
22 *by Mr. Schnur.*
23 **The vote on the Motion was passed unanimously, 7-0.*

24
25 **3) OPEN TO THE PUBLIC**

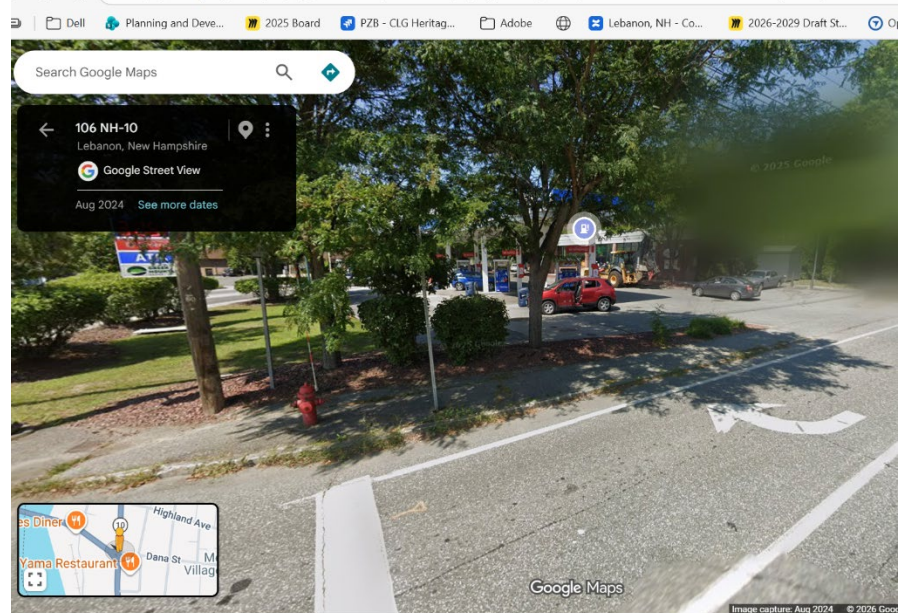
26
27 None at this time.
28 Regular Member Ms. McCormick and Alternate Member Mr. Swanson arrived at the
29 meeting at 7:10PM.

30
31 **4) STUDY ITEMS**

32 **A) Discussion Re Planning Board Application: Stewart's Shops Corp (applicant and**
33 **property owner) and EB Realty II, LLC (property owner), 97 N. Main Street**
34 **(Tax Map 72, Lot 30) and 99 N. Main Street (Tax Map 72, Lot 31) zoned CB:**
35 request for site plan review per section 3.1.D of the Site Plan Review Regulations to
36 demolish the existing structures on the subject properties and construct a +/- 4,500 sq.
37 ft. retail/convince store and a vehicular refueling station with four (4) fuel dispenser
38 islands with an overhead canopy, together with associated site improvements. **PB**
39 **2026-29-SPR**

Ms. Hembree gave a summary of the project and what the Pedestrian Bicyclist Advisory Committee's role was when reviewing a proposed project. The Advisory Committee reviewed the submitted application and discussed ways to make the project more friendly to pedestrians and bicyclists. Suggested changes include:

1. Have an entry facing Main Street close to the bike parking area
2. Continue sidewalk along the length of the property to Bridge Street entrance/exit and have easement in place for it continue in the future along the other length along Bridge Street past the entry heading west.
3. Have a 24' entrance off Main Street – less space for pedestrians to cross and trucks shown using other entrance that can stay wider.
4. Make sidewalk ADA accessible at corner. Please see image with existing conditions. Signs and fire hydrant completely block the sidewalk.



5. Create a picnic table/greenspace area for patrons to enjoy eating ice cream at the shop. Planning Board can use their discretion to reduce parking by 30% and that space can be used for green space.
6. Create bike access from Main Street to bike parking. I.e. Paved path from sidewalk
7. Mark pedestrian paths over entrances/exits from sites.

B) Site Plan Review Regulations

Councilor Appleton shared a presentation with the Committee about the Site Plan Review Regulations, the Planning Board's efforts to revise them, and the Pedestrian Bicyclist Advisory Committee role in the effort. At the last meeting the PBAC was advised to review the regulations and return with suggestions. Counselor Appleton led

66 a discussion on possible amendments to the Site Plan Review Regulations.

67 Suggestions include:

- 68 1. Section 6.5.B.2 – Add rapid flashing beacons to the list
- 69 2. Increase pedestrian safety in parking lots – ie. Hanover Co-op Food Store has
- 70 a marked pedestrian walkway through the length of the parking lot.
- 71 3. Require projects to connect to adjacent sidewalks
- 72 4. Require projects to prepare site for future sidewalks if not connecting to an
- 73 adjacent sidewalk
- 74 5. Encourage sidewalk/road separation
- 75 6. Have narrower driveway widths if not being used for fire safety or delivery
- 76 trucks
- 77 7. Use the Downtown requirements for areas that have pedestrian walkways

78 Counselor Appleton will take the Ped-Bike Advisory Committee suggestions to the

79 Planning Board for their review.

80 **C) Crash Data from 2006-2025**

81

82 Mr. Schnur presented a review of crash data from 2006-2025 with a focus on 2015-

83 2025. The deep dive review included number of crashes, time of day, day of the week,

84 month, sex, age, and location of both pedestrian and bicyclist reports. Mr. Schnur

85 ended the presentation with possible interventions that could be implemented in the

86 City.

87

88 **5) OTHER BUSINESS**

89

90 Mr. Schnur noted that, for the month of April, there were zero crashes involving either a

91 pedestrian or a bicyclist. This leads to a total of one for the year to date, compared to

92 three from the beginning of 2025 to April of 2025.

93

94 Ms. McCormick talked about how the Ways to Go Farmers' Market event went and

95 suggested looking into parking at future farmers' markets.

96

97 Ms. Hembree will be sending out a survey to check about attendance for the summer

98 meetings to make sure a quorum will be present.

99

100 **6) FUTURE AGENDA ITEMS**

101

102 No future agenda items were discussed.

103

104 **7) ADJOURNMENT**

105

106

A MOTION was made by Mr. Gilbert to adjourn the meeting. Seconded by Ms.

107

McCormick

108

**The vote on the Motion was approved unanimously.*

109

110

The meeting was adjourned at 9:02PM.

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☒ SITE PLAN REVIEW
VARIANCE	☐	☐ SUBDIVISION
MOTION FOR REHEARING	☐	☐ LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐ CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: LWM Residential, LLC c/o Jon Livadas TEL.# _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Engineering Ventures PC, Nicholas Fiore TEL.#: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 91 LOT#: 263 PLOT #: _____ ZONE: LD

STREET ADDRESS OF PROJECT: 1 Foundry Street

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

SCOPE OF PROJECT:

Conversion of the former Kleen commercial laundry facility and Kleen Dry Cleaner site into a multi-building multi-family development to include 155 residential units in 2 buildings, 1 amenities building, surface and structured parking, water and sewer line replacements, stormwater improvements, and pedestrian circulation and accommodations.

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: _____

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 August 10, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: [Signature] DATE: 7/15/26

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: _____ DATE: _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #			
7/15/2026	91-263	PB2026-41-MSP			

July 16, 2026

City of Lebanon Planning & Development Department
Attn: Tim Corwin, Senior Planner and Zoning Administrator
51 North Park St
Lebanon, NH 03766

RE: Site Plan Review Amendment Application
Lebanon Woolen Mill
Tax Map 91 Lots 263

Dear Mr. Corwin,

On behalf of LWM Residential LLC, Engineering Ventures, PC (EV) is pleased to submit the enclosed Conceptual Review application package for the Lebanon Woolen Mill residential development project located at 1 Foundry St (Tax Map 91 Lot 263). This development was originally granted Site Plan Approval on October 24, 2022 (file # PB2022-36-SPR), and subsequent amendments were approved on December 11, 2023 (PB2023-38-SPA); September 30, 2024 (PB2024-35-SPA); and February 23, 2026 (PB2026-04-SPAEXT). This application is being submitted in the event the project does not meet certain deadlines dictated by the prior approvals.

Once complete, the project will have 155 residential units, indoor and outdoor amenity spaces, and improved pedestrian connections to the surrounding neighborhood all within an 8-minute walk to the center of Colburn Park,

Some of the ways the project conforms to the City of Lebanon Master Plan in the following ways:

- Smart Growth Principles (Section 2/B-2): The project is redeveloping a disused lot in an existing urban center and adding residential units to the City's core. The site has, and its residents will have, direct access to existing roads, infrastructure, and services without the need to add to or expand those elements.
- Housing Needs (Section 7/B-1): The project will add to the diversity of housing options with a mix of new construction and existing building renovations. The riverside location is also quite unique in Lebanon.
- Livable Neighborhoods (Section 7/B-2): Public access to the project's central courtyard "The Millyard" will add to the City's outdoor spaces for both the project's residents and for people in the surrounding neighborhood.
- Provide Adequate Protection for Historic Resources (Section 11/B-1): The project is committed to preserving and renovating two (2) existing buildings on site, the mill building and the boiler building, instead of removing and replacing them. The project is also committed to preserving the existing smokestack to the greatest extent practicable.

Existing Conditions Summary

1 Foundry Street is a 4.2± acre parcel located in the Lebanon Downtown (LD) Zoning District and is the former site of the Kleen commercial laundry facility. It currently contains several existing structures including an approximately 58,000-sf commercial building that was originally a woolen mill and more recently used for Kleen's laundry operations, an 8,000-sf commercial building used by Kleen for office and warehouse space, and a 2,300-sf boiler building and smokestack facility. All buildings are currently vacant.

Municipal water and sewer main lines run through the site with service connections to each structure. The southern half of the site is primarily a paved parking area. Overhead power comes into the site from Blacksmith Street to the south and connects to a transformer located near the northwest end of the parking area which feeds the existing buildings. The site is bound by Mascoma River to the east and abuts several commercial and residential properties on the other three sides. The site generally slopes from north to south and west to east with steeper grades on the eastern and western edges of the site. The entire lot drains to the Mascoma River either through a series of catch basins, trench drains, and culverts or via sheet flow directly to the riverbank. There is an area of naturally vegetated land along the southeast end of the property that is along the Mascoma River and partially within the floodplain.

Approximately 0.53 acres of the lot was formerly Lot 91-267 located at 25 Mechanic Street but has been merged with the 1 Foundry Street lot. Kleen Dry Cleaners formerly sat in the 25 Mechanic Street portion of the lot. The building has been demolished and removed and the parking lot remains.

Proposed Site Plan Summary

The exiting three story Woolen Mill building will be renovated to provide 57 Apartments. The existing boiler building will be renovated to provide amenity spaces. The commercial building will be removed and replaced with at-grade and structured parking. Foundry Street will be improved to provide access to these buildings and parking areas.

A new 5-story, 98 apartment "Building 3" will be constructed towards the south end of the site. It will be approximately 77,900 sf and include an underground parking level. A driveway from Blacksmith Street will provide access to the parking garage and additional parking surface parking.

A central courtyard, "The Millyard", will connect the two ends of the property and provide outdoor gathering spaces. The Millyard will be closed to vehicular traffic except that it will be available for emergency vehicular access. A new pedestrian walkway will be added to the 25 Mechanic Street portion of the lot to connect Mechanic Street to The Millyard. This portion of the lot will also see its existing parking lot getting repaved and landscaping improvements.

Stormwater Management

The development will manage stormwater through a series of catch basins, pipes, underground detention and infiltration systems, and rain gardens. Storm water will be treated on site and its flows will be attenuated prior to releasing to Mascoma River. The systems are designed in accordance with City of Lebanon and NHDES Alteration of Terrain (AoT) regulations.

Utilities and Fire Protection

The project will remove the existing water, sewer, electric, and communication mains in the site and replace them with new mains and new service connections to the buildings. The water and sewer mains will be designed and constructed to City of Lebanon standards. Each building will have fire protection sprinklers.

Approvals

In addition to the previous Site Plan Approvals mentioned above, the project has also received the following approvals:

- City of Lebanon
 - o Water Service Permit – PW23-0039
 - o Sewer Allocation
 - o Sewer Use Permit – PS23-0039
- NH DES
 - o Alteration of Terrain Permit – AOT-2904
 - o Shoreland Permit – 2025-00733
 - o Sewer Connection Permit – SC2026-0512

Sincerely,
ENGINEERING VENTURES, PC



Nicholas A. Fiore, PE
Principal / Project Manager

Enc: Application Form
Application Fee Calculation
Certified Notification List
Site Overview Plans (2 sheets)
Site map of steep slopes

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.

Map & Lot Number: 91-263, 106-33, 106-34	Map & Lot Number: 91-263
Property Owner: LWM RESIDENTIAL LLC 34 S MAIN ST #4 HANOVER, NH 03755	<u>Applicant</u> , Co-Applicant, Agent, or Lessee: LWM RESIDENTIAL LLC 34 S MAIN ST #4 HANOVER, NH 03755
Map & Lot Number: 91-258	Map & Lot Number: 91-259
CC&C OF LEBANON LLC PO BOX 51687 NEW BEDFORD, MA 02745	WATER STREET MILL LLC 10 WATER ST, STE 190 LEBANON, NH 03766
Map & Lot Number: 91-262	Map & Lot Number: 91-264
FSP LLC PO BOX 1325 LEBANON, NH 03766	ONE MECHANIC STREET LLC PO BOX 1325 LEBANON, NH 03766

Map & Lot Number: 91-265	Map & Lot Number: 91-266, 91-280
CLARENCE LLC PO BOX 2172 LEBANON, NH 03766	BGP PROP LLC PO BOX 1325 LEBANON, NH 03766
Map & Lot Number: 91-269	Map & Lot Number: 91-277, 91-278, 106-36
DM DEVELOPMENT LLC PO BOX 318 GRANTHAM, NH 03753	ACORN TO SKY INVESTMENTS LLC 84 HANOVER ST LEBANON, NH 03766
Map & Lot Number: 106-20	Map & Lot Number: 106-24
GILBERT, WILLIAM & JUDITH 16 HIGH ST LEBANON, NH 03766	LINDSAY FORSYTH 5 BROOKSIDE DR LEBANON, NH 03766
Map & Lot Number: 106-25	Map & Lot Number: 106-30, 106-32
MCCARTHY CARLI DOWNEY 6 BROOKSIDE DR LEBANON, NH 03766	CITY OF LEBANON 51 NORTH PARK ST LEBANON, NH 03766
Map & Lot Number: 106-42	Map & Lot Number: 106-46, 106-46-907, 106-46-A
FLYNN, DALE 15 BLACKSMITH ST LEBANON, NH 03766	RIVERMILL COMMER CTR LLC 85 MECHANIC ST, STE 140 LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number: 106-38
ENGINEERING VENTURES, PC ATTN NICHOLAS FIORE 85 MECHANIC STREET, SUITE E2-3 LEBANON, NH 03766	SANTANA, JORGE 3 BLACKSMITH ST LEBANON, NH 03766
Map & Lot Number:	Map & Lot Number:
RODE ARCHITECTS ATTN RUTHIE KUHLMAN AIA 535 ALBANY STREET, SUITE 405 BOSTON, MA 02118	

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
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)
TOTAL DUE		\$202.02

MINOR SUBDIVISION		
		TOTALS
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))
TOTAL DUE AT TIME OF FILING		\$

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
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))
TOTAL DUE AT TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
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))
TOTAL DUE TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.
**Engineering Review fees will also be required. See note on page 2.

SITE PLAN REVIEW		
		TOTALS
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		
**Engineering Review fees will also be required. See note on page 2.		

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		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS & -CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)		
		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>17</u> notices	\$5.00 \$ <u>132.93</u> (abutter certified)
TOTAL DUE AT TIME OF FILING		\$462.61
**Engineering Review fees may also be required. See note below.		

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		\$

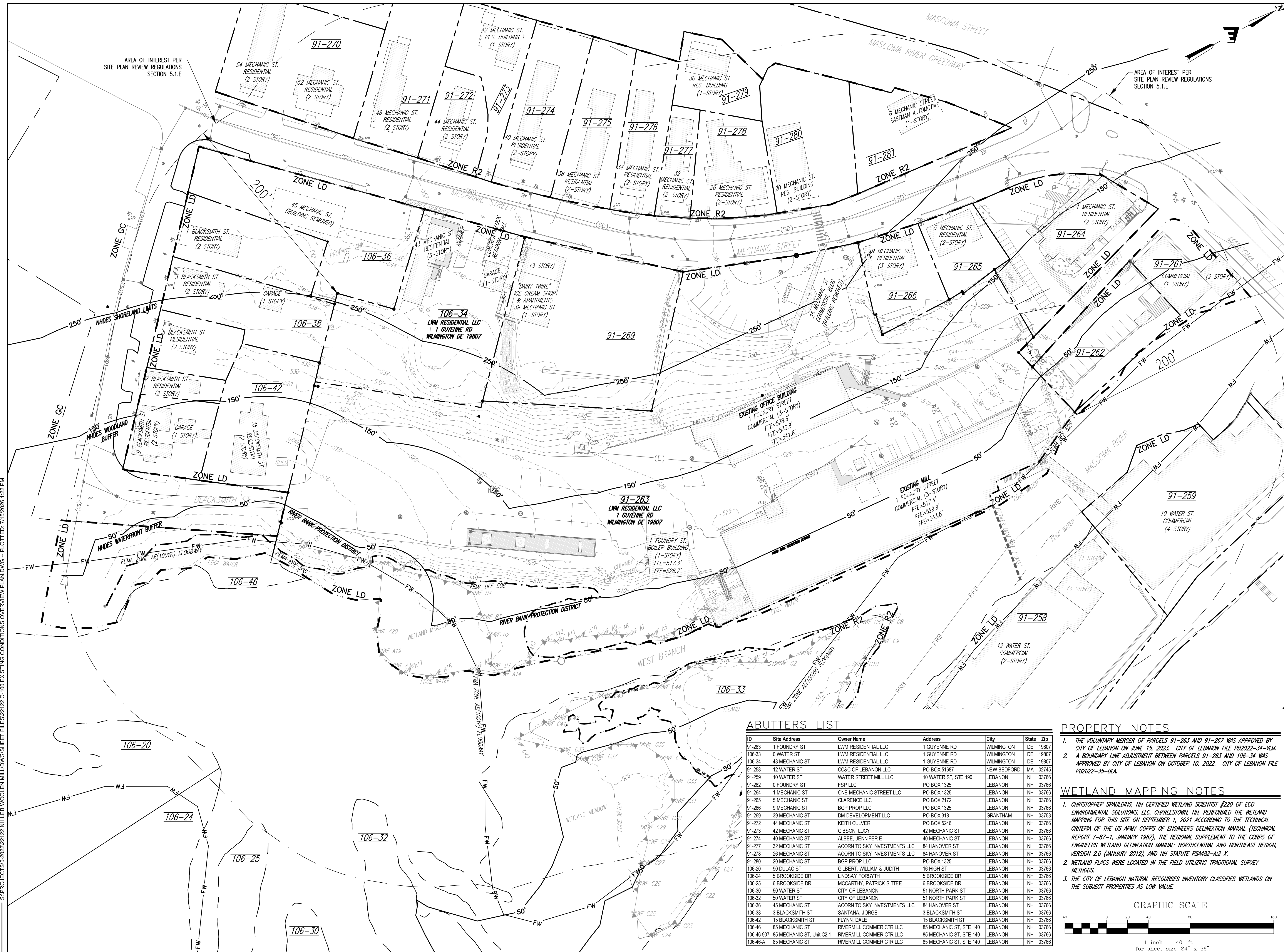
ENGINEERING REVIEW FEES:

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 2026 is \$6.33 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).



GMP SET



535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
odearchitects.com

Design Team

SURVEY

Live Libre Geomatics
 P.O. Box 1093
 Lebanon, NH 03766
 602.674.6998 | T

CIVIL

Engineering Ventures, PC
35 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333| T

LANDSCAPE

DJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
357.444.8675 | T

STRUCTURE

Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP

BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE

Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

[illegible]

DATE: 08/15/2022

SCALE: 1"= 40'

EXISTING CONDITIONS OVERVIEW PLAN

C-100

ID	Site Address	Owner Name	Address	City	State	Zip
91-263	1 FOUNDRY ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-33	0 WATER ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
106-34	43 MECHANIC ST	LWM RESIDENTIAL LLC	1 GUYENNE RD	WILMINGTON	DE	19807
91-258	12 WATER ST	CO&C OF LEBANON LLC	PO BOX 51687	NEW BEDFORD	MA	02745
91-259	10 WATER ST	WATER STREET MILL LLC	10 WATER ST, STE 190	LEBANON	NH	03766
91-262	0 FOUNDRY ST	FSP LLC	PO BOX 1325	LEBANON	NH	03766
91-264	1 MECHANIC ST	ONE MECHANIC STREET LLC	PO BOX 1325	LEBANON	NH	03766
91-265	5 MECHANIC ST	CLARENCE LLC	PO BOX 2172	LEBANON	NH	03766
91-266	9 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
91-269	39 MECHANIC ST	DM DEVELOPMENT LLC	PO BOX 318	GRANTHAM	NH	03753
91-272	44 MECHANIC ST	KETH CULVER	PO BOX 5246	LEBANON	NH	03766
91-273	42 MECHANIC ST	GIBSON, LUCY	42 MECHANIC ST	LEBANON	NH	03766
91-274	40 MECHANIC ST	ALBEE, JENNIFER E	40 MECHANIC ST	LEBANON	NH	03766
91-277	32 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-278	26 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
91-280	20 MECHANIC ST	BGP PROP LLC	PO BOX 1325	LEBANON	NH	03766
91-280	90 DULAC ST	GILBERT, WILLIAM J & JUDITH	16 HIGH ST	LEBANON	NH	03766
106-24	5 BROOKSIDE DR	LINDSAY FORSYTH	5 BROOKSIDE DR	LEBANON	NH	03766
106-25	6 BROOKSIDE DR	MCCARTHY, PATRICK S TTEE	6 BROOKSIDE DR	LEBANON	NH	03766
106-30	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-32	50 WATER ST	CITY OF LEBANON	51 NORTH PARK ST	LEBANON	NH	03766
106-36	45 MECHANIC ST	ACORN TO SKY INVESTMENTS LLC	84 HANOVER ST	LEBANON	NH	03766
106-38	3 BLACKSMITH ST	SANTANA, JORGE	3 BLACKSMITH ST	LEBANON	NH	03766
106-42	16 BLACKSMITH ST	FLYNN, DALE	15 BLACKSMITH ST	LEBANON	NH	03766
106-46	85 MECHANIC ST	RIVERMILL COMMERC CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-907	85 MECHANIC ST, Unit C2-1	RIVERMILL COMMERC CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766
106-46-A	85 MECHANIC ST	RIVERMILL COMMERC CTR LLC	85 MECHANIC ST, STE 140	LEBANON	NH	03766

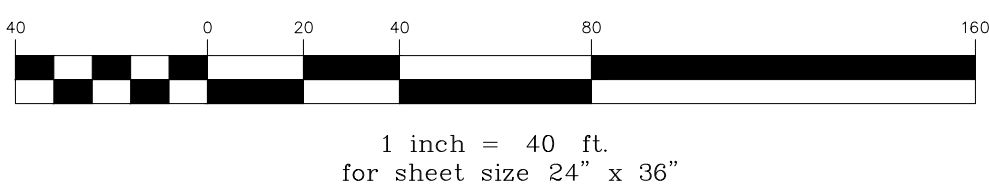
PROPERTY NOTES

1. THE VOLUNTARY MERGER OF PARCELS 91-263 AND 91-267 WAS APPROVED BY CITY OF LEBANON ON JUNE 15, 2023. CITY OF LEBANON FILE PB2022-34-VLM.
2. A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 91-263 AND 106-34 WAS APPROVED BY CITY OF LEBANON ON OCTOBER 10, 2022. CITY OF LEBANON FILE PB2022-35-BLA.

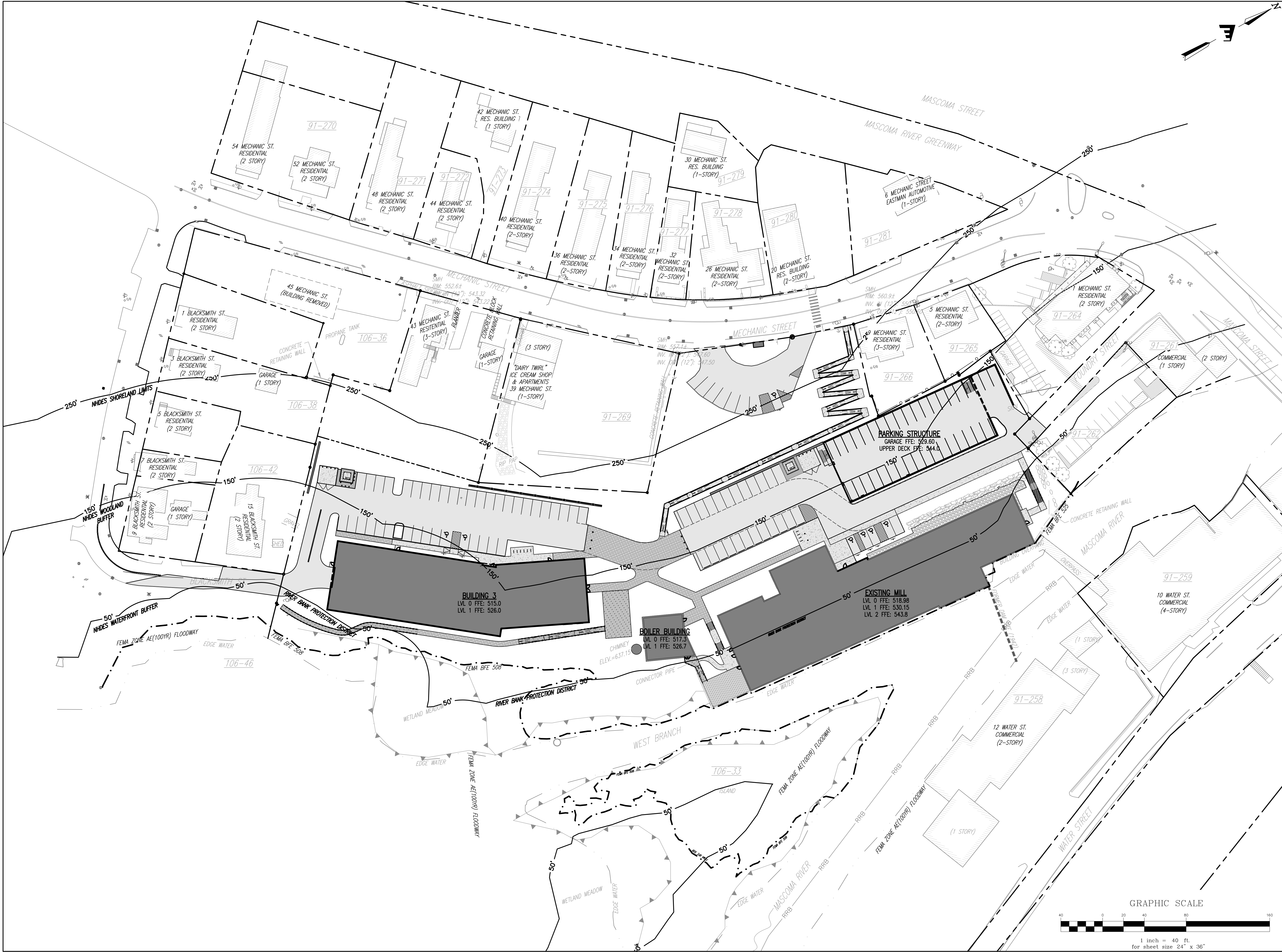
WETLAND MAPPING NOTES

1. CHRISTOPHER SPAULDING, LLC CERTIFIED WETLAND SCIENTIST #220 OF ECO ENVIRONMENTAL SOLUTIONS, LLC, CHARLESTOWN, NH, PERFORMED THE WETLAND MAPPING FOR THIS SITE ON SEPTEMBER 1, 2021 ACCORDING TO THE TECHNICAL CRITERIA OF THE US ARMY CORPS OF ENGINEERS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987), THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012), AND NH STATUTE RSA482-A:2 K.
2. WETLAND FLAGS WERE LOCATED IN THE FIELD UTILIZING TRADITIONAL SURVEY METHODS.
3. THE CITY OF LEBANON NATURAL RECOURES INVENTORY CLASSIFIES WETLANDS ON THE SUBJECT PROPERTIES AS LOW VALUE.

GRAPHIC SCALE



S:\PROJECTS\0-2022\2122 NH LEB WOOLEN MILL\DWGSHEET FILES\2122 C-200 SITE OVERVIEW PLAN.DWG - PLOTTED: 7/15/2026 1:23 PM



GMP SET

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
Vive Libre Geomatics
P.O. Box 1093
Lebanon, NH 03766
802.674.6998 | T

CIVIL
Engineering Ventures, PC
85 Mechanic St Suite e2-3
Lebanon, NH 03766
603.442.9333 | T

LANDSCAPE
OJB Landscape Architects
One Bowdoin Square, Suite 801
Boston, MA 02114
857.444.8675 | T

STRUCTURE
Goldstein/ Milano LLC
125 Main St.
Reading, MA 01867
781.670.9990 | T

MEP/FP
BLW Engineers
311 Great Road, PO Box 1551
Littleton, MA 01460
987.486.4301 | T

CODE
Socotec Consulting, LLC
75 Hood Park Dr., Suite 300
Charlestown, MA 02129
888.224.9911 | T

1 FOUNDRY ST.
LEBANON, NH

LWM RESIDENTIAL LLC

EV PROJECT: 22122

No.	Description	Date

DATE: 08/15/2022

SCALE: 1"= 40'

SITE OVERVIEW PLAN

C-200

1 Foundry St - Steep Slopes



Property Information

Property ID 91-263
 Location 1 FOUNDRY ST
 Owner LWM RESIDENTIAL LLC

Map Theme Legends

Topography

- MAJOR INDEX CONTOUR
- MINOR CONTOURS
- 15% - 25% SLOPE
- 25% - 35% SLOPE
- 35% - 60% SLOPE
- > 60% SLOPE



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2026
 Data updated 11/18/2018

Print map scale is approximate.
 Critical layout or measurement
 activities should not be using
 this resource.