



**LEBANON ZONING BOARD OF ADJUSTMENT
AUGUST 3, 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 1-929-229-5356 (access code: 882 569 344#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. July 6, 2026

3. Public Hearing Items

- A. **Execusuite, LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O:** The applicant requests a Special Exception from Section 311.2, pursuant to Sections 601 and 801.3 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling. **ZB2026-11-SE Continued from 7/6/2026 meeting**
- B. **Lionel & Petra Lewis, 39 Westview Ln (Tax Map 30, Lot 38), Zoned RL-2:** The applicants request a Special Exception from Section 313.3, Pursuant to Sections 201.9 and 801.2, of the Zoning Ordinance to allow a solar array to be located +/- 10 ft from the right-side property line where 35 ft is required. **ZB2026-15-SE**
- C. **Nathaniel & Valerie Plummer, 48 Dorothy Perley Rd (Tax Map 80, Lot 3), Zoned RL-1 & RL-3:** The applicants request a Special Exception from Section 314.2, pursuant to Section 801.3, of the Zoning Ordinance to allow a new one-family dwelling to be located within the RL-3 Zoning District. **ZB2026-16-SE**

4. Other Business

- A. Revised 2026 Meeting Schedule

5. Staff Comments

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](#) 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.

If you have any questions or would like to view the files for the application identified above, please contact the

Lebanon Zoning Board of Adjustment Agenda
August 3, 2026

Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at LebanonNH.gov/Agendas.

DRAFT

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, July 6, 2026
7:00 PM**

MEMBERS PRESENT: Chair Jeremy Katz, Vice Chair Dave Newlove, Rupert Burtan

MEMBERS ABSENT: Michael Morris, Paul McDonough

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1. CALL TO ORDER

Chair Katz called the meeting to order at 7:02 PM.

Mr. Reichert gave the Right to Know, NH RS 91A public announcement.

2. APPROVAL OF MINUTES

A. June 1, 2026

Mr. Burtan MOVED to approve the June 1, 2026, minutes as presented in the July 6, 2026, packet.

Seconded by Mr. Newlove.

**The Vote on the Motion was Unanimous, with Mr. Newlove abstaining. (2-0-1)*

Chair Katz announced that there is an opportunity for any applicant this evening to continue their hearing because there are only 3 members present. In order for relief to be granted there must be at least 3 supporting votes.

The Execusuite Hearing will not be heard tonight as there is not a quorum of members as one members present is a recusal. Therefore, it is not possible to get 3 votes tonight. It will be heard at the next meeting in August.

3. PUBLIC HEARING ITEMS

- A. Jacob Furlon & Kayla Betit, 49 Storrs Hill Rd (Tax Map 136, Lot 15), Zoned RL-2:** The applicants request a Variance from Section 313.3, Pursuant to Section 801.2, of the Zoning Ordinance to allow an addition to the existing single-family home to be located +/- 21 ft from the right-side property line where 35 ft is required. **ZB2026-12-VAR**

Jacob Furlon and Kayla Betit appeared on behalf of the application. They are trying to build an addition to address a couple of problems with their house. They believe the hardship relates to the unusual orientation of the house on the property. Their side yard exists in a steadily sloped area. It is not an area that they or the neighbor would potentially use. They believe the slope is a safety hazard. Additionally, because the nature of the roof of the house is so sloped it drops snow on anyone accessing the home. It is difficult to address the slope of the roof, and due to the orientation of the house it is most difficult to build

1 in any direction other than the front side. There are numerous areas with topographical issues on their lot
2 that prohibit the adding of an addition, relocating the alternative entrance based on the location of the
3 house on the property, and the limitations such as the location of the septic tank. The small distance to
4 the property lines on the already existing house limits where they can expand. It would not have a
5 negative impact on the neighbors.

6
7 During the winter the front entrance was not accessible due to the snow. This would have prohibited any
8 access for emergency services if they were needed. They believe this expansion would improve the
9 safety issues.

10
11 The house is placed close to the property line and there are limitations on the terrain of the property.
12 These are the hardships. They are willing to accept the proposed condition proposed by the Zoning
13 Official.

14
15 **Chair Katz opened the Public hearing and hearing no one the Public Hearing was closed.**

16
17 *Mr. Newlove MOVED On July 6, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of*
18 *Adjustment, there appeared Jacob Furlon and Kayla Betit regarding 49 Storrs Hill Rd (Tax Map 136,*
19 *Lot 15), Zoned RL-2: The applicants request a Variance from Section 313.3, Pursuant to Section*
20 *801.2, of the Zoning Ordinance to allow an addition to the existing single-family home to be located +/-*
21 *20 ft from the right-side property line where 35 ft is required.*

22 23 **I. FINDINGS OF FACT**

24 Based on testimony given, application materials presented, and supporting documents submitted, the
25 Lebanon Zoning Board of Adjustment makes the following findings of fact:

- 26
27 1. No One from the public spoke.
28
29 2. The hardship is the fact that the house is on the property line, and two, there is topographical
30 challenges along with your septic that preclude it, from construction happening elsewhere on the
31 house.
32

33 **II. CONCLUSIONS OF LAW**

34 As a result of the above findings of fact and based on testimony given, application materials
35 presented, and supporting documents submitted, the Board concludes the following with respect
36 to the Variance criteria set forth in section §801.2 of the Zoning Ordinance

- 37
38 1. The variance **will not** be contrary to the public interest.
39
40 2. The spirit of the ordinance **is** observed.
41
42 3. Substantial justice **is** done.
43
44 4. The values of surrounding properties **are not** diminished.
45
46 5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary
47 hardship. Owing to **[the following]** special conditions of the property that distinguish it
48 from other properties in the area that were listed on the Findings of Fact.
49

6. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property.
7. The proposed use **is** a reasonable one.

III. **DECISION**

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **6th day of July, 2026**, hereby **GRANTS** the Variance from Section §313.3, pursuant to Section §801.2 of the Zoning Ordinance to allow an addition to the existing single-family home to be located +/- 20 ft from the right-side property line where 35 ft is required, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The Applicant shall apply for a building permit.
2. At the time of the footing inspection the Zoning Official or Building Official shall confirm that the construction layout meets the setback as approved by the Zoning Board. If the Zoning Official or Building Official cannot make a confirmation then a Land Surveyor may be required, at the Land Owner's expense, to confirm the provided distance conforms with the dimensions of the Zoning Board's decision and that a formal As-built drawing may be required.

Seconded by Mr. Burtan.

****The Vote on the Motion was (3-0).***

- B. Execusuite, LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O:** The applicant requests a Special Exception from Section 311.2, pursuant to Sections 601 and 801.3 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling.
ZB2026-11-SE

This hearing was postponed

- C. Guyer Carigan Legion Post #22, 189 Mechanic St (Tax Map 105, Lot 113), Zoned GC:** An appeal of the Zoning Administrator's decision that 1) Section 206 of the Zoning Ordinance applies to the installation of a new sign and 2) the sign permit application submitted on 2/17/2026 is incomplete, pursuant to Section 801.1 of the Zoning Ordinance **ZB2026-10-AAD**

Staff handed out a revised narrative for the application. It was reviewed by the applicants and the members.

Leslie St. Pierre and Barry Schuster appeared on behalf of the obligation. The Board offered the applicants the opportunity to postpone the hearing. Because this is the special exception related to the 25-foot triangle, if the Board were to approve this, the applicants would need to make an additional application for the sign to the Zoning administrator.

1 The applicants are asking to replace the sign in the same location that it has always been. They provided
2 a picture from Pathways that shows that the sign is within their property. The planter that surrounds the
3 sign misses their property by a small distance on a couple of sides, within the right of way.
4

5 Chair Katz asked about the triangle shown in a picture. The triangle is not the location where the planter
6 is, and the sign is not within that triangle. The source of the triangle on the drawing is unknown. The
7 sign would be in the planter, and the planter is 1.7 feet and 1.02 feet in the right of way on a couple of
8 sides.
9

10 A special exception is allowed in this zone for a sign inside the triangle. If the location is approved
11 tonight an additional administrative process would be required. The Legion admits the sign was put there
12 without approval, they were wrong. Being here tonight is the first step to remediate any violation.
13

14 The request here is not in the special exception for an approval to place a sign there. It's an approval to
15 authorize a permitted sign to be placed there at the time that you were to apply and get a sign permit. The
16 applicants agreed that is a fair statement.
17

18 The character of the area is not adversely affected because there are several commercial locations on
19 Mechanic Street. The previous sign was much larger. The proposed new sign is 5 feet by 6 feet. It is
20 10.5 feet high with the post and the sign. They believe there is no hazard because the sign has always
21 been in this location. They do not know of any accidents from pulling into or out of the yard even though
22 the previous sign was lower and considerably larger. There is a clear line of vision. The sign is passed
23 before anyone faces traffic coming from either direction. This new sign would add the feature of being
24 able to modify some electronic messages on an occasional basis.
25

26 Chair Katz restated that this is an incredibly limited request for relief. It does not give the approval for a
27 sign, merely approval to place it within that planter.
28

29 **Chair Katz opened the Public Hearing. No one from the Public Spoke.**
30

31 Staff said for clarification. The concept for bifurcating the application, is an interesting ask. The totality
32 of the sign and the placement is significant regarding the sight lines. The drawing that was submitted
33 within the latest application would document the location of the sign by updating the drawing that was
34 recently submitted by the applicants and would update the application.
35

36 It is strongly recommended that the applicants respond to the need for a complete list of the
37 administrative requirements. The formal application needs to meet all the details required by staff for a
38 complete application. There are additional requirements to benefit the use of the electronic, LED driven
39 sign. And the triangle should be overlayed in the correct place on the Pathways drawing provided in the
40 application. Many of the signs on Mechanic Street are currently in the right-of-way, based on the
41 sidewalk work that has been undertaken by the City.
42

43 **Hearing no other comments, the public hearing was closed.**
44

45 ***Chair Katz MOVED On July 6, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of***
46 ***Adjustment, there appeared Leslie St. Piere and Attorney Barry Schuster regarding 189 Mechanic St***
47 ***(Tax Map 105, Lot 113), Zoned GC, The applicant requests a Special Exception from Section 206,***
48 ***pursuant to Section 801.3, of the Zoning Ordinance to allow a freestanding digital sign pursuant to***
49 ***Section 608 Signs to be located within the 25 ft sight distance triangle at a Street and Driveway***
50 ***Intersection.***
51

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. Applicant seeks this special exception as part of the process of remedying a violation for a sign installed in advance of receiving a permit.
2. The sign is 6' x 5' = 30 square feet on a pedestal that is 10' 6" high.
3. The sign is, according to testimony, not in the public right of way, although the submitted plan shows that the sign's planter does encroach into the right of way.
4. The sign is within the 25ft sight distance triangle and requires special exception relief pursuant to the ordinance for an approved sign to be located there.
5. The applicant submitted multiple exhibits that the Board relies upon in this ruling, specifically the Stewart Signs design document, A pathways consulting survey, and an enlarged view that shows the planter (but not the sign) encroachment into the right of way.
6. This special exception in question does not authorize the sign, but rather authorizes the place where an approved sign may exist within the site distance triangle. Applicant and City Staff both agree that the actual sign must be permitted through the administrative permit process, which Applicant shall engage in with Staff.
7. No member of the public spoke either for or against the application.

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 Board concludes the following with respect to:

Special Exception criteria set forth in §801.3 of the Zoning Ordinance:

1. The Special Exception is specifically authorized by Section §801.3 of the Zoning Ordinance.
2. The following criteria of Section §801.3 **have been** met:
 - a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.
 - b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.
3. There **are no** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

The Board notes that this Special Exception is a necessary precursor to the resolution and remediation of the existing violation, but not a complete remedy in itself. The only way to

remedy the violation will be to complete the application for and receive the administrative permit, or else to remove the sign.

4. The character of the area **will not** be adversely affected.
5. **No** hazard or nuisance will be created.
6. The capacity of existing or planned community facilities and services (including streets and highways) **will not** be adversely impacted.
7. The granting of the Special Exception **will not** result in undue municipal expense.
8. The proposed Special Exception **will** be developed in a manner compatible with the spirit and intent of the ordinance.
9. The general welfare of the City **will** be protected.

III. **DECISION**

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 6th day of July, 2026, hereby **GRANTS** the requested Special Exception to allow a freestanding digital sign to be located within the 25 ft sight distance triangle at a street and driveway intersection pursuant to §801.3 of the Zoning Ordinance as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. Applicant will submit updated plans that show the exact placement within triangle when making its application for sign permit with the administrative officer.
2. The Board clarifies that this relief is exclusively for the location of a proposed 5x6 sign on a 10'6" pedestal within the sight triangle and not approval of the sign itself, which must come through the administrative permit process with the Zoning Officer as well as a subsequent building permit with the Building and Codes officer.

Seconded by Mr. Newlove.

**The Vote on the Motion was (3-0).*

4. **STAFF COMMENT**

A. 2026 Meeting Schedule Changes

This will be discussed at the August meeting when there is a full Board.

B. Proposed zoning amendments: Sections 205 and 604

This will be reviewed at the next meeting. Chair Katz understands it but prefers to defer to the full Board.

5. **ADJOURNMENT**

1 ***Mr. Newlove MOVED to adjourn the meeting at 8:12 PM.***

2

3 ***Seconded by Mr. Burtan.***

4

5 ****The Vote on the Motion was (3-0).***

6

7 Respectfully submitted,

8 Linda Billings, Recording Secretary



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

STAFF MEMORANDUM

Execusuite LLC
22 School Street

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development and Zoning Administrator*
& Tiffany Adams, *Zoning Executive Assistant*

Date: July 6, 2026 – Regular Meeting

Application Number: ZB2026-11-SE

HEARING NOTICE:

Execusuite LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O: The applicant requests a Special Exception from Section 311.2, pursuant to Sections 601 and 801.3 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling. ZB2026-11-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a +/- 10,248 sq ft dimensionally conforming mixed-use building constructed in 1838, per the City Assessor's records, is conforming to the R-O zoning district, Class 1, minimum lot size requirement, and is not within any overlay district. Previous ZBA action includes:

- 2010 Special Exception for Private group day care facility in former public-school building
- 2014 Special Exception for Office and Private Educational Facility Uses in R2
- 2017 Variance to allow conversion of an existing multi-tenant building to a multi-family dwelling

PROPOSAL:

The applicant proposes to convert the existing mixed-use building into a twelve-unit multi-family dwelling, using the basement, first, and second floors within the existing building footprint. An external areaway will be added for access to the sprinkler room. The existing garage is purposed to be used for maintenance of the grounds and building.

COMPLETENESS

Staff recommend that the application be deemed complete by the Zoning Board.

ZONING ORDINANCE REQUIREMENTS:

§311.2, Table of Uses, Special Exception Uses, permits a multi-family dwelling (5 dwelling units or more), per Zoning Ordinance Section 601.

§601 SPECIAL DESIGN STANDARDS:

The remodeling of a residential structure and other buildings existent as of the 2013 amendment to this section for certain uses identified in the R-2, R-O, and R-O-1 District Tables of Uses, and the construction of new buildings for certain uses identified in the R-O-1 District Table of Uses, shall comply with the following provisions:

601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the

neighborhood. New construction shall be compatible with the architectural character or the abutting properties and neighborhoods.

For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

601.2 Parking & Access.

Adequate off-street parking shall be provided on the lot, unless off-premises parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.

601.3 Coverage.

Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area.

601.4 Density.

The conversion or new construction of multi-family shall comply with the zoning district requirement for "Additional Area Per Dwelling Unit After Two."

601.5 Additions to Existing Buildings.

Such remodeling may include expansion of the building by special exception provided that:

A. The architectural compatibility requirements of Section 601.1 are complied with.

B. Such addition shall not materially diminish the air and light available to abutting structures or materially reduce the openness of the neighborhood.

§801.3 SPECIAL EXCEPTION:

To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- 1. That the special exception is specifically authorized by a provision of this Ordinance.*
- 2. That all special conditions required of the special exception have been met.*
- 3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.*
- 4. That the character of the area shall not be adversely affected.*
- 5. That no hazard or nuisance will be created.*
- 6. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.*
- 7. That granting the special exception will not result in undue municipal expense.*
- 8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.*

9. That the general welfare of the City will be protected.

STAFF COMMENTS:

Permitted Conditions / Existing Conditions / Proposed Conditions:

This application is as the result of a resident housing complaint that led to enforcement action regarding the unpermitted and uninspected creation of dwelling units. Units were created without Zoning Board, Planning Board, or Building Permit applications, approvals or inspections. As this is an enforcement-related matter, Attorney Matt Decker will attend the proceedings, sit with the Zoning Board and provide legal advice.

Permitted Conditions:

The 2014 Special Exception prevails as the last executed permissions. The space within the building is permitted to be used as follows:

- 2nd floor: Photographer's studio/office with associated classroom space and two apartments
- 1st floor: Montessori school
- Basement: 0 Dwelling Units
- Existing garage: Unoccupied

Existing Conditions:

- 2nd Floor: 4 dwelling units. 2 permitted 2 unpermitted.
- 1st Floor: 4 unpermitted dwelling units
- Basement: 0 dwelling units.
- Existing garage: 0 dwelling units – use undefined and disclosed as “the garage will remain as storage use.”

Proposed Conditions:

- 2nd Floor: 4 dwelling units.
- 1st Floor: 4 dwelling units.
- Basement: 4 dwelling units.
- Existing garage: 0 dwelling units – use “the garage will remain as storage use.”

Zoning Staff Comments:

The application as prepared by Architect Wasser and his team is complete. Multiple issues and questions have been clarified to the satisfaction of the Zoning Staff. There are only two significant items that staff recommend the Board explore with the Applicant: 1. The use of the Garage and 2. The Architectural impact of the windows.

Staff recommend that the Zoning Board condition an approval that clarifies that the Use of the garage,

1. That any use of the garage is limited to an accessory use for 22 school street. Storage of tenant's personal items or the storage of limited equipment that exclusively benefits the maintenance of 22 School Street is required by the Zoning Ordinance. Expressing that the exterior storage of any equipment and materials is prohibited. Further the operation of a Contractor Yard is not permitted. Clarity of the use that the Board permits is essential.
2. Additionally, given the distance of the garage to the adjoining cemetery that a further limitation be expressed that no toxic chemicals or substances be permitted in the garage. The potential for contamination of the Cemetery is a significant concern and should be expressed.
3. That the Board further condition that any alteration or change in the approved plans or uses shall be approved by the Zoning Board.

The proposed conditions are as follows:

2. The existing garage shall be used only as an accessory to the multi-family dwelling primary use. It shall be used only for the ordinary storage of non-toxic chemicals or materials and/or maintenance items related to the approved residential use of the 22 School Street property. Exterior storage of materials or equipment and the operation of a Contractors' Yard is not permitted at 22 School Street.

3. At the determination of the Zoning Official, any material alteration, amendment or change to the attached approved use, site and floor plans may only be approved by the Zoning Board.

Finally, the Zoning Ordinance requires an Architectural determination be made by the Zoning Board in order to approve the Special Exception. The windows of the current building do not appear to fit the architectural character of the original building. The Board may discuss this requirement and determine if the existing windows meet the requirements:

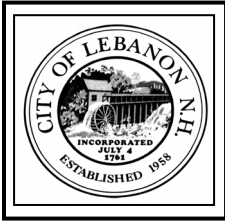
601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. New construction shall be compatible with the architectural character or the abutting properties and neighborhoods.

For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

Respectfully submitted

Nathan Reichert
Planning and Development Director
Zoning Official



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

DRAFT DECISION – ZB2026-11-SE

July 6, 2026 Regular Meeting

Execusuite LLC

22 School Street

DRAFT MOTION for:

Agenda Item: 3.B

Case: ZB2026-11-SE

Request for Special Exception per Section §601 and §801.3

Motion made by: _____

On July 6, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 22 School St (Tax Map 92, Lot 2), Zoned R-O: The applicant requests a Special Exception from Section 311.2, pursuant to Sections 601 and 801.3 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

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 Board concludes the following with respect to:

Special Design Standards criteria set forth in §601 of the Zoning Ordinance:

601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. New construction shall be compatible with the architectural character of the abutting properties and neighborhoods.

For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

601.2 Parking & Access.

Adequate off-street parking shall be provided on the lot, unless off-premises parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.

601.3 Coverage.

Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area.

601.4 Density.

The conversion or new construction of multi-family shall comply with the zoning district requirement for "Additional Area Per Dwelling Unit After Two."

601.5 Additions to Existing Buildings.

Such remodeling may include expansion of the building by special exception provided that:

- A. The architectural compatibility requirements of Section 601.1 are complied with.
 - B. Such addition shall not materially diminish the air and light available to abutting structures or materially reduce the openness of the neighborhood.
-

Special Exception criteria set forth in §801.3 of the Zoning Ordinance:

1. The Special Exception is specifically authorized by Section §801.3 of the Zoning Ordinance.
2. The following criteria of Section §801.3 **have been / have not been** met:
 - a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.

 - b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.

3. There **are no / are** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

4. The character of the area **will not / will** be adversely affected.

5. **No / A** hazard or nuisance will be created.

6. The capacity of existing or planned community facilities and services (including streets and highways) **will not / will** be adversely impacted.

-
7. The granting of the Special Exception will not / will result in undue municipal expense.
-

8. The proposed Special Exception will / will not be developed in a manner compatible with the spirit and intent of the ordinance.
-

9. The general welfare of the City will / will not be protected.
-

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 6th day of July, 2026, hereby GRANTS / DENIES the requested Special Exception to allow the conversion of an existing mixed-use building to a 12-unit multi-family dwelling pursuant to Sections §601 and §801.3 of the Zoning Ordinance as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall obtain a building permit, pay impact fees as required and shall comply with all applicable local, state, and federal regulations to ensure the project is compliant with pertinent codes. The Applicant shall obtain a Certificate of Occupancy for all units from the Building Official.
2. The existing garage shall be used only as an accessory to the multi-family dwelling primary use. It shall be used only for the ordinary storage of non-toxic chemicals or materials and/or maintenance items related to the approved residential use of the 22 School Street property. Exterior storage of materials or equipment and the operation of a Contractors' Yard is not permitted at 22 School Street.
3. At the determination of the Zoning Official, any material alteration, amendment or change to the attached approved use, site and floor plans may only be approved by the Zoning Board.

4. _____

Motion seconded by: _____

Vote: _____

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: Execusuite, LLC

TEL.#: _____

MAILING ADDRESS: 77 Bank Street, Lebanon, NH 03766

E-MAIL ADDRESS: _____

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Studio Nexus Architects + Planners, PC

TEL.#: _____

MAILING ADDRESS: P.O. Box 275, White River Junction, VT 05001

E-MAIL ADDRESS: _____

PROJECT LOCATION:

TAX MAP #: 92

LOT#: 2

PLOT #:

ZONE: RO

STREET ADDRESS OF PROJECT: 22 School Street

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

SCOPE OF PROJECT:

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: Formerly a School

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 July 13, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER: Jim Blane

DATE: June 8, 2026

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: Jim Blane

DATE: June 8, 2026

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
6/8/2026		ZB2026-11-SE			

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

I (we) hereby request a Special Exception as provided for in Article(s) III, VI, VIII, Section(s) 311.2, 601, 801.3, of the Lebanon Zoning Ordinance.

PROJECT DESCRIPTION *(Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)*

Build out an additional ten apartments, four units on the first floor and four units in the basement
level and two units on the second floor. These apartments will be similar in finish to the existing
two apartments on the second floor. The exterior site will be updated to include additional
perimeter, building and parking landscaping, EV charging stations and long and short term bicycle
parking.

In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)

SECTION 801.3 Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

A. That the special exception is specifically authorized by a provision of this ordinance:

This special exception is authorized under the provisions of Sections 311.2 and 601.

_____.

B. That all special conditions required of the special exception have been met:

All conditions including Architecture, Density, Parking, Impervious Area, and Coverage have
been met.

_____.

C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

Please see attached.

_____.

D. That the character of the area shall not be adversely affected:

There are very limited changes to the building including the re-opening of five window wells and creation of an areaway to provide access to the existing sprinkler room. The site will remain in the same configuration but improved with additional landscaping. The character is not adversely affected. Note that upper floors original windows no longer exist; they were replaced with the current windows by the school district several decades ago and will remain.

E. That no hazard or nuisance will be created:

No hazard or nuisance is being created. The plan for additional landscaping, EV charging and bike parking is a positive for the site.

F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:

The capacity of community facilities will not be adversely affected. The change from replacing a school and six classrooms with 10 one-bedroom/studio apartments will have a lower impact on community facilities.

G. That granting the special exception will not result in undue municipal expense:

Per the changes noted in F. above no undue municipal expense will result.

H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:

Per the redevelopment described in D. above the project will maintain the integrity of the school building and site in a manner compatible with the spirit and intent of the ordinance. The change from classrooms to apartments is a natural, straightforward change with minimal impacts to both the interior and exterior.

I. That the general welfare of the City will be protected:

The redevelopment will not adversely affect the City; the general welfare of the city will be protected. It will provide a positive benefit by providing badly needed housing for the City.

Please Note:

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.

June 4, 2026

Lebanon Planning Board
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: 22 School St. Apartments
Subject parcel 92-2
RO Zone
Stormwater Letter

Dear Lebanon Planning Board,

We have prepared this letter on behalf of Execusuite, LLC, to address section 6.5.G of the planning regulations and to request a waiver from section 6.6.

Concerning 6.5.G of the planning regulations, the quality of ground water will not be adversely affected by the proposed development, and the work complies with the New Hampshire Water Supply and Pollution Control regulations. There will be a slight overall benefit to the groundwater supply through disconnection of impervious surfaces as outlined below.

Based on the plans prepared by Studio Nexus we note an approximate reduction in overall impervious surfaces of 500 sf with the proposed site improvements. This area is composed primarily of paved surfaces that will be converted to mulched landscape beds. Due to the disconnection of these impervious areas, we expect there to be no increase in stormwater runoff rate or volume from the site and expect a slight overall decrease resulting from infiltration. Compliance with section 6.6G.2.b. has been achieved due to the parking lot grades generally shedding water to the perimeter of the site which results in 50% or more of the existing surfaces being disconnected to vegetated areas. Therefore, although a waiver is requested from a full stormwater analysis, the site improvements comply with the City of Lebanon stormwater rules and granting a waiver from section 6.6 would not be contrary to the spirit and intent of the regulations.

We look forward to presenting this project to you at the next available hearing. If you have any questions or comments or require any additional information, please give our office a call.

Sincerely,
ENGINEERING VENTURES, PC



Adam Morse, PE
Project Manager

cc: (via email): Tim Sidore, Jim Wasser

EXECUSUITE LLC

Bringing new life to our historic downtowns

City of Lebanon, New Hampshire
Zoning Board of Adjustment
51 North Park Street
Lebanon, NH 03766

June 8, 2026

Execusuite, LLC
77 Bank Street
Lebanon NH 03766

Dear Distinguished Members:

We respectfully submit the enclosed application and plans for 10 proposed additional apartments, situated at the School Street School, 22 School Street. These apartments will bring needed housing options to downtown Lebanon in line with the Lebanon Downtown Vision Study. The project is conceived by the owner of the property, Michael Davidson of Execusuite, LLC. Mr. Davidson has redeveloped the former Lebanon Junior High School and two units at the 22 School Street Schools; the remaining conversion of the School Street School will be completed with the same sense of preservation and attention to detail. Construction work will commence upon building permit approval.

Currently, the building includes two studio apartments on the top floor; the main floor and basement were formerly occupied by schools. The property is no longer viable as an elementary school; its highest and best use is achieved by a conversion to a multi-family dwelling. Our intent is to convert the four existing classrooms on the first floor to three studio and one one-bedroom apartments. The two classrooms in the basement will be converted to two studio apartments, along with an additional studio and a one-bedroom apartment. Two additional apartments will be added to the second floor. The garage will remain as maintenance use for the grounds and building.

There will be no structural changes to the building. The interior will be renovated to meet current building codes for residential units, in line with the existing residential units which were completed in 2015. The exterior will remain essentially as is, except for the opening and renovation of five window wells to provide additional light to the basement apartments. In addition, an areaway will be built to provide direct exterior access to the sprinkler room. These exterior improvements will be nearly invisible to the surrounding neighborhood and are essential for both comfort and life-safety. Studio Nexus Architects of White River Junction has been engaged to assist with site planning and building design.

Based on 12 total residential units, we are required to have 12 total parking spaces. The existing parking lot, long established, contains 20 parking spaces. We are proposing 18 spaces. EV and bike parking will be provided per code and the lot will be provided with additional landscape and parking lot shading to the amount feasible given the site configuration. The play structures will remain as an asset to the neighborhood.

Your consideration is greatly appreciated.

Very truly yours,



Tim Sidore
Chief of Operations
Ledgeworks, Inc
Execusuite, LLC

ESTIMATED CONSTRUCTION TIMELINE:

Zoning Board Approval – July 6, 2026

Planning Board Approval – July 13, 2026

Building Permit Submission – November 2, 2026

Building Permit Approval – February 1, 2027

Construction Begins (Interior Demolition) – February 2, 2027

Interior Fit-out Completion – June 1, 2027

Sitework Begins – April 15, 2027

Sitework Completion – June 1, 2027

22 SCHOOL STREET ZONING CODE REVIEW AND SPECIAL DESIGN STANDARDS

Zoning District: RO

Multi-Family developments in excess of 5 units permitted by Special Exception

311.1 Purpose.

The purpose of the R-O District is to preserve the residential character of older, established neighborhoods by carefully guiding the transition of residential structures to office use. The district balances the goals of: (1) preserving the economic viability of older large dwellings located on heavily traveled streets; (2) providing attractive locations for small offices; and, (3) preserving the residential character of older established neighborhoods.

311.3 Table of Area, Dimensions and Coverage.

Minimum Lot Size

Class	Area	Width	Add Area per D.U. After Two	Maximum Height
1	10,000 sq.ft.	75'	3,000 sq.ft.	45'
2	15,000 sq.ft.	75'	5,000 sq.ft.	45'
3	40,000 sq.ft.	100'	15,000 sq.ft.	45'

Minimum Yard

Class	Front	Side	Rear	Maximum Building Coverage
1	20'	15'	20'	25%
2	20'	15'	20'	20%
3	25'	25'	30'	15%

SECTION 601 SPECIAL DESIGN STANDARDS.

The remodeling of a residential structure and other buildings existent as of the 2013 amendment to this section for certain uses identified in the R-2, R-O, and R-O-1 District Tables of Uses, and the construction of new buildings for certain uses identified in the R-O-1 District Table of Uses, shall comply with the following provisions:

601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. New construction shall be compatible with the architectural character or the abutting properties and neighborhoods. For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

-- The exterior will remain essentially as is, except for the opening and renovation of five window wells to provide additional light and ventilation to the basement apartments. In addition, an areaway will be built to provide direct exterior access to the sprinkler room. These exterior improvements are primarily subsurface, will be nearly invisible to the surrounding neighborhood and are essential for both comfort and life-safety. The new window wells also remedy an unfortunate, decades-old remodel which filled the existing wells with concrete. The basement windows themselves will be replaced in-kind with energy efficient fiberglass windows, color and lite pattern to match existing windows. Drawings and a photo of the existing and proposed changes to these windows can be found on sheet A5.0.

The windows on the first and second floors, though not the original arch-topped windows were installed by the school district several decades ago and will remain. Note that the abutters include a cemetery to the south and west and a church to the north and the property is set back from the street approximately 136'.

601.2 Parking & Access.

Adequate off-street parking shall be provided on the lot, unless off-premise parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.

-- Required parking for 12 apartments is 12 parking spaces. We are providing 18 spaces. Parking does occupy the front yard, but this is an existing condition and is exempt by the 2013 amendment.

601.3 Coverage.

Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area.

--Proposed impermeable coverage has been reduced by 518 SF and is 57.7% of the site.

601.4 Density.

The conversion or new construction of multi-family shall comply with the zoning district requirement for "Additional Area Per Dwelling Unit After Two."

--Required for 12 units: $10,000\text{ sf} + 10 \times 3,000\text{ sf} = 40,000\text{ sf}$ minimum lot size; Provided: 41,301 SF. The maximum density requirements have been met.

601.5 Additions To Existing Buildings.

Such remodeling may include expansion of the building by special exception provided that:

- A. The architectural compatibility requirements of Section 601.1 are complied with.
- B. Such addition shall not materially diminish the air and light available to abutting structures or materially reduce the openness of the neighborhood.

--Only very minor exterior changes to the exterior of the building are proposed (subsurface entry to the sprinkler room in the basement and the reopening of basement light wells); no other "expansions" are planned.

601.6 Accessory Buildings.

In zoning districts where such conversions are allowed, an accessory building existent as of the 2013 amendment to this section, may be converted to multi-family dwelling unit(s) or an office use by Special Exception

--We are not proposing any additional dwelling units in the existing garage. The existing garage will remain in use for maintenance of the building and grounds.

607.8 Electric Vehicles.

EV Infrastructure Requirements / Off-Street EV Parking Requirements. EVSE-installed spaces, EV-ready spaces, and EV-capable spaces shall be provided as follows:

2. Multi-Family Dwellings. Parking for multi-family dwellings and senior housing complexes shall include a minimum of 65% of EVSE-installed EV-ready, and EV-capable spaces as follows:

- a. EVSE-ready spaces for a minimum of 5% of proposed off-street parking spaces.
- b. EV-capable spaces for a minimum of 10% of proposed off-street parking spaces.
- c. EV-planned spaces for a minimum of one each per unit remaining plus one additional.

--These requirements will be met as a part of the change of use and redevelopment of the property.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

STAFF MEMORANDUM

Execusuite

LLC 22

School

Street

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development and Zoning Administrator* & Tiffany Adams, *Zoning Executive Assistant*

Date: April 6, 2026 – Regular Meeting

Application Number: ZB2026-02-SE

HEARING NOTICE:

Execusuite LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O: The applicant requests a Special Exception from Section 311.2, pursuant to Sections 801.3 and 601 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling. ZB2026-02-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a +/- 10,248 sq ft dimensionally conforming mixed-use building constructed in 1838, per the City Assessor's records, is conforming to the R-O zoning district, Class 1, minimum lot size requirement, and is not within any overlay district. Previous ZBA action includes:

- 2010 Special Exception for Private group day care facility in former public-school building
- 2014 Special Exception for Office and Private Educational Facility Uses in R2
- 2017 Variance to allow conversion of an existing multi-tenant building to a multi-family dwelling

PROPOSAL:

The applicant proposes to convert the existing mixed-use building into a twelve-unit multi-family dwelling, using the basement, first, and second floors within the existing building footprint. An external areaway will be added for access to the sprinkler room. The existing garage is purposed to be used for storage.

ZONING ORDINANCE REQUIREMENTS:

§311.2, Table of Uses, Special Exception Uses, permits a multi-family dwelling (5 dwelling units or more), per Zoning Ordinance Section 601.

§601 SPECIAL DESIGN STANDARDS:

The remodeling of a residential structure and other buildings existent as of the 2013 amendment to this section for certain uses identified in the R-2, R-O, and R-O-1 District Tables of Uses, and the

construction of new buildings for certain uses identified in the R-O-1 District Table of Uses, shall comply with the following provisions:

601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. New construction shall be compatible with the architectural character or the abutting properties and neighborhoods.

For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

601.2 Parking & Access.

Adequate off-street parking shall be provided on the lot, unless off-premises parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.

601.3 Coverage.

Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area.

601.4 Density.

The conversion or new construction of multi-family shall comply with the zoning district requirement for "Additional Area Per Dwelling Unit After Two."

601.5 Additions to Existing Buildings.

Such remodeling may include expansion of the building by special exception provided that:

A. The architectural compatibility requirements of Section 601.1 are complied with.

B. Such addition shall not materially diminish the air and light available to abutting structures or materially reduce the openness of the neighborhood.

§801.3 SPECIAL EXCEPTION:

To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

1. That the special exception is specifically authorized by a provision of this Ordinance.

2. That all special conditions required of the special exception have been met.

3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.

4. That the character of the area shall not be adversely affected.

5. That no hazard or nuisance will be created.

6. That the capacity of existing or planned community facilities and services (including streets

and highways) will not be adversely impacted.

7. That granting the special exception will not result in undue municipal expense.

8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

9. That the general welfare of the City will be protected.

STAFF COMMENTS:

Recommendation of Incomplete:

Staff recommend that the Zoning Board deem the application **incomplete** and delay the public hearing until the applicant can perfect the application by providing all necessary factual clarifications and submission requirements. Noted below are the observations of the Zoning and Planning Staff. The current application has been deemed incomplete by the Staff on three prior occasions and comments provided to the applicant concerning the need for further information and clarification. The fourth application is what is before you and it remains deficient.

No template motion has been included due to the uncertainty surrounding the incompleteness of the application.

Staff Notes:

Permitted Conditions / Existing Conditions / Proposed Condition's:

This application is as the result of a resident housing complaint that led to enforcement action regarding the unpermitted and uninspected creation of dwelling units without Zoning Board, Planning Board, or Building Permit applications or approvals. There is significant concern that the facts of the case are clear to the Zoning Board.

Permitted Conditions:

The 2014 Special Exception prevails as the last executed permissions. The space within the building is permitted to be used as follows:

- 2nd floor: Photographer's studio/office with associated classroom space and two apartments
- 1st floor: Montessori school
- Basement: 0 Dwelling Units
- Existing garage: Unoccupied

Existing Conditions:

- 2nd Floor: 4 dwelling units. 2 permitted 2 unpermitted.
- 1st Floor: 4 unpermitted dwelling units
- Basement: 0 dwelling units.
- Existing garage: 0 dwelling units – use undefined and disclosed as “the garage will remain as storage use.”

Proposed Conditions:

- 2nd Floor: 4 dwelling units.
- 1st Floor: 4 dwelling units.
- Basement: 4 dwelling units.
- Existing garage: 0 dwelling units – use “the garage will remain as storage use.”

Number of Apartments

The applicant states they are applying for 8 additional apartments; however, the above information suggests they need approval for 10 additional apartments. The number of additional apartments becomes important regarding the assessment of both impact fees and water and sewer fees as well as the issuance of necessary Certificates of Occupancy. On the 2nd floor there were two apartments permitted and two that have been installed by the conversion of the photo shop and classroom into 2 more apartments. There are no planning, zoning or building permits nor paid impact fees on record for this conversion.

Use of the Garage

The applicant states “the garage will remain as storage use.” The Board should explore what this statement means and must clearly define what the Board is permitting. What is not permissible per the zoning ordinance: A warehouse, storage of off-site items, the creation of a contractor’s yard. Mr. Corwin sums up the issue as follows: “The detached garage may only be used as accessory storage for the tenants or in connection with the maintenance of the building. Please update cover letter accordingly.”

CONTRACTOR’S YARD: *A property and / or building used by a general contractor, excavation contractor, landscaping contractor, building contractor, or similar uses where vehicles, equipment and/or materials are stored, or where a contractor performs maintenance, shop, and/or assembly work. For the purposes of this definition, this does not include wholesale or retail sales or temporary job construction site.*

WAREHOUSE: *Includes warehouse (and self-storage warehouse) wholesale establishment, bulk storage and bulk sales outlet.*

If the Board determines that a storage use is permissible it should consider limiting the “storage use” to non-chemical/non-toxic items and materials used to maintain only 22 School Street. Further that the use shall not be or become the operation of a contractor’s yard or warehouse, in an effort to avoid the creation of a hazard or nuisance which includes the creation of impermissible uses. The Board should limit possible contamination that, if were to be introduced and possibly spread, it could involve the need for remediation within the neighboring cemetery. Polluting the cemetery would be an event both the Board and the applicant should wish to avoid. The creation of a nuisance or the creation of a need to remediate contamination in an active graveyard could both become an undue municipal expense both in the enforcement efforts as well as with the actual clean-up of the matter. Finally, the storage of large amounts of paint, chemicals, oil or similar toxic and flammable items constitutes a significant fire risk.

The detached garage will continue to be used as a maintenance building for the apartment building and grounds. No hazardous materials will be stored there.

A Parking Variance required:

The site plan provided indicates parking spaces #21,22,23 may be added in future. Ordinance Section 601.2, Parking & access, state: “*Adequate off-street parking shall be provided on the lot, unless off- premises parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.*” The addition of parking spaces within the front yard is prohibited and would require an approved Variance in order to implement. Amending the site plan to eliminate any reference to additional parking that requires a variance should be required. If in the future the applicant seeks to add parking in front of the building they should apply for a variance at that time.

Future parking spaces have been deleted from the plans and narrative.

The Section 601 criteria:

601.1 Architecture.

Remodeling for conversions shall not alter the appearance of the exterior of the structure in a manner that is not compatible with the architectural character of the existing building; of abutting properties; or of the neighborhood. New construction shall be compatible with the architectural character or the abutting properties and neighborhoods.

For the purpose of this subsection only, the term "compatible" shall mean having architectural style or design; scale; exterior finish and treatment; site work; and landscaping consistent with that which exists in the neighborhood, on abutting properties and on the structure being remodeled, as applicable.

601.1 criteria is not addressed sufficiently in the application. Most notably the windows in the building have been architecturally altered in such a way as to not be consistent with the Architectural nature of the building's design. Filling in a previously existing window in the manner in which **they** have done emasculates the Architectural integrity of the building thereby eliminating compliance with section 601.1. The board may seek input from the applicant as to how they will remediate this architectural diminishment

and / or impose a condition that the building's windows shall be restored to their original architectural condition and fill the entire brick surround of the building's original windows. Or the applicant can apply for a variance to 601.1.

Not sure who is being referred to by "they", but the windows in question were installed by the Lebanon School District several decades ago and well before Execusuite purchased the building in 2012; visual inspection shows they are significantly older than that. I have attached a City property card with a photo dated 1/2/2001 that shows the smaller windows in place along with the date of sale to Execusuite. Again, there are minimal changes planned to the building's exterior; those planned include swapping out the basement windows, opening up the cemented window wells and adding direct exterior access to the existing sprinkler room.

I don't disagree that it would be wonderful to replace the windows with something matching the original arch-topped, but that would be an extremely costly endeavor, as each wood window would need to be custom built and would also entail the raising of the ceilings, which were dropped as part of the District's "improvements."

601.2 Parking & Access.

Adequate off-street parking shall be provided on the lot, unless off-premises parking is approved pursuant to Section 607.4. Such parking shall not occupy the front yard except within parking areas existent as of the 2013 amendment to this section.

The if then statement of "future parking" should be eliminated from the plans. If the applicant seeks to permit additional parking they should definitively show that on the site plan and apply for a variance to 601.2.

Future parking places have been deleted from the plans and narrative.

601.3 Coverage.

Impermeable coverage plus unpaved parking and driveway areas shall not exceed 65 percent of the lot area.

The Planner's comments sum up the factual issue as follows: "The building coverage figures in Note 6 are inconsistent with the building coverage figure in the Zoning Table on the cover sheet." A clear impervious coverage and building coverage figure should be provided thereby demonstrating adherence to 601.3. In the event that the coverage figure exceeds the permissible numbers then a variance should be sought. **The building coverage on the survey reflected F.A.R. and included all**

three floors of the building. It has been deleted. The building coverage on the table is correct.

601.4 Density.

The conversion or new construction of multi-family shall comply with the zoning district requirement for "Additional Area Per Dwelling Unit After Two."

A clear density calculation, reflecting the addition of ten dwelling units should be provided.

Per the Narrative: Required for 12 units: 10,000 sf for first 2 + 10 x 3,000 sf for each additional unit = 40,000 sf minimum lot size. Provided: 41,301 SF. The maximum density requirements have been met.

Planning Staff Comments:

Mr. Corwin's Planning Staff comments submitted to the Applicant via email on 31 March 2026. Should amendments to the application to the Planning Board be made they should also be reflected in the Zoning Board application as well.

Below are Planning staff's comments regarding the site plan application submitted for the proposed multi-family conversion at 22 School Street (Tax Map 29, Lot 19) (PB2026-02-SPR), which is scheduled to be heard at the 4/13/26 Planning Board meeting. Please note that additional comments may be provided by the City Engineer, Zoning Administrator, Building Official, and the Fire Department.

At this time, the application is incomplete.

Pursuant to Section 4.7.C.3.b of the Lebanon Site Plan Review Regulations, please address staff's comments and, in a single submission, send revised plans and materials by the end of the day on **Tuesday, April 7, 2026**, as follows:

- Please submit **all** materials that you would like included as part of your application and presented to the Planning Board. Please include **all** materials even if no changes have been made from the original submission.
- Your digital resubmission can be submitted electronically via e-mail to planning@lebanonnh.gov. Alternatively, Crystal Taplin can send you a link to an extranet folder where you can upload your submission.
- Please provide one (1) full-size hard copy of the plat for Planning staff's use.
- So that we can expeditiously upload documents to our on-line public portal, please name all electronic documents using the following convention: "**year-month-day_(description of document)**". So, for example, if you resubmit on 4/7, the PDF of your revised plan set would be titled, "**2026-04-07_revised plan set**".
- For tracking purposes and clarity, please provide a cover letter or transmittal memo with your resubmission identifying each document that is included with the submission.
- Please also provide a written reply to each of the comments below.
- Once we have reviewed your resubmission, Crystal will contact you regarding the number of hard copies of your application that will need to be provided and by when.

Please note that pursuant to Section 4.7.C.3.c of the Site Plan Review Regulations, “[i]f the applicant elects not to complete the missing requirements [or] fails to deliver all missing submission requirements prior to the deadline [...], the Planning and Development Department shall recommend that the Board deem the application incomplete.”

If you have any questions, please do not hesitate to ask. -Tim

PLANNING STAFF COMMENTS (PB2026-02-SPR) *(please note that (a) parenthetical references are to Section numbers of the Lebanon Site Plan Review Regulations, and (b) comments are arranged in general categories, i.e. the order of comments is not intended to denote importance)*

General

1. The Special Exception for the proposed multi-family use must be approved by the Zoning Board before the Planning Board can accept jurisdiction of the Site Plan application. **Understood.**
2. The detached garage may only be used as accessory storage for the tenants or in connection with the maintenance of the building. Please update cover letter accordingly. **Updated.**
3. Only two of the four dwelling units asserted in the cover letter to be existing are legal (a building permit was issued for a third unit following the now-expired 2018 site plan approval, but a CO was never issued). Consequently, the cover letter should be updated accordingly. **Updated.**
4. There is no minimum required parking for the detached accessory storage building. Please update the cover letter accordingly. **Updated.**
5. Update the application form as follows:
 - a. Indicate that the application is for Site Plan Review (not a Special Exception with respect to which the Planning Board has no jurisdiction). **Updated.**
 - b. Update the scope of project to indicate that a total of ten (10) new dwelling units are proposed. **Updated.**
 - c. Update type of occupancy to change the *existing* use from “multi-family/commercial” to “two-family/commercial”. **Updated.**
6. Please address any discrepancies with respect to the abutter information (name, T/M #, mailing address) as may have been identified in a separate e-mail sent by Crystal Taplin. (8.2.A.2) **Addressed.**
7. Staff does not support the requested waiver from Section 5.1.E.7 which requires the plan set to depict the “shape, size, height, and location of all existing structures, located on the site and within 200 feet of the site.” **Heights are shown on sheet G-2.**
8. Staff does not support the requested waiver from Section 5.1.E.16 requiring parking shading calculations. **Shading calculations can be found on the Landscape Plan, Sheet A0.3.**
9. On the Technical Checklist, Section 5.1.G.1 (estimated construction timeline) is incorrectly marked as “N/A”. Please update the Technical Checklist and provide an estimated construction timeline as required. **Technical Checklist updated and an estimated construction timeline added to the narrative.**
10. Identify how the project complies with Section 6.5.G (Groundwater Protection). **Please see attached letter from Adam Morse of Engineering Ventures.**
11. With respect to the requested waivers from Section 6.6 or any portion thereof, the applicant must provide a written statement addressing the stormwater waiver criteria set forth in Section 6.6.I, in addition to the general waiver criteria set forth in Section 7.1. **Understood.**

12. Provide an updated Application for Waivers and an updated Technical Checklist to identify any additional requested waivers. **Updated Application for Waivers provided.**

a. *Note that the Board must find either Criteria A or Criteria B (as identified on the Application for Waivers) is satisfied in order to grant the waiver. Each waiver request, therefore, should demonstrate how the request meets either Criteria A or B. It is not clear to staff that all of the necessary requested waivers can be justified, and recommends that the applicant try as much as possible to provide as much of the missing information as possible.*

Plan Set Comments

General

13. Provide sheet numbers (i.e. Sheet 1 through Sheet 7) in the lower right-hand corner of all plan sheets with a prominent font size. **These have been added, but the original industry-standard numbering system retained for clarity of cross-referencing drawing details.**
14. The following information required by Article V (submission requirements) is missing or partially missing:
- a. 5.1.E.6 – “Existing topographic information shall be prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire.” **An entirely new survey is in process and will be provided.**
 - b. 5.1.E.9 – requiring plan set to show depict the “Zoning District, Tax Map and Lot number, and use of abutting properties within 200 feet of the site boundary; the locations of streets, pedestrian paths/trails, and bicycle routes within 200 feet of the site boundary; and the location of curb cuts and vehicle accesses within 200 feet of the site boundary. **These have been added to sheet G-2.**
 - c. 5.1.E.10 – “Show required sight distances at curb cuts and dimensions for the inside radii of all curves.” **The radii have been added to sheet A0.2. We are requesting a waiver on the site distances since the curb cut is existing and without changes.**
 - d. 5.1.E.13 – Requiring a lighting plan showing “the proposed location mounting height, fixture type, lamp type, color correlated temperature (CCT), and wattage of all exterior free- standing or building-mounted light fixtures [...]” **Sheets EL1-0 and EL1-1 have been added and show this information.**
 - e. 5.1.E.13 – “Manufacturer’s specification information shall be provided for each proposed light fixture and lamp.” **EL1-1 shows this information.**
 - f. 5.1.E.14 – “A plan for the location of free-standing or building-mounted signs, including the location, mounting, aiming, and shielding of any remote light fixtures for externally-lit signs.” Note that for the proposed freestanding sign, the sign plan will need to demonstrate compliance with the freestanding sign requirements set forth in Section 607 of the Zoning Ordinance, including but not limited to the freestanding sign landscaping requirements. **No signs are proposed for this phase of the project.**
 - g. 5.1.E.16 – “The [landscaping] plan shall show in detail the number, size (height and/or caliper), and species (botanical and common names), of all proposed shrubs and trees[,]” and “All calculations for square footage of perimeter landscaping shall be shown[,] and “[a]ll landscape plans shall show parking lot shading calculations[.]” **This information is provided on sheet A0.3**
 - h. 5.1.E.20 – “Plans shall include [...] the location of all existing transit routes

- and transit stops located or passing within 1/4 mile (1,320 feet) of the property.” **These have been added to sheet G-2.**
- i. 5.1.E.21 – requiring construction details – e.g. for bike racks, outdoor lighting, fencing, screening, etc. **This information provided on sheet A0.4**
15. Without a lighting plan, staff cannot verify compliance with the applicable lighting requirements set forth in Section 6.7. **Understood.**
16. Provide a separate landscaping plan as follows: **A separate plan has been provided with the below information. See A0.3.**
- a. Showing calculations required per Section 5.1.E.16 demonstrating compliance with the perimeter landscaping requirements of Section 6.2.B, specifically:
 - i. Section 6.2.B.1
 - ii. Section 6.2.B.2
 - iii. Section 6.2.B.3
 - iv. Section 6.2.B.4
 - v. Section 6.3.B.5
 - b. Showing calculations required per Section 5.1.E.16 demonstrating compliance with the parking lot shading requirements of Section 6.2.E.1 C 6.Sheet 1 (“Coversheet”)
17. Zoning Table:
- a. Use of the detached garage as “storage” is only permissible as accessory storage for the tenants or in connection with the maintenance of the building. Please update the Zoning Table accordingly. **The building will be used for maintenance.**
 - b. Existing legal units is 2, not 4. **Noted.**
 - c. Show the gross floor area of main building and detached accessory garage separately. **Done**
 - d. There is no minimum parking required for the detached accessory garage as there is no minimum parking required for uses that are accessory to a multi-family dwelling. **Understood.**
 - e. Remove references to the future parking spaces as those spaces as depicted on the plan are prohibited by both the ZO and the SPR. **Removed.**
 - f. Identify the maximum number of permitted parking spaces, and include calculation (5.1.E.4.e.5) **Provided.**
 - g. Identify the height of both buildings (5.1.E.4.e.8) **Understood.**
18. Update the Table of Contents to provide sheet numbers (i.e. Sheet 1 through Sheet 7). **Updated.**
19. Add a note indicating that the plan is approved pursuant to the City of Lebanon Site Plan Review Regulations last revised April 28, 2025. **Added.**
20. Add Planning Board application number (PB2026-02-SPR). **Added.**
21. Add a reference to the Special Exception expected to be approved (date of approval, Section of ZO, application number, etc) **Added.**
22. Provide date and description of revisions made (9.5.A.1) **Added.**

Sheet 2 (“Site Plan”/existing conditions/current survey)

23. Presumably this was included to meet the current survey requirement of Section 5.1.E.5. However, it also depicts proposed site improvements (which are inconsistent with the improvements depicted on the Sheet 3 Site Plan). In furtherance of the requirements of Section 5.1.E.5, please remove any proposed site improvements

from this sheet. **An entirely new survey is in process and will be provided.**

24. Clearly depict those natural and man-made features that are to be removed, retained, or altered. (5.1.E.8) **These are shown on the demolition plan, sheet A0.1.**
25. Depict existing grades, including topographic contours, with spot elevations, at 2-foot intervals, prepared by a professional engineer registered in New Hampshire or land surveyor licensed in New Hampshire. (5.1.E.6) **These are provided on the survey.**
26. Note 4 is incorrect – the property is located in the R-O District, not the R-2 District. **The correct district is noted in the Zoning Table and has been eliminated from the survey.**
27. The building coverage figures in Note 6 are inconsistent with the building coverage figure in the Zoning Table on the cover sheet. **The correct figures are on the Zoning Table and have been eliminated from the survey.**
28. Floor size identified in Note 7 is inconsistent with the Zoning Table. **The correct district is noted in the Zoning Table and has been eliminated from the survey.**
29. Note 8 proposed use is inconsistent with the Zoning Table. **Note 8 has been deleted.**

Sheet 3 (“Proposed Site Plan”)

30. The plan is extremely cluttered, confusing, and difficult to read. For the benefit of the Planning Board members and the site plan review process, please provide a site plan layout sheet that is readable and unadorned with unnecessary or confusing information, i.e. we need at least one plan sheet that shows only surface conditions that are proposed (whether proposed to remain or proposed to be constructed) without contours and any underground improvements. The site plan sheet should not show any existing conditions that are proposed to change or underground improvements. The idea is that Planning Board members, in general, are primarily interested in understanding how the site will operate and what it will look like above ground when its finished. **Understood.**
31. Remove “future” parking spaces and related note as new parking is prohibited in the front yard. **Removed.**
32. Provide landscaping on a separate landscaping plan. **Provided**
33. What is “LULA”? (regarding the “LOCATION OF LULA” note) **Limited Use Limited Application elevator. The note has been removed.**
34. Provide screening for all mechanical units, including but not limited to the AC unit on the north side of the building. **Provided. See sheet A0.3 and A0.4.**
35. Is the “Temp Oil Tank” above ground or underground? **Above ground and will be removed as part of this project.**
36. Identify whether curbing is proposed along landscaped areas, and/or how the landscaped areas are to be delineated from paved areas. **A detail for the edge of the landscaping has been provided. See 4/A0.4.**

Sheet 5 (“Floor Plans”)

37. Only two of the “existing” units shown on the second floor are legal. Please add a note to this effect or change the two unpermitted units from “existing” to “proposed”. **The unpermitted units are now designated as “proposed.”**

Respectfully submitted,

Nathan Reichert
Planning and Development Director
Zoning Official

22 SCHOOL ST

Location 22 SCHOOL ST

Mblu 92/ 2/ / /

Acct# 2801

Owner EXECUSUITE LLC

PBN

Total Market Value \$901,600

Appraisal \$901,600

PID 1974

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$512,500	\$389,100	\$901,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$512,500	\$389,100	\$901,600

Owner of Record

Owner	EXECUSUITE LLC	Sale Price	\$200,000
Co-Owner	% DAVIDSON, MICHAEL	Certificate	
Address	31 ELM ST	Book & Page	3936/0040
	LEBANON, NH 03766	Sale Date	11/29/2012
		Instrument	35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EXECUSUITE LLC	\$200,000		3936/0040	35	11/29/2012
LEBANON SCHOOL DISTRICT	\$0		0/0	99	01/01/1900
LEBANON SCHOOL DISTRICT	\$0		0/0	99	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1838
Living Area: 10,248

Replacement Cost: \$1,415,708
Building Percent Good: 55
Replacement Cost
Less Depreciation: \$467,200

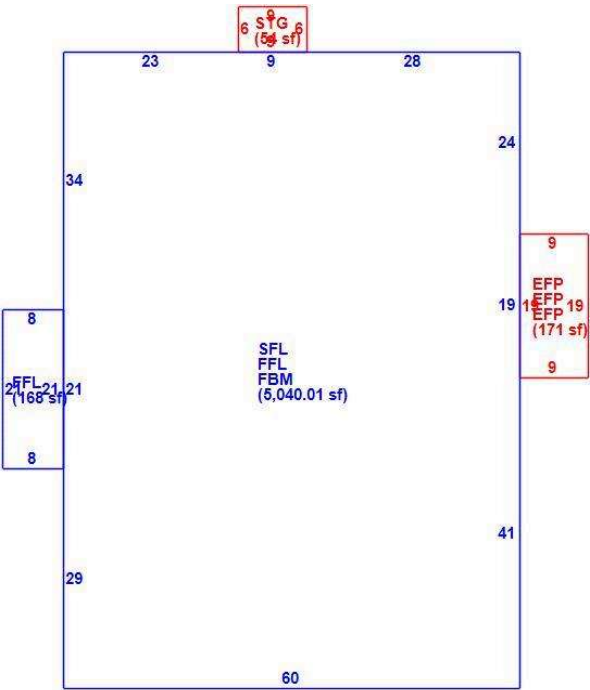
Building Attributes	
Field	Description
Model	COMMERCIAL
Style	MIXED USE OLD
Grade	Average
Stories	2
Units	5
Residential Units	3
Comm Units	2.00
Wall Height	12.00
Exterior Wall 1	BRICK
Exterior Wall 2	
Roof Structure	FLAT
Roof Cover	TAR+GRAVEL
Interior Wall 1	PLASTER
Interior Wall 2	DRYWALL
Interior Floor 1	HARDWOOD
Interior Floor 2	CARPET
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL
Heat Type	STEAM
2nd Heat Type	
# Heat Systems	1.00
AC Percent	0.00
Bedrooms	2
Full Bath(s)	3
Bath Rating	AVERAGE
3/4 Bath(s)	0
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	4
Kitchen Rating	AVERAGE
Extra Kitchen(s)	0
Total Rooms	5
Frame	OTHER
Foundation	LOOSE MSRY

Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos/1923.JPG>)

Building Layout



([ParcelSketch.ashx?pid=1974&bid=1974](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	5,208	5,208
SFL	2ND FLOOR	5,040	5,040
EFP	ENCL PORCH	513	0
FBM	FINISHED BASEMENT	5,040	0
STG	STORAGE	54	0
		15,855	10,248

Violations of the Zoning Ordinance

Violation 1: Section 103: No land in the City of Lebanon shall hereafter be used for building, development or otherwise and no structure shall be erected, enlarged, materially altered, moved or used, except in conformance with this Ordinance.

Unpermitted use has ceased.

Violation 2: Section 105: Compliance with Site Plan Review Regulations:

A complete and actionable planning board application has been submitted.

Violation 3: Section 213 Impact Fees:

E. New development means an activity that results in:

(1) The creation of a new dwelling unit or units or new manufactured housing;

Per the remedy required, following site plan approval we will submit a complete impact fee calculation and immediately pay all impact fees due. We will also submit a water and sewer impact fee calculation to the Dept. of Public Works and immediately pay all water and sewer impact fees.

Violation 4: Section 311 Residential-Office District (R-O) Special Exception Uses (See section 801.3) Residential 1. Multi-Family dwelling (5 Dwelling units or more) per section 601.

A complete and actionable special exception application has been submitted.

Violation 5: Section 607.8.C.2 Electric Vehicles: Multi-Family Dwellings.

Parking for multi-family dwellings shall include:

a. EVSE-installed spaces for a minimum of 5% of proposed off-street parking spaces.

b. EV-ready spaces for a minimum of 20% of proposed off-street parking spaces.

c. EV-capable spaces for a minimum of 65% of proposed off-street parking spaces.

Note: in the latest edition of the zoning code the regulations have changed regarding EV parking requirements. The Zoning and Planning Board applications meet the requirements of the current 1/26 code. If the former code is the standard for this project we will meet that requirement.

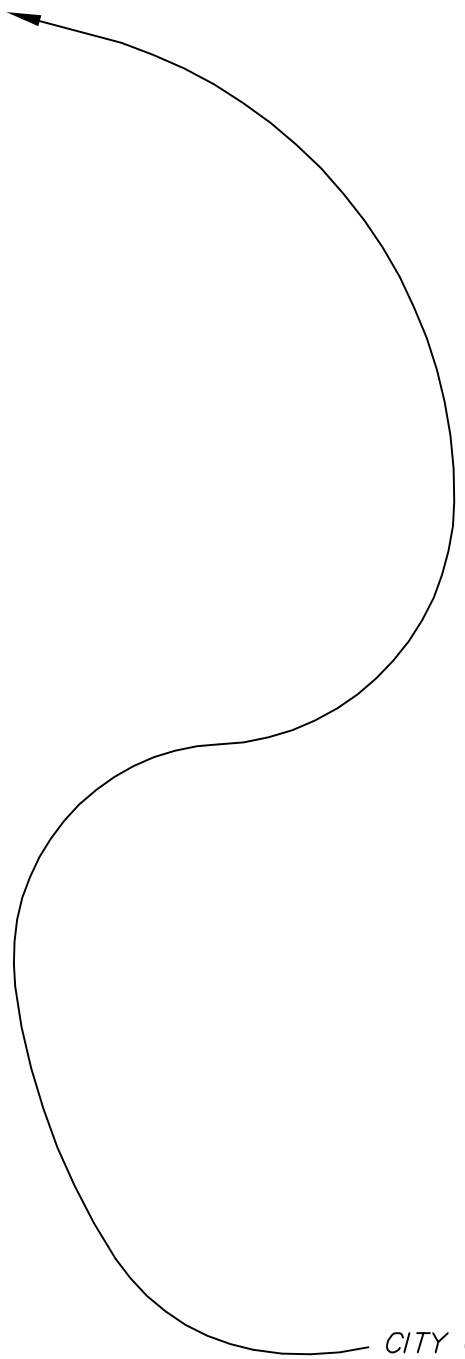
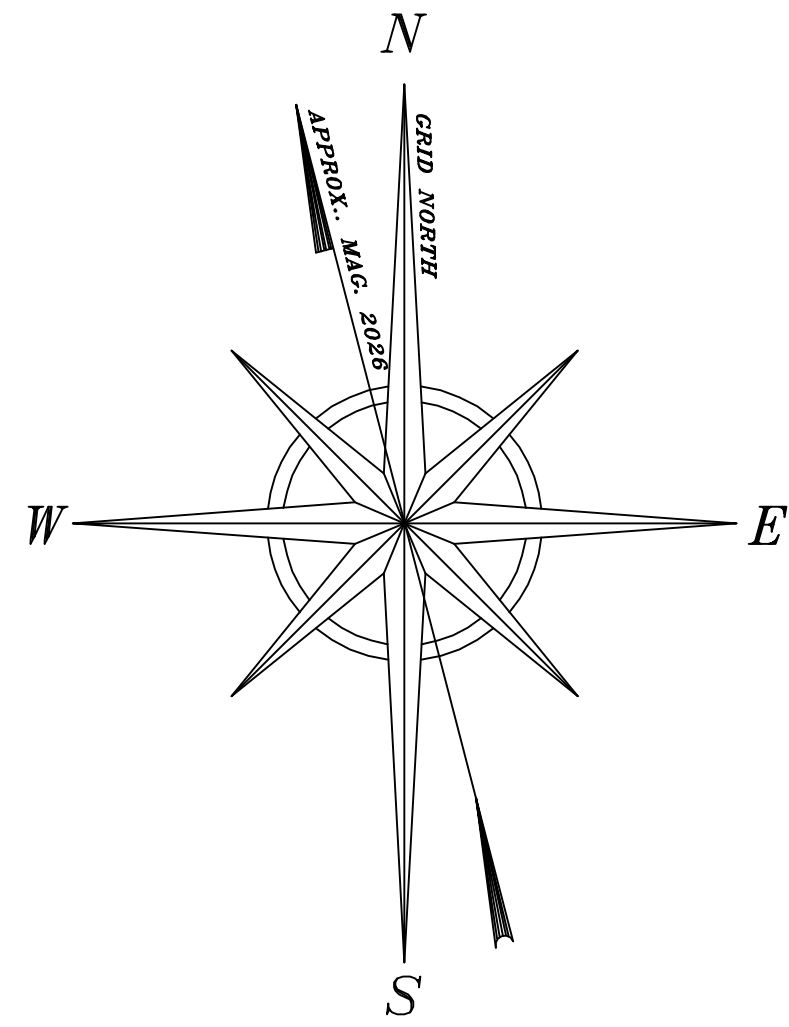
Violation 6: Section 901.1: Written application for a zoning permit must be filed by the owner or his agent with the City of Lebanon.

We are meeting this requirement with this application.

Violation 7: Site Plan Review Regulations Section 3.1 – Site Plan Review Jurisdiction

D. PLANNING BOARD REVIEW Land development that constitutes a major change to a property, including any land development that exceeds the thresholds set forth in Section 3.1.C.1.a-e, shall require site plan approval from the Planning Board in accordance with the procedures set forth in Article IV.

A complete and actionable Planning Board application has been submitted.



CITY OF LEBANON
51 NORTH PARK STREET
LEBANON NH, 03776
PARCEL ID 92-1

FOUND STONE BOUND
6"x6" UP 2.5'

GROSS FLOOR AREA:
1,030 S.F. ±
BUILDING HEIGHT: 17.8'

FOUND STONE BOUND
8"x6" UP 3'

LEBANON UNITED METHODIST CHURCH
18 SCHOOL STREET
LEBANON NH, 03776
PARCEL ID 92-3

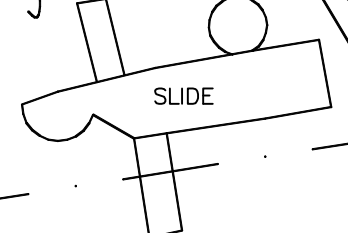
CHURCH BUILDING
WOODEN STRUCTURE

TOTAL AREA OF LOT: 0.95 ACRES ±
41,300.70 S.F. ±

ASPHALT SURFACE (TYP.)
DRIVEWAY & PARKING LOT

BRICK SCHOOL BUILDING
FINISHED FLOOR AREA: 14,784 S.F. ±
BUILDING HEIGHT: 24.5'

MERRY-GO-ROUND



FOUND STONE BOUND
6"x6" UP 3.2'

P & A HAYES REV FAMILY TRUST
PO BOX 524
LEBANON NH, 03766
PARCEL ID 92-222

BENTE TORJUSEN
23 SCHOOL STREET
LEBANON NH, 03766
PARCEL ID 92-221

PURCELL REAL ESTATE
21 SCHOOL STREET
LEBANON NH, 03766
PARCEL ID 92-220

CB2 RIM EL.=595.25'
15" CPP TO DMH=59.
15" CPP TO CB3=59.
15" CPP TO CB1=596.
SUMP=595.25'

CB1 RIM EL.=600.55'
15" CPP TO CB2=596.49'
15" CPP TO CB4=595.25'
8" PVC TO WEST=595.45'
SUMP=595.45'

FOUND IRON ROD
5/8" x FLUSH

TBM SPIKE IN
UP EL.=602.88'

~ NOTES ~

- METHOD OF SURVEY: LEICA TS16 TOTAL STATION & STONEX S900 GPS.
- BEARINGS ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD83) GRID NORTH. ELEVATIONS ARE TIED TO NORTH AMERICAN VERTICAL DATUM (NAVD88).
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- PROPERTY IS LOCATED IN THE R-0 DISTRICT. DIMENSIONAL REQUIREMENTS FOR CLASS 1 ARE AS FOLLOWS:
MINIMUM FRONT AND REAR YARD SETBACK: 20'
MINIMUM SIDE YARD SETBACK: 15'
MINIMUM LOT SIZE SQ/FT: 10,000
MINIMUM LOT WIDTH: 75'
MINIMUM LOT SIZE: 10,000 S.F.
MAXIMUM LOT COVERAGE: 25%
- PROPERTY IS NOT SUBJECT TO AN OVERLAY DISTRICTS.

~ REFERENCE DEEDS ~

RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS

- WARRANTY DEED OF LEBANON SCHOOL DISTRICT (FORMERLY KNOWN AS UNION SCHOOL DISTRICT 15) TO EXECUSUITE, LLC DATED NOVEMBER 29, 2012 AND RECORDED IN BOOK 3936 AT PAGE 40.
- DEED OF MARLIN DOWNER AND CHRISTOPHER TONE TO THE TRUSTEES OF THE METHODIST EPISCOPAL SOCIETY OF LEBANON DATED NOVEMBER 29, 1833 AND RECORDED IN BOOK 130 AT PAGE 412. THE BOUNDS WERE MODIFIED IN 1855 IN THE FOLLOWING DEEDS: BOOK 240, PAGES 130 & 131; BOOK 341 PAGES 111 & 112.

~ REFERENCE PLANS ~

A. PLAN ENTITLED "NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY EASEMENT ON LAND OF LEBANON SCHOOL DISTRICT LEBANON, GRAFTON COUNTY, NH.", PREPARED BY RICHARD OBERMAN ON JANUARY 27, 1989, DRAWING NUMBER NET-297.

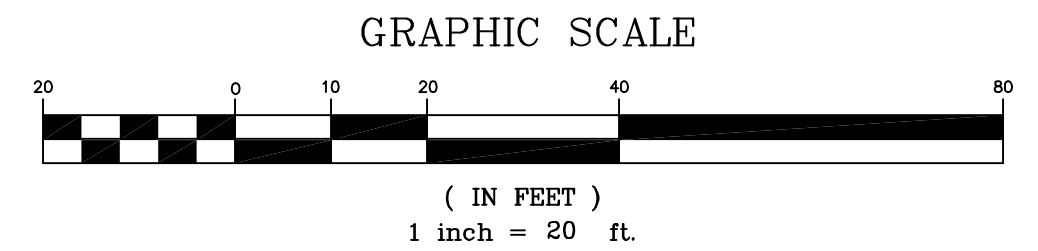
~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOSEPH A. DIBERNARDO, N.H. L.L.S. #963

DATE

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DIBERNARDO ASSOCIATES, LLC.



~ LEGEND ~	
	PROPERTY LINE
	RIGHT OF WAY LINE
	SETBACK LIMITS
	STORM WATER LINE
	STONE BOUND FOUND
	GATE VALVE
	SEWER MANHOLE
	CATCH BASIN
	IRON PIN FOUND
	PICKET FENCE
	CHAIN LINK FENCE
	PAVEMENT
	CONCRETE
	UTILITY POLE
	DRAIN MANHOLE
	HYDRANT

PLAN SHOWING TOPOGRAPHIC SURVEY	
EXECUSUITE, LLC	
22 SCHOOL STREET LEBANON, NH 03756 TAX MAP 29 LOT 19 PARCEL ID 92-2	
~ COUNTY OF GRAFTON ~ CITY OF LEBANON ~ STATE OF NEW HAMPSHIRE ~	
113 CHURCH ST. NORTH WALPOLE, NH 03609 802-455-3031 ~ 603-958-6509	
DATE MAY 5, 2026	SCALE 1" = 20'
DRAWN BY BG	CK'D BY JAD
SURVEYED BY BG	
DWG.NO. 3200-1	

A.0
SHEET 3

22 SCHOOL STREET APARTMENTS

22 SCHOOL ST, LEBANON, NH 03766
GRAFTON COUNTY



STUDIO
NEXUS

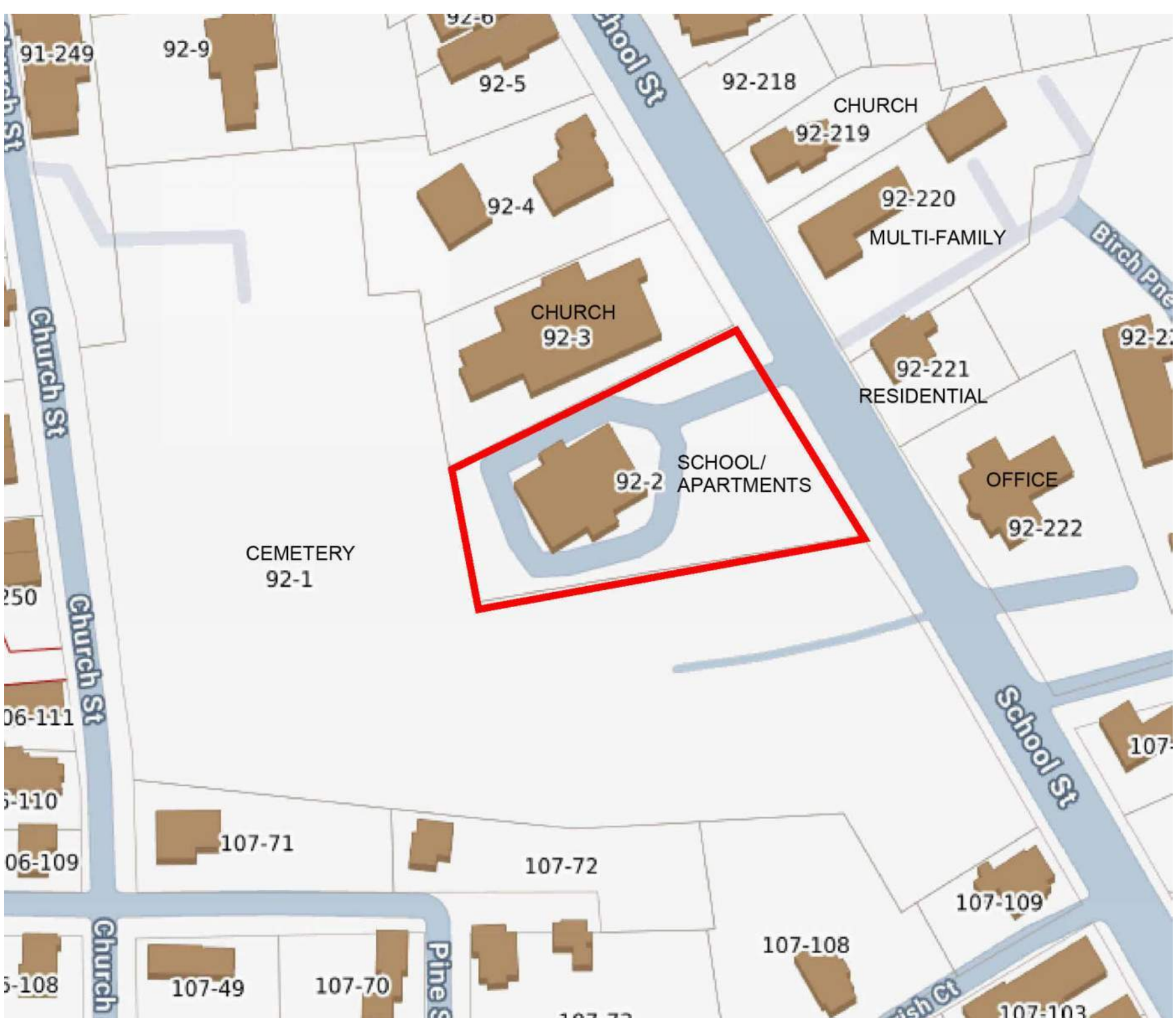
ARCHITECTS + PLANNERS
55 Railroad Row, White River Jct, VT 05001
802 275 5110 | studionexusarch.com

SPECIAL EXCEPTION (ZO
SECTION 801.3, APPLICATION #
ZB2026-02-SE)

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET NAME
SHEET 1	G1	COVERSHEET, ZONING TABLE
SHEET 2	G2	SITE MAPS
SHEET 3	A0	SURVEY
SHEET 4	A0.1	SITE DEMOLITION PLAN
SHEET 5	A0.2	PROPOSED SITE PLAN
SHEET 6	A0.3	PROPOSED LANDSCAPE PLAN
SHEET 7	A0.4	SITE DETAILS
SHEET 8	EL1-0	EXTERIOR LIGHTING
SHEET 9	EL1-1	EXTERIOR LIGHTING DETAILS
SHEET 10	A2-1	FLOOR PLANS
SHEET 11	A4-0	EXTERIOR ELEVATIONS
SHEET 12	A5-0	DETAILS

VICINITY MAP:



ZONING TABLE:

	Required/ Allowable	Existing	Proposed
Zoning District; No overlay districts		RO	Same
Tax Map & Lot Number		92-Lot 2	Same
Allowable Uses	School, Office, Multi-family up to 4 Garage accessory to primary	School, Two-Family, Office, Garage, accessory to primary and used for building/site maintenance	Multi-Family (Units in excess of 4 requires Special Exception), Garage accessory to primary and used for building/site maintenance
Number of Residential Units		2	2 + 10 (New) = 12
Area of Lot		41,301 SF +/-	Same
Lot Size	10,000 SF Min. (Class 1)	41,301 SF +/-	Same
Dwelling Unit Density	10,000 SF for 1st 2; 3,000 SF per unit after 2	10,000 SF Req'd for 2 Existing Units	40,000 SF Required for 12 Units (10 x 3,000 + 10,000)
Frontage	75'	190.65'	Same
Building Gross Floor Area		16,288 SF	16,352 SF
Building Stories and Square Footage		3 Stories: Basement 5,436 SF; First Floor 5,599 SF; 2nd Floor 5,253 SF	3 Stories: Basement 5,500 SF; First Floor 5,599 SF; 2nd Floor 5,253 SF
Garage (1-Story) Gross Floor Area		1,030 SF	Same
Building Height	45' Max.	~24.5'	~24.5'
Garage Height	45' Max.	~17.8'	~17.8'
Setbacks			
Front	20'	~136'	Same
Rear	20'	~43'	Same
Side	15'	~29' (north side) ~21' (south side)	Same
Impermeable Coverage	65%	24,345 SF (58.9%)	23,827 SF (57.7%)
Perimeter Landscaping		7,082 SF	7,555 SF
Maximum Building Coverage	25%	~16.5%	~16.6%
Minimum Allowable Parking Spaces per 607.1	1 per unit or 12	20	18
Maximum Allowable Parking Spaces per 607.3A	For Multi-Fam 200% of Min.	20	18
EV Ready Spaces (New Units only)	5% of 10 (1)	0	2
EV Capable Spaces (New Units only)	10% of 10 (1)	0	0
	1/ea Unit		2
EV Planned Spaces (New Units only)	Remaining + 1	0	9
Loading Spaces		0	0
Short Term Bike Parking	15% of 12 (2)	0	4
Long Term Bike Parking	30% of 12 (4)	0	4

PROJECT TEAM

OWNER:

EXECUSUITE LLC
77 BANK STREET
LEBANON, NH 03766

CONTACT: **TIM SIDORE**
EMAIL: tim@ledgeworks.com
PHONE: 603.727.9024
CELL: 603.322.3260

ARCHITECT:

STUDIO NEXUS
ARCHITECTS + PLANNERS, P.C.
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001

CONTACT: **JIM WASSER**
EMAIL: jimw@studionexusarch.com
PHONE: 802.275.5110 EXT. 101

SURVEYOR:

DiBERNARDO ASSOCIATES, LLC
113 CHURCH STREET
NORTH WALPOLE, NH 03609

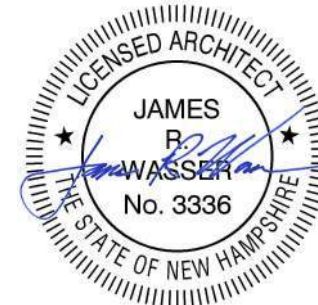
CONTACT: **JOSEPH DiBERNARDO**
EMAIL: joe@nhvtsurvey.com
PHONE: 603.358.5509

EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
ZONING BOARD OF
ADJUSTMENT REVIEW



JIM WASSER'S ELECTRONIC OR DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY AS TO THAT VERSION OF THIS DOCUMENT AS ORIGINALLY PUBLISHED BY STUDIO NEXUS ARCHITECTS & PLANNERS, P.C. JIM WASSER IS NOT RESPONSIBLE FOR ANY SUBSEQUENT MODIFICATION, CORRUPTION OR UNAUTHORIZED USE OF SUCH DOCUMENT. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATURE, CONTACT JIM WASSER.

ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

COVERSHEET, ZONING TABLE

SCALE:

PROJECT NUMBER: 2521

G1

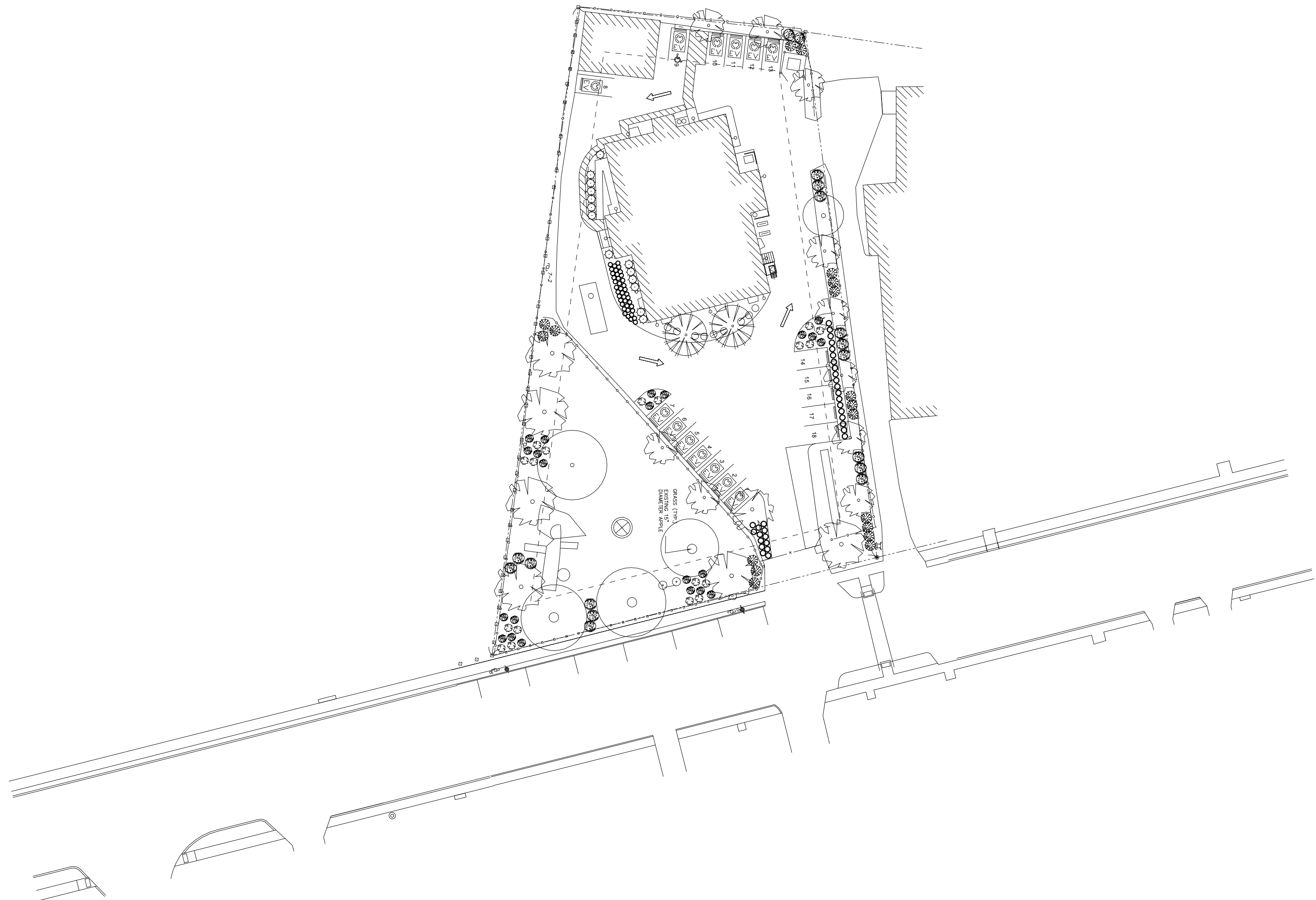
SHEET 1

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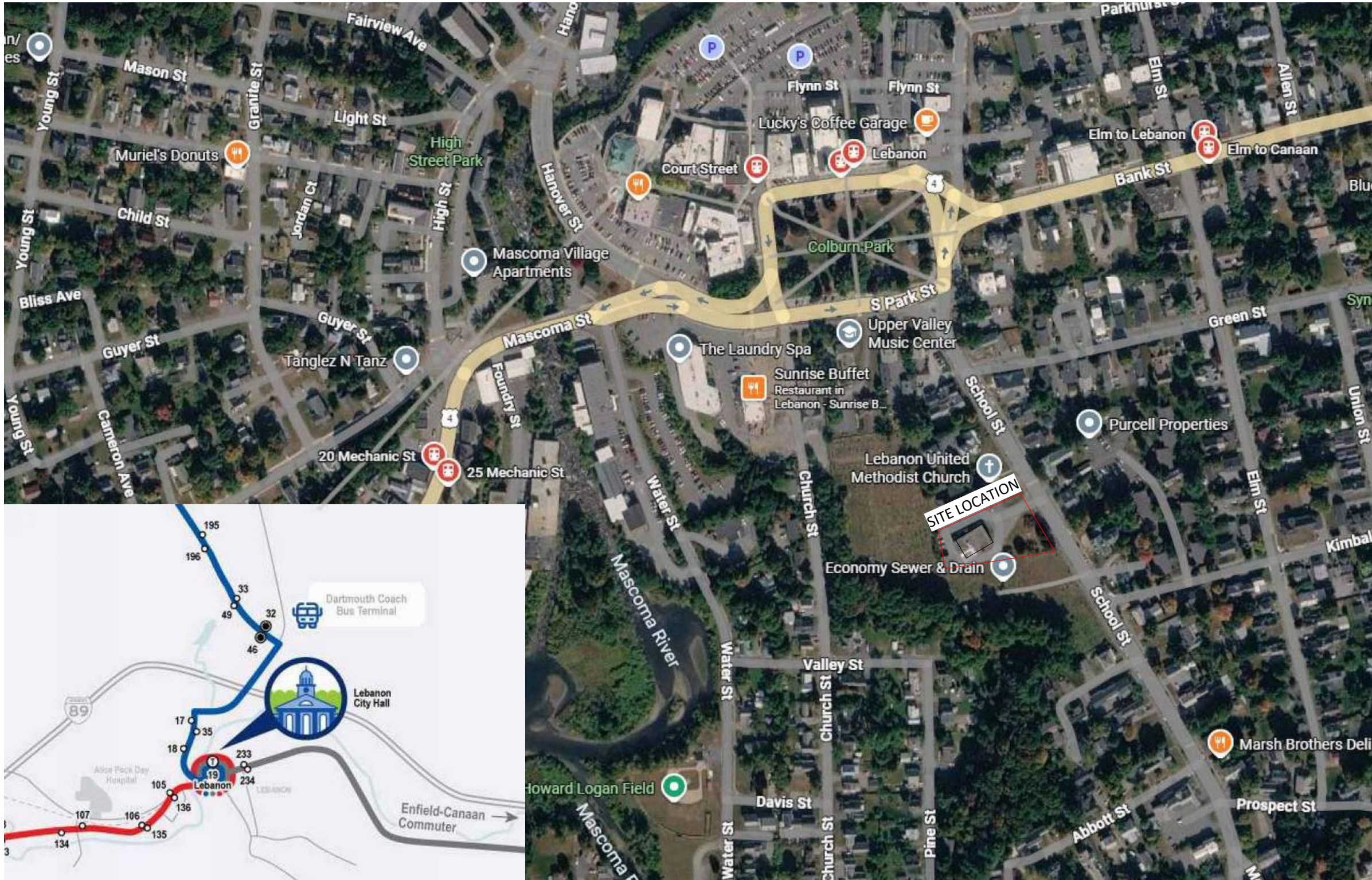
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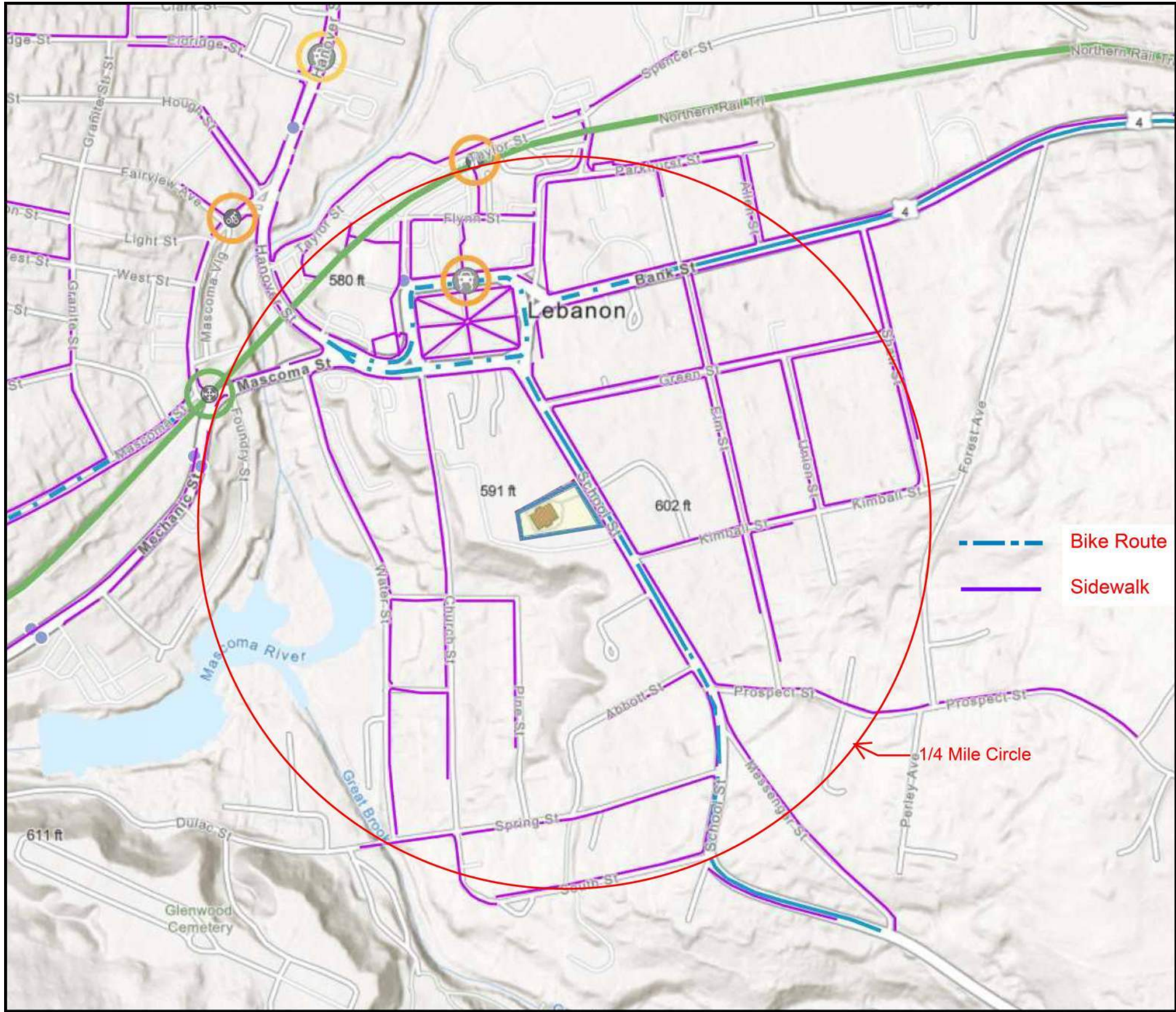
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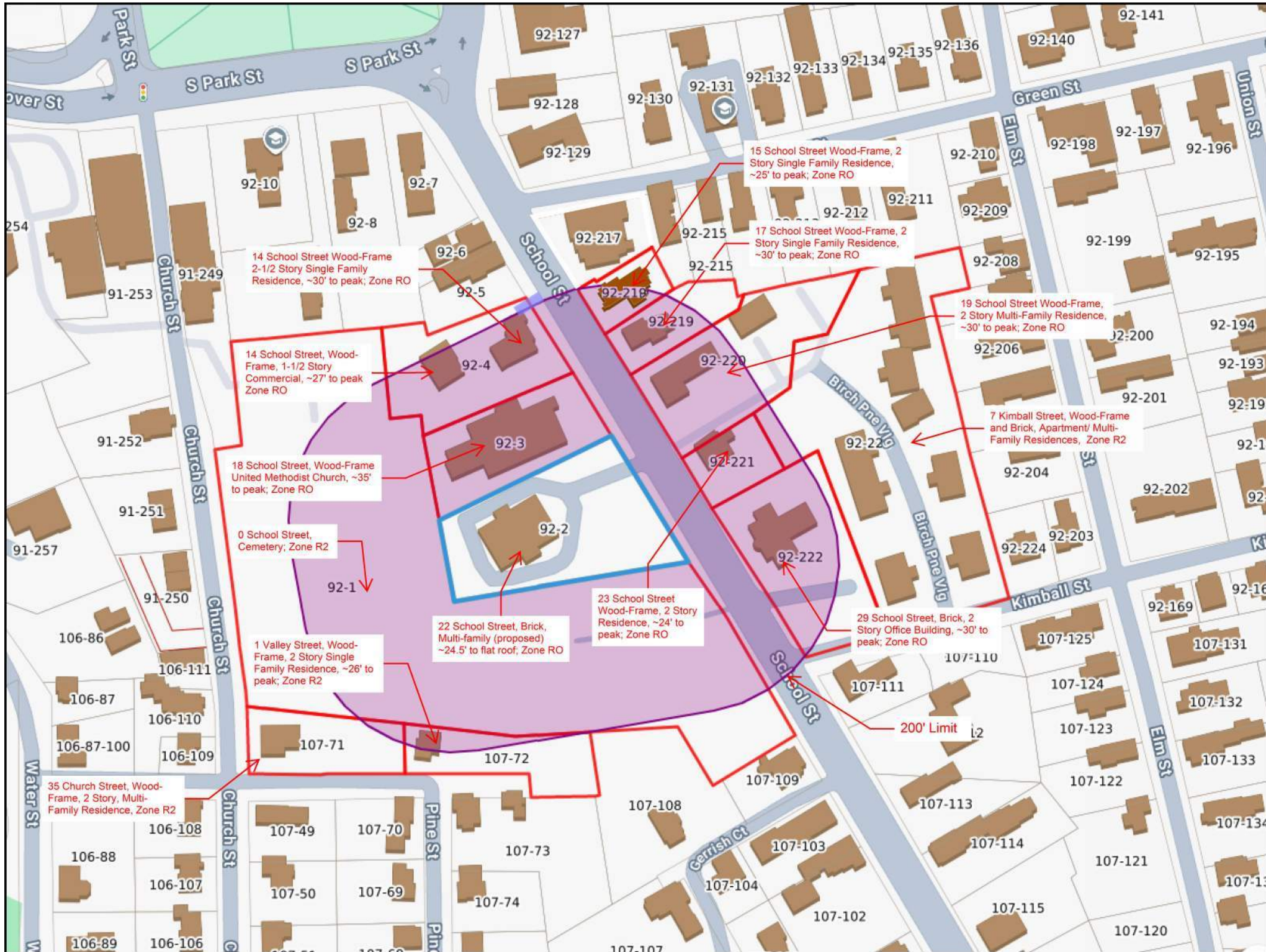
4 CURB CUTS WITHIN 200' OF SITE
1" = 40'-0"



2 TRANSIT MAP
NOT TO SCALE



3 BIKES AND SIDEWALKS
NOT TO SCALE



1 HEIGHTS, USES, AND ZONING FOR BUILDINGS WITHIN 200'
NOT TO SCALE



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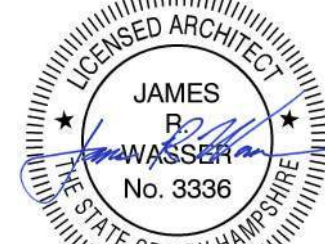
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EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

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REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

SITE MAPS

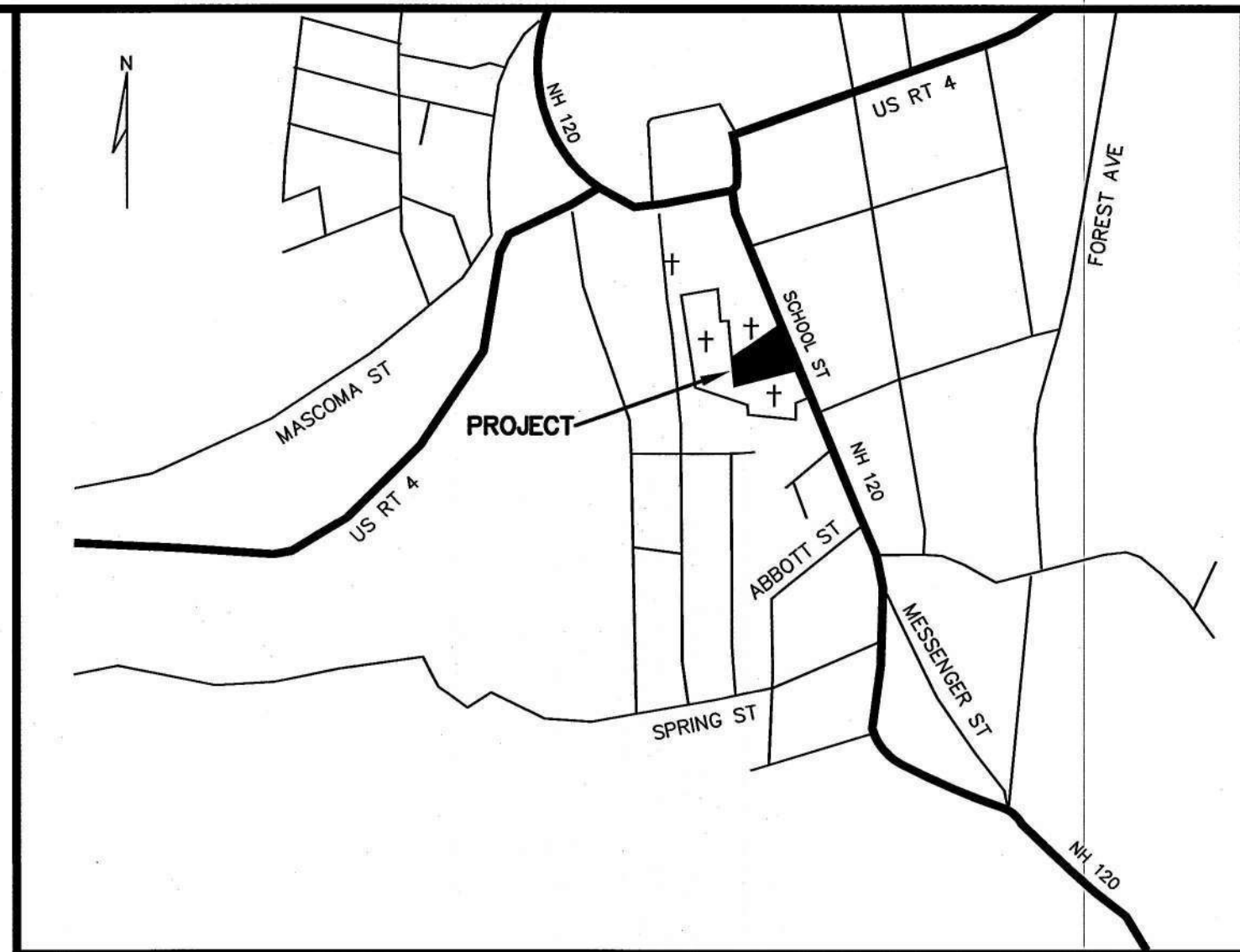
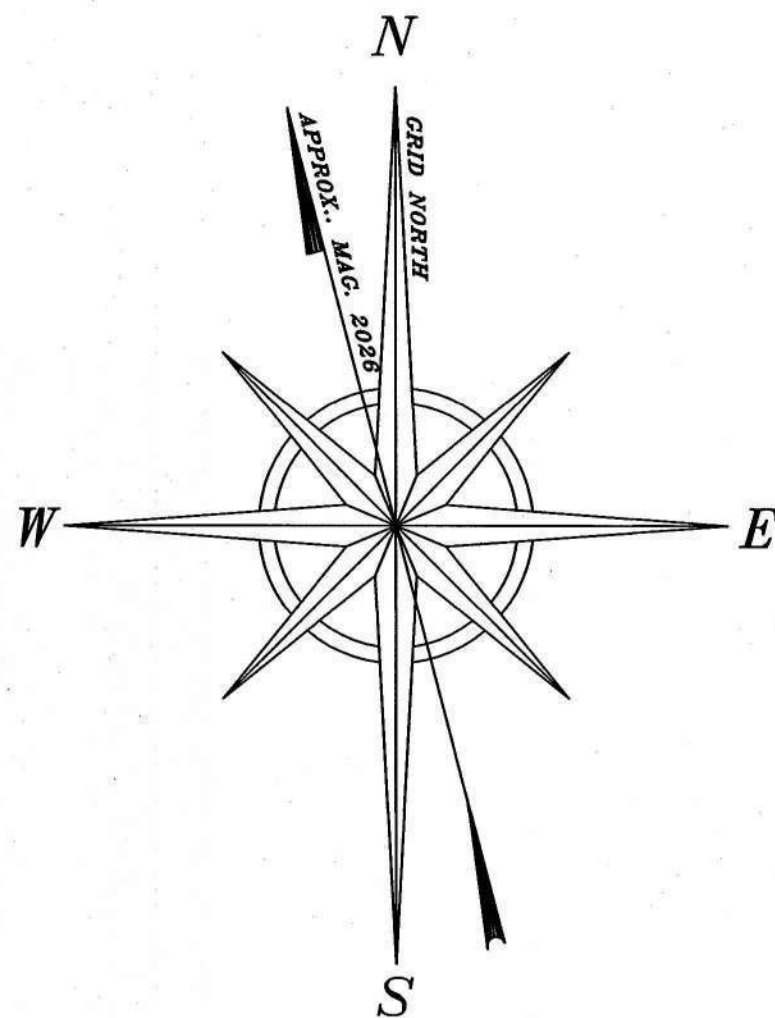
SCALE: 1" = 40'-0"

PROJECT NUMBER: 2521

G2

SHEET 2

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~ LOCATION MAP ~

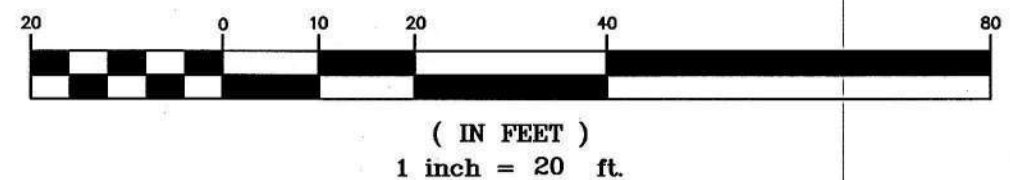
BENTE TORJUSEN
23 SCHOOL STREET
LEBANON NH, 03766
PARCEL ID 92-221

~ LEGEND ~

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SETBACK LIMITS
SD SD	STORM WATER LINE
W W	APPROX. WATER LINE
S S	APPROX. SEWER LINE
OHW OHW	OVER HEAD WIRE
□	STONE BOUND FOUND
⊕	GATE VALVE
⊙	SEWER MANHOLE
□	CATCH BASIN
○	IRON PIN FOUND
---	PICKET FENCE
---	CHAIN LINK FENCE
---	PAVEMENT
---	CONCRETE
---	UTILITY POLE
---	DRAIN MANHOLE
---	HYDRANT

P & A HAYES REV FAMILY TRUST
PO BOX 524
LEBANON NH, 03766
PARCEL ID 92-222

GRAPHIC SCALE



~ NOTES ~

- METHOD OF SURVEY: LEICA TS16 TOTAL STATION & STONEX S900 GPS.
- BEARINGS ARE REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM (NAD83) GRID NORTH. ELEVATIONS ARE TIED TO NORTH AMERICAN VERTICAL DATUM (NAVD88).
- DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
- PROPERTY IS LOCATED IN THE R-0 DISTRICT. DIMENSIONAL REQUIREMENTS FOR CLASS 1 ARE AS FOLLOWS:

MINIMUM FRONT AND REAR YARD SETBACK:	20'
MINIMUM SIDE YARD SETBACK:	15'
MINIMUM LOT SIZE, SQ/FT:	10,000
MINIMUM LOT WIDTH:	75'
MINIMUM LOT SIZE:	10,000 S.F.
MAXIMUM LOT COVERAGE:	25%
- PROPERTY IS NOT SUBJECT TO AN OVERLAY DISTRICTS.
- UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR. ADDITIONAL UNDERGROUND AND/OR OVERHEAD UTILITIES MAY EXIST THAT ARE NOT SHOWN.

~ REFERENCE DEEDS ~

RECORDED AT GRAFTON COUNTY REGISTRY OF DEEDS

- WARRANTY DEED OF LEBANON SCHOOL DISTRICT (FORMERLY KNOWN AS UNION SCHOOL DISTRICT 15) TO EXECUSUITE, LLC DATED NOVEMBER 29, 2012 AND RECORDED IN BOOK 3936 AT PAGE 40.
- DEED OF MARLIN DOWNER AND CHRISTOPHER TONE TO THE TRUSTEES OF THE METHODIST EPISCOPAL SOCIETY OF LEBANON DATED NOVEMBER 29, 1833 AND RECORDED IN BOOK 130 AT PAGE 412. THE BOUNDS WERE MODIFIED IN 1855 IN THE FOLLOWING DEEDS: BOOK 240, PAGES 130 & 131; BOOK 341 PAGES 111 & 112.

~ REFERENCE PLANS ~

- PLAN ENTITLED "NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY EASEMENT ON LAND OF LEBANON SCHOOL DISTRICT LEBANON, GRAFTON COUNTY, NH.", PREPARED BY RICHARD OBERMAN ON JANUARY 27, 1989, DRAWING NUMBER NET-297.

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOSEPH A. DIBERNARDO, N.H. C.L.S. #963

5/5/26
DATE

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PLAN SHOWING TOPOGRAPHIC SURVEY

EXECUSUITE, LLC

22 SCHOOL STREET
LEBANON, NH 03756
TAX MAP 29 LOT 19
PARCEL ID 92-2

~ COUNTY OF GRAFTON ~ CITY OF LEBANON ~ STATE OF NEW HAMPSHIRE ~

DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS

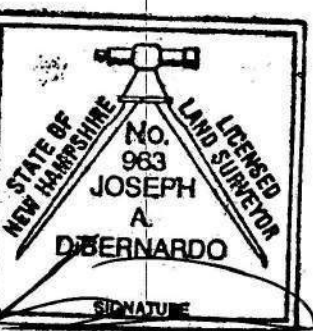
113 CHURCH ST.
NORTH WALPOLE, NH 03609
602-463-3031 ~ 603-358-5509

DATE MAY 5, 2026 SCALE 1" = 20'

DRAWN BY BG CK'D BY JAD

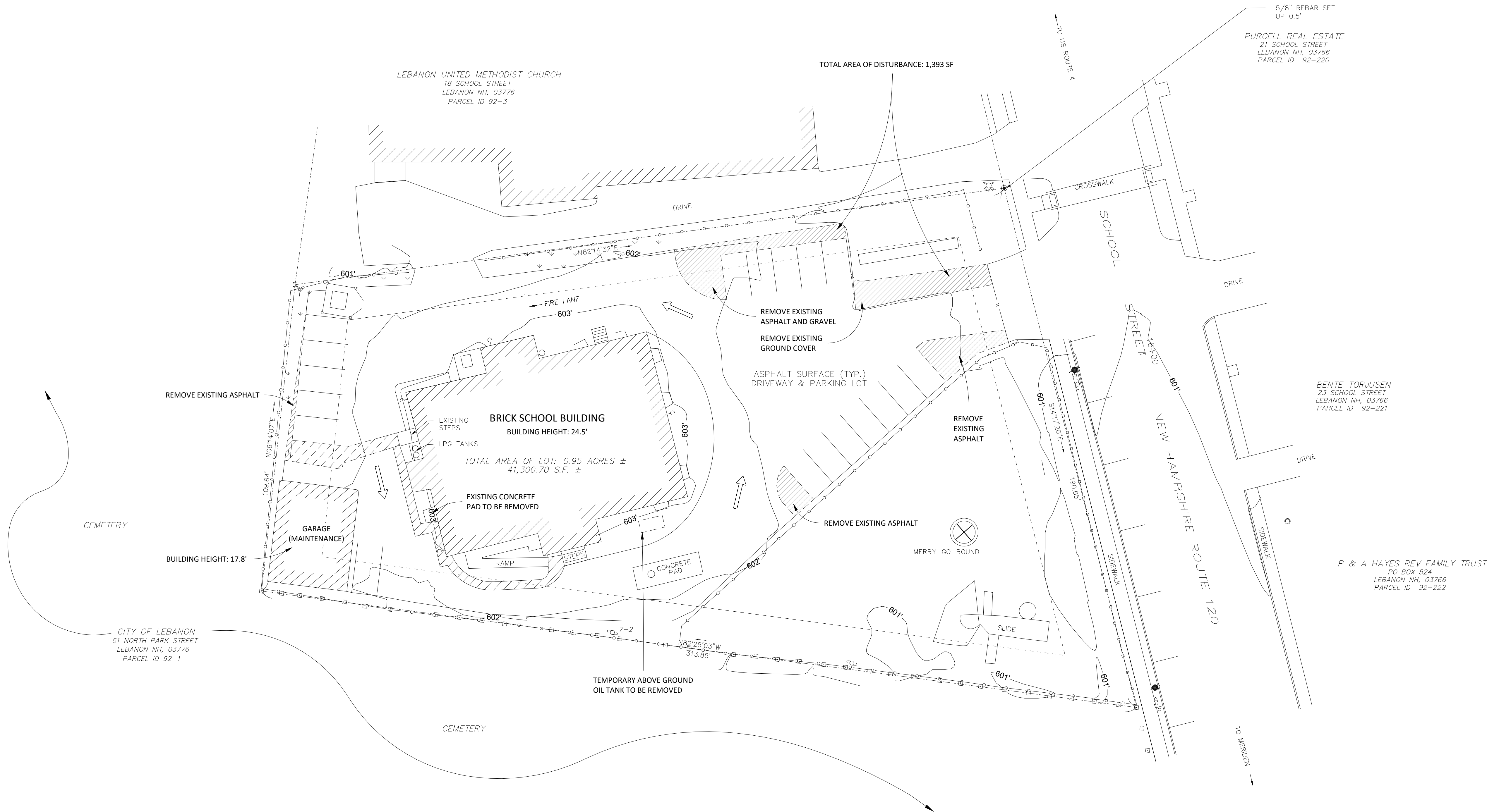
SURVEYED BY BG

DWG.NO. 3200-1



SHEET 3

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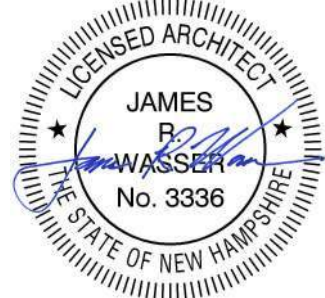
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SITE DEMOLITION
PLAN

SCALE: 1" = 20'-0"

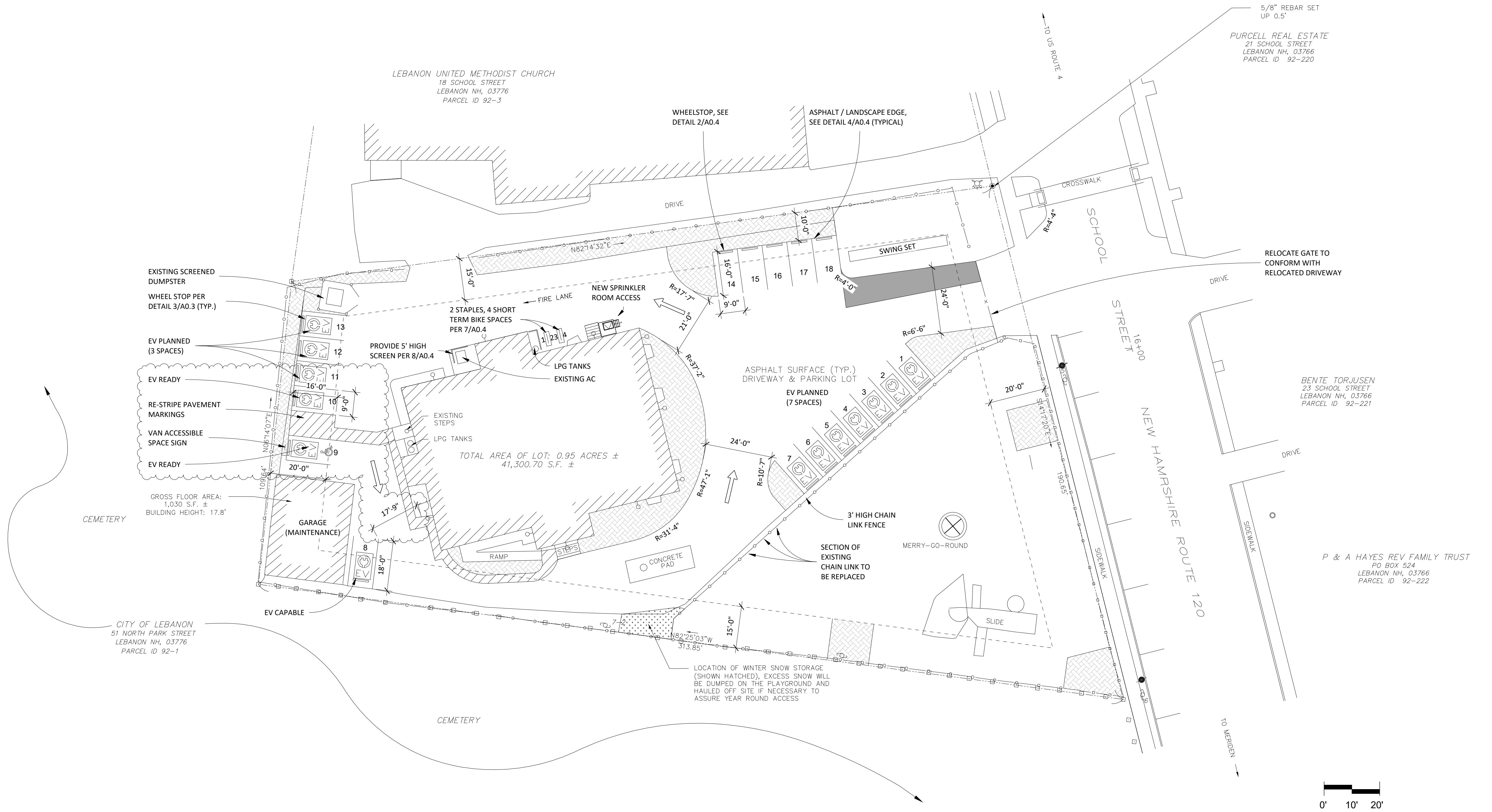
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SHEET 4

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SITE PLAN LEGEND:

PROPERTY LINE

SETBACK

PICKET FENCE
IRON TO BE SET

CHAIN LINK FENCE

EXISTING GRASS

PROPOSED MULCH

PROPOSED ASPHALT



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NO.	DESCRIPTION	DATE
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2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

**PROPOSED SITE
PLAN**

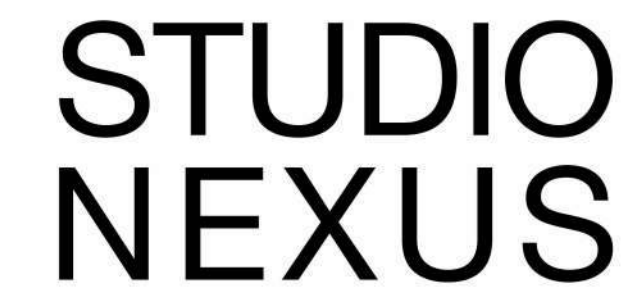
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PROJECT NUMBER: 2521

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SHEET 5

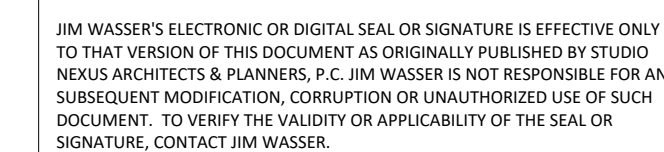
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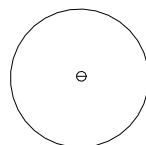
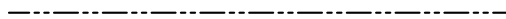
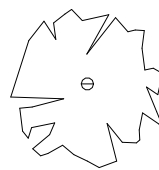
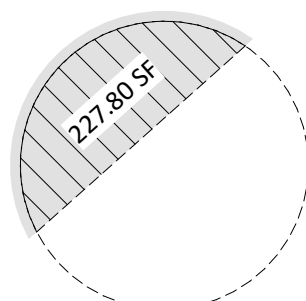
REVISIONS

PROPOSED LANDSCAPE PLAN

A0.3

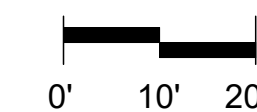
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LANDSCAPING PLAN LEGEND:

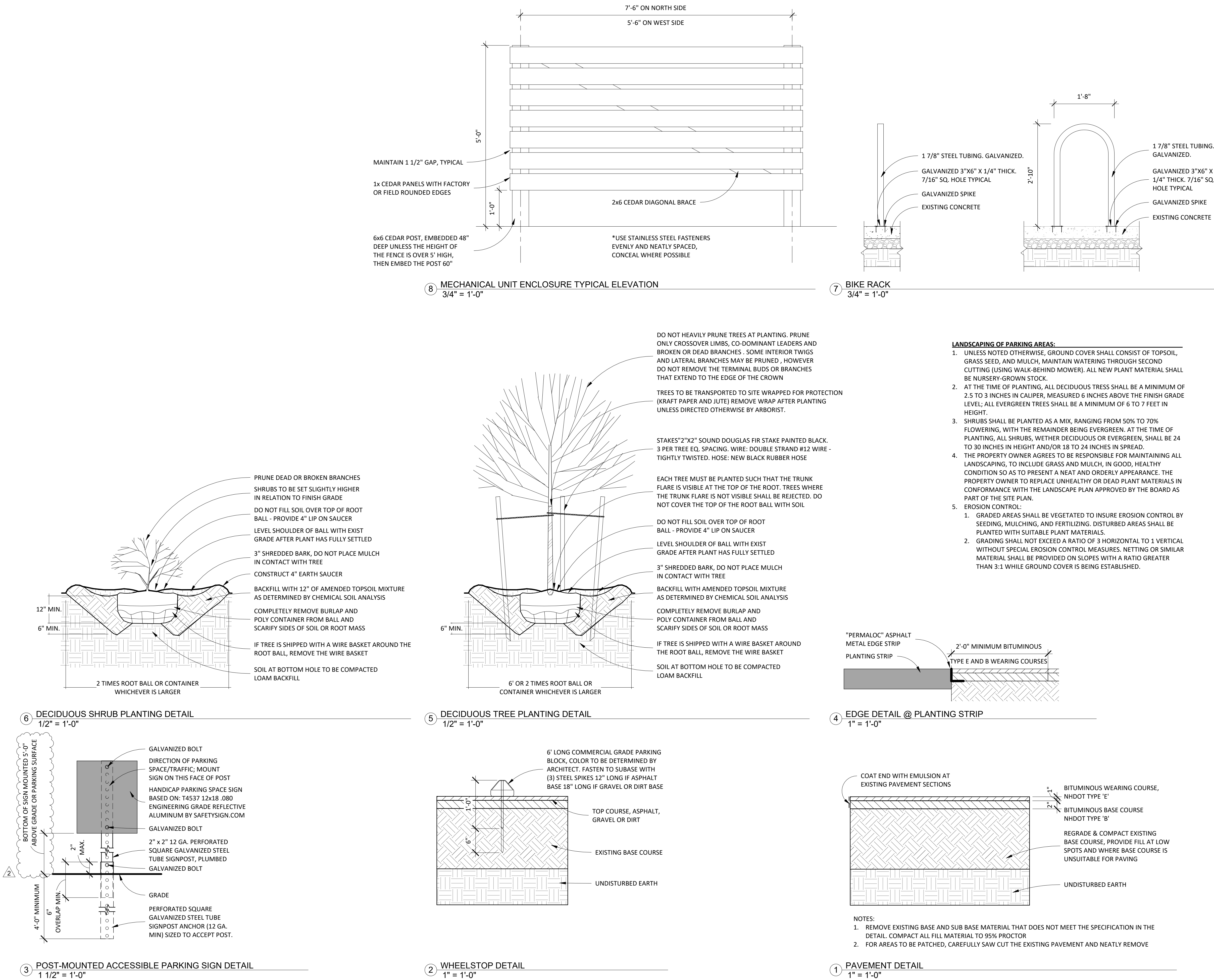
EXISTING TREE		PROPERTY LINE	
PROPOSED TREE		SETBACK	
PROPOSED SHRUBS		PICKET FENCE IRON TO BE SET	
		CHAIN LINK FENCE	
SHADE TREES, 10-YEAR CROWN SIZE 30' DIAMETER; SHADING OVER PARKING SHOWN HATCHED WITH SQUARE FOOT COVERAGE		EXISTING GRASS	
		PROPOSED MULCH	
		<u>SEED MIX</u> LAWN SEED MIX: NEW ENGLAND PREMIER SHAD MIX, L.D. OLIVER SEED COMPANY, SEED AT 4 LBS PER 1,000 SF CONSERVATION SEED MIX: VERMONT CONSERVATION SEED MIX, L.D. OLIVER SEED COMPANY, SEED AT 5 LBS PER 1,000 SF	

- ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 - 7 FEET IN HEIGHT
- SHRUBS SHALL BE 24 - 30 INCHES IN HEIGHT AND/OR 18 - 24 INCHES IN SPREAD

LANDSCAPING OF PARKING AREAS:	
TOTAL PARKING AREA=	2,612 SF
TOTAL PARKING AREA SHADING=	1,237 SF
REQUIRED SHADING=	30%
PROVIDED SHADING=	47%



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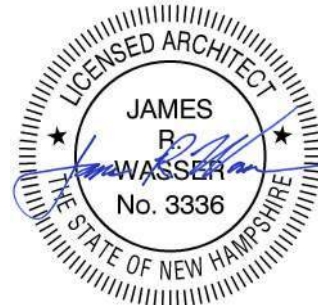
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2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

SITE DETAILS

SCALE: As indicated

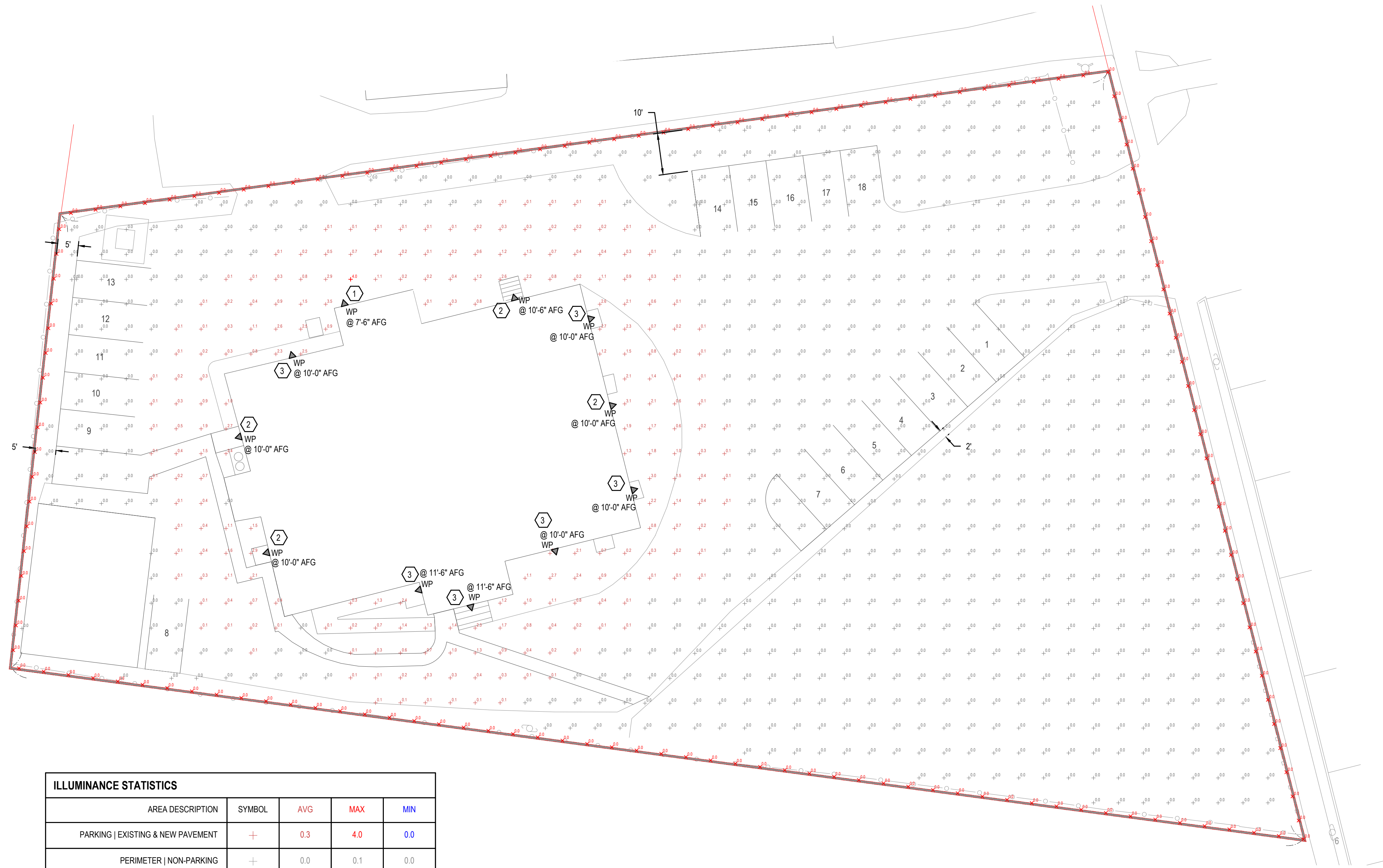
PROJECT NUMBER: 2521

A0.4

SHEET 7

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ILLUMINANCE STATISTICS				
AREA DESCRIPTION	SYMBOL	AVG	MAX	MIN
PARKING EXISTING & NEW PAVEMENT	+	0.3	4.0	0.0
PERIMETER NON-PARKING	+	0.0	0.1	0.0
PROPERTY LINE	X	0.0	0.0	0.0

EXTERIOR LIGHTING FIXTURE SCHEDULE			
TYPE	QTY	DESCRIPTION	OPTIONS
WP	11	WDGE1 LED ARCHITECTURAL WALL SCONCE 9" H x 8" W VISUAL COMFORT OPTIC	3000K 720 LUMENS 6.7 WATTS 1. PBBW - PREMIUM BACKBOX 2. PE - PHOTOCELL BUTTON TYPE 3. EAWH EMERGENCY BATTERY BACKUP AT EGRESS DOORS

GENERAL NOTES

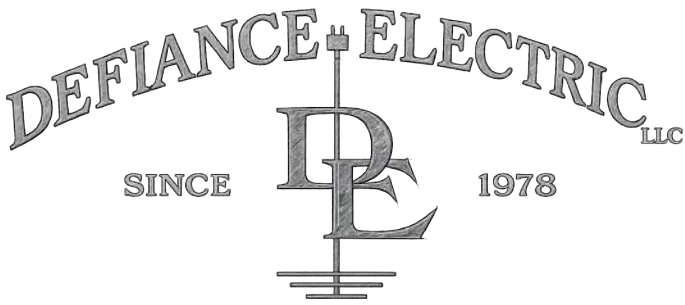
- PHOTOMETRIC CALCULATIONS SHOWN ARE BASED ON MANUFACTURER PHOTOMETRIC DATA AND ARE INTENDED TO DEMONSTRATE DESIGN INTENT FOR PERMITTING AND PLANNING REVIEW PURPOSES. ACTUAL FIELD ILLUMINATION LEVELS MAY VARY DUE TO SITE CONDITIONS, INSTALLATION TOLERANCES, FIXTURE AIMING, AND EQUIPMENT VARIATIONS.
- THESE DOCUMENTS AND ASSOCIATED DESIGNS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF DEFIANCE ELECTRIC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR USE WITHOUT WRITTEN AUTHORIZATION FROM DEFIANCE ELECTRIC IS PROHIBITED.

SHEET NOTES

- ILLUMINANCE LEVELS (CALCULATED LIGHTING LEVELS) ARE SHOWN IN FOOTCANDLES (FC).
- EXTERIOR LIGHTING CALCULATION PLANE
2.A. HEIGHT | 0'-0" ABOVE FINISHED GRADE (AFG).
2.B. GRID SPACING | 6'-0" x 6'-0"
- PROPERTY LINE FC POINT VALUES ARE REPRESENTED BY AN "X" SYMBOL AND SHOWN IN COLOR "RED"
- FIXTURE MOUNTING HEIGHT | AS NOTED

KEY NOTES

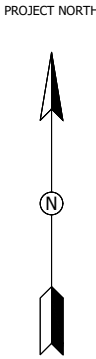
- EXISTING LOCATION | NEW FIXTURE
- EXISTING FIXTURE | RELOCATED TO NEW FIXTURE AS SHOWN
- NEW LOCATION



86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982
www.DefianceElectric.com

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	PLANNING BOARD REVIEW	05/19/2026

CLIENT	EXECUSUITE LLC LEBANON, NH
PROJECT	22 SCHOOL STREET 22 School Street Lebanon NH 03766
DWG TITLE	EXTERIOR LIGHTING Calculated Lighting Levels Photometric Plan
PROJECT NUMBER	26028
DATE	05/19/2026
DRAWN BY	T.Boucher
DWG NO	EL1-0 SHEET 8
SCALE	AS NOTED



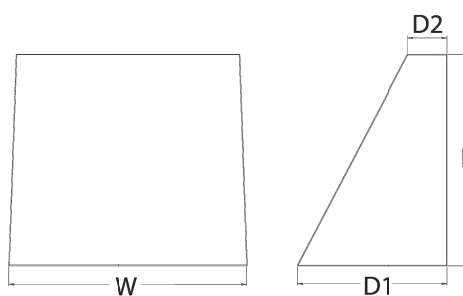


WDGE1 LED Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Catalog Number: WDGE1 LED P0 30K 80CRI VW MVOLT PBBW DBLXD *OPTIONS

Options PE | E4WH AS REQUIRED

Type: WP

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM: 0° C	Cold EM: 20° C	Sealant	IP	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Reflective	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Reflective	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Reflective	—	—	Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE PBBW

Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included
	P1	30K 3000K	90CRI	NW Visual comfort wide	347	SRM Surface mounting bracket
	P2	40K 4000K	—	—	—	KW Indirect Canopy/Canopy Washer bracket (dry/damp locations only)
		50K 5000K	—	—	—	Shipped separately
			—	—	—	AWS 3/8" x 1/8" Architectural wall spacer*
			—	—	—	PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.*

PE | E4WHW

Options	Finish
3 E4WH Emergency battery backup, certified in CA state 20 MAJUL05 (AW, 0° C max)	DOBXD Dark bronze
2 PE Photocell, Button Type*	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DNAG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DNWXD White
BCE Bottom conduit entry (for back box (PBBW). Total of 4 entry points.	DSSTD Sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)	—
CCE Coastal Construction*	—

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Package	Series	Watt	Color Temp	Lumens	LPW	B	H	U	S	Lumens	LPW	B	H	U	S	Lumens	LPW	B	H	U	S
P0	7W	VF	693	99	0	0	0	0	0	718	103	0	0	0	0	739	106	0	0	0	0
		VW	694	99	0	0	0	0	0	720	103	0	0	0	0	740	106	0	0	0	0
		VF	1,120	112	0	0	0	0	0	1,161	116	0	0	0	0	1,194	119	0	0	0	0
		VW	1,122	112	0	0	0	0	0	1,163	116	0	0	0	0	1,196	120	0	0	0	0
P1	10W	VF	1,806	120	1	0	0	0	0	1,872	125	1	0	0	0	1,925	128	1	0	0	0
		VW	1,809	120	1	0	0	0	0	1,876	125	1	0	0	0	1,929	128	1	0	0	0
P2	15W	VF	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
		VW	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Electrical Load

Performance Package	System Watts	100V	120V	160V	200V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	—	—
	9W	—	—	—	—	0.026	—
P1	10W	0.082	0.049	0.043	0.038	—	0.046
	13W	—	—	—	—	—	0.046
P2	15W	0.132	0.081	0.072	0.064	—	—
	18W	—	—	—	—	0.056	—

Lumen Multiplier for 90CRI

CR	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Back Type	Lumens
E4WH	VF	646
	VW	647

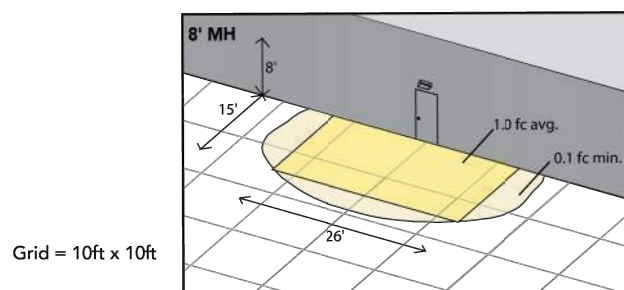
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

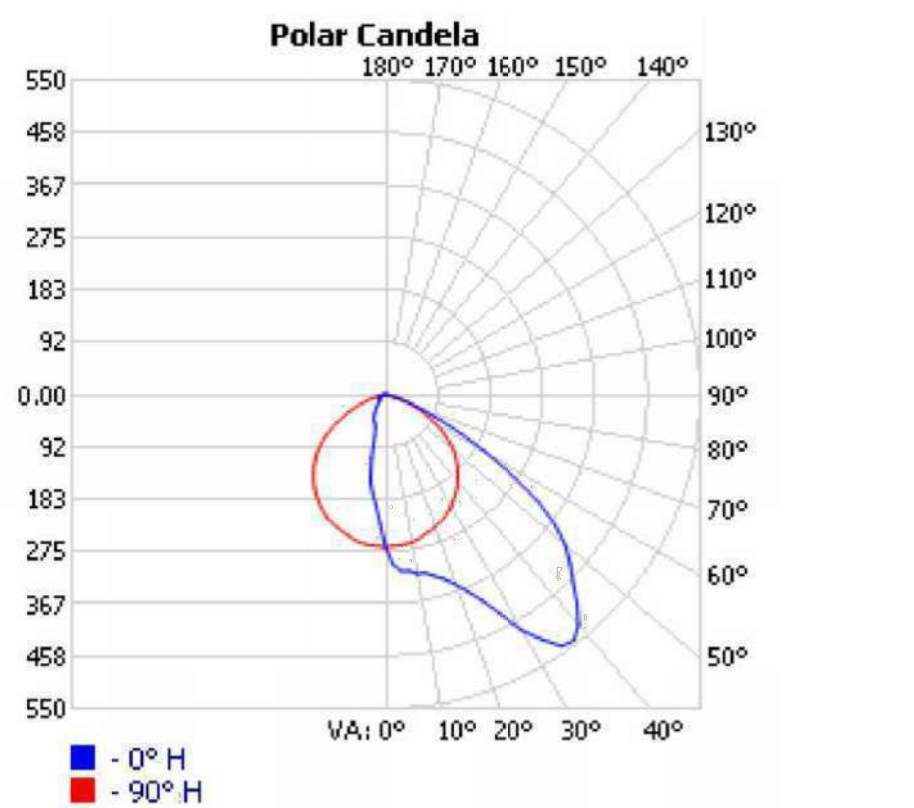


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

OUTDOOR PHOTOMETRIC REPORT

CATALOG: WDGE1 LED P0 30K 80CRI VW

Test #: ISF 20248P21
Test Lab: SCALED PHOTOMETRY
Catalog: WDGE1 LED P0 30K 80CRI VW
Description: WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC
Series: WDGE1 LED Wall Mount
Lamp Output: Total luminaire Lumens: 719.6, absolute photometry *
Input Wattage: 6.7947
Luminous Opening: Rectangle (L: 3.36", W: 5.76")
Max Cd: 542.4 at Horizontal: 0°, Vertical: 37.5°

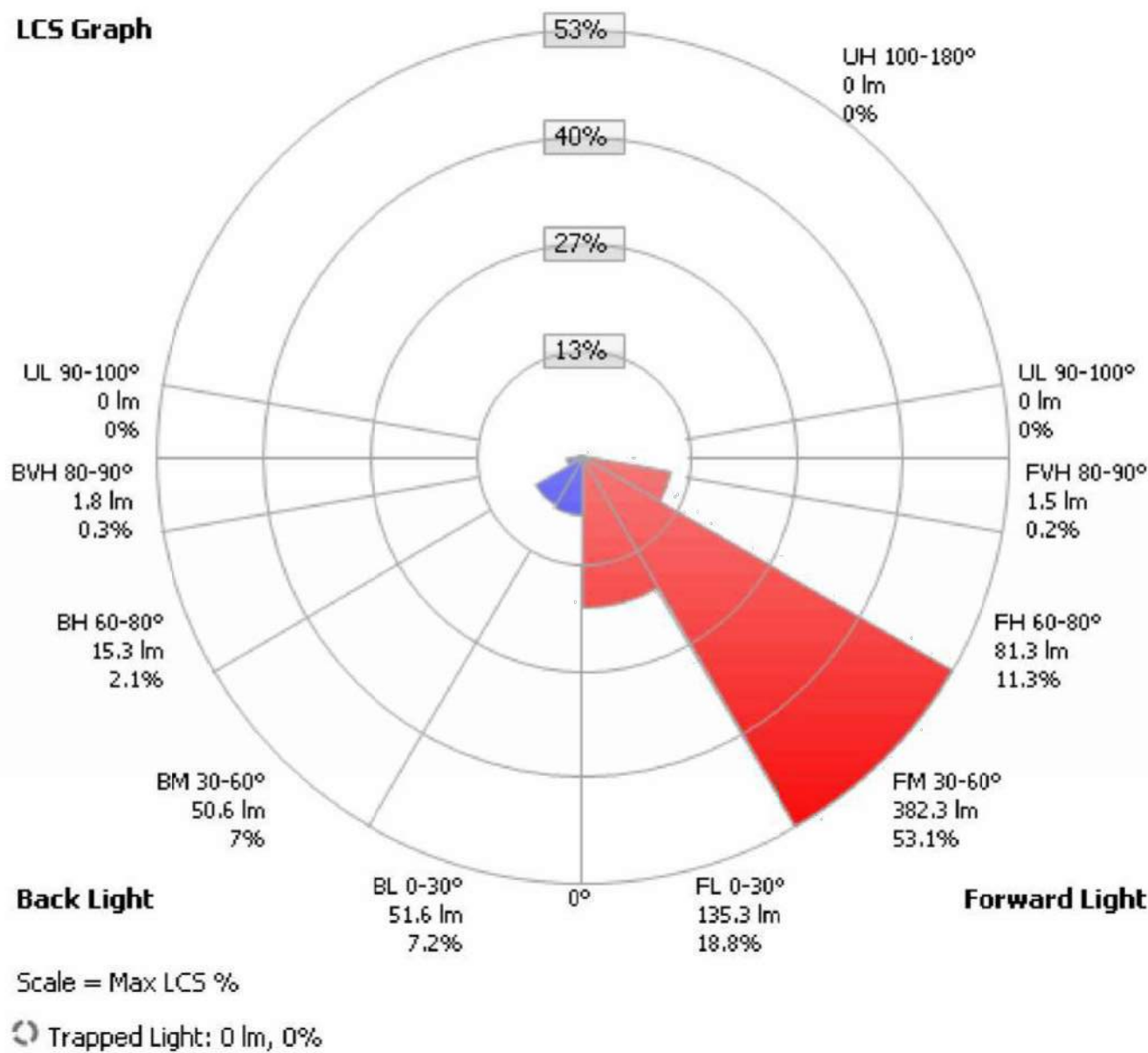


Zone	Lumens	% Luminaire
0-30	186.9	26%
0-40	326.1	45.3%
0-60	619.7	86.1%
60-90	99.9	13.9%
70-100	26.8	3.7%
90-120	0.000	0%
0-90	719.6	100%
90-180	0.000	0%
0-180	719.6	100%

2 TYPE WP | POLAR CANDELA PLOT | ZONAL LUMEN SUMMARY

SCALE | N.T.S.

LCS Graph



Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	24.3	3.4%	90-100	0.000	0%
10-20	64.1	8.9%	100-110	0.000	0%
20-30	98.5	13.7%	110-120	0.000	0%
30-40	139.2	19.4%	120-130	0.000	0%
40-50	158.3	22.0%	130-140	0.000	0%
50-60	135.3	18.8%	140-150	0.000	0%
60-70	73.1	10.2%	150-160	0.000	0%
70-80	23.5	3.3%	160-170	0.000	0%
80-90	3.3	0.5%	170-180	0.000	0%

LCS Table

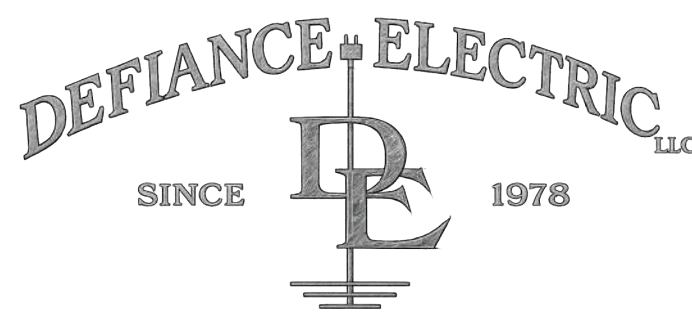
BUG Rating	B0 - U0 - G0	Lumens	Lumens %
Forward Light	Low(0-30):	135.3	18.8%
	Medium(30-60):	382.3	53.1%
	High(60-80):	81.3	11.3%
	Very High(80-90):	1.5	0.2%
Back Light	Low(0-30):	51.6	7.2%
	Medium(30-60):	50.6	7%
	High(60-80):	15.3	2.1%
	Very High(80-90):	1.8	0.3%
Uplight	Low(90-100):	0.000	0%
	High(100-180):	0.000	0%
Trapped Light:		0.000	0%

1 EXTERIOR FIXTURE TYPE WP | SPECIFICATIONS

SCALE | N.T.S.

3 TYPE WP | LCS TABLE | LCS GRAPH

SCALE | N.T.S.



86 CHOSEN VALE LANE SUITE 202
ENFIELD, NH 03748
P: (603).632.4982
www.DefianceElectric.com

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	PLANNING BOARD REVIEW	05/19/2028

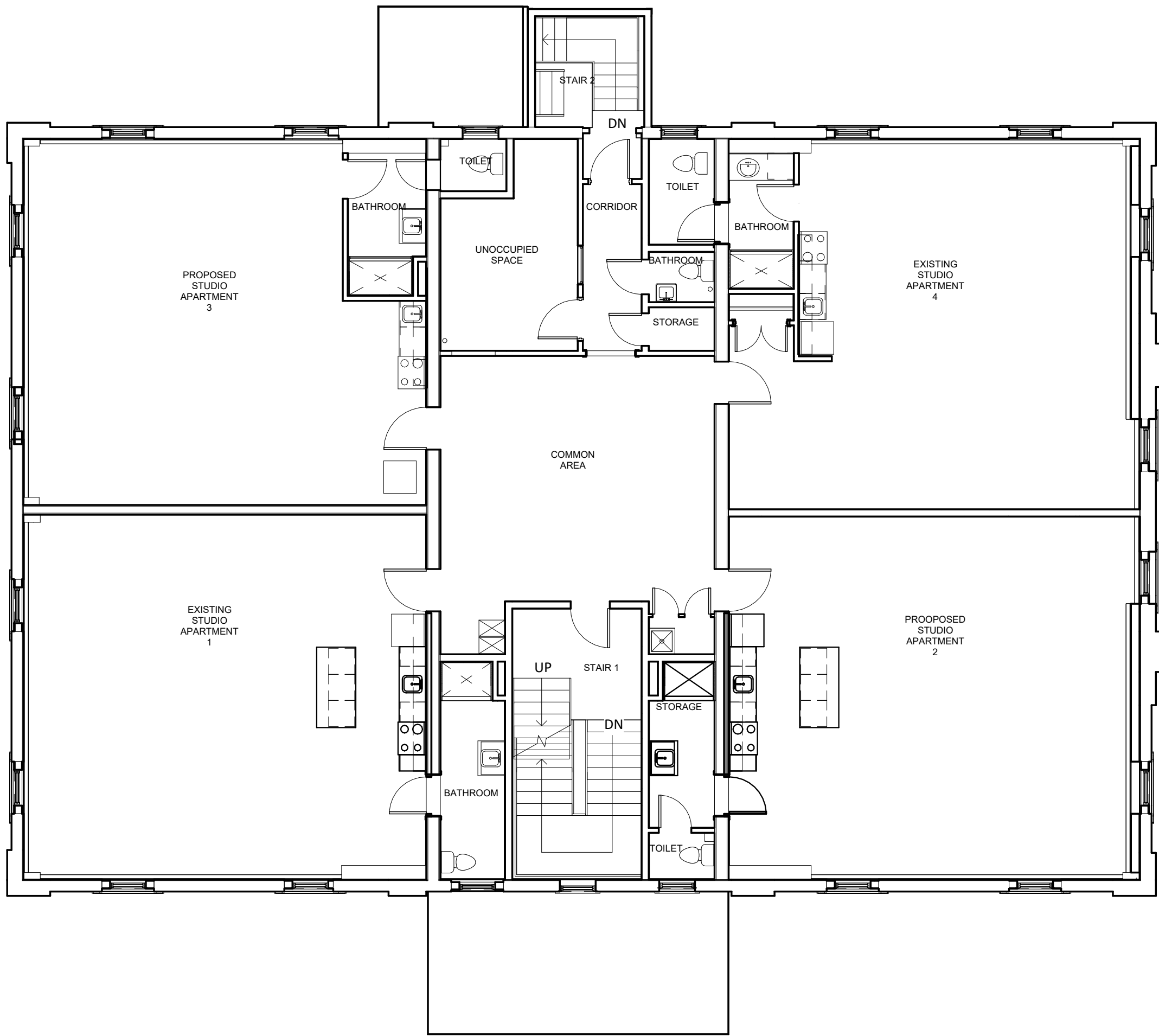
CLIENT	
EXECUSUITE LLC	
LEBANON, NH	
PROJECT	
22 SCHOOL STREET	
22 School Street	
Lebanon NH 03766	

EXTERIOR LIGHTING DETAILS

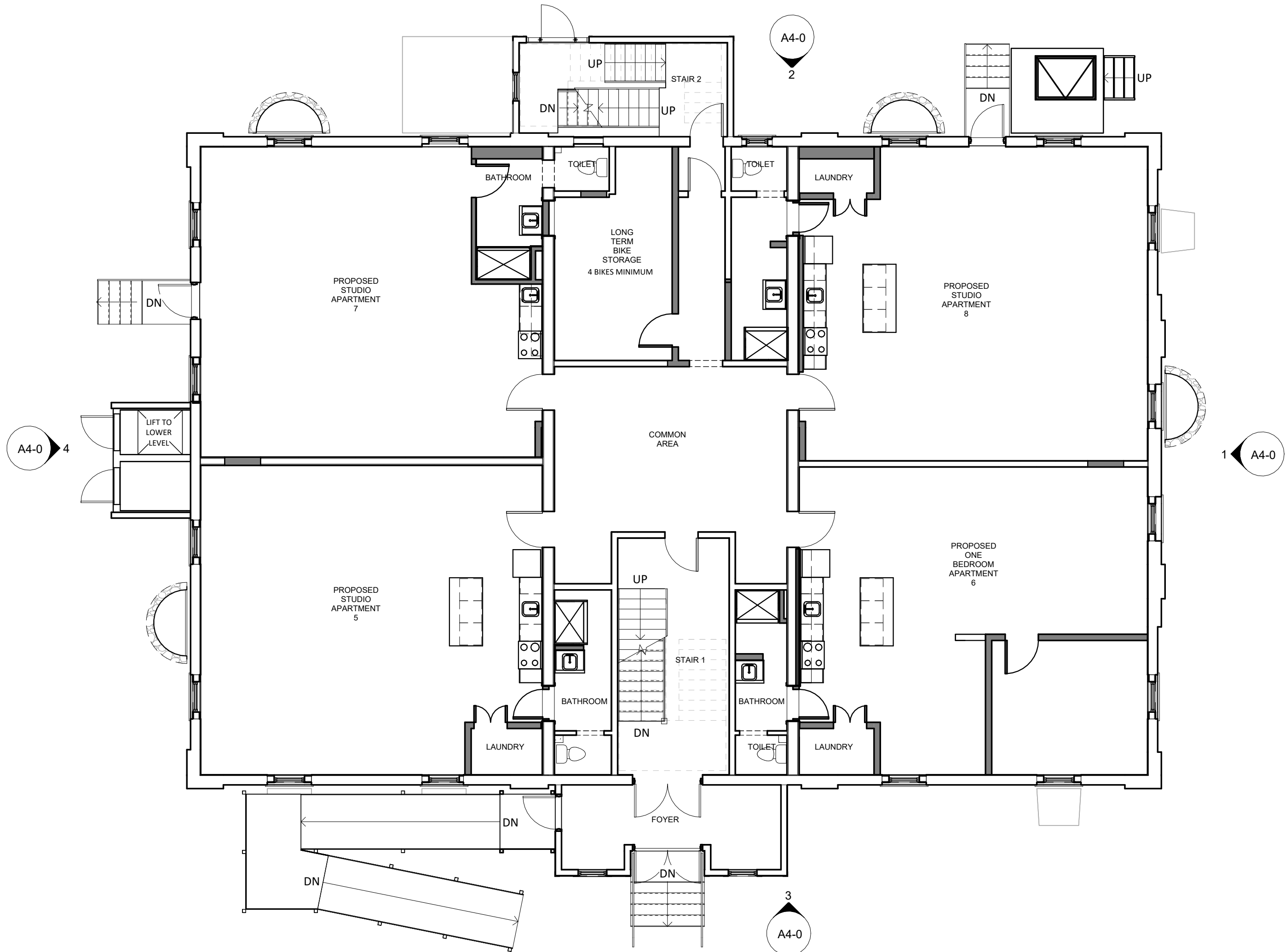
Fixture Specifications | LCS Table | LCS Graph

PROJECT NUMBER	26028
DATE	05/19/2026
DRAWN BY	T.Boucher
DWG NO	EL1-1
SCALE	AS NOTED

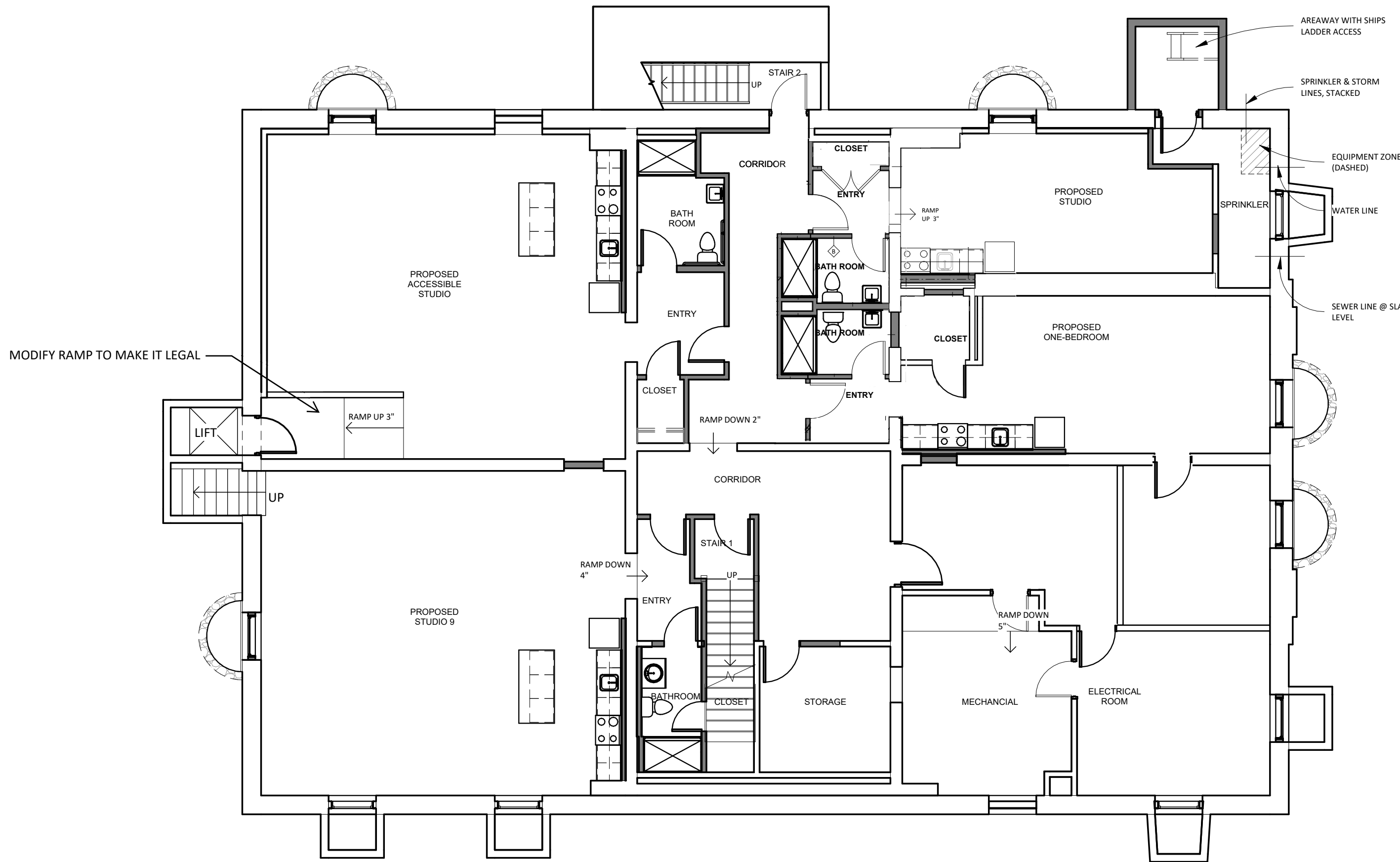
C:\Users\dougs\OneDrive\2521 22 School Street Apartments\500 Drawings\2521 22 School St Apts for Zoning Permit.rvt



3 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"



**STUDIO
NEXUS**

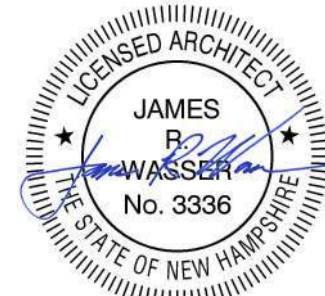
ARCHITECTS + PLANNERS
55 Railroad Row, White River Jct, VT 05001
802 275 5110 | studionexusarch.com

EXECUSUITE LLC

**22 SCHOOL ST
APARTMENTS**

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
ZONING BOARD OF
ADJUSTMENT REVIEW



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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026
2	REVISION PER 6.15.26 SPR STAFF COMMENTS	06.22.2026

FLOOR PLANS

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2521

A2-1

SHEET 10

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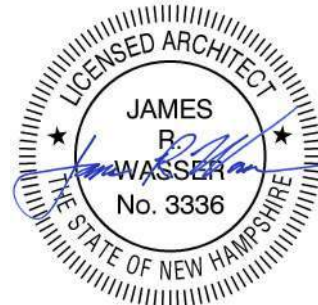
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EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2521

A4-0

SHEET 11

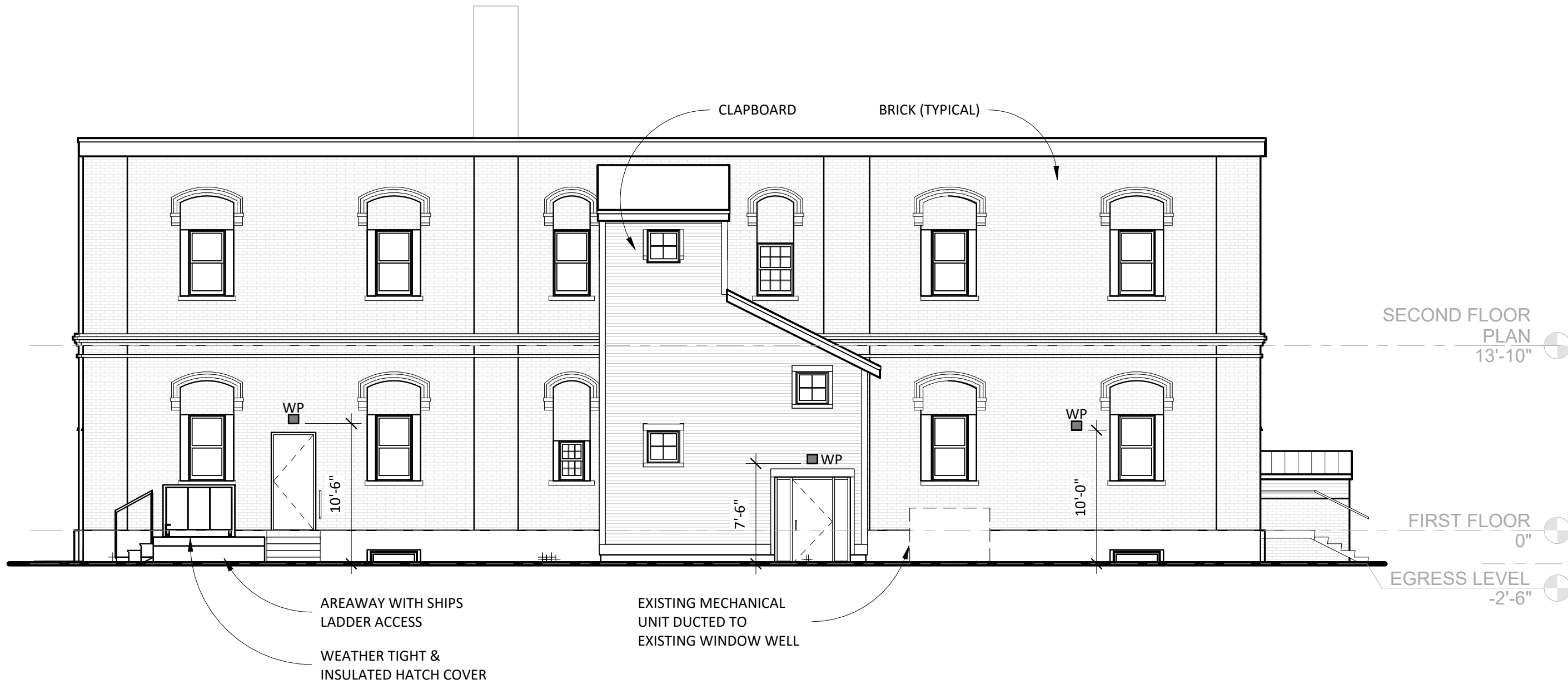
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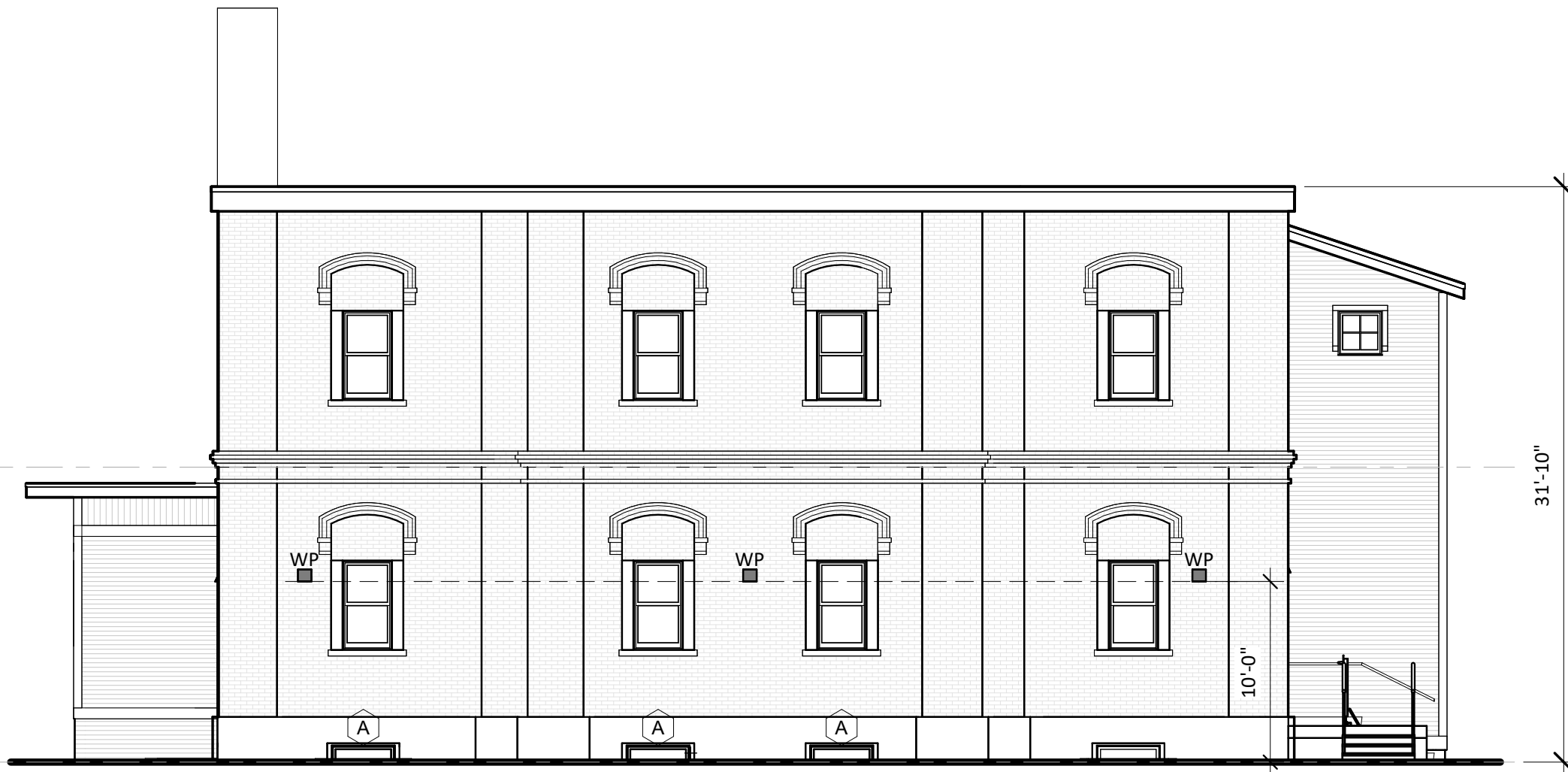
④ WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



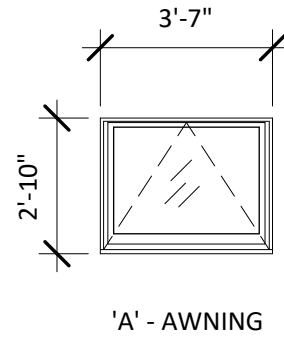
② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

C:\Users\dougs\OneDrive\2521 22 School Street Apartments\500 Drawings\2521 22 School St Apts for Zoning Permit.rvt

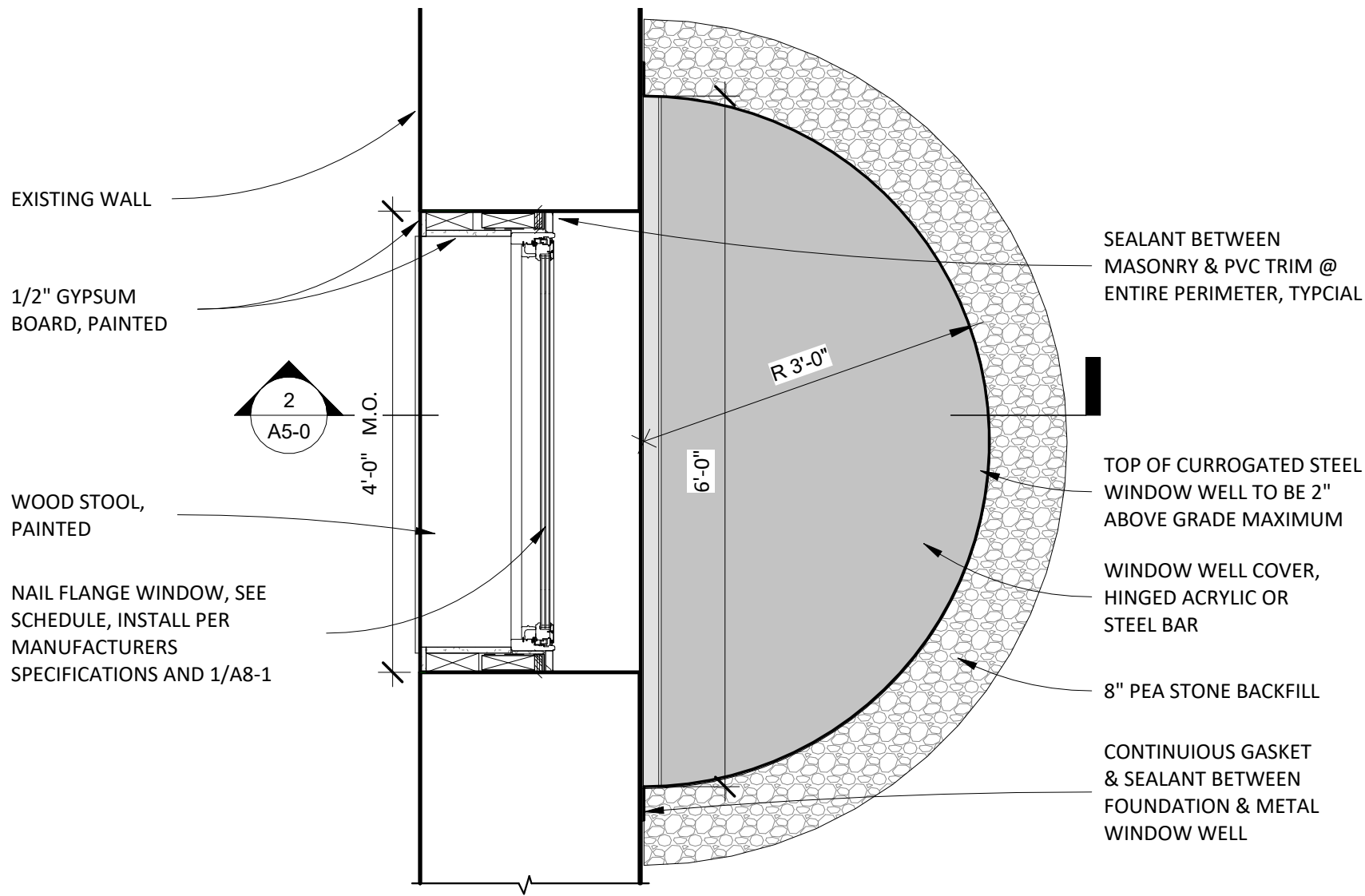
WINDOW SCHEDULE					
Type	Manufacturer	Line	Model	Operation	Comments
A	T.B.D.	VINYL	CUSTOM	AWNING	MAXIMISE DAYLIGHT IN EXISTING MASONRY OPENING



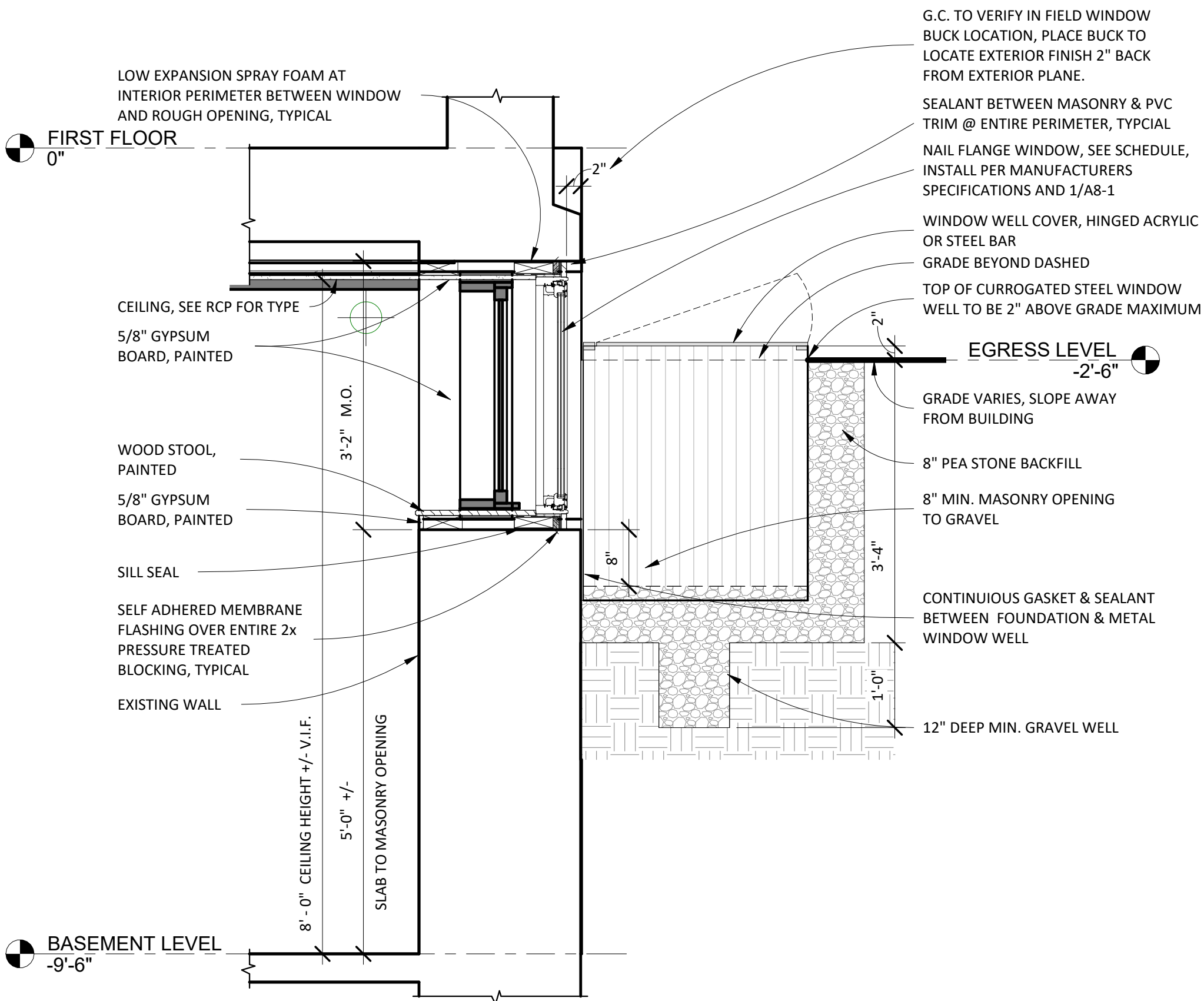
④ WINDOW TYPE
1/4" = 1'-0"

WINDOW SCHEDULE & TYPE NOTES:

1. CONTRACTOR SHALL VERIFY ALL QUANTITIES, AVAILABILITY, & ROUGH OPENING SIZES WITH THE WINDOW SUPPLIER SUBCONTRACTOR PRIOR TO ROUGH IN. NOTIFY ARCHITECT/OWNER OF ANY LEAD TIME ISSUES OR DIMENSIONAL DISCREPANCIES.
2. WINDOW BASIS OF DESIGN: CUSTOM SIZED INSULATED VINYL WINDOW TO MAXIMIZE DAYLIGHT WITHIN THE EXISTING M.O.
3. ALL WINDOWS SHALL HAVE A U-VALUE OF .35 OR LESS
4. SIZES SHOWN ON THE WINDOW TYPES INDICATE THE WINDOW FRAME SIZE
5. ALL WINDOWS SHALL HAVE WHITE HARDWARE
6. ALL SCREEN & FRAMES SHALL BE WHITE EXTERIOR AND WHITE INTERIOR, PROVIDE SAMPLE FOR OWNER/ARCHITECT APPROVAL
7. TEMPER ALL GLAZING, TYPICAL
8. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & LOCATIONS



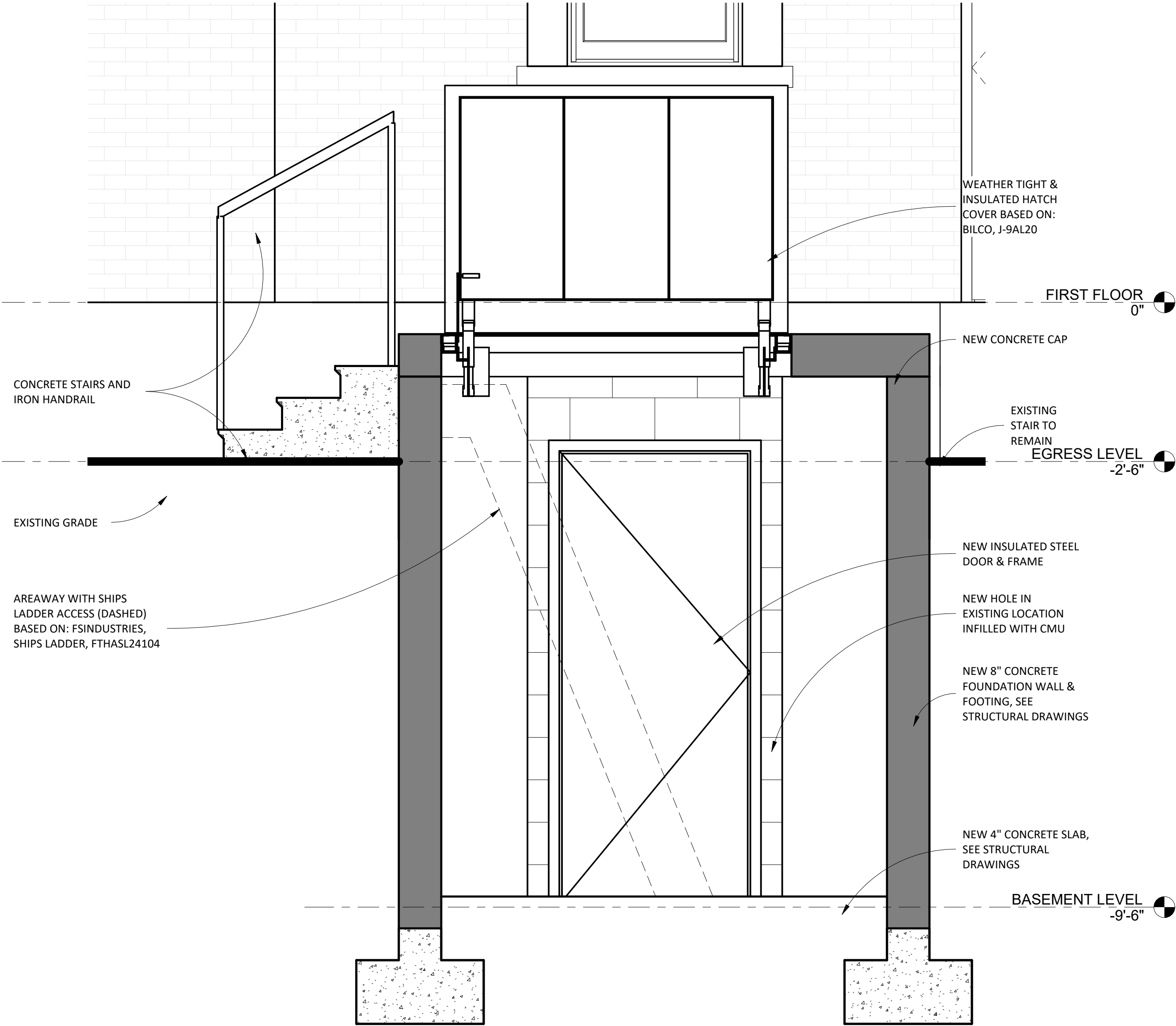
③ PLAN DETAIL @ WINDOW WELL
3/4" = 1'-0"



② SECTION @ WINDOW WELL
3/4" = 1'-0"



TYPICAL WINDOW WELL TO BE OPENED UP



① SECTION @ AREA WAY
3/4" = 1'-0"



**STUDIO
NEXUS**

ARCHITECTS + PLANNERS

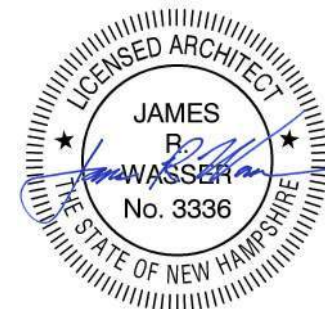
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EXECUSUITE LLC

**22 SCHOOL ST
APARTMENTS**

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
ZONING BOARD OF
ADJUSTMENT REVIEW



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ISSUE DATE: FEBRUARY 9, 2026

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION PER 3.31.26 STAFF COMMENTS	06.08.2026

DETAILS

SCALE: As indicated

PROJECT NUMBER: 2521

A5-0

SHEET 12

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6/23/2026 1:13:59 PM These drawings & specific building design for the client identified on this page are the property of Studio Nexus Architects and Planners P.C. Unauthorised reproduction for any purpose is an infringement upon copyright laws. Violators will be prosecuted to the fullest extent of the law.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION STAFF NARRATIVE Lionel & Petra Lewis– 39 Westview Lane

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development* and Zoning Administrator

Date: August 3, 2026 – Regular Meeting

Application Number: ZB2026-15-SE

HEARING NOTICE:

Lionel & Petra Lewis, 39 Westview Ln (Tax Map 30, Lot 38), Zoned RL-2: The applicants request a Special Exception from Section 313.3, Pursuant to Sections 201.9 and 801.3, of the Zoning Ordinance to allow a solar array to be located +/- 10 ft from the right-side property line where 35 ft is required. ZB2026-15-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a dimensionally conforming one-family dwelling constructed in 1974, per the City Assessor's records, and is non-conforming to the RL-2 zoning district, Class 3 lot minimum size requirement of 3 acres with +/- 1.99 acres and is not within any overlay district. There is no previous ZBA action.

PROPOSAL:

The applicants propose installing a free-standing solar tracking array +/- 10 ft from the right-side property line shared with 47 Westview Lane (tax map 30, lot 39). The solar installer employed by the applicant recommends the proposed location as being the most reasonable on the subject property.

COMPLETENESS:

Staff conclude that this application is complete enough for consideration.

ZONING ORDINANCE REQUIREMENTS:

201.9 ACCESSORY RENEWABLE ENERGY SYSTEMS:

Accessory renewable energy systems shall not occupy the areas of required front, side and rear yards (a.k.a. front, side and rear setbacks). This restriction may be relaxed by special exception, if the Board of Adjustment finds, in addition to the standards set forth in Section 801.3, that such relaxation is required for the reasonable use of the proposed system.

801.3 SPECIAL EXCEPTION:

To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- 1. That the special exception is specifically authorized by a provision of this Ordinance.*
- 2. That all special conditions required of the special exception have been met.*

3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.

4. That the character of the area shall not be adversely affected.

5. That no hazard or nuisance will be created.

6. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

7. That granting the special exception will not result in undue municipal expense.

8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

9. That the general welfare of the City will be protected.

STAFF COMMENTS:

None.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION DRAFT MOTION

Lionel & Petra Lewis – 39 Westview Lane

DRAFT MOTION for:

Agenda Item 3.B

Case ZB2026-15-SE

Request for Special Exception per Sections §201.9 and 801.3

Motion made by: _____

On August 3, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 39 Westview Ln (Tax Map 30, Lot 38), Zoned RL-2: The applicants request a Special Exception from Section 313.3, Pursuant to Sections 201.9 and 801.3, of the Zoning Ordinance to allow a solar array to be located +/- 10 ft from the right-side property line where 35 ft is required.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

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 Board concludes the following with respect to the Special Exception criteria set forth in sections §201.9 and 801.3 of the Zoning Ordinance

1. The Special Exception is specifically authorized by Sections §201.9 and 801.3 of the Zoning Ordinance.
2. The following criteria of Sections §201.9 and 803.1 **have been / have not been** met:
 - a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.

 - b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.

3. There **are no / are** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

4. The character of the area **will not / will** be adversely affected.

5. **No / A** hazard or nuisance will be created.

6. The capacity of existing or planned community facilities and services (including streets and highways) **will not / will** be adversely impacted.

7. The granting of the Special Exception **will not / will** result in undue municipal expense.

8. The proposed Special Exception **will / will not** be developed in a manner compatible with the spirit and intent of the ordinance.

9. The general welfare of the City will / will not be protected.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **3rd day of August, 2026**, hereby **GRANTS / DENIES** the Special Exception pursuant to Section §801.3, to allow a solar array to be located +/- 10 ft from the right-side property line where 35 ft is required, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The Applicant shall apply for all necessary permits.

2. _____

Motion seconded by: _____

Vote: _____

**CITY OF LEBANON
ZONING BOARD OF APPEALS
APPLICATION**

SPECIAL EXCEPTION ☒	☐ BUILDING CODE BOARD OF APPEALS
WETLANDS SPECIAL EXCEPTION ☐	☐ APPEAL OF AN ADMIN DECISION
VARIANCE ☒	☐ REHEARING REQUEST
EQUITABLE WAIVER ☐	☐

PROPERTY OWNER (APPLICANT): [REDACTED]

NAME: Lionel D. + Petra J. Lewis TEL #: [REDACTED]

MAILING ADDRESS: 39 Westview Lane Lebanon NH 03766

E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Sola flect Energy TEL #: [REDACTED]

MAILING ADDRESS: 326 Main Street Suite 4 Norwich, VT 05055

E-MAIL ADDRESS: [REDACTED]

PROJECT LOCATION:

TAX MAP #: 30 LOT#: 30-38-0 PLOT #: _____ ZONE: RL2

STREET ADDRESS: _____

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

REQUEST DESCRIPTION:

Install Pedestal solar array (+ Battery Storage) and request exception to setback.

USE TYPE:

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:

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 07/06/2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

Owner Signature: Lionel D. Lewis DATE: 07/06/2026

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.

Owner Signature: Lionel D. Lewis DATE: 07/06/2026

Solar Array

DATE RECEIVED: 7-13-2026

APPLICATION #: ZB2026-15-SE

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

I (we) hereby request a Special Exception as provided for in Article(s) _____, Section(s) 201.9, of the Lebanon Zoning Ordinance.

PROJECT DESCRIPTION *(Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)*

Installation of a solar tracking array in an area that is clear of vegetative growth and adjacent to the septic system, without disrupting the natural wooded habitat. Requesting relaxation of setback requirements.

In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)

SECTION 801.3 Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- A. That the special exception is specifically authorized by a provision of this ordinance:

201.9

- B. That all special conditions required of the special exception have been met:

Such relaxation is required for the reasonable use of the proposed system.

- C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

There are no existing violations.

CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION

Page 2

- D. That the character of the area shall not be adversely affected:
The character of the area will not be negatively impacted. The proposed location will have natural vegetative screening and will not require tree removal, damaging the forest.
- E. That no hazard or nuisance will be created:
No hazard or nuisance will be created.
- F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:
Planned community facilities and services will not be adversely impacted.
- G. That granting the special exception will not result in undue municipal expense:
There will be no municipal expense related to this project.
- H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:
The project will promote sustainable energy infrastructure while preserving neighborhood aesthetics.
- I. That the general welfare of the City will be protected:
Installation of the tracking array protects the City's general welfare by enhancing energy efficiency, supporting local sustainability goals and mitigating greenhouse gases, to ensure a healthier environment.

Please Note:

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.

The applicants respectfully request a zoning special exception to install a solartracker array paired with an integrated battery backup system at 39 Westview Lane, Lebanon, NH. 03766. This installation is a critical upgrade designed to provide essential safety, resilience, and sustainability for the property while aligning with the environmental goals of the City of Lebanon.

There are several reasons why the installation of the solartracker array is important both to us as the homeowners/property owners and the Lebanon community.

(i) Seasonal stability of electrical supply

Westview Lane (is one of the highest above sea-level locations in the City of Lebanon) and routinely experiences severe winter weather, including heavy snow, ice storms, and sub-zero temperatures and winter storms create frequent, unpredictable grid failures in the Upper Valley. Prolonged outages pose severe risks to residential heating, pipe integrity, food preservation, and emergency communications. The proposed battery backup system will allow 39 Westview Lane to maintain immediate, continuous power for critical loads independently without relying on the public grid during local disasters.

(ii) Financial and electrical infrastructure impact

Regional electricity rates remain highly volatile; this system stabilizes longterm household energy costs. Generating and storing power on-site directly reduces strain on local electrical infrastructure during peak summer cooling days. Net metering allows excess clean energy generated at this property to flow back into the grid during peak hours.

(iii) Aligns with the City of Lebanon plans for renewable energy transitions

The City of Lebanon has established clear intent to allow proposed transitions toward renewable energy [1]. This project eliminates large amounts of carbon emissions annually by displacing fossil-fuel-reliant grid power. Granting this special exception allows the property owner to invest private capital directly into the city's collective green energy and sustainability footprint.

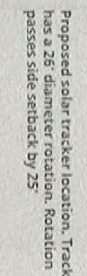
(iv) Optimal positioning of the Solartracker array

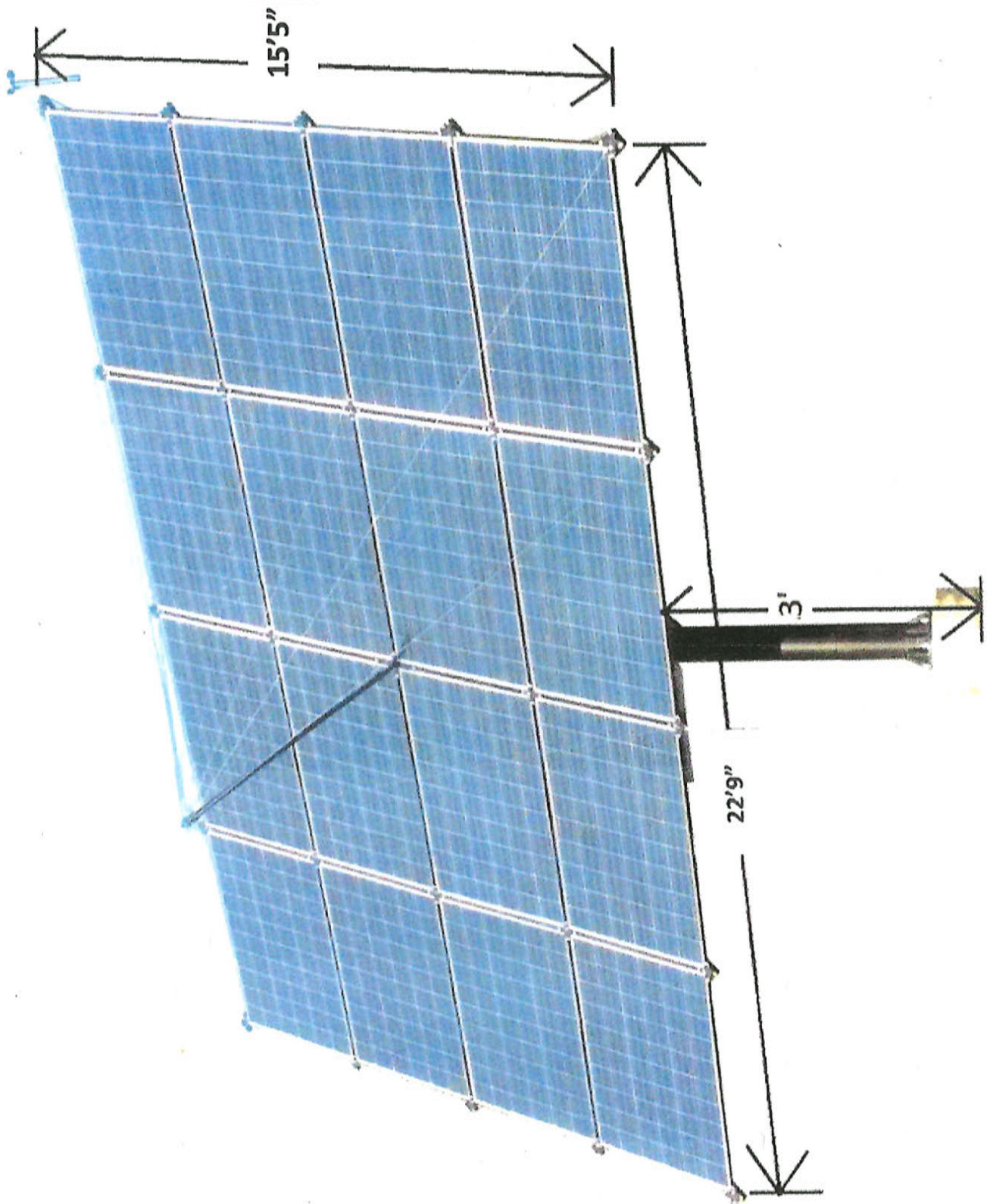
Installing the solartracker array in the proposed location is most reasonable in that it will not require disruption of the surrounding forest and, it will allow the tracking array to operate most efficiently. Using an alternate location for the solararray on the property that is in compliance with the ordinance would be unduly negative and require significant tree removal.

Reference cited:

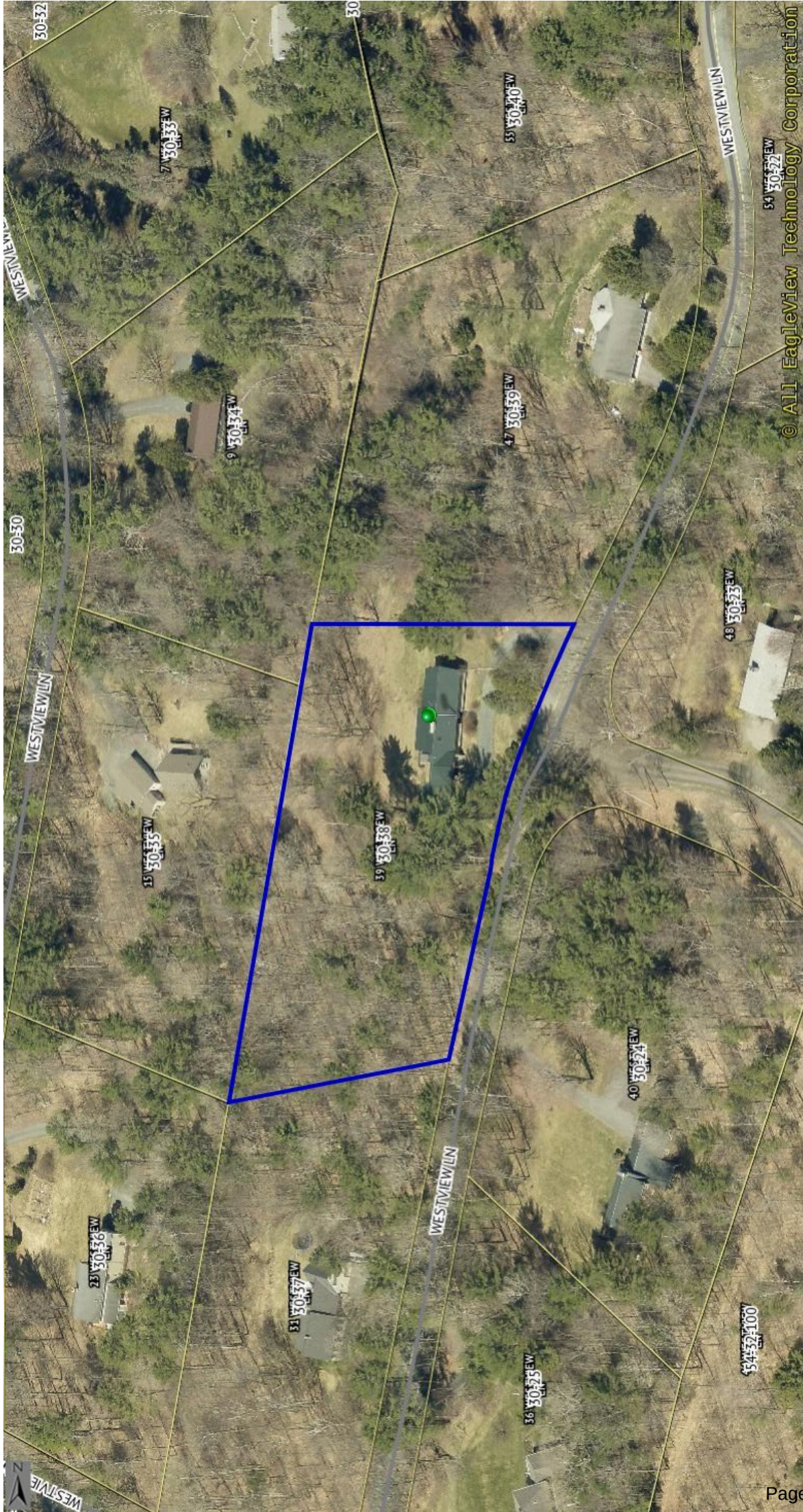
1. Lebanon Energy Advisory Committee Meeting Agenda. 5:30-6:30 PM 26th September 2016.







39 Westview Ln



39 Westview Air



Property Information

Property ID 30-38
Location 39 WESTVIEW LN
Owner LEWIS, LIONEL D TTEE (1/2)



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 done using this resource.

39 WESTVIEW LN

Location

39 WESTVIEW LN

Mblu

30/ 38/ / /

Acct#

5157

Owner

LEWIS, LIONEL D TTEE (1/2)

PBN

Total Market Value

\$903,700

Appraisal

\$903,700

PID

3884

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$734,700	\$169,000	\$903,700
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$734,700	\$169,000	\$903,700

Owner of Record

Owner	LEWIS, LIONEL D TTEE (1/2)	Sale Price	\$0
Co-Owner	LEWIS, PETRA J TTEE (1/2)	Certificate	
Address	39 WESTVIEW LN	Book & Page	2635/0958
	LEBANON, NH 03766	Sale Date	02/13/2002
		Instrument	99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEWIS, LIONEL D TTEE (1/2)	\$0		2635/0958	99	02/13/2002
LEWIS, LIONEL D, TRUSTEE (1/2)	\$185,000		2057/0218	99	10/22/1993
LEWIS, LIONEL D	\$0		0/0	99	01/01/1901

Building Information

Building 1 : Section 1

Year Built:

1974

Living Area:

1,937

Replacement Cost: \$929,956

Building Percent Good: 79

Replacement Cost

Less Depreciation: \$734,700

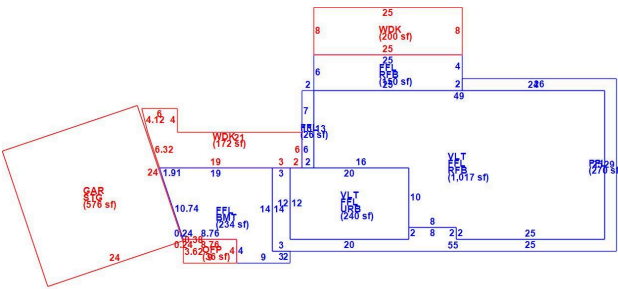
Building Attributes	
Field	Description
Model	RESIDENTIAL
Style	SPLIT/RSD RANCH
Grade	GOOD
Stories	1
Residential Units	1
Comm Units	0
Exterior Wall 1	WOOD
Exterior Wall 2	
Roof Structure	GABLE
Roof Cover	STD SEAM
Interior Wall 1	DRYWALL
Interior Wall 2	
Interior Floor 1	CARPET
Interior Floor 2	HARDWOOD
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL
Heat Type	FORCED H/W
# Heat Systems	1.00
AC Percent	0.00
Bedrooms	4
Full Bath(s)	0
Bath Rating	AVERAGE
3/4 Bath(s)	
Half Bath(s)	1
Extra Fixture(s)	3
Plumbing	TYPICAL
Kitchen(s)	1
Kitchen Rating	AVERAGE
Total Rooms	9
Frame	WOOD
Foundation	CONCRETE
Bsmt Garage	0
Finished Bsmt	
Rec Room	
Fin Attic	

Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos//7793.JPG>)

Building Layout



([ParcelSketch.ashx?pid=3884&bid=3884](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	1,937	1,937
BMT	BASEMENT	234	0
GAR	GARAGE	576	0
OPF	OPEN PORCH	36	0
RFB	RAISED FIN BASE	1,167	0
STG	STORAGE	576	0
URB	UNFIN RAISED BASMNT	240	0
VLT	VAULTED CEIL	1,257	0
WDK	WOOD DECK	372	0
		6,395	1,937

Parking	
Fireplace(s)	2
Fireplace Rating	AVERAGE
WS Flues	1
WS Flue Rating	AVERAGE
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	TYPICAL
Solar Hot Water	No
Central Vac	No
Nbhd Modifier	
MH Make	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1.99
Description	ONE FAM	Frontage	
Zone	RL2	Depth	
Neighborhood	R4	Total Market Land	\$169,000
Alt Land Appr Category	No	Appraised Value	\$169,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$734,700	\$169,000	\$903,700
2024	\$470,300	\$138,100	\$608,400
2023	\$470,300	\$138,600	\$608,900

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$734,700	\$169,000	\$903,700
2024	\$470,300	\$138,100	\$608,400
2023	\$470,300	\$138,600	\$608,900



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION STAFF NARRATIVE

Nathaniel & Valerie Plummer– 48 Dorothy Perley Road

To: Zoning Board of Adjustment

Prepared By: Nathan Reichert, *Director of Planning & Development* and Zoning Administrator

Date: August 3, 2026 – Regular Meeting

Application Number: ZB2026-16-SE

HEARING NOTICE:

Nathaniel & Valerie Plummer, 48 Dorothy Perley Rd (Tax Map 80, Lot 3), Zoned RL-1 & RL-3: The applicants request a Special Exception from Section 314.2, pursuant to Section 801.3, of the Zoning Ordinance to allow a new one-family dwelling to be located within the RL-3 Zoning District. ZB2026-16-SE

SITE DESCRIPTION / BACKGROUND:

The subject property is improved with a dimensionally conforming one-family dwelling constructed in 1980, per the City Assessor's records, and is non-conforming to the RL-1 zoning district, Class 3 lot minimum size requirement of 3 acres and the RL-3 requirement of 10 acres, with +/- 2.84 acres, and is partially within the wetlands and steep slope protection area overlay districts. There is no previous ZBA action.

PROPOSAL:

The applicants propose to construct a new one-family dwelling in the northeast corner, RL-3 zoned portion of the lot. They will continue to live in the existing one-family dwelling while their new home is being constructed and will demolish it once the new dwelling is complete; leaving only one dwelling on the lot.

COMPLETENESS:

Staff conclude that this application is complete enough for consideration.

ZONING ORDINANCE REQUIREMENTS:

801.3 SPECIAL EXCEPTION:

To hear and decide special exceptions to the terms of this Ordinance upon matters which the Board is required to pass under this Ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- 1. That the special exception is specifically authorized by a provision of this Ordinance.*
- 2. That all special conditions required of the special exception have been met.*
- 3. That there are no existing violations of this Ordinance on the property that the granting of this special exception would not remedy.*
- 4. That the character of the area shall not be adversely affected.*
- 5. That no hazard or nuisance will be created.*

6. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

7. That granting the special exception will not result in undue municipal expense.

8. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the Ordinance.

9. That the general welfare of the City will be protected.

STAFF COMMENTS:

The project stack order is key. Condition 1 is to provide assurance that the original house is demolished. Condition 2 is to make sure that all the required elements of the Demolition and the Construction permits can be met prior to issuing either permit. Construction should not begin without the prior knowledge that the Demolition can be permitted and conducted in due time. The Demolition Permit may require documentation and studies by experts, such as asbestos or lead abatement. If the existing house is not torn down, a zoning violation will be created.

Several conditions are suggested:

1. Prior to granting the Final Certificate of Occupancy the original house must be removed from the site.
2. Demolition and Construction Building Permits shall be concurrently filed and completed.

48 Dorothy Perley





Property Information

Property ID 80-3
Location 48 DOROTHY PERLEY RD
Owner PLUMMER, NATHANIEL & VALERIE



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

Map Theme Legends

Wetlands

-  Wetland
-  100 ft High Value Wetland Buffer

Topography

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



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION DRAFT MOTION

Nathaniel & Valerie Plummer – 48 Dorothy Perley Road

DRAFT MOTION for:

Agenda Item 3.C

Case ZB2026-16-SE

Request for Special Exception per Section §801.3

Motion made by: _____

On August 3, 2026, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared _____ regarding 48 Dorothy Perley Rd (Tax Map 80, Lot 3), Zoned RL-1 & RL-3: The applicants request a Special Exception from Section 314.2, pursuant to Section 801.3, of the Zoning Ordinance to allow a new one-family dwelling to be located within the RL-3 Zoning District.

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

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 Board concludes the following with respect to the Special Exception criteria set forth in section §801.3 of the Zoning Ordinance

1. The Special Exception is specifically authorized by Section §801.3 of the Zoning Ordinance.
2. The following criteria of Section 803.1 **have been / have not been** met:
 - a. The reasonable use of abutting properties shall not be adversely affected by the proposed expansion.

 - b. The proposed expansion shall not render the lot size proportionately less adequate, i.e. any aspect of the building or structure that is currently nonconforming cannot be made more nonconforming in the absence of a variance.

3. There **are no / are** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy.

4. The character of the area **will not / will** be adversely affected.

5. **No / A** hazard or nuisance will be created.

6. The capacity of existing or planned community facilities and services (including streets and highways) **will not / will** be adversely impacted.

7. The granting of the Special Exception **will not / will** result in undue municipal expense.

8. The proposed Special Exception **will / will not** be developed in a manner compatible with the spirit and intent of the ordinance.

9. The general welfare of the City will / will not be protected.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **3rd day of August, 2026**, hereby **GRANTS / DENIES** the Special Exception pursuant to Section §801.3, to allow a new one-family dwelling to be located within the RL-3 Zoning District, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The Applicant shall obtain a building permit and shall comply with all applicable local, state, and federal regulations to ensure the project is compliant with pertinent codes.
2. _____

Motion seconded by: _____

Vote: _____

**CITY OF LEBANON
ZONING BOARD OF APPEALS
APPLICATION**

SPECIAL EXCEPTION	☒	☐	BUILDING CODE BOARD OF APPEALS
WETLANDS SPECIAL EXCEPTION	☐	☐	APPEAL OF AN ADMIN DECISION
VARIANCE	☐	☐	REHEARING REQUEST
EQUITABLE WAIVER	☐	☐	

PROPERTY OWNER (APPLICANT):

NAME: NATHANIEL PLUMMER TEL.#: [REDACTED]
MAILING ADDRESS: 48 DOROTHY PERLEY ROAD LEBANON, NH 03766
E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: VALERIE PLUMMER TEL.#: [REDACTED]
MAILING ADDRESS: SAME
E-MAIL ADDRESS: [REDACTED]

PROJECT LOCATION:

TAX MAP #: _____ LOT#: 80-3 PLOT #: _____ ZONE: RL3 (AND RL1)
STREET ADDRESS: _____
IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

REQUEST DESCRIPTION:

GRANT AN EXCEPTION TO BUILD A NEW HOME IN THE RL3
SECTION OF OUR LOT WHILE LIVING IN OUR CURRENT HOME.

USE TYPE: RESIDENTIAL

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:

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

Owner Signature: [Signature] DATE: 7/20/2026

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.

Owner Signature: _____ DATE: _____

DATE RECEIVED: 7-13-2026

APPLICATION #: ZB2026-16-SE

**CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

I (we) hereby request a Special Exception as provided for in Article(s) III, Section(s) 314.2, of the Lebanon Zoning Ordinance.

PROJECT DESCRIPTION (Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)

WE PROPOSE BUILDING A NEW HOME IN THE NORTHEAST CORNER OF OUR LOT. OUR CURRENT HOME WILL BE DESIGNATED AS AN ADU DURING CONSTRUCTION AND WILL MEET THE 33% GUIDELINES FOUND IN SECTION 610 ITEM E. AFTER COMPLETION OF NEW HOME, WE WILL DEMOLISH THE EXISTING HOUSE, MAINTAINING A ONE-FAMILY LOT. THE NEW HOME WILL BE BUILT WITHIN RL-3 AND SO ARE REQUESTING A SPECIAL EXCEPTION FOR THAT TO OCCUR.

In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)

SECTION 801.3 Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

- A. That the special exception is specifically authorized by a provision of this ordinance:

YES, 314.2. OUR CURRENT HOME SHALL BE DESIGNATED AS AN ADU DURING THE BUILDING OF OUR NEW HOME.

- B. That all special conditions required of the special exception have been met:

YES, A ONE-FAMILY DWELLING WITH AN ADU.

- C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

CORRECT

CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION

Page 2

- D. That the character of the area shall not be adversely affected:
CORRECT. THE NEIGHBORHOOD CONSISTS OF HOUSING
LOTS OF SIMILAR SIZE, EACH WITH A ONE-FAMILY HOME ON
THE LOT. WE ARE SEEKING TO MAINTAIN THE CHARACTER
OF THE NEIGHBORHOOD.
- E. That no hazard or nuisance will be created:
NONE
- F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:
NONE
- G. That granting the special exception will not result in undue municipal expense:
NONE
- H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:
CORRECT. OUR CURRENT HOME WILL BECOME
AN ADU DURING THE CONSTRUCTION PHASE OF
OUR PROJECT.
- I. That the general welfare of the City will be protected:
ABSOLUTELY

Please Note:

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.

Friday, July 10th 2026

To the Members of the Lebanon Zoning Board,

Thank you for taking the time to consider our request.

We are a family of five seeking to remain and grow in the community we proudly call home. Nate was born in Plainfield, New Hampshire and Valerie was born in Barrington, New Hampshire. Together, we are raising our three sons, ages 6, 11, and 14, and have been homeowners for the past 13 years. Our family currently resides at 48 Dorothy Perley Road, the last house on a dead-end road on a property that is partially zoned RL-3 and partially zoned RL-1.

Our current home, built in 1980, requires substantial renovation and modernization. With approximately 1,400 square feet of finished living space, it no longer adequately meets the needs of our growing family. Initially, our goal was to renovate the existing structure and construct a modest addition. We consulted multiple building professionals and obtained estimates for a project that would include a 14x26' addition, renovation of the kitchen and bathroom, remediation of existing water damage, and replacement of aging siding and windows.

The estimated cost of these improvements was approximately \$480,000. While this investment would address some immediate concerns, it would still leave us with a renovated 1980 raised ranch with 1980's issues, limited by its original layout and small bedroom sizes. By comparison, we obtained a quote of approximately \$680,000 to construct a new three-bedroom, three-bathroom home. Although the upfront cost is higher, the difference becomes more reasonable when considering the benefits of a new home: modern construction standards, reliable infrastructure and mechanical systems, greater energy efficiency, lower long-term maintenance costs, and a design that can comfortably accommodate our family's needs for decades to come.

As we weighed these options, we also considered relocating. However, after extensively reviewing the local housing market, visiting numerous properties, and carefully evaluating available homes, we found that moving would require significant compromises. Many homes would still require considerable renovation, while others were located in areas that would disrupt the connections and stability our family has built over the years.

Lebanon is where our lives are rooted. Valerie works at Dartmouth Hitchcock Medical Center, and Nate will be returning to Dartmouth Hitchcock in August. Our three children are thriving in Lebanon schools and our family is deeply invested in the community. We are not seeking to leave Lebanon – we are seeking a practical way to remain here, continue contributing to the community and improve the property we already own.

For that reason, we are requesting a special exception that would allow us to construct a new home in the northeast corner of our lot (in the RL-3 zone) while the existing home

remains in place during construction. Once the new home is completed and occupied, the existing residence will be demolished. At no point do we intend to maintain two permanent homes on the property. The lot will remain a single-family residential property, consistent with the spirit and intent of the surrounding rural zoning district.

This approach offers a practical and responsible solution. It allows our family to remain on the property during construction, avoids the financial burden and uncertainty of temporary housing, and enables us to invest in a long-term, energy-efficient home while preserving the single-family character of the neighborhood. The result will be an improved property, a reduced environmental footprint, and a home that will serve our family for many years to come.

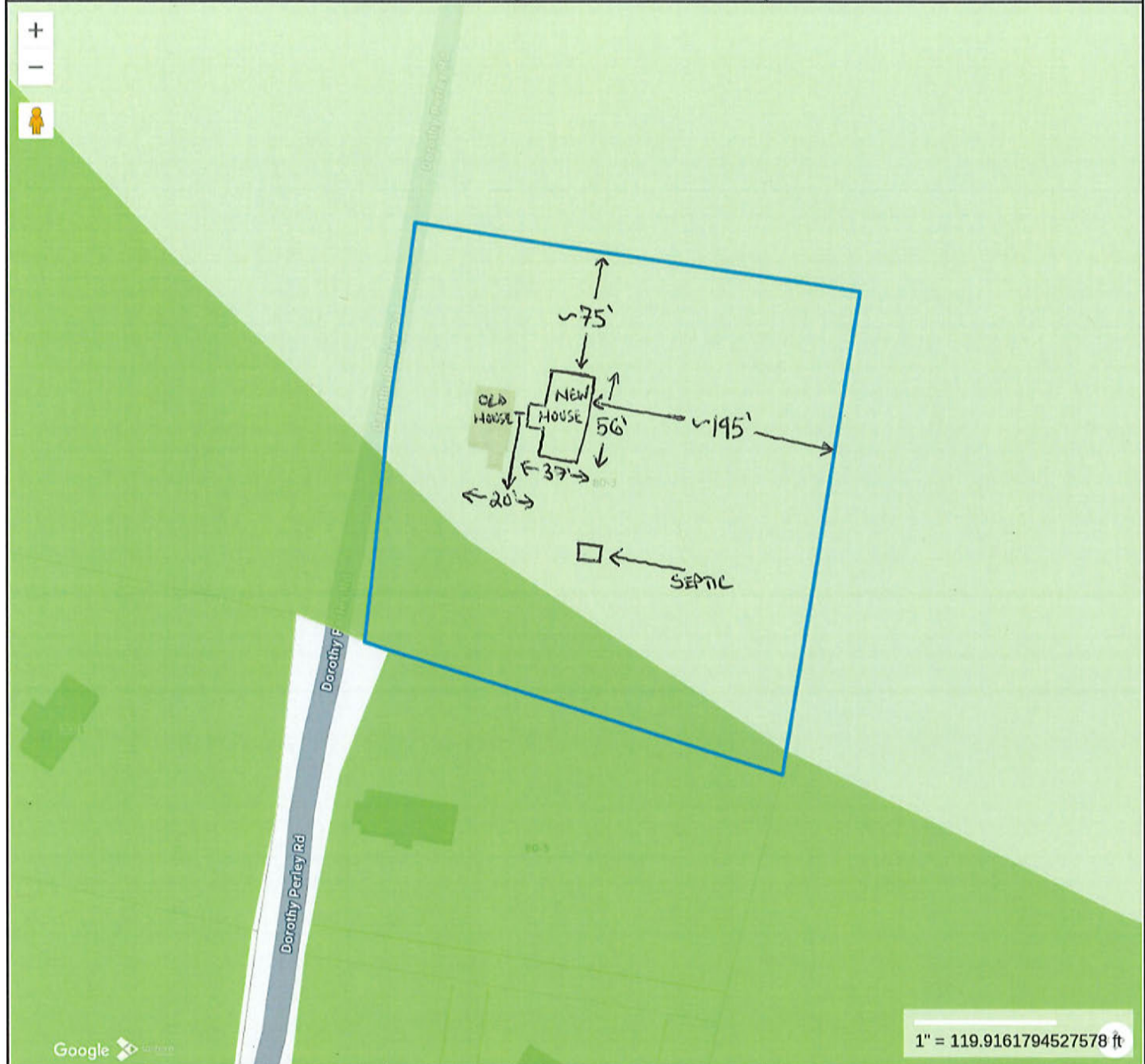
We respectfully ask for your consideration and support of this special exception request. Granting this special exception would allow a local family with deep New Hampshire roots and longstanding ties to Lebanon to continue investing in the community, improve the quality and value of the property, and remain active contributors to the city we are proud to call home. We believe this proposal represents a reasonable and thoughtful use of our land, one that aligns with the intent of the zoning ordinance while addressing the practical needs of our family.

Thank you for your time, consideration, and service to the City of Lebanon. We sincerely appreciate the opportunity to present our request and hope to earn your support.

Respectfully submitted,

Nate and Valerie Plummer
48 Dorothy Perley Road
Lebanon, NH 03766

SITE PLAN



Property Information

Property ID 80-3
 Location 48 DOROTHY PERLEY RD
 Owner PLUMMER, NATHANIEL & VALERIE



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

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



3d rendering courtesy of the architect, Blueprints by Day

General Construction Notes:

FOOTINGS:

- 1) Footings will be 10" x 20" U.N.O. and will be poured with 3000 PSI concrete.
- 2) Footings will be reinforced with three continuous #5 rebar horizontally and #5 vertical dowels at 24" O.C.
- 3) Footing height will ensure 48" of frost protection, minimum or be pinned to ledge
- 4) Perimeter drains will be installed around footings in compliance with local building code.

ICF WALLS:

- 1) Foundation walls will be ICF with a 6" core U.N.O. and will be poured with 3000 PSI concrete.
- 2) Foundation walls will be reinforced with #5 horizontal rebar at 18" O.C. and #5 vertical rebar at 16" O.C.
- 3) Foundation will be treated with a sheet-applied bitumene waterproofing membrane below finished grade.
- 4) Above grade ICF walls will be reinforced with #4 horizontal rebar at 18" O.C. and #4 vertical rebar at 24" O.C.
- 5) All window and door openings to be reinforced with (2) #6 lintel rebar 2" above opening, extending minimum 18" past opening on both sides

SLAB:

- 1) Concrete slab will be 4" thick and will be poured with 3000 PSI concrete.
- 2) Slab height will match existing basement slab
- 3) Slab will be protected with a (minimum) 6MIL poly vapor barrier below.

FRAMING:

- 1) Floors will be framed with 2x12 or better wood floor joists at 16" O.C. and 3/4" T&G subfloor glued and ring nailed. (Floor framing plan to be provided by lumber supplier.)
- 2) Exterior walls will be framed with 2x6 framing at 16" O.C. and 7/16" ZIP-R System OSB R6 insulated sheathing, taped per spec, blocking at all horizontal joints, attached with 16D ring-shank nails, or 3-1/8" wood screws
- 3) Roof will be framed with wood truss system by a structural engineer
- 4) All interior partitions will be wood framed

- 6) Roof to be sheathed with 5/8" ZIP System T&G OSB, taped per spec, 8D ring-shank nailed

SIDING AND ROOFING:

- 1) Siding styles and colors to be selected by homeowner
- 2) Roofing will be asphalt architectural shingles
- 3) Continuous ridge vent at all roof ridges

INSULATION:

- 1) Exterior walls will be insulated with R-21 batts and R-6 continuous rigid insulation
- 2) R-49 cellulose in all attic areas and R-38 batts or better in sloped roof areas
- 3) R-19 batts in all floor systems for comfort and noise cancelling
- 4) Sound batts in all bed, bath, and laundry walls
- 5) All gaps around wall penetrations and openings, windows, doors, etc to be filled with low expansion spray foam.

DRYWALL:

- 1) All interior walls and ceilings in the living areas will be covered with 1/2" GMB
- 2) All surfaces in finished living areas will receive a Level 4 finish

WINDOWS & DOORS:

- 1) All windows and doors will fully comply with local building code.
- 2) Tempered glass will be used in all stair and bath locations
- 3) Bedrooms will require (1) egress sized window, minimum
- 4) Main floor and 2nd floor window headers will be set at 84" above subfloor

- 6) Basement window headers will be set at 80" above slab
- 7) Door headers to be set per manufacturer specifications

ELECTRICAL:

- 1) 200A Service
- 2) Recessed LED lighting throughout
- 3) Exact fixture locations to be coordinated with Owner

PLUMBING & HVAC:

- 1) House will be connected to existing well and septic
- 2) Pot water supply
- 3) Copper connections at fixtures
- 4) 2 exterior frost-proof sill-cocks per code
- 5) HVAC to be coordinated by installer and Owner

KITCHEN & BATHS:

- 1) Kitchen design by others
- 2) Bath design(s), if desired, by others

COVER PAGE
CONSTRUCTION NOTES

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:
Plummer Residence
48 Dorothy Perley Rd
Lebanon, NH 03766

DRAWINGS PROVIDED BY:
Rise Builders, LLC
Designer - ZAP
risebuilders.com

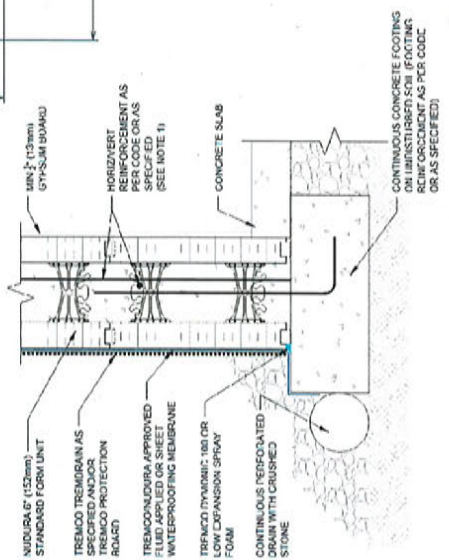
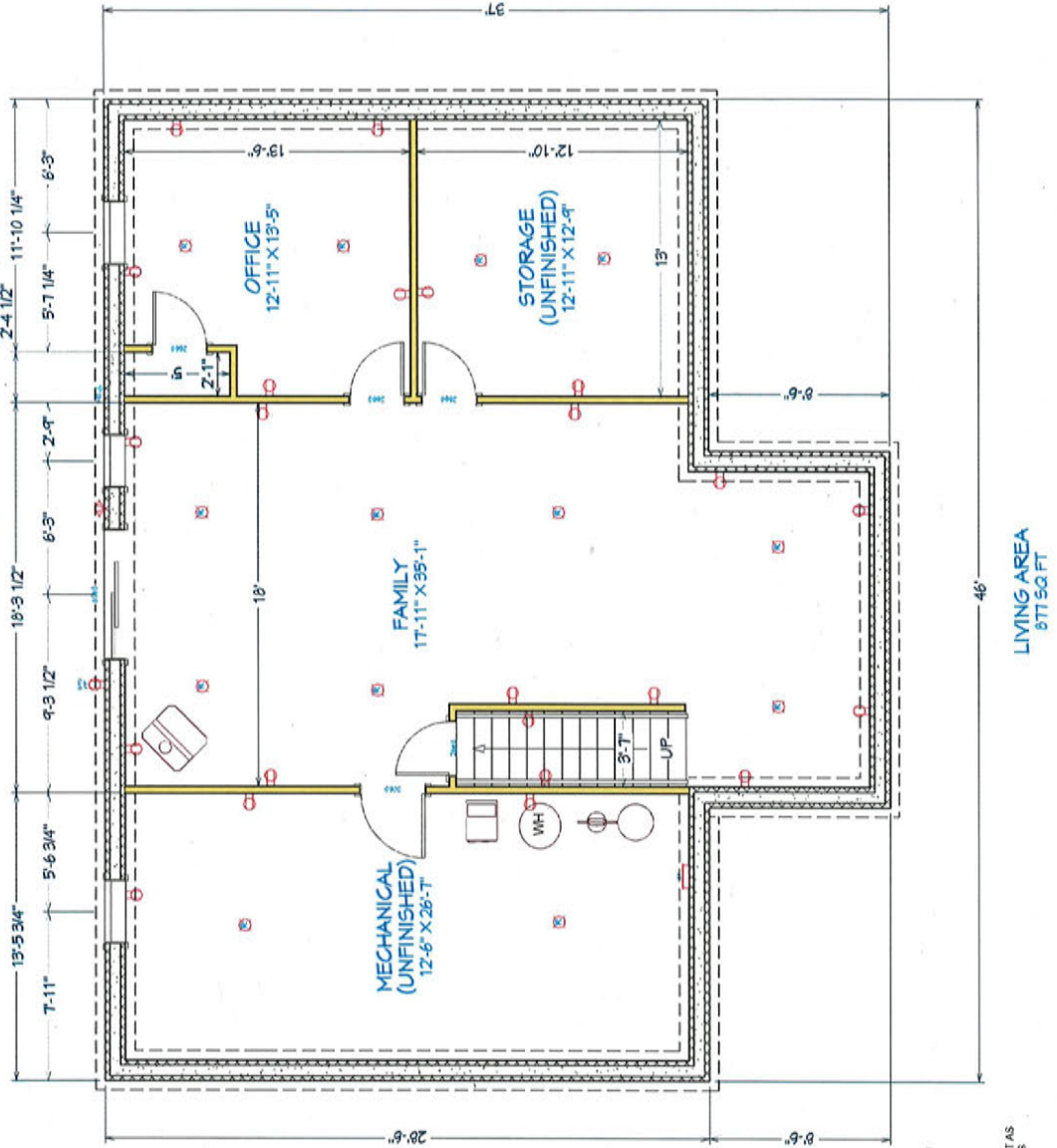
DATE:
06/20/2026

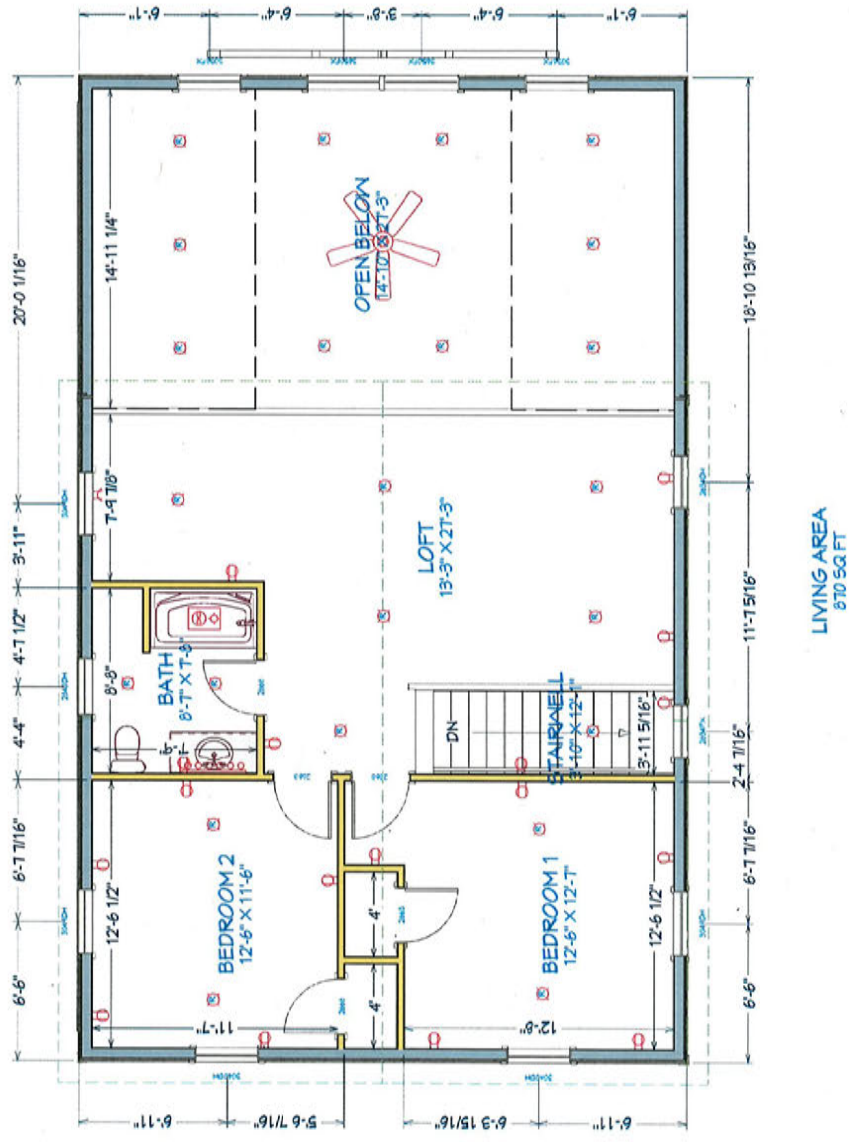
SCALE:
1/4" = 1'

SHEET:
A-1

SHEET:
A-3







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NO.	DESCRIPTION	BY	DATE

SOUTH ELEVATION

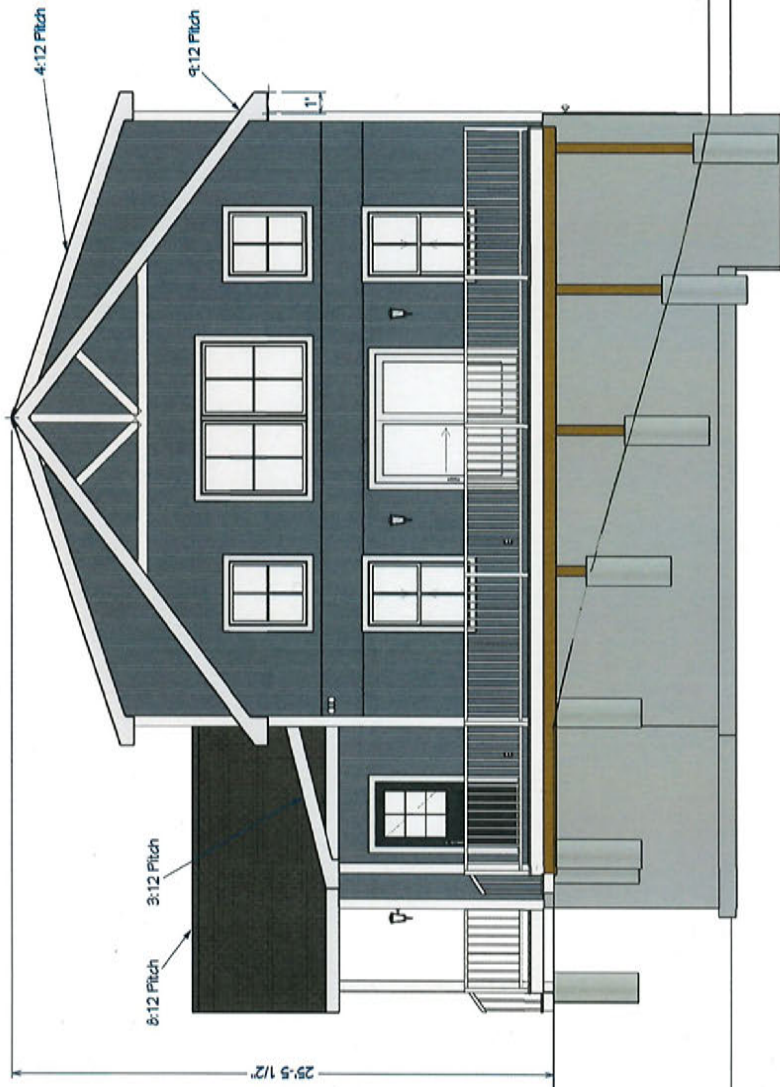
PROJECT DESCRIPTION:
Plummer Residence
48 Dorothy Perley Rd
Lebanon, NH 03766

DRAWINGS PROVIDED BY:
Rise Builders, LLC
Designer - ZAP
rbuilders.com

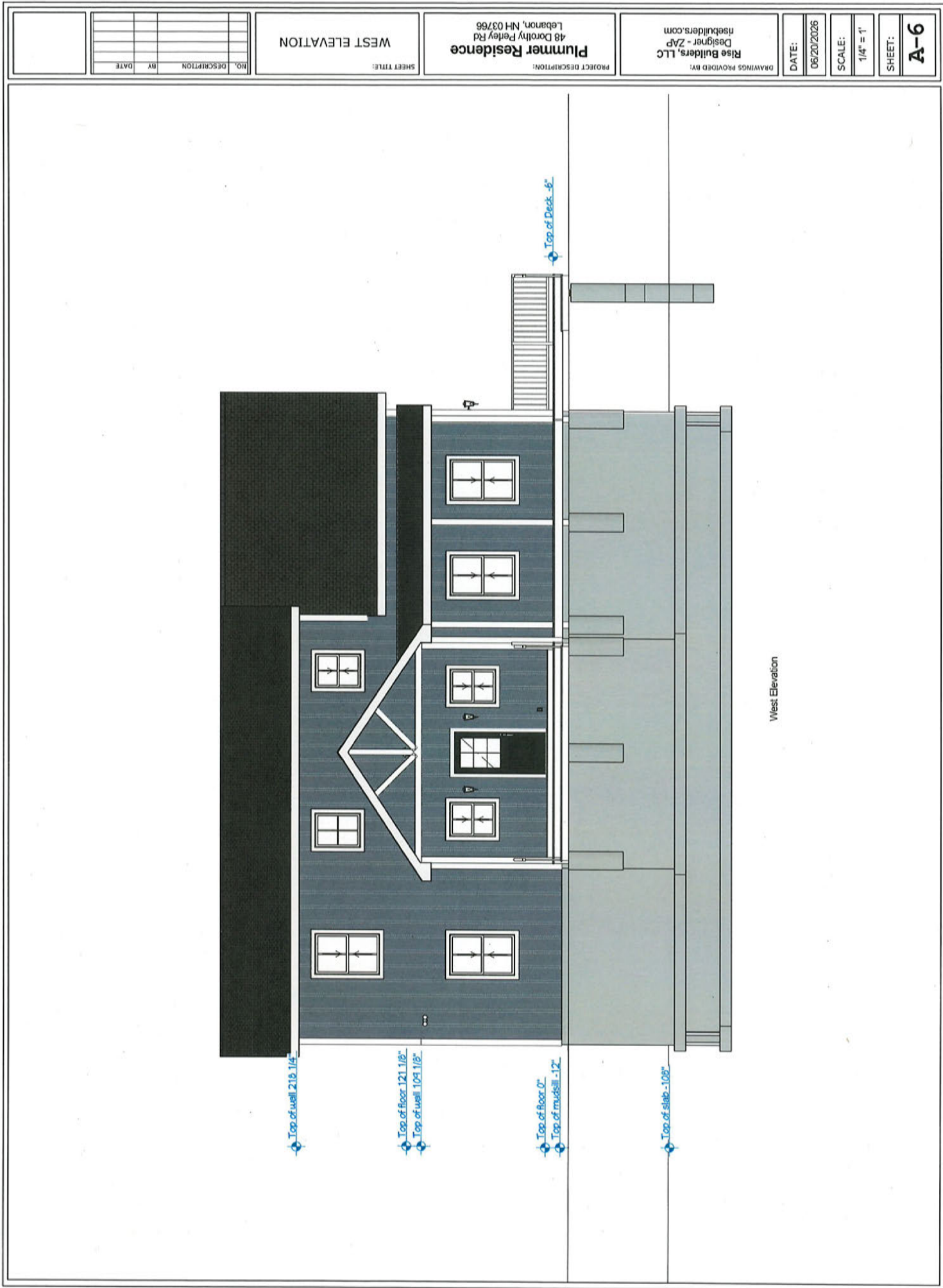
DATE:
06/20/2026

SCALE:
1/4" = 1'

SHEET:
A-5



South Elevation



NO.	DESCRIPTION	BY	DATE

WEST ELEVATION

SHEET TITLE:

PROJECT DESCRIPTION:

Plummer Residence
48 Dorothy Perley Rd
Lebanon, NH 03766

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risebuilders.com

DATE:

06/20/2026

SCALE:

1/4" = 1'

SHEET:

A-6

NO.	DESCRIPTION	BY	DATE

EAST ELEVATION

SHEET TITLE:

Plummer Residence

PROJECT DESCRIPTION:

48 Dorothy Perley Rd
Lebanon, NH 03766

DRAWINGS PROVIDED BY:

Rise Builders, LLC
Designer - ZAP
risebuilders.com

DATE:

06/20/2026

SCALE:

1/4" = 1'

SHEET:

A-8



East Elevation

**Meeting Schedule
Lebanon Zoning Board of Adjustment
2026**

Meeting Date	Application Due Date
January 5, 2026	December 8, 2025
February 2, 2026	January 12, 2026
March 2, 2026	February 9, 2026
April 6, 2026	March 9, 2026
May 4, 2026	April 13, 2026
June 1, 2026	May 11, 2026
July 6, 2026	June 8, 2026
August 3, 2026	July 13, 2026
*September 3, 2026	August 10, 2026
October 5, 2026	September 14, 2026
*November 10, 2026	October 12, 2026
December 7, 2026	November 9, 2026

The Zoning Board meets on the 1st Monday of every month at 7:00 pm unless otherwise * noted. Special meetings may be required and will be scheduled accordingly.

* Meeting day changed due to a Monday holiday or meeting room availability.