



**LEBANON PLANNING BOARD
AUGUST 10, 2026 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

To participate in this meeting, please join live via Microsoft Teams or call 929-229-9356 (Access Code: 683 252 527#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:tim.corwin@lebanonnh.gov).

1. **Call to Order**
2. **Notice of Regional Impact**
3. **Public Hearing Items**
 - A. **Russell & Christine Lary**, 300 Meriden Road (Tax Map 138, Lot 1), zoned RL-1 & RL-2: Request for a two (2)-lot Minor Subdivision. **PB2026-27-MIN - Application postponed from July 13, 2026.**
 - B. **Last One, LLC and Nous Trois, LLC**, 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC: Request for approval of a Lot Line Adjustment. **PB2026-31-LLA - Application postponed from July 13, 2026**
 - C. **Execusuite, LLC**, 22 School Street (Tax Map 92, Lot 2), zoned R-O: Applicant requests Site Plan Review to convert the use of the building to a 12-unit multi-family dwelling and to construct associated site improvements. **PB2026-32-SPR - Application postponed from July 13, 2026**
 - D. **Mason Storage, LLC**, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD: Applicant requests an amendment to a previously approved site plan (PB2021-13-SPR) to install four (4) mechanical pads at the rear of the building. **PB2026-33-SPA -Continued from July 13, 2026; Applicant requests continuation to the September 14, 2026 meeting.**
 - E. **Oakes and Son Construction, LLC (applicant), Robert J. Oakes**, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2: Pursuant to NH RSA 676:4, I(i), applicant requests a hearing to verify compliance with conditions of approval #19, 20, 21, 22, 24 and 30 as set forth in the Notice of Action for Heritage Way, a 13-unit Planned Unit Residential Development (PURD) Major Subdivision, conditionally approved on April 27, 2026. **PB2026-09-FMAJ - Application postponed from July 13, 2026.**
 - F. **Oakes and Son Construction, LLC (applicant), Robert J. Oakes**, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 and RL-2: On April 27, 2026, the Planning Board granted Major Subdivision approval for a proposed 13-unit Planned Unit Residential Development (PURD) known as Heritage Way (PB2029-09-FMAJ). Applicant requests an

amendment to the approved plans to allow the development to connect to and be served by the municipal water system in place of two on-site wells as originally approved. **PB2026-40-FMAJA**

- G. **City of Lebanon, 0 Barrows Street (Tax Map 77, Lot 106), zoned R-3:** Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations of a proposed six (6)-lot Major Subdivision for a five (5)-dwelling unit development designed pursuant to the Pattern Zone Overlay District regulations set forth in Section 411 of the Zoning Ordinance, together with related site improvements. The proposed Pattern Zone development will replace the Major Subdivision, Site Plan, and Conditional Use Permit for a proposed 5-unit Cottage Development approved by the Planning Board on January 27, 2025 (PB2025-04-FMAJSPRCUP). **PB2026-36-FMAJ - Application to be postponed to the August 24, 2026 meeting.**
 - H. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests modifications to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of condition of approval #25 requiring an on-site playground area. **PB2026-37-SPA**
 - I. **The Muse Lebanon, LLC (applicant), City of Lebanon (property owner), 20 Spencer Street (Tax Map 92, Lot 31), zoned LD:** For the 80-unit multi-family development approved on September 16, 2024 (PB2024-36-SPR), applicant requests a Conditional Use Permit pursuant to Section 307.8.C of the Zoning Ordinance to allow the proposed building's street level story to be 10 ft. 2 in. height where a minimum height of 12 ft. is required in the LD District. **PB2026-38-CUP**
 - J. **LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) zoned LD:** On October 24, 2022, the Planning Board granted Site Plan approval for a multi-family residential development known as Woolen Mill (PB2022-36-SPR). Anticipating the potential expiration of the current Site Plan approval, applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed application to reapprove the Woolen Mill development. **PB2026- 39-CON**
- 4. Other Business**
- A. Letter from applicant requesting extension of Conditional Use Permit for a proposed Cottage Development approved on August 12, 2024 (PB2024-31-CUP)
 - B. River Park Development Progress Update as Required per the Notice of Action dated August 19, 2025 for PB2025-25-EXT
- 5. Approval of Minutes**
- A. June 22, 2026
 - B. July 13, 2026

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.