



**LEBANON PLANNING BOARD
SEPTEMBER 14, 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: 756 079 005#). 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 - Continued from August 10, 2026.**
 - B. 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 - Continued from August 10, 2026**
 - C. 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 August 10, 2026.**
 - D. Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3:** Request for an amendment to the Conditions of Approval for a previously approved three (3)-lot Minor Subdivision (PB2026-18-MIN). **PB2026-42-MINA**
- 4. Other Business**
- 5. Approval of Minutes**
 - A. August 10, 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](https://lebanonnh.gov/live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

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.

CITY OF LEBANON APPLICATION FOR

2026-09-14 Pln Brd Mtg_Item 3A_300
Meriden Rd

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: Russell & Christine Lary

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME:

TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

PROJECT LOCATION:

TAX MAP #: 138

LOT#: 1

PLOT #:

ZONE: RL1

STREET ADDRESS OF PROJECT: 300 Meriden Rd

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

SCOPE OF PROJECT:

Divide 26 acres into two lots. Each lot being approximately 13 acres.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL
IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC
USE: _____

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 6/8/26, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.
PROPERTY Christine Lary 4/22/26

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.
PROPERTY _____

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
5-11-2026	138-1	PB2026-27-MIA			Page 1 of 13

April 19, 2026

Minor Subdivision Project Description

To the City of Lebanon Planning Board,

The proposed minor subdivision is presented to the planning board as required per section 7.7.A.3.c of the City of Lebanon subdivision regulations. Tax map 138 lot 1 was determined to be 26.81 acres upon completion of a boundary survey of said property as described

in deed book 4713 page 858. The proposed condition of the property is a 2-lot minor subdivision

consisting of "1" lot of 13.20 acres and "1" lot with the remaining 13.61 acres. As shown on the

plan provided, the property borders the Meriden Road Furthermore, and wetlands on the property have been delineated in the "Pre- Existing conditions plan dated August 2023 Completed By Connecticut Valley Designs.

determination and configuration of proposed lots to be created by this subdivision. It is requested

that a waiver for section 13.4.A be granted for this subdivision, since the proposed lots are not

regulated under NHDES subsurface approval and are all 5 acres or larger in size. As part of this

, herewith for your review and consideration.

Signed,



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Christine & Russell Lary

Project Name: Subdivision Plan Russell and Christine Lary

Project Address: 300 Meriden Rd. Lebanon, NH 03766

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]
13.4/9.5.C(2)

1. Section 1 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because Given the size of lots 5 acres or greater there is not a substantial need to prove septic systems via Test Pits and site specific soils mapping. As the applicant, I believe this is unnecessary to prove that lots could be supported by a septic systems given the size of lots and NRCS soil types present. All lots need minimal lot loading area for leach fields and have ample area for septic field placement.
2. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

3. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____
4. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____
5. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____
6. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____
7. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____
8. Section ____ of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
- _____
- _____
- _____

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant: _____ Date: _____

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS – TECHNICAL CHECKLIST
MINOR SUBDIVISION

PROJECT NAME:

Subdivision Plan Russell and Christine Lary

APPLICANT:

Christine & Russell Lary

DATE:

04/19/2026

GENERAL SUBMISSION REQUIREMENTS:

All applications to the Planning Board for Subdivision Review must be submitted by 12:00 Noon on the day of the filing cutoff. [§7.7.C] Submissions must be accompanied by the following information or review of the application may be delayed:

- ☒ A properly completed and signed Application Form. [§7.7.A(1)]
- ☒ The appropriate filing fees. [§7.7.A(2)]
- ☒ A written project description. [§7.7.A(3)]
- ☒ A list of the names and mailing addresses of all persons to be notified, by certified mail, of the public hearing. [§7.7.A(4)]
- ☒ A completed and signed Technical Checklist. [§7.7.B]
[Applicants must complete the entire checklist to ensure that all necessary information and materials have been provided with the application or that written requests for waivers have been properly provided in accordance with Section 7.15 of the Subdivision Regulations, as appropriate.]
- ☒ One (1) set of project plans to be distributed for Staff Review. [§9.5.A]
[A Staff Review meeting is held at City Hall one (1) week following the cutoff date. Staff Review meetings begin at 2:00PM, unless otherwise noted. All revised and/or additional information or materials must be submitted within one (1) week following the Staff Review meeting.]
- ☒ A digital copy of Subdivision plan in .PDF format. [§9.5.B]

NOTE: Applications shall contain sufficient information to enable the City Staff and the Planning Board to evaluate the proposed development for compliance with the Zoning Ordinance, the Planning Board's Regulations, and other applicable City Codes, and for the Planning Board to make an informed decision.

All required application materials shall be submitted as a single inclusive package, including any appropriate waiver requests as permitted by the Regulations. Submission of a complete application package ensures that the review process by City Staff is as efficient and effective as possible.

The purpose of the filing deadline is to provide adequate time for City review of the proposal. Submission of any altered, additional, or substitute application materials required by the Regulations, subsequent to the filing deadline, other than as directed by City Staff, shall cause the application to be deemed untimely filed, and such application shall not be heard until a subsequent month.

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

PLAN SUBMITTAL TECHNICAL CHECKLIST:

NOTE: Minor Subdivision plans shall include the information described below pursuant to Section 9 of the Lebanon Subdivision Regulations. Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple sheets shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

In order to facilitate the use of the City's Geographic Information System (GIS) for planning purposes, all surveys and engineered plans submitted for Subdivision Review shall utilize the NH State Plane Coordinate system and shall reference the North American Vertical Datum of 1988 (NAVD 88), unless prior approval to use an alternate coordinate system and/or vertical datum is granted by the Planning Office.

A written request for waiver shall be required, pursuant to Section 7.15 of the Subdivision Regulations, for any submission requirement for which the information or data is not provided by the applicant. [§9.5.C(5)]

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐
9.5.A(2) - Names and mailing addresses of Applicant(s); Owner(s) of Record of subject properties; Owners of abutting properties, including tax map and lot references; and Holders of any easements, rights-of-way, or other restrictions.	☒	☐
9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
9.5.A(5) - Boundary lines of the overall tract, and each of the proposed lots, including bearings and distances as determined by an actual field survey by a licensed land surveyor, including the date of the completion of the survey. All dimensions shall be shown in feet and decimals. Monuments shall be referenced on the plat as required under Section 13.5(A) of the Regulations.	☒	☐
9.5.A(6) - The area of all proposed lots shall be shown in square feet and acres.	☒	☐

CITY OF LEBANON, NH
SUBDIVISION REGULATIONS - TECHNICAL CHECKLIST
MINOR SUBDIVISION

Plan Requirements	Info. Provided	Waiver Sought
9.5.A(1) - - Name of the City and County in which the subdivision is proposed; - A Locus map; - North arrow; - Scale of the plat; - Date of the plat and of any revisions to the plat shall be shown on the first page or cover page, if applicable; (NOTE: The date on the plat at the time of initial submission for application review shall be included on all subsequent submissions to the City. Any subsequent change(s) to the plat shall include a revision date and description of the revision(s).)	☒ ☒ ☒ ☐ ☐	☐ ☐ ☐ ☐ ☐
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9.5.A(3) - Names and business addresses of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.	☒	☐
9.5.A(4) - Zoning District in which the subdivision is located, including district boundaries if in more than one district.	☒	☐
Plan Requirements (cont.)	Info. Provided	Waiver Sought
9.5.A(7) - Location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, and other significant existing features on the property. Indicate those natural and man-made features to be removed, retained, or altered. Wetlands on the property, if any, shall be delineated by a NH Certified Wetlands Scientist, whose seal and signature shall appear on the plat.	☒	☐
9.5.A(8) - If the application covers only a part of the applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than 1" = 400', showing all existing streets and an outline of the platted area.	☒	☐
9.4 - A statement shall be placed on the plat as follows: "A parcel of land which has been reviewed and approved as part of a minor subdivision shall not be eligible for further subdivision review under the Minor Subdivision procedures for a period of three (3) years from the date of the minor subdivision approval."	☒	☐
Supporting Documents and Information, Where Applicable	Info. Provided	Not Applicable
9.5.C(1) - Proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.	☐	☐

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 138-1	Map & Lot Number: N/A
Property Owner: Christine and Russell Lary 300 Meriden Rd. Lebanon, NH 03766	Applicant, Co-Applicant, Agent, or Lessee:
Map & Lot Number: N/A	Map & Lot Number: N/A
Company: Patton Land Surveying Surveyor Chris Patton 150 Southridge St. Springfield, VT	Company: Connecticut valley Designs Michael Carbonneau 528 Hill top Road Littleton, NH 03561
Map & Lot Number:	Map & Lot Number: 138-20
Wet Land Scientist James Fougere Connecticut Valley Designs 528 Hill Top Road Littleton, NH 03561	Michelle Gerow 295 Meriden Rd. Lebanon, NH 03766

Map & Lot Number: 138-22	Map & Lot Number: 138-24
Harvey Garret & Kayla Garret 297 Meriden Rd. Lebanon, NH 03766	Nicholas Schwertner 299 Meriden rd. Lebanon, NH 03766
Map & Lot Number: 138-25	Map & Lot Number: 167-12
Dawna Marie Bennett 301 Meriden Rd. Lebanon, NH	Marc Coleman 314 Meriden Rd. Lebanon, NH 03766
Map & Lot Number: 165-43	Map & Lot Number: 136-36
Kristen J. Mcgee Rev. trust 2023 32 Morse rd. Lebanon, NH 03766	Charles Freeman & Maureen McNulty 29 Morse Rd. Lebanon, NH 03766
Map & Lot Number: 136-28	Map & Lot Number: 138-7-200
Kidder family Trust 270 Meriden rd. Lebanon, NH 03766	Jason Pepin & Molly Pepin PO Box 583 Lebanon, NH 03766
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ abutter certified(s)
TOTAL DUE		\$202.02

MINOR SUBDIVISION		
		TOTALS
FILING FEE	\$150.00	\$150.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ 13 _____ notices	\$5.00 \$ _____ 78.52 _____ (abutter certified(s))
TOTAL DUE AT TIME OF FILING		\$ 333.52

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified(s))
TOTAL DUE AT TIME OF FILING		\$

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

FINAL REVIEW OF A MAJOR SUBDIVISION		
		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified(s))
TOTAL DUE TIME OF FILING		\$

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

SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ abutter certified(s)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER		
-SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES) -EXTENSION REQUESTS -CONDITIONAL USE PERMITS & -CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)		
		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

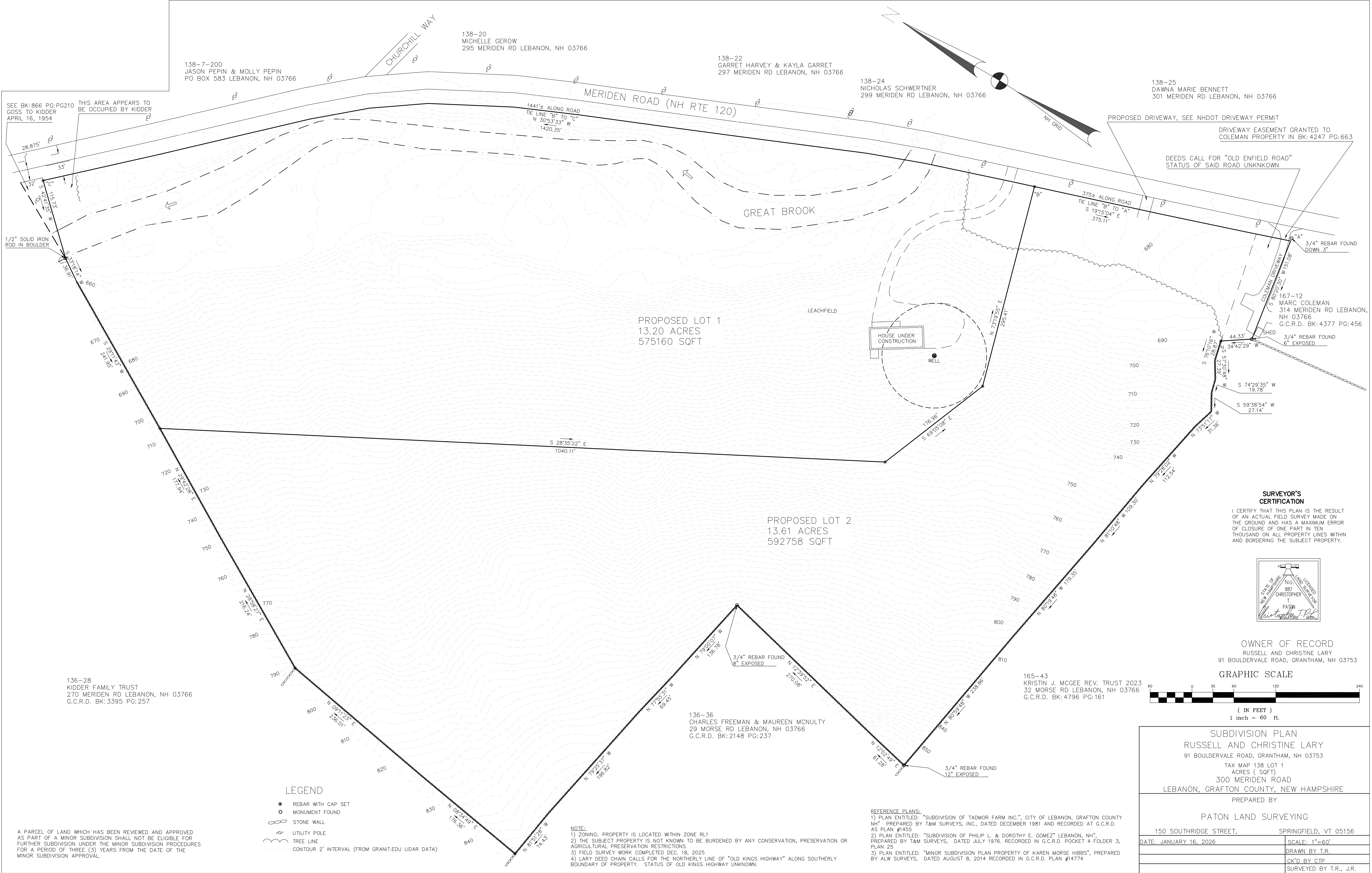
ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2024 is \$6.04 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



SEE BK:866 PG:PG210
GOSS TO KIDDER
APRIL 16, 1954

138-7-200
JASON PEPIN & MOLLY PEPIN
PO BOX 583 LEBANON, NH 03766

138-20
MICHELLE GEROW
295 MERIDEN RD LEBANON, NH 03766

138-22
GARRET HARVEY & KAYLA GARRET
297 MERIDEN RD LEBANON, NH 03766

138-24
NICHOLAS SCHWERTNER
299 MERIDEN RD LEBANON, NH 03766

138-25
DAWNA MARIE BENNETT
301 MERIDEN RD LEBANON, NH 03766

PROPOSED DRIVEWAY, SEE NHDOT DRIVEWAY PERMIT

DRIVEWAY EASEMENT GRANTED TO
COLEMAN PROPERTY IN BK:4247 PG:663

DEEDS CALL FOR "OLD ENFIELD ROAD"
STATUS OF SAID ROAD UNKNKOWN

PROPOSED LOT 1
13.20 ACRES
575160 SQFT

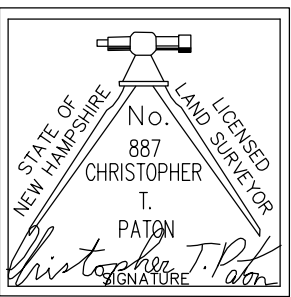
PROPOSED LOT 2
13.61 ACRES
592758 SQFT

136-28
KIDDER FAMILY TRUST
270 MERIDEN RD LEBANON, NH 03766
G.C.R.D. BK:3395 PG:257

136-36
CHARLES FREEMAN & MAUREEN MCNULTY
29 MORSE RD LEBANON, NH 03766
G.C.R.D. BK:2148 PG:237

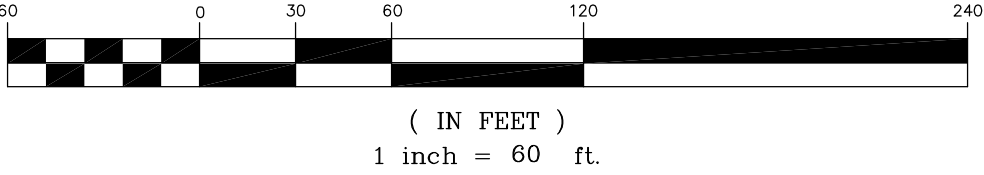
165-43
KRISTIN J. MCGEE REV. TRUST 2023
32 MORSE RD LEBANON, NH 03766
G.C.R.D. BK:4796 PG:161

**SURVEYOR'S
CERTIFICATION**
I CERTIFY THAT THIS PLAN IS THE RESULT
OF AN ACTUAL FIELD SURVEY MADE ON
THE GROUND AND HAS A MAXIMUM ERROR
OF CLOSURE OF ONE PART IN TEN
THOUSAND ON ALL PROPERTY LINES WITHIN
AND BORDERING THE SUBJECT PROPERTY.



OWNER OF RECORD
RUSSELL AND CHRISTINE LARY
91 BOULDERVALE ROAD, GRANTHAM, NH 03753

GRAPHIC SCALE



SUBDIVISION PLAN RUSSELL AND CHRISTINE LARY 91 BOULDERVALE ROAD, GRANTHAM, NH 03753 TAX MAP 138 LOT 1 ACRES (SQFT) 300 MERIDEN ROAD LEBANON, GRAFTON COUNTY, NEW HAMPSHIRE PREPARED BY PATON LAND SURVEYING	
150 SOUTHRIDGE STREET, DATE: JANUARY 16, 2026	SPRINGFIELD, VT 05156 SCALE: 1"=60' DRAWN BY T.R. CK'D BY CTP SURVEYED BY T.R., J.R.

LEGEND

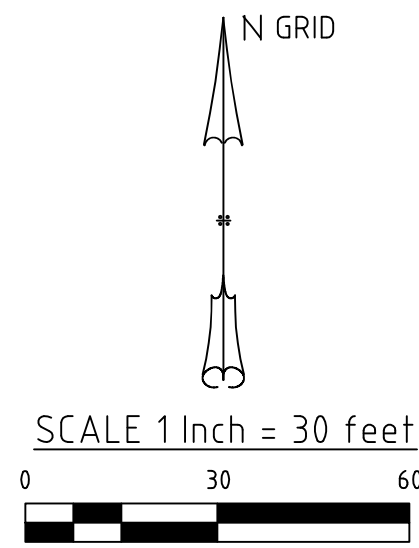
- REBAR WITH CAP SET
- MONUMENT FOUND
- STONE WALL
- UTILITY POLE
- TREE LINE
- CONTOUR 2' INTERVAL (FROM GRANIT.EDU LIDAR DATA)

NOTE:
1) ZONING: PROPERTY IS LOCATED WITHIN ZONE RL1
2) THE SUBJECT PROPERTY IS NOT KNOWN TO BE BURDENED BY ANY CONSERVATION, PRESERVATION OR AGRICULTURAL PRESERVATION RESTRICTIONS
3) FIELD SURVEY WORK COMPLETED DEC. 18, 2025
4) LARY DEED CHAIN CALLS FOR THE NORTHERLY LINE OF "OLD KINGS HIGHWAY" ALONG SOUTHERLY BOUNDARY OF PROPERTY. STATUS OF OLD KINGS HIGHWAY UNKNOWN.

REFERENCE PLANS:
1) PLAN ENTITLED: "SUBDIVISION OF TADMOR FARM INC.", CITY OF LEBANON, GRAFTON COUNTY NH" PREPARED BY T&M SURVEYS, INC., DATED DECEMBER 1981 AND RECORDED AT G.C.R.D. AS PLAN #1455
2) PLAN ENTITLED: "SUBDIVISION OF PHILIP L. & DOROTHY E. COMEZ" LEBANON, NH", PREPARED BY T&M SURVEYS, DATED JULY 1976. RECORDED IN G.C.R.D. FOLDER 4 FOLDER 3, PLAN 25
3) PLAN ENTITLED: "MINOR SUBDIVISION PLAN PROPERTY OF KAREN MORSE HIBBS", PREPARED BY ALW SURVEYS, DATED AUGUST 8, 2014 RECORDED IN G.C.R.D. PLAN #14774

GENERAL NOTES

- 1) All property lines are approximate.
2) This plan is not a survey. It is based upon deeds, tax maps, previous plans, and physical evidence.

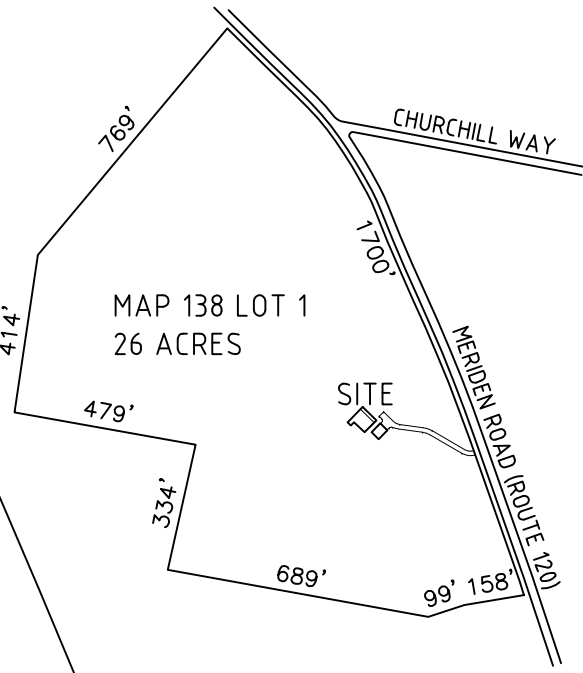


PRE-CONSTRUCTION IMPERVIOUS SURFACES

THERE ARE NO PRE-CONSTRUCTION IMPERVIOUS SURFACES.

PRE-EXISTING CONDITIONS PLAN
for property of:
Christine & Russell Lary
Meriden Road, Lebanon NH
DECEMBER 2023

PLOT PLAN - 1" = 500'



POST-CONSTRUCTION IMPERVIOUS SURFACES

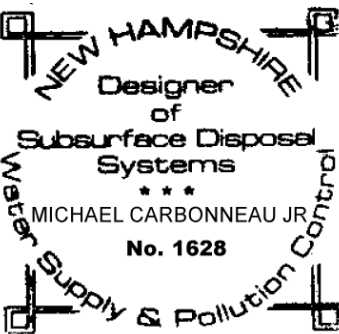
HOUSE&DECK	2342 S.F.
GARAGE	832 S.F.
DRIVEWAY	5306 S.F.
TOTAL	8480 S.F.

NATURAL WOODLAND AREA REQUIREMENT

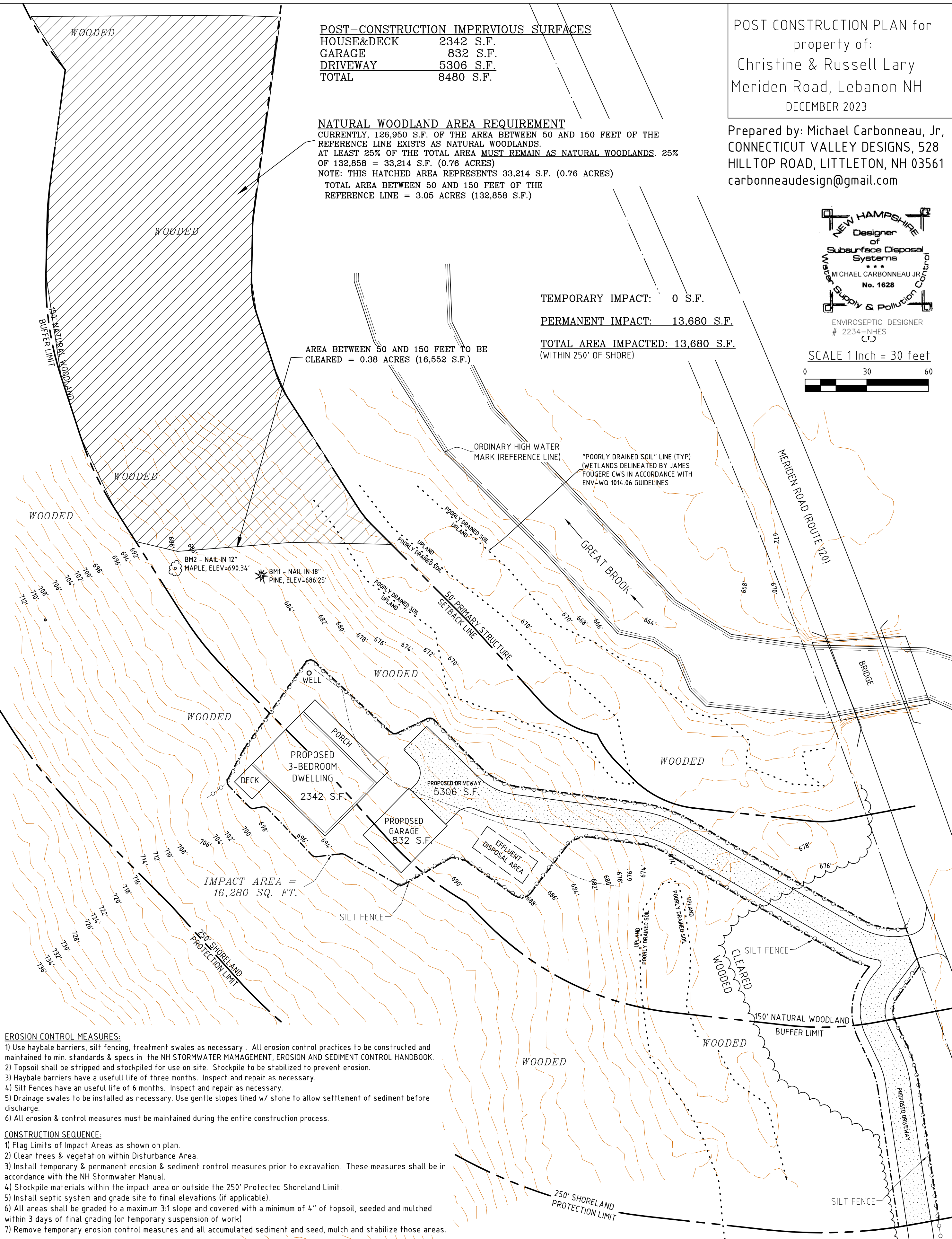
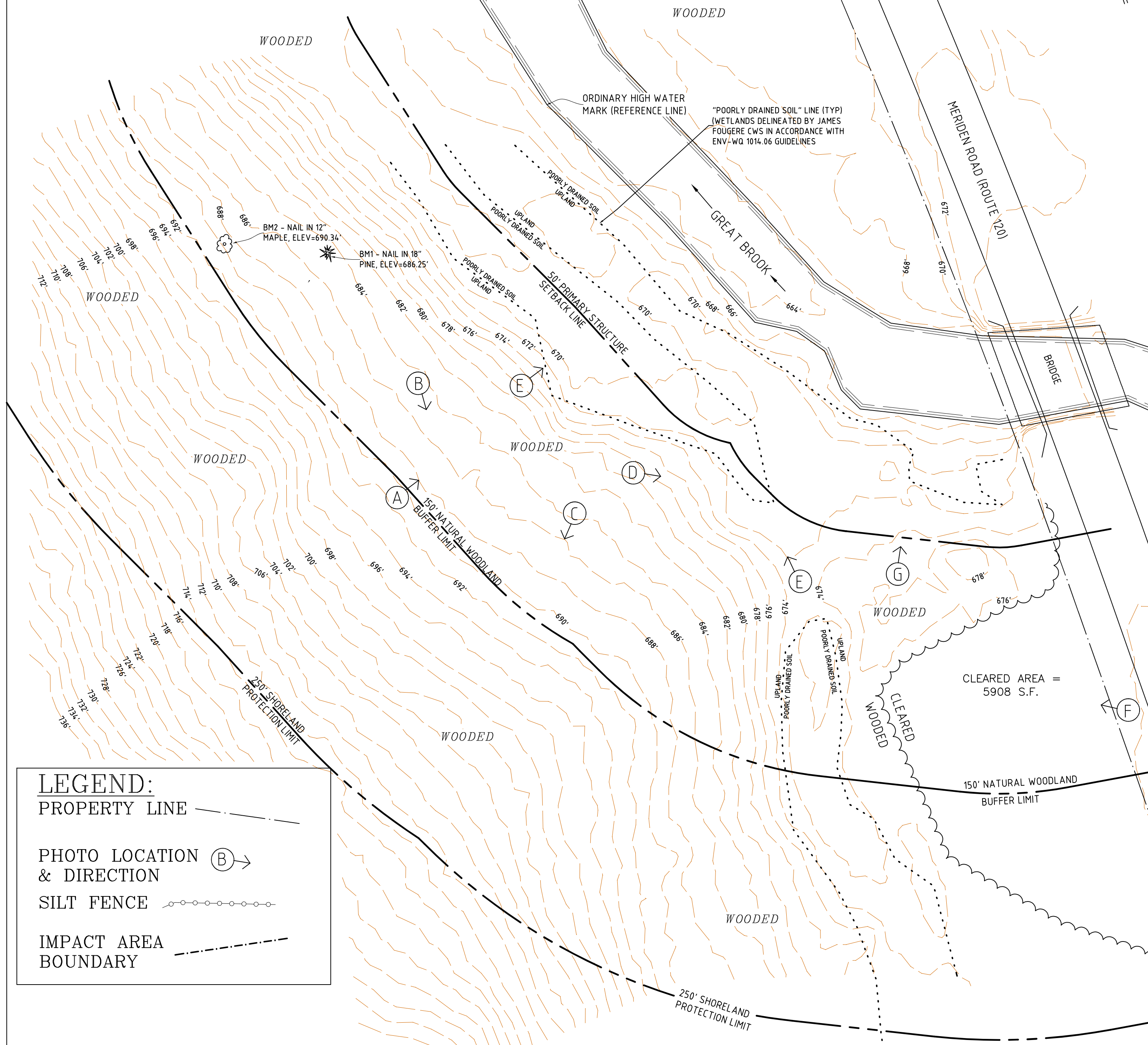
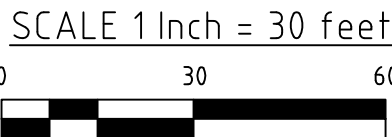
CURRENTLY, 126,950 S.F. OF THE AREA BETWEEN 50 AND 150 FEET OF THE REFERENCE LINE EXISTS AS NATURAL WOODLANDS.
AT LEAST 25% OF THE TOTAL AREA MUST REMAIN AS NATURAL WOODLANDS. 25% OF 132,858 = 33,214 S.F. (0.76 ACRES)
NOTE: THIS HATCHED AREA REPRESENTS 33,214 S.F. (0.76 ACRES)
TOTAL AREA BETWEEN 50 AND 150 FEET OF THE REFERENCE LINE = 3.05 ACRES (132,858 S.F.)

POST CONSTRUCTION PLAN for
property of:
Christine & Russell Lary
Meriden Road, Lebanon NH
DECEMBER 2023

Prepared by: Michael Carboneau, Jr,
CONNECTICUT VALLEY DESIGNS, 528
HILLTOP ROAD, LITTLETON, NH 03561
carboneaudeesign@gmail.com



ENVIROSEPTIC DESIGNER
2234-NHES
(CJ)



EROSION CONTROL MEASURES:

- 1) Use haybale barriers, silt fencing, treatment swales as necessary. All erosion control practices to be constructed and maintained to min. standards & specs in the NH STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) Topsoil shall be stripped and stockpiled for use on site. Stockpile to be stabilized to prevent erosion.
- 3) Haybale barriers have a useful life of three months. Inspect and repair as necessary.
- 4) Silt Fences have a useful life of 6 months. Inspect and repair as necessary.
- 5) Drainage swales to be installed as necessary. Use gentle slopes lined w/ stone to allow settlement of sediment before discharge.
- 6) All erosion & control measures must be maintained during the entire construction process.

CONSTRUCTION SEQUENCE:

- 1) Flag Limits of Impact Areas as shown on plan.
- 2) Clear trees & vegetation within Disturbance Area.
- 3) Install temporary & permanent erosion & sediment control measures prior to excavation. These measures shall be in accordance with the NH Stormwater Manual.
- 4) Stockpile materials within the impact area or outside the 250' Protected Shoreland Limit.
- 5) Install septic system and grade site to final elevations (if applicable).
- 6) All areas shall be graded to a maximum 3:1 slope and covered with a minimum of 4" of topsoil, seeded and mulched within 3 days of final grading (or temporary suspension of work)
- 7) Remove temporary erosion control measures and all accumulated sediment and seed, mulch and stabilize those areas.



City of Lebanon, New Hampshire APPLICATION FOR WAIVERS

Office Use Only

Date Received: _____

File No.: _____

PROJECT INFORMATION

Name of Applicant: Execusuite, LLC

Project Name: 22 School Street Apartments

Project Address: 22 School Street, Lebanon, NH

WAIVER REGULATIONS

In order to grant a Waiver from a requirement of the City of Lebanon Site Plan Review or Subdivision Regulations, the Planning Board must find that the Waiver is justified under one of the following criteria (See Article VII of the Site Plan Review Regulations and Section 7.15 of the Subdivision Regulations):

Criteria A. Strict conformity would pose an unnecessary hardship to the Applicant and waiver would not be contrary to the spirit and intent of the regulations;

OR

Criteria B. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

WAIVER REQUEST(S)

I (we) hereby request a Waiver from:

[You can respond in the space provided, or attach a separate statement. Please be prepared to address each request during your public hearing. You must show that you have justified granting the Waiver(s).]

- 6.2B.1
1. Section 6.2B.1 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

This is an existing condition. Landscaping to a 15' depth on the north, south, and west sides of the property at the building would restrict fire and other vehicular access on the north and south sides; a fire lane around the building is required and would not be feasible with the full 15' of landscaping. It would also eliminate parking on the west side of the building. We have maximized perimeter landscaping in other locations where feasible.

- 6.2B.4
2. Section 6.2B.4 of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____

Because we are unable to provide perimeter landscaping to a depth of 15' at the building on the north and west sides we cannot plant trees 8' from the property line. Note that the neighbor to the west and south is a cemetery and to the north the driveway of the church.

3. Section ^{6.2D.1} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
This is an existing condition. Landscaping to a 10' depth on the north, south, and west sides of the building would restrict fire and other vehicular access on the north and south sides of the building; a fire lane around the building is required and would not be feasible with the full 10' of landscaping. It would also eliminate parking on the west side of the building. We have maximized building landscaping on the south and east sides of the building to the extent feasible.

4. Section ^{5.1E(10)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
This is an existing condition and no changes are proposed to the curb cut. Adequate site lines exist between the 3' - 10' view shed.

5. Section ^{5.1E(17)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Please refer to the attached memo from Adam Morse, civil engineer at Engineering Ventures for response.

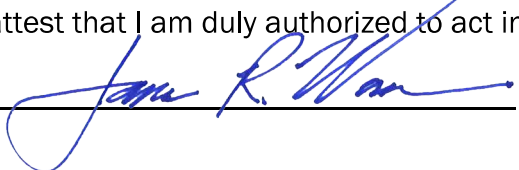
6. Section ^{6.6.C.1(2d) and 6.6.C.2 (1,2,4)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Please refer to the attached memo from Adam Morse, civil engineer at Engineering Ventures for response.

7. Section ^{6.6.C.2 (3)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Please refer to the attached memo from Adam Morse, civil engineer at Engineering Ventures for response. Note that the amount of new pervious area has increased to 843 SF with the additional landscaping. The amount of disturbance on the site increased to 3,137 SF with the increased landscape and some asphalt repair. The site is nearly flat with a grade change from east to west over 250' of less than 2' and a negligible change from north to south.

8. Section ^{6.6.C.1 (1j)} of the (circle one) Site Plan Review / Subdivision Regulations. A Waiver of this Section meets (circle one) Criteria A / Criteria B because _____
Per the attached memo from Adam Morse, the reduction in impervious area on the site makes the need for additional subsurface drainage and hence soils information unnecessary. Soils for new landscaping will be provided per the requirements in details 5 and 6 on A0.4 and for new paving on 1/A0.4

SIGNATURE

I (we) hereby submit this application to the Planning Board and attest that to the best of my (our) knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As the applicant or as the agent of the applicant, I attest that I am duly authorized to act in this capacity.

Signature of Applicant:  Date: REV: 6/22/2026

REV 2: 9/2/2026

Section ^{6.7.C.1} of the (circle one) **Site Plan Review** / **Subdivision Regulations**. A Waiver of this Section meets (circle one) **Criteria A** / **Criteria B** because _____

This waiver request has been deleted and parking lot fixtures added per the revised photometric plan

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

PLAN IS APPROVED PURSUANT
TO THE CITY OF LEBANON SITE
PLAN REVIEW REGULATIONS
LAST REVISED MARCH 23, 2025
AND ZONING ORDINANCE LAST
AMENDED MARCH 11, 2026

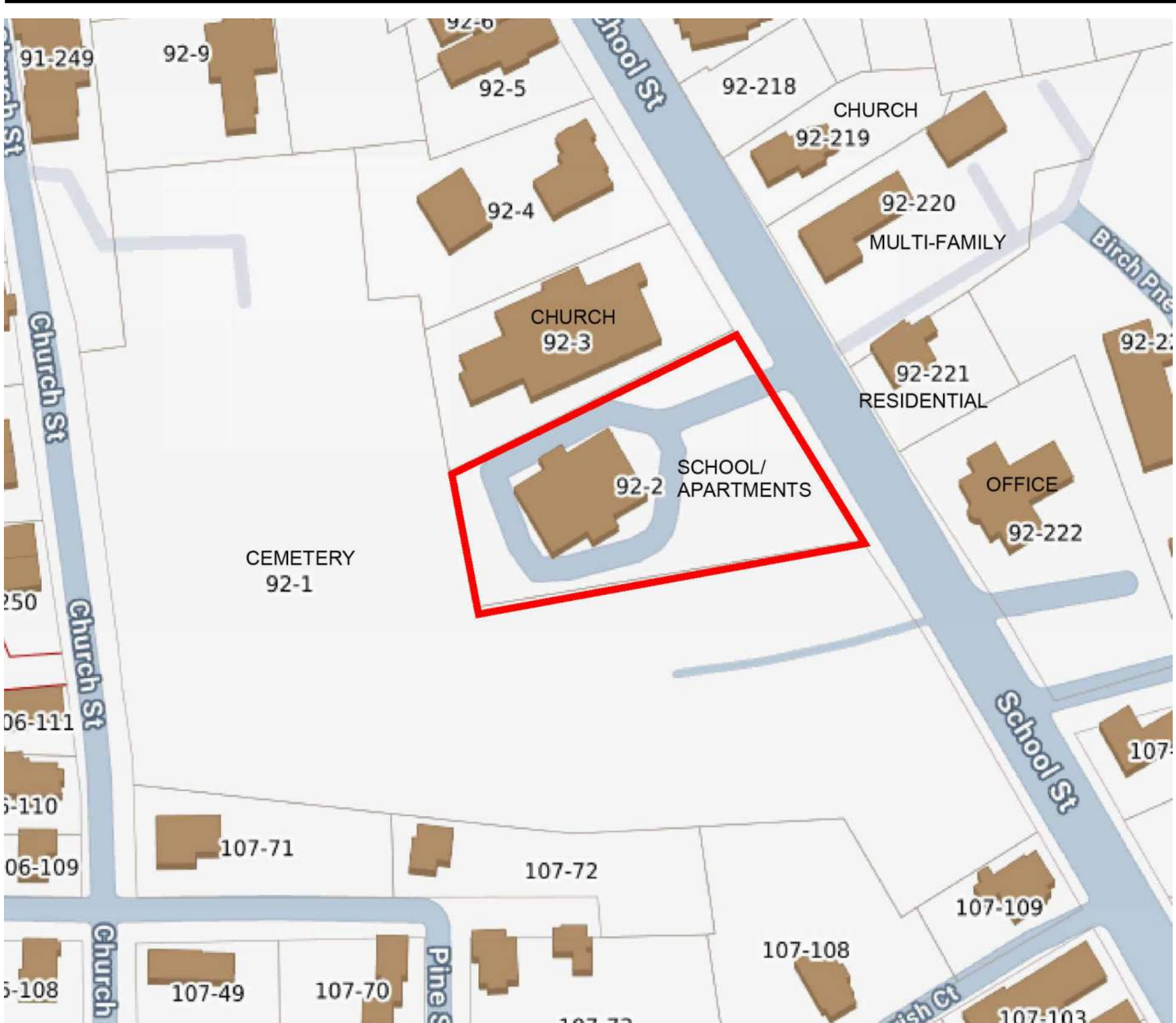
APPLICATION #PB2026-32-SPR

SPECIAL EXCEPTION (ZO
SECTION 801.3, APPLICATION #
ZB2026-02-SE) EXPECTED TO
BE APPROVED 7.2.2026

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	EL1-2	EXTERIOR LIGHTING DETAILS
SHEET 11	A2-1	FLOOR PLANS
SHEET 12	A4-0	EXTERIOR ELEVATIONS
SHEET 13	A5-0	DETAILS
SHEET 14	C2-2	FIRE TRUCK TURNING PLAN

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%)	23,457 SF (56.8%)
Perimeter Landscaping		7,082 SF	7,925 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
EV Planned Spaces (New Units only)	1/ea Unit 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

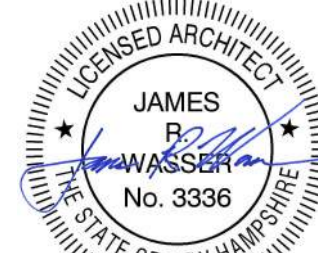
EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:

PLANNING BOARD REVIEW



JIM WASSER'S ELECTRONIC OR DIGITAL SEAL OR SIGNATURE IS EFFECTIVE ONLY AS
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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
3	REVISION PER PLANNING BOARD COMMENTS	08.19.2026

COVERSHEET,
ZONING TABLE

SCALE:

PROJECT NUMBER: 2521

G1

SHEET 1

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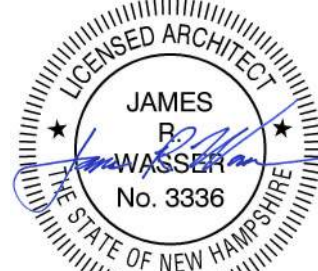
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EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

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ISSUE DATE: FEBRUARY 9, 2026

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

SITE MAPS

SCALE: 1" = 40'-0"

PROJECT NUMBER: 2521

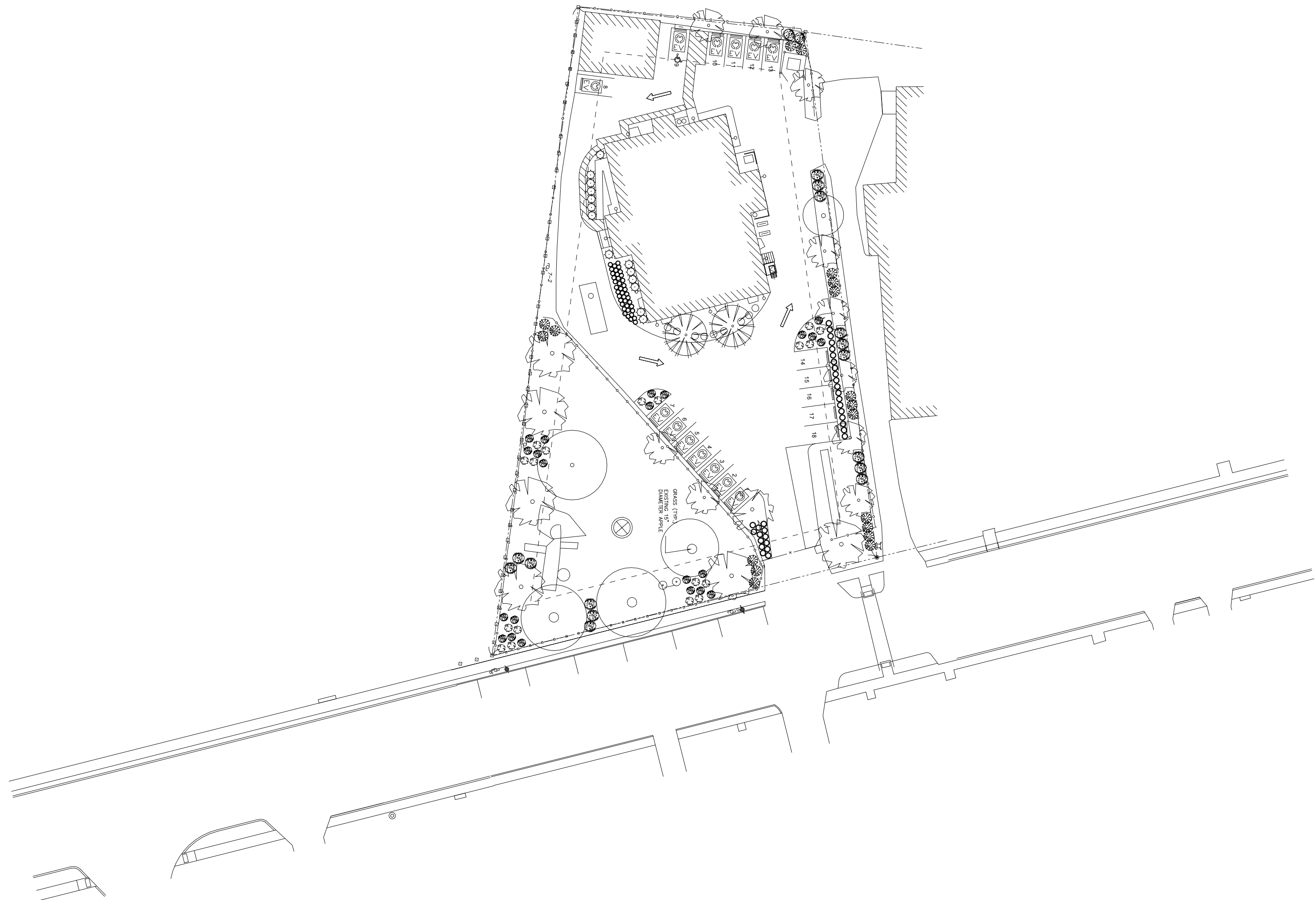
G2

SHEET 2

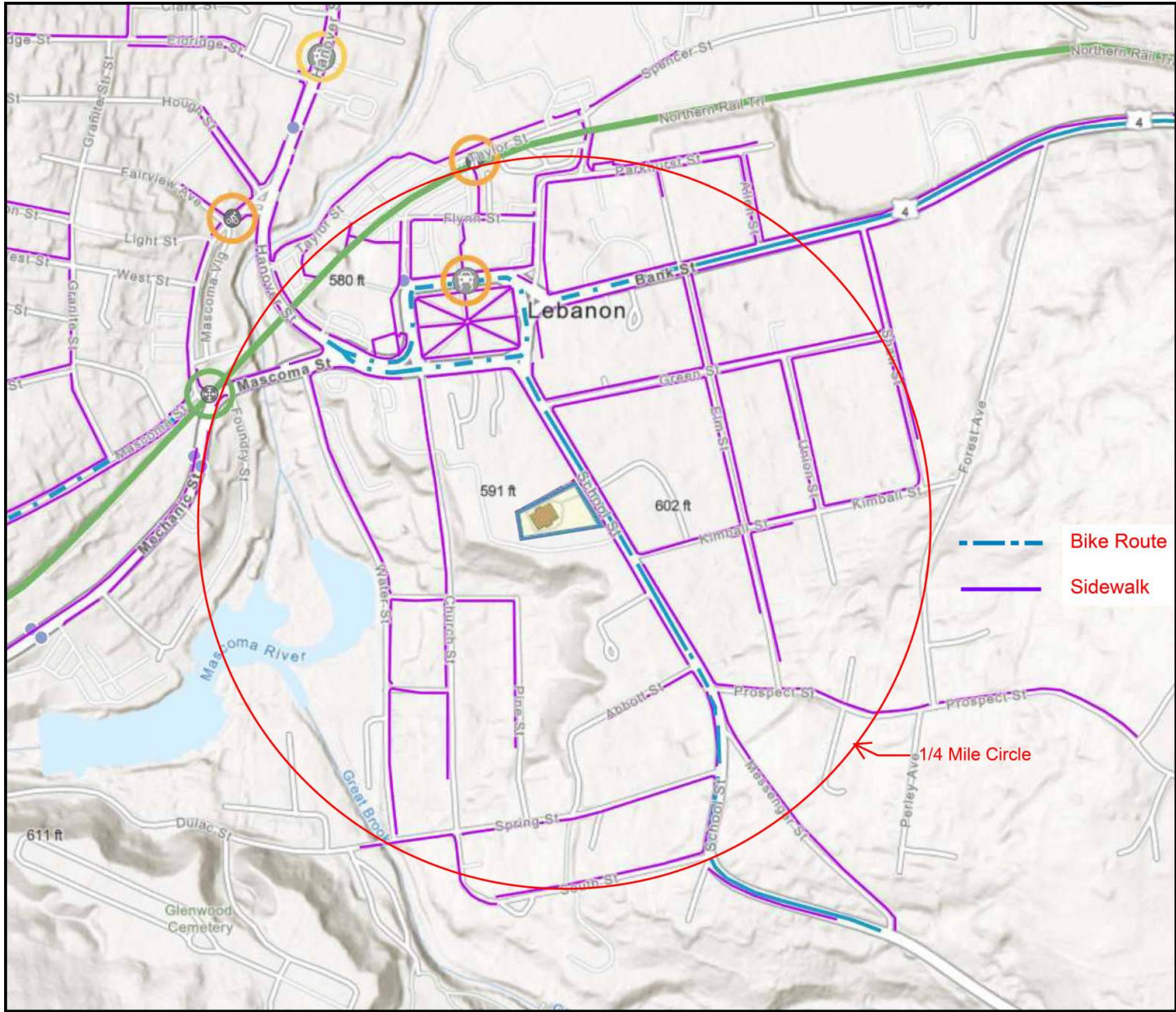
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Page 5 of 17

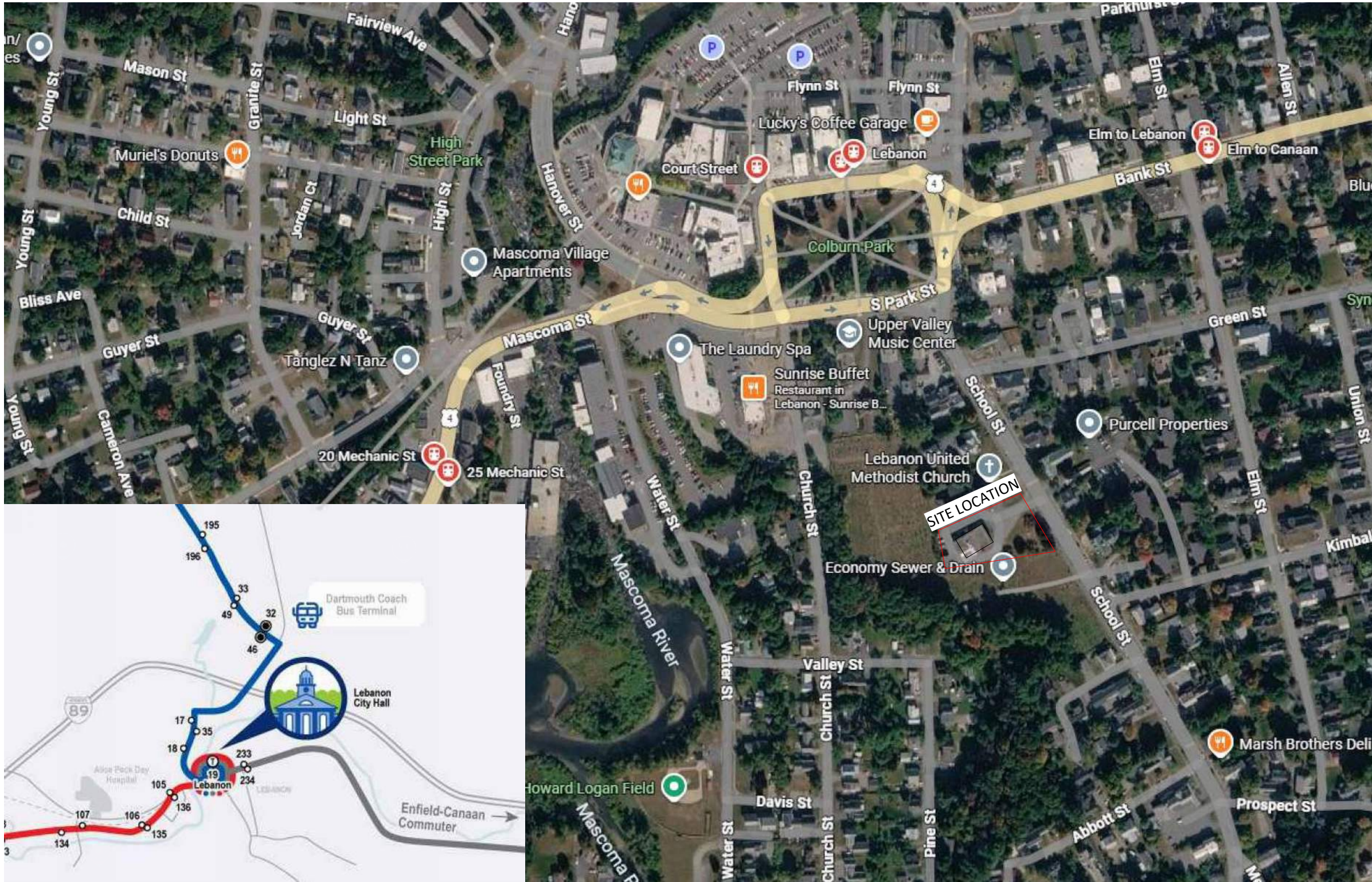
Page 19 of 63



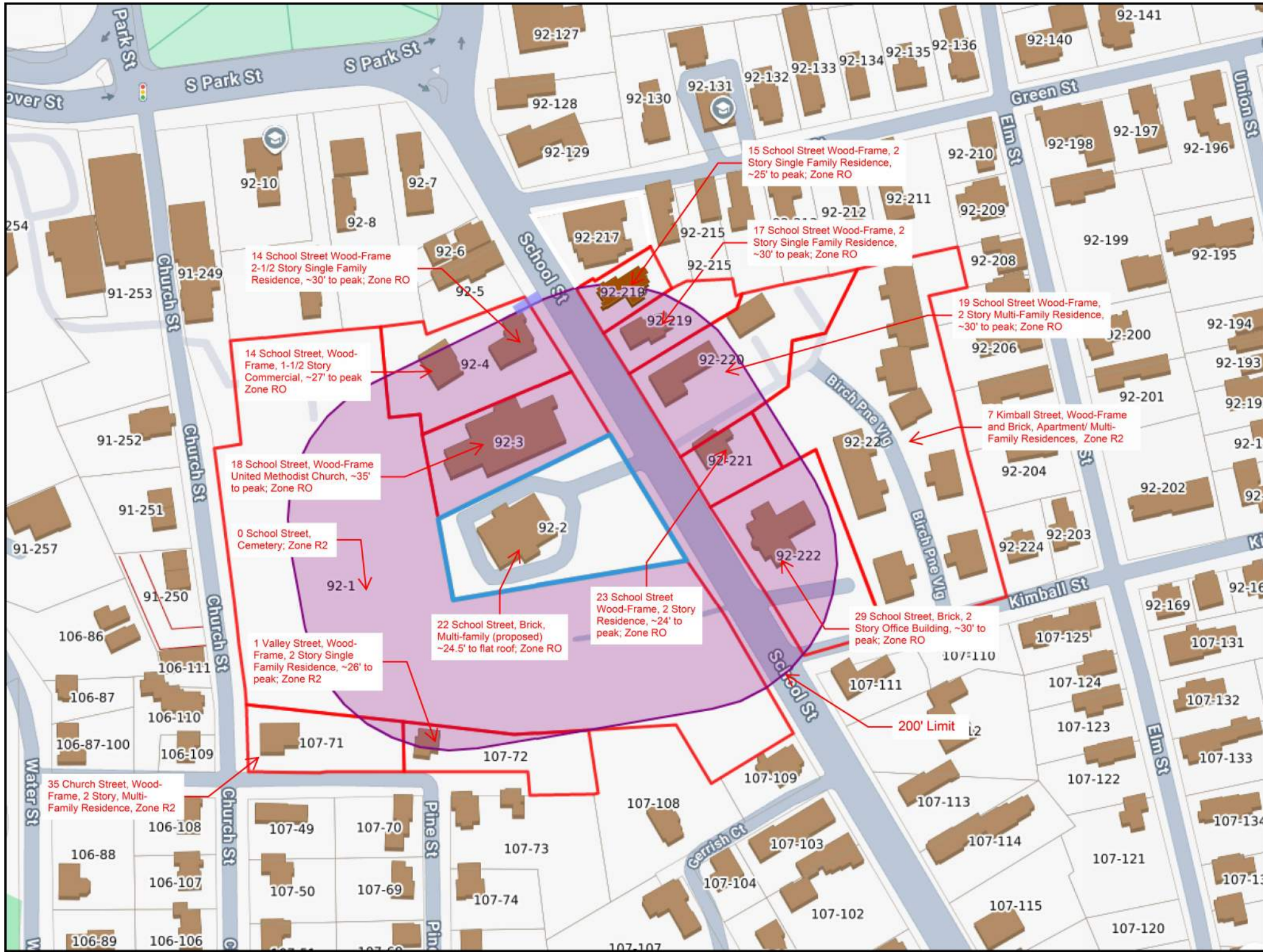
4 CURB CUTS WITHIN 200' OF SITE
1" = 40'-0"



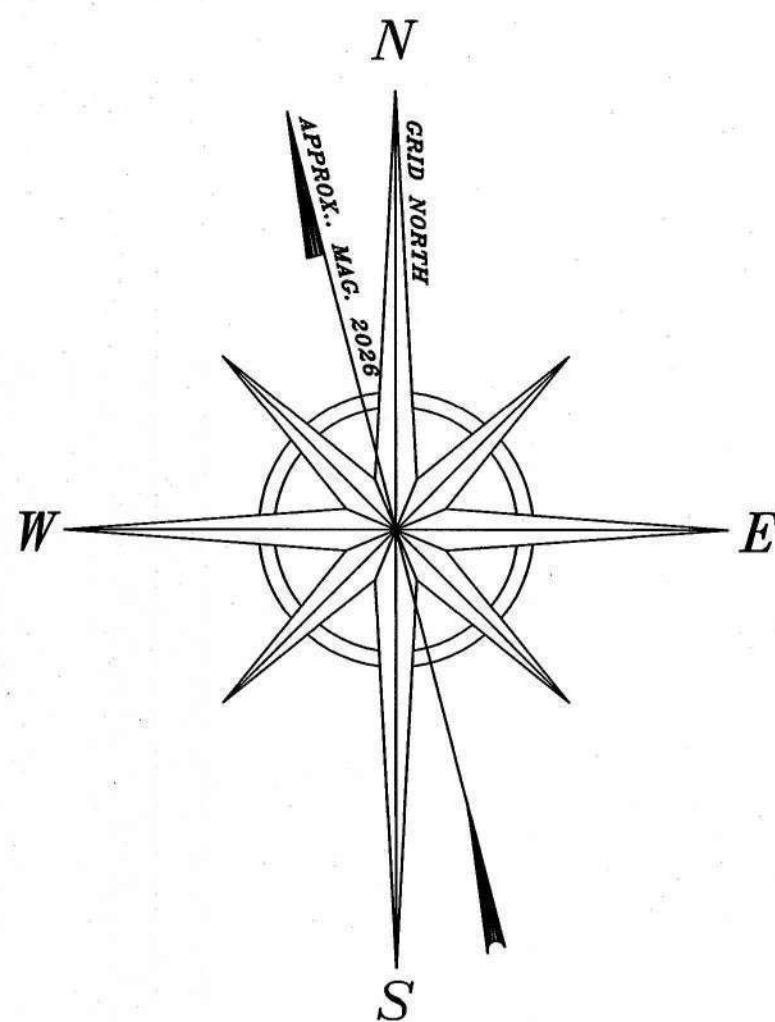
3 BIKES AND SIDEWALKS
NOT TO SCALE



2 TRANSIT MAP
NOT TO SCALE



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



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

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'

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

CB2 RIM EL.=600.45'
15" CPP TO DMH=596.11'
15" CPP TO CB3=595.9'
15" CPP TO CB1=596.25'
SUMP=595.25'

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

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

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

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

FOUND STONE BOUND
8"x6" UP 3'

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'

~ 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 ~

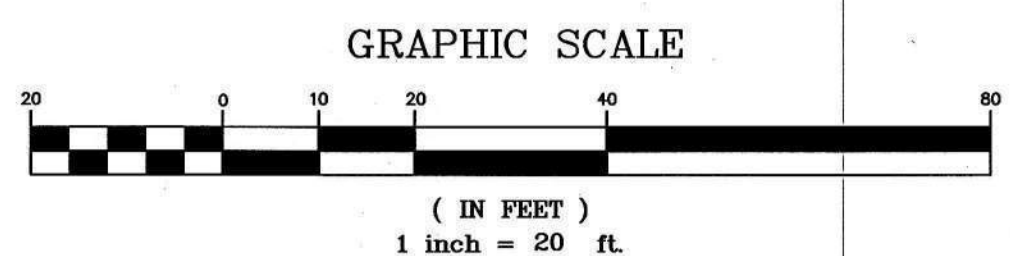
- PLAN ENTITLED "NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY EASEMENT ON LAND OF LEBANON SCHOOL DISTRICT LEBANON, GRAFTON COUNTY, NH.", PREPARED BY RICHARD OBERMAN ON JANUARY 27, 1989, DRAWING NUMBER NET-297.

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

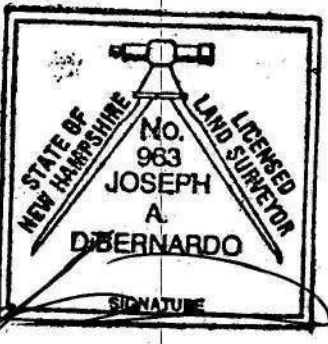
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOSEPH A. DIBERNARDO, N.H. C.L.S. #963
DATE 5/5/26

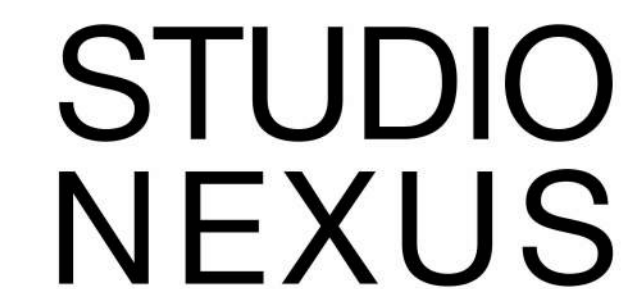
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DIBERNARDO ASSOCIATES, LLC.



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



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

22 SCHOOL ST
LEBANON, NH 03766

A circular professional seal for a Licensed Architect in the State of New Hampshire. The outer ring contains the text "LICENSED ARCHITECT" at the top and "THE STATE OF NEW HAMPSHIRE" at the bottom, separated by two stars. The center of the seal contains the name "JAMES R. WASSER" and the number "No. 3336". A blue ink signature is written across the center, overlapping the name and number.

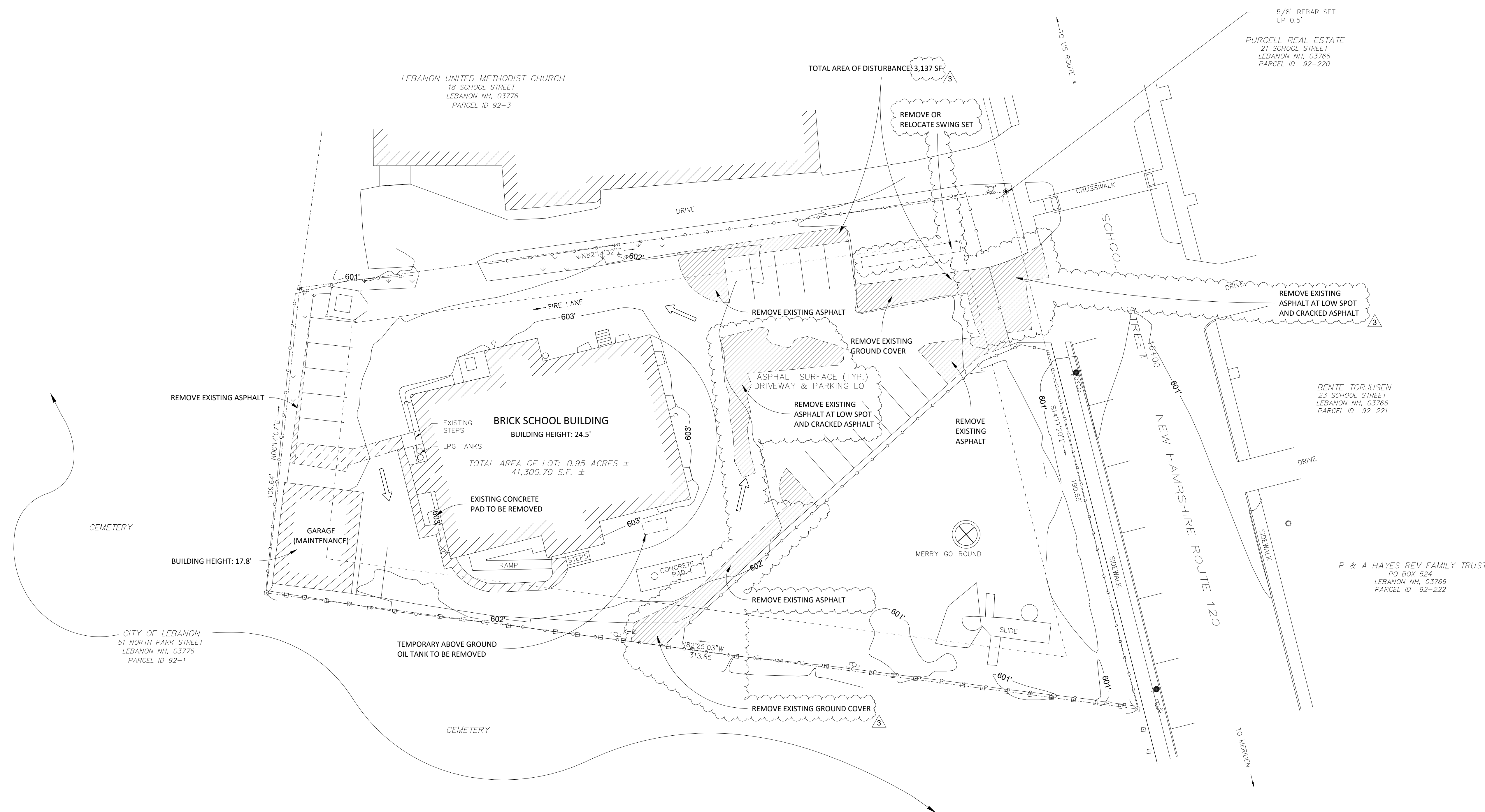
ISSUE DATE: FEBRUARY 9, 2017

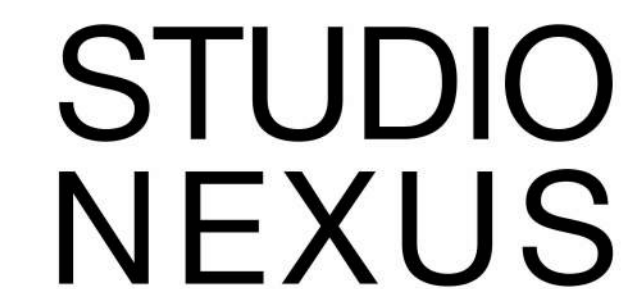
SITE DEMOLITION PLAN

A0.1

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Page 21 of 6





SITE PLAN LEGEND:

PROPERTY LINE -----

SETBACK — — — — —

PICKET FENCE
IRON TO BE SET

CHAIN LINK FENCE —○—○—○—○—○—○—○—

EXISTING GRASS

PROPOSED MULCH

PROPOSED ASPHALT

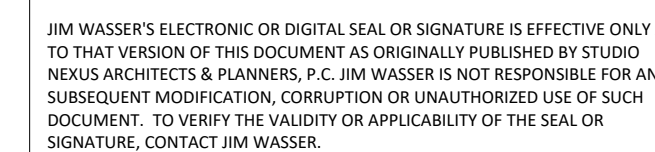
EXECUSUITE LLC

**22 SCHOOL ST
APARTMENTS**

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:

PLANNING BOARD REVIEW



ISSUE DATE: FEBRUARY 9, 2026

REVISIONS

DESCRIPTION	DATE
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PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PROJECT NUMBER:	2521
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A0.2

SHEET 5

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EFFECTIVE ONLY AS
 INDICATED BY STUDIO
 RESPONSIBLE FOR ANY
 USE OF SUCH
 SEAL OR

MAY 9, 2026

DATE
06.08.2026
06.22.2026
08.19.2026

DATE

ARCHITECTS, P.C.

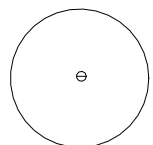
Page 22 of 63

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

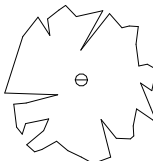
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUBS				
SYRINGA PATULA 'MISS KIM'	MANCHURIAN LILAC	21	36" Ht	PLANT 36" O.C.
ARROWOOD DENTATUM 'BLUE MUFFIN'	ARROWOOD VIBURNUM	18	36" Ht	PLANT 60" O.C.
ILEX VERTICILLATA	WINTERBERRY HOLLY	17	24" Ht	PLANT 48" O.C.
ALMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	18	24" Ht	PLANT 48" O.C.
SPIREA NIPPONICA	SNOWBOUND SPIREA	14	24" Ht	PLANT 48" O.C.
DECIDUOUS SHADE TREES				
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	4	3-3.5' Cal	
ZELKOVA SERRATA	JAPANESE ZELKOVA	9	3-3.5' Cal	
GLEDITSIA TRIACANTHOS	HONEY LOCUST	2	3-3.5' Cal	
EVERGREEN TREES				
PICEA GLAUCA	WHITE SPRUCE	2	6'-10' Ht	
ORNAMENTAL GRASSES				
PANCIUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS	32	1 gal	PLANT 36" O.C.
PERENNIALS				
NEPATA FAASSENII 'WALKER'S LOW'	CATMINT	40	1 gal	PLANT 24" O.C.

LANDSCAPING PLAN LEGEND:

EXISTING TREE



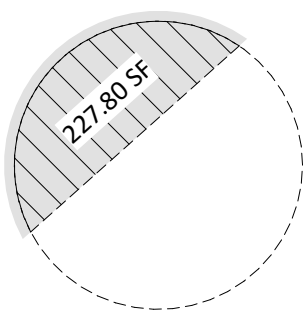
PROPOSED TREE



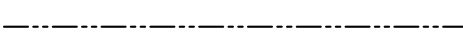
PROPOSED SHRUBS



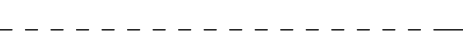
SHADE TREES, 10-YEAR
CROWN SIZE 30'
DIAMETER; SHADING
OVER PARKING
SHOWN HATCHED
WITH SQUARE FOOT
COVERAGE



PROPERTY LINE



SETBACK



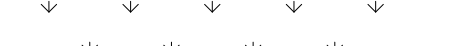
PICKET FENCE
IRON TO BE SET



CHAIN LINK FENCE



EXISTING GRASS



PROPOSED MULCH



SEED MIX

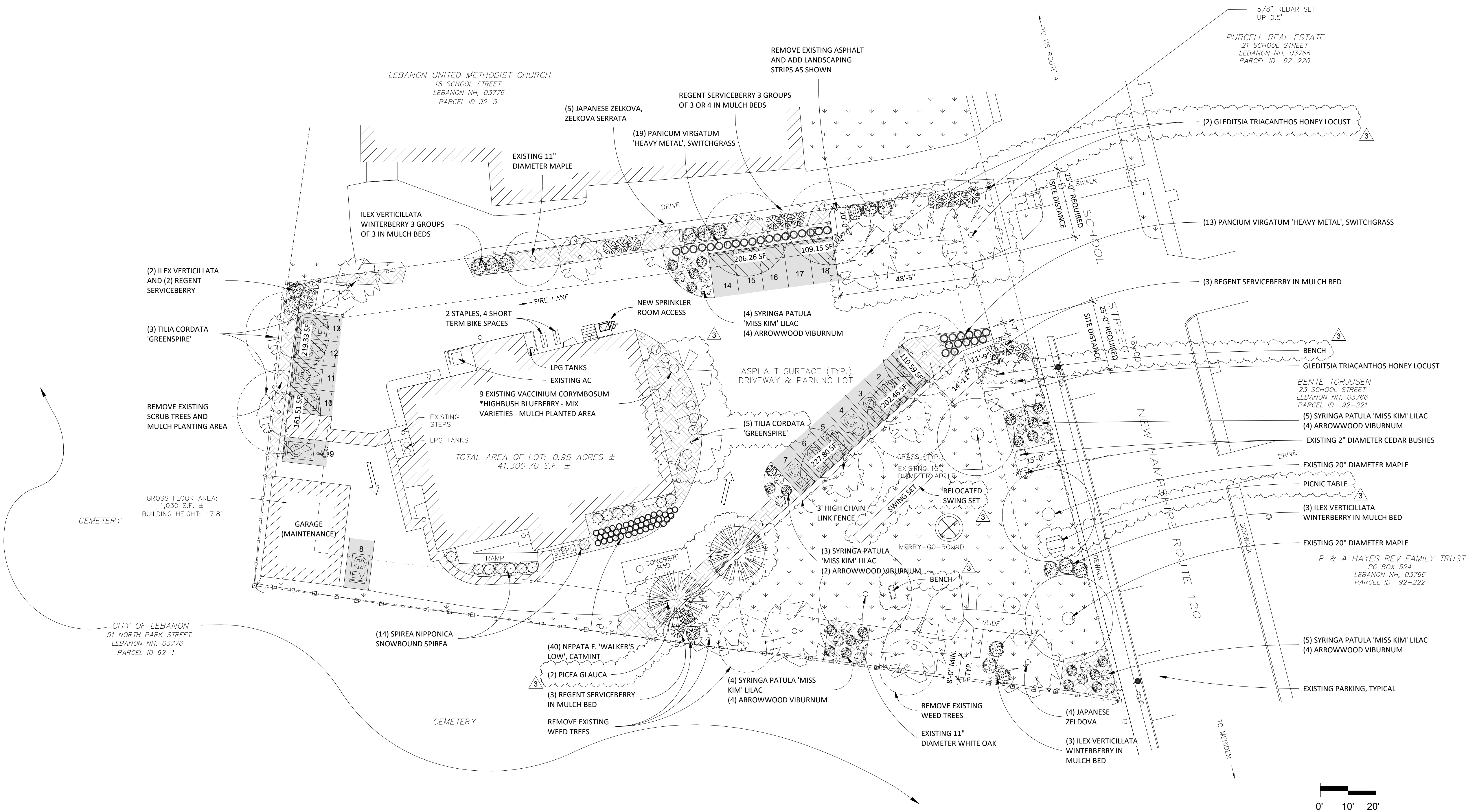
LAWN SEED MIX: NEW ENGLAND PREMIER SHAD MIX, L.D. OLIVER
SEED COMPANY, SEED AT 4 LGS PER 1,000 SF
CONSERVATION SEED MIX: VERMONT CONSERVATION SEED MIX, L.D.
OLIVER SEED COMPANY, SEED AT 5 LBS PER 1,000 SF

PLANT REQUIREMENTS:

- ALL DECIDUOUS TREES SHALL BE A MINIMUM 2.5 TO 3 INCHES IN CALIPER, MEASURED 6 INCHES ABOVE THE FINISH GRADE LEVEL.
- 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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NEXUS

ARCHITECTS + PLANNERS

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

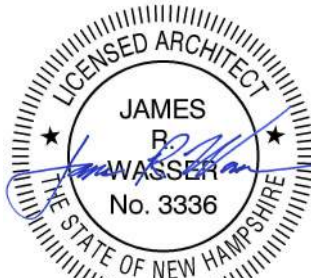
EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:

PLANNING BOARD 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
3	REVISION PER PLANNING BOARD COMMENTS	08.19.2026

PROPOSED
LANDSCAPE PLAN

SCALE: 1" = 20'-0" |

PROJECT NUMBER: 2521

A0.3

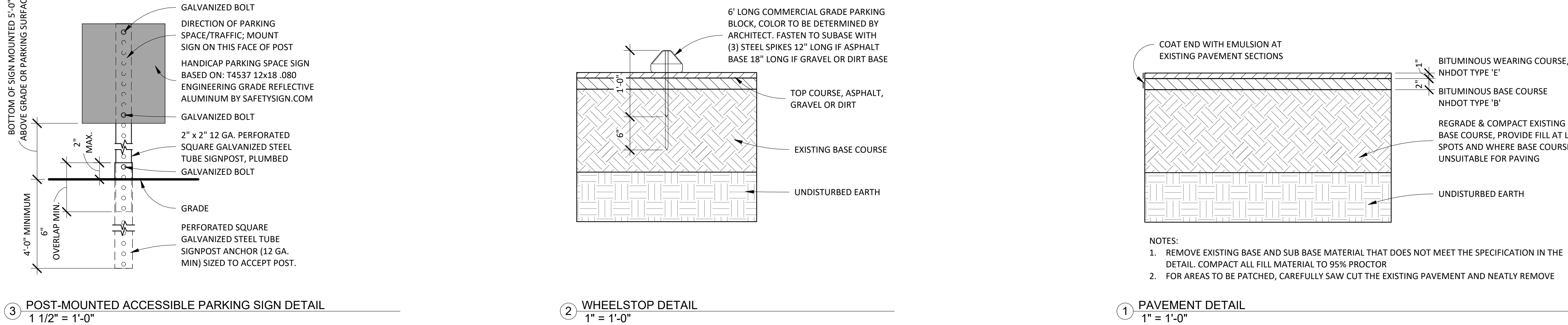
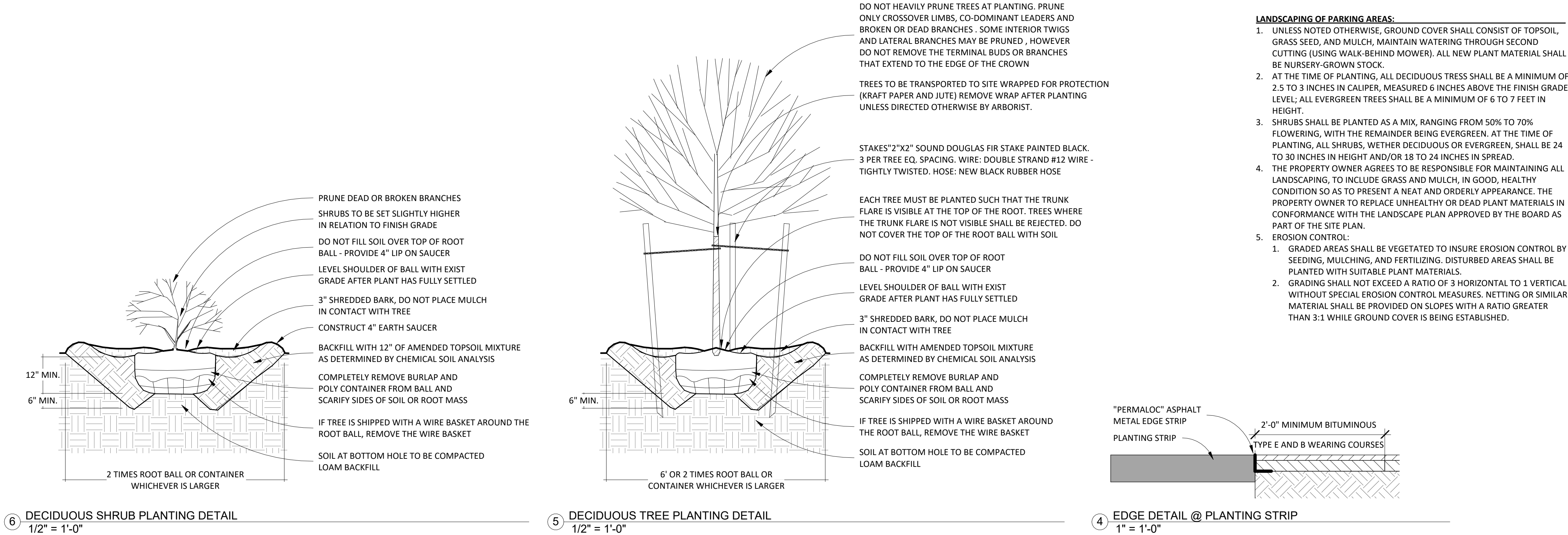
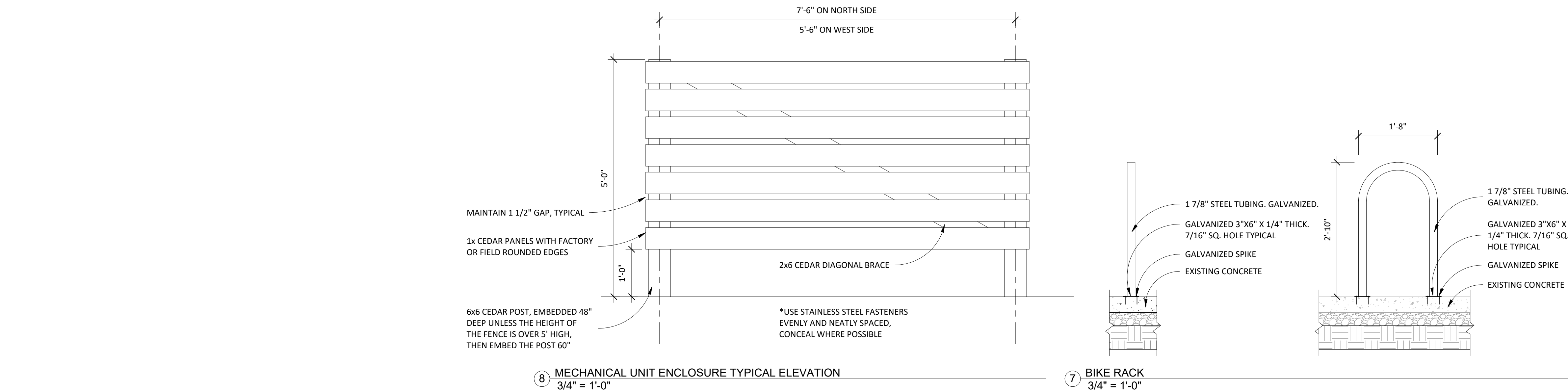
SHEET 6

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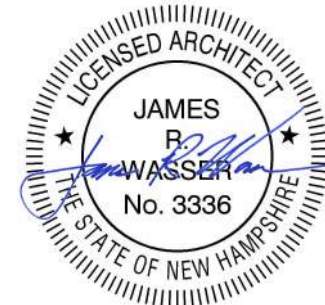
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EXECUSUITE LLC

22 SCHOOL ST APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD 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

SITE DETAILS

SCALE: As indicated

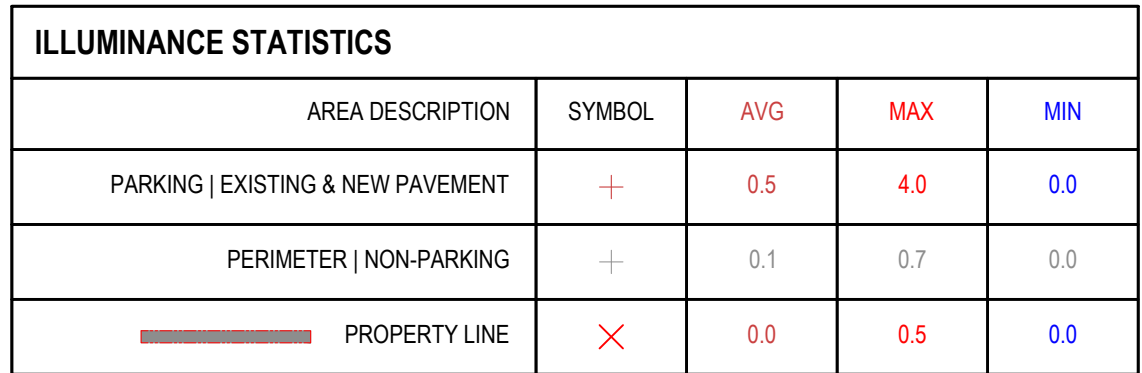
PROJECT NUMBER: 2521

A0.4

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EXTERIOR LIGHTING FIXTURE SCHEDULE				
TYPE	QTY	DESCRIPTION	CCT LUMENS WATTS	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. E4WH EMERGENCY BATTERY BACKUP AT EGRESS DOORS
☒ SYM	1	RADEON POST TOP AREA LIGHT 24" ROUND SYMMETRICAL VISUAL COMFORT OPTIC	3000K 3,000 LUMENS 25 WATTS	1. PE - PHOTOCELL BUTTON TYPE 2. FINAL OPTIONS TBD
☒ ASYM	1	RADEON POST TOP AREA LIGHT 24" ROUND ASYMMETRICAL VISUAL COMFORT OPTIC	3000K 3,000 LUMENS 25 WATTS	1. PE - PHOTOCELL BUTTON TYPE 2. FINAL OPTIONS TBD

SCALE | 1/16" = 1'-0"

1. 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, FICTURE AIMING, AND EQUIPMENT VARIATIONS.
2. THESE DOCUMENTS AND ASSOCIATED DESIGNS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF DEFAENCE ELECTRIC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR USE WITHOUT WRITTEN AUTHORIZATION FROM DEFAENCE ELECTRIC IS PROHIBITED.

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

- 1 EXISTING LOCATION | NEW FIXTURE
- 2 EXISTING FIXTURE | RELOCATED TO NEW FIXTURE AS SHOWN
- 3 NEW LOCATION

[illegible]

EXECUSUITE LLC
LEBANON, NH

PROJECT

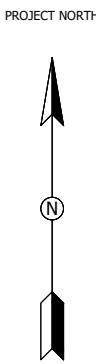
22 SCHOOL STREET

22 School Street
Lebanon | NH 03766

EXTERIOR LIGHTING

Calculated Lighting Levels | Photometric Plan

PROJECT NUMBER	26028
DATE	09/02/2026
DRAWN BY	T.Boucher
DWG NO	
EL1-0 SHEET 8	
SCALE	AS NOTED



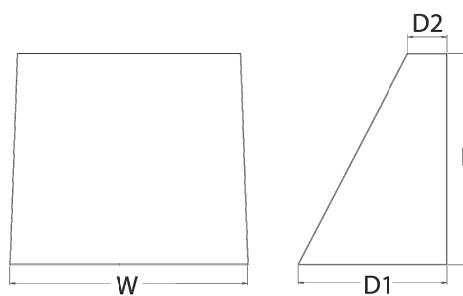


WDGE1 LED Architectural Wall Sconce



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	P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	---	---	750	1,200	2,000	---	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standard / n/light	---	1,200	2,000	3,000	4,500	6,000	---
WDGE3 LED	Precision Reflective	10W	18W	Standard / n/light	700	1,200	2,000	3,200	4,200	---	---
WDGE3 LED	Precision Reflective	15W	18W	Standard / n/light	6,000	7,500	8,500	10,000	12,000	---	---
WDGE4 LED	Precision Reflective	---	---	Standard / n/light	---	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

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

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	VW Visual comfort wide	---	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 (A title 20 MACUS) (W, 0°C min)	DBBXD 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)	DBNXXD Natural aluminum
DAC 0-10V dimming wire pulled inside fixture for use with an external control, ordered separately	DBWXXD White
BCE Bottom conduit entry for back box (PBBW) Total of 4 entry points	DBSDX Sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)	
CCE Coastal Constructed	

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. 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.

Luminaire Package	System Watts	3000K (2700K-3000K)	4000K (3500K-4000K)	5000K (4500K-5000K)	6000K (5500K-6000K)	7000K (6500K-7000K)	8000K (7500K-8000K)	9000K (8500K-9000K)	10000K (9500K-10000K)
P0	7W	VF 693	99	0	0	0	0	0	0
		VW 694	99	0	0	0	0	0	0
		VF 1,120	112	0	0	0	0	0	0
		VW 1,122	112	0	0	0	0	0	0
P1	10W	VF 1,806	120	1	0	0	0	0	0
		VW 1,809	120	1	0	0	0	0	0
P2	15W	VF 1,806	120	1	0	0	0	0	0
		VW 1,809	120	1	0	0	0	0	0

Electrical Load

Luminaire Package	System Watts	3000K	4000K	5000K	6000K	7000K	8000K	9000K	10000K
P0	7W	0.060	0.035	0.030	0.026	---	---	---	---
	9W	---	---	---	---	0.026	---	---	---
P1	10W	0.082	0.049	0.043	0.038	---	---	---	---
	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)

System	Back Type	Lumens
E4WH	VF	646
	VW	647

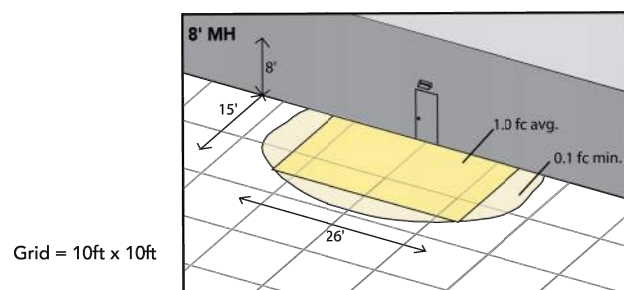
Emergency Egress Options

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.

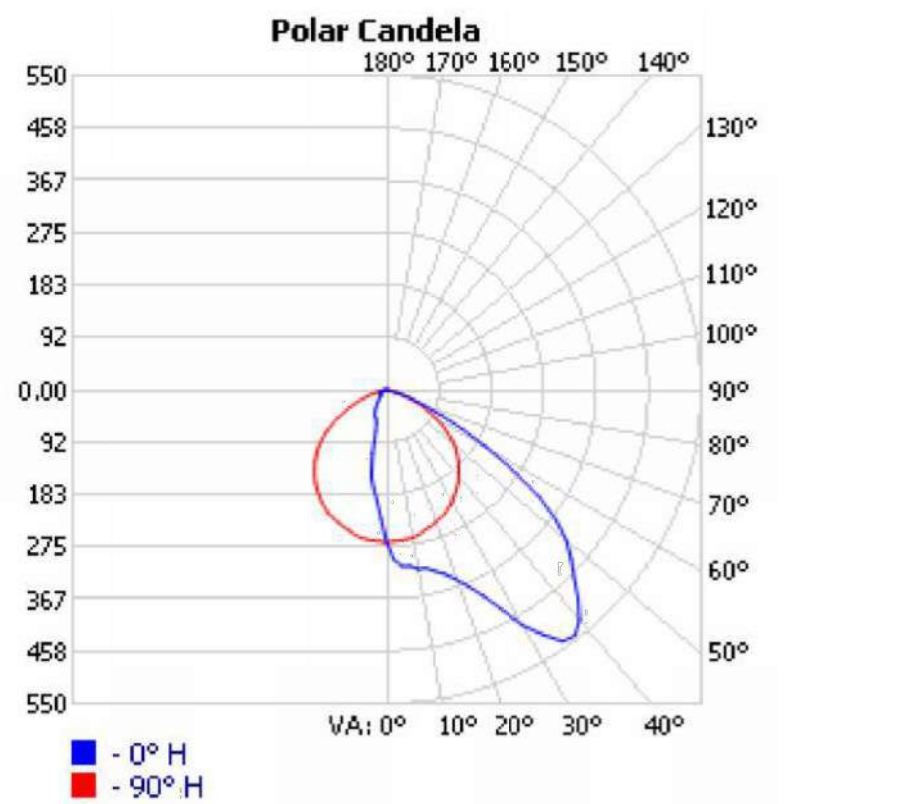


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

OUTDOOR PHOTOMETRIC REPORT

CATALOG: WDGE1 LED P0 30K 80CRI VW

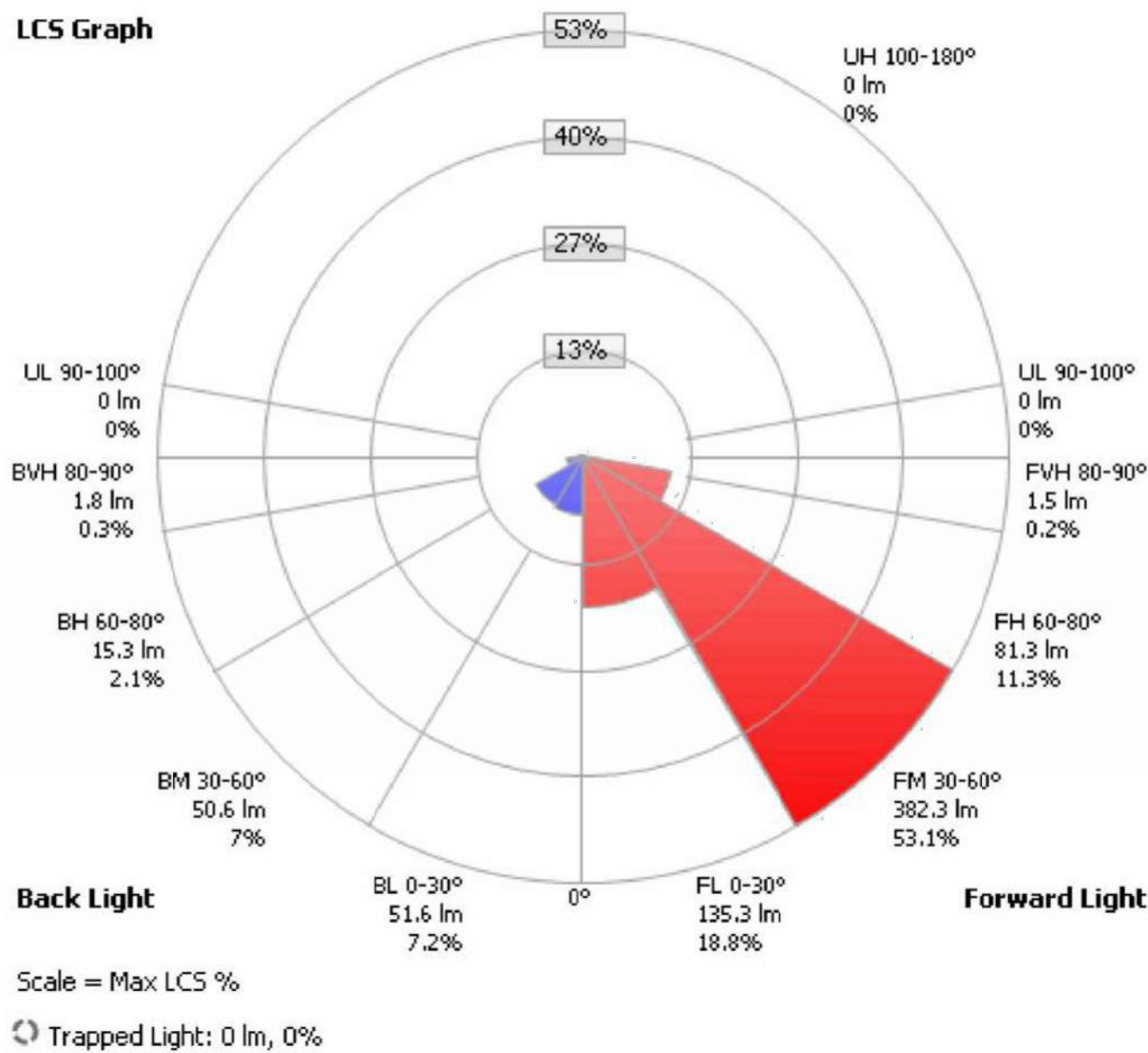
Test #: ISF 20248P21
Test Lab: SCALED PHOTOMETRY
Catalog: WDGE1 LED P0 30K 80CRI VW
Description: WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC
Series: WDGE1 LED Wall Mount
Lamp Output: Total luminaire Lumens: 719.6, absolute photometry *
Input Wattage: 6.7947
Luminous 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.



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

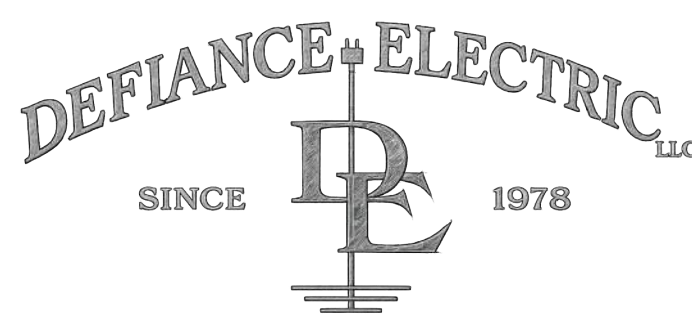
BUG Rating	Lumens	Lumens %
Forward Light		
Low(0-30):	135.3	18.8%
Medium(30-60):	382.3	53.1%
High(60-80):	81.3	11.3%
Very High(80-90):	1.5	0.2%
Back Light		
Low(0-30):	51.6	7.2%
Medium(30-60):	50.6	7%
High(60-80):	15.3	2.1%
Very High(80-90):	1.8	0.3%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000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

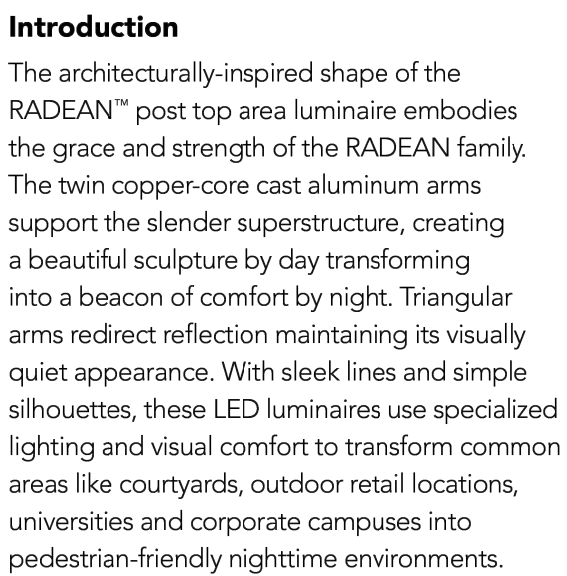
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	PLANNING BOARD REVIEW	05/19/2028
02	POLE LIGHTING ADDITIONS PER PLANNING BOARD COMMENTS	09/02/2028

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

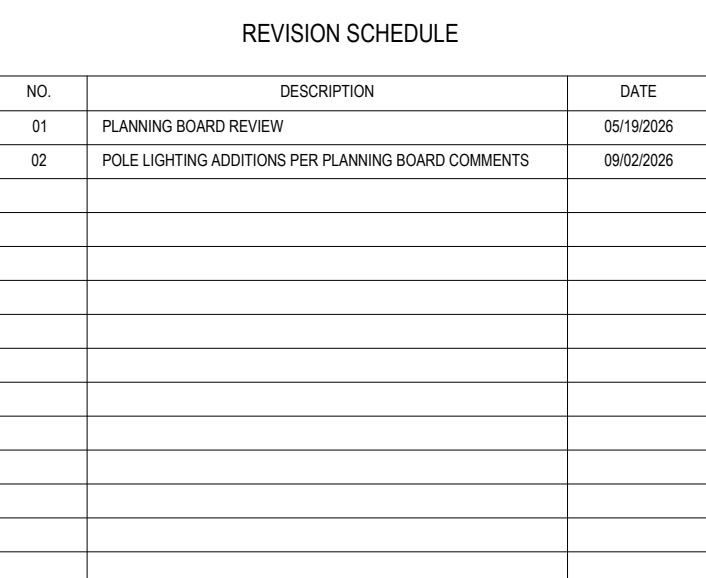
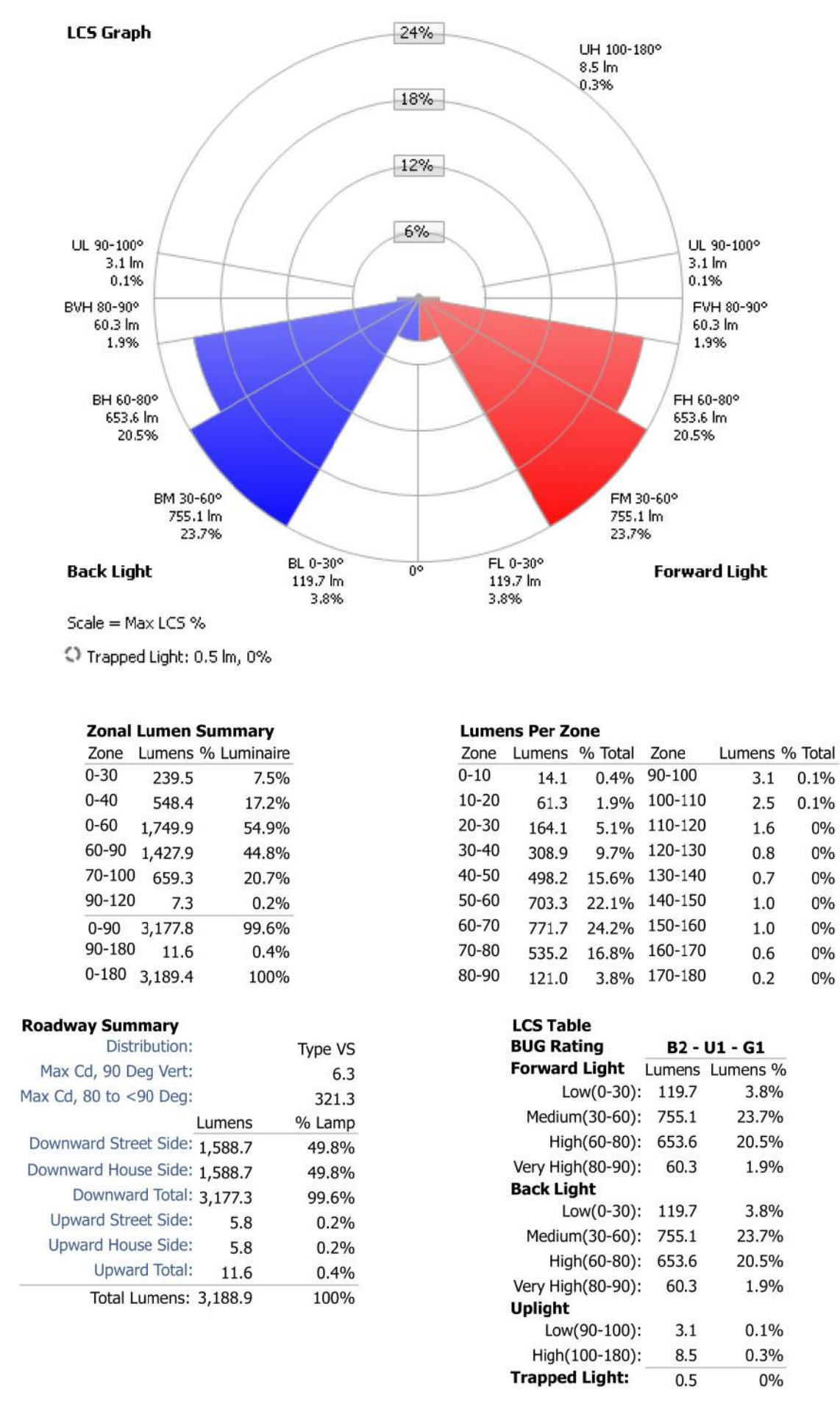
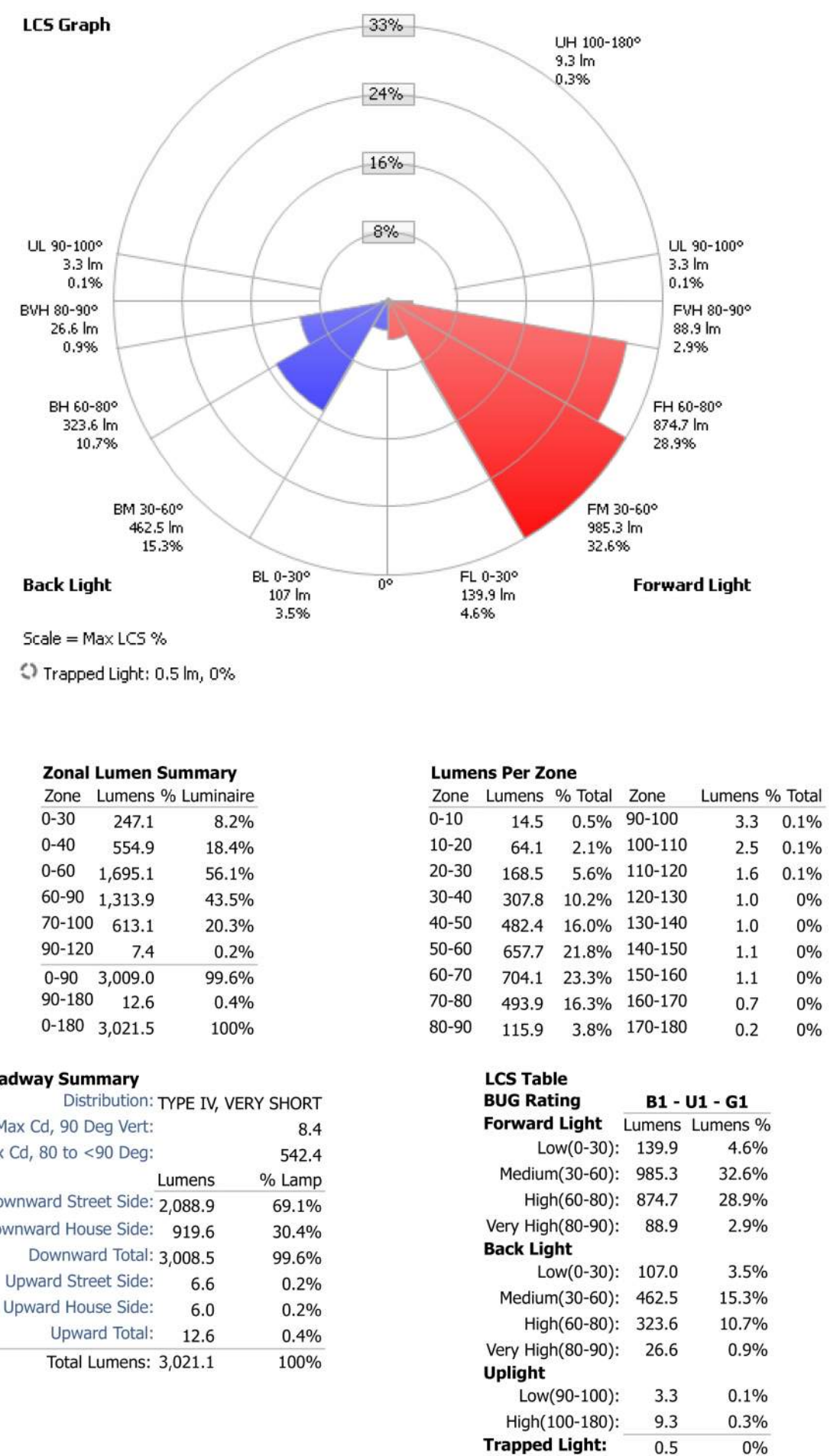
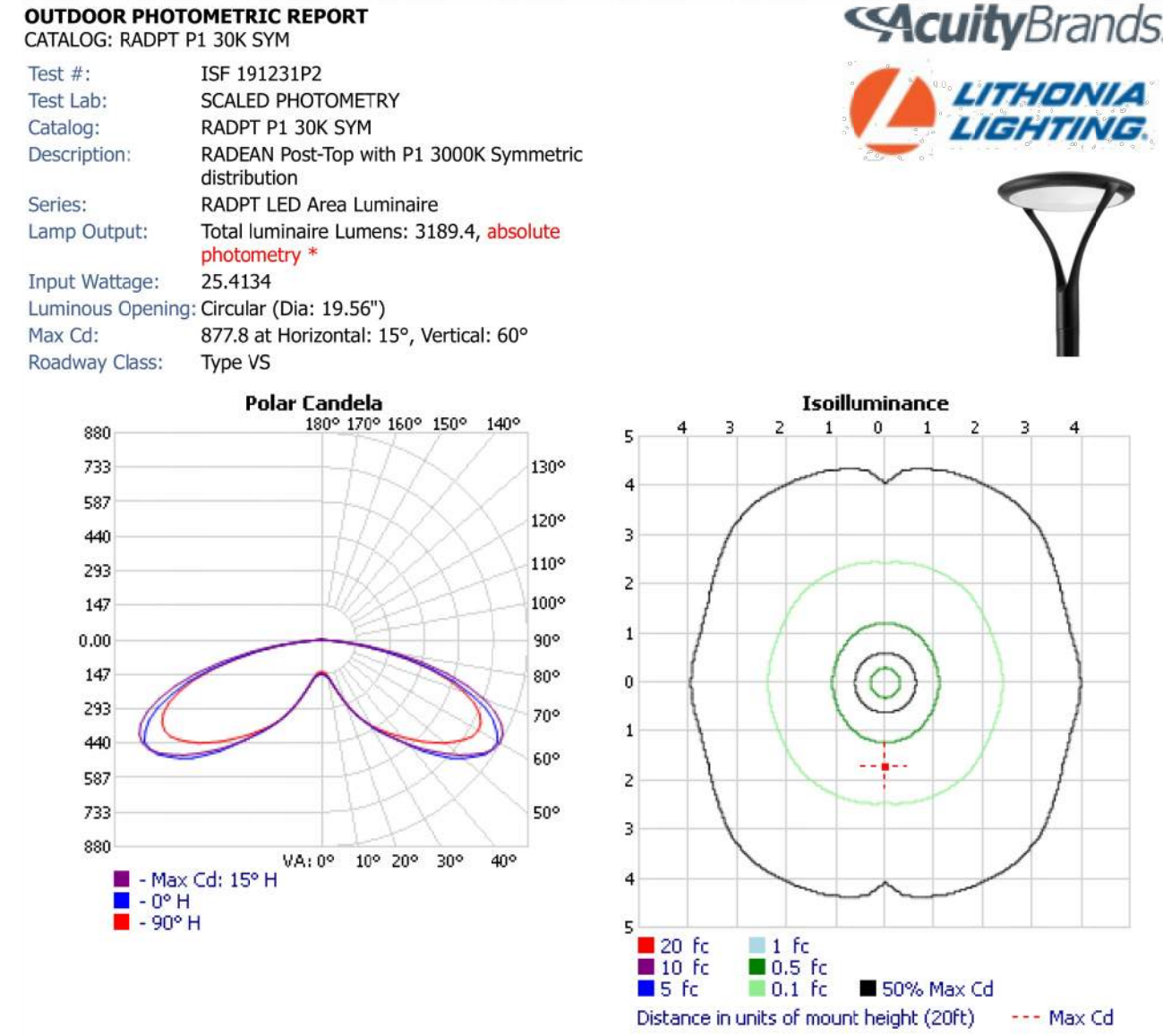
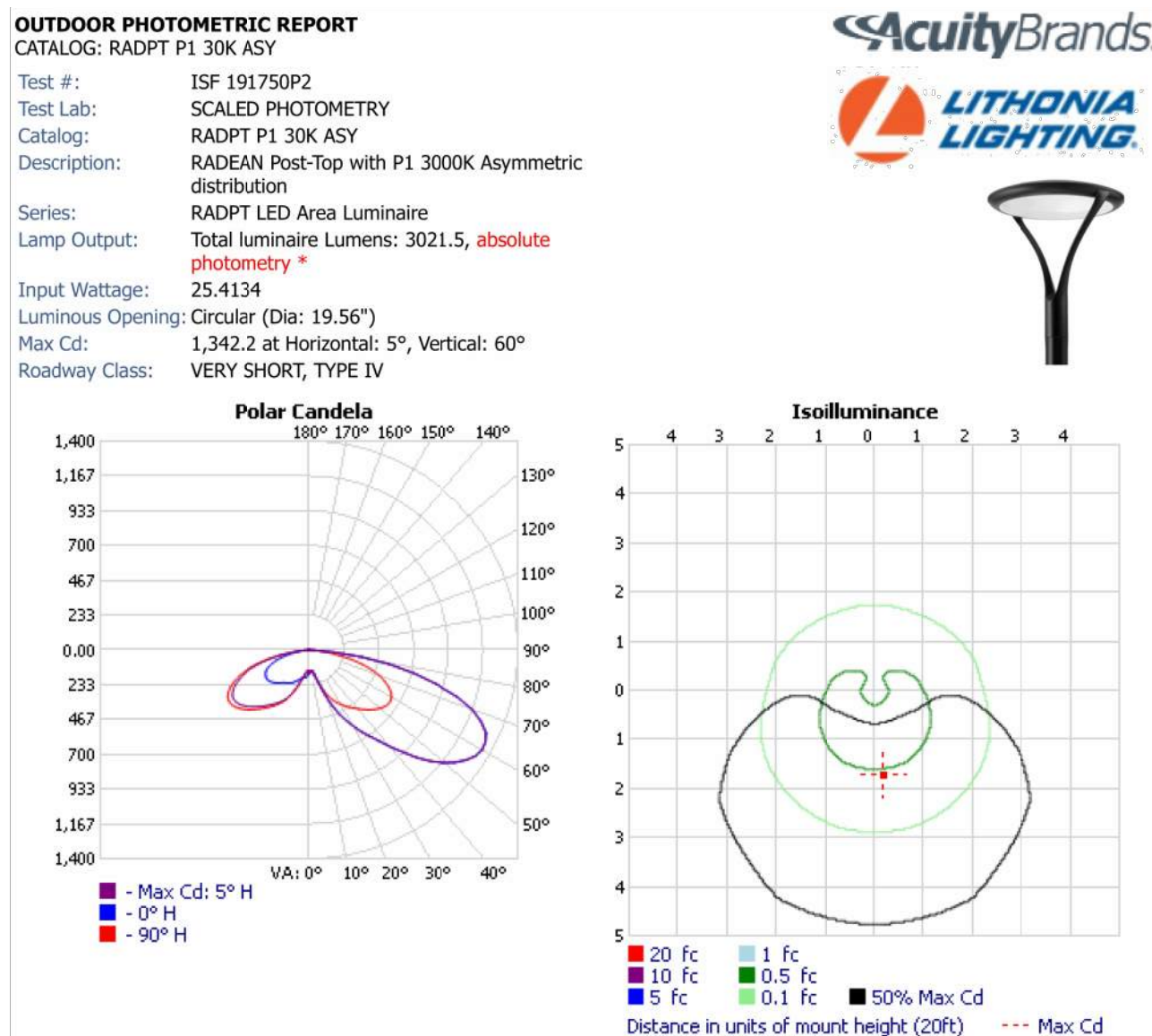
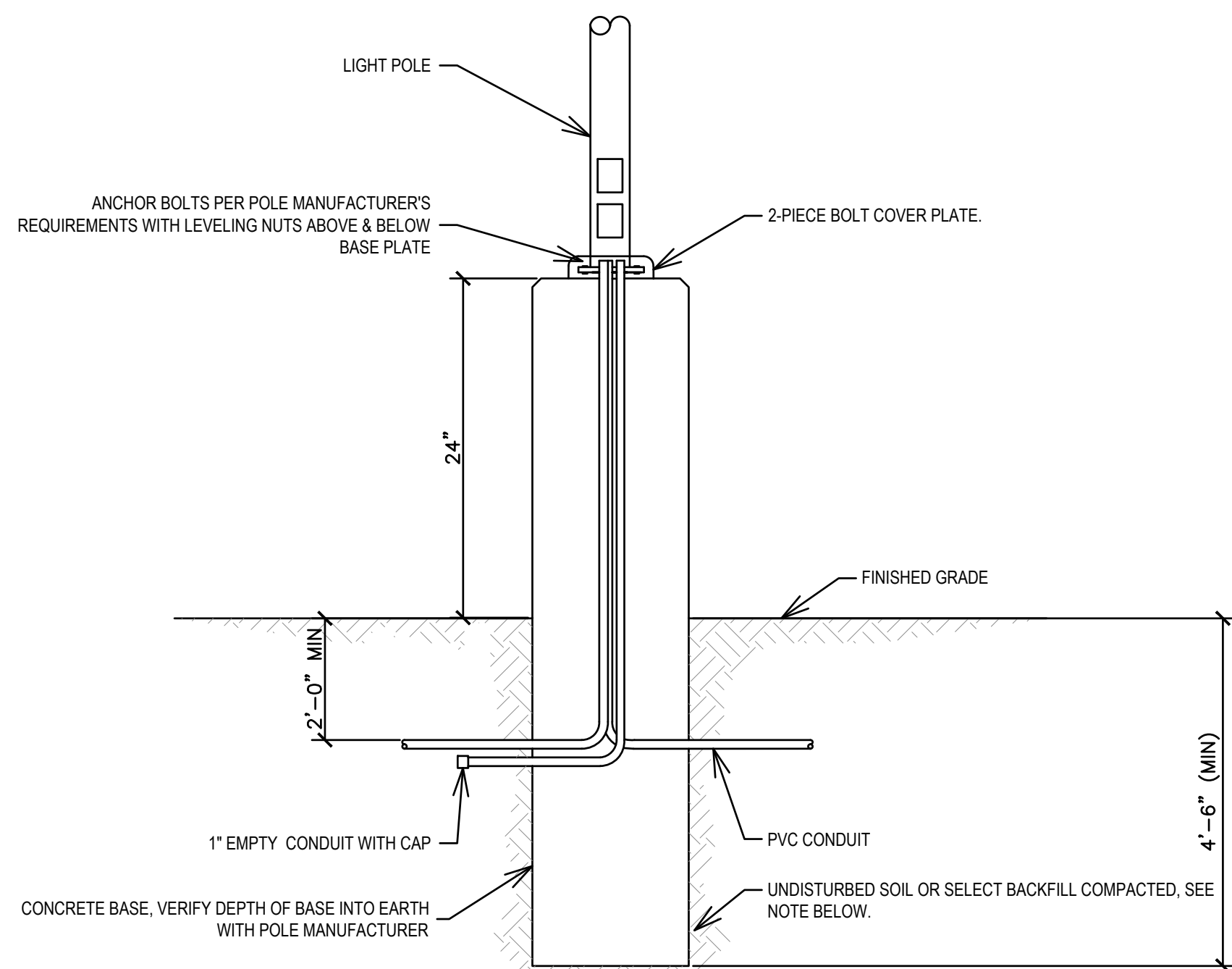
EXTERIOR LIGHTING DETAILS

Fixture Specifications | LCS Table | LCS Graph

PROJECT NUMBER	26028
DATE	09/02/2026
DRAWN BY	T.Boucher
DWG NO.	EL1-1
SHEET 9	
SCALE	AS NOTED

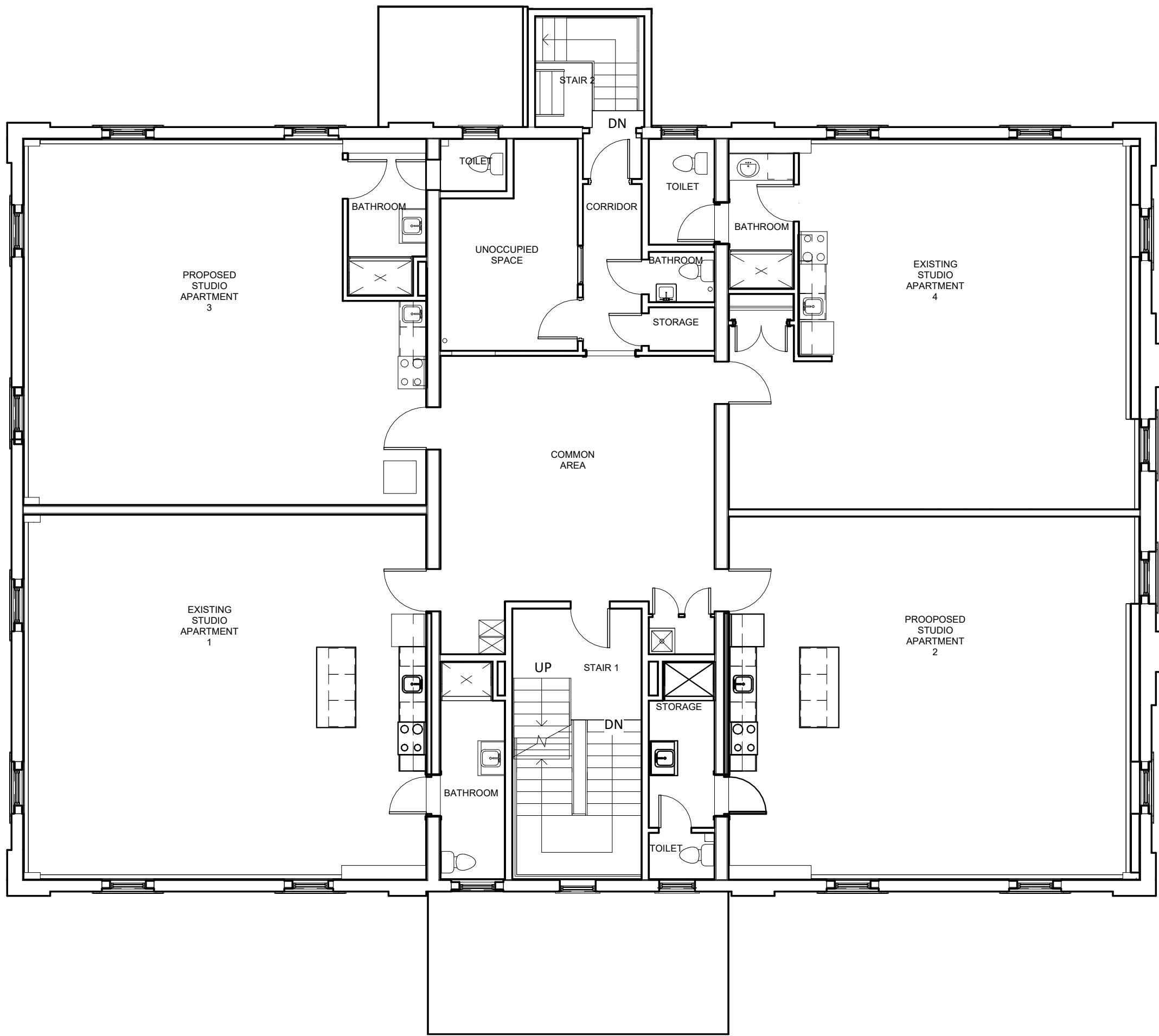


Ordering Information			EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PE DNXD		
RADPT LED	P1	30K	SYM ASYM	MVOLT	RADPT20
Series	Performance package	Color temperature	Distributions	Voltage	Mounting (optional)
RADPT LED	P1 3,000 lumens	30K 3000K	SYM Symmetric type V ASY Asymmetric type IV	MVOLT ¹	RADPT20 Slips over a 2.38" diameter tension (4" tall bracket required)
TBD			TBD		
Control options		Other options		Finish (optional)	
Shipped installed NITAR2 nLight AIR 2.0 enabled ¹ PE Return photon! ¹ FAD Field adjustable output ¹ DMC 0-10v dimming wires pulled outside housing (for use with an external control, ordered separately) ¹			DBLX Black		

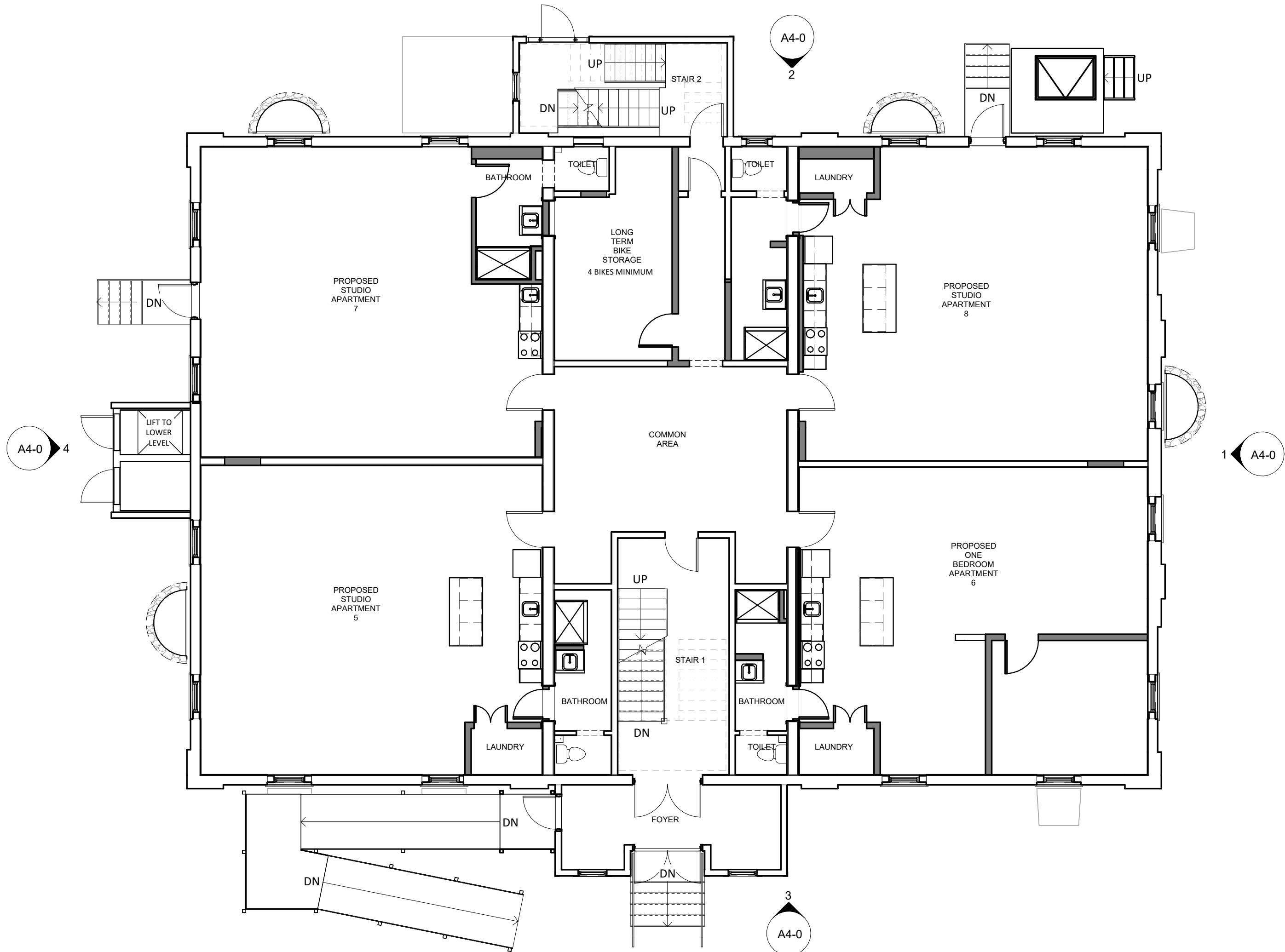


SCALE AS NOTED

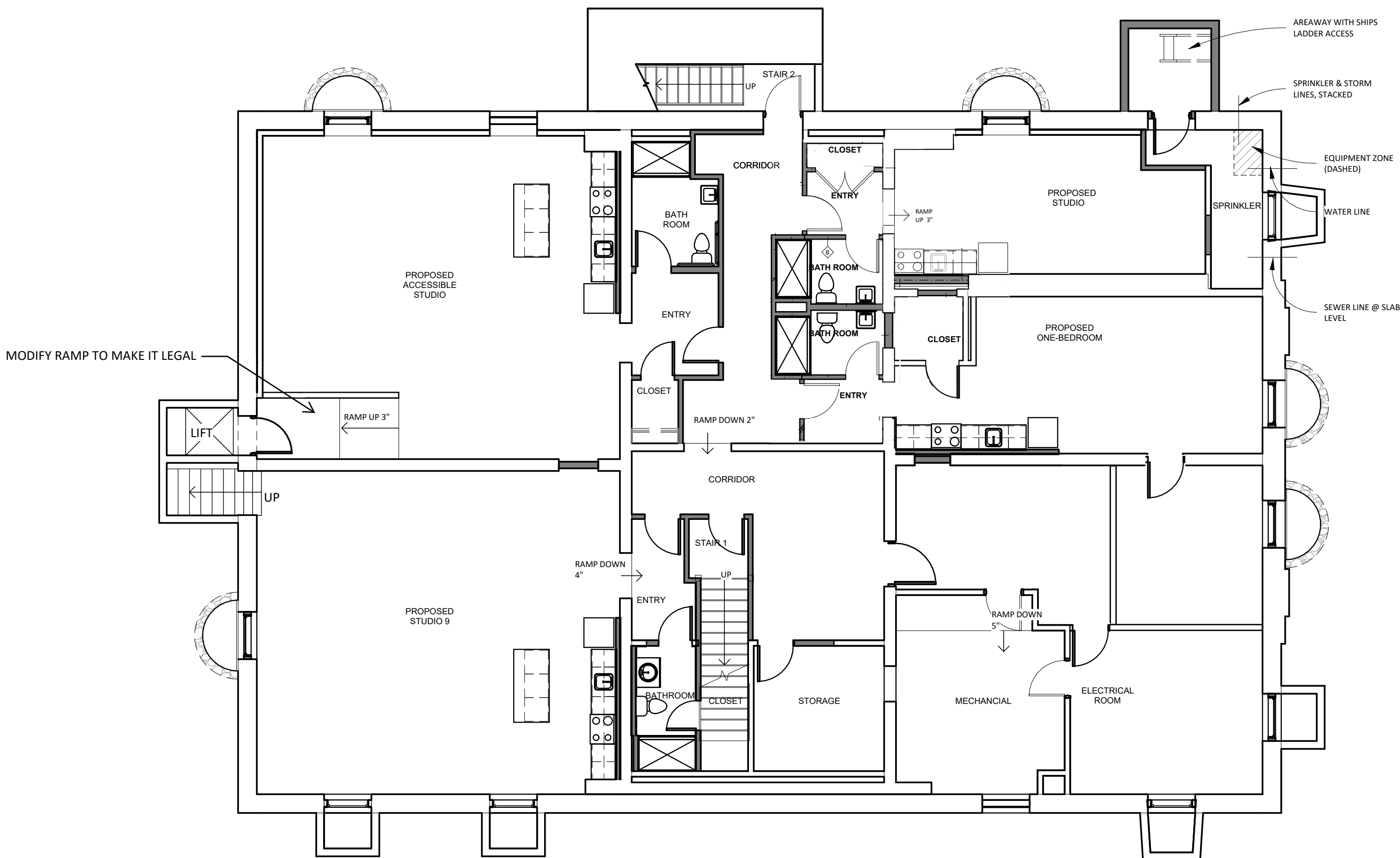
C:\Users\dougs\OneDrive\2521 22 School Street Apartments\500 Drawings\2521 22 School St Apts for Zoning Permit.rvt



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

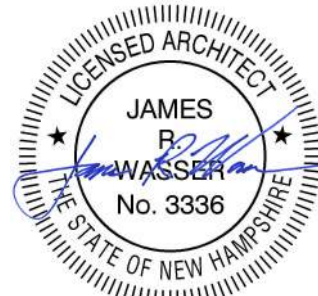
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55 Railroad Row, White River Jct, VT 05001
802 275 5110 | studionexusarch.com

EXECUSUITE LLC

22 SCHOOL ST
APARTMENTS

22 SCHOOL ST
LEBANON, NH 03766

ISSUED FOR:
PLANNING BOARD 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 11

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Page 14 of 17

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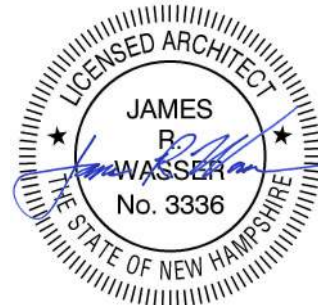
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ISSUE DATE: FEBRUARY 9, 2026

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 12

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Page 15 of 17

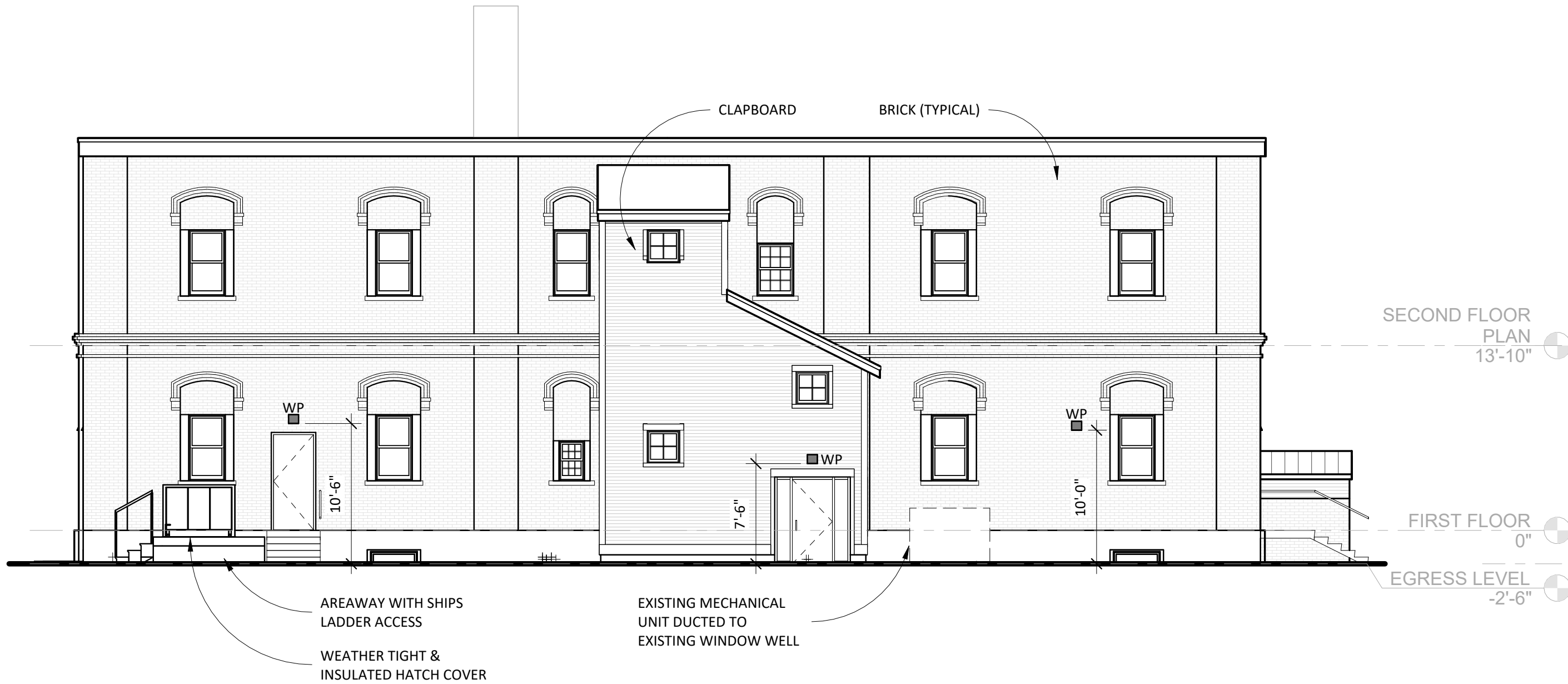
Page 29 of 63



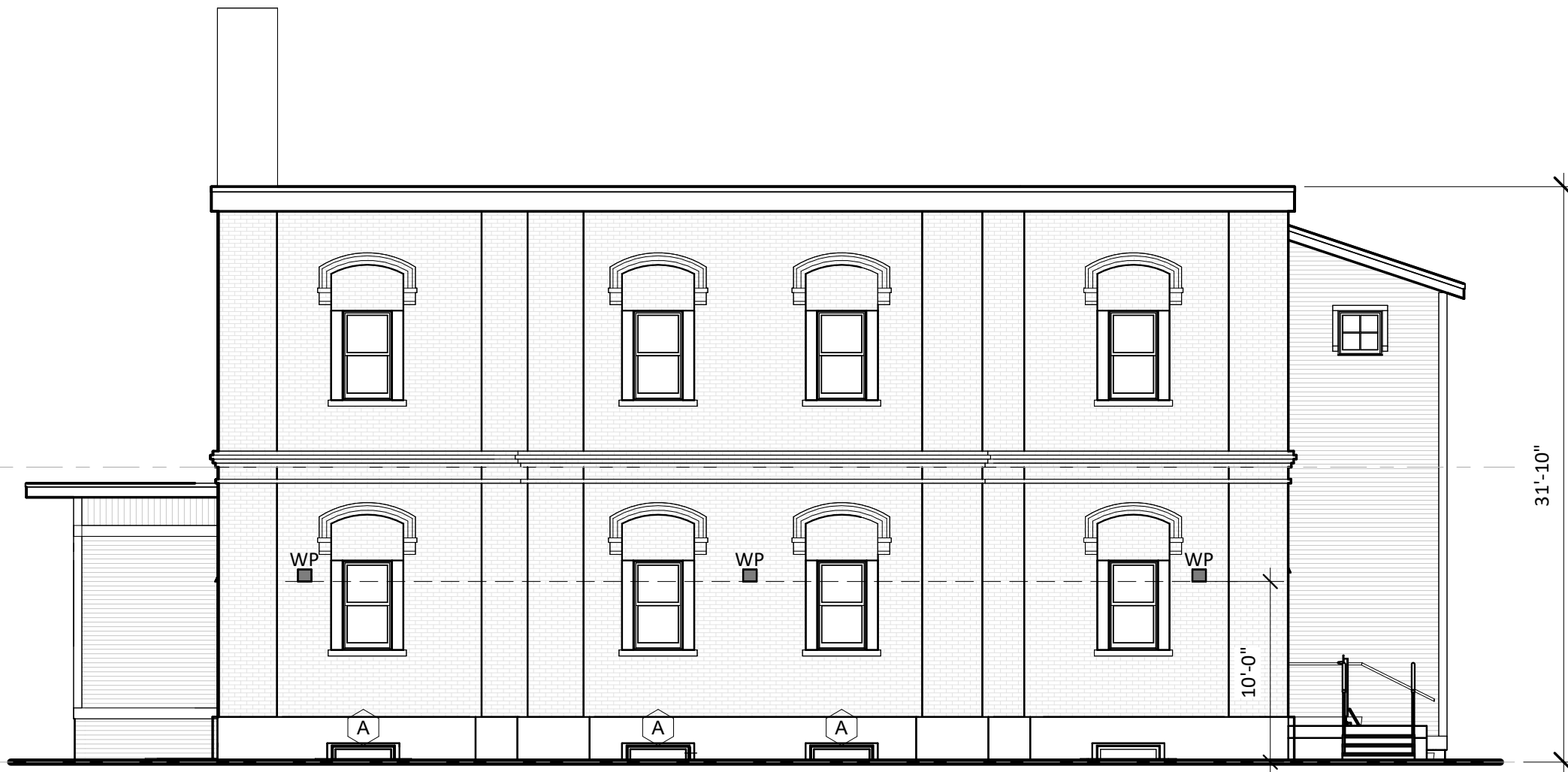
④ WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



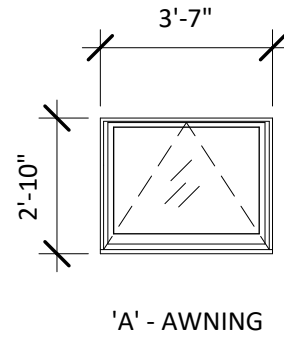
② NORTH ELEVATION
1/8" = 1'-0"



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

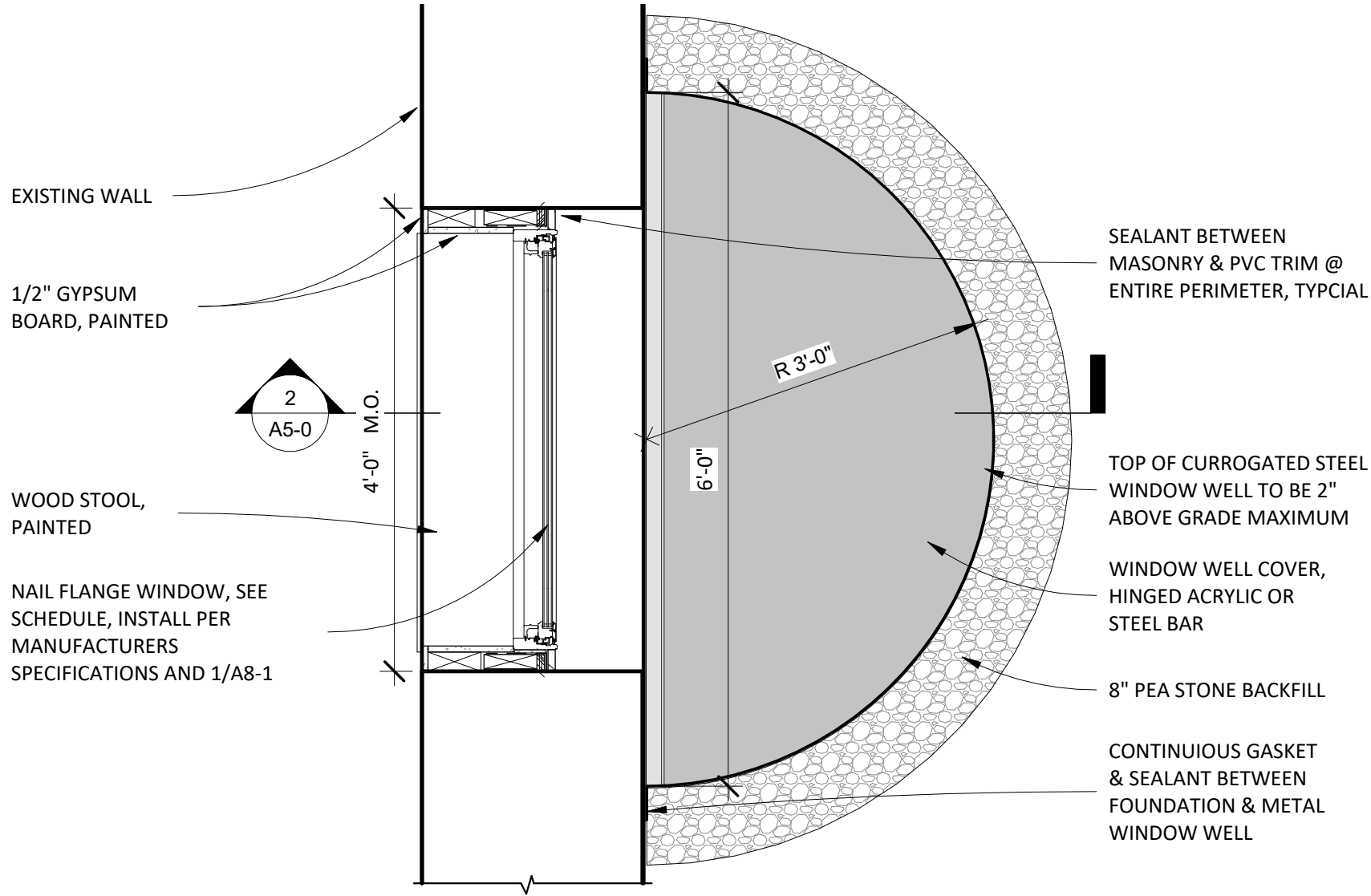
WINDOW SCHEDULE					
Type	Manufacturer	Line	Model	Operation	Comments
A	T.B.D.	VINYL	CUSTOM	AWNING	MAXIMISE DAYLIGHT IN EXISTING MASONRY OPENING



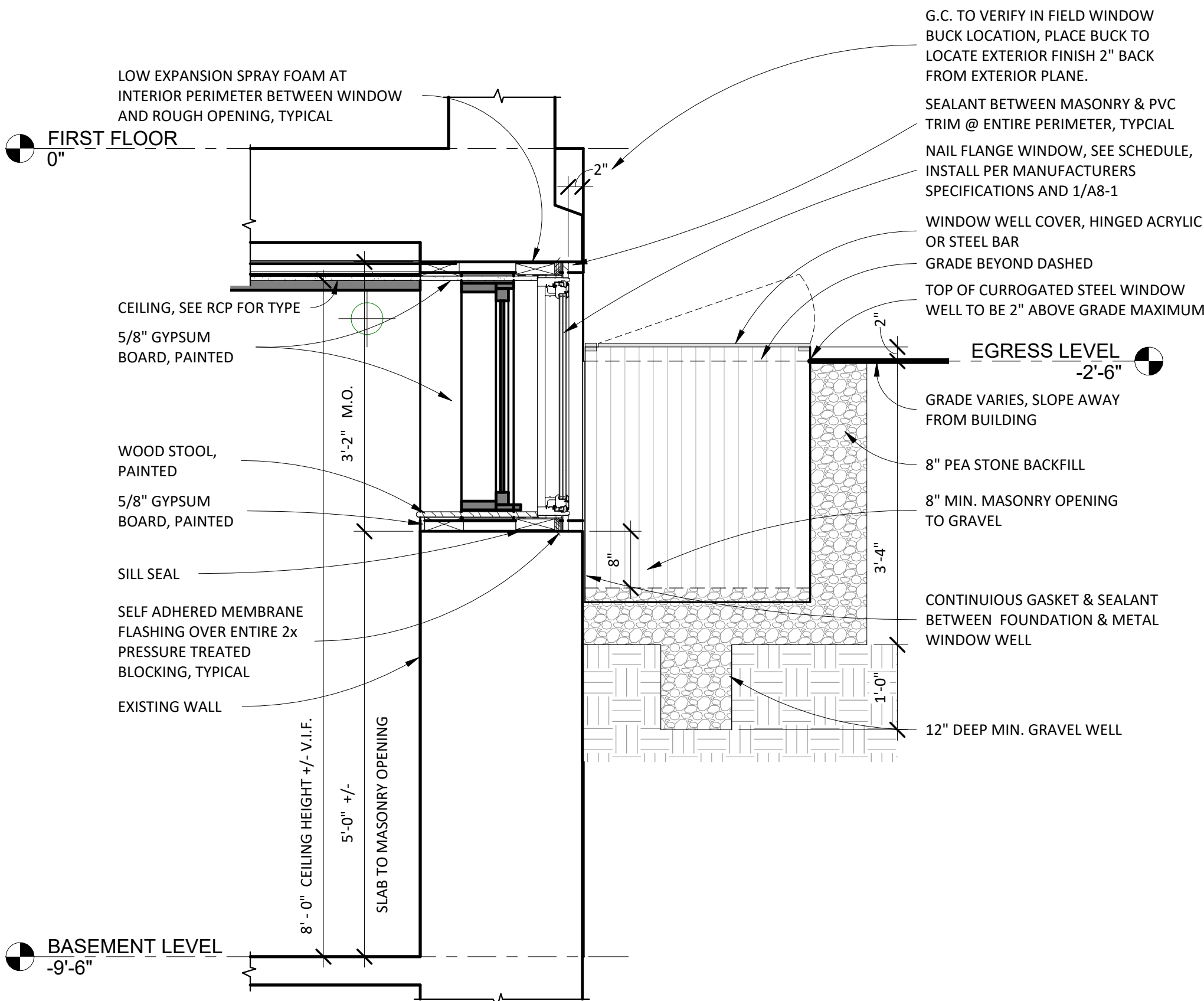
④ WINDOW TYPE
1/4" = 1'-0"

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



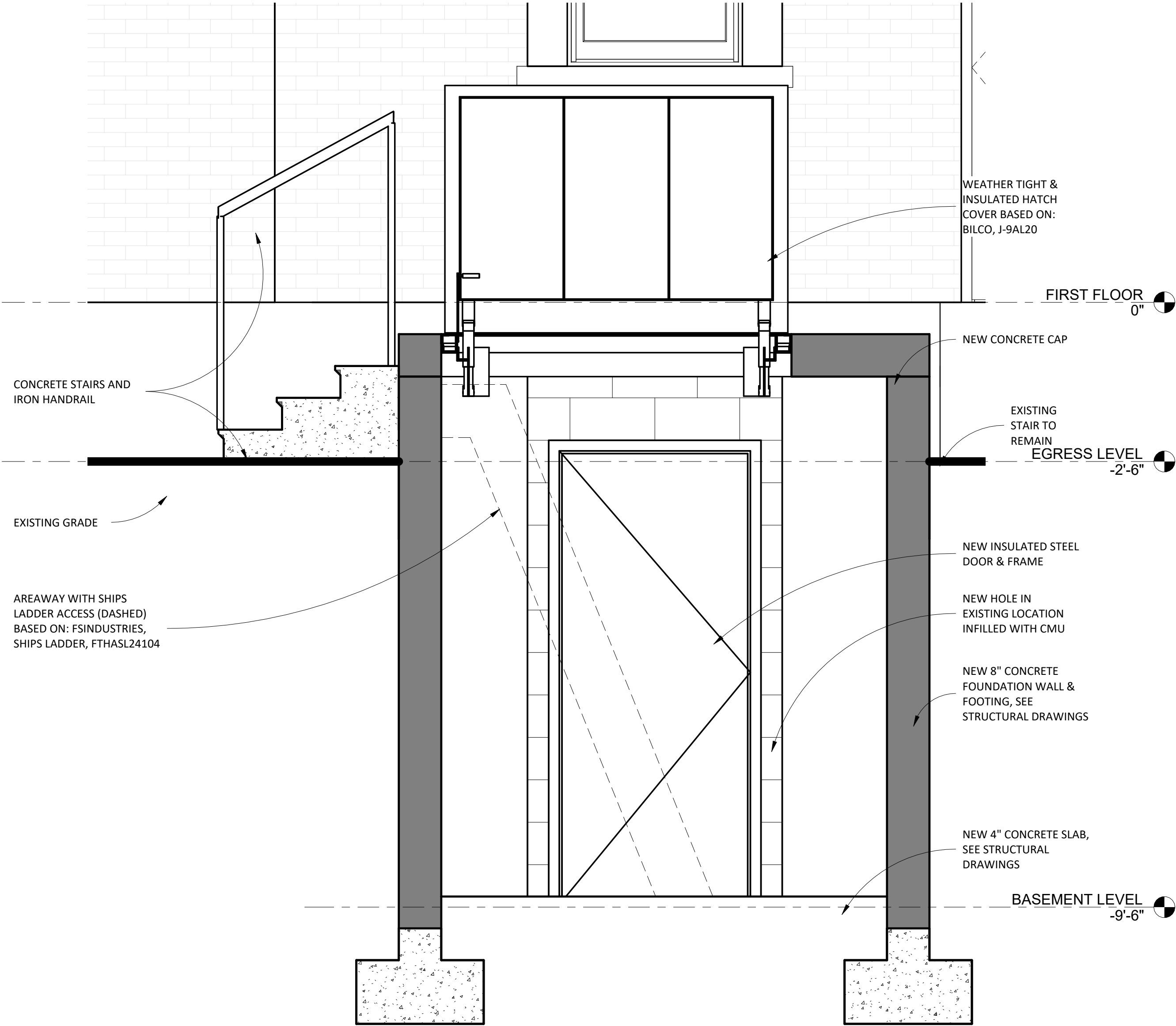
③ PLAN DETAIL @ WINDOW WELL
3/4" = 1'-0"



② SECTION @ WINDOW WELL
3/4" = 1'-0"



TYPICAL WINDOW WELL TO BE OPENED UP



① SECTION @ AREA WAY
3/4" = 1'-0"



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ARCHITECTS + PLANNERS

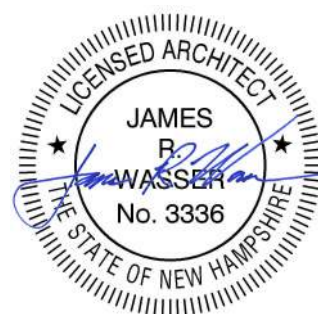
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ISSUE DATE: FEBRUARY 9, 2026

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 13

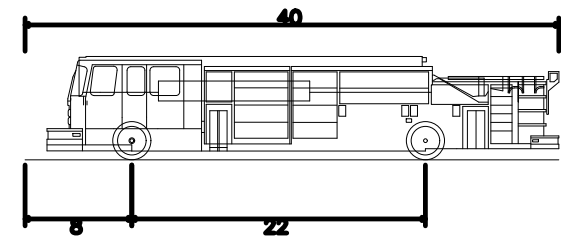
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Page 16 of 17

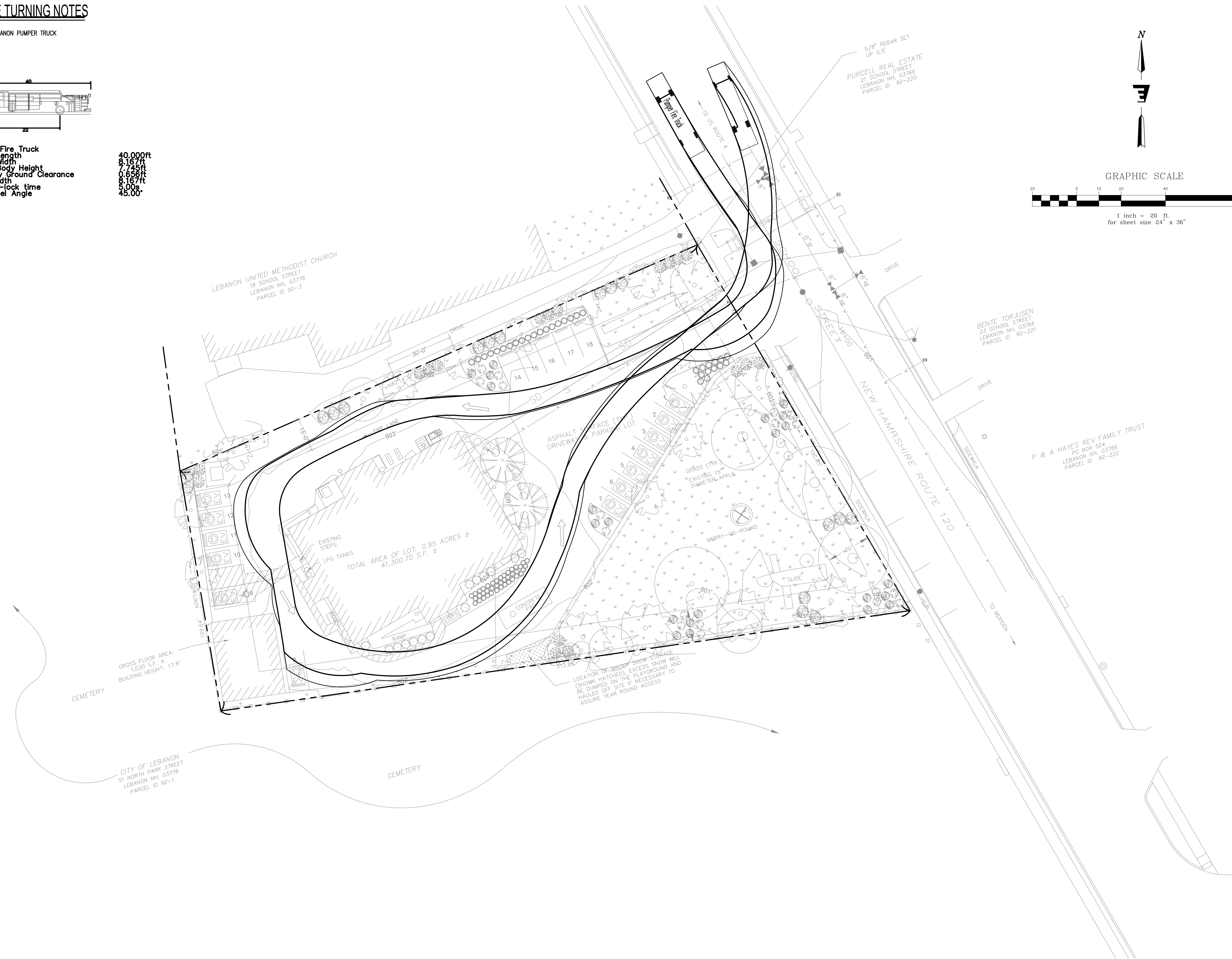
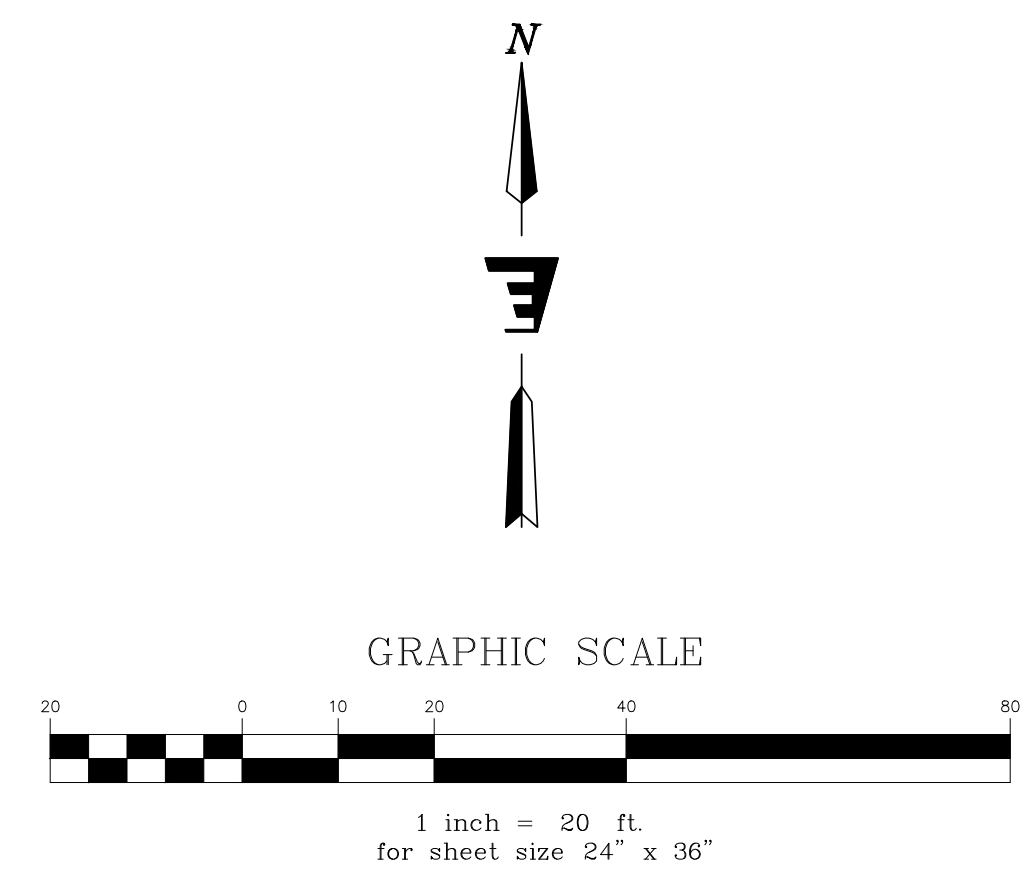
Page 30 of 63

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V1 LEBANON PUMPER TRUCK



40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°

[illegible]

Mason Storage Screening Plant List				
Shrubs	Qty.	Botanical Name	Common Name	Size
	6	Juniperus chinensis 'Hetzii Coumnaris'	Hetzii Juniper	5-6' Height #7 or #10 Cont.

Screening Plan
Prepared for:
Mason Storage
Located in:
Lebanon, NH

Date:

August, 20 2026

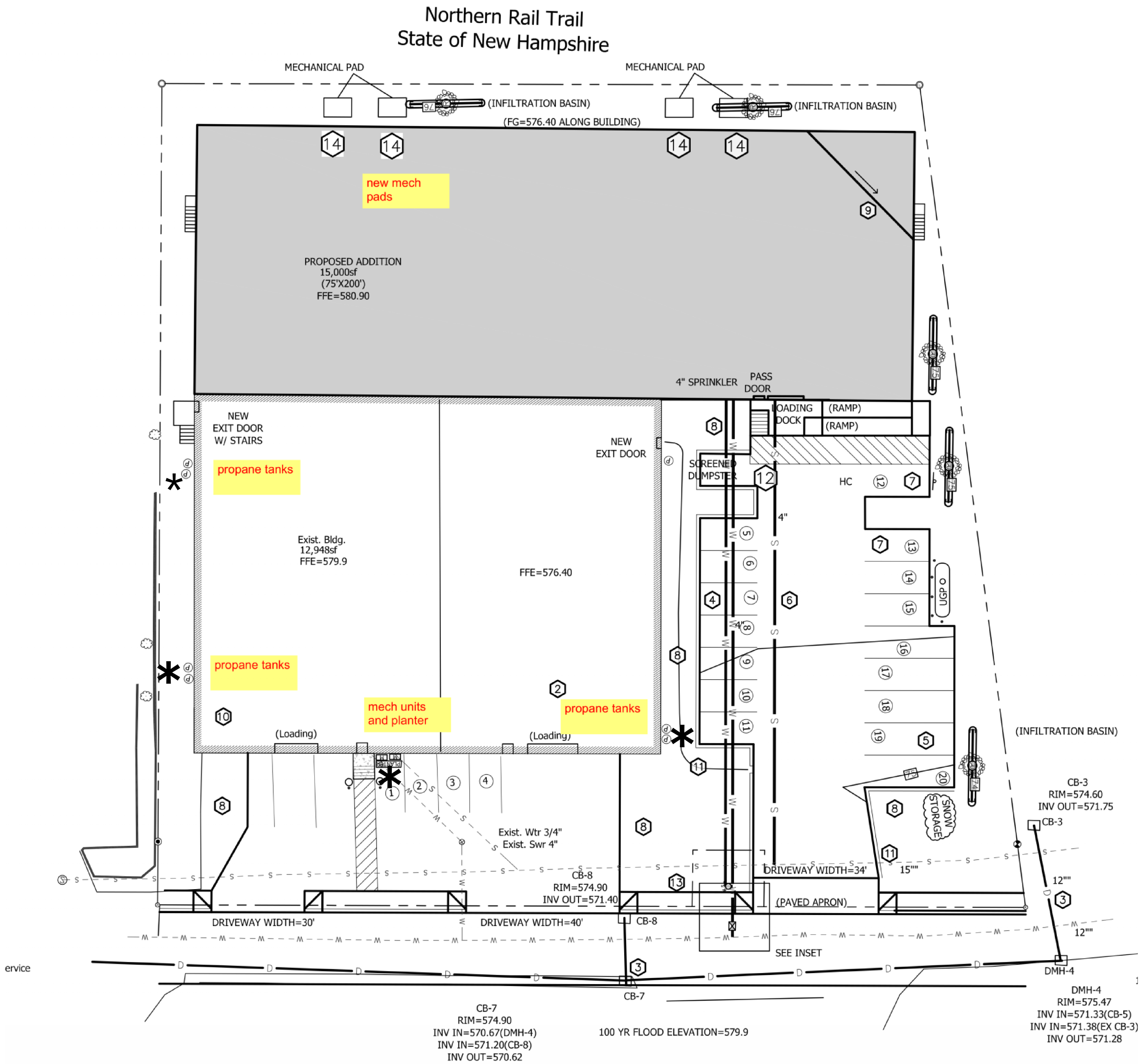
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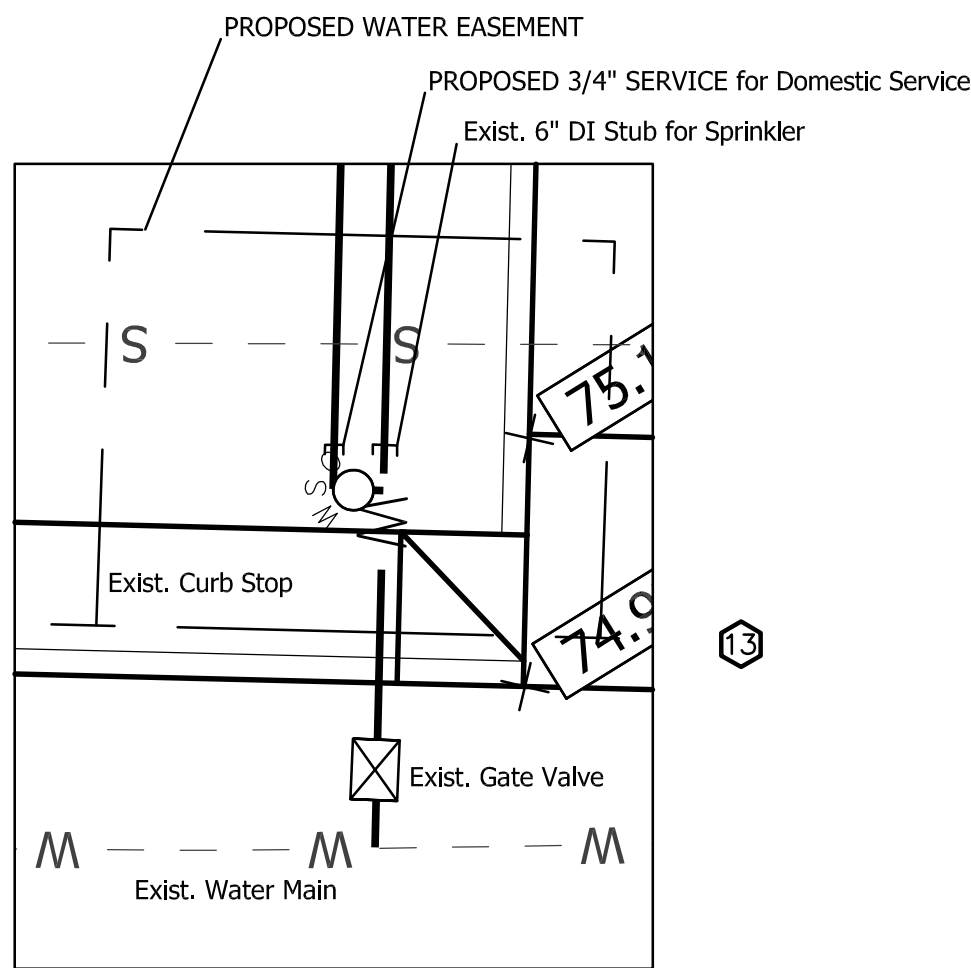
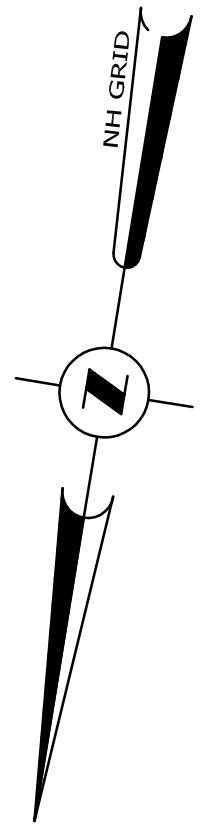
S-1



Proposed Planters with Hetzii Columnar Juniper

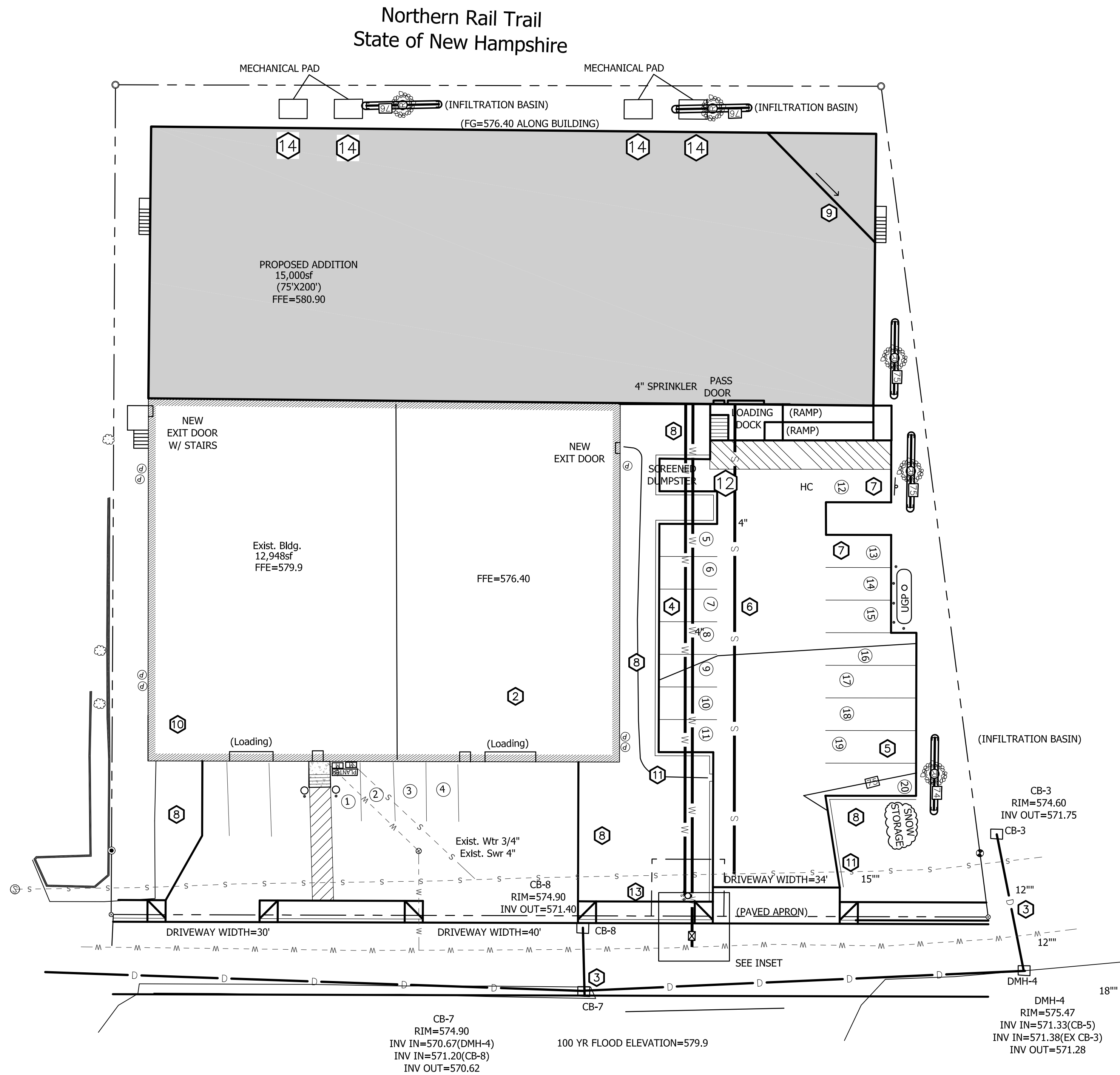
NTS: Large TerraCast or equal Resin all weather proof planters.
(2) at each of the * locations.





WATER SERVICE DETAIL

NOT TO SCALE



SITE PLAN



NOTES:

- 1 FLOOD PLAIN COVERS ENTIRE SITE. BASE FLOOD ELEVATION=579.90. ADDITION TO BE AT ELEVATION 580.90 FOR FLOOD PROTECTION. FG AROUND ADDITION SHALL BE 476.90.
- 2 LOWER PORTION OF EXISTING BUILDING TO BE FLOODPROOFED OR ELEVATED FOR FLOOD PROTECTION.
- 3 PROPOSED DRAINAGE WAS INSTALLED AS PART OF SPENCER STREET IMPROVEMENT PROJECT BY CITY OF LEBANON IN 2022. SEE AS-BUILT PLANS ON FILE WITH THE CITY AS PREPARED BY BETA.
- 4 VEHICLE PARKING SPACES 9X16 TYPICAL
- 5 (5) TRUCK & TRAILER PARKING SPACES (9X25)
- 6 30' AISLE
- 7 VEHICLE PARKING SPACES 9X18 TYPICAL.
- 8 LANDSCAPE AREA. PAVEMENT TO BE REMOVED.
- 9 PROPOSED 15" CULVERT. L=43'. INV-IN=576.80, INV OUT=576.40
- 10 LOADING DOCK TO BE CLOSED/REMOVED.
- 11 CURBING SHALL BE SLOPED GRANITE.
- 12 DUMPSTER SHALL BE SCREENED WITH 6' WOODEN STOCKADE FENCING
- 13 WATER SERVICE. EXISTING 6"DI, 3/4" COPPER DOMESTIC SERVICE WITH CURB STOP. LOCATE BEHIND SW. PROVIDE 10' EASEMENT EACH SIDE OF CURBSTOP AND SPRINKLER VALVE.
- 14 MECHANICAL EQUIPMENT PADS (4).

SITE PLAN		FOR	MASON STORAGE, LLC	IN	LEBANON, NH
ADVANCED GEOMATICS & DESIGN		105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net			
SURVEYED:	VLG	MASON STORAGE			
DESIGNED:	DAN	SITE PLAN			
DRAWN:	DAN	C-1			
CHECKED:	DAN	© 2024			
DATE:	02/09/2024	ADVANCED GEOMATICS & DESIGN			
SHEET 4 OF 12		DWG: 19003/19003-PL-CON			
		22JUL26		DATE	
		5 PROANE TANKS, MECH UNITS		REVISIONS	
		4 MECHANICAL PADS			
		3 PB NOTES			
		2 CULVERT ELEVATIONS; NOTE 9			
		1 FLOOD ELEVATIONS			
		5/16/2024			
		5/28/2024			
		8JUNE2026			
		22JUL26			







CITY OF LEDARON APPLICATION FOR

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

☒ OTHER Amendment request

PROPERTY OWNER (APPLICANT):

NAME: Carter Golf, LLC

MAILING ADDRESS:

E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Verdantas LLC

MAILING ADDRESS:

PROJECT LOCATION:

TAX MAP #: 117

LOT#: 10

PLOT #:

ZONE: R-3

STREET ADDRESS OF PROJECT: 53 Poverty Lane

IS THIS PROPERTY LOCATED IN THE:

WETLANDS

☒ YES ☐ NO

HISTORIC DISTRICT

☐ YES ☒ NO

FLOOD PLAIN

☐ YES ☒ NO

SCOPE OF PROJECT:

Minor Subdivision / 3 Lots, minimum of 5 acres each

TYPE OF OCCUPANCY:

EXISTING ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

PROPOSED ☒ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE:

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 9/14/2026, 20 , unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER:

DATE: 7/29/26

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER:

DATE: 7/29/26

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	
2026-08-10	117-10	PB2026-42-MINA	

March 04, 2026
Project No. 250221

APPOINTMENT OF AGENT

I, Doug Holman, owner of Carter Golf, LLC do hereby appoint and authorize Horizons Engineering, Inc., a Verdantas Company to represent me before such boards and agencies in the city of Lebanon and the State of New Hampshire as may be necessary to complete application on my behalf. Horizons Engineering, Inc. is further authorized to sign applications as may be required to complete such representations on my behalf.

Signed,

 (Signature)

Douglas J. Holman (Printed Name)

3/5/26 (Date)

July 29, 2026
Project No. 250221
Minor Subdivision Amendment Application
REQUEST FOR AMENDMENT

To the City of Lebanon Planning Board,

The Applicant, Carter Golf, LLC, is requesting an Amendment to the Conditions listed in the document entitled “Planning Board, April 13, 2026 Meeting, Staff Memorandum – PB2026-18-MIN”. The specific Condition that is requested for removal is the creation of an Easement document for the existing water line that crosses the subject property.

Said Condition is discussed in the following locations on the aforesaid document:

1. Page 4 under “Planning and Zoning” bullet #3.
2. Page 5 under “Conditions to be Satisfied.....”, item B-1 & item B-2d.
3. Page 6 under “Conditions to be Satisfied.....”, item B-7.

Signed,

<u><i>A. Nadeau</i></u>	<u>7/29/26</u>
Andrew Nadeau, NH LS #947	Date
Verdantas, LLC	

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 117-10	Map & Lot Number: N/A
Property Owner: Carter Golf LLC PO Box 2460 New London, NH 03257	Applicant, Co-Applicant, Agent, or Lessee: Nicholas Vertefeuille, SIT 34 School Street Littleton, NH 03561
Map & Lot Number: N/A	Map & Lot Number: N/A
Company: Verdantas, LLC 34 School Street Littleton, NH 03561	Surveyor: Andrew Nadeau, LLS 947 34 School Street Littleton, NH 03561
Map & Lot Number: N/A	Map & Lot Number: 117-10-100
Certified Wetland Scientist: Caitlin Banaszak, CWS #311 127 Old Warner Road Bradford, NH 03221	Jayne & David Melahn 47 Poverty Lane Lebanon, NH 03766

Map & Lot Number: 131-1	Map & Lot Number: 117-1
City of Lebanon 51 North Park Street, Lebanon, NH 03766	City of Lebanon 51 North Park Street, Lebanon, NH 03766
Map & Lot Number: 117-9	Map & Lot Number: 132-16
Charles D. Henry 37 Poverty Lane, Lebanon, NH 03766	Carter Country Club, Inc. PO Box 2460 New London, NH 03257
Map & Lot Number: 132-10	Map & Lot Number: 132-5
City of Lebanon 51 North Park Street, Lebanon, NH 03766	Anne M. Chapin & Marshall D. Banks, Trustees of the Chapin Banks Trust 71 Poverty Lane, Lebanon, NH 03766
Map & Lot Number: 131-7	Map & Lot Number:
City of Lebanon 51 North Park Street, Lebanon, NH 03766	
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:
Map & Lot Number:	Map & Lot Number:

(Revised 2/8/2024)

FEE SCHEDULE LEBANON PLANNING BOARD

Adopted January 24, 2022

LOT LINE ADJUSTMENT (Boundary Line Adjustment)		
		TOTALS
FILING FEE	\$25.00	\$25.00
ADVERTISING FEE	\$100	\$100
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ abutter certified(s)
TOTAL DUE		\$202.02

MINOR SUBDIVISION

		TOTALS
FILING FEE	\$150.00 ✓	\$150.00
ADVERTISING FEE	\$100.00 ✓	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X <u>8</u> notices	\$5.00 \$ _____ (abutter certified(s))
TOTAL DUE AT TIME OF FILING		\$ <u>305.04</u>

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

PRELIMINARY REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	\$200.00	\$200.00
NUMBER OF LOTS* _____	\$30.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified(s))
TOTAL DUE AT TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.

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

FINAL REVIEW OF A MAJOR SUBDIVISION

		TOTALS
FILING FEE	\$500.00	\$500.00
FIRST FIVE (5) LOTS*	\$75.00 per lot*	
NUMBER OF LOTS 6+*	\$150.00 per lot*	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified(s))
TOTAL DUE TIME OF FILING		\$

*Or units when the subdivision does not create individual lots.

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

SITE PLAN REVIEW

		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	75
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note on page 2)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ abutter certified(s)

SITE PLAN REVIEW		
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees will also be required. See note on page 2.		

SITE PLAN REVIEW AMENDMENT (WITH STRUCTURAL CHANGES)		
		TOTALS
FILING FEE	\$250.00	\$250.00
SQUARE FOOTAGE	\$75.00 per 1,000 sq. ft. (gross floor area)	
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		\$
**Engineering Review fees may also be required. See note below.		

OTHER

- SITE PLAN REVIEW AMENDMENT (WITH NO STRUCTURAL CHANGES)
- EXTENSION REQUESTS
- CONDITIONAL USE PERMITS &
- CONCEPTUAL SITE PLAN REVIEW (if required per section 4.3.B of Site Plan Regs)

		TOTALS
FILING FEE	\$250.00	\$250.00
ADVERTISING FEE	\$100.00	\$100.00
NOTIFICATION FEE (see note below)	\$5.00 + Current USPS rate per certified notice (see below) X _____ notices	\$5.00 \$ _____ (abutter certified)
TOTAL DUE AT TIME OF FILING		
**Engineering Review fees may also be required. See note below.		

MINOR SITE PLAN REVIEW		
		TOTALS
FILING FEE	\$150.00	\$150.00
NOTIFICATION FEE (see note below)	Current USPS rate per certified notice (see below) X _____ notices	\$ _____ (abutter certified)
TOTAL DUE		\$

ENGINEERING REVIEW FEES:

After an application to the Planning Board is submitted and the filing fees identified above have been paid, the Planning & Development Department will determine the scope of required engineering review and will obtain an estimated cost from the reviewing engineer. A cost estimate of the review fees will usually be generated within two (2) – three (3) business days. Once conveyed to the applicant, the estimated review fees shall be paid by the applicant within five (5) business days, and an escrow account shall be established by the Planning & Development Department. No plans will be reviewed unless and until the review fee estimate is paid, if required.

Please note that escrow fees are only an estimate of what services will cost and actual costs of review may be less or more than the amount initially estimated. Any unused portion of the escrow will be returned to the applicant at the end of the approval process if such a surplus remains. Additionally, in the event the escrow amount does not cover the full cost of services the Applicant shall pay any remaining costs as a condition of approval. See also Section 4.7 of the Site Plan Review Regulations and Section 7.7 of the Subdivision Regulations.

NOTIFICATION FEE: CURRENT FEE as of July 2026 is \$6.33 per certified notice

THE CERTIFIED NOTIFICATION FEE IN ALL SECTIONS ABOVE INCLUDES THE FOLLOWING: ALL ABUTTERS, THE APPLICANT, PROPERTY OWNER, HOLDER OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTION(S); AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR OR SOIL SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD AND ANY OTHER PERSONS REQUIRED BY RSA 676:4, I(d).



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

NOTICE OF ACTION LEBANON PLANNING BOARD PB2026-18-MIN

Notice is hereby given that on **April 13, 2026**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations:

“Wes Achord moved that the application of Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10) PB2026-18-MIN is complete enough for the Planning Board to accept jurisdiction and commence review.

The motion was seconded by Andrew Faunce. The vote on the motion was approved, 6-0.”

Notice is hereby given that on **April 13, 2026**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Subdivision Regulations:

“Don Collins moved that the Lebanon Planning Board approves waivers for the application of Carter Golf, LLC, for a proposed 3-lot Minor Subdivision of 53 Poverty Lane (Tax Map 117, Lot 10), PB2026-18-MIN, from the following Sections of the Subdivision Regulations:

- a. Section 9.5.C.2: “Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of these Regulations.”
- b. Section 13.4.A: soil testing and data requirements.

In support of its decision with respect to the waivers requested from Section 9.5.C.2, the Board finds that the applicants have demonstrated the requested waiver satisfies criteria B set forth in Section 7.15. In support of its decision with respect to the waiver requested from Section 13.4.A, the Board finds that, pursuant to the standard set forth in Section 13.18, compliance is not required to meet the purpose and intent of the regulations and that the public good will not be adversely affected.

The motion was seconded by Wes Achord. The vote on the motion was approved, 6-0.”

Notice is hereby given that on **April 13, 2026**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

“Wes Achord moved that the Lebanon Planning Board approves the application of Carter Golf, LLC, for a proposed 3-lot Minor Subdivision of 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3, PB2026-18-MIN, as shown on a plan set titled, “Plan Showing a Proposed Minor Subdivision of Land Owned of Record by Carter Golf LLC,” prepared by Horizons Engineering, dated March 2, 2026, last revised March 12, 2026, Project #: 250221, including any and all supplemental submissions and testimony provided during the public hearing.

In support of its decision, the Board finds that the applicants have submitted plans, testimony, and technical data prepared by a licensed land surveyor that together satisfactorily demonstrate

compliance with the applicable requirements of the Subdivision Regulations except as have been waived or as may reasonably be addressed through the imposition of certain conditions of approval, set forth below.

This approval is subject to the following conditions:

A. General Conditions

1. This approval shall be considered void unless all conditions precedent have been met, and the plat has been recorded in the Registry of Deeds, within two (2) years from the date of the Notice of Action (Section 7.12.B).
2. Future development on the new lots shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on May 20, 2024, and such fees shall be due and payable at the time of issuance of a Certificate of Occupancy. In accordance with RSA 674:39, development shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
3. All future construction shall substantially conform with and shall be subject to the requirements and specifications of the recorded plat (Section 7.9.A.2).
4. All new driveways shall comply with the City of Lebanon Driveway Regulations and, by extension, NHDOT Driveway Regulations, including layout, sight distances, grading and drainage.

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. The applicant shall prepare an easement agreement to the satisfaction of the Planning and Development Department and the Department of Public Works to memorialize the easement for the City's water main located on proposed Lot 2.
2. The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:
 - a. Correct grammatical and typographical errors within the "Zoning Information" paragraph.
 - b. Add a note on the plat to address Section 7.7.A.4.e. (NOTE: When there are no restrictions on the subject property, a definitive statement to that effect shall be provided.)
 - c. Add the statement required by Section 7.11 of the Subdivision Regulations.
 - d. Update General Note 11 to account for preparation of water main easement agreement per condition #B.1.
 - e. Correct the typographical error in General Note 13.
 - f. Add tax map/lot numbers for the new lots, in consultation with the City Assessor.
 - g. Add a note to the plan that electric, telephone and cable TV distributions systems shall be underground, including services (13.8.C).
 - h. Add a note indicating that the plat was approved pursuant to the City of Lebanon Subdivision Regulations last revised June 28, 2021.
 - i. Add Planning Board application number (PB2026-18-MIN).

j. Add the following as a plan note: "Lots shall be graded sufficiently to provide adequate drainage for the purpose intended without the diversion of water onto other lots or onto property adjoining the subdivision." (13.3)

k. Provide the date and description of the plat revisions. (9.5.A.1)

l. Add metes and bounds for the water line easement.

3. The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).

4. The applicant shall submit two (2) mylars of the approved plat, as revised pursuant to these conditions of approval, together with applicable recording fees to the Planning and Development Department in accordance with Planning and Development Department recording procedures. (8.1.D and 7.11)

5. The applicant shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.

6. The applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

7. The applicant shall submit the executed water main easement agreement with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.

The motion was seconded by Andrew Faunce. The vote on the motion was approved, 6-0."

Notice is hereby given that on **April 13, 2026**, the following action was taken by a majority of the Lebanon Planning Board in accordance with the City of Lebanon Site Plan Review Regulations:

"Wes Achord moved that the Lebanon Planning Board authorizes the Chair to sign the Minor Subdivision plat of Carter Golf, LLC, PB2026-18-MIN, titled "Plan Showing a Proposed Minor Subdivision of Land Owned of Record by Carter Golf LLC," prepared by Horizons Engineering, dated March 2, 2026, last revised March 12, 2026, Project #: 250221, as revised per the Planning Board's conditions of approval.

The motion was seconded by Don Collins. The vote on the motion was approved, 6-0."

THE CITY OF LEBANON

By: _____ DATE: _____
Planning Board Chair

Notice of Action prepared by: Crystal Taplin, Administrative Assistant, April 21, 2026

DRAFT

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

MEMBERS PRESENT: Karen Zook (Chair), Wes Achord (Vice Chair), Andrew Faunce (City Council Rep), Jacqueline Gesek, Don Collins, Kathie Romano (alt)

MEMBERS ABSENT: Max Terzano, Patrick Kennelly, Kellen Appleton (City Council Rep alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director); Brian Vincent (City Engineer)

1. CALL TO ORDER

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

Kathie Romano sat as a voting member.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin reviewed the NORI received. Staff recommends that the application does not have the potential for regional impact.

- A. Carter Golf, LLC, 53 Poverty Lane (Tax Map 117, Lot 10), zoned R-3:** Request for an amendment to the conditions of approval for a previously approved 3-lot minor subdivision, **PB 2026-18-MIN**, approved earlier this year. This application has been given an application number of **PB 2026-42-MINA**

A MOTION was made by Andrew Faunce that the application received does not have the potential for regional impact. The MOTION was seconded by Wes Achord.

**The MOTION was approved (6-0).*

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.

Mr. Corwin explained that there was a missing wetland delineation for this application. This has since been completed, though there are additional items needed. He stated that staff would recommend a postponement to the September 14, 2026, meeting.

1 Chair Zook opened the Public Hearing.

2
3 ***A MOTION was made by Andrew Faunce to continue this hearing to September 14, 2026. The***
4 ***MOTION was seconded by Kathie Romano.***

5
6 ****The MOTION was approved (6-0).***

7
8 **B. Last One, LLC and Nous Trois, LLC, 207 Mechanic Street (Tax Map 105, Lot**
9 **115) and 213 Mechanic Street (Tax Map 105, Lot 116), zoned GC: Request for**
10 **approval of a Lot Line Adjustment. PB2026-31-LLA - Application postponed**
11 **from July 13, 2026.**

12
13 Mr. Corwin stated that staff would recommend that this application is complete enough for the
14 Board to accept jurisdiction and commence review.

15
16 Dan Nash, Advanced Geomatics, and representing Ed Kerrigan of Last One LLC, explained that
17 the proposal is to swap an equal amount of land of approximately 1,300 s.f. and straighten the
18 property line up, as it currently has a jog in it down by the river.

19
20 ***A MOTION was made by Wes Achord that the application is complete and ready for review. The***
21 ***MOTION was seconded by Jacqueline Gesek.***

22
23 ****The MOTION was approved (6-0).***

24
25 Mr. Corwin explained that it appears from the survey that the existing building at 213 Mechanic
26 Street is already non-conforming to the side setback as the concrete platform appears to cross over
27 the property line. Not only does it not maintain the setback, but it crosses the property line. By
28 moving the property line further to the east, it will at least bring the entirety of the building itself
29 within the 213 Mechanic Street property line. In a sense, this is making a non-conforming situation
30 a bit more conforming.

31
32 Chair Zook asked for public comment. There was none at this time.

33
34 ***A MOTION was made by Wes Achord that the Lebanon Planning Board APPROVE the***
35 ***application of Last One, LLC, and Nous Trois, LLC, for a proposed Lot Line Adjustment***
36 ***between 207 Mechanic Street (Tax Map 105, Lot 115) and 213 Mechanic Street (Tax Map 105,***
37 ***Lot 116) zoned GC, PB2026-31-LLA, as shown on the plat titled "Minor Lot Line Adjustment***
38 ***Survey, prepared for Last One and Nous Trois LLC," prepared by Latitudes Land Surveying,***
39 ***dated 1/29/2026, Project #025117, including any and all supplemental submissions and***
40 ***testimony provided during the public hearing.***

41
42 ***In support of the decision, the Board finds the applicant has submitted plans, testimony, and***
43 ***technical data prepared by a licensed land surveyor that together satisfactorily demonstrates***
44 ***compliance with the applicable requirements of the Subdivision Regulation except as may be***
45 ***reasonably addressed through the imposition of certain conditions of approval, set forth below.***

46
47 ***The approval is subject to the following conditions:***

48
49 **A. General Conditions:**

1. *This approval shall be considered void unless, within two (2) years from the date of this Notice of Action, a) all conditions precedent have been met and b) the plat and this Notice of Action have been recorded in the Grafton County Registry of Deeds. (Sections 7.11 and 7.12.B) The plat and Notice of Action shall be recorded by the Planning and Development Department in accordance with Planning and Development Department recording procedures.*
2. *This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the time frame specified.*

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. *The applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning and Development Department:*
 - a. *Add surveyor stamp.*
 - b. *Add the names and mailing addresses of the Owners of abutting properties, including tax map and lot number references. (8.2.A .2.)*
 - c. *Add a note indicating that the plat is approved pursuant to the City of Lebanon Subdivision Regulations last revised March 23, 2026.*
 - d. *Add Planning Board application number (PB2026-31-LLA)*
 - e. *The statement from Section 7.11 of the Subdivision Regulations should be added*
 - f. *Provide the date and description of the plan revision (8.2.A.1)*
2. *The applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator) to the Planning and Development Department.*
3. *The applicants shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.*
4. *The applicant shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning and Development Department in accordance with Planning and Development Department recording procedures. (8.1.D and 7.11)*
5. *The applicants shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning and Development Department to be recorded contemporaneously with the plat.*

The MOTION was seconded by Don Collins.

**The MOTION was approved (6-0).*

A MOTION was made by Wes Achord that the Lebanon Planning Board authorizes the Chair to sign the plat of Last One, LLC and Nous Trois, LLC, PB2025-31-LLA, titled, "Minor Lot Line Adjustment Survey prepared for Last One and Nous Trois LLC," prepared by Latitudes Land Surveying dated 1/29/26, Project #025117, as revised per the Planning Board's conditions of approval. The MOTION was seconded by Don Collins.

**The MOTION was approved (6-0).*

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

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

A MOTION was made by Wes Achord that the application is complete and ready for review. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (6-0).*

Mr. Corwin explained that this is an application to approve a conversion of the existing building of two dwelling units to a 12-unit multifamily building. This structure has a history of various uses and approvals, most significantly as a school use which continued in different iterations for several years.

Jim Wasser, Studio Nexus Architects, and Tim Sidore, Execusuite LLC, addressed the Board. Mr. Wasser explained that the building is approximately 16,000 s.f. on three floors: a basement floor, first floor, and second floor. Historically, the building was owned by the by the Lebanon School District and used as a public school. Execusuite bought the building in 2012, and it was used as a Montessori school until 2023. The proposal is to convert the remaining classroom spaces to studio and one bedroom apartments with four on the first and second floors and four on the basement floor. As part of this transformation, significant landscaping is proposed around the perimeter, along with some interior landscaping. There are currently approximately parking 20 spaces, and this would be finalized at 18 spaces. The existing play structures would remain as an amenity for the City. The building itself will structurally remain mostly the same with very limited changes to the exterior. Most of the changes are proposed to the interior. In terms of access to the basement level, there are there are two sets of internal stairs on either end of the building that extend all three floors. There is also an elevator that was installed several years to provide handicap access to the basement. There is an additional stairwell on the west side of the rear of the building which has a lift that leads down to the basement level, which was installed in 2015. The building will be sprinkled and there will be a clear plastic cover placed on the window wells in order to keep water out of them.

Mr. Corwin explained that a similar project was approved by the Planning Board in 2018. In connection with that 2018 site plan approval, there were several conditions of approval, including some at the recommendation of the Fire Department. Progress was made toward completing some of those conditions of approval, and the fire-related conditions were satisfied to the satisfaction of the Fire Department. He believes that the Fire Department feels they have adequate access around the entirety of the building for fire truck apparatus use.

Andrew Faunce stated that he would like to see trees on the south side of the lot. There is nothing that clear defines the minimum space required for fire equipment access in and around the building, or regular traffic, for that matter. This seems to cross purposes with some of the objectives of the regulations to allow for plantings and trees at the perimeter of the lot. It would be helpful for the Board to see what that minimum area access is that needs to be maintained around

1 the building in order to determine if there are opportunities to plant on the south side and provide
2 shade to the front façade. Mr. Sidore noted that when he was before the Board eight years ago
3 there was a similar question about emergency and fire apparatus access. At that time, the Fire
4 Department brought over its largest apparatus and showed that there was access around the
5 building, though it was a little tight. Again, this is a sprinkled building.

6
7 Katie Romano stated that she is disappointed that no information was submitted about the
8 application from the Fire Department. She suggested having bollards or benches between the
9 parking area and the building.

10
11 Don Collins noted that water sometimes ponds at the entrance area and this can create an issue
12 with icing during the winter months. He suggested some potential grading in that area of the site.

13
14 Andrew Faunce asked about a discontinuous swing set on the other side of the driveway from the
15 main playground area. Mr. Sidore stated that the swing set was not intended to be moved but, if it
16 was, that area would likely be used for parking. Kathie Romano stated that she would like to see
17 that swing set removed and the area landscaped.

18
19 In response to a question from Don Collins, Mr. Wasser stated that the maintenance garage will be
20 exclusively used for this building.

21
22 Mr. Corwin noted that the Board received comments from the Tree Advisory Board regarding the
23 application.

24
25 Chair Zook asked for public comment. There was none at this time.

26
27 The Board discussed that it would like to see the landscape requirements meant, unless the Fire
28 Department has any concerns regarding access. Also, information on the turning radii required on
29 the site for the fire apparatus, in order to determine if there is enough area to create more green
30 space on the site.

31
32 The Board discussed wanting additional information regarding proposed lighting for the building
33 and existing lighting of nearby buildings.

34
35 ***A MOTION was made by Don Collins that for the application of Execusuite, LLC, PB2026-32-
36 SPR, the Lebanon Planning Board asks the applicant to return at the next meeting to reply to
37 questions asked by the Board including: the passage of fire equipment around the building,
38 whether landscaping will interfere with that passage, and, if not, if there is a plan for adding
39 more trees to the south side of the property; if adding trees to the southwest side of the
40 playground and eliminating the swing set at the entrance of the property on the right hand side
41 would be possible; for the applicant to address the ponding at the entrance of the property; and
42 that illumination be marked on the plan and pointed out, including night illumination
43 photographs, if available. Based on these items, to continue the application to the September 14,
44 2026, Planning Board meeting.***

45
46 ***The MOTION was seconded by Andrew Faunce.***

47
48 ****The MOTION was approved (6-0).***

- 1 **D. Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:**
 2 Applicant requests an amendment to a previously approved site plan (PB2021-13-
 3 SPR) to install four (4) mechanical pads at the rear of the building. **PB2026-33-**
 4 **SPA - Continued from July 13, 2026; Applicant requests continuation to the**
 5 **September 14, 2026 meeting.**

6
 7 *A MOTION was made by Andrew Faunce that for the application of Mason Storage, LLC*
 8 *PB2026-33-SPA, the Lebanon Planning Board continue the application to September 14, 2026.*
 9 *The MOTION was seconded by Kathie Romano.*

10
 11 **The MOTION was approved (6-0).*

- 12
 13 **E. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante**
 14 **Road (Tax Map 138, Lot 27), zoned R-3, RL-1 & RL-2:** Pursuant to NH RSA
 15 676:4, I(i), applicant requests a hearing to verify compliance with conditions of
 16 approval #19, 20, 21, 22, 24 and 30 as set forth in the Notice of Action for Heritage
 17 Way, a 13-unit Planned Unit Residential Development (PURD) Major Subdivision,
 18 conditionally approved on April 27, 2026. **PB2026-09-FMAJ - Application**
 19 **postponed from July 13, 2026.**

20
 21 *The Board agreed to hear both items for this applicant concurrently.*

- 22
 23 **F. Oakes and Son Construction, LLC (applicant), Robert J. Oakes, Laplante**
 24 **Road (Tax Map 138, Lot 27), zoned R-3, RL-1 and RL-2:** On April 27, 2026, the
 25 Planning Board granted Major Subdivision approval for a proposed 13-unit Planned
 26 Unit Residential Development (PURD) known as Heritage Way (PB2029-09-
 27 FMAJ). Applicant requests an amendment to the approved plans to allow the
 28 development to connect to and be served by the municipal water system in place of
 29 two on-site wells as originally approved. **PB2026-40-FMAJA**

30
 31 Mr. Corwin explained that this deals with the 13-unit Heritage Way Planned Unit Residential
 32 Development that was part of the Major Subdivision Approval and Conditional Use Permit
 33 approved by the Planning Board on April 27, 2026. At that time, there were several missing pieces
 34 of information relative to the major subdivision application that were required to be provided as
 35 part of the application. The missing pieces of information were identified in the conditions of
 36 approval and, per the Board's decision on the major subdivision application, the applicant was
 37 required to come back for a compliance hearing to demonstrate compliance with those outstanding
 38 conditions of approval. Agenda item 3E is the compliance hearing relative to the conditions of
 39 approval from the original major subdivision approval. The associated conditions are #19, 20, 21,
 40 22, 24, and 30, as identified in the Notice of Action prepared for the May 27th Planning Board
 41 approval of the major subdivision application. He prepared a handout that identifies each of the six
 42 conditions of approval that are the subject of the compliance hearing and the relevant regulations.

43
 44 Mr. Corwin explained that the amendment request proposes switching from on-site wells to
 45 municipal water to serve the development. The City's municipal water currently ends at the
 46 intersection of Meriden Road/Laplante Road. The applicant proposes to bring a new water line up
 47 Laplante Road to the proposed development entrance. Also to construct a water pump station,
 48 which will pump the water to the units. Any portion of the water service will be owned and
 49 maintained by the condo association beginning at the property line.

1
2 John Noonan, Fieldstone Land Consultants, reviewed the conditions of approval for the
3 compliance hearing. Condition #19 states that, to the satisfaction of the Planning and Development
4 Department and the City's legal counsel, the applicant shall furnish legal documentation sufficient
5 to demonstrate compliance with the requirements of sections of the subdivision regulations. To the
6 extent reasonably practical, the applicant shall also address the concerns of the Planning Board
7 raised at the April 27, 2026, public hearing. The applicant has submitted condominium documents
8 which outline ownership. The roadway, which is a private roadway, will be owned and maintained
9 by the condominium association. Starting at the property line, all utilities will be owned by the
10 condominium association. The condominium documents that were submitted outline the
11 maintenance that would be required for the septic system. There will be two communal septic
12 systems. It also outlines the road maintenance, upkeep of the homes, and the water pump station
13 and water lines, which will all be owned and maintained by the condominium association.
14

15 The documents also discuss that the open space area will not be further subdivided. The use of the
16 open space will continue in perpetuity for the purpose specified and appropriate provisions will be
17 made for maintenance of the open space. Common undeveloped open space will not be turned into
18 a commercial enterprise. The open space lot is a common area for the condominium. It is under the
19 ownership of the condominium association. The plans show three common areas. One is for the
20 recreational areas, and also includes the septic system areas, the walking trail, and the stormwater
21 management area. Common area #2 is the roadway itself. Common area #3 is the open space lot,
22 which is over 50% of the lot size, to remain in perpetuity.
23

24 Regarding Condition #20, that the applicant shall provide documentation sufficient to demonstrate
25 compliance with the operation and maintenance requirements for the community water and sewer
26 systems as required by Section 12.7 of the subdivision regulations to the satisfaction of the City
27 Engineer and the Department of Planning and Development, the water system is now proposed to
28 be municipal. Originally, it was privately owned. An operation and maintenance manual was
29 provided for the septic system which shows that there is a contract with a company for pumping
30 the septic tanks, checking the systems, etc.
31

32 Condition of approval #21 is that the applicant shall provide documentation sufficient to comply
33 with section 13.5.E.8, requiring that the applicant demonstrate that the proposed private street will
34 be properly maintained to provide access for police, fire, and other emergency vehicles to the
35 satisfaction of the City Engineer and the Department of Planning and Development. Page 8 of the
36 condominium documents gives the exact verbiage that the private road will be handled and
37 maintained by the condominium association, and will maintain and provide access for police, fire,
38 and other emergency vehicles.
39

40 Condition of approval #22 is that the applicant shall provide documentation sufficient to
41 demonstrate compliance with section 10.4.C.2.E of the subdivision regulations, requiring estimates
42 for the completion of all on- and off-site improvements, which shall be subject to a performance
43 security agreement pursuant to Section 7.10 of the regulations to the satisfaction of the City
44 Engineer and the Department of the Planning and Development. The applicant provided a
45 breakdown of costs and bid numbers. Ultimately, there will be a security agreement back from the
46 City for a bond.
47

48 Condition of approval #24 states that the applicant shall prepare and record an open space
49 covenant or deed restriction in accordance with Section 501.1.F.5., 6., and 7. of the Zoning

1 Ordinance, and that the content shall be acceptable to the Planning and Development Department
2 and the City's legal counsel. There is also a staff note that, in addition to the requirements of
3 Section 501.5., 6., and 7. of the Zoning Ordinance, the open space covenant or restriction must also
4 comply with the requirements of Section 12.2D of the Subdivision Regulations, which is included
5 under Condition of approval #19. This speaks to the ownership of the open space. The
6 condominium owns the open space. This is a common area that will be recorded and not a separate
7 deed for the open space because the covenant of the condominium breaks out the ownership of all
8 three common areas. The open space is for the use of the condominium owners. There were also
9 comments at the Planning Board hearing in April where the Conservation Commission asked for
10 the trail to potentially have benches and so two benches have been added along the perimeter of
11 that walking trail, along with dog pickup stations.

12
13 Condition of approval #30 includes site plan or condominium plan revisions and changes which
14 have been completed.

15
16 In response to a question from Don Collins, Mr. Noonan explained that the applicant is proposing
17 a cistern with a dry hydrant connected to it. This should be sufficient for the Fire Department.

18
19 Kathie Romano stated that she believes it is wise to start including some reserve funds for things
20 that may need to be done in the future for the road, trees, septic systems, etc. In this way, people
21 that live there 10-20 years down the road will not get hit with all the big fees when other people
22 have enjoyed the use of the systems all along.

23
24 Chair Zook asked for public comment. There was none at this time.

25
26 ***A MOTION was made by Andrew Faunce that the applications of Oakes and Son Construction,***
27 ***LLC, for a compliance hearing regarding PB2026-09-FMAJ and for an amendment to the***
28 ***Heritage Way PURD Major Subdivision approval, PB2026-40-FMAJA, ARE complete enough***
29 ***for the Planning Board to accept jurisdiction and commence review. The MOTION was seconded***
30 ***by Kathie Romano.***

31
32 ****The MOTION was approved (6-0).***

33
34 ***A MOTION was made by Wes Achord that:***

35
36 ***On April 27, 2026, the Planning Board approved the application of Oakes and Son Construction,***
37 ***LLC (applicant) and Robert J. Oakes (property owner), for Final Plat Review pursuant to Section***
38 ***10.3 of the Subdivision Regulations of a proposed Planned Unit Residential Development (PURD)***
39 ***containing 13 detached dwelling units together with related site improvements to be constructed***
40 ***on property located on Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1 and RL-2, PB2026-***
41 ***09-FMAJ, as shown on a plan set titled, "Heritage Way Development," prepared by Fieldstone***
42 ***Land Consultants, PLLC, dated January 12, 2026, last revised April 21, 2026, Proj. No. 4080.00.***

43
44 ***Pursuant to Condition of Approval #14 as set forth in the Board's Notice of Action for PB2026-***
45 ***09-FMAJ, the applicant's compliance with conditions of approval 19, 20, 21, 22, 24 and 30 require***
46 ***a compliance hearing before the Planning Board pursuant to Section 7.9.A.7 of the Subdivision***
47 ***Regulations and NH RSA 676:4, I(i).***

1
2 *Based on testimony given, the application materials included in the agenda packet for the August*
3 *10, 2026, Planning Board meeting, and supporting documents submitted, the Planning Board*
4 *finds that the applicant HAS satisfied conditions of approval 19, 20, 21, 22, 24 and 30, subject to*
5 *the following conditions which shall be administered and verified by Planning and Development*
6 *Department staff, subject to appeal to the Planning Board in the event of any disagreement or*
7 *dispute:*
8

- 9 1. *Regarding condition of approval #19, the applicant shall prepare and record an open space*
10 *covenant or deed restriction that addresses the requirements of Section 12.2.D of the*
11 *Subdivision Regulations, if deemed appropriate and advisable by the Planning and*
12 *Development Department and in keeping with past practice, and any such document shall*
13 *be in form and content acceptable to the Planning and Development Department. The*
14 *applicant shall also make any additional changes to the Declaration of Condominium as*
15 *may be requested by the Planning and Development Department.*
16
- 17 2. *Conditions of approval #20, #21, and #22 remain outstanding. Notwithstanding the*
18 *requirements of condition of approval #14 as set forth in the Notice of Action for PB2026-*
19 *09-FMAJ, compliance with conditions of approval #20, #21, and #22 shall be verified*
20 *administratively with notification provided to the Planning Board in lieu of a formal*
21 *compliance hearing.*
22
- 23 3. *Regarding condition of approval #24, the applicant shall prepare and record an open space*
24 *covenant or deed restriction that addresses the requirements of Section 501.1.F.5, 6 and 7*
25 *of the Zoning Ordinance, if deemed appropriate and advisable by the Planning and*
26 *Development Department and in keeping with past practice, and any such document(s)*
27 *shall be in form and content acceptable to the Planning and Development Department.*
28
- 29 4. *Regarding condition of approval #30, the applicant shall make the following revisions to*
30 *the plan set to the satisfaction of the Planning and Development Department and the City*
31 *Engineer within 45 days of the compliance hearing:*
 - 32 a. *Any changes regarding the proposed water system as may be required by the*
33 *Department of Public Works pursuant to the conditions of approval for PB2026-*
34 *40-FMAJ.*
 - 35 b. *On all applicable sheets, revise the open space to exclude the water pump station*
36 *and update the open space calculations and metes and bounds accordingly.*
 - 37 c. *In the cover sheet zoning table, change the minimum R-3 lot size to 10,000 sq. ft.*
 - 38 d. *On the Condominium and Open Space Plan:*
 - 39 i. *Clarify the location and identification of the limited common areas.*
 - 40 ii. *Amend Note 11 to remove the reference to “wells”.*
 - 41 iii. *Remove the garden located along the northern boundary of the property.*
 - 42 iv. *Add a plan note indicating that the open space is protected and identifying*
43 *the applicable use restrictions as set forth in Section 501.1.F of the Zoning*
44 *Ordinance and Section 12.2.D of the Subdivision Regulations.*

1 e. *Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).*

2
3 *The applicant shall provide the Planning and Development Department a digital copy of*
4 *the revised plan set saved in a PDF-A format for archival purposes.*

5
6 *The MOTION was seconded by Don Collins.*

7
8 **The MOTION was approved (6-0).*

9
10 *A MOTION was made by Wes Achord that for the application of Oakes and Son Construction,*
11 *LLC, PB2026-40-FMAJA, the Lebanon Planning Board APRPROVES a waiver from Section*
12 *10.4.B.2.b of the Subdivision Regulations which requires an applicant to obtain a Water Use*
13 *Permit where the development is proposed to be served by the municipal water system and to*
14 *include a copy of the permit with the Major Subdivision application.*
15 *The MOTION was seconded by Don Collins.*

16
17 **The MOTION was approved (6-0).*

18
19 *A MOTION was made by Wes Achord that the Lebanon Planning Board APPROVE the*
20 *application of Oakes and Son Construction, LLC, PB2026-40-FMAJA, for an amendment to the*
21 *Heritage Way PURD Major Subdivision originally approved on April 27, 2026 (PB2026-09-*
22 *FMAJ), to allow the development to connect to and be served by the municipal water system in*
23 *place of two on-site wells as originally approved, as shown on a plan set titled, "Heritage Way*
24 *Development," prepared by Fieldstone Land Consultants, PLLC, dated January 12, 2026, last*
25 *revised July 22, 2026, Proj. No. 4080.00, and including any and all submissions and testimony*
26 *provided for and during the public hearing.*

27
28 *This approval is subject to the following conditions:*

- 29
30 1. *The applicant shall comply with the Planning Board Notice of Action for PB2026-09-*
31 *FMAJ dated April 27, 2026, and shall satisfy and comply with all conditions of approval*
32 *thereof except as may be superseded by the conditions below.*
33
34 2. *Within 45 days of the Planning Board's approval, the applicant shall make the following*
35 *revisions to the plan set to the satisfaction of the Planning and Development Department*
36 *and the City Engineer:*
37 a) *Any changes required by the Department of Public Works relative to the proposed*
38 *water service.*
39 b) *Any changes required per the Planning Board's conditions of approval adopted*
40 *following the compliance hearing for PB2026-09-FMJA held on August 10, 2026.*
41 c) *Amend the cover sheet to provide description of plan revisions (5.1.E.4.d).*
42
43 3. *Prior to application for a Building Permit and prior to commencement of construction*
44 *activities, the applicant shall obtain approval from the City Council or the City Manager's*
45 *office for the development's water flows and for the extension of the water main in*

Laplane Road in accordance with the applicable Chapter 182 of the City Code.

4. *Prior to application for a Building Permit and prior to commencement of construction activities, the applicant shall, to the satisfaction of the Department of Public Works, provide an operation and maintenance plan for the proposed water pump station.*
5. *For purposes of condition of approval #15 set forth in the set forth in the Notice of Action for PB2026-09-FMAJ, the “approved plat” to be recorded shall be the Condominium and Open Space Plan, Sheets CD-1 and CD-2, as revised per the Planning Board’s conditions of approval adopted following the compliance hearing for PB2026-09-FMJA held on August 10, 2026.*

The MOTION was seconded by Don Collins.

**The MOTION was approved (6-0).*

The Board took a five minute recess and reconvened at 9:01pm.

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**

A MOTION was made by Chair Zook to postpone item 3G. to the Board’s Work Session meeting on August 24, 2026. The MOTION was seconded by Kathie Romano.

**The MOTION was approved (6-0).*

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**

The Board agreed to hear both items for this applicant concurrently.

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

1 Ordinance to allow the proposed building's street level story to be 10 ft. 2 in. height
2 where a minimum height of 12 ft. is required in the LD District. **PB2026-38-CUP**
3

4 Mr. Corwin stated that staff would recommend that agenda items 3H and 3I are complete enough
5 for the Board to accept jurisdiction and commence review.
6

7 *A MOTION was made by Andrew Faunce that the applications are complete and ready for*
8 *review. The MOTION was seconded by Kathie Romano.*
9

10 **The MOTION was approved (6-0).*
11

12 Nick Golon, TFMoran, explained that this was a part of the City Council RFP, whereby the
13 developer was selected to redevelop the property. The amendment before the Board is consistent
14 with all of the tenets that were expressed both in the RFP and the prior site plan approval. The
15 applicant is seeking a site plan amendment for some minor changes to the plan and a Conditional
16 Use Permit that allows for the reduction from a 12' floor-to-floor height to 10'2". The plans have
17 not changed. This has always been a condition of the site plans, but, due to an inadvertent
18 notification issue two years ago, the CUP was not acted on at that time. Now that funding sources
19 have been made available and provided the opportunity for this project to move forward, the
20 applicant is back seeking the Board's approval of the CUP.
21

22 There is a slight change to the gross floor area (GFA) in the footprint of the building,
23 approximately 200 GFA or 300+ s.f. relative to the footprint. These were changes based on a
24 market study by both LDS Consulting and feedback from the Lebanon Housing Authority
25 regarding a need for larger units. The total number of units remains at 80, but the types of units
26 have changed, with fewer one-bedroom and more two-bedrooms proposed. There will still be eight
27 three-bedroom units. The next item deals with some of the utilities, specifically in relationship to
28 the Buy America Build America Act (BABA). The applicant was previously proposing an all-in-
29 one electric HVAC unit. Unfortunately, there are not many American-made options for this, and so
30 the proposal is now for a more traditional centralized system which will be supported by propane
31 tanks. One of the conditions, dealt with a playground which was proposed within the right-of-way,
32 and which required DOT's concurrence. Despite the City and applicant's best efforts, they were not
33 able to find common ground to be able to locate the playground within the right-of-way. There are
34 other recreational opportunities on the project site and in the immediate vicinity of the project. The
35 applicant believes that the project is consistent with providing this amenity for the property. Next,
36 the City's EV parking requirements have changed, and the site plan has changed accordingly in
37 terms of the number proposed. The applicant also had the opportunity to expand the rooftop solar
38 array. Previously, it was cordoned to a small portion of the top of the roof. Expanding it will help
39 with reinforcing the project's green building goals and offset the carbon footprint associated with
40 the project. The CUP requested is for a 10'2" height and the nature for the request is outlined in
41 the application.
42

43 Mr. Corwin stated that staff has no concerns regarding the elimination of the playground,
44 considering the other nearby opportunities. This item was the principal reason why the application
45 needed to be reviewed by the Board as opposed to going through the minor alteration process
46 under Section 9.2. The scope of the proposed changes could otherwise be reviewed
47 administratively with notification to the Board. However, because there was a specific condition of
48 approval requiring the playground, this could not be altered administratively.
49

1 Kathie Romano stated that she believes this is an excellent location for the project.

2
3 In response to a question from the Board, it was noted that the hope is to commence construction
4 within the next six months after approval.

5
6 Chair Zook asked for public comment. There was none at this time.
7

8 ***A MOTION was made by Kathie Romano that the Lebanon Planning Board APPROVE the***
9 ***application of The Muse Lebanon, LLC, regarding 20 Spencer Street (Tax Map 92, Lot 31), zoned***
10 ***LD, PB2026-37-SPA, requesting modifications per Section 9.1 of the Site Plan Review***
11 ***Regulations to a Site Plan for a proposed 80-unit multi-family dwelling, originally approved on***
12 ***September 16, 2024 (PB2024-36-SPR), including minor site layout changes and the removal of***
13 ***condition of approval #25 requiring an on-site playground area, as shown on a plan set titled***
14 ***“Muse Apartments,” prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26,***
15 ***2026, File 96202.01 (25 sheets), including any and all submissions and testimony provided for***
16 ***and during the public hearing.***
17

18 ***In support of its decision, the Board finds that the applicant has submitted plans, testimony,***
19 ***technical data, information, reports, and studies that together satisfactorily demonstrate***
20 ***compliance with the applicable requirements of the Site Plan Review Regulations, except as may***
21 ***reasonably be addressed through the imposition of certain conditions of approval, set forth below,***
22 ***and except as may have been waived pursuant to Section 7.1.***
23

24 ***This approval is subject to the following conditions:***

- 25
26 ***1. The applicant shall comply with the Planning Board Notice of Action for PB2024-36-SPR***
27 ***dated September 17, 2024, and shall satisfy and comply with all conditions of approval***
28 ***thereof except as may be superseded by the conditions below.***
29
- 30 ***2. The amended plan set submitted with PB2026-37-SPA, titled “Muse Apartments,”***
31 ***prepared by TFMoran, Inc., dated August 12, 2024, last revised July 26, 2026, shall***
32 ***supersede and replace the plan set referenced in the September 17, 2024 Notice of Action,***
33 ***and all plan set related conditions of approval thereof shall apply to and with respect to***
34 ***the amended plan set.***
35
- 36 ***3. Condition #26 set forth in the September 17, 2024 Notice of Action (regarding playground***
37 ***requirements) is hereby stricken in its entirety.***
38
- 39 ***4. Applicant shall address the comments of the Tree Advisory Board to the extent reasonably***
40 ***possible to the satisfaction of the Planning and Development Department.***
41

42 ***The MOTION was seconded by Wes Achord.***
43

44 ****The MOTION was approved (6-0).***
45

46 ***A MOTION was made by Wes Achord:***

47 ***On August 10, 2026, at a duly-noticed meeting of the Lebanon Planning Board, there appeared***

representatives of The Muse Lebanon, LLC, regarding property owned by the City of Lebanon at 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, requesting 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. PB2026-13-CUP

Per Section 308.7.C of the Zoning Ordinance, the Planning Board may "waive" the minimum street level story height requirement by conditional use permit pursuant to Section 302.4. Based on testimony given, application materials presented including the applicant's Conditional Use Permit Support Statement attachment dated July 13, 2026, and supporting documents submitted, the Planning Board concludes the following with respect to the Conditional Use Enhanced Performance Standards set forth in Section 302.4.D of the Zoning Ordinance:

1. The site IS suitable for the proposal. (§302.4.D.1)
2. The external impacts of the proposed use on abutting properties and the neighborhood IS commensurate with the impacts of adjacent existing uses or other uses permitted in the zoning district. (§302.4.D.2)
3. The proposed layout and design of the site IS NOT incompatible with the established character of the neighborhood and mitigates any external impacts on abutters, the neighborhood, and nearby public ways and infrastructure. (§302.4.D.3)
4. The design of the new buildings ARE NOT incompatible with the established character of the neighborhood. (§302.4.D.4)
5. The proposed use and layout of the site, including all related development activities, DOES to the greatest extent practicable preserve identified natural, cultural, historic, and scenic resources on the site and does not degrade such identified resources on abutting properties. (§302.4.D.5)

Now therefore be it resolved, the Planning Board, on this 10th day of August, 2026, hereby GRANTS the request of The Muse Lebanon, LLC, for a Conditional Use Permit per Section 307.8.C of the Zoning Ordinance to allow the street level story of the proposed 80-unit multi-family dwelling at 20 Spencer Street (Tax Map 92, Lot 31), zoned LD, originally approved on September 16, 2024 (PB2024-36-SPR), to be 10 ft. 2 in. in height where a minimum height of 12 ft. is required, as set forth above and per testimony, plans, and materials submitted, and per the following condition:

1. This Conditional Use Permit (CUP) is expressly contingent upon the associated Site Plan approval for the 80-unit multi-family development known as "The Muse" (PB2024-36-SPR and PB2026-37-SPA). If the Site Plan approval expires or otherwise becomes null and void for any reason, this Conditional Use Permit shall also automatically terminate and become null and void, without further action by the Planning Board.

The MOTION was seconded by Kathie Romano.

*The MOTION was approved (6-0).

1 ***A MOTION was made by Chair Zook to extend the meeting to 9:45pm. The MOTION was***
2 ***seconded by Andrew Fance.***

3
4 ****The MOTION was approved (6-0).***

5
6 **J. LWM Residential, LLC, 1 Foundry Street (Tax Map 91, Lot 263) zoned LD:**
7 On October 24, 2022, the Planning Board granted Site Plan approval for a multi-
8 family residential development known as Woolen Mill (PB2022-36-SPR).
9 Anticipating the potential expiration of the current Site Plan approval, applicant
10 requests conceptual review per Section 4.3.B of the Site Plan Review Regulations
11 of a proposed application to reapprove the Woolen Mill development. **PB2026- 39-**
12 **CON**
13

14 Mr. Corwin explained that the Woolen Mill development was originally approved back in 2022. It
15 is a phased development which has received a few extensions. Under the current approval, the
16 building permit for the first phase of the development needs to be obtained by October 24, 2026. A
17 building permit application has been submitted, and the applicant is intent on achieving the
18 deadline. However, in case the deadline is not met, this project is no longer eligible for additional
19 extensions. The site plan approval will automatically expire if the first building permit is not
20 obtained by the October 24th deadline. The applicant is starting the process to obtain a new site
21 plan approval for the development, if it becomes necessary to obtain one. As the project was
22 originally approved in October 2022, the site plan review regulations have been amended to
23 require conceptual review for projects of this size. A public notice was made for the project, and
24 the plans and materials were given to the various boards and committees for potential review and
25 comment. Comments were received from the Pedestrian & Bicyclist Advisory Committee this
26 afternoon.
27

28 Mr. Corwin noted that any development with a new application due to the old approval expiring
29 has to comply with any changes to the land use regulations. The only substantive changes to the
30 land use regulations since the time that the application was originally submitted in 2022, were the
31 EV regulations from the Zoning Ordinance. The applicant has already brought the plan into
32 compliance with those regulations. Secondly, whether any of the underlying assumptions and data
33 that went into the preparation of the plan set originally has changed such that there needs to be
34 some sort of update to the plan set that has not already been made.
35

36 Jon Livadas, applicant, agreed that this is only out of an abundance of caution. He is still working
37 towards pulling the permit in October. Any necessary changes that need to be made will be
38 addressed.
39

40 Kathie Romano asked about preservation of the smokestack. Mr. Livadas stated that a plan will be
41 in place prior to the start of construction.
42

43 Wes Achord asked if fundraising, as previously mentioned at the February 23rd meeting, is still a
44 concern for the project. Mr. Livadas stated that this is still a primary concern.
45

46 Kathie Romano asked about the safety of a left turn out of Foundry Street. She stated that she
47 would like to see more information about this in terms of the roundabout. Nik Fiore, Engineering
48 Ventures, stated that the original approval for the project envisioned the roundabout being
49 completed. A new full application can address this.

Kathie Romano noted that the Pedestrian & Bicyclist Advisory Committee letter mentioned a concern about public deeded access to the riverfront.

A MOTION was made by Chair Zook to extend the meeting to 10:00pm. The MOTION was seconded by Andrew Fance.

**The MOTION was approved (6-0).*

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)

Chair Zook explained that she emailed the applicant about this item regarding an extension for a CUP. The Board has no statutory or regulatory mechanism for extending a Conditional Use Permit. She communicated to the applicant that a new CUP application would be needed.

- B. River Park Development Progress Update as Required per the Notice of Action dated August 19, 2025 for PB2025-25-EXT

Andrew Faunce explained that he was recused for the most recent request for extension of the project deadline for River Park. He did this following an extensive presentation from the applicant that was not included in the packet materials, and he had no benefit of the Planning Board's counsel prior to making the decision. The applicant counsel argued that he was biased and conflicted and that any adverse decision of the Board would be challenged. While he did not believe these arguments had merit, he made the decision in order for the process to move forward. He does not feel he has any bias to the applicant or the applicant's project, and this was confirmed by the Superior Court of NH's decision that XYZ did not meet its burden to show that he had a conflict. Mr. Corwin read through parts of the decision. Andrew Faunce noted that he is thus withdrawing the recusal that he had offered for the application for the particular River Park project and that extends to any other business that the applicant may still have with the City of Lebanon.

The Board discussed the required update and making a determination on this item at its upcoming work session. The Board agreed to place this item on its August 24, 2026, work session agenda for further discussion.

5. APPROVAL OF MINUTES

- A. June 22, 2026

- B. July 13, 2026

The Board tabled review of the minutes to a future meeting.

6. ADJOURNMENT

A MOTION was made by Kathie Romano to adjourn the meeting at 10:21pm. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (6-0).*

1
2 Respectfully submitted,
3 Kristan Patenaude
4 Recording Secretary