

FINAL

**LEBANON PLANNING BOARD
Regular Meeting
Monday, May 10, 2021, 6:30 PM
Remote Via Microsoft Teams
LebanonNH.gov/Live**

ROLL CALL OF

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Karen Zook (Council Representative), Gregorio Amaro, Kim Chewning, Joan Monroe, Kathie Romano, Jeremy Rutter, Laurel Stavis

MEMBERS ABSENT: None

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Brian Vincent (City Engineer), Patrick McCarthy (Cemetery Sexton), Paul Coats (Recreation Director)

1. Call to Order Chair Garland called the meeting to order at 6:30 PM.

A. Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.

Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams. All members identified themselves.

Chair Garland conducted a roll call of members present as reported above. An overview of the meeting agenda was outlined.

2. Notice of Regional Impact

Public hearings to be held on May 10, 2021:

- **City of Lebanon, 0 Aldrich Avenue (Tax Map 86, Lot 25, Plot 100), zoned R-3:** Request for Site Plan Review to demolish an existing maintenance building at Civic Park and construct a new 68’ x 40’ building. PB2021-14-SPR
- **City of Lebanon, 0 Mascoma Street (Tax Map 89, Lot 1), zoned R-1:** Request for Site Plan Review to demolish an existing maintenance building at Valley Cemetery and construct a new 72’ x 36’ building. PB2021-15-SPR

Public hearing to be held on June 14, 2021:

- **Stoney Brook Veterinary Hospital Realty Holdings, LLC, and Alan & Mondae Dupuis, 88 Riverside Drive (Tax Map 110, Lot 20) and 0 Stoney Brook Road (Tax Map 110, Lot 22), zoned RL-1:** Request for approval of a Boundary Line Adjustment between lands located at 88 Riverside Drive (Tax Map 110, Lot 20) and 0 Stoney Brook Road (Tax Map 110, Lot 22). PB2021-17-BLA

Planning Staff has reviewed the above applications and recommends that none has the potential for regional impact.

Kathie Romano moved that none of the above applications has the potential for regional impact. The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano

Voting Against – None

****The motion was approved (9-0).***

3. Public Hearing Items

- A. Virginia Wong, 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD:** Request for Site Plan Review to convert an existing three (3) unit multi-family dwelling to a six (6) unit multi-family dwelling. **PB2021-11-SPR - Applicant has requested a postponement of the completeness determination and public hearing to the June 14, 2021 Planning Board Meeting.**

Jeremy Rutter moved that the completeness determination and public hearing of Virginia Wong, 43 Mechanic Street (Tax Map 106, Lot 34), zoned LD be postponed to June 14, 2021 at 6:30 PM.

The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Ms. Monroe, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter

****The motion was approved (9-0).***

- B. Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD:** Request for Site Plan Review to construct a 15,000 sq. ft. addition to an existing warehouse building. **PB2021-13-SPR - Completeness Review only, Public Hearing to commence on June 14, 2021 if deemed complete**

Laurel Stavis moved that the completeness determination and public hearing of Mason Storage, LLC, 38 Spencer Street (Tax Map 78, Lot 39), zoned LD be postponed to June 14, 2021 at 6:30PM.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland

Voting Against - None

****The motion was approved (9-0).***

- C. Quail I, LP, 69 Lily Lane (Tax Map 82, Lot 2, Plot 200), zoned R-3:** Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved Site Plan for a 32-unit, 50,000 square foot building for senior housing, together with associated site improvements, to be operated as part of the existing Quail Hollow Senior Living Community (PB2019-13-SPR), originally approved by the Planning Board on September 9, 2019. **PB2021-12-EXT**

Mr. Corwin stated that the Planning Staff has reviewed the above application and finds it complete enough for the Planning Board to accept jurisdiction and commence review.

Jeremy Rutter moved that the Lebanon Planning Board finds the application of Quail I, LP, PB2021-12-EXT, regarding a proposed extension of an approved Site Plan for 69 Lily Lane (Tax Map 82, Lot 2, Plot 200) (PB2019-13-SPR), is complete enough to accept jurisdiction and commence review. The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall

****The motion was approved (9-0).***

Mr. Corwin stated that the original application was approved in September of 2019 following a Site Plan Review for the 32-unit building. The building permit was to be obtained by September of 2021. The applicant is requesting an extension, and the Planning Board can grant one such extension up to September 9, 2023 per Section 410.C.

John Giebink, an owner of the Quail Senior Living Project, noted the prior approval for Phase 5. He stated that they have been working to get permits, which took more time due to COVID's impact on various offices. They have received all required permits but have not gotten the building permit. There have been conferences with all City departments, but the construction industry is in an upheaval due to COVID. It is not possible to find contractors to bid on the project, which means they cannot begin construction. It may be necessary to change to metal frame from wood. Due to these construction issues, they are requesting an extension.

Mr. Hall inquired if they can begin construction by September 9, 2023. Mr. Giebink stated that they would have started construction May 1, 2021 without the impact of COVID. Due to processing delays, the permits did not arrive until February of 2021, which is at least six months later than usual.

Ms. Romano acknowledged the delays with governmental agencies and the completion of all other permits. Ms. Monroe expressed no problem with this application, as the applicant has done everything possible given the COVID restrictions.

Mr. Corwin stated that if the Planning Board grants a two-year extension, the applicant would have until September 9, 2023 to get a building permit. There is a special exception from the Zoning Board, which would also be extended if the Planning Board extension is approved.

Chair Garland invited public comment.

Stan Rinehart, a resident at Quail Cottages and on that board, stated that the cottage residents are not in favor of the addition due to the increase of traffic on Linden Drive for construction vehicles. Residents use the road for walking. There may also be considerable erosion with the removal of part of the hillside unless a retaining wall is built.

Chair Garland noted that the purpose of this meeting was to consider an extension for a project that has prior approval.

Matthew Hall moved that the Lebanon Planning Board APPROVE the application of Quail I, LP, PB2021-12-EXT, for an extension of time per Section 4.10.B of the Site Plan Review Regulations to

obtain a building permit pursuant to an approved Site Plan for a 32-unit, 50,000 square foot building for senior housing, together with associated site improvements, to be operated as part of the existing Quail Hollow Senior Living Community (PB2019-13-SPR), originally approved by the Planning Board on September 9, 2019, including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions:

- 1. The applicant shall be required to obtain a Building Permit from the Planning and Development Department by September 9, 2023.**
- 2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB 2019-13-SPR, dated September 9, 2019, and all conditions of approval thereof.**

The motion was seconded by Jeremy Rutter.

Mr. Hall suggested that the information cited regarding the impact of COVID on construction materials and costs are sufficient reasons for granting this request. Ms. Romano noted that the applicant has made significant progress on all of the other requirements and are making the extension request well in advance of the expiration of the original approval. Ms. Monroe agreed and stated that the unusual circumstances were beyond the applicant's control. All has been done as far as was possible.

Roll Call Vote:

Voting in Favor – Ms. Chewing, Ms. Stavits, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano

Voting Against - None

***The motion was approved (9-0).**

- D. City of Lebanon, 0 Mascoma Street (Tax Map 89, Lot 1), zoned R-1: Request for Site Plan Review to demolish an existing maintenance building at Valley Cemetery and construct a new 72' x 36' building. PB2021-15-SPR**

Mr. Corwin noted that completeness does not apply to this application.

Mr. McCarthy stated that purpose of the building is for storage and repair of maintenance equipment and winter storage of human remains. The plan is to demolish the existing building, which is on its own septic system. The project would extend the new building 12 feet to house and maintain equipment. The old building is no longer viable. The new building is very energy efficient, using solar energy and split units with radiant heating in the floor as a backup.

Ms. Romano suggested that concrete foundations are preferable to wood due to global warming, and it is good to see there would be no wood against the ground.

Mr. Hall stated that there was nothing concerning in the request.

Chair Garland invited public comment. Hearing none, he closed the Public Hearing.

- E. City of Lebanon, 0 Aldrich Avenue (Tax Map 86, Lot 25, Plot 100), zoned R-3: Request for Site Plan Review to demolish an existing maintenance building at Civic Park and construct a new 68' x 40' building. PB2021-14-SPR**

Mr. Coats stated that this project is similar to the cemetery project. There is an aging facility at Civic Field, which serves many purposes. The replacement building would be 68x40 with an outdoor pavilion. The structure would be rotated 90 degrees for a better southern exposure to maximize potential solar heating. There would be an office in the building along with a three-bay garage, bathroom, coach's room, and pavilion. The building is expected to improve operations.

Ms. Romano stated that the potential of solar heating is good and inquired about the water and sewer lines being of adequate capacity and a sufficient distance apart. Mr. Coats noted that there is just one bathroom.

Mr. Vincent stated that the application has to go to the State of New Hampshire for a sewer permit, and the requirement of 10' of separation would be tight but is possible within the 15' available.

Ms. Monroe inquired about heating in the new building. Mr. Coats stated that the former facility's bathroom was winterized each year, but the new one would be heated, including the bathroom.

Chair Garland invited public comment. Hearing none, he closed the Public Hearing.

F. Molloy Development, LLC, 83, 89 & 0 Main Street (Tax Map 72, Lots 19, 0 & 21), zoned CB: Request for Site Plan Review to convert the second floors of the two existing buildings from office to multi-family residential. A total of twelve (12) dwelling units are proposed. **PB2021-10-SPR - Application Withdrawn by the Applicant**

4. Other Business

Mr. Brooks reported that the advertising fee of the Planning Board Fee Schedule was adjusted by the City Manager, who can modify fees for administrative costs. This covers the requirement for publishing meeting notices in the *Valley News*, and it was taken care of today.

Mr. Brooks stated that the City has submitted its response to the Brady Sullivan appeal and is waiting to be notified.

The Iron Horse project lawsuit remains on hold due to a potential new developer.

5. Approval of Minutes

A. April 12, 2021

Page 4, line 32, corrected as Airpark Road, not Airport Road

Jeremy Rutter moved to approve the Planning Board minutes of April 12, 2021 as amended. The motion was seconded by Laurel Stavis.

Roll Call Vote:

Voting in Favor – Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall

Voting Against – None

****The MOTION was approved (9-0)***

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.

The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Ms. Monroe, Ms. Zook, Ms. Romano, Ms. Chewning

Voting Against - None

****The motion was approved (9-0).***

The meeting was adjourned at 7:37 PM.

Respectfully submitted,

Holly Howes

Recording Secretary