



**LEBANON PLANNING BOARD
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, May 13, 2019
6:30pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. APRIL 8, 2019

Documents:

[Plnbrd_Item 2_4.8.19 Mins.pdf](#)

3. NOTICE OF REGIONAL IMPACT:

4. COMPLETENESS REVIEW OF NEW APPLICATIONS:

5. PUBLIC HEARINGS (CONTINUED):

A. XYZ DAIRY, LLC

Amendment to previous Subdivision and Site Plan Approvals for the River Park phased development project located at 167-197 North Main Street, Tax Map 44, Lots 3,7, and 21-30, and Tax Map 58, Lots 27, and 89-99, West Lebanon, NH, in the R3, IND-L and CBD zones. #PB2018-34-SPA (60 Min)
***Continued from 4/8/19**

Documents:

[Plnbrd_Item 5a_Xyz Dairy.pdf](#)

6. PUBLIC HEARINGS (NEW):

A. STONECLIFF ANIMAL CLINIC (APPLICANT) & 227 MECHANIC ST PROPERTIES, LLC (PROPERTY OWNER), 227 MECHANIC STREET (TAX MAP 105, LOT 117), ZONED GC:

Applicant requests a Conditional Use Permit per Section 305.2 of the Zoning Ordinance to expand the existing care and treatment of animals use into an adjacent space within the existing building. #PB2019-09-CUP (20 Min)

Documents:

[Plnbrd_Item 6a_Stonecliff.pdf](#)

B. CITY OF LEBANON/NEAL MAHUTTE & SOPHIA OUHILAL/ARLENE MACLEOD

Boundary Line Adjustment of lands for Sunset Rock Road/Hardy Hill Intersection-reconstruction. #PB2018-15-BLA (15 Min)

Documents:

[Plnbrd_Item 6b_City.pdf](#)

C. DANA SEGUIN, 4 SOUTH PARK STREET (TAX MAP 92, LOT 8), ZONED PB:

Pursuant to Section 4.10 of the Site Plan Review Regulations, applicant requests an extension of the expiration date for an approved Site Plan (#PB015-02-SPA & #PB2018-14-SPA) for the reconstruction of an addition to the rear of the existing building for the creation of 4 additional dwelling units. #PB2019-08-EXT (25 Min)

Documents:

[Plnbrd_Item 6c_Dana Seguin.pdf](#)

D. TWIN STATE SAND & GRAVEL CO, INC., C/O WARREN AMES, ELM STREET WEST (TAX MAP 116, LOTS 2 & 3), ZONED IND-RA & R-3:

Request for an extension of time in order to satisfy conditions-precedent and to record the subdivision plan for the Iron Horse development, a phased 13-lot Planned Business Park and Major Subdivision, originally approved on September 24, 2012 (#PB2011-31-FMAJ). #PB2019-06-EXT (30 Min)

Documents:

[Plnbrd_Item 6d_Tssg.pdf](#)

E. TWIN STATE SAND & GRAVEL CO. INC., C/O WARREN AMES, ELM STREET WEST (TAX MAP 116, LOTS 2 & 3), ZONED IND-RA & R-3:

Request for an extension of time in order to obtain building permits for the Iron Horse Industrial Planned Unit Development, originally approved on April 22, 2013 (#PB2011-32-SPR), which consists of the ten (10) Industrial Sector lots within the Iron Horse Planned Business Park. #PB2019-07-EXT (30 Min)

Documents:

[Plnbrd_Item 6e_Tssg.pdf](#)

7. STUDY ITEMS:

8. OTHER BUSINESS:

9. OPEN DISCUSSION:

10. ADJOURNMENT

Please note times indicated for agenda items are estimates and are for guidance purposes only. Agenda items are subject to presentation out of order due to removal of items or change in agenda sequence.

The public may appear in person or by agent or counsel and provide testimony stating the reasons why these requests should, or should not, be granted. Any person with a hearing disability who wishes to attend this public meeting and needs the services of either a sign language interpreter or special equipment (FM system), please contact the Planning Office at 603-448-1457 at least 72 hours in advance so the City can make any necessary arrangements. All plans are available for review Monday-Friday from

8:00AM to 4:30PM at the City of Lebanon Planning Office, City Hall, 51 North Park Street, Lebanon. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov