



**LEBANON PLANNING BOARD
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, September 9, 2019
6:30pm**

1. CALL TO ORDER:

2. NOTICE OF REGIONAL IMPACT:

3. CONTINUED APPLICATIONS - PUBLIC HEARINGS:

A. QUAIL I, LP, 69 LILY LANE (TAX MAP 8, LOT 2, PLOT 200), ZONED R-3:

Request for site plan review to construct a new 32-unit, 50,000 square foot building for senior housing, with associated improvements, to be operated as an extension of the Quail Hollow Senior Living Community off Route 10.

#PB2019-13-SPR - Continued from 8/12/19

Documents:

[Plnbrd_Item 3a_Quail.pdf](#)

B. XYZ DAIRY, LLC, 167-197 NORTH MAIN STREET (TAX MAP 44, LOTS 3,7 AND 21-30 AND TAX MAP 58, LOTS 27, AND 88-99), ZONED R3, IND-L AND CBD:

Amendment to previous Subdivision and Site Plan Approvals for the River Park phased development project.

Documents:

[Plnbrd_Item 3b_Xyz Dairy.pdf](#)

C. 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 - Continued from 8/12/19**

Documents:

[Plnbrd_Item 3c_Tssg.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 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**

- Continued from 8/12/19

Documents:

[Plnbrd_Item 3d_Tssg.pdf](#)

4. NEW APPLICATIONS - COMPLETENESS REVIEW AND PUBLIC HEARINGS:

A. WILLIAM & LORI GRIZZAFFI, 351 MERIDEN ROAD (TAX MAP 167, LOT 16), ZONED RL-1 & RL-2:

Request for Site Plan Review to use the existing improvements on the property for a towing business and vehicle impound yard. **#PB2019-21-SPR**

Documents:

[Plnbrd_Item 4a_Grizzaffi.pdf](#)

B. GOYETTE'S CAMPGROUND, LLC, 92 NH ROUTE 4A (TAX MAP 99, LOT 2), ZONED RL-2:

Request for Site Plan Review of proposed expansion to Mascoma Lake Campground to add 18 additional sites for seasonal recreational vehicle (RV) camping. **#PB2019-23-SPR**

Documents:

[Plnbrd_Item 4b_Goyettes Campground.pdf](#)

5. CONCEPTUAL DISCUSSION:

A. MARY HITCHCOCK MEMORIAL HOSPITAL, 1 MEDICAL CENTER DRIVE (TAX MAP 10, LOT 8), ZONED MC:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed +/-195,547 sq. ft. patient tower expansion to an existing medical center. **#PB2019-24-CON**

Documents:

[Plnbrd_Item 5a_Mhnh.pdf](#)

6. APPROVAL OF MINUTES:

A. JULY 29, 2019

Documents:

[Plnbrd_Item 6a_7.29.19 Mins.pdf](#)

B. AUGUST 12, 2019

Documents:

[Plnbrd_Item 6b_8.12.19 Mins.pdf](#)

7. OTHER BUSINESS:

8. 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