



**LEBANON PLANNING BOARD
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, August 12, 2019
6:30pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. JULY 8, 2019

Documents:

[Plnbd_Item 2a_7.8.19 Mins.pdf](#)

B. JULY 16, 2019

Documents:

[Plnbrd_Item 2b_7.16.19 Mins.pdf](#)

3. NOTICE OF REGIONAL IMPACT:

4. COMPLETENESS REVIEW OF NEW APPLICATIONS:

5. 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 7/8/19**

Documents:

[Plnbrd_Item 5a_Quail.pdf](#)

B. 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 - Continued from 6/10/19**

Documents:

[Plnbrd_Item 5b_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 6/10/19**

Documents:

[Plnbrd_Item 5c_Twin State.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 6/10/19**

Documents:

[Plnbrd_Item 5d_Twin State.pdf](#)

E. CITY OF LEBANON AND RUTH H. GUERNSEY, TRUSTEE, 22 GREEN STREET WEST (TAX MAP 59, LOT 49), 0 GREEN STREET WEST (TAX MAP 59, LOT 64), AND SPRING STREET WEST RIGHT-OF-WAY, ZONED R-3: REQUEST FOR A BOUNDARY LINE ADJUSTMENT. #PB2019-20-BLA

Request for a Boundary Line Adjustment. **#PB2019-20-BLA**

Documents:

[Plnbrd_Item 5e_City-Guernsey.pdf](#)

F. CITY OF LEBANON, 60 SPRING STREET (TAX MAP 120, LOT 2), ZONED R-3 & RL-3:

Request for Site Plan Review of proposed improvements to the ski jumps at Storrs Hill Ski Area, including grading and the installation of synthetic turf. **#PB2019-22-SPR (NOTE: This application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54)**

Documents:

[Plnbrd_Item 5f_City.pdf](#)

6. OTHER BUSINESS:

A. REVIEW AND DISCUSS REVISIONS TO PROPOSED CHANGES TO THE RULES OF PROCEDURE FOR THE PLANNING BOARD

Documents:

[Plnbrd_Item 6a_Rules Of Procedure Proposed Changes.pdf](#)

7. OPEN DISCUSSION:

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**