



**LEBANON PLANNING BOARD
REGULAR MEETING AGENDA
Council Chambers, City Hall
Monday, June 10, 2019
6:30pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. MAY 13, 2019

Documents:

[Plnbrd_Item 2_5.13.19 Mins.pdf](#)

3. NOTICE OF REGIONAL IMPACT:

4. COMPLETENESS REVIEW OF NEW APPLICATIONS:

5. PUBLIC HEARINGS (CONTINUED):

A. 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 5/13/19**

Documents:

[Plnbrd_Item 5a_Tssg.pdf](#)

B. 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 5/13/19**

Documents:

[Plnbrd_Item 5b_Tssg.pdf](#)

C. 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 5/28/19

6. **PUBLIC HEARINGS (NEW):**

A. **SUSAN ACKERMAN & ERIK & ELSA ROTH, 284 & 287 POVERTY LANE
(TAX MAP 188, LOT 7 & TAX MAP 188, LOT 31), ZONED RL-1:**

Request for a Boundary Line Adjustment of lands located at 284 & 287
Poverty Lane. #PB2019-10-BLA

Documents:

[Plnbrd_Item 6a_Ackerman_Roth.pdf](#)

B. **BASIC HOLDINGS LLC, 5 & 11 OAK RIDGE ROAD, (TAX MAP 4, LOTS 5
& 6), ZONED R-3:**

Request for Preliminary Review of a Major Subdivision for a proposed
Planned Unit Residential Development (PURD) pursuant to Section 501.2 of
the Zoning Ordinance, containing 21 residential units together with related
site improvements and amenities. #PB2019-03-PMAJ

Documents:

[Plnbrd_Item 6b_Basic Holdings.pdf](#)

7. **STUDY ITEMS:**

8. **OTHER BUSINESS:**

A. **ELECTION OF OFFICERS**

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**