

**AGENDA
PLANNING BOARD
JUNE 24, 2019**

**AGENDA ITEM #4B
CONCEPTUAL DISCUSSIONS**

**MASCOMA LAKE FARM,
571 DARTMOUTH COLLEGE
HIGHWAY
(Tax Map 56, Lot 3), zoned RL-1,
RL-2 & RL-3
PB2019-16-CON**

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	<input type="checkbox"/>	<input type="checkbox"/>	SITE PLAN REVIEW
VARIANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SUBDIVISION
MOTION FOR REHEARING	<input type="checkbox"/>	<input type="checkbox"/>	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER Concept review of 3 lot

PROPERTY OWNER (APPLICANT):

NAME: MASCOMA LAKE FARM LLC TEL.#:
 MAILING ADDRESS: PO BOX 1019, WATER MILL, NY 11976
 E-MAIL ADDRESS:

CO-APPLICANT, AGENT, OR LESSEE:

NAME: ADVANCED GEOMATICS TEL.#: 603-448-6295
 MAILING ADDRESS: 105 BANK STREET, LEBANON, NH 03766
 E-MAIL ADDRESS: advancedgeomatrics@comcast.net

PROJECT LOCATION:

TAX MAP #: 56 LOT#: 3 PLOT #: + ZONE: RL-1,2,3
 STREET ADDRESS OF PROJECT: US Route 4, LEBANON, NH 03766
 IS THIS PROPERTY LOCATED IN THE: **WETLANDS** YES NO **HISTORIC DISTRICT** YES NO
FLOOD PLAIN YES NO

SCOPE OF PROJECT:

Convert existing major subdivision to a 3 lot subdivision
 from 7(2) lot subdivision

TYPE OF OCCUPANCY:

EXISTING VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL
 PROPOSED VACANT ONE FAMILY TWO FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL
 IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC** USE:

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 8 July, 2019, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.
 PROPERTY OWNER: [Signature] DATE: 10 Jun 19

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.
 PROPERTY OWNER: [Signature] DATE:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
6/10/19	56-3	PB2019- 16-001	NA	NA	NA



10 June 2019

Tim Corwin, Planning Office
City of Lebanon
51 North Park Street
Lebanon, NH 03766

Re: Concept Plan Lot 56-3
Mascoma Lake Farm

Dear Mr. Corwin:

Enclosed please find Concept Plan Set for parcel 56-3 for a Minor Subdivision.

Attached are the following:

- Application form
- support statement
- Concept Subdivision plans

The owner has decided not to pursue the major subdivision at this time. Economic conditions for the partnership do not allow the construction of the road, a major part of the project. The city's additional requirement for third party observation was a significant factor in this decision. The inspection proposed by the city would impose an unreasonable, in fact crippling burden, on the project.

We propose to create a 3 lot subdivision that allows for the owner of the large lot to reapply for and create further subdivision for the already approved lots.

Please let us know if you need any additional materials to support this application. We look forward to meeting with you and the Board to answer any questions you may have.

Sincerely,

Daniel A. Nash, PE
Principal

CC: Marc Andreassi

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CITY OF LEBANON, NH
SUPPORT STATEMENT FOR CONCEPTUAL REVIEW
SUBDIVISIONS

In accordance with Section 7.3 of the City of Lebanon Subdivision Regulations, the applicant shall submit the following information to the Planning Office at least two weeks before the date of the scheduled Conceptual Review:

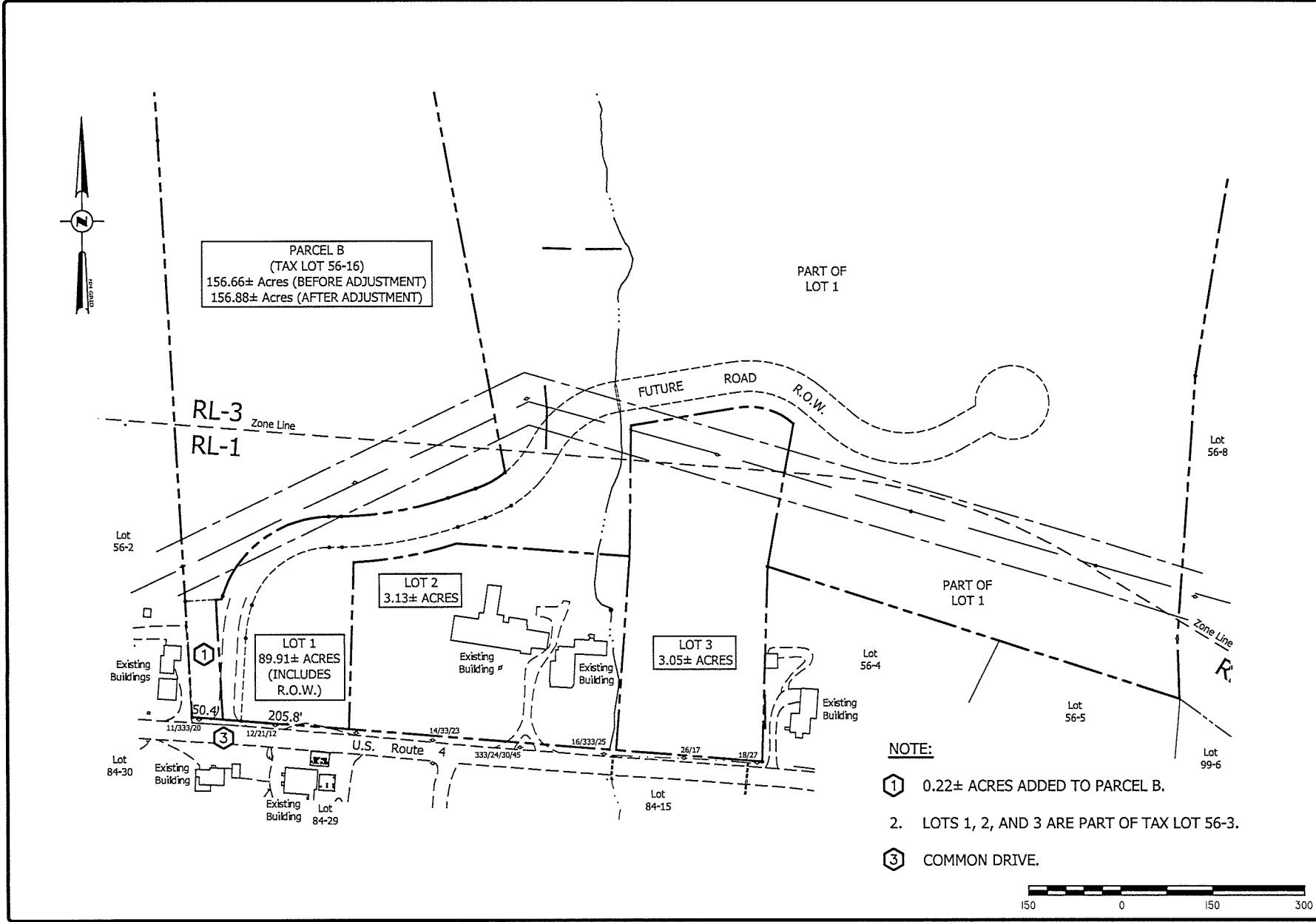
- A project description.
- A written statement addressing how the concept conforms with the Master Plan.
- A sketch plan, based on a USGS or similar map of sufficient accuracy and quality, showing:
 - ◇ Existing property lines of the parcel(s) under review;
 - ◇ General topography, highlighting slopes in excess of 25%;
 - ◇ Prominent natural features of the site, such as tree lines, watercourses, floodplains, wetlands, and ledge outcrops;
 - ◇ Conceptual location and size of proposed lots, building envelopes, roadways, and open space areas;
 - ◇ Any other major issues or conceptual improvements to be discussed with the Board.

The Conceptual Review shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during Final Plat Review. The Board and the applicant may discuss proposals in conceptual form only and in general terms, such as the desirability of types of development and proposals under the Master Plan. The conceptual plan shall be reviewed by the Board by consulting the Master Plan, its accompanying maps, diagrams, charts and descriptions, and other appropriate documents to determine if the area is generally suitable for development and to analyze how well the proposed subdivision meets the goals and objectives of the City.

The Board shall consult the future land use map and any plans for existing or future roads, utilities, and facilities, and open space to determine how well the proposed subdivision conforms with the Plan's pattern of growth. The Board shall focus on the characteristics of the site and its relationship to the surrounding area to determine how well the proposed subdivision fits into both the natural and man-made environments. The Board shall look for any indication of areas of historical, cultural, or environmental importance which should be considered. The Board may also advise whether a proposed subdivision should be delayed until public services have been extended or infrastructure upgraded as set forth in the Master Plan.

While a Conceptual Review is optional, it is strongly recommended, particularly for Major Subdivisions, as it can help identify and resolve issues at an early stage and save the applicant the time and cost of changes at a later date.

The Applicant may end the Conceptual Review at any time. Public notice of the Conceptual Review is not required, but such discussions shall only take place at a formal meeting of the Board. Such Conceptual Review shall not bind either the applicant or the Board in any manner and statements made by Board members shall not be the basis for disqualifying said members or invalidating any action taken.



PARCEL B
(TAX LOT 56-16)
156.66± Acres (BEFORE ADJUSTMENT)
156.88± Acres (AFTER ADJUSTMENT)

PART OF
LOT 1

RL-3
Zone Line
RL-1

FUTURE
ROAD
R.O.W.

Lot
56-2

LOT 2
3.13± ACRES

LOT 1
89.91± ACRES
(INCLUDES
R.O.W.)

LOT 3
3.05± ACRES

PART OF
LOT 1

Lot
56-8

Existing
Buildings

Existing
Building #

Existing
Building

Existing
Building

Lot
56-4

Lot
56-5

Lot
99-6

Lot
84-30

Existing
Building

Lot
84-29

Existing
Building

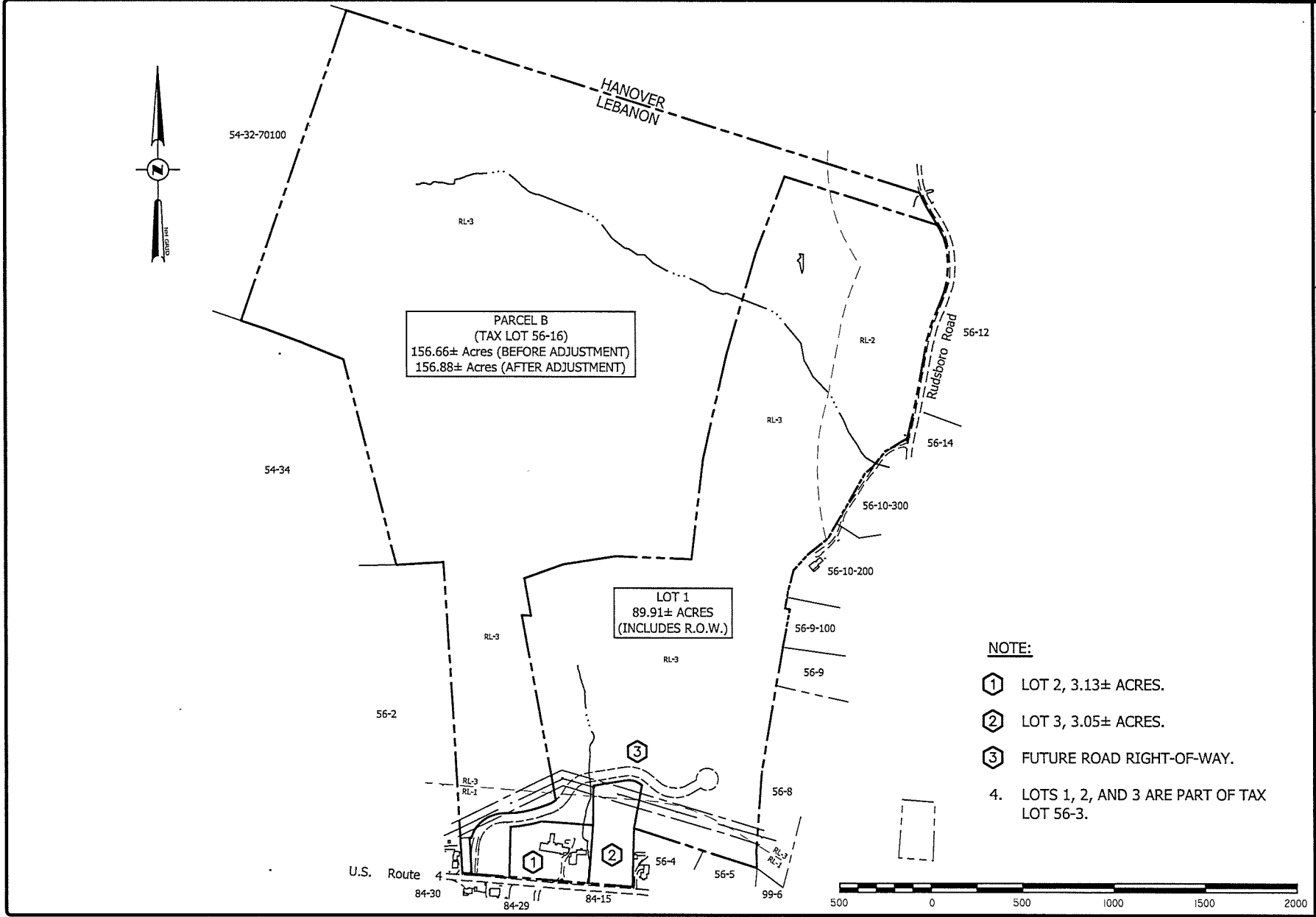
Lot
84-15

NOTE:

- ① 0.22± ACRES ADDED TO PARCEL B.
- 2. LOTS 1, 2, AND 3 ARE PART OF TAX LOT 56-3.
- ③ COMMON DRIVE.



SK-3	
SURVEYED: OTHERS	DESIGNED: DAN
DRAWN: KH	CHECKED: DAN
DATE: 5/6/19	DWG: 11026\11026-SK2
SUBDIVISION SKETCH PLAN FOR MASCOMA LAKE FARM, LLC IN LEBANON, NEW HAMPSHIRE	
ADVANCED GEOMETRICS & DESIGN 105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatics@comcast.net	



PARCEL B
(TAX LOT 56-16)
156.66± Acres (BEFORE ADJUSTMENT)
156.88± Acres (AFTER ADJUSTMENT)

LOT 1
89.91± ACRES
(INCLUDES R.O.W.)

NOTE:

- ① LOT 2, 3.13± ACRES.
- ② LOT 3, 3.05± ACRES.
- ③ FUTURE ROAD RIGHT-OF-WAY.
- 4. LOTS 1, 2, AND 3 ARE PART OF TAX LOT 56-3.

ADVANCED GEOMATICS & DESIGN	SUBDIVISION SKETCH PLAN FOR MASCOMA LAKE FARM, LLC IN LEBANON, NEW HAMPSHIRE
105 BANK STREET - PO BOX 512 LEBANON, NEW HAMPSHIRE 03766 PHONE: (603) 448 6295 E-MAIL: advancedgeomatiks@comcast.net	SURVEYED: OTHERS DESIGNED: DAN DRAWN: KH CHECKED: DAN DATE: 5/6/19 DWG: 11026\11026-SK2

SK-4