

**AGENDA
PLANNING BOARD
FEBRUARY 10, 2020**

**AGENDA ITEM #4A
APPLICATIONS DEEMED COMPLETE – PUBLIC HEARINGS**

**JOLIN SALAZAR-KISH,
8-10 & 14 BANK STREET
(Tax Map 92, Lots 125 & 124),
zoned CBD
PB2019-39-SPR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

PLANNING BOARD

February 10, 2020 Meeting

Staff Memorandum – #PB2019-39-SPR – *continued from 1/13/20*

APPLICATION INFORMATION

Agenda Item: 4.A

Application ID#: #PB2019-39-SPR

Application Type:

Site Plan Review for a 47-unit multi-family residential development

Property Location & Tax Map:

8-10 & 14 Bank Street (Tax Map 92, Lots 125 & 124)

Property Owner/Applicant:

Jolin Salazar-Kish

Property Size:

+/-1.16 acres

Future Land Use Map:

Mixed Use

Zoning District:

Central Business District

Overlay Districts:

None

Attachments:

2/3/20 e-mail from Jolin Kish to Planning staff

LEGAL NOTICE

JOLIN SALAZAR-KISH, 8-10 & 14 BANK STREET (Tax Map 92, Lots 125 & 124), zoned CBD: Request for Site Plan Review of a proposed 47-unit multi-family residential development to consist of one existing building and two new buildings on two lots to be merged, together with associated site improvements. #PB2019-39-SPR

PLANS AND APPLICATION MATERIALS

- ▶ *No additional materials have been submitted.*

COMPLETENESS REVIEW

On December 9, 2019, the Planning Board found that the application is complete enough to accept jurisdiction and to commence review.

STAFF COMMENTS

On January 13, 2020, the Planning Board continued the public hearing until February 10, 2020 in order to give the applicant an opportunity to address the comments set forth in the prior staff memo. For reasons explained in the attached e-mail from Jolin Kish, the applicant now requests a further continuance until the March 9, 2020 meeting.

It is staff's expectation that any revised or supplement plans and materials will be submitted to the Planning & Development Department by no later than **Friday, February 21, 2020** in order to give staff time to review in advance of the March 9th meeting.

cc: Jolin Salazar-Kish (via e-mail)
Dan Nash, Advanced Geomatics & Design (via e-mail)

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Corwin, Tim

From: Jolin Kish <jolin@kccproperties.com>
Sent: Monday, February 3, 2020 4:13 PM
To: Corwin, Tim
Subject: Bank Street Apartments

Hi Tim,
I'd like to formally request that we continue this case to the March 2020 meeting. The city staff review process generated several questions that our staff was unable to answer in time for the February meeting. We did meet with Calvin Hunnewell and he had several comments that changed some of our layouts with respect to handicap accessibility and code/stairway locations that we are working through. Brian Vincent also made me more aware that the design by Dan Nash is more subject to change if it's not based on local soil borings. I have contracted with M&W soils to have these done on the site and they are not yet ready so that we can verify Dan's designs with the actual site conditions. For these reasons, it would not be an efficient use of the board's time to review this case at this time until these issues raised in staff review are resolved in the coming weeks.

Thank you for your consideration.

Best,
Jolin

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