

FINAL

**LEBANON PLANNING BOARD
Special Meeting - Site Walk
Monday, September 16, 2019
73 Elm Street West, West Lebanon
5:30 PM**

MEMBERS PRESENT: Chair Bruce Garland, Vice-Chair Matt Hall, Kathie Romano, Joan Monroe, Laurel Stavis, Sarah Welsch, Tom Martz (Alternate)

MEMBERS ABSENT: Karen Zook (City Council), Gregory Schwarz, Matt Cole

STAFF PRESENT: Director of Planning and Zoning David Brooks, Senior Planner Tim Corwin

1. CALL TO ORDER

Chair Garland called the meeting to order at 5:30 pm. Chair Garland appointed Mr. Martz to fill in for Mr. Schwarz.

2. SITE WALK

- 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-Application continued to a Site Walk from the September 9, 2019 meeting**
- 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- Application continued to a Site Walk from the September 9, 2019 meeting**

Seth Ames of Twin State Sand & Gravel Co. and Rod Finley of Pathways Consulting were present to lead the site visit. Mr. Finley provided materials including plans of the approved Planned Business Park and Industrial Planned Unit Development layouts, photos of work undertaken on the property since the approval, and a letter of interest from developer Steven Malone of Ottauquechee Realty Advisors, LLC. Mr. Finley reviewed the plans and aerial photos to orient members prior to commencing the site visit.

Board members, the applicants, and City staff boarded a van to reach and inspect various parts of the property, including where the proposed Iron Horse Road would pass underneath the existing rail lines into the property. The site visit included inspection of proposed Lot 13 and Lot 4, to see the extent of cut and fill that has occurred to date and would need to occur in the future.

Mr. Hall left the site visit at 6:20pm.

The site visit continued with inspections of properties along South Main Street and Seminary Hill Road where the proposed Iron Horse Road would connect to existing public streets and an inspection of the area near the stone arch underpass where a new road segment would tie into the proposed development. The site visit concluded by returning to the Twin State offices.

3. OTHER BUSINESS:

None

4. OPEN DISCUSSION:

None

5. ADJOURNMENT.

Ms. Monroe moved that the Board adjourn. The motion was seconded by Ms. Welsch. The vote on the motion was unanimous in favor.

The meeting was adjourned at 6:45 pm.

Respectfully submitted,

David Brooks

Director of Planning and Zoning