

CITY OF LEBANON, NEW HAMPSHIRE
SUPPORT STATEMENT FOR CONCEPTUAL REVIEW
SUBDIVISIONS

In accordance with Section 7.2 of the City of Lebanon Subdivision Regulations, please submit the following: **(All information must be submitted to the Planning Office at least 15 days prior to any regularly scheduled Planning Board meeting.)**

1. A sketch plan of sufficient accuracy and quality, based on a United States Geological Survey Map, showing the following:
 - A. Location within its environs;
 - B. Existing property lines of the parcel under discussion; and
 - C. General topography to include prominent natural features of the site, such as, but not limited to, tree lines, watercourses, and wetlands.
2. A statement addressing how the concept conforms with the Master Plan and the Zoning Map.

Master Plan Review:

- A. The conceptual plan shall be reviewed by the Planning Board by consulting the Master Plan 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.
- B. The Board shall consult the future land use map and any plans for City roads and City facilities to determine how well the proposed subdivision conforms with the Master Plan's pattern of growth.
- C. The Board will focus on the characteristics of the site of the proposed subdivision 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, in the review of the Master Plan, shall look for any indication of areas of historical or environmental importance which should be preserved and also to determine where a proposed subdivision should be delayed until services have been extended or roads upgraded as set forth in the Master Plan.

The Informal Discussion between the subdivider and the Board shall be limited to a discussion of the concept in general terms for the limited purpose of familiarizing the Board with the location and type of development, and the subdivider with general requirements of the Board as set forth in the Regulations.