



**LEBANON ZONING BOARD OF ADJUSTMENT
SEPTEMBER 7, 2021 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. August 2, 2021
 - 3. Public Hearing Items**
 - A. **Cicotte Holdings, LLC, 51 Evans Dr. (Tax Map 78, Lot 40, Plot 200), zoned RO-1:** Applicant requests a Variance from Section 608.4.A.1.a of the Zoning Ordinance to install additional building signage. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. **ZB2021-19-VAR**
 - B. **City of Lebanon (Applicant) and Dartmouth College Trustees (Property Owner), 00 Mount Support Rd. (Tax Map 10, Lot 24, Plot 200), zoned MC:** Applicant requests a Special Exception pursuant to Section 401.5 of the Zoning Ordinance to permit wetland impacts associated with the City's construction of a proposed 950 LF, 10'-wide multi-use path along the north side of Lahaye Drive. **ZB2021-20-SE**
 - C. **Immersion Montessori School, LLC (applicant) and 79 East Wilder Rd Realty Trust (property owner), 79 East Wilder Road (Tax Map 7, Lot 2), zoned R-3:** The applicant obtained a Special Exception on November 2, 2020, to operate a group day care facility with up to 45 students and 10 teachers. The applicant proposes to expand the group day care facility and requests a Special Exception per Section 310.2 and Section 604 of the Zoning Ordinance a) to allow up to 20 additional students for a total of 65, b) to expand the operating hours to 7:30 am – 5:30 pm, Monday through Friday, c) to keep up to 10 small animals on the property for educational purposes, and d) to install two (2) 36 sq. ft. sheds to shelter the animals. **ZB2021-21-SE**
 - 4. Request for Rehearing**
 - A. **Jacqueline Minard, Trustee, 78 Mascoma Street (Tax Map 106, Lot 67), zoned R-3:** Request to rehear a Variance from Section 202 and Section 309.3 of the Zoning Ordinance to allow the subdivision of the property into two parcels, one of which will have a lot area of less than the minimum required 10,000 sq. ft. The Variance application was denied on July 6, 2021. **ZB2021-09A-VAR**

5. Staff Comments

6. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).