

FINAL

**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
REMOTE VIA WEBEX
LebanonNH.gov/Live
MONDAY, October 4 2021
7:00 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jennifer Mercer, Jeremy Katz, Dan Nash, Dave Newlove, Paul McDonough (Alt), Jennifer Barkley (Alt)

MEMBERS ABSENT:

STAFF PRESENT: Tim Corwin – Senior Planner and Zoning Administrator

1. CALL TO ORDER

The meeting was called to order at 7:00 PM by Chair Koppenheffer.

Mr. Newlove has been approved by the City Council and is a full member of the Board.

2. APPROVAL OF MINUTES

A. September 7, 2021

*Mr. Nash MOVED to approve the September 7, 2021, Minutes as presented in the October 4, 2021, packet with correction of the spelling of Mr. Levesque.
Seconded by Mr. Newlove.*

Amendments. None

**The Vote on the Motion was approved (4-0-1).
Vice Chair Mercer abstained because she was absent.*

3. PUBLIC HEARING ITEMS

- A. 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 - Continued from September 7, 2021**

At the previous meeting the Board requested that the applicant provide a scaled plan indicating: buildings, building areas, tenants, parking calculations for all, parking spaces provided, fenced areas, animal shelters, and information on type of fence. The City shall seek opinion of the city engineer regarding: does the additional traffic proposed rise to the level of being a hazard or nuisance regarding pedestrians and vehicle speed?; Does the additional traffic warrant “traffic calming” measures?

The applicants have not provided this information as yet, and it is thought that postponing this hearing until the next meeting would provide enough time for the applicant to satisfy the Board's requests. Further, the Planning Department has determined that the police should do a speed analysis and provide possible solutions to the traffic conditions that have caused problems.

Vice Chair Mercer has additional questions for the applicant, and she will ask those questions at the next hearing.

Mr. Nash MOVED to continue this hearing until November 1, 2021.

The City may have a scale plan on file that the applicants can use to prepare for the next meeting. Juan Garceran appeared on behalf of the application to ask questions of the Board. He was directed to contact the Planning Department regarding a scale plan of that property that may be in their files from a previous application. Mr. Garceran will work with Staff.

Seconded by Mr. Newlove.

****The Vote on the Motion was unanimously approved (5-0).***

4. STAFF COMMENTS

5. ADJOURNMENT

Mr. Nash MOVED to adjourn the meeting at 7:12 PM.

Seconded by Mr. Newlove.

****The Vote on the Motion was unanimously approved (5-0).***

Respectfully submitted,
Linda Billings
Recording Secretary