

FINAL

**LEBANON PLANNING BOARD
Work Session
Monday, September 27, 2021, 6:30 PM
City Council Chambers, City Hall
or Remote Via Webex
LebanonNH.gov/Live**

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Karen Zook (Council Representative), Gregorio Amaro, Joan Monroe, Jeremy Rutter, Kathie Romano

MEMBERS ABSENT: Kim Chewning, Laurel Stavis, Michael Smith (Alt.)

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner)

1. Call to Order

Chair Garland called the meeting to order at 6:30 PM.

2. Study Items

A. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map

Mr. Corwin opened the preliminary discussion of the proposed amendments to the Zoning Ordinance and Zoning Map. The process was described, with the City Council initial submission date stated as Wednesday, October 6, 2021. An additional, residential, rezoning project was also described.

Mr. Hall commented on the lack of single-family homes as compared to apartment developments. Ms. Romano noted the number of large lots available around the city. Ms. Monroe inquired about the data related to housing in the city. Ms. Romano stated the need for increasing the public sewer system throughout the area, not just in Lebanon, to serve additional housing. Ms. Monroe inquired about small housing units and “tiny homes” that would be on a foundation. Mr. Brooks confirmed that those would be considered single-family homes.

Mr. Corwin stated that there is a proposal for the Lebanon Downtown District (LD) to include downtown West Lebanon, thereby removing the remaining areas of the Central Business District (CBD). The uses in the LD are compatible with the needs for a West Lebanon Downtown District. This would include adding three primary streets in West Lebanon. The Board members discussed the potential issues.

Ms. Romano recommended taking the property on Seminary Hill out of the Downtown District. It was not used for the purpose that warranted the recent change in zoning. Mr. Brooks noted that there are many small lots and long-time owners in downtown West Lebanon, and that the West Lebanon Revitalization Advisory Committee has recommended increasing building heights and what is allowed in the district in order to incentivize redevelopment. Ms. Monroe inquired if there was a rendering of the building heights in West Lebanon, including the former Seminary Hill school building.

Mr. Corwin suggested going through the redline items individually, with certain ones highlighted. The Board members discussed issues related to each of the redline items. Mr. Corwin noted that the elimination of barriers to providing affordable housing is a goal of the amendments.

The Board members and Staff discussed manufactured housing and potential changes in density and services. Mr. Brooks asked if the Board members were in favor of the manufactured housing redline items. The Board members generally approved.

Chair Garland introduced the issue of temporary parking. Mr. Brooks noted that projects are considered individually based upon the character of the property and circumstances and that any applicant may request a waiver from the standard parking requirements if there is justification.

3. Committee Reports

A. City Council Subcommittees:

--Class VI Roads Advisory Committee (J. Monroe)

Members of the Committee have been exploring the roads and are currently on hold due to a backlog of roads to be considered by the City Council.

--Lebanon Energy Advisory Committee (J. Monroe)

Communities are continuing to sign on to consolidate rates. The city does not have enough food waste to support a new anaerobic digester. There are new electric vehicle charging stations near Wal-Mart.

B. Planning Board Subcommittees:

--Planning Board Capital Improvement Program (B. Garland/L. Stavis/M. Hall/K. Chewing)

--Planning Board Development Regulations Update (M. Hall/K. Romano/J. Rutter/ J. Monroe)

C. Other Subcommittees:

--City Council Representative (D. Whittlesey/K. Zook)

--Heritage Commission (J. Rutter)

--Pedestrian & Bicyclist Advisory Committee (G. Amaro)

--Upper Valley Lake Sunapee Regional Planning Commission (B. Garland)

--UV Subcommittee of the Connecticut River Joint Commissions (B. Garland)

--Upper Valley Transportation Management Association (VACANT)

--Mascoma River Local Advisory Committee (K. Romano)

--Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewing /VACANT/J. Monroe)

--West Lebanon Revitalization Advisory Committee (L. Stavis)

--Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

The new project advisory committee for the ongoing Multi-modal, Complete Streets Plan needs a representative from the Planning Board.

4. Other Business

Ms. Monroe suggested that additional information would be helpful regarding the nature of school district budgeting as opposed to the City's budgeting process. Chair Garland explained the basic differences between the two systems.

Mr. Brooks reported that the Planning Department sent information to the DES regarding possible violations of Alteration of Terrain rules near Exit 18.

There is no information regarding the Brady Sullivan court case.

5. Approval of Minutes

A. August 23, 2021, CIP Subcommittee Minutes

Page 2, line 17-18, remove the sentence beginning "Ms. Monroe."

A MOTION by Matthew Hall to approve the Planning Board Minutes of August 23, 2021, as amended. The motion was seconded by Kathie Romano.

****The MOTION was approved (7-0).***

B. August 3, 2021, CIP Subcommittee Minutes

A MOTION by Matthew Hall to approve the CIP Subcommittee Minutes of August 3, 2021, as amended.

The motion was seconded by Gregorio Amaro.

Ms. Monroe questioned the wording that notes the "the Planning Board scores." This would be amended by adding "Subcommittee's."

****The MOTION was approved (7-0).***

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.

The motion was seconded by Jeremy Rutter.

****The MOTION was approved (7-0).***

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Holly Howes
Recording Secretary