FINAL

LEBANON PLANNING BOARD
Work Session
Monday, March 28, 2022, 6:30 PM
City Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Karen Zook (City Council Rep), Gregorio Amaro, Tom Martz, Kathie Romano, Jeremy Rutter, Laurel Stavis, Cori Hirai (Alternate)

MEMBERS ABSENT: Kim Chewning, Thomas Jasinski

STAFF PRESENT: David Brooks (Planning Director), Mark Goodwin (GIS Coordinator)

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1. Call to Order

Chair Garland called the meeting to order at 6:31 PM.
Cori Hirai was appointed in place of Kim Chewning.

2. Conceptual Review

A. LWM Residential, LLC, 1 Foundry St & 25 Mechanic St (Tax Map 91, Lots 263 & 267), zoned LD: Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed redevelopment of the existing mill and ground up development of additional multi-family buildings, inclusive of common area and amenities for residents.

Jon Livadas of LWM Residential; Zack Kutchin, Eric Robinson, and Ruthie Kuhlman with Rode Architects; and Nik Fiore of Engineering Ventures appeared for the review.

Mr. Livadas gave the background regarding the group of Dartmouth alumni and the project. The plan is to renovate the woolen mill to create an urban, multi-family project taking advantage of the downtown amenities.

Mr. Robinson stated that Rode Architects is based in Boston and explained the site of One Foundry and 25 Mechanic, the former Kleen Laundry. There is a good connection to the downtown area and all modes of transportation. The original mill building will remain and is being reviewed for historical classification. There is varied topography. The arrangement of the proposed buildings and landscaping were described. Inspirational images were shown, and additional details of the individual buildings were outlined.

The Board members asked several questions related to accessibility, retail possibilities, traffic, and community access. Suggestions were made regarding windows, federal funding opportunities, and the history of the site. The Board members also expressed excitement regarding the project and its potential to enhance the community. The island in the Mascoma River is also owned by LWM, and the potential connections were discussed.

Dale Flynn, a resident of Blacksmith Street, inquired about the increased level of traffic on Blacksmith Street and Mechanic Street and the height of the proposed buildings.

Mr. Brooks inquired about Building #2. Mr. Livadas stated that they are waiting on the historic status of that building.

Ms. Romano inquired about the traffic increase and whether traffic lights might be needed. Mr. Livadas noted that they are early in the process and will be conducting a traffic study. There will also be a remediation plan for any substances left from Kleen Laundry or the mill.

Mr. Livadas stated that the timeline would be to seek approval by June and beginning renovation in the fall with occupancy by 2024.

Mr. Brooks inquired about phasing and the order of renovation and construction. Mr. Livadas stated that they would be meeting with the DPW.

3. Committee Reports

A. **Planning Board Subcommittees:**

--Planning Board Capital Improvement Program (B. Garland/L. Stavis/M. Hall/K. Chewning)
--Planning Board Development Regulations Update (M. Hall/K. Romano/J. Rutter/ C. Hirai)

B. **City Council Subcommittees:**

--Class VI Roads Advisory Committee (VACANT)
--Lebanon Energy Advisory Committee (VACANT)

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)
The dam off Glen Road is due to be reauthorized. The CRJC public website has information on Aquatic Resource Management funding for projects.
--Upper Valley Transportation Management Association (VACANT)
--Mascoma River Local Advisory Committee (K. Romano)
Canoe and kayak access points are being identified, particularly with parking, and the City will be approached for funding of signage.
--West Lebanon Revitalization Advisory Committee (L. Stavis)
Ms. Stavis inquired if the City Council has decided about the reconstituted committee. Mr. Brooks stated that the City Council re-established the committee on March 2nd and City Clerk's Office would be soliciting members for the new committee.
--Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

4. Other Business

A. Planning Board endorsement of final Open Space Plan, as adopted by ConCom on 11/18/2021

Mr. Brooks explained that each Board and Committee is being asked to endorse the plan.

Ms. Hirai noted that the document needs to be edited for formatting and punctuation. Mr. Goodwin stated that it was written by different individuals, but Joan Monroe thoroughly reviewed it. Any suggested changes can be submitted to Mr. Goodwin or Mr. Brooks. Ms. Stavis noted several inconsistencies in the characterization of population growth and housing growth. Ms. Romano inquired about the Landmark Lands. Mr. Brooks identified the Dartmouth College Landmark Lands. Ms. Romano noted that development is needed, and restrictions on land for cluster housing need to be reviewed. Mr. Amaro commented on the large volume of information included in the Plan. Mr. Brooks noted that the Open Space Plan is intended for boards and committees, applicants, and the public.

Mr. Hall stated that he is very opposed to the document due to the amount of change in needs and land use. There is already considerable conserved land in Lebanon, which limits the tax revenue and raises property values. Single family homes are becoming more expensive, thereby eliminating home ownership for middle income families. Intentionally making land more expensive is not desirable.

Mr. Martz expressed concern over the amount of writing in the document. The average reader should be able to absorb the information in the document more easily.

Ms. Stavis noted that Lebanon is a vital City, and the document does not mention the native species and features of the land. There are natural areas within the city center that need to be preserved.

Sarah Riley, a member of the Conservation Commission, stated that the Open Space Plan is a tool for the City planners and boards to use for furthering the vision of Lebanon. Editing may be needed, but it is a resource. It creates an outline and methodology for focusing on what needs to be developed or protected. The NRI and the Wildlife Corridor Study are other documents that are complementary tools for planning.

Ms. Romano stated that preservation for preservation's sake is wrong. It is important to allow development when it is needed. Ms. Stavis noted that some natural areas are not mentioned in the document. Ms. Riley noted that the "Bits in the Matrix" section describes such areas and the need for open space for personal well-being. Mr. Brooks stated that the types of property and important natural resources are noted but the report does not identify specific properties for preservation.

Mr. Rutter noted the usefulness of the methodology outlined in the Open Space Plan. He suggested that the other two documents that are the basis for planning should be noted at the beginning of the plan.

Mr. Hall stated that the overall thrust of the document and its impact on the average person is the problem. Ms. Hirai noted that identifying potential areas for parks or other open space for the city residents is the purpose of the plan. Mr. Martz stated that the way the document is written is creating the problem, and more specifics on the types of features or wildlife to preserve are needed. Ms. Hirai suggested providing links to the other two documents for a further discussion would be helpful. Mr. Brooks noted that the City Council is planning to discuss the plan on April 6, and extending the Planning Board review would affect that discussion date.

Chair Garland inquired about the usefulness of the document to the Planning Staff. Mr. Goodwin noted that the Open Space Plan is intended to be a document used by Planning Staff and the Planning Board. The methodology is the central focus of the plan and its primary usefulness as a tool. Mr. Brooks commented on the Planned Unit Development process.

Ms. Zook described her process when reporting on Planning Board matters to the City Council and explaining a vote.

Chair Garland stated that the Open Space Plan is a Conservation Commission document. Ms. Stavis moved the question.

A MOTION by Laurel Stavis to endorse the Open Space Plan.
The motion was seconded by Jeremy Rutter.
****The MOTION was not approved (4-4).*** Ms. Zook abstained.

B. Planning Board review of edit to landscaping regulations in CB/LD districts

Mr. Brooks provided the background for the need to edit the regulations based upon some confusion around landscaping requirements in the downtown areas. The Economic Development Commission requested that Staff clarify what should be required for downtown development. The required buffers may be inappropriate, but some amount of landscaping should be provided. It could be considered now by the full Board or added to the Development Regulations Subcommittee's agenda. Ms. Stavis noted an inconsistency in the purpose statement. Mr. Brooks agreed and suggested a change. Ms. Romano made a suggested change to other wording. Chair Garland stated that the document would be going to the subcommittee.

Mr. Brooks stated that as many members as possible should take part in the subcommittee using a rotation process.

C. 2023 - 2028 CIP - review 2022 CIP and capital budget

Mr. Brooks stated that this process is the first step in this year's CIP process. The 2022 CIP budget approvals were reviewed. There has been a suggestion that the thresholds be increased due to inflation since the 1990's. The $50,000 threshold for construction of new buildings could be increased to $100,000. The studies amount of $25,000 would be dropped altogether as studies are normally part of a department's operations. It would streamline the process and more accurately reflect actual costs today. Mr. Hall questioned the usefulness of the changes. Mr. Brooks noted that CIP is a planning tool, and the CIP subcommittee has a statutory role. Mr. Martz agreed that the numbers make sense. Mr. Brooks noted that it provides credibility when the CIP is reviewed by the public.

5. Approval of Minutes

A. February 23, 2022 - Special Meeting

Page 4, line 37-38, to read, "Ms. Hirai inquired if there would be an impact on the wetland. Mr. Worden stated that there would be no impact to the existing wetland."

A MOTION by Kathie Romano to approve the Planning Board Minutes of February 23, 2022, as amended.
The motion was seconded by Jeremy Rutter.
****The MOTION was approved (9-0).***

B. February 28, 2022

A MOTION by Laurel Stavis to approve the Planning Board Minutes of February 28, 2022, as presented.
The motion was seconded by Tom Martz.
****The MOTION was approved (9-0).***

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.
The motion was seconded by Tom Martz.
****The MOTION was approved (9-0).***

The meeting was adjourned at 9:20 PM**.**

Respectfully Submitted,

Holly Howes
Recording Secretary