



**LEBANON ZONING BOARD OF ADJUSTMENT
MAY 2, 2022 - 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. **April 4, 2022**
 3. **Public Hearing Items**
 - A. **Hanover Improvement Society (applicant) and Town of Hanover (property owner), 394 N. Main Street (Tax Map 5, Lot 2), zoned RL-3 and R-3:** Applicants propose a 6,345 sq. ft. expansion of the James W. Campion III Rink. Applicants request Variances from the following Sections of the Zoning Ordinance: (a) Section 314.3 to allow +/-2.7% building coverage on the RL-3 portion of the lot where 1% is the maximum allowed; (b) Section 314.3 to allow the proposed addition to be located +/-45 ft. from the side lot line where 50 ft. is the minimum required in the RL-3 District; (c) Section 310.3 to allow +/-38.9% building coverage on the R-3 portion of the lot where 25% is the maximum allowed for a Class 1 lot; and (d) Sections 310.2 and 702.5 to expand an existing non-conforming non-public indoor recreational facility located on the R-3 portion of the lot. Applicants also request a Special Exception pursuant to Section 314.2 to expand an existing indoor recreational facility on the RL-3 portion of the lot. **ZB2022-08-SEVAR** - Continued from April 4, 2022
 - B. **Upper Valley Mountain Bike Association (applicant), Dartmouth College Trustees (property owner), 0 Mascoma Street (Tax Map 74, Lot 8, Plot 200), zoned RL-3:** Applicant proposes to construct a +/-800 sq. ft. picnic pavilion, to be located within the 100 ft. high-value wetland buffer established by Section 401.2.B of the Zoning Ordinance. Applicant requests (i) a Special Exception pursuant to Section 314.2 to allow an outdoor recreational facility, (ii) a Special Exception pursuant to Section 401.5 to construct the pavilion within the wetland buffer, and (iii) a Variance from Section 314.3 to allow the pavilion to be located 10 ft. from the side lot line where a minimum of 50 ft. is required. **ZB2022-09-SEVAR**
 - C. **Joseph & Terry Dube Jr., 57 Cottage Circle (Tax Map 87, Lot 122), zoned R-3:** Applicants request a Variance per Section 310.3 of the Zoning Ordinance to construct a garage to be located +/-10 ft. from the side property line where a minimum of 15 ft. is required. **ZB2022-10-VAR**

- D. **Francis & Teresa Austin, 91 Trues Brook Road (Tax Map 186, Lot 31, Plot 100), zoned RL-1:** Applicants propose to build a +/-408 sq. ft. addition onto the existing detached garage and request a Variance per Section 312.3 of the Zoning Ordinance to allow the expanded garage to be located +/-20 ft. from the side property line where 25 ft. is the minimum required. **ZB2022-11-VAR**

- E. **Jeff Wilcox & Jennifer Fischer, 30 Hough Street (Tax Map 91, Lot 46), zoned R-3:** Applicants request a Variance per Section 310.3 of the Zoning Ordinance to construct a detached garage to be located +/-5 ft. from the side lot line where a minimum of 15 ft. is required. **ZB2022-12-VAR**

4. Rehearing Request

- A. **Cicotte Properties, LLC, 175 Heater Road (Tax Map 64, Lot 30), zoned IND-L:** Motion by Jeremy Katz, Zoning Board member, for a rehearing of a Variance granted by the Zoning Board on March 21, 2022, allowing the expansion of the non-conforming vehicular sales use. **ZB2021-24A-SEVAR**

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).