LEBANON PLANNING BOARD
MAY 23, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
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1. Call to Order

2. Public Hearing Items

A. **Whitmore & Alyssa Kelley, Jeremy & Sally Rutter, and David R. Callendar, Robert H. Callendar & Ann Weathers, 53 Eagle Ridge Dr & 0 Eagle Ridge Dr (Tax Map 28, Lots 22 & 23), zoned RL-2:** The applicants propose to reconfigure the open space for the Eagle Ridge cluster subdivision originally approved on June 14, 1993, and to adjust the boundary between 53 Eagle Ridge Drive and the open space lot (0 Eagle Ridge Drive). The applicants request a Boundary Line Adjustment and an amendment to the Eagle Ridge cluster subdivision. PB2022-21-BLA

B. **Connor Regan (appellant), KAB Properties, LLC (applicant), 45 Mechanic Street (Tax Map 106, Lot 36), zoned LD:** Appeal of Minor Site Plan Committee approval of a proposal to construct a 1,972 sq. ft. building for a proposed take-out food establishment (Domino's). PB2022-20A-MSP

3. Study Items

A. Introduction to 2022-2023 Zoning Ordinance amendments

4. Committee Reports

A. **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/ 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)
--Upper Valley Transportation Management Association (VACANT)
--Mascoma River Local Advisory Committee (K. Romano)

--West Lebanon Revitalization Advisory Committee (L. Stavis)
--Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

5. Other Business

6. Approval of Minutes

A. April 25, 2022

7. 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 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.