



**LEBANON PLANNING DEVELOPMENT
REGULATIONS SUBCOMMITTEE
NOVEMBER 13, 2020 - 12:30 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. Approval of Minutes

- A. October 30, 2020

3. Study Items

- A. Proposed amendments to Site Plan Review Regulations relative to Mobility and Access improvements - final review

4. Future Agenda Items

- A. Proposed amendments to Site Plan Review Regulations relative to Minor Site Plans
- B. Proposed amendments to Subdivision Regulations - second review

5. Adjournment

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT LEBANONNH.GOV

Agenda
Planning Board Development Regulations Subcommittee
November 13, 2020

Agenda Item #2A
Approval of Minutes

October 30, 2020

1 **DRAFT**

2
3 **MINUTES**
4 **PLANNING BOARD DEVELOPMENT REGULATIONS SUBCOMMITTEE**
5 **Thursday, October 30, 2020 – 12:30pm**
6 **REMOTE VIA MICROSOFT TEAMS**
7 **LebanonNH.gov/Live**
8

9 Members Present: Matthew Hall (Chair), Kathie Romano, Joan Monroe, Jerry Rutter

10
11 Staff present: Rebecca Owens (Associate Planner), David Brooks (Planning Director),
12 Tim Corwin (Senior Planner)
13

14
15 **1. CALL TO ORDER:**

16
17 Chair Hall called the meeting to order at 12:32 pm.

18
19 **A. Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.**

20
21 Mr. Brooks reviewed the State directive and participation details for the online meeting in
22 Microsoft Teams. All members identified themselves.
23

24 **2. APPROVAL OF MINUTES:**

25
26 **A. June 19, 2020**

27
28 Chair Hall noted that these minutes were approved as reflected in the August 27th minutes.
29

30 **B. August 7, 2020**

31
32 Chair Hall noted that these minutes were approved as reflected in the August 27th minutes.
33

34 Ms. Monroe recommended that all members of boards and committees should receive copies of
35 the Sustainability Principles adopted by the City Council. In addition, she recommended that the full
36 Board should receive a presentation on Low Impact Development (LID).
37

38 **C. August 27, 2020**

39
40 Page 1, line 52: change statute to “statutes”

41 Page 1, line 54: change to “single-building” and “multiple-building”

42 Page 2, line 13: change to “Sections”
43

44 ***A Motion by Mr. Rutter to approve the August 27, 2020 minutes as amended.***

45 ***Seconded by Ms. Monroe***

46
47 ***Roll Call Vote:***

48 ***Members voting in favor included: Mr. Hall, Ms. Romano, Ms. Monroe, Mr. Rutter***

49 ***The vote on the Motion was unanimous (4-0).***
50

51 **3. STUDY ITEMS:**

52
53 **A. Proposed amendments to Subdivision Regulations - first review**
54

1 Mr. Corwin reviewed proposed changes to the Subdivision Regulations and Site Plan
2 Review Regulations to address recent concerns about allowing single-building
3 developments to bypass subdivision review, while multiple-building developments are
4 subject to such subdivision review. The proposal extends the current exception in Section
5 6.2 of the Subdivision Regulations to cover multiple-building residential developments
6 involving rental units owned by a single owner. In addition, the proposal includes an
7 expanded Section 6.9 of the Site Plan Review Regulations that outlines impact statements
8 and additional information that would be required for larger site plan applications.
9

10 Ms. Romano asked whether the proposed language in Section 6.2 would inadvertently
11 exempt a large project such as River Park. It was noted that River Park actually involved the
12 creation of individual parcels, so that type of project would not be exempted from subdivision
13 review. The exemption was intended to cover rental developments involving multiple
14 buildings, but all under single ownership. Ms. Romano expressed concern about
15 inadvertently making it easier to build large buildings and about developments that can
16 aggregate multiple parcels for large projects, but are allowed to avoid certain levels of
17 review. It was noted that regulations addressing size and height buildings should be covered
18 separately.
19

20 Mr. Hall and Mr. Rutter agreed that a landowner who is not subdividing their property should
21 not be required to go through subdivision review. Mr. Monroe noted that part of the proposal
22 is also to 'beef up' the Site Plan Regulations so that the thoroughness of review is
23 comparable under both sets of regulations for comparable projects.
24

25 The subcommittee reviewed the proposed language and applicability of Section 6.9 related
26 to premature and scattered development and the appropriate impact statements for site plan
27 applications. There was discussion about how much burden would be created by requiring
28 the preparation of information by an applicant and review by staff. Staff noted the largest
29 projects already submit portions of the proposed new information and require a level of
30 review that would not be substantially increased with the additional information. However,
31 for smaller projects, it was suggested that having to provide the information and review it
32 would represent a significant change for both applicants and staff. Mr. Hall recommended
33 that it needs to be clear when Section 6.9 is applicable.
34

35 Ms. Romano asked about the interpretation of 'complexes' in Section 5.1.G.4.
36

37 Mr. Hall recommended staff and subcommittee members give further thought to what the
38 appropriate threshold should be for triggering the additional information requirements.
39

40 Ms. Romano asked what the community can do to further increase the number of new
41 single-family dwellings instead of more apartments and multi-family dwellings. She
42 expressed concern about building apartment housing for temporary residents, but not giving
43 people enough places to move into if they want to stay in Lebanon for the long term. Ms.
44 Monroe noted that the cost of development means that building smaller single-family units
45 do not yield much profit, so they aren't being proposed. Ms. Owens noted that the Planning
46 Board can still influence the value and benefit to the local community through improved
47 design of projects.
48

49 Mr. Hall suggested that if staff feels the subcommittee has provided sufficient input, then
50 future revisions could be brought to the full Board instead of back to the subcommittee.
51

Ms. Romano expressed concern about the aggregation and merger of parcels within existing neighborhoods allowing for larger buildings that may be more out-of-character with the surrounding community.

B. Proposed amendments to Site Plan Review Regulations relative to Mobility and Access improvements - final review

Ms. Owens discussed proposed new language in SPR Section 6.5 regarding bicycle storage and parking requirements. Based on prior comments, many of the details of the new language are proposed to be placed in a separate Design Guide document for reference instead of making Section 6.5 so long.

Mr. Hall requested to have the proposed new language and information provided to the subcommittee for review prior to the next meeting on November 13th.

Ms. Romano asked about whether developments would be required to provide both short-term and long-term bicycle parking.

4. FUTURE AGENDA ITEMS:

A. Proposed amendments to Site Plan Review Regulations relative to Minor Site Plans

Mr. Hall noted that proposed changes for minor site plan review were in process and would be brought forward at a future meeting.

5. ADJOURNMENT:

The Committee agreed to hold its next meeting at 12:30 pm on Friday, November 13, 2020.

***A Motion by Ms. Monroe to adjourn the meeting.
Seconded by Mr. Rutter.***

Roll Call Vote:

***Members voting in favor included: Mr. Hall, Ms. Romano, Ms. Monroe, Mr. Rutter
The vote on the Motion was unanimous (4-0).***

The meeting was adjourned at 1:57 pm