

FINAL

MINUTES **PLANNING BOARD DEVELOPMENT REGULATIONS SUBCOMMITTEE** **Friday, October 30, 2020 – 12:30pm** **REMOTE VIA MICROSOFT TEAMS** **LebanonNH.gov/Live**

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

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

1. CALL TO ORDER:

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

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

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

2. APPROVAL OF MINUTES:

A. June 19, 2020

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

B. August 7, 2020

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

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

C. August 27, 2020

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

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

Page 2, line 13: change to “Sections”

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

Seconded by Ms. Monroe

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).

3. STUDY ITEMS:

A. Proposed amendments to Subdivision Regulations - first review

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

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

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

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

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

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

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

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

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

Minutes recorded by David Brooks.