FINAL

LEBANON PLANNING BOARD
Work Session
Monday, September 26, 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), Kim Chewning, Kathie Romano, Cori Hirai (Alternate)

MEMBERS ABSENT: Karen Zook (City Council Rep), Gregorio Amaro, Jeremy Rutter, Laurel Stavis, Thomas Jasinski (Alternate)

STAFF PRESENT: Tim Corwin (Senior Planner), Rebecca Owens (Associate Planner)

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1. Call to Order

Chair Garland called the meeting to order at 6:30 PM.

Cori Hirai was appointed in place of an absent member.

2. Study Items

A. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map

Mr. Corwin introduced the annual amendment process and the draft document. The following topics were briefly discussed:

Highway Commercial Regulations
Cottage Development
EV Charging
Manufactured Homes
Increased Density Bonuses

B. Site Plan Review Amendments - Review of proposed amendments to the minor site plan regulations set forth in Sections 3.1 and 3.2 of the Site Plan Review Regulations

Mr. Corwin stated that the document in the packet is Mr. Jasinski's attempt to address inconsistencies. The Board needs to schedule a public hearing in October to discuss some minor changes.

A MOTION by Cori Hirai that the Planning Board schedule a public hearing for October 24, 2022, at 6:30 PM to consider amendments to the Site Plan Regulations regarding the Minor Site Plan Review Committee.
The motion was seconded by Kim Chewning.
****The MOTION was approved (5-0).***

3. Committee Reports

A. Planning Board Subcommittees:
--Planning Board Capital Improvement Program
--Planning Board Development Regulations Update
B. City Council Subcommittees:
--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee
C. Other Subcommittees:
--City Council Representative
--Heritage Commission
--Pedestrian & Bicyclist Advisory Committee
--Upper Valley Lake Sunapee Regional Planning Commission
--UV SubCommittee of the Connecticut River Joint Commissions
--Upper Valley Transportation Management Association
--Mascoma River Local Advisory Committee
--Planning & Development Department – Task Status

4. Other Business

Mr. Corwin updated the members present on the status of several previously reviewed projects.

5. Approval of Minutes

A. August 22, 2022

Ms. Hirai noted that the August 8, 2022 Minutes were distributed for review, which made it impossible to review the August 22, 2022 Minutes and make an informed decision to approve them.

6. Adjournment

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

The meeting was adjourned at 8:04 PM**.**

Respectfully Submitted,

Holly Howes
Recording Secretary