FINAL

LEBANON PLANNING BOARD
Regular Session
Monday, November 21, 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, Thomas Jasinski (Alternate), Kathie Romano - remote, Jeremy Rutter, Cori Hirai (Alternate)

MEMBERS ABSENT: Karen Zook (City Council Rep), Laurel Stavis, Gregorio Amaro

STAFF PRESENT: Nathen Reichert (Planning Director), Tim Corwin (Senior Planner)

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1. Call to Order

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

Cori Hirai and Tom Jasinski were appointed to serve in place of the two absent members.

2. Notice of Regional Impact

The following applications were received by the Planning and Development Department on or before November 14, 2022:

CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned IND-L: Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through (Starbucks) together with associated site improvements. PB2022-45-SPR

Execusuite, LLC and Chorro, LLC, 75 Bank Street (Tax Map 92, Lot 78) and 77 Bank Street (Tax Map 92, Lot 79), zoned R-O: Request for a boundary line adjustment. PB2022-55-BLA

Chorro, LLC, 77 Bank Street (Tax Map 92, Lot 79), zoned R-O: Request for site plan approval to convert the existing building to an 8-unit multi-family dwelling. PB2022-47-SPR

Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). PB2022-51-CUPMIN

Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L: Request for Site Plan Review to construct a +/-9,400 sq. ft. building for a proposed equipment and machinery sales, rental and service use, together with associated site improvements. The building and improvements will be located on lot 2 of a proposed 3-lot industrial planned unit development (PB2022-51-CUPMIN). PB2022-52-SPR

Altaria Lebanon Park, LLC, NH Route 120 & Cavendish Court (Tax Map 10, Lots 26-34), zoned IND-L: Pursuant to Section 7.13 of the Subdivision Regulations, Applicant requests approval to construct the 11-lot Altaria Planned Business Park development in phases. PB2022-53-FMAJA

One Mechanic Street, LLC and FSP LLC, 1 Mechanic Street (Tax Map 91, Lot 264) and 0 Foundry Street (Tax Map 91, Lot 262), zoned LD: Request to amend required site improvements for an approved 18-unit multi-family conversion (PB2020-29-SPR). PB2022-54-SPAMr. Corwin stated that

Mr. Corwin stated that Staff recommends none of the above applications has the potential for regional impact.

A MOTION by Matthew Hall that none of the applications above has the potential for regional impact. The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski, Mr. Garland
Voting Against - None
****The MOTION was approved (7-0).***

3. Public Hearing Items

A. **Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 0 Edwards Street (Tax Map 78, Lot 54), zoned IND-L:** Request for a Boundary Line Adjustment. PB2022-42-BLA

Mr. Corwin stated that Staff are working with the applicant and are making progress, but the hearing should be postponed to December 12, 2022 at 6:30 PM,

A MOTION by Jeremy Rutter that the completeness and hearing of the application of Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 0 Edwards Street (Tax Map 78, Lot 54), zoned IND-L, be postponed to December 12, 2022, at 6:30 PM.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Ms. Chewning, Mr. Hall, Mr. Jasinski, Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano
Voting Against - None
The MOTION was approved (7-0).

B. **Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD:** Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 26-unit multi-family residential development (PB2019-13-SPR), originally approved by the Planning Board on January 11, 2021. PB2022-43-EXT

Mr. Corwin stated that Planning Staff finds the application complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Matthew Hall that the application of Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD, is complete enough for the Planning Board to accept jurisdiction and commence review.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski
****The MOTION was approved (7-0).***

Dan Nash of Advance Geomatics and Design appeared in support of the application.

Mr. Nash stated that the major reasons for the lack of progress on obtaining a building permit for the project are increases in construction prices and the redesign of the handicap access for 14 Bank Street. The permit applications were submitted, and the project package is ready to go ahead.

Mr. Corwin noted that requirements applicable to the extension are in Sections 4.10.A – C. He encouraged the Board members to pay close attention to Section 4.10.C for the factors by which to evaluate such an extension. He recommended that the Board state the reasons for approval or denial in the wording of the motion. The application was submitted on time, so the January date is not as important. The Board could extend the hearing date to give the applicant time to attend in person.

Mr. Hall stated that he is in favor of continuing to give the applicant time to appear in person. Mr. Jasinski inquired about a penalty for not obtaining a building permit within two years. Mr. Corwin stated that the underlying regulations can change such as the expiration of land use approvals. Compliance must be up to date with current regulations and the community. Mr. Rutter stated that there is mystery surrounding the project such as leases already being negotiated. Ms. Romano suggested giving the applicant six months to secure the building permit.

Chair Garland suggested December 19, 2022, at 6:30 PM to continue the hearing.

A MOTION by Matthew Hall to continue the hearing on the application of Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD, to December 19, 2022, at 6:30 PM.
The motion was seconded by Jeremy Rutter.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski
Voting Against - None
****The MOTION was approved (7-0).***

C. **Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-3:** Request for Site Plan Review to construct a 4,235 square foot addition to the existing recreational ice rink together with associated site improvements. PB2022-44-SPR

Mr. Hall recused himself from the hearing.

Mr. Corwin stated that Staff finds the application complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the application of Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL, is complete enough for the Planning Board to accept jurisdiction and commence review.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Jasinski, and Mr. Garland.
Voting Against – None
****The MOTION was approved (6-0).***

William Mudge of Randall T. Mudge & Associates Architects, Nate Stearns as Attorney for Hanover, NH, and Project Engineer Jeff Goodrich of Pathways Consulting, LLC, appeared in support of the application.

Mr. Mudge gave a brief overview of the background of the request. Campion Rink was built in 1987, and the project is solving the issue of single-sex locker rooms sharing bathrooms. The site plan provides each locker room with its own bathroom by taking space from the current lobby. A new lobby, restrooms, and upgrades to the electrical service are intended to improve the site.

Mr. Goodrich explained the enlargement of the southeast corner of the site for a total of 4,385 sq ft. A visual of the site plan showed the current site and proposed additions with site improvements. Landscaping and stormwater management were discussed with Planning Staff. There would be a change to drainage. Mr. Mudge described the elevations and lighting. Mr. Goodrich stated that drainage to the west side of the property would be addressed as a condition.

Mr. Corwin noted the City Engineer’s comments in the Staff Memo.

Mr. Rutter inquired about a triangle shown on the site plan. Mr. Goodrich stated it was part of the sidewalk area near the paved drive. They would be adding three new trees to replace the current three, and they are proposing paved areas for ADA access.

Mr. Jasinski commented on the engineering recommendations, noting that the conditions of approval don’t address all the recommendations. Mr. Corwin stated that additional conditions are being added.

Chair Garland invited Public Comment.

David Donley of 386 N Main Street lives behind the ice rink. He inquired about the drainage changes. He stated that in 2016, many abutters gave testimony to the Zoning Board, which resulted in an agreement with the rink and Zoning Board regarding landscaping. There was to be no stormwater runoff by using screening and trees. Snow is pushed creating a very wet area, and he can’t plant trees unless it is filled in. He asked if there is some creative way to mitigate the runoff.

Mr. Goodrich explained that the existing site sheds runoff to both east and west, and they cannot increase runoff to the west. They will redirect ½ acre of runoff toward the east, which would have no impact on current properties to the west. There are significant slopes and similar conditions on the east. Slope is being changed to affect the runoff toward the east. Ms. Hirai gave a basic description of the change in drainage.

Mr. Mudge reviewed the measures that will affect adjacent properties. Mr. Conley noted several issues that he would like to have resolved. Mr. Mudge stated that changes are being made to the property but not the entire property. It's not possible to eliminate the water going to another property, but runoff from half an acre of property will be redirected away. Ms. Romano remembered the snow melt caused the excess water in the ditch by Mr. Donley's property. She suggested that snow storage be relocated on the eastern end of the parking lot.

Sarah Riley inquired about the main parking lot and other wetlands on the site. She asked if a site visit has been considered. Mr. Goodrich stated that the wetland impact will be decreased on the west, and the other areas will not cause additional impact on wetlands. Mr. Corwin stated that the drainage cannot be addressed by a condition of approval. A waiver request would need to be submitted at the December 12th meeting.
Mr. Stearns noted that there are several waiver requests from the portions of Section 6.6. Mr. Corwin stated that a checklist cannot substitute for an official waiver request.

Ms. Romano inquired if the applicant would agree with snow storage moving to the east end of the parking lot. Mr. Corwin stated that it could be a condition.

Sarah Riley noted that the drainage ditch is a natural feature of the property.

A MOTION by Cori Hirai to continue the hearing to December 12, 2022, at 6:30 PM.
The motion was seconded by Jeremy Rutter.

Roll Call Vote:
Voting in Favor – Ms. Romano, Ms. Chewning, Mr. Jasinski, Mr. Garland, Ms. Hirai, Mr. Rutter
****The MOTION was approved (6-0).***

Matthew Hall returned to the Board.

D. **Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2:** Request for an amendment to an approved Boundary Line Adjustment plan. PB2022-46-BLA

Mr. Corwin stated that Planning Staff reviewed the application and determined it is complete and recommends the Planning Board accept jurisdiction and commence review.

A MOTION by Matthew Hall that the application of Adam Hartford (applicant and property owner), James Laudate & Aleksandra Stark (property owners), and Adam Kahn & Masha Izakson (property owners), 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 124, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2, is complete enough for the Planning Board to accept jurisdiction and commence review.
The motion was seconded by Kim Chewning.

Roll Call Vote:

Voting in Favor – Mr. Jasinski, Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall
Voting Against – None
****The MOTION was approved (7-0).***

Adam Hartford, property owner, explained that he purchased the land from a neighbor, Adam Kahn, with a deeded easement to access the parcel. He has been working with Mr. Corwin and the City Engineer since purchasing the property to determine if it is possible to use the existing driveway to access the parcel. Mr. Corwin stated it is a simple request based upon Section 674.41 of the Site Plan Regulations. If Mr. Hartford proposes to access a lot via any right of way other than a Class V Road, that access point must be authorized. It is acceptable if the site plan shows the driveway, and an amendment can be made along with conditions of approval to ensure an adequate plat.

Mr. Hartford stated he did not understand the distinction between a shared driveway versus a private road. Mr. Hall explained the process required. Mr. Corwin noted that it must be a primary driveway with a recorded plat showing the secondary driveway. Otherwise, it would be considered a major subdivision, which is a much more complicated process.

Mr. Jasinski inquired about what is required to record a plat. Mr. Corwin explained the process to obtain something that is recordable.

Ms. Romano stated that it would be approved as long as it is safe, and all agree.

Mr. Corwin stated that there are no Fire Department concerns.

Chair Garland invited Public Comment.

Bruce Hartford of Ward 1 stated that the property is being taxed as a buildable property. Mr. Corwin stated that he could get a response for him from the Assessor's Department.

Chair Garland directed the discussion to the waivers.

A Motion by Matthew Hall that for the Boundary Line Adjustment application identified as PB2022-46-BLA, the Lebanon Planning Board **APPROVE** waivers or partial waivers from the following sections of the Subdivision Regulations:

- **Section 8.2** – *boundary line adjustment plat submission requirements*
- **Section 5, definition of "driveway"** – *to allow a common driveway to serve three lots where two is the maximum permitted*

The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski, Mr. Garland, Ms. Hirai, Mr. Rutter
Voting Against – None
****The MOTION was approved (7-0).***

Mr. Hartford noted he would be spending more money on the surveyed plat. Mr. Corwin noted who provided the first survey. Mr. Stearns stated that the recording office would require an updated site plan with a formal plat, and he would suggest finding out who prepared the first site plan. Ms. Romano noted the person who did the most recent plat would be less expensive.

Mr. Corwin stated that they could convert this to a Section 674.41.D process, which authorizes a building permit on a private road provided the local governing body approves. This is separate from the subdivision requirements, and the City Council could approve it.

Mr. Reichert inquired if the lot is on a private septic system. Mr. Hartford stated that he has a design, and Mr. Stearns certified the site plan.

Chair Garland invited Public Comment:

Robert Moses of Ward 3 stated that this single-family house is needed in Lebanon, and the Board should help.

A Motion by Matthew Hall that the Lebanon Planning Board **APPROVE** the application of Adam Hartford, James Laudate & Aleksandra Stark, and Adam Kahn & Masha Izakson for an amendment to a Boundary Line Adjustment plat between lands located at 0 Old Kings Highway (Tax Map 134, Lot 15), 23 Old Kings Highway (Tax Map 134, Lot 13), and 29 Old Kings Highway (Tax Map, 134, Lot 14), zoned RL-2, approved on May 28, 1987 and recorded in the Grafton County Registry of Deeds as Plan #4137 ("Approved Plat"), PB2022-46-BLA, to extend a common driveway 0 Old Kings Highway (Tax Map 134, Lot 15) as shown on a mark-up of the Approved Plat submitted by Adam Hartford and included with the agenda packet prepared for the November 21, 2022 Planning Board meeting ("Amended Plat"), including any and all supplemental submissions and testimony provided during the public hearing, with the following conditions to be satisfied prior to the recording of the Amended Plat:

<u>Conditions to be Satisfied Prior to the Signing and Recording of the Amended Plat</u>

1. The applicant shall make the following revisions to the Amended Plat to the satisfaction of the Planning and Development Department and the City's legal counsel:
    a) So that the plat can be recorded, the plat shall be revised to meet the minimum applicable requirements of RSA 478:1-a ("Recording of Plats") and the minimum applicable recording requirements of the Grafton County Registry of Deeds;
    b) Identify the driveway easement area per the recorded driveway easement;
    c) Add a note referencing the recorded driveway easement;
    d) Add a note explaining the purpose of the plan (i.e. something to explain that the purpose of the plat is to amend the annexation plan recorded at the GRCD as Plan #4137 to depict the shared driveway to the Hartford Property and the driveway easement area);
    e) Provide a revision date, a description of the plan revisions, and the author of the revisions (5.1.E.4.d);
    f) Any other changes deemed necessary by the City's legal counsel to effectuate the recording of the plat and to ensure that the requirements of RSA 674:41, I, are satisfied.

2. The applicant shall provide the Planning and Development Department with one (1) full size copy of the revised Amended Plat, and a digital copy of the revised plat saved in a PDF-A format for archival purposes.

<u>Conditions to be Satisfied Prior to Issuance of a Building Permit</u>

3. The applicant shall provide driveway design specifications to the City Engineer and to the Fire Department demonstrating compliance with all applicable requirements and standards set forth in all applicable codes and regulations.

General Conditions

4. Construction of the driveway shall satisfy all applicable requirements and standards set forth in all appliable codes and regulations.

The motion was seconded by Jeremy Rutter.

Mr. Jasinski inquired if condition #3 applied to anyone putting in a driveway. Mr. Corwin stated that it did.

Roll Call Vote:
Voting in Favor – Mr. Garland, Mr. Jasinski, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall
Voting Against - None
****The MOTION was approved (7-0).***

A MOTION by Matthew Hall that the Lebanon Planning Board authorize the Chair to sign the amended Boundary Line Adjustment plat for PB2022-46-BLA, as such plat may be revised in accordance with the Planning Board's approval.
The motion was seconded by Jeremy Rutter.

Roll Call Vote:
Voting in Favor – Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski, Mr. Garland, Ms. Hirai
Voting Against - None
****The MOTION was approved (7-0).***

E. **Grafton County Economic Development Council & North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L:** Request for a Site Plan amendment to construct additional parking. PB2022-48-SPR

Mr. Corwin stated that Staff has reviewed the application and requested that they postpone the hearing to December 12, 2022, at 6:30 PM.

(Mr. Nash's comments were not audible on the recording.)

A MOTION by Matthew Hall that the hearing of Grafton County Economic Development Council & North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L, be postponed to December 12, 2022, at 6:30 PM.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski
Voting Against – None

***The MOTION was approved (7-0).**

4. Other Business

A. **Lane NH Holdings, LLC, Tax Map 48, Lots 1, 2 & 4, zoned R1, RO1, R3 & RL3:** Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed multi-family project. PB2022-56-CON

Dave Fenstermacher of Engineering Ventures and Dan Boisvert appeared in support of the application.

Mr. Fenstermacher introduced the proposal for the property on Hanover St. Extension across from Lebanon High School. The parcel is in three different districts, and the proposal is for possibly 436 units including parking decks and surface parking with a clubhouse area. A wetlands survey was done, and the project would be spanning them with bridges. Density is not yet known. The applicant will work with Planning Staff to create the plan to mitigate traffic and stormwater and minimize the footprint. A mix of 1-, 2-, and 3-bedroom units is planned.

Mr. Hall inquired about the aesthetic, and Mr. Fenstermacher stated that traffic counts are coming along with the impact on nearby intersections.

Ms. Hirai reported on online public feedback, which currently includes 200 signatures of residents opposed to the impact on the wetlands and wildlife. She added that parking underneath is good, but there is still a great deal of impervious surface. The traffic impact is likely to be huge given the current issues with traffic near the site.

Mr. Corwin stated that they are not impacting wetlands except for the crossings which are allowed if requirements are met. The Conservation Commission would review and comment on the special exception application, and its approval must be secured before it reaches the Planning Board. Ms. Hirai inquired about what the wetlands expert shared. Mr. Fenstermacher stated that there will be two crossings which would be bridge spans open underneath, and they are working with Fish and Game. Ms. Hirai inquired if they would address the affordable housing issue. Mr. Boisvert said they do not have that answer currently. Ms. Hirai asked if there would be any study on the impact on schools and public services. Mr. Corwin stated that those would be incorporated.

Ms. Romano expressed concern over another huge apartment complex, adding that it would be better if it were townhomes as a step up.

Mr. Jasinski commented on traffic and the already difficult area and stated that he would want to see the traffic study. Mr. Garland stated that there is a study of Route 120 that could be reviewed.

Mr. Rutter stated that there are historical artifacts that include the kilns on the property. The history should be explored. Mr. Boisvert stated that they are incorporating them into the property.

Mr. Hall suggested that decreasing impervious surfaces would be advisable.

Ms. Hirai stated that it is desirable to create community spaces within the buildings to create a sense of community.

Chair Garland noted that there is a need for a site visit following the formal application.

Mr. Rutter inquired about the depth of the pond. Mr. Fenstermacher stated that it is just a few feet deep.

Ms. Romano noted that the Board has stressed the importance of outdoor space for residents to sit or relax.

Ms. Hirai stated that the wildlife corridors should be considered for crossing and movement.

Mr. Reichert stated that communications with Board members must happen in a public hearing, which is the only way to have an equal playing field. It is necessary to communicate in writing or by appearing.

Mr. Corwin noted that it helps to review the Rules of Procedure.

B. **Marek Lebanon, LLC, 343 Mount Support Road, Tax Map 24, Lot 1, zoned R1 & RL3:** Review of a minor alteration to an approved site plan (PB2020-11-SPR) per Section 9.2 of the Site Plan Review Regulations

Ms. Hirai stated that she didn't understand the degree of the changes. Mr. Corwin explained that the applicant has made a list of changes, which are insignificant and don't require a site plan amendment and a full application.

Mr. Fenstermacher of Engineering Ventures appeared in support of the applicant.

Mr. Hall inquired if parking was altered. Mr. Fenstermacher stated that it was the same.

Mr. Jasinski stated that he would accept the staff recommendations if they don't impact the current conditions and waivers. Mr. Corwin said they would not, and there was no need to bring it back to the Board.

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

Mr. Corwin stated that the amendments were presented to the Planning Board in September. They went to City Council in October, where they were voted to be put through review by the other boards and legal counsel. The Amendments would then go back to City Counsel to set a public hearing date and adopt the ones they can adopt per Section 1000. Those adopted would go on the March ballot for voter approval. The Amendments have been reviewed by legal counsel, who made some minor changes. The most significant one related to signs from the highway at Exit 20. Section 608 will be used to address the signs. The City Council is looking for review and comment, and an informational session was held at Lebanon Library, and there will be more.

The Board members discussed the EV amendment. Mr. Hall disagreed with including it as an amendment because Liberty Utilities cannot support the charging of certain vehicles. Mr. Jasinski noted that before the City can enforce regulations for site plans, the Board must be sure the City can accommodate those regulations. Mr. Rutter stated that the Board must trust Mr. Corwin and asked for the definition of a "renewable energy system". Mr. Corwin stated that it was in Appendix A.

A MOTION by Mathew Hall to extend the meeting to 9:45 PM.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski
Voting Against – None
****The MOTION was approved (7-0).***

Mr. Corwin stated that there aren't many standards determining the bonus for use of the PURD tool. More substance should be used in determining that bonus, and it should have been amended already. Other density bonuses are being filled in. There is a need to apply reasonable standards when granting bonuses. The Board members discussed the types of units.

Mr. Rutter stated that he is in favor of the Cottage concept. Mr. Hall stated that he has heard very enthusiastic comments about the Cottage concept.

Mr. Corwin stated that consensus is required for any comments going to the City Council.

Ms. Romano stated that she is concerned about density bonuses reaching 40%.

Mr. Hall proposed a motion that the Planning Board convey comments to the City Council regarding the proposed Zoning Amendments including enthusiastic support of the cottage concept, concern about the density bonus reaching too high a value and concern about mandating universal Electric Vehicle (EV) charging in the proposed regulations given the inability for utilities to provide that degree of service. The Board members continued their discussion.

Chair Garland invited Public Comment:

Chris Hidari of Ward 3 stated that she attended the information meeting at the library. There were many questions about density and other amendments going before the public, particularly the one regarding the signs. She noted that several multi-use proposals are not including retail along with housing, which is not making retail available to neighborhoods. She asserted that in terms of improving quality of life, the amendments are making density higher and the problem bigger.

A MOTION by Matthew Hall to extend the meeting to 10:00 PM.
The motion was seconded by Cori Hirai.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Ms. Romano, Mr. Hall, Ms. Chewning
Voting Against – Mr. Rutter, Mr. Jasinski
****The MOTION was approved (5-2).***

Ms. Romano suggested the City encourage EV charging installations or infrastructure but not require it.

Mr. Corwin recommended that the Board members bring motion suggestions to the next meeting and continue the discussion.

Mr. Reichert noted Liberty's inability to provide power and the nature of requirements.

Ms. Hirai noted that an EV charging station requires an additional 220 outlet.

5. Approval of Minutes

A. October 10, 2022

A MOTION by Cori Hirai to approve the Planning Board Minutes of October 10, 2022, as presented. The motion was seconded by Matthew Hall.

Roll Call Vote:
Voting in Favor – Ms. Hirai, Mr. Garland, Ms. Romano, Mr. Rutter, Mr. Hall, Ms. Chewning
Voting Against – Mr. Jasinski
****The MOTION was approved (6-1).***

Chair Garland reported on a call with DOT regarding Rte. 120. They said one proposal was to eliminate the left-turn lanes by installing "butterfly" turns. Chair Garland also announced that he was conducting his last meeting as chair and would not seek reelection in January. The Board members expressed their appreciation for his years of service.

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.
The motion was seconded by Jeremy Rutter.

Roll Call Vote:
Voting in Favor – Mr. Garland, Ms. Hirai, Mr. Rutter, Ms. Romano, Ms. Chewning, Mr. Hall, Mr. Jasinski
****The MOTION was approved (7-0).***

The meeting was adjourned at 9:53 PM.

Respectfully submitted,

Holly Howes
Recording Secretary