



**LEBANON ZONING BOARD OF ADJUSTMENT
FEBRUARY 6, 2023 - 7:00 PM
COMMUNITY ROOM - KILTON LIBRARY - 80 MAIN
STREET, WEST LEBANON - OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. January 3, 2023
 - B. January 7, 2023 - Site Walk
 - 3. Public Hearing Items**
 - A. **Cote Swenson & Samantha Medina, 397 Dartmouth College Highway (Tax Map 111, Lot 9), zoned RL-2:** The property has two principal uses: a produce stand and a contractor's yard. Applicants request a Special Exception pursuant to Section 313.2 and Section 702 of the Zoning Ordinance to allow a portion of the contractor's yard to be used as storage for the produce stand. **ZB2022-30-SE - Continued from January 3, 2023**
 - B. **Jacqueline Frisina, 31 Granite Street (Tax Map 91, Lot 159), zoned R-3:** Applicant proposes to increase the height of the existing detached garage which is non-conforming to the minimum required front and side yard setbacks. To permit the expansion of a non-conforming structure, the applicant requests a Special Exception pursuant to Section 703.1 of the Zoning Ordinance. **ZB2023-05-VAR**
 - C. **Children's Center of the Upper Valley, 178 Mechanic Street (Tax Map 105, Lot 12), zoned R-2:** Applicant requests a Special Exception per Sections 309.2 and 604 of the Zoning Ordinance to expand the existing group day care facility by adding a second classroom to train individuals in the early childhood field. **ZB2023-06-SE**
 - 4. Staff Comments**
 - 5. 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](https://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.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).

