

FINAL

**LEBANON ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING – SITE WALK
SATURDAY JANUARY 7th 2023
397 DARTMOUTH COLLEGE HIGHWAY, LEBANON
10:00 AM**

MEMBERS PRESENT: Chair William Koppenhaver, Jeremy Katz, Dan Nash, Paul McDonough., David Newlove, Catheryn Hembree (Alt)

MEMBERS ABSENT: Jennifer Barkley

STAFF PRESENT: Nathan Reichert (Director)

1. CALL TO ORDER

The meeting was called to order at 10:01 AM by Chair William Koppenhaver.

Mr. Reichert shared the State directive and participation details for an in-person site walk meeting. Copies of the previous approvals were distributed to the members of the Zoning Board as well as the members of the public who attended. Mr. Reichert instructed the Board to consider if there are any Zoning Violations present upon the property pursuant to the previous approvals.

2. SITE WALK

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**

The Board convened at the property and inspected the exterior grounds, greenhouses, farm stand and outbuildings. The Board reviewed the conditions that were included in the previous approvals. The Board discussed concerns about the property including the landscaping plan, the fencing requirements, and general zoning compliance.

Upon observation of items being pushed and thrown over the edge of the drop off surrounding the flat areas of the property, a discussion about possible fill in the wetlands occurred and the possibility of non-legal waste being included in the fill area. The filling appeared to be within the wetland buffers on either side of the property.

Board Members discussed the possibility of a staff report being generated by experts concerning possible non-zoning violations upon the property.

5 members of the public attended the meeting.

Neither Cote Swenson nor Samantha Medina attended the meeting.

Mary Lou Childs and Chris Childs, abutters from across the street, spoke about concerns they had with the property, the completion of the most recent permits and the non-compliant nature of the property.

3. ADJOURNMENT:

A MOTION by Mr. Nash to adjourn the meeting.

Seconded by Mr. Katz.

****The Motion was approved unanimously.***

The meeting was adjourned at approximately 10:49 AM.

Respectfully submitted,
Nathan Reichert - Director