FINAL

LEBANON PLANNING BOARD
Regular Session
Monday, April 24, 2023, 6:30 PM
Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT:	Matthew Hall (Chair), Jeremy Rutter (Vice Chair), Kim Chewning, Bruce Garland, Kathie Romano, Laurel Stavis
MEMBERS ABSENT:	Karen Zook (City Council Rep)
STAFF PRESENT:	Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer), Mark Goodwin (GIS Coordinator)

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1. Call to Order

Chair Hall called the meeting to order at 6:31 PM.

2. Notice of Regional Impact

The following application was received by the Planning and Development Department on or before April 10, 2023:

> **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). The proposal is intended to supersede and replace the 3-lot IPUD approved on December 19, 2022 (PB2022-51-CUPMIN). **PB2023-16-CUPMIN**

Mr. Corwin stated that Staff determined the above application has no potential for regional impact.

A MOTION by Bruce Garland that the application of Upper Valley Technology Park LLC, 0 Plainfield Road (Tax Map 131, Lot 3) zoned IND-L, has no potential for regional impact.

The motion was seconded by Jeremy Rutter.
The MOTION was approved (6-0).

3. Study Items

A. Review of Draft Miracle Mile Corridor Study

Mr. Corwin introduced the study and provided background information. There was a written memo and plan set provided to the Board members.

Mr. Vincent gave a review of the findings and stated that Staff is looking for feedback on the study. Visuals of the plans were shown to the Board and the proposed changes were described. The Board members commented about the islands in the parking areas, which are hard to see in the dark. Entrances and exits from shopping areas were discussed. The Board members provided feedback on the study. Mr. Corwin provided additional information regarding the timeline and public input.

B. Review of proposed amendments to the Site Plan Review Regulations re: electric vehicle (EV) charging infrastructure - continued from March 27, 2023 - Postponed

C. Review of Master Plan update process - continued from March 27, 2023

Mr. Garland opened the discussion of the Master Plan by providing background for the proposal he shared with the Board. The Board members commented on the process and goals for updating the plan. Mr. Goodwin provided insight on the role of the Master Plan in the development of the City. Chair Hall proposed reviewing the energy chapter in addition to natural resources. Mr. Reichert explained the capacity of the Planning Staff as it relates to the delay in reviewing the chapters and provided an overview of new, technical updates to the format of the chapters.

D. Review draft update of Master Plan Chapter 5 (Natural Resources) - continued from March 27, 2023

Mr. Corwin stated that it would be best for the Board to finalize the chapter and to then send it to the City Council. Chair Hall noted that the Board's next step would be to hold a public hearing, and it would be helpful to make it a joint meeting with the Conservation Commission. Mr. Garland noted that it would be most effective to have the Conservation Commission invite public comment during the formulation of the chapter update. The Board members discussed the purpose and goals of the Master Plan.

A MOTION by Laurel Stavis that the Planning Board schedule a Public Hearing on the draft update of Master Plan Chapter 5, Natural Resources, for May 22, 2023, at 6:30 PM.

The motion was seconded by Bruce Garland.
****The MOTION was approved (6-0).***

4. Committee Reports

A. **City Council Subcommittees:**

--Class VI Roads Advisory Committee
--Lebanon Energy Advisory Committee

B. **Other Subcommittees:**

--City Council Representative
--**Heritage Commission** – Mr. Rutter noted that a new book on Lebanon would be released soon. Chair Hall suggested inviting the author to a meeting to discuss the book.
--Pedestrian & Bicyclist Advisory Committee
--**Upper Valley Lake Sunapee Regional Planning Commission** – Mr. Garland reported that there is an opportunity for residents to gain information for creating ADU's.
--UV SubCommittee of the Connecticut River Joint Commissions
--Upper Valley Transportation Management Association
--Mascoma River Local Advisory Committee

--West Lebanon Revitalization Advisory Committee
--Planning & Development Department – Task Status

5. Other Business

A. **Robert J. Oakes, 00 LaPlante Road, (Tax Map 138, Lot 27), zoned R-3, RL-1, RL-3:** Conceptual review per Section 7.3 of the Subdivision Regulations and Section 501.1.D of the Zoning Ordinance of a proposed six (6)-lot Planned Unit Residential Development (PURD). **PB2023-17-CON**

Dan Nash of Advanced Geomatics & Design appeared in support of the proposal.

Mr. Nash provided the background for the proposed development of single-family homes and discussed specific details for the project. The Board members commented on the septic systems and several aspects of the property.

3. Minor Site Plan Committee – No report

4. Other Business

5. Approval of Minutes

A. March 27, 2023

A MOTION by Bruce Garland to approve the Planning Board Minutes of March 27, 2023, as amended.

The motion was seconded by Jeremy Rutter.
****The MOTION was approved (6-0).***

Mr. Corwin provided a preview of the topics for the next meeting.

6. Adjournment

A MOTION by Bruce Garland to adjourn the meeting.

The motion was seconded by Kathie Romano.
****The MOTION was approved (6-0).***

The meeting was adjourned at 8:36 PM.

Respectfully submitted,

Holly Howes
Recording Secretary