

FINAL

LEBANON PLANNING BOARD
Regular Session
Monday, May 22, 2023, 6:30 PM
Council Chambers, City Hall
or Remote Via Microsoft Teams
LebanonNH.gov/Live

MEMBERS PRESENT: Matthew Hall (Chair), Karen Zook (City Council Rep), Kim Chewning, Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano,

MEMBERS ABSENT: Jeremy Rutter (Vice Chair), Laurel Stavis

STAFF PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Brian Vincent (City Engineer), Mark Goodwin (GIS Coordinator)

1. Call to Order

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

2. Public Hearing Items

- A. **UPDATE TO CHAPTER 5 (NATURAL RESOURCES) OF THE MASTER PLAN -**
The Master Plan describes the City's vision for itself in the future. It is a policy document which is implemented, in part, through regulations such as the Zoning Ordinance, Site Plan Review and Subdivision Regulations, and is used extensively by City Administration and Local Land Use Boards to guide budgeting, decision-making, and other actions. The current Master Plan was adopted in 2012, and the City is currently undertaking an effort to update each Chapter of the Master Plan over the next several years. The first of these Master Plan updates is to Chapter 5 (Natural Resources), which was prepared by the Lebanon Conservation Commission and presented to the Planning Board for discussion at the Board's work sessions in March and April. In accordance with NH RSA 674:4 and 675:6, the Planning Board will hold a public hearing on **Monday, May 22, 2023, at 6:30pm**, to give further consideration to the draft Chapter 5 update and to receive public comment. Following the public hearing, the Board may take action on whether to adopt the updated Chapter 5 as presented or with changes. Comments from the public can be presented at the hearing or forwarded in writing to the Planning & Development Department prior to the meeting. Comment received through the Planning & Development Department will be forwarded to the Board for their consideration at the public hearing.

Chair Hall provided background of the Board's progress to date regarding the review.

Chair Hall invited public comment.

Barbara Hirai, a member of the Conservation Commission, informed the Board that she and Sarah Riley were available at the meeting to answer questions.

Mr. Garland expressed his disappointment over the messaging to the public regarding the public hearing.

Ms. Romano noted that there is a recurring message about conserving open space, which should be mentioned as “high value” open space. Chair Hall noted that there is an Open Space Plan that gives more details on the types of land. Ms. Riley shared information regarding the vision and purpose. Ms. Owens agreed with the need for consistency in the format for each chapter.

Mr. Faunce suggested a stronger statement regarding conservation and protection of resources. Ms. Hirai stated that the mandate was to revise and not rewrite the chapter. Mr. Corwin noted that no significant changes were to be made to the vision, or a much more involved process would have been necessary. Ms. Riley explained the formatting of the document and the plan for the final document.

Ms. Owens spoke to the many positive outcomes that have occurred because of the original guidance from the Master Plan.

Mr. Faunce suggested editing item 5.b.1 to replace “balancing resource protection with growth” with “enabling growth within the bounds of renewed resource protection policies and regulations.” Mr. Corwin observed that there is not a major difference between the two statements.

The Board members continued a discussion of possible changes to the draft.

Chair Hall closed the Public Hearing.

A MOTION by Mr. Faunce to adopt the chapter on Natural Resources draft with a change to the heading of Section 5.b.1 to, “Enabling growth within the bounds of resource protection,” and the second sentence, “The city needs to implement policies, regulations, and incentives that protect the natural environment and retain the open spaces and rural character that residents value.”

Seconded by Kathie Romano.

****The MOTION was approved (6-1).*** Chair Hall voting against.

3. Study Items

- A. Review of final draft Walk Bike Ride Lebanon multimodal and complete streets implementation plan

Ms. Owens introduced and described the multimodal and complete streets draft plan with the goal of the Board providing comments on the draft. The motion would be to endorse it with adoption by the City Council in June. Input was sought broadly through a survey and from many city groups and citizens. Ms. Owens provided examples of each of the recommendations.

The Board members discussed and commented on the document. Ms. Owens stated that endorsement would mean that the plan was going in a good direction and could include minor changes.

A MOTION by Bruce Garland to endorse the Walk Bike Ride Lebanon plan.

The motion as seconded by Kim Chewning.

****The MOTION was approved (6-0-1-).*** Councilor Zook abstained.

- B. Review of proposed amendments to the Site Plan Review Regulations re: electric vehicle (EV) charging infrastructure - continued from April 24, 2023

Ms. Owens provided background and details for the Site Plan Review Regulations amendment and the plans for moving forward.

The Board members discussed the amendment and offered suggestions for changes in wording. Mr. Corwin suggested continuing the discussion to June 26th to give the members time to consider changes.

A MOTION by Bruce Garland to continue discussion of the Site Plan Review Regulations amendment regarding EV charging infrastructure to June 26, 2023, at 6:30 PM.

The motion was seconded by Andrew Faunce.

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

C. Rules of Procedure/Planning Board Meeting Procedures

Mr. Corwin stated that this is meant to begin a discussion of the Rules of Procedure and emphasize the importance of them. The Board members will receive the recent statutory changes from the State and should review the rules and consider changes they would want to suggest.

4. Committee Reports

A. City Council Subcommittees:

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

B. Other Subcommittees:

--City Council Representative – Councilor Zook stated that the Council has started the budget process.
--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
--West Lebanon Revitalization Advisory Committee
--Planning & Development Department – Task Status

D. Minor Site Plan Committee – Mr. Corwin

Mr. Corwin reported on the May 11, 2023, meeting at which the Committee approved a site plan for 11 Lafayette Centerra, LLC, to construct a loading dock and make parking layout changes with minor revisions to stormwater management.

Mr. Corwin described the Minor Site Plan Committee to the new Board members.

5. Other Business

Mr. Corwin thanked Ms. Owens for her presentations at tonight's meeting. The June 7, 2023, agenda will include three new applications and the Miracle Mile project.

Chair Hall officially welcomed the two new Board members, Mr. Kennelly and Mr. Faunce.

6. Approval of Minutes

A. April 24, 2023

A MOTION by Bruce Garland to approve the Planning Board Minutes of April 24, 2023, as presented.

The motion was seconded by Kim Chewning.

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

7. Adjournment

A MOTION by Bruce Garland to adjourn the meeting.

The motion was seconded by Patrick Kennelly.

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

The meeting was adjourned at 8:44 PM.

Respectfully submitted,

Holly Howes
Recording Secretary