

FINAL

**LEBANON PLANNING BOARD
Regular Session
Monday, June 26, 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, Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano, Laurel Stavis

MEMBERS ABSENT: Karen Zook (City Council Rep)

STAFF PRESENT: Nathan Reichert (Planning Director), Mark Goodwin (GIS Coordinator)

1. Call to Order

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

A MOTION by Kathie Romano to postpone the June 26, 2023 agenda to July 10, 2023.

The motion was seconded by Jeremy Rutter.

**The MOTION was approved (8-0).*

2. Public Hearing Items

A. **NH Group, LLC (applicant), 369 Miracle Mile LLC (property owner), 369 Miracle Mile (Tax Map 103, Lot 11), zoned GC:** Request for Site Plan Review to convert the existing building into a +/-18,735 sq. ft. restaurant and indoor amusements use (charity gaming center), together with associated site improvements. **PB2023-04-SPR - Continued from June 12, 2023 – Postponed to July 10, 2023**

B. **XYZ Dairy, LLC, River Park Drive (Tax Map 44, Lots 3 & 7, and Tax Map 44, Lots 21-30), zoned CBD, IND-L and R-3:** Request to amend the conditions of approval for the River Park development, approved by the Planning Board pursuant to Notices of Action dated September 9, 2019 for PB2018-34 and October 12, 2012 for PB2021-29-EXT. **PB2023-22-SPA - Continued from June 12, 2023 – Postponed to July 10, 2023**

C. **XYZ Dairy, LLC, River Park Drive (Tax Map 44, Lots 3 & 7, and Tax Map 44, Lots 21-30), zoned CBD, IND-L and R-3:** Appeal of administrative decision to require Minor Site Plan Review per Section 3.1.C of the Site Plan Review Regulations for a proposed restaurant use. **PB2023-23-AAD - Continued from June 12, 2023 – Postponed to July 10, 2023**

3. Study Items

A. Review of proposed amendments to the Site Plan Review Regulations re: electric vehicle (EV) charging infrastructure - **Continued from May 22, 2023 – Postponed to July 10, 2023**

4. Other Business

5. Committee Reports

A. City Council Subcommittees:

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

B. Other Subcommittees:

--City Council Representative
--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

C. Minor Site Plan Committee

6. Approval of Minutes - Postponed

A. May 22, 2023

7. Adjournment

A MOTION by Bruce Garland to adjourn the meeting.

The motion was seconded by Andrew Kennelly.

****The MOTION was approved (8-0).***

The meeting was adjourned at 6.35 PM.

Respectfully submitted,

Holly Howes
Recording Secretary