



**LEBANON PLANNING BOARD  
SEPTEMBER 25, 2023 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
  - 2. Notice of Regional Impact**
  - 3. Public Hearing Items**
    - A. Quail I, LP, 69 Lily Lane (Tax Map 8, Lot 2, Plot 200), zoned R-3:**  
Request for Site Plan Review to renew a previously approved Site Plan Approval (PB2019-13-SPR) to construct a new 32-unit, 50,000 square foot building for senior housing, together with associated site improvements, to be operated as part of the existing Quail Hollow Senior Living Community. **PB2023-30-SPR - Continued from September 25, 2023**
    - B. City of Lebanon, 160 Mechanic Street (Tax Map 105, Lot 27), zoned R-2:** Request for Site Plan Review to convert the use of the property to an emergency winter shelter. **PB2023-33-SPR** (NOTE: This application will be reviewed as a Governmental Land Use pursuant to RSA 674:54)
  - 4. Study Items**
    - A.** Review of proposed amendments to the Site Plan Review Regulations re: electric vehicle (EV) charging infrastructure - **Continued from July 24, 2023**
    - B.** Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map
  - 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.     **Planning Board Subcommittees:**
  - Planning Board Capital Improvement Program
  - Planning Board Development Regulations Update
- D.     Minor Site Plan Committee
- 6.     **Other Business**
- 7.     **Approval of Minutes**
  - A.     None
- 8.     **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.