

FINAL

**LEBANON PLANNING BOARD
Regular Session
Monday, September 25, 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), Douglas Whittlesey (City Council Alt.), Andrew Faunce, Bruce Garland, Patrick Kennelly, Kathie Romano, Laurel Stavis (Remote)

MEMBERS ABSENT: Karen Zook (City Council Rep)

STAFF PRESENT: Nathan Reichert (Planning Director), Tim Corwin (Deputy Planning Director), Shaun Mulholland (City Manager), Brian Vincent (City Engineer), Lynne Goodwin (Human Resources Director)

1. Call to Order

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

2. Notice of Regional Impact

The following application was received before September 25, 2023:

Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 0 Edwards Street (Tax Map 78, Lot 54), zoned IND-L: Request for a Boundary Line Adjustment. PB2022-42-BLA

Mr. Corwin stated that the above application does not have the potential for regional impact.

A MOTION by Jeremy Rutter that the application of Johanna Cicotte & Edwards Properties, LLC, 30 Little Heater Road (Tax Map 78, Lot 61) and 0 Edwards Street (Tax Map 78, Lot 54), zoned IND-L, does not have the potential for regional impact.

The motion was seconded by Bruce Garland.

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

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 - Postponed from September 11, 2023**

Mr. Corwin stated that the application is complete enough for the Planning Board to accept jurisdiction and commence review.

A MOTION by Jeremy Rutter that the Lebanon Planning Board finds the application of Quail I, LP, PB2023-30-SPR, IS complete enough to accept jurisdiction and commence review.

The motion was seconded by Bruce Garland.

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

John Giebink and Charles Brush appeared in support of the application.

Mr. Giebink stated that the pandemic caused everything to be put on hold, which necessitated the extension. All new designs have been completed and the City departments have been consulted. Another extension is not allowed, so the new application reflects compliance with updated regulations.

Mr. Giebink provided background for the waiver requests.

Mr. Corwin explained the timeline for the previous application and the reason for the new application, which is substantially the same as the one approved in 2019. The waiver requests were reviewed. Staff's conditions of approval were outlined.

Ms. Romano noted that the residents had asked that a garden be relocated prior to the construction of the new building. Mr. Giebink stated that they are planning to relocate and enlarge the garden in another location. Ms. Romano also inquired about the second entrance to the property. Mr. Giebink stated that there is still a gated entrance.

Laurel Stavis joined the meeting online at 6:47 PM.

Mr. Rutter inquired about the letter from the UVLSRPC. Mr. Giebink stated that his reply to that letter should be in the materials. Mr. Rutter also commented on the presence of a retaining wall and inquired if it would be screened in some way. Mr. Giebink stated that it was not in the plan. Mr. Rutter also inquired about certain State permit approvals, and Mr. Corwin stated that new permits would be required as stated in the conditions of approval. All State and local approvals must be updated and approved before the project can move forward.

Mr. Whittlesey inquired about the location of the retaining wall and the recommendations for screening. Mr. Corwin brought up a rendering of the site that showed the location of the wall on a steep slope. It was suggested that trees could be added for screening.

Chair Hall invited Public Comment.

Mary Rohr of Quail Hollow Condominiums and president of the resident association stated that they share the Summit Development property under discussion. Enforcement of speed limits, route of travel for construction vehicles to avoid Linden Drive and Lower Lily Lane, and safety of residents with ambulatory challenges were all concerns. Chair Hall stated that the Planning Board does not have any jurisdiction over those aspects of the location. Mr. Corwin stated that the development is subject to the site plan, and the property owner must maintain the property including damage caused by construction. Mr. Giebink stated that a flag person would be employed to direct construction traffic, and it is to their benefit to maintain the property. Mr. Whittlesey confirmed the traffic plan for construction vehicles and inquired if additional pedestrian infrastructure would be added. Mr. Giebink stated that there would be new paths and sidewalk provided.

Mr. Garland stated that the second entrance is reported to be open frequently. Mr. Giebink stated that the gate was repaired and replaced.

Ralph Faris of Quail Hollow expressed concern regarding drivers ignoring the speed within the property, the impact of construction vehicles on the roadways, damage to drainage caused by recent heavy rains, and stormwater in the new area of construction. The construction would also impact available parking for residents. Mr. Faris inquired about the plans for sewage and whether they would be using the system for the condos. Mr. Giebink stated that stormwater management and sewage have been approved by the City.

Ms. Rohr asked for confirmation that the sewage would be going through the existing sewage system that is often needing service. Mr. Giebink stated that the sewage system would be used for the new building and the maintenance system for the sewage system calls for regular inspection and maintenance.

Mr. Faunce inquired about parking spaces being added. Mr. Giebink stated that the new building would add 32 spaces, and the current gravel area being used is not approved parking. Mr. Giebink added that there is ample parking currently without using the gravel area.

Mr. Corwin stated that a traffic study would only be for peak hour trips if there were sufficient trips currently. The previous study was in 2018, and it was not deemed necessary to require a new study.

Sandy Besas, 21 Linden Drive, expressed concern for safety on the private roads and the speeding, but the Police Department cannot enforce the speed limit. The secondary locked exit from the property is a concern. The sidewalks are dangerous and uneven causing residents to use the streets.

Ms. Stavis referred to a presentation by the Fire Chief before the West Lebanon Advisory Committee that reported increased calls come from the upper Route 10 and Quail Hollow area. Mr. Whittlesey stated that there is a presentation on Wednesday regarding Fire Station issues. Mr. Corwin stated that the Fire Department is always asked to give input, and several comments were addressed in 2019. Site design is the primary focus of the Fire Department, not the impact from use of the facility. There would need to be a specific request to investigate Quail Hollow and its impact on the West Lebanon Fire Station. Mr. Vincent stated that there is information in the packet from 2018-2019 regarding the impact of the new building on the Fire Department's capacity. Mr. Whittlesey stated that a portion of impact fees goes to the Fire Department. Chair Hall stated that the application is virtually the same as it was previously, and the Fire Department did not have concerns at that time. Ms. Romano stated that the Fire Department has dependable access to the Quail Hollow property.

Chair Hall directed the Board members to the waivers.

Mr. Rutter inquired about the need for a survey. Mr. Giebink stated that nothing has changed from previous surveys.

A MOTION by Jeremy Rutter that for the application of Quail I, LP, PB2023-30-SPR, the Lebanon Planning Board **APPROVE** a partial waiver from the following section of the Site Plan Review Regulations:

- **Section 5.1.E.5** – requiring a current survey of the property certified by a licensed NH land surveyor

The motion was seconded by Kathie Romano.

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

Judy Butler, a Quail Hollow resident, asked for the location of the sewer system as designated on the plan. Mr. Giebink stated that it would be going into the same system that is being used now. The system has unused capacity at present and is operating as intended. Mr. Vincent stated that it has been evaluated and approved.

Douglas Teschner, Quail Hollow, noted that the only way into the community is down a very steep road.

A MOTION by Jeremy Rutter that for the application of Quail I, LP, PB2023-30-SPR, the Lebanon Planning Board **APPROVE** a partial waiver from the following section of the Site Plan Review Regulations:

- **Section 5.1.E.16** – requiring landscaping plan to depict existing trees of a certain size, include calculations for square footage of perimeter landscaping, and provide parking lot shading calculations

The motion was seconded by Patrick Kennelly

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

A MOTION by Jeremy Rutter that for the application of Quail I, LP, PB2023-30-SPR, the Lebanon Planning Board **APPROVE** a partial waiver from the following section of the Site Plan Review Regulations:

- **Section 6.2.D** – landscaping around buildings requirements

The motion was seconded by Bruce Garland.

Mr. Corwin stated that landscaping is required within a 10-foot strip around the building. Three of the four sides of the building do not have that landscaping. Mr. Rutter inquired why the applicant cannot provide landscaping. Mr. Corwin stated that this waiver would still be required.

Barbara Parry, Quail Hollow, asked how high the retaining wall would be and how they would make the site look attractive.

Mr. Rutter stated that the information regarding waivers provided was not sufficient in 2023 for members who were not present for the original approval. Ms. Parry inquired about the length of the project. Mr. Corwin stated that the building permit must be applied for within two years from approval, with construction to begin within six months once it is approved. Mr. Vincent stated that he was not the person who reviewed the original plans. Mr. Corwin noted that the conditions of approval require a plan be submitted for the retaining wall.

Mr. Rutter stated that there should be a new landscaping plan, and the landscaping requirements can be adhered to. Mr. Whittlesey noted that how the landscaping would interfere with the drainage system is the actual issue, and the 7-foot retaining wall can be screened.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – Jeremy Rutter

***The MOTION was approved (7-1).**

A MOTION by Bruce Garland that for the application of Quail I, LP, PB2023-30-SPR, the Lebanon Planning Board **APPROVE** a partial waiver from the following section of the Site Plan Review Regulations:

- **Section 6.5.I** – long-term bicycle parking requirements

The motion was seconded by Douglas Whittlesey.

Mr. Corwin stated that the issue is regarding long-term bicycle storage. Mr. Giebink stated that there are bike racks inside a building that requires a key for entry.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – Jeremy Rutter

***The MOTION was approved (7-1).**

Kathleen Cooper, 20 Linden Drive, inquired if parking would be maintained in the River House area and if residents would be able to walk through the area. Mr. Giebink stated that parking will be maintained for residents, and there will be traffic safety people on site.

Chair Hall closed the Public Hearing.

A MOTION by Jeremy Rutter that the Lebanon Planning Board **APPROVE** the application of Quail I, LP, regarding 69 Lily Lane (Tax Map 8, Lot 2, Plot 200), zoned R3, PB2023-130-SPR, for Site Plan Review 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, as shown on a plan set titled set titled, “Site Plan for Quail Hollow Senior Living Community – Phase V” prepared by Pathways Consulting, LLC, dated June 10, 2019, revised July 10, 2023, Proj. No. 10112, including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that the applicant has submitted plans, testimony, technical data, information, reports, and studies that together satisfactorily demonstrate compliance with the applicable requirements of the Site Plan Review Regulations, except as may reasonably be addressed through the imposition of certain conditions of approval, set forth below, and except as may have been waived pursuant to Section 7.1.

This approval is subject to the following conditions:

General Conditions

1. It shall be the applicant’s responsibility to be familiar with and aware of these conditions of approval, and it shall be the applicant’s responsibility to satisfy these conditions of approval and to satisfy them within the relevant timeframes outlined below.
2. The development is subject to the Site Plan Review Regulations adopted May 13, 1991, last revised January 23, 2023, and the Zoning Ordinance adopted January 16, 2013, last amended March 14, 2023, which are the regulations in effect at the time the application was submitted.

3. A building permit must be applied for *and issued* within two (2) years of the date of this approval (4.10.A), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 4.10.B.
4. “Active and substantial development,” as defined in Section 8.4.A.1 of the Site Plan Review Regulations, shall be achieved within two (2) years of the date of this approval (8.4.A.2), subject to an extension if applied for by the applicant and if approved by the Planning Board per Section 8.4.A.3. If active and substantial development is not achieved within two (2) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations.
5. “Substantial completion,” as defined in Section 8.4.B.1 of the Site Plan Review Regulations, shall be achieved within five (5) years of the date of this approval. If substantial completion is not achieved within five (5) years of the date of the Planning Board’s approval, the development shall be subject to any changes in the City’s land use regulations.
6. All required landscape plantings shall meet the minimum size requirements for such plantings set forth in Section 6.2.B of the Site Plan Review Regulations at the time of installation.
7. The applicant shall implement and maintain NHDES Site Specific Best Management Practices before, during, and after construction.
8. Edge-of-disturbance fencing shall be installed and maintained before and during any site work, to be verified by the City Engineer or City’s third-party inspector on site.
9. The property owner is responsible for the maintenance and operation of the stormwater management system in accord with the O&M plan, and such responsibility shall run with the land. (Section 6.6.H.2.b of the Site Plan Review Regulations).

Conditions to be Satisfied Prior to Application for a Building Permit and Prior to the Start of Any Construction Activities

10. The applicant shall make the following revisions to the plan set to the satisfaction of the Planning and Development Department and the City Engineer:
 - a) Add a sidewalk along the west side of Route 10 from Quail Drive to Richardson Place, pursuant to condition of approval #4 of the Zoning Board of Adjustment’s Notice of Decision dated March 19, 2018, for ZB2017-34-SE.
 - b) The applicant shall install landscaping along the face of the retaining wall behind the building using plantings suitable for the location in accordance with Section 6.2.H of the Site Plan Review Regulations and shall relocate the community garden to a suitable location.
 - c) The applicant shall coordinate with the City Engineer on the installation of at least one (1) additional suitable shade tree pursuant to Section 6.2.H adjacent to the building in a location that does not conflict with underground utilities.
11. The applicant shall schedule and hold a pre-building permit application meeting with the Planning and Development Department, City Building Inspectors, City Engineer/Department of Public Works, and Fire Department, in order to help streamline the building permit review process and to review applicable code requirements.

12. The applicant shall obtain approval from the City Council or the City Manager's office for any additional water and/or sewer flows in accordance with the applicable Chapter 136 and 182 of the City Code.
13. The applicant shall provide a letter or certification from the engineer of record or other qualified design professional confirming that the approved plan set meets the accessibility standards of the State of New Hampshire Building Code.
14. All engineering review fees shall be paid in full as required by Section 4.7.E.1 of the Site Plan Review Regulations. (*Note: applicant can request an invoice from the Department of Public Works*).

Conditions to be Satisfied Prior to the Issuance of a Building Permit

15. The applicant shall submit engineered plans for the proposed retaining wall for review and approval by the Building Inspector and City Engineer.
16. Prior to the start of any construction activities on the property for which construction inspection is required pursuant to this decision or any applicable ordinance or code, the City shall retain the services of an independent third-party inspector, for which the applicant shall be responsible for all inspection fees related to (a) on-site work related to sewer, water, temporary sedimentation and erosion control, and drainage improvements, and (b) all off-site work within the City's right-of-way (including but not limited to water, sewer, driveways, drainage), in accordance with Chapters 136 and 182 of the City Code and Section 8.2 of the Site Plan Review Regulations. The applicant shall provide funding for inspection services in a form and amount acceptable to the City and shall sign a Water & Sewer Extension and Infrastructure Inspection Agreement in accordance with Chapters 136 and 182 of the City Code.
17. The development shall be subject to City of Lebanon Impact Fees, pursuant to Section 213 of the Zoning Ordinance. The Impact Fee shall be calculated at the time of Building Permit issuance based on the Impact Fee Schedule adopted on October 12, 2021. In accordance with RSA 674:39, the approved site plan shall be exempt from any future changes in impact fees and methodology for five years from the date of approval; however, any building permits which are issued after the end of that five-year period shall be fully subject to whatever impact fees and methodology are in effect at the time of building permit issuance.
18. All water and sewer fees shall be paid as set forth in City Code Chapter 68.
19. Prior to the start of any construction activities on the property, the applicant shall obtain or update (if appropriate) any required State approvals.
20. The applicant shall obtain an Excavation Permit from the Department of Public Works for any site work in the public right-of-way prior to any work in the right-of-way, and construction or installation of any new driveway(s) shall also require a Driveway Permit from the Department of Public Works.

Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy

21. The applicant shall dedicate and convey the completed water main and any hydrants within the Richardson Place right-of-way to NH Route 10, to the City for ownership and

- maintenance, subject to appropriate easements. Said conveyance and easements shall be approved by the City Attorney and the Department of Public Works and recorded in the Grafton County Registry of Deeds prior to acceptance of any utility improvements by the City.
22. Third-party engineer or design engineer inspection reports and as-built drawings provided by the applicants (PDF format and CAD .dwg format, using the NH State Plane Coordinate System), including tie sheets, shall be reviewed and approved by the City Engineer prior to acceptance of any utility improvements by the City.
 23. The impact fee calculated pursuant to Condition of Approval #17 shall be paid.
 24. Pavement and gravels constructed within the City's right-of-way, or any easement areas must meet NHDOT specification requirements. The applicant shall provide compaction tests and borings prepared by a licensed engineer to the Department of Public Works to certify that compaction and thickness requirements are met.
 25. All improvements depicted on the plan shall be completed and shall be constructed as depicted on the approved plan, including any modifications to the plan as may be approved by the Planning Board in accordance with the Site Plan Review Regulations.

The motion was seconded by Bruce Garland.

Chair Hall inquired about the requirements for thickness and compaction. Mr. Vincent stated that it has to do with the right-of-way.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

- 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)

Chair Hall explained the aspects of a Governmental Land Use application.

City Manager Mulholland provided the background for the request. He stated that a roundabout is planned for the location, and this property is necessary for that project. The City decided to purchase the property now to limit the cost to the City. Homelessness has increased dramatically, and the City is required to provide housing. Federal funding has expired, so the City is proposing to construct a temporary facility for use during the winter. The Haven will provide services.

Ms. Goodwin reported on the current homeless population and the funding available.

Mr. Corwin noted that there are two powers of the Planning Board, which are to hold a hearing and to issue an approval based upon current land use regulations.

Chair Hall inquired about the potential increase in the homeless population. Ms. Goodwin stated that the people housed last winter were from the Lebanon area.

Ms. Romano noted that when the facility is demolished for the roundabout, there will be a need for a new facility. Ms. Goodwin stated that they are asking for an overnight shelter.

Mr. Garland inquired about the potential for increased crime. Mr. Mulholland stated that there was a decrease in certain crimes reported in a study. Other area shelters have not prompted any additional crime.

Ms. Romano inquired as to where the homeless people would go each morning. Ms. Goodwin stated that many go to the local libraries and other public locations.

Mr. Rutter inquired about the nearest bus stop and the amount of parking. Ms. Goodwin noted that it is located by the east corner of the building, and there would be parking for seven vehicles.

Chair Hall invited public comment.

Susan Almy, a State Representative, stated that she has been working on housing in the area. She stated that people are no longer camping in Boston Lot. In the past, they also used the snow dump. Many homeless people are working and come from Lebanon. Lebanon is the only city of its size that doesn't have a shelter. There are federal regulations regarding shelters, which are very expensive to implement.

Paul Roberts, living at 149 Mascoma Street across from the property does not support the shelter proposal. He noted that statistics show that crime will go up. The Kilton Library has issues with drugs and other issues related to the homeless who frequent the library. Spending money on a temporary structure will add to the tax burden when a permanent structure is needed. There are vacant buildings that could house people, and there are other alternatives. Properties within 1,000 feet of the shelter will lose value due to proximity to the shelter.

Joe Paduda, who owns 7 Slayton Hill, stated that he works with at risk populations in Massachusetts and noted multiple problems with the proposal. He stated that it doesn't fulfill State requirements, and it is an emergency shelter that will be torn down. It's hard to find staff, and it must be ADA compliant. He suggested alternatives, such as the empty J.C. Penney building. He passed out information on the location he works with, CCA in Massachusetts, that is effective. He would suggest J.C. Penney or the individual modular units as the best alternatives.

Jeremy Ouellette, Slayton Hill Road, stated that he is in favor of the shelter even though it is temporary, but he would prefer a year-round facility. He added that creating a shelter is morally right and provides safety.

Deb Paduda stated that she supports the Haven and hopes all comments are considered.

Mr. Kennelly inquired about the survey. Mr. Mulholland stated that the location is mostly commercial.

Mr. Whittlesey stated that there is not a surplus property that could be used. Ms. Goodwin noted that several properties had been considered but the owners refused.

Michael Redmond, Executive Director of Upper Valley Haven and online, responded to the potential for use of the shelter. He stated that The Haven operated a similar shelter for 5 years, and the census was twelve through the winter and at capacity. He added that there is a good chance the temporary shelter would be used at the levels they anticipate.

Deb Paduda inquired about the crime rate at the Claremont shelter. Mr. Mulholland stated that the Claremont police advised that there have been shelters for many years in a higher crime area, but crimes are not related to the shelter itself. Mr. Roberts stated that he spoke with someone at the Claremont Police and learned there have been many calls to the shelter.

Chair Hall closed the Public Hearing

A MOTION by Kathie Romano to extend the meeting to 9:40 PM.

The motion was seconded by Bruce Garland.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

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 – Postponed to October 9, 2023**
- B. Zoning Amendments - Review of proposed amendments to the Zoning Ordinance and Zoning Map

Mr. Mulholland asked for the comments Board members had at this time.

The Board members provided comments on impact fees and EV infrastructure. Councilor Whittlesey noted that the EV ready requirement is a function of the location's electric capacity. Mr. Corwin noted that there is a proposed amendment.

Jay Campion appeared and gave a brief introduction of his proposal to donate acreage to the city for recreation fields and the related zoning issues. The parcel covers 229 acres and would encompass several uses. Mr. Reichert stated that the proposal would be forthcoming.

Mr. Reichert noted that a zoning application fee increase is being proposed in response to increasing costs of processing appeals.

A MOTION by Bruce Garland to extend the meeting to 9:50 PM.

The motion was seconded by Jeremy Rutter.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

The Board members expressed approval of the concept presented by Mr. Campion and would like to see a written proposal for the recreation fields, housing, and light industrial components. Mr. Mulholland noted that they are preparing a proposal for the City Council. There would be no need for a ballot, just hearings through December.

Mr. Mulholland distributed information on the proposed zoning application fee increase.

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

A MOTION by Bruce Garland to adjourn the meeting.

The motion was seconded by Kathie Romano.

Roll Call Vote:

Voting in Favor – Mr. Whittlesey, Mr. Garland, Mr. Hall, Mr. Rutter, Ms. Romano, Mr. Kennelly, Mr. Faunce, Ms. Stavis

Voting Against – None

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

The meeting was adjourned at 9:48 PM.

Respectfully submitted,

Holly Howes, Recording Secretary