



**LEBANON PLANNING BOARD
MAY 20, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 213 236 438#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Notice of Regional Impact

3. Public Hearing Items

- A. **Impact Fee Schedule Update 2024-** The Lebanon Planning Board, pursuant to Section 213.5.C of the Zoning Ordinance, will be conducting a Public Hearing for the purpose of taking public input and considering adoption of the “City of Lebanon Impact Fee Update 2024” report dated January 15, 2024, and a revised Impact Fee Schedule for collecting fees associated with development in the City.
- B. **Dartmouth Hitchcock Medical Center, 1 Medical Center Drive (Tax Map 10, Lot 8), zoned MC:** Applicant requests a Site Plan amendment to expand and reconfigure four existing parking lots and to widen a driveway, together with associated site improvements. **PB2024-12-SPA**
- C. **Adimab, LLC, 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600), zoned IND-L:** Pursuant to Section 9.1 of the Site Plan Review Regulations, applicant requests a modification to a previously approved Site Plan (PB2020-14-SPR) to change the parking lot surface material, to reduce the tree shading required, and to amend the approved landscaping and lighting plans. **PB2024-10-SPA**
- D. **The Notch Climbing Real Estate, LLC & Chaloux Properties, LLC, 33 & 25 Labombard Road (Tax Map 51, Lot 15, and Tax Map 64, Lot 25, zoned IND-L:** Request for approval of a Boundary Line Adjustment. **PB2024-17-BLA**

4. Study Items

- A. **Review and Comment** - A Joint Statement by the City of Lebanon Planning Board and the City of Lebanon Diversity, Equity, and Inclusion Commission on Community Housing Solutions
- B. **Rules of Procedure Discussion**

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. **Other Business**
 - A. **Choice Storage, LLC, 0 Etna Road, (Tax Map 26, Lot 17), zoned IND-L, RL-3:** Conceptual review per Section 7.3 of the Subdivision Regulations, Section 4.3 of the Site Plan Regulations and Section 501.1.D of the Zoning Ordinance of a proposed Planned Business Park. **PB2024-20-CON**
- 7. **Approval of Minutes**
 - A. April 15, 2024
 - B. April 22, 2024
 - C. April 29, 2024
 - D. May 6, 2024 - Site Walk
- 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 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.