FINAL

LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL
OR REMOTE VIA MICROSOFT TEAMS
LEBANNONNH.GOV/LIVE
MONDAY, MAY 20, 2024, 7:00 PM

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Jeremy Rutter, Patrick Kennelly, Brandon Hill, Kathie Romano

MEMBERS ABSENT: Karen Zook (City Council Rep)

STAFF PRESENT: Tim Corwin (Deputy Planning Director),

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 7:05pm.

Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning and Development Department on or before, May 13, 2024:

- **City of Lebanon, 12 South Park Street (Tax Map 91, Lot 253), zoned LD: Site plan review for a proposed +/- 24,796 sq. ft. municipal fire station to replace the existing facility, together with associated site improvements. PB2024-21-GOV**

- **Brickyard One Nominee Trust, 174 Hanover Street Ext (Tax Map 48, Lot 4), 0 Hanover Street Ext (Tax Map 48, Lot 2), 0 Hanover Street Ext (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3: Site plan review for a proposed 474-unit multi-family residential development totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements. PB2024-22-SPR**

- **XYZ Dairy, LLC, 0 Beyerle Street (Tax Map 58, Lot 18), zoned R-3: Request for a Conditional Use Permit pursuant to Section 310.2 and 309 of the Zoning Ordinance for a proposed cottage development with 16 dwelling units and a community building, together with related site improvements. PB2024-23-CUP**

Mr. Corwin said staff recommends that the applications for **City of Lebanon, 12 South Park Street (Tax Map 91, Lot 253), zoned LD** and **XYZ Dairy, LLC, 0 Beyerle Street (Tax Map 58, Lot 18), zoned R-3** do not have the potential for regional impact.

He said that the staff recommends that the application for **Brickyard One Nominee Trust, 174 Hanover Street Ext (Tax Map 48, Lot 4), 0 Hanover Street Ext (Tax Map 48, Lot 2), 0 Hanover Street Ext (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3** does have the potential for regional impact. He said Staff recommends the Upper Valley Lake Sunapee Regional Planning Commission be treated as an abutter to this site, pursuant to the state statutes regarding notice of regional impact. He said the Board should decide if it considers the Town of Hanover as an abutter also.

A MOTION was made by Kathie Romano that the applications of the City of Lebanon, 12 South Park Street (Tax Map 91, Lot 253), zoned LD and XYZ Dairy, LLC, 0 Beyerle Street (Tax Map 58, Lot 18), zoned R-3 do not have the potential for regional impact. The motion was seconded by Richard Ford Burley.

At 7:11pm Chair Faunce recognized that Mr. Rutter was attending remotely because he is recuperating from knee surgery.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

A MOTION was made by Richard Ford Burley that the application of Brickyard One Nominee Trust, 174 Hanover Street Ext (Tax Map 48, Lot 4), 0 Hanover Street Ext (Tax Map 48, Lot 2), 0 Hanover Street Ext (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3 does have the potential for regional impact and the Upper Valley Lake Sunapee Regional Planning Commission and the Town of Hanover will be notified as abutters. The motion was seconded by Brandon Hill.

Roll Call Vote:
Voting in Favor – Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None

****The MOTION was approved (6-0).***

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.

Mr. Corwin said he provided the Board with an Impact Fee Schedule 2024 report, which was included in the agenda materials for this meeting. He noted that the Board had reviewed the materials previously and the purpose of tonight's meeting was to entertain public comment on the proposed Impact Fee schedule.

Chair Faunce opened the public hearing and invited public comment.
Chair Faunce closed the public hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the "City of Lebanon Impact Fee Update 2022; Basis for School, Recreation, Police and Fire Department Impact Fees" report, dated January 15, 2024, prepared by Bruce Mayberry of BCM Planning, LLC, and the "Lebanon Impact Fee Schedule - 2024" presented at the public hearing on May 20, 2024, for collection of impact fees associated with development in the City, pursuant to Section 213.5 of the Lebanon Zoning Ordinance. The new impact fee schedule shall become effective immediately upon approval. The Motion was seconded by Brandon Hill.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

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

Mr. Hill recused himself from this discussion, stating that he is employed by the applicant, Dartmouth Hitchcock Medical Center.

Mr. Corwin stated that, because there are only four Board members present in person, there is no quorum which is needed to vote on this item. He stated he would contact City Council Representative Karen Zook to see if she can attend in order to achieve a quorum.

At 7:20pm, Chair Faunce called for a five-minute break.
At 7:25pm, the meeting resumed.

Mr. Corwin said he did not reach Ms. Zook. The applicant agreed to remain present at the meeting, in case Ms. Zook becomes available and can participate in the discussion and vote on this item before the end of the meeting.

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

Mr. Christopher Smith (Adimab Design Team), Mr. Jason Yehe (Adimab Facilities), and Ms. Silvia Richards (Adimab Design Team) were present on behalf of the applicant.

Mr. Corwin stated that Staff recommends that the application is complete enough for the Planning Board to accept jurisdiction and commence review. He noted there is a landscape island requirement (per Section 6.2.B.3) in the parking lot which has not been addressed by the applicant. He said the applicant can either meet the requirement or request a waiver of the requirement. He said Staff recommends that the Board ask the applicant how they will address the requirement.

Mr. Smith provided a hard copy of a plan that includes the parking lot landscape island that meets the requirement, so he said they would not be requesting a waiver.

A MOTION by Richard Ford Burley that the application of Adimab, LLC for 7 Lucent Drive (Tax Map 10, Lot 11, Plot 2600), PB2024-10-SPA, is complete enough for the Planning Board to accept jurisdiction and commence review. The motion was seconded by Brandon Hill.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

Mr. Corwin gave an overview of the history of the project. He said the remaining required site improvements are landscaping improvements, lighting, and paving of the parking lot. He said the applicant is requesting that the parking lot be left as hard pack gravel surface instead of paved. He said the Board can approve alternative parking designs (per Section 6.5.E.5 of the Site Plan Review Regulations) without the applicant having to apply for a waiver of the paved parking lot requirement.

He said, per the zoning ordinance, a parking space must be striped for it to meet the definition of an on-site parking space and to count towards the minimum parking spaces required.

Mr. Corwin noted that a site visit was held on May 6, 2024.

Mr. Smith gave an overview of the exterior changes related to lighting, landscaping, the addition of remote water hoses, and relocation of an exterior staircase that were recommended by City Staff. He said they plan to add five EV chargers to the parking lot. He said they are asking that the parking lot remain unpaved because it is more in keeping with the green design of the facility. Mr. Smith said the applicant will commit to maintaining painted spaces on the gravel surface.

The group had a lengthy discussion about exactly how many parking spaces are required to be striped and the possible methods to stripe an unpaved parking lot. Mr. Corwin said parking spaces that exceed the required number of spaces (per the zoning ordinance) do not need to be striped. He said he would find out how many parking spaces are required to be striped under the zoning ordinance and that can be added as a condition of approval. Mr. Corwin said, according to the approved plan, the total number of on-site parking spaces is less than what is required, and the applicant is providing the balance of required spaces on a leased, off-site lot.

Mr. Corwin said, if the Planning Board does not have a preference as to how the striping is accomplished, it can leave exactly how the striping is done as an open condition of approval to be resolved with staff.

Several Board members stated they support the use of alternate parking surfaces, and that the method of striping could be handled administratively. Mr. Rutter noted the material proposed for the alternative surface is crushed local bedrock, and he would like to encourage this kind of approach whenever possible for future projects. Mr. Corwin suggested that the Board be very clear in that the paving requirement is being waived in this specific case and it is not general reasoning that can be applied to any project application.

Mr. Corwin said the Tree Advisory Board reviewed this application and sent an email dated May 10, 2024 (included in the agenda materials for this meeting) suggesting that the applicant include River Birch trees. Ms. Richards said they will be planning some low growing shrubs in the center island to hold it in place instead of River Birch trees.

Chair Faunce opened the public hearing and invited public comment.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of Adimab, LLC, PB2024-10-SPA, for a modification pursuant to Section 9.1 of the Site Plan Review Regulations to a previously approved Site Plan (PB2020-14-SPR) to change the parking lot surface material and to amend the approved landscaping and lighting plans as set forth on certain revised plan sheets submitted with the application, and including any and all submissions and testimony provided for and during the public hearing.

In support of its decision, the Board finds that:

1. The project's aesthetic is clearly predetermined as a low-carbon-footprint project, and the applicant has clearly demonstrated through plans, testimony, technical data, information, reports, and studies that the reason for the requested change in materials is to further the aesthetic of a lower carbon footprint.

> ***2. Section 6.5.E.5 of the Site Plan Review Regulations provides that: "Alternative parking designs may be considered as recommended by the Reviewing Engineer. The Board may modify the requirements contained herein when it is appropriate to use a substitute for paving because of water quality, drainage, and/or aesthetic considerations, so long as the safety of pedestrian and vehicular traffic is assured."***

This approval is subject to the following conditions:

A. General Conditions

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1. This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.

2. The applicant shall satisfy and comply with the Planning Board Notice of Action for PB2020-14-SPR, dated June 22, 2020, and all conditions of approval thereof except as may be superseded by the conditions herein. The plan set identified in the June 20, 2020 Notice of Action shall remain in force except as modified pursuant to this approval.

3. Substantial completion of the project shall be achieved by no later than June 22, 2025 (Section 8.4.B.2). Substantial completion shall be deemed to have occurred when all improvements specified in the Site Plan approval have been constructed or installed by the applicant and inspected and approved by the City Engineer (Section 8.4.B.1).

B. Conditions to be Satisfied Prior to the Issuance of a Final Certificate of Occupancy

1. Within 30 days of the Planning Board's approval, the applicant shall update the plan sheets as follows to the satisfaction of the Planning & Development Department:
   a. Add a plan note to the Geometric Plan that all minimum required parking spaces shall be marked as required by the Zoning Ordinance and shall identify the means by which the parking spaces shall be marked;
   b. Revise the landscaping plan to demonstrate compliance with the requirements of Section 6.2.E.3;

and shall provide the Planning and Development Department with a digital copy of the revised plan sheets saved in a PDF-A format for archival purposes.

2. Within 30 days of the Planning Board's approval, the applicant shall submit a revised Stormwater Operations and Maintenance Plan for review and approval by the City Engineer.

The Motion was seconded by Brandon Hill.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

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: . PB2024-17-BLA

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

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board finds the application of The Notch Climbing Real Estate, LLC & Chaloux Properties, LLC, for a proposed boundary line adjustment between 33 & 25 Labombard Road (Tax Map 51, Lot 15,

and Tax Map 64, Lot 25), PB2024-17-BLA is complete enough for the Planning Board to accept jurisdiction and commence review. The Motion was seconded by Patrick Kennelly.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

Mr. Corwin said an application for a boundary line adjustment between 25 and 33 Labombard Road had been submitted in 2022 for a climbing wall gym, which needed to be recorded within two years. He said the plat was recorded, but the applicant did not realize it was not signed by the Planning Board chair, which is required. He said, as a result, the boundary line adjustment approval expired in February 2024. He said the applicants are resubmitting the boundary line adjustment request

Mr. Noah Lynd and Mr. Josh Garrison were present on behalf of Notch Climbing Real Estate LLC. Mr. Jay Campion was present as the owner of the abutting property.

Chair Faunce opened the public hearing and invited public comment.
Chair Faunce closed the public hearing.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves the application of The Notch Climbing Real Estate, LLC & Chaloux Properties, LLC, for a proposed boundary line adjustment between 33 & 25 Labombard Road (Tax Map 51, Lot 15, and Tax Map 64, Lot 25), PB2024-17-BLA, as shown on a plat titled "Boundary Line Adjustment Plat, Lands of Chaloux Properties, LLC," prepared by Latitudes Land Surveying, dated January 20, 2022, Project #2210, including any and all supplemental submissions and testimony provided during the public hearing, subject to the following conditions:

A. General Conditions

1. ***This approval shall be considered void unless all conditions precedent are met and the plat is recorded in the Registry of Deeds within two (2) years from the date of the Notice of Action (Section 7.12.B). The plat shall be recorded by the Planning & Development Department in accordance with Planning & Development Department recording procedures.***

2. ***This approval shall automatically expire and be considered void upon failure to meet any of the conditions of approval set forth herein within the timeframes specified.***

B. Conditions to be Satisfied Prior to the Signing and Recording of the Plat

1. ***Within 20 days of the issuance of the Notice of Action, the applicant shall provide a revised plat depicting the following changes to the satisfaction of the Planning & Development Department:***

a. Update the name of the property owner of Tax Map 51, Lot 15 to "The Notch Climbing Real Estate, LLC," and update plat throughout as needed including but not limited to the deed reference for Tax Map 51, Lot 15 and Note 1.
b. Correct misspelling of "public" in Note 8.
c. Retitle the plat to include the names of the owners of both lots. (8.2.A.8)
d. Provide the date and description of the plat revisions. (8.2.A.1)

2. ***Within 20 days of the issuance of the Notice of Action, the applicant shall provide to the City draft copies of the deeds of the land transfer for review to ensure the transfer will be completed properly for Assessing and recording purposes.***

3. ***Within 45 days of the issuance of the Notice of Action, the applicant shall provide a digital record drawing of the revised plat (Cad .dwg format using NH State Plane Coordinate system or an alternative approved by the City's GIS Coordinator).***

4. ***Within 45 days of the issuance of the Notice of Action, the applicant shall submit two (2) mylars of the approved plat and applicable recording fees to the Planning & Development Department in accordance with Planning & Development Department recording procedures. (8.1.D & 7.11)***

5. ***Within 45 days of the issuance of the Notice of Action, the applicant shall submit the executed deeds of the land transfer together with applicable recording fees to the Planning & Development Department to be recorded contemporaneously with the plat.***

The Motion was seconded by Brandon Hill.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board authorizes the Chair to sign the plat of The Notch Climbing Real Estate, LLC & Chaloux Properties, LLC, PB2024-17-BLA, titled "Boundary Line Adjustment Plat, Lands of Chaloux Properties, LLC," prepared by Latitudes Land Surveying, dated January 20, 2022, Project #2210, and as further revised per the Planning Board's conditions of approval. The Motion was seconded by Patrick Kennelly.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

[At 8:25pm, Chair Faunce noted that the applicant for Agenda Item 3.B. (Dartmouth Hitchcock Medical Center) had decided to leave the meeting.]

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

Mr. Ford Burley said City Manager Shaun Mulholland asked the Planning Board and DEI to collaborate and draft a joint statement recommending to the City Council that it form a task force to address the housing shortage in the City. He read the following draft joint statement, which he said is being provided to both groups for feedback. He said a final draft, which will incorporate any feedback received, will be brought back to both committees for approval at a future meeting.

Mr. Ford Burley shared the following draft statement:

A Joint Statement by the City of Lebanon Planning Board and the City of Lebanon Diversity, Equity, and Inclusion Commission on Community Housing Solutions

WHEREAS the City of Lebanon, as elsewhere in the country, is facing a severe shortage of affordable housing, especially but not limited to workforce housing; and

WHEREAS the shortage of housing has powerful equity implications for the present and future residents of the City; and WHEREAS rapid expansion of housing stock has and will have implications for the sustainability, longevity, and resilience of the City; and

WHEREAS informed decision making and transparency are integral to the democratic process of charting a course for the future of the City; and

WHEREAS the Lebanon City Council has demonstrated a laudable willingness to address the housing crisis to the fullest extent possible, in considering and taking actions to create the needed changes in a timely manner; now, therefore

BE IT RESOLVED that the City of Lebanon Planning Board and DEI Commission, having jointly drafted this resolution and having agreed upon its language and the priorities it sets out, recommend that the Lebanon City Council work with representatives from the DEI Commission and Planning Board to create a task force on community housing solutions, with the stated goals of producing a report and, based upon the findings of that report, recommending drafted changes to (i) the Housing chapter of the City of Lebanon Master Plan and (ii) the Neighborhood and Housing functional area of the City of Lebanon Strategic Plan no later than 1 July 2026 at which time it will be dissolved unless other action is taken. The task force shall be named the Lebanon Housing Task Force.

BE IT FURTHER RESOLVED that the City of Lebanon Planning Board and DEI Commission recommend that said report should include, but not be limited to: the identification and quantification of the drivers affecting Lebanon's current housing shortage; the gathering and interpretation of housing and population data for the City, including housing ownership rates, housing type, demographics, and quality of life considerations like accessibility to transit, communal resources, and green spaces; the forecasting of future

housing and related needs of the City according to the same; an analysis of current and potential equity issues in Lebanon's housing supply; an analysis of the implications for the City and its current residents on other changes created by rapid population growth; the potential for regional partnerships as a part of the solution to what is a regional issue; and potential solutions for City Council implementation, including estimated costs. Also included in the conclusion of the report should be a judgement on whether, if Page 255 of 311 DRAFT2 – Joint Statement on Housing Friday, May 10, 2024 is feasible, the City of Lebanon would be best served by the creation of a standing Housing Commission, pursuant to NH RSA 674:44-I.

BE IT FURTHER RESOLVED that the City of Lebanon Planning Board and DEI Commission recommend that the City Council, in the formation of this task force, should work with representatives of the Planning Board and DEI Commission to invite various community stakeholders to join or take part in the work. The task force should consist of 11 members: the City Manager or designee; a representative of the Upper Valley/Lake Sunapee Regional Planning Commission; a representative of Advance Transit; a representative designated by the Lebanon School Board; a representative from Dartmouth Health; a member of the Lebanon Planning Board; a member of the Lebanon DEI Commission; a member of the Lebanon Conservation Commission; a representative of the Lebanon Housing Authority; a member representing a business in the City; and a resident of the City who shall be appointed by the City Council. If members from these bodies cannot be found, others representing similar perspectives may be considered. The Lebanon Housing Task Force (LHTF) would be a public body and would need to comply with the provisions of RSA 91-A, related state statutes, City Charter, City Code and applicable policies. Members of the LHTF would serve until the task force is dissolved and without compensation other than reimbursement for allowable expenses.

BE IT FURTHER RESOLVED that the Task Force should meaningfully engage the public through such means deemed feasible and appropriate by the Task Force, such as public hearings, listening sessions, surveys, and/or other means.

Signed this (X) Day of (X) at Lebanon, New Hampshire,

Andrew Faunce,
Chair, Lebanon Planning Board

Alisha Robinson,
Chair, Lebanon Diversity, Equity and Inclusion Commission

Mr. Ford Burley said the goals of the task force would be to create a

- report with detailed housing data
- a revised Housing Chapter of the Master Plan (based on the report)

He said the task force will include 11 members from City, School, and other local administrative Boards, Commissions, and groups. He said the anticipated completion date would be July 1, 2026.

Mr. Corwin confirmed that the intent is to hire a consultant for this project. The group also discussed how the project should include surrounding towns, because their public services (or lack thereof) may impact housing and employment in the City of Lebanon.

Chair Faunce opened the public hearing and invited public comment.
Chair Faunce closed the public hearing.

Mr. Ford Burley asked Board members to provide him feedback via email.

Chair Faunce suggested that the group discuss Item 6A next, which is out of the order of the agenda for this meeting.

B. Rules of Procedure Discussion
Chair Faunce said this would be discussed at a future meeting.

5. COMMITTEE REPORTS
Chair Faunce said this would be discussed at a future meeting.

6. OTHER BUSINESS

A. Choice Storage, LLC, 0 Etna Road, (Tax Map 26, Lot 17), zoned IND-L, RL3: 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

Mr. Corwin explained that the purpose of a conceptual review is to give helpful feedback to applicants as they further develop their plans.

Mr. Jay Campion was present as the applicant. He shared a video that gave an overview of the planned business park project he is proposing. He said, in addition to office space, the project would include residential housing and land which would be deeded to the City for recreational fields.

The group discussed the project concept at length. Mr. Campion said, by presenting the project as a planned business park, it allows for changes of use that are more appropriate for the IND-L zone. He said, for example, he said he would like to add a restaurant to the project, but a restaurant is not a permitted use in the IND-L zone. He said if the restaurant were part of the planned business park, however, it would be a permitted use. He said, given the direction the City is going with the Route 120 Study, there will be an increase in density of residential properties in the Route 120 area. He said the residential properties will include all categories – rentals and ownership. He said, once the land is deeded to the City, it may use it for whatever it wants and could not guarantee it would be used for recreational use.

Mr. Ford Burley said there is no way the proposal could be approved by the Board as presented. He said there needs to be more quantitative data, such as what percentage of the units will be commercial and what will be residential, or what the density per acre of dwelling units will be. He said it was not an unnecessary hardship for the applicant to submit a full set of plans in this case. He said it was not necessary to have the areas rezoned in order to make the plans more detailed than what was submitted. Chair Faunce said the Board will need more assurance of what the housing will look like.

Mr. Ford Burley said he'd like to see the full engineering for the Alteration of Terrain permit. Mr. Campion said the AOT permit has been submitted to the Board. Mr. Corwin said when a formal application is submitted, the AOT is irrelevant to the application. He said it would be made a condition of approval. He said it cannot be relied upon for this conceptual discussion.

Mr. Campion said Phase I of the plan is the qualifying of the divided lots. Phase II would designate the number of acres to be dedicated to residential areas. He noted that the planning would be a joint venture with the City, which includes paying for the infrastructure for the City's land and the infrastructure needed for the first phase of the residential development.

The group discussed how TIF funds would be used for this project, and how taxes are assessed in TIF districts.

The group discussed other large, phased development projects that have been proposed in the past that have never come to fruition. Mr. Corwin said this project is very difficult to do as the applicant wants to do it, from a regulatory standpoint. He explained planned business parks should include a master plan. He said this plan calls for four lots that are subdivided that have no relationship to the final product. Chair Faunce said he'd like to see a site plan to provide more details for Phase I of the project.

A MOTION was made by Richard Ford Burley to extend the meeting to 10:00pm. The Motion was seconded by Brandon Hill.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

Mr. Corwin noted that contractor's yard is an included permitted use in the IND-L zone, but not in a planned business park. Mr. Campion said he will have to change the use of the four divided lots to permitted uses. Mr. Corwin said permitted uses in those lots would be whatever is permitted in the sectors in which they are located.

The group discussed the proximity of the recreational lots to the Route 120 wildlife corridors. Ms. Romano noted that it might be unsafe for children to be close to wildlife in those areas. Mr. Corwin said they expect there will be zoning ordinance amendments that will come out of the Route 120 Corridor Study. He said that may be a good opportunity to consider rezoning of this area in relation to this project. He said the Route 120 Corridor Study would wrap up by the end of July 2024.

Ms. Romano noted she was happy to see the land would be deeded to the City for recreational use, but there would be no restrictions on that use to ensure it would be used for recreational use.

Mr. Ford Burley said he really liked the proposed idea, but he has serious concerns about it. Mr. Hill noted that the role of the Board is to protect the City from development that is not in the best interests of the City. He said there are often concessions that ensure that applicants keep to the plans on course and do not make changes that will negatively impact the City. He asked if the waivers requests are the best way to achieve this negotiation, or if there is another way to ensure that the City is not left exposed if a change happens with the project development, or if the owner sells the project, etc.

Mr. Campion said his sense is that the Board would like to see this project happen, if it can happen. He said he would work with Mr. Corwin to polish Phase I to meet the requirements of the zoning ordinance.

7. APPROVAL OF MINUTES

A. April 15, 2024
B. April 22, 2024
C. April 29, 2024
D. May 6, 2024 Site Walk

Chair Faunce said this would be discussed at a future meeting.

8. ADJOURNMENT

A MOTION was made by Brandon Hill to adjourn the meeting at 10:00pm. The motion was seconded by Patrick Kennelly.

Roll Call Vote:
Voting For: Mr. Hill, Mr. Kennelly, Mr. Faunce, Mr. Ford Burley, Ms. Romano, Mr. Rutter
Voting Against – None
****The MOTION was approved (6-0).***

The meeting was adjourned at 10:00pm.

Respectfully submitted,
Paula Roux
Recording Secretary