



**LEBANON PLANNING BOARD
SEPTEMBER 23, 2024 - 6:30 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: 862 450 122#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Public Hearing Items

- A. **Jennifer Caine Russell & Nick Russell (applicants), Spencer Street Storage, LLC (property owner), 10 Spencer Street (Tax Map 92, Lot 33), zoned LD:**
Applicants request a Conditional Use Permit pursuant to Article III, Section 307.2 of the Zoning Ordinance to allow an art studio use within the existing building. **PB2024-37-CUP** ([Link to previous agenda materials](#))

3. Study Items

- A. CIP Policies and Procedures Discussion
B. Review of updated Conditional Use Permit Application form
C. Review of proposed amendments to the Zoning Ordinance including amendments related to the Route 120 Corridor Study and Pattern Zone Project
D. Review of draft amendments to the Planning Board Rules of Procedure

4. 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

5. Other Business

- A. Mascoma River Local Advisory Committee nominations
B. Planning Board process improvement/implementation of Rules of Procedure

- C. Planning Board training - "Planning Board Basics" recorded presentation

6. Approval of Minutes

- A. None

7. 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.