

FINAL

**LEBANON PLANNING BOARD
SPECIAL MEETING - SITE VISIT
0 BARROWS ST, LEBANON, NH
TUESDAY, AUGUST 6, 2024 5:30 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: Nathan Reichert (Planning and Development Director)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 5:31pm.

2. PUBLIC HEARING ITEMS

A. City of Lebanon, 0 Barrows Street (Tax Map 77, Lot 106), zoned R-3: Applicant requests (i) a Conditional Use Permit per Sections 310.2 and 509 of the Zoning Ordinance for a proposed 5-unit cottage development and (ii) Site Plan Review for the first phase of the development. PB2024-33-CUPSPR

Chairman Faunce opened the public hearing for the 0 Barrows Street application on the pavement at the entrance to the site. Mayor McNamara and Rod Finley, PE represented the application for the site walk. Opening comments were made by Director Reichert explaining the process of the site walk.

Engineer Finley introduced the project, took several questions from the audience and discussion took place. Members of the Board, the Applicant and the Public participated.

The group moved around the property, stopping to discuss the proposed infill project, as well as at the southwest property line to examine site conditions and to discuss the proposal.

The group then proceeded to walk and climb into and out of the 650-square-foot wetland that the project proposes to fill. All members of the Board present traversed the wetland and returned to the parking area off of Barrow Street.

Discussion ensued once again and more questions were posed and answered by the Board, The Applicant, and the Public.

1 It was announced that further discussion of the project is scheduled at a public hearing at City
2 Hall on Monday August 12, 2024 at 6:30 PM in the City Council Chambers.

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4 **2. ADJOURNMENT**

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6 ***A MOTION was made by Mr. Rutter to adjourn the meeting at 6:14pm. The motion was***
7 ***seconded by Mr. Kennelly.***

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

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11 The meeting was adjourned at 6:14pm.

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13 Respectfully submitted,

14 Nathan Reichert

15 Director Planning and Development