FINAL

LEBANON PLANNING BOARD
Work Session Meeting
Monday, January 25, 2021, 6:30 PM
Remote Via Microsoft Teams
LebanonNH.gov/Live

ROLL CALL OF MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Jim Winny (Council Representative), Gregorio Amaro, Kim Chewning, Joan Monroe, Kathie Romano, Jeremy Rutter, and Laurel Stavis

MEMBERS ABSENT: None

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Rebecca Owens (Associate Planner)

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1. Call to Order Chair Garland called the meeting to order at 6:30 PM.

A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

Mr. Corwin shared the State directive and participation details for the online meeting in Microsoft Teams. All members identified themselves.

Chair Garland conducted a roll call of members present as reported above.

2. Study Items

A. Discussion Re: Housing affordability/workforce housing definitions

The information provided in the meeting packet was discussed. Mr. Brooks clarified the household income limits provided and the basis used to calculate them.

Gregorio Amaro joined the Board at 6:40 PM.

B. Review and discussion of draft amendments to Site Plan Review Regulations and Subdivision Regulations.

The Board Members discussed the draft amendments to the Site Plan Review Regulations and Subdivision Regulations. Staff explained the proposed changes and answered Board members' questions.

C. Concise Statements for Proposed Zoning Amendments: Prepare concise statements in accordance with section 1000.4.C of the Zoning Ordinance with regard to proposed zoning amendments for placement on the March ballot. Statement will indicate the Board's approval/disapproval of the proposed amendments and state reasons for such.

A MOTION by Matthew Hall to approve the supporting statement for Amendment 1, that the Planning Board approves of and endorses the adoption of the proposed zoning amendment as it supports the goals of the Lebanon Master Plan. The proposed amendment will enable the development of needed housing

in the City in a more compact form that minimizes impervious coverage and avoids the excessive disturbance of natural vegetation by facilitating the placement of parking underneath buildings.
Seconded by Jeremy Rutter

Roll Call Vote:
Voting in Favor – Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro, Mr. Rutter, Mr. Winny
Voting Against – Ms. Chewning, Ms. Monroe, Ms. Romano
****The MOTION was approved (6-3).***

A MOTION by Matthew Hall to approve the supporting statement for Amendment 2, that the Planning Board approves of and endorses the adoption of the proposed zoning amendment, which will change "house of worship" from a use allowed by Special Exception to a Permitted use within R-3 District, which is consistent with all other districts in which "house of worship" is allowed.

Seconded by Laurel Stavis
Roll Call Vote:
Voting in Favor – Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland, Mr. Amaro
Voting Against - None
****The MOTION was approved (9-0).***

A MOTION by Matthew Hall to approve the supporting statement for Amendment 3, that the Planning Board approves of and endorses the adoption of the proposed zoning amendment as it clarifies an existing ambiguity in the Zoning Ordinance.
Seconded by Jeremy Rutter

Roll Call Vote:
Voting in Favor – Mr. Amaro, Mr. Rutter, Mr. Winny, Ms. Monroe, Ms. Romano, Ms. Chewning, Ms. Stavis, Mr. Hall, Mr. Garland
Voting Against - None
****The MOTION was approved (9-0).***

3. Committee Reports

A. **Planning Board Subcommittees:**
-Planning Board Capital Improvement Program (VACANT/VACANT/Garland/L. Stavis)
Vacancies will be addressed for summer 2021 meetings.

-Planning Board Development Regulations Update (M. Hall/K. Romano/ J. Rutter / J. Monroe)

B. **City Council Subcommittees:**
-Class VI Roads Advisory Committee (J. Monroe)

Ms. Monroe reported that the Committee recommended four roads to Class A Trail status, which are on hold awaiting resolution of any objections. Five more roads will be considered at upcoming meetings.

-Lebanon Energy Advisory Committee (J. Monroe) - Ms. Monroe will report next month.

C. Other Subcommittees:

-City Council Representative (J. Winny/K. Liot Hill)
-Heritage Commission (J. Rutter)
-Pedestrian & Bicyclist Advisory Committee (G. Amaro)
-Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)
-UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)

Chair Garland reported that Jim Kennedy has retired as chair and as a member. The City of Lebanon applied to the State for the CSO Project. There are plans for four presentations. The hydro-dam is under review for reauthorization. The current owners have made a new proposal to protect the riverbanks

-Upper Valley Transportation Management Association (VACANT)
-Mascoma River Local Advisory Committee (K. Romano)
-Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewning/ VACANT/J. Monroe
-West Lebanon Revitalization Advisory Committee (L. Stavis)

Ms. Stavis reported that the Committee has met twice and is working with the City Manager and City Council on revitalization of W. Lebanon. There have been some good presentations and there are many skilled members. They are coordinating with the State representatives. Ms. Stavis commented on the dry bridge.

-Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

Mr. Brooks reported on the zoning amendments being presented in March. In addition, the appeals of the Saxon application are likely to be withdrawn. The Master Plan reporting effort is being reviewed and a SCIMP will be scheduled in the future.

4. Other Business

A. Review of minor alterations to approved site plan for Trustees of Dartmouth College/Michaels Student Living, LLC, 401 Mount Support Road (Tax Map 24, Lot 2) (PB2020-07-SPR)

The light poles are within the landscaping islands, and the lights will be moved to maintain even lighting.

Chair Garland reported that Tom Martz is slowly recovering and would be glad to hear from other members. In the distant future, it is hoped that he would be back on the Board.

5. Approval of Minutes

A. None

6. Adjournment

A MOTION by Matthew Hall to adjourn the meeting.
Seconded by Joan Monroe.

Roll Call Vote:
Voting in Favor – Ms. Stavis, Mr. Garland, Mr. Winny, Ms. Monroe, Ms. Romano, Mr. Rutter, Ms. Chewning, Mr. Amaro, Mr. Hall
Voting Against - None
****The MOTION was approved (9-0).***

The meeting was adjourned at 9:25 PM.

Respectfully submitted,
Holly Howes
Recording Secretary