

FINAL

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, December 2, 2024
7:00 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jeremy Katz, Dave Newlove, Paul McDonough, Jennifer Barkley, Michael Morris (alternate)

MEMBERS ABSENT: None

STAFF PRESENT: Nathan Reichert – Zoning Administrator

1. CALL TO ORDER

Chair Koppenheffer called the meeting to order at 7:12 PM.

The Right to Know, RS 91A public announcement was foregone as no one attended the meeting online or by phone.

2. APPROVAL OF MINUTES

A. November 18, 2024

Vice Chair Katz MOVED to approve the November 18, 2024, Minutes as presented in the December 2, 2024, packet with amendments.

Seconded by Mr. Newlove.

Page 6, Line 48; Remove ‘wave’ and Add ‘exit’. Page 8, Line 7; Add ‘Zoning Administrator Reichert testified that the legal bounds of the parking area were approved by the Planning Board in its prior site plan review. Areas that were not approved were not legally allowed for parking. He stated that in order to be grandfathered, the parking use in the large area would have had to be lawful at the time, which it was not’. Page 8, Line 12; Add ‘newly’ in front of paved; Remove ‘this’ and Add ‘is’. Page 9, Line 14 Remove ‘lawful conformity’ and Add ‘pre-existing lawful use in the enlarged area’.

****The Vote on the Motion was (4-0-2).***

Jennifer Barkley and Michael Morris abstained because they were not present.

3. PUBLIC HEARING ITEMS

- A. Steven Bickford, 22 Wheatley St (Tax map 77, Lot 15), zoned R-3:** The applicant previously received a Special Exception to expand an existing dimensionally non-conforming garage with the addition of a 12 ft x 16 ft carport +/- 8 ft from the right-side property line (ZB2023-14-SE) and is now requesting further relief from Section 310.3, pursuant to Sections 703.1 and 801.3 of the Zoning Ordinance to increase the size of the carport to 12 ft x 20 ft, +/- 7 ft from the right-side property line. **ZB2024-24-SE**

The applicant is unable to attend the meeting tonight. It was discussed and the Board determined to continue the hearing until the next meeting.

Vice Chair Katz MOVED to continue the Stephen Bickford, 22 Wheatley St. tax map, 77 Watt, 15 zoned R3 application to the January 6th, 2025 meeting of the Lebanon Zoning Board of Adjustment.

Seconded by Mr. Newlove.

****The Vote on the Motion was (5-0).***

4. OTHER BUSINESS

A. 2025 Meeting Schedule Review and Approval

Vice Chair Katz MOVED to approve the 2025 schedule for the Lebanon Zoning Board of Adjustment.

Seconded by Mr. McDonough.

****The Vote on the Motion was (5-0).***

B. 2025 Election of Officers Reminders

Mr. Reichert reminded the Board that the first meeting of the year is organizational, and elections are held during the January meeting.

5. STAFF COMMENTS

Mr. Reichert commented that training for the Board is required as part of a program coming from the State. There is a housing champion designation that's available statewide and the City has applied for it. They have not yet heard whether or not the application has been approved, but if they are able to successfully obtain this application, there may be two or three projects that are currently in development that could benefit from the available grant dollars through this program. One project would allow for a water loop to be put in that would be very key to helping the northern end water supply. As well as to help underwrite potentially the site improvements for cross mod development that is currently underway. They have had a lot of conversations with DHMC.

The Board was asked if they have areas that members would like additional training. An hour of training once a year would align the Board with Champion requirements. There is also land use training that the City would be able to provide. Mr. Reichert mentioned several ideas for additional training, as it will be an ongoing requirement. It is thought training would elevate the members as a group and improve the decision making for the community. Training could be as individuals or as a group meeting.

6. ADJOURNMENT

***Mr. Newlove MOVED to adjourn the meeting at 7:23 PM.
Seconded by Mr. McDonough.***

****The Vote on the Motion was (5-0).***

Respectfully submitted,
Linda Billings, Recording Secretary