

Final

**LEBANON ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
MONDAY, January 6, 2025
7:00 PM**

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

MEMBERS ABSENT: Chair William Koppenheffer

STAFF PRESENT: Nathan Reichert – Zoning Administrator

Mr. Reichert gave the Right to Know, RS 91A public announcement.

1. CALL TO ORDER

Vice Chair Jeremy Katz called the meeting to order at 7:12 PM.

Mr. Morris was given voting privileges for this meeting.

2. APPROVAL OF MINUTES

A. December 2, 2024

Mr. Morris MOVED to approve the December 2, 2024, Minutes as presented in the January 6, 2025, packet with amendments.

Page 2, Line 10; Remove ‘(6-0)’ and Add ‘(5-0)’. Page 3, Line 11; Remove ‘(6-0)’ and Add ‘(5-0)’.

Seconded by Mr. Newlove.

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

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 – Continued from 12/2/2024 meeting**

Mr. McDonough MOVED to continue this hearing until the February meeting.

Seconded by Mr. Morris.

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

- B. Mary Hitchcock Memorial Hospital & Families Flourish Northeast, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1:** The applicant requests a Special Exception pursuant to Article IV, Section 401.5 (“Wetlands Conservation District”) of the Zoning Ordinance to allow wetland impacts associated with construction of a group residence and associated infrastructure. **ZB2025-01-SE**

Mr. Newlove recused himself from this hearing.

Mr. Katz recused himself from this hearing.

Engineer Nick Fiore appeared on behalf of the application.

The Public Hearing was opened.

Mr. Morris MOVED to continue this hearing until January 16, 2025 at 7:00 PM.

Seconded by Ms. Barkley.

**The Vote on the Motion was (3-0).*

- C. Mary Hitchcock Memorial Hospital & Families Flourish Northeast, 424 Mount Support Rd (Tax map 24, Lot 6), zoned R-1:** The applicant requests a Special Exception from Section 308.2, pursuant to Section 801.3, of the Zoning Ordinance, to allow the construction of a group residence with associated infrastructure. **ZB2025-02-SE**

Mr. Newlove recused himself from this hearing.

Mr. Katz recused himself from this hearing.

Engineer Nick Fiore appeared on behalf of the application.

The Public Hearing was opened.

Mr. Morris MOVED to continue this hearing until January 16, 2025 at 7:00 PM.

Seconded by Ms. Barkley.

**The Vote on the Motion was (3-0).*

4. OTHER BUSINESS

A. 2025 Election of Officers

Election of Chair.

Chair William Koppenheffer was nominated for Chair by Vice Chair Jeremy Katz.

Seconded by Mr. Newlove.

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

Election of Vice Chair.

***Vice Chair Jeremy Katz was nominated for Vice Chair by Mr. Newlove.
Seconded by Ms. Barkley.***

****The Vote on the Motion was (4-0).
Vice Chair Katz did not vote.***

5. STAFF COMMENTS

None.

6. ADJOURNMENT

***Mr. Newlove MOVED to adjourn the meeting at 7:30 PM.
Seconded by Mr. Morris.***

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

Respectfully submitted,
Linda Billings, Recording Secretary