



**LEBANON PLANNING BOARD
FEBRUARY 24, 2025 - 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: 893 107 843#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. New Business

- A. Review Draft Update of Master Plan Chapter 6 (Economic Development)

3. Public Hearing Items

- A. **XYZ Dairy, LLC & Lyme Properties 2, LLC, River Park Drive (Tax Map 44, Lots 21 - 30 & 7), zoned CB, IND-L and R-3:** Applicant requests a two (2)-year extension of the River Park Site Plan approval (PB2010-25-SPR), as most recently amended on September 9, 2019 (PB2018-34-SPA) and extended on October 12, 2021 (PB2021-29-EXT). **PB2025-05-EXT - Continued from February 10, 2025**
- B. **Proposed Amendments to the Site Plan Review Regulations, Minor Site Plan Committee and Conceptual Review:** Public hearing for the purpose of receiving input and taking action on the following proposed amendments to the Site Plan Review Regulations: (1) Article III (Administration), Section 3.2, to modify the membership of the Minor Site Plan Committee; and (2) Article IV (Procedure), Section 4.3, to require conceptual review of certain projects and to establish related procedural requirements.

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
- C. **Planning Board Subcommittees:**
--Planning Board Capital Improvement Program
--Planning Board Development Regulations Update
- D. Minor Site Plan Committee
- E. Housing Task Force

5. Study Items

- A. **Review & Comment on Proposed Zoning Map Amendment:** Rezone 24 Labombard Rd (Tax Map 51, Lot 12) from IND-L/RL-3 to GC-1/RL-3
- B. **Review & Comment on Proposed Zoning Ordinance Amendment:** Adding Research Laboratory to CB District Table of Uses (Section 306.2)
- C. **Strategic Plan** - Annual Goals and Workplan
- D. **Recap 2025 adopted Capital Budget, Commence 2026-2031 CIP process**

6. Other Business

- A. Planning Board process improvement/implementation of Rules of Procedure
- B. Planning Board Training

7. Approval of Minutes

- A. January 27, 2025

8. 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](https://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.