



**LEBANON PLANNING BOARD
APRIL 28, 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: 605 885 954#). If you have trouble accessing this meeting, please email [Tim Corwin](#).

2. Public Hearing Items

- A. **Cicotte Holdings, LLC, 51 Evans Drive (Tax Map 78, Lot 40, Plot 200), zoned R-O-1:** Request for a Conditional Use Permit pursuant to Section 311A.2 of the Lebanon Zoning Ordinance and for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to expand the outdoor vehicular storage area for an existing vehicular sales use together with associated site improvements including landscaping and lighting. **PB2024-48-SPRCUP -Continued from April 14, 2025**
- B. **Upper Valley Music Center, Inc., 8 South Park Street (Tax Map 92, Lot 10), zoned PB:** Applicant requests Site Plan Review for a proposed +/- 920 sq. ft., 2-story addition to the existing building, together with associated site improvements. **PB2025-16-SPR - Postponed from April 14, 2025**
- C. **Liberty Utilities** - Request for scheduled vegetation management for the safety and reliability of the electric distribution system on Poverty Lane, a designated scenic road. **PB2025-19-SCR**
- D. **Amendments to the Site Plan Review Regulations:** The Lebanon Planning Board will hold a 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. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, [lebanonnh.gov](#). - **Continued from March 24, 2025**

3. Study Items

- A. **Hotels in General Commercial One (GC-1)** - Proposed Zoning Amendment
- B. **Care & Treatment of Animals** - Proposed Zoning Amendment
- C. **Food Truck Task Force** - Proposed Zoning Amendment
- D. **Discussion re:** Potential Amendments to the Site Plan Review & Subdivision Review Regulations

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. Minor Site Plan Committee
- D. Housing Task Force

5. Other Business

- A. Revival of Planning Board Development Regulations Subcommittee, Appointment of Members, and Adoption of Meeting Schedule.
- B. Planning Board Training

6. Approval of Minutes

- A. March 17, 2025
- B. March 24, 2025

7. 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 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.