



**LEBANON ZONING BOARD OF ADJUSTMENT
JULY 7, 2025 - 7:00 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 1-929-229-5356 (access code: 176 710 463#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. June 2, 2025

3. Public Hearing Items

- A. SPNH Mount Support, LLC, 0 Mount Support Rd (Tax Map 24, Lot 1, Plot 100), Zoned R-1 & RL-3: The applicant requests a Special Exception pursuant to Article IV, Section 401.5, of the Zoning Ordinance, to allow 106 sq ft of temporary and 12,623 sq ft of permanent wetland impacts. ZB2025-07-SE
- B. Brickyard One Nominee Trust, 174 Hanover St Ext (Tax Map 48, Lots 1,2,4 & Tax Map 63, Lot 1), Zoned R1, RO-1 & R-3: The applicant requests a Special Exception pursuant to Article IV, Section 401.5, of the Zoning Ordinance to allow 253 sq ft of temporary and 831 sq ft of permanent wetland impacts. ZB2025-13-SE
- C. Alice Peck Day Memorial Hospital, 10 Alice Peck Day Dr (Tax Map 90, Lot 59), Zoned MC-2: The applicant requests a Variance from Article VI Section 608.4.A.4.a, pursuant to Article VIII Section 801.2, of the Zoning Ordinance to allow +/- 75 sq ft of freestanding sign area where none is allowed. ZB2025-14-VAR

4. Deliberation and Decision

- A. **Michael Davidson, 3 Campbell St (Tax Map 92, Lot 65), zoned LD:** An appeal of the Zoning Official's Notice of Violation and Administrative Decision, pursuant to Section §801.1 of the Zoning Ordinance, that the conversion of office space to dwelling units violates Sections 103, 307.2, 307.5, 408, and 607.8. **ZB2025-10-AAD - Continued from June 2, 2025 meeting**

5. Staff Comments

- A. Discussion re: Building Code Board of Appeals meeting scheduling

6. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do

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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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at LebanonNH.gov/Agendas.