LEBANON PLANNING BOARD
OCTOBER 27, 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: 342 035 620#). If you have trouble accessing this meeting, please email Tim Corwin.

2. Conceptual Review

A. **Stewart Shops Corp, 97 N. Main Street (Tax Map 72, Lot 30) & EB Realty II LLC, 99 N. Main Street (Tax Map 72, Lot 31), zoned CB:** Conceptual review of a proposed redevelopment of the properties for a convenience store and vehicular refueling station use. **PB2025-46-CON**

B. **Robert J. Oakes, Laplante Road (Tax Map 138, Lot 27), zoned R-3, RL-1, and RL-2:** Conceptual review of a proposed 13-unit planned unit residential development (PURD). **PB2025-48-CON**

3. Study Items

A. Discussion re: Capital Improvement Program (CIP) Policies and Procedures for 2027-2032 CIP

B. Review and Discussion re: Master Plan Update and Implementation Process

C. Review of Agriculture/Agritourism Related Statutes and Regulations and Discussion of Potential Amendments to the Site Plan 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. Planning Board Development Regulations Subcommittee

D. Minor Site Plan Committee

E. Housing Task Force

5. Other Business

A. Planning Board process improvement/implementation of Rules of Procedure

B. Planning Board Training

C. Planning Board Committee Assignments

6. Approval of Minutes

A. September 22, 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 who 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 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.