

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, SEPTEMBER 22, 2025 6:30PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Eric Stacy, Karen Zook (City Council Rep), Patrick Kennelly, Wes Achord, Don Collins, Steven Cole (alt), Kathie Romano (alt)

MEMBERS ABSENT: Kellen Appleton

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nathan Reichert (Director of Planning & Development), Brian Vincent, (City Engineer), Catheryn Hembree (Associate Planner, Planning Department)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Chair Faunce said Ms. Romano and Mr. Cole would participate as regular voting members for this meeting.

2. PUBLIC HEARING ITEMS

- A. SPNH Mount Support, LLC, Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3: Applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. PB2025-42-CON - Continued from September 8, 2025.**

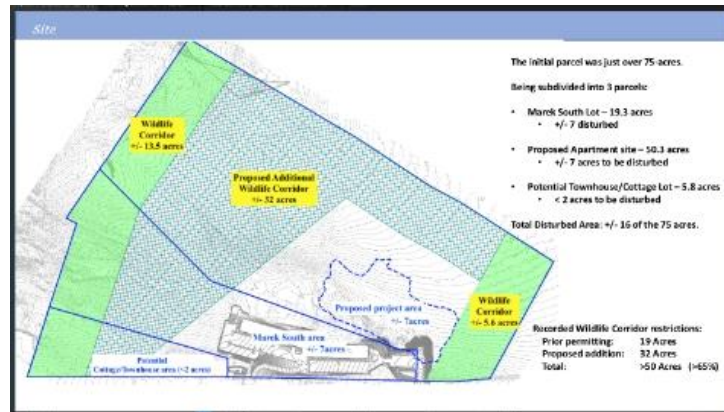
Mr. Corwin explained that this Conceptual Review was the first one that was considered required per the revised Site Plan Review Regulations. He explained what a conceptual review is and noted this is not technically a public hearing but is a conversation about the project concept.

Mr. Don Smith and Mr. Brenden Gilmore of Saxon Partners, and Mr. Dave Fenstermacher (VHB) were present on behalf of the applicant.

Mr. Smith gave an overview of the project concept, which will include a residential complex comprised of three, four-story units that will house 260 units. He said the units will be studio, one-bedroom, and two-bedroom units. He noted that a traffic study has not been done yet.

He noted that the site has some wetlands and wildlife corridor areas. He said the high value wetlands on the site have been reviewed by the ZBA and the Conservation Commission. He discussed the topography of the site. Mr. Fenstermacher discussed the types of wetlands that are on the site.

The group discussed how the site is very wet and how runoff from large developments with a lot of impermeable surfaces can lead to flooding in downtown Lebanon. Mr. Fenstermacher said the Alteration of Terrain (AOT) permit application will address any issues pertaining to flooding. He explained the proposed stormwater management plans for the site and said the project team will work with the City and state to ensure that downtown Lebanon does not experience flooding as a result of the development.



Mr. Smith noted that the rents for the units for this development will be similar to the rent rates for the Marek South residential development. He said the project team discussed the possibility of adding cottage housing around the proposed buildings but said cottage housing would have to be cost-effective. The group discussed how challenging it is to build new construction that is considered “affordable” housing.

Mr. Fenstermacher discussed the feedback the team received from the Tree Advisory Board, the Conservation Commission, and the Pedestrian and Bicycle Committee. He said parking for the site will include an underground garage and surface parking and discussed the expense of blasting on the site. He said the site topography is challenging.

Mr. Smith said the mix of units will be 25% studio apartments, 25% two-bed apartments, and 50% one-bed apartments. He said they planned to include approximately 380 parking spaces. Mr. Corwin advised the group that recent NH law prohibits municipalities from requiring developers to provide more than one parking space per dwelling unit in a development.

The group discussed the open/green spaces in the project plan. He said they plan to spaces that encourage community/gathering (ex: pocket parks, outdoor patio seating, fire pits, hot tubs, and grill stations) that are similar to what the other Marek developments have. They discussed the number of EV parking spaces that will be included and whether conduit could be laid in anticipation of for future additional EV chargers. Mr. Smith said the buildings will be solar ready, if any residents want to add solar panels. The group discussed whether the number of parking spaces could be reduced to increase the amount of green space in the center courtyard of the development.

Chair Faunce opened the discussion to the public and any members of other Lebanon Boards/Committees that may be present.

Ms. Sarah Riley, Chair of the Conservation Commission, the Conservation Commission recommended that the NH DES (Department of Environmental Services) not approve a wetland permit for the applicant. She said there would be a large wetland impact. She said the site would require a lot of blasting for this project. She suggested the Planning Board go on a site visit to see the wetness of the site. Chair Faunce asked for a show of hands regarding whether the Board

wanted to participate in a site visit and a majority of the Board members were in favor of a site visit. Mr. Corwin said he would research possible dates/times for a site visit.

Mr. Steven and Ms. Cheryl Bayes (Quarry Hill Condominiums) asked what the impact of blasting on the site might be on their property. Mr. Vincent explained that homeowners can agree to pre- and post-construction surveys of their properties to show if the blasting caused any damage to their properties.

3. STUDY ITEMS

A. Review of Proposed Amendment by the Lebanon Energy Advisory Committee (LEAC) to Section 607.8 of the Zoning Ordinance (Electric Vehicles)

Ms. Sherry Boschert of the Lebanon Energy Advisory Committee's EV Subcommittee gave an overview of the proposed amendments to Section 607.8 of the Zoning Ordinance. She said they have learned a lot since EV regulations were adopted and included in the zoning ordinances in 2023, and the current proposed amendments address information they have learned in the last two years. The group discussed EV trends and usage, requirements, and specifications at length. Mr. Smith said developers are usually willing to include conduit for EV chargers but often feel it is not smart to purchase switch gear early on in a project because the tech changes rapidly and often must be updated by the time the project is completed.

B. Review of Proposed Amendment by Jon Livadas to Section 607.8 of the Zoning Ordinance (Electric Vehicles)

Mr. Jon Livadas explained the labor hours and days involved in laying conduit. He said he is not trying to avoid adding EV chargers and equipment for his project. He said it is unfair to assume developers do not want to meet EV requirements. He said delays are often caused by distributors who cannot provide equipment that won't be used for years because tech is changing rapidly.

Mr. Livadas suggested that the City reassign the overview and management of EV Regulations from the ZBA to the Planning Board. He said zoning regulations are not as flexible as site plan regulations, and developers would need to get a variance from the ZBA to accommodate individual circumstances on a site. He said the Planning Board can review EV requirements/needs for projects on a case-by-case basis. Mr. Corwin told the group that the Planning Board in 2023 did not have an interest in reviewing EV regulations and that is how it wound up under the purview of the ZBA. Mr. Livadas discussed his proposal for EV parking for the project he is currently working on. He noted he would like to continue working with Ms. Boschert and the EV Subcommittee to find the right solution for EV requirements for housing developments in the City.

Chair Faunce called for a straw poll vote among the Board members on whether EV regulations should be part of the Site Plan Review Regulations:

Results: 5 in favor; 3 not sure / do not have enough information; 1 abstaining

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board advises the City Council that the Planning Board endorses moving EV charging regulations from the Zoning Ordinance to the Site Plan Review process. To this end, the Planning Board commits to attempting to revise the Site Plan Review Regulations in time for any potential Zoning Ordinance modifications in January of 2026. The MOTION was seconded by Eric Stacy.

****The MOTION was approved (8-0, with Zook abstaining).***

A MOTION was made by Richard Ford Burley to extend the meeting to 9:45pm. The MOTION was seconded by Kathie Romano.

****The MOTION was approved (9-0).***

C. Status Report re: Lebanon Housing Task Force activities and Master Plan Chapter 7 Update

Mr. Reichert and Ms. Hembree reviewed Lebanon's housing demographics and presented a Market Analysis and Housing Need Assessment. They discussed trends and challenges in housing. Mr. Reichert said they have been holding public engagement sessions and will be at Salt hill Pub and the Lebanon Farmers Market next week to gather data from residents.

A MOTION was made by Andrew Faunce to extend the meeting to 9:50pm. The MOTION was seconded by Wes Achord.

****The MOTION was approved (9-0).***

D. Discussion re: Capital Improvement Program (CIP) Policies and Procedures for 2027-2032 CIP - Chair Faunce said this item will be discussed at a future meeting.

4. COMMITTEE REPORTS - None

5. OTHER BUSINESS - None

6. APPROVAL MINUTES – August 11, 2025, August 25, 2025, September 8, 2025

Chair Faunce said the minutes will be reviewed and approved at the next Planning Board meeting.

7. ADJOURNMENT

A MOTION was made by Richard Ford Burley to adjourn the meeting at 9:50pm. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (9-0).***

The meeting adjourned at 9:50pm.

Respectfully submitted,
Paula Roux
Recording Secretary