



**LEBANON PLANNING BOARD
NOVEMBER 24, 2025 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

To participate in this meeting, please join live via Microsoft Teams or call 929-229-9356 (Access Code: 461 457 655#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:Tim.Corwin@lebanonnh.gov).

1. Call to Order

- A. The November 24, 2025, Planning Board meeting is hereby called to order.

2. Public Hearing Items

- A. **Brickyard One Nominee Trust, Hanover Street (Tax Map 48, Lot 1), zoned R-1, R-O-1, R-3 & RL-3:** On December 17, 2024, applicant obtained Site Plan approval and a Conditional Use Permit for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) (PB2024-22-SPRCUP). Applicant now requests Final Major Subdivision approval to subdivide the 136-acre property into four (4) condominium units. **PB2025-45-FMAJ - Continued from November 10, 2025**

3. Study Items

- A. Review and Comment to City Council on Proposed Zoning Map and Text Amendments

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. November 10, 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.