FINAL

LEBANON PLANNING BOARD
MEETING ROOM ONE, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
THURSDAY, JANUARY 29, 2026 5:30PM

MEMBERS PRESENT: Andrew Faunce (Chair), Wes Achord (Vice Chair), Kellen Appleton, Patrick Kennelly, Karen Zook (City Council Rep), Kathie Romano (alt) (REMOTE)

MEMBERS ABSENT: Richard Ford Burley, Don Collins

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Nathan Reichert (Director of Planning & Development)

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1. CALL TO ORDER

Chair Faunce called the meeting to order at 5:30pm. Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures. Ms. Romano said she is participating remotely because she is out of town. She said no one was in the room with her during the meeting. Chair Faunce included Ms. Romano in voting during the meeting.

Mr. Corwin noted that Mr. Steven Cole has resigned from the Planning Board.

Chair Faunce noted that the following agenda items will be postponed to the February 23, 2026 Planning Board meeting:

A. **Presentation on Housing Task Force's Plan for Updated Master Plan Chapter 7 (Housing)**
B. **Draft Update to Master Plan Chapter 11 (Historic Resources)**
C. **Draft Update to Master Plan Chapter 13 (Energy)**

Chair Faunce said **Item 2D Preparation of Concise Statement** would be moved to the end of the meeting, which is out of the order of the agenda.

2. STUDY ITEMS

E. **Capital Improvement Program (CIP) –**
   - **Discussion re: Policies and Procedures for 2027-2032 CIP**
   - **Review 2024-2026 Capital Budgets to Commence 2027-2032 CIP process and Prepare Preliminary CIP Project List**

The group discussed how the Board could review and prioritize future CIP projects. They acknowledged the time and work that goes into the development of the CIP list. Mr. Corwin explained the review process that was undertaken by the former, no-longer-active CIP Subcommittee. He said that subcommittee was disbanded in an attempt to make the process simpler and more streamlined.

The group discussed how projects are selected as CIPs and the impact that available funding has on which projects are prioritized. Mr. Reichert talked about grants that are available and what types of projects might be eligible for grant funding. He also discussed other possible funding sources, including bonds, state funding of programs, etc.

Chair Faunce asked the Board members to reflect on how they want to consider and prioritize CIP projects and how the review policies/procedures might be revised.

D. Preparation of Concise Statement Associated with Proposed Zoning Amendment #17 – Care and Treatment of Animals

Mr. Reichert explained that the Planning Board can craft a concise statement that will be added to a zoning amendment that must be put on the ballot for voters to consider. He shared a draft statement for the Board members to consider.

The group discussed the zoning ordinance related to the care and treatment of animals. They agreed to the language as it was presented.

A MOTION was made by Andrew Faunce to approve the following concise statement related to proposed Zoning Amendment #17: Care and Treatment of Animals:

The Lebanon Planning Board approves of and endorses the amendment of the Use Tables in the Rural Lands One (RL-1) and Rural Lands Two (RL-2) Zoning Districts to allow "Animal Clinic, Hospital, or Veterinary Office," "Animal Boarding Facility," "Kennels," "Horse Stable," and "Riding Facility" by special exception and remove "Care and treatment of animals" within each district's Table of Uses. Further, the Planning Board approves and endorses the amendment of the Use Table in the Rural Lands Three (RL-3) Zoning District to allow "Riding Facility," "Horse Stable," and "Kennels" by special exception and remove "Care and treatment of animals" within the district's Table of Uses. The purpose of this amendment is to further define uses currently allowed under the "Care and treatment of animals" use definition and permit the new definitions in appropriate districts. Within the Rural Lands Districts, there is no change in the currently permissible uses.

The MOTION was seconded by Wes Achord.

****The MOTION was approved (6-0).***

F. Review Draft Amendments to Site Plan Review Regulations related to Phased Development, Plan Expiration, and Exemption Periods (Sections 4.8 – 4.11, 4.12 (new), 5.1, and 8.4)

Mr. Corwin explained the proposed amendments to the Site Plan Regulations endeavor to ensure the City's regulations are consistent with the state statutes, and that the site plan regulations can be applied clearly and consistently for applications. He suggested that the Board review the draft changes and then hold a public hearing at the February 23, 2026 Planning Board meeting and possibly adopt the revisions at that meeting.

The group discussed the proposed changes to requests for phase extensions during projects at length.
A MOTION was made by Andrew Faunce to present the proposed amendments to the Site Plan Review Regulations to the public during the Planning Board's February 23, 2026 meeting. The MOTION was seconded by Kellen Appleton.

****The MOTION was approved (6-0).***

3. OTHER BUSINESS – None

4. APPROVAL OF MINUTES – January 12, 2026

Amendments: Page 3, Line 1 and 7 - Edit to read "two of the guest parking spaces for the townhouses could be moved to the South side rather than having all four of them on the north side."

A MOTION was made by Andrew Faunce to approve the January 12, 2026 Planning Board Meeting minutes as amended. The MOTION was seconded by Kellen Appleton.

****The MOTION was approved (6-0).***

5. ADJOURNMENT

A MOTION was made by Wes Achord to adjourn the meeting at 7:13pm. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (6-0).***

The meeting adjourned at 7:13pm.

Respectfully submitted,
Paula Roux
Recording Secretary