



**LEBANON PLANNING BOARD
MARCH 23, 2026 - 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: 576 586 512#). If you have trouble accessing this meeting, please [email Tim Corwin](mailto:tim.corwin@lebanonnh.gov).

1. Call to Order

2. Conceptual Review

- A. **Audra D. Smith, Slayton Hill Road (Tax Map 105, Lot 48), zoned R-3:** Per Section 7.3 of the Subdivision Regulations, applicant requests conceptual review of a proposed Minor Subdivision. **PB2026-22-CON**

3. Public Hearing Items

- A. **Master Plan Historic Resources Chapter Update:** A public hearing will be held for the purpose of receiving input and taking action on proposed changes to the Lebanon Historic Resources Chapter of the Master Plan. Copies of the proposed changes are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov, prior to the public hearing.
- B. **Master Plan Energy Chapter Update:** A public hearing will be held for the purpose of receiving input and taking action on proposed changes to the Lebanon Energy Chapter of the Master Plan. Copies of the proposed changes are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov, prior to the public hearing.
- C. **Amendments to the Site Plan Review Regulations and Subdivision Regulations:** A public hearing will be held for the purpose of receiving input and taking action on proposed regulatory amendments regarding phased development, expiration of approvals, vesting thresholds, and related requirements, including amendments to Sections 1.6, 4.10, 4.11 (new), 8.1, 8.3, and 8.4 of the Site Plan Review Regulations, and Sections 7.12 and 14.1 of the Subdivision Regulations. Copies of the proposed amendments are available for review at the Planning and Development Department and will be made available online at the City's website, lebanonnh.gov, prior to the public hearing.

4. Study Items

- A. Housing Task Force Update and Presentation on Draft Update to Master Plan Chapter 7 (Housing)

- B. Capital Improvement Program (CIP) – discussion of Planning Board policies and procedures, 2026 capital budget update, and preparation of 2027-2032 CIP Project List
- 5. 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
 - Planning & Development Department – Task Status
 - C. **Planning Board Subcommittees:**
 - Planning Board Capital Improvement Program
 - Planning Board Development Regulations Update
 - D. Planning Board Development Regulations Subcommittee
 - E. Minor Site Plan Committee
 - F. Housing Task Force
- 6. Other Business**
- 7. Approval of Minutes**
- A. February 9, 2026
 - B. February 23, 2026
- 8. 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.