



LEBANON ZONING BOARD OF ADJUSTMENT
APRIL 6, 2026 - 7:00 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 1-929-229-5356 (access code: 792 840 620#). If you have trouble accessing this meeting, please [email Nathan Reichert](#).

2. Approval of Minutes

- A. February 3, 2026

3. Public Hearing Items

- A. **Lisa Dupont, 53 Cottage Cir (Tax Map 87, Lot 121), Zoned R-3:** The applicant requests a Special Exception from Section 310.2, pursuant to Section 801.3 of the Zoning Ordinance, to convert an existing one-family dwelling to a 2-family dwelling. **ZB2026-05-SE**
- B. **John Munsey & Eileen Saunders, 177 Stevens Rd (Tax Map 25, Lot 5, Plot 100), Zoned RL-2:** The applicants request a Variance from Section 313.3, Pursuant to Section 801.2, of the Zoning Ordinance to allow an addition to the existing single-family home to be located +/- 33 ft from the right-side property line where 35 ft is required. **ZB2026-06-VAR**
- C. **Robert J. Oakes, 00 Laplante Rd (Tax Map 138, Lot 27), Zoned R-3:** The applicant requests a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow +/- 14,380 sq ft of wetland buffer impact associated with construction of 13 residential dwelling units and associated infrastructure. **ZB2026-04-SE**
- D. **Execusuite LLC, 22 School St (Tax Map 92, Lot 2), Zoned R-O:** The applicant requests a Special Exception from Section 311.2, pursuant to Sections 801.3 and 601 of the Zoning Ordinance, to convert the existing mixed-use building to a 12-unit multi-family dwelling. **ZB2026-02-SE**

4. Staff Comments

5. 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

Lebanon Zoning Board of Adjustment Agenda
April 6, 2026

make any necessary arrangements.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at LebanonNH.gov/Agendas.