

FINAL

**LEBANON PLANNING BOARD
MEETING ROOM 1, CITY HALL OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
TUESDAY, MAY 26, 2026 6:30PM**

MEMBERS PRESENT: Karen Zook (Chair), Andrew Faunce (City Council Rep), Max Terzano, Don Collins, Kathie Romano (alt)

MEMBERS ABSENT: Wes Achord (Vice Chair), Patrick Kennelly, Kellen Appleton (City Council Rep alt)

STAFF PRESENT: Tim Corwin (Deputy Planning Director)

1. CALL TO ORDER

Chair Zook called the meeting to order at 6:30pm. Chair Zook included Ms. Romano in voting for this meeting.

2. NOTICE OF REGIONAL IMPACT

Mr. Corwin reviewed the Notice of Regional Impact for Planning Board case PB2026-27-MIN, for 300 Meriden Road, a request for a two (2)-lot Minor Subdivision.

Mr. Corwin reviewed the Notice of Regional Impact for Planning Board case PB2026-28-SPA for 63 Evans Drive, pursuant to Section 9.1 of the Site Plan Review Regulations, the applicant requests a modification to the previously approved Site Plan PB2000-42 to install 11 new parking spaces together with related site improvements.

Mr. Corwin reviewed the Notice of Regional Impact for Planning Board case PB2026-29-SPR for 97 N Main St. and 99 N Main St., request for Site Plan Review per Section 3.1.D of the Site Plan Review Regulations to demolish the existing structures on the subject properties and construct a +/- 4,500 s.f. retail/convenience store and a vehicular refueling station with four (4) fuel dispenser islands with an overhead canopy, together with associated site improvements.

Mr. Corwin reviewed the Notice of Regional Impact for Planning Board case PB2026-30-LLA for 1 Foundry Street, request for approval of a Lot Line Adjustment.

Mr. Corwin stated that staff recommends that none of these applications have the potential for Regional Impact.

A MOTION was made by Kathie Romano that these applications do not have the potential for Regional Impact. The MOTION was seconded by Andrew Faunce.

****The MOTION was approved (5-0).***

3. STUDY ITEMS

A. Review of Proposed Projects for Inclusion in the 2027-2032 Capital Improvement Plan (CIP)

Mr. Corwin explained that the intention is to bring a list of preliminary CIP projects to the Planning Board for comments and questions. Items to be considered for projects are given a closer look by the City Manager's Office and the Planning Department. This is to prepare the Planning Board prior to the final proposed CIP being presented in August. Staff is working to obtain tax impact information for each of the projects to be presented in August.

Andrew Faunce asked about item #14, Route 120-Etna-Old Etna Road Pedestrian Improvements. He asked about relating some of the costs for pedestrian improvements along this stretch to incoming projects, as these costs were likely not considered as part of the impact fees. Mr. Corwin noted that impact fees were contributed toward construction of the sidewalk.

Don Collins stated that for #15, there is currently a one lane bridge along this road, and he would hate to see it turned into a two lane bridge.

The Board discussed items that it would like specific presentations on, including the Greenway extension and the Greenway to Mascoma Street path.

4. COMMITTEE REPORTS

A. City Council Subcommittees:

- Class VI Roads Advisory Committee – No update at this time.
- Lebanon Energy Advisory Committee – No update at this time.

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

No updates at this time.

C. Planning Board Subcommittees:

- Planning Board Capital Improvement Program
- Planning Board Development Regulations Update

No updates at this time.

D. Planning Board Development Regulations Subcommittee – No update at this time

E. Minor Site Plan Committee – No update at this time

F. Housing Task Force – No update at this time

5. OTHER BUSINESS

A. Appointment of Planning Board Representatives to Other Boards and Committees

The Board discussed its representative vacancies on other Boards and Committees.

6. APPROVAL OF MINUTES

A. April 13, 2026

A MOTION was made by Don Collins to approve the April 13, 2026, as presented. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (5-0).*

B. April 27, 2026 – Site Walk

A MOTION was made by Don Collins to approve the April 27, 2026 – Site Walk meeting minutes, as presented. The MOTION was seconded by Andrew Faunce.

**The MOTION was approved (5-0).*

C. April 27, 2026

This item was tabled to a future meeting.

7. ADJOURNMENT

A MOTION was made by Kathie Romano to adjourn the meeting at 8:00pm. The MOTION was seconded by Wes Achord.

**The MOTION was approved (5-0).*

Respectfully submitted,
Kristan Patenaude
Recording Secretary