



**LEBANON CONSERVATION COMMISSION**  
**JULY 9, 2026 - 6:30 PM**  
**COUNCIL CHAMBERS, CITY HALL OR**  
**REMOTE VIA VIRTUAL PLATFORM**  
**LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 972 647 24#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

**2. Approval of Minutes**

- A. None

**3. Open to the Public**

**4. Permit Review**

- A. None

**5. Study Items**

- A. **Zoning Amendments:** A public hearing will be held for the purpose of receiving input and taking action on proposed zoning amendments:

Amendment 1: Changes to Section 205 "One Principal Structure Per Residential Lot"

Amendment 2: Changes to Section 604 "Group Day Care Facilities"

**6. Committee Reports**

- A. Biodiversity Group (Invasives)  
B. Stewardship  
- Ranger  
-Trail Coordinator  
-Monitors and Stewards  
C. Wild about Lebanon  
D. Amphibian Crossings  
E. LUCT/Current Use  
F. Other Subcommittees

**7. Other Business**

- A. FYIs  
B. Follow Up  
C. Workshops and Educational Opportunities

**8. Future Agenda Items**

## 9. 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](http://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.



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### MEMORANDUM

**TO:** City of Lebanon Conservation Commission

**FROM:** Planning and Development Department Staff Proposed

**RE:** Zoning Amendments: Sections 205 and 604

**DATE:** June 23, 2026

City of Lebanon, NH planning staff are proposing zoning amendments that are focused on allowing a Child Care Center to be constructed in West Lebanon. Two zoning amendments would be required to construct the childcare center on Seminary Hill beside the SAU 88 Administrative Building.

This project has been ongoing on for several years. In 2023, the City of Lebanon advanced a concept of having a childcare facility at Airport Road. This project stalled but led to exploration of other opportunities with the Boys and Girls Club of New Hampshire and SAU 88. The outcome of these discussions led to the project most recently before you, the construction of a childcare center on Seminary Hill. In January of 2026, the School Board placed a warrant article before the voters authorizing negotiation of a potential long-term lease with the Boys and Girls Club of NH in collaboration with the City. The article was supported by Lebanon voters. The concept shows a 5,400 sq. ft. building that provides around 50 childcare slots. The concept design attempts to balance the use of underutilized space, preservation of current recreational use, and flexibility for school and civic operations.

From a zoning perspective, two changes to the Zoning Ordinance need to occur for this project to be conforming. The first amendment is to add **Child Care Facility** to a list of exceptions when more than one principal structure is allowed (Section 205.3). **Group Residences** were already allowed in this section. The second amendment is to make changes to parking for **Group Day Care Facilities**. The new language gives provision to use on-street parking and parking on adjacent parking facilities to be used to satisfy all or a portion of the parking requirement.

#### **Role of the Conservation Commission:**

Pursuant to Article X, Section 1000 of the Zoning Ordinance, proposed zoning amendments must be reviewed by City legal counsel, and the Land Use Boards (Planning Board, Conservation Commission, and Zoning Board) at a public forum in order to provide an opportunity for the public to provide input. The Boards will review and provide written comments to the City Council prior to the Public Hearing held before the City Council on August 19th.

#### **Tentative schedule:**

- June 17, 2026 – City Council Meeting: Order to Land Use Boards & legal review
- June 22, 2026 – Planning Board Public Review

- July 6, 2026 – Zoning Board of Adjustment Public Review
- July 09, 2026 – Conservation Commission Public Review
- July 15, 2026 – City Council Meeting: Council sets Public Hearing to be on August 19, 2026
- August 19, 2026 – City Council Public Hearing and Decision

**Attachments**

- Section 205 “One Principal Structure Per Residential Lot” - Redline version of Amendment
- Section 604 “Group Day Care Facilities” - Redline version of Amendment
- Proposed Site Plan
- Legal Opinion Letter from City Counsel

## ARTICLE II GENERAL PROVISIONS

[...]

### SECTION 205 ONE PRINCIPAL STRUCTURE PER RESIDENTIAL LOT.

There shall be only one **principal structure** on a **lot** in the **residential districts**, R-O district, and R-O-1 district, except when:

- 205.1 Approved pursuant to the PUD provisions of this Ordinance or as a **cottage development** per Section 509; or
- 205.2 ~~When~~ the project involves solely the permitted remodeling or reconstruction of existing buildings, or when constructing new buildings for multi-family use, as otherwise permitted by this Ordinance; or
- 205.3 ~~When~~ the project involves a **group residence** or a **child day care facility**, provided that site plan approval is obtained from the Planning Board.

[...]

## ARTICLE VI ADDITIONAL STANDARDS FOR SPECIFIC USES

[...]

### SECTION 604 GROUP DAY CARE FACILITIES.

#### 604.1 Play Area.

- A. There shall be a fenced outside play area which shall be free from hazards such as hidden corners; unprotected pools, wells, and steps; poisonous plants such as poison ivy, foxglove, and rhubarb; farm or lawn machinery or implements.
- B. It shall contain at least 50 square feet of usable play space per child using it, and the average width shall not be less than eight feet. Play areas shall not be permitted in front yards.
- C. By **special exception**, the Board of Adjustment may waive the requirement for a fence or the requirement that the play area not be in the front yard.

#### 604.2 Other Requirements.

- A. A suitable loading and unloading area shall be provided for those children for whom the facility provides transportation. This area shall be in addition to required ***parking areas***.
- B. Group day care facilities shall comply with all applicable state and federal regulations.
- C. Parking: One (1) parking space for each employee and one (1) parking space for every eight (8) clients shall be provided on site. On-street parking spaces adjacent to the ***child day care facility*** and/or parking spaces located within an adjacent ***parking facility***, may be used to satisfy all or a portion of the parking requirement.

[...]

DRAFT

Z:\Project Files\B&E\Franklin\Lebanon\1722 - Boys & Girls Club - Lebanon Daycare (CAD) Sheets and Plans\20042\_RENDER.dwg, Rendering - Color Aerial, 5/12/2025 4:28:15 PM, cherrick



CITY OF LEBANON  
51 NORTH PARK STREET  
WEST LEBANON, NH 03784  
BOOK 805 PAGE 44  
MAP 86 LOT 25-100

N/F  
RICHARD E. & PAMELA W. LEE  
2 ALDRICH AVE  
WEST LEBANON, NH 03784  
BOOK 3200 PAGE 549  
MAP 87 LOT 17

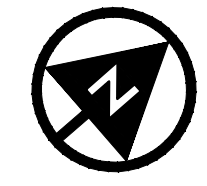
N/F  
EMILY FUNSTEN  
34 SEMINARY HILL  
WEST LEBANON, NH 03784  
BOOK 4972 PAGE 2025  
MAP 87 LOT 18

N/F  
LEANNE CHYNOWETH  
27 SEMINARY HILL ROAD  
WEST LEBANON, NH 03784  
BOOK 4990 PAGE 985  
MAP 87 LOT 25

N/F  
PARKER DAVID PFLAUM  
31 SEMINARY HILL ROAD  
WEST LEBANON, NH 03784  
BOOK 4945 PAGE 518  
MAP 87 LOT 26



# LEBANON BOYS AND GIRLS CLUB DAYCARE FACILITY



MAY 2026



PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

June 17, 2026

Nathan Reichert  
Director of Planning & Development  
City of Lebanon  
51 N. Park Street  
Lebanon, NH 03766  
[nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov)

**RE: Amendment to Zoning Ordinance Sections 205 & 604 – Child  
Day Care Facility**

Mr. Reichert:

This is a preliminary legal opinion as required by Section 1000.3(B)(2) of the Lebanon Zoning Ordinance concerning an amendment to Zoning Ordinance Sections 205 and 604.2 in relation to a plan to locate a child day care facility on a lot already occupied by the local school district SAU 88 administration building.

In connection with this proposed amendment, I have reviewed the Planning & Development Department's Staff Memorandum dated June 3, 2026 on this subject. The Zoning Ordinance generally only allows one principal structure per lot in any residential zoning district, with exceptions enumerated in Section 205. The proposed amendment to Section 205 will create a new exception, allowing a second principal structure on lots in residential districts, if one of the structures is a child day care facility. The proposed amendment to Section 604.2(c) loosens parking requirements for child care facilities.

The Zoning Ordinance requires this legal review to cover: (a) whether such amendment is within the authority delegated to the City under State law; (b) whether the form is appropriate; and (c) whether, from an administrative point of view, the amendment can be administered and enforced.

With respect to the new proposed amendment to Sections 205 and 604 of the Zoning Ordinance, my answer to the three questions in Section 1000.3.B(2) is “yes”. I discern no significant legal or administrative issues of concern with this proposed amendment.

Please do not hesitate to contact me with any questions or concerns about this opinion.

Sincerely,



Matthew C. Decker