



**LEBANON PLANNING BOARD
AUGUST 24, 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: 532 221 961#). If you have trouble accessing this meeting, please [email Tim Corwin](#).

1. Call to Order

2. Public Hearing Items

- A. **City of Lebanon, 0 Barrows Street (Tax Map 77, Lot 106), zoned R-3:** Applicant requests Final Plat Review pursuant to Section 10.3 of the Subdivision Regulations of a proposed six (6)-lot Major Subdivision for a five (5)-dwelling unit development designed pursuant to the Pattern Zone Overlay District regulations set forth in Section 411 of the Zoning Ordinance, together with related site improvements. The proposed Pattern Zone development will replace the Major Subdivision, Site Plan, and Conditional Use Permit for a proposed 5-unit Cottage Development approved by the Planning Board on January 27, 2025 (PB2025-04-FMAJSPRCUP). **PB2026-36-FMAJ - Postponed from August 10, 2026.**

3. Study Items

- A. Review and Adoption of 2027-2032 Capital Improvement Program (CIP)

4. Committee Reports

- --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
- Class VI Roads Advisory Committee
- Lebanon Energy Advisory Committee
- Development Regulations
- Minor Site Plan Committee

5. Other Business

- A. **Master Plan Housing Chapter Update:** Discussion and possible adoption of proposed changes to the Lebanon Housing Chapter of the Master Plan following public hearing held on June 22, 2026.
- B. River Park Development Progress Update as Required per the Notice of Action dated August 19, 2025 for PB2025-25-EXT - **Continued discussion from August 10, 2026**
- C. Discussion re: Reminder about Oaths of office (appointments and reappointments)

6. Approval of Minutes

A. June 22, 2026

B. July 13, 2026

7. 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.