



**LEBANON PLANNING BOARD
JUNE 28, 2021 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.

2. Public Hearing Items

- A. **Joshua Patch (applicant) and Patch Forest, LLC, 0 Barden Hill Road (Tax Map 167, Lot 20), zoned RL-2:** The applicant has submitted a building permit (BP2021-286) to construct a one-family dwelling on the subject lot which is currently vacant and is accessed by a Class VI highway. Applicant requests review and comment by the Planning Board per RSA 674:41, I(c)(1), which permits the City Council to issue building permits for the erection of buildings on lots accessed by a Class VI highway, following review and comment by the Planning Board, and subject to the requirements of RSA 674:41, I (2) and (3).

B.

AMENDMENTS TO THE SITE PLAN REVIEW AND SUBDIVISION

REGULATIONS: The Lebanon Planning Board will be conducting a public hearing for the purpose of receiving public input and taking action on proposed amendments to the Site Plan Regulations, Article II (Definitions), Section 1.6 (Compliance), Section 4.3.1 (Consultation with City Staff), Section 4.7 (Review for Complete Application), Section 5.1 (Drawings and Other Submittals), Section 6.1 (General Requirements), Section 6.2 (Landscaping Standards), Section 6.3 (Utilities and Fire Protection), Section 6.5 (Coordination of Roads, Parking, Loading, Recreation, and Safety); and to the Subdivision Regulations, Section 3 (Compliance), Section 7 (Planning Board Procedures), Section 10 (Major Subdivision) and Section 13 (Design Standards). Copies of the proposed amendments are available for review at the Planning and Development Department and will also be made available online at the City's Web site.

3. Study Items

- A. Proposed amendments to the Site Plan Review Regulations creating a minor Site Plan Review process and Minor Site Plan Committee

4. Other Business

- A. Review and Adoption of Proposed Revisions to the Rules of Procedure for the Planning Board

5. Committee Reports

- A. **Planning Board Subcommittees:**
 - Planning Board Capital Improvement Program (VACANT/VACANT/Garland/L. Stavis)
 - Planning Board Development Regulations Update (M. Hall/K. Romano/ VACANT / J. Monroe)
 - B. **City Council Subcommittees:**
 - Class VI Roads Advisory Committee (J. Monroe)
 - Lebanon Energy Advisory Committee (J. Monroe)
 - C. **Other Subcommittees:**
 - City Council Representative (D. Whittlesey/K. Liot Hill)
 - Heritage Commission (J. Rutter)
 - Pedestrian & Bicyclist Advisory Committee (G. Amaro)
 - Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)
 - UV SubCommittee of the Connecticut River Joint Commissions (B. Garland)
 - Upper Valley Transportation Management Association (VACANT)
 - Mascoma River Local Advisory Committee (K. Romano)
 - Steering Committee for the Implementation of the Master Plan (B. Garland/K. Chewning /VACANT/J. Monroe)
 - West Lebanon Revitalization Advisory Committee (L. Stavis)
 - Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)
- 6. Approval of Minutes**
- A. None
- 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 visit LebanonNH.gov/Live for full details.