



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
20 WEST PARK STREET, LEBANON, NH
3RD FLOOR-ROOM 386
MONDAY, MARCH 2, 2020
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. FEBRUARY 3, 2020

Documents:

[2020-03-02_ZBA_Item 2_2020-02-03 Mins.pdf](#)

3. PUBLIC HEARINGS (NEW):

A. MARK C. & MARY E. MANIKIAN, TTEES, 69 NH RT 4A (TAX MAP 84, LOT 26), ZONED RL-2

Applicant requests a Variance from Article III, Section 313.3 of the Zoning Ordinance to construct a covered front porch to be located +/-24 ft. from the front lot line, where a minimum front yard of 40 ft. is required.

#ZB2020-06-VAR

Documents:

[2020-03-02_ZBA_Item 3A_Manikian.pdf](#)

B. EM & EE BOISVERT SR, CO-TTEES, 237 HANOVER STREET EXT (TAX MAP 64, LOT 2), ZONED R-3

Applicant requests a Special Exception pursuant to Article VII, Section 702.1 to permit a change from one non-conforming use (Vehicular Repair) to another non-conforming use (Storage and Recycling Facility). **#ZB2020-07-SE**

Documents:

[2020-03-02_ZBA_Item 3B_Boisvert.pdf](#)

C. ROBERT G. OAKES & JOHN T. OAKES, 92 RIVERSIDE DRIVE (TAX MAP 111, LOT 16), ZONED RL-1

Applicant proposes a Variance from Article III, Section 312.2 of the Zoning Ordinance to construct commercial self-storage units. **#ZB2020-08-VAR**

Documents:

[2020-03-02_ZBA_Item 3C_Oakes.pdf](#)

D. NOTE:

These applications will be considered under the cited section or sections of the Zoning Ordinance found upon testimony to be applicable to the proposed actions and to be necessary to consider the requests.

4. DELIBERATION:

A. PROGRESSIVE MANUFACTURING, INC. AND ASSIGNS (APPLICANT) AND KENNEBEC LUMBER CO. (PROPERTY OWNERS), 526 MERIDEN ROAD (TAX MAP 215, LOT 2), ZONED RL-1-CONTINUED FROM FEBRUARY 3, 2020

A. Applicant requests a Special Exception pursuant to Article VII, Section 702.1 of the Zoning Ordinance to permit an existing non-conforming sawmill use to change to a light industrial use and pursuant to Article VII, Section 702.5 to replace the existing buildings totaling 13,000 sq. ft. with a new building totaling 27,750 sq. ft. together and associated parking and site improvements. In the alternative, the applicant requests a Variance from Article III, Section 312.2 to allow the property to be used as light industrial which is not a permitted use in the RL-1 District. **ZB2020-02-SE**

5. STAFF COMMENTS:

6. ADJOURNMENT

THE ORDER OF THE AGENDA ITEMS IS SUBJECT TO CHANGE

Any person with a hearing disability who wishes to attend this public meeting and needs the services of either a sign language interpreter or special equipment (FM system), please contact the Planning Office at 603-448-1457 at least 72 hours in advance so the City can make any necessary arrangements. All plans are available for review Monday-Friday from 8:00AM to 4:30PM at the City of Lebanon Planning & Development Office, 20 West Park Street, Suite 219, Lebanon. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov