



**LEBANON PLANNING BOARD
PLANNING SESSION AGENDA
Council Chambers, City Hall
Monday, June 24, 2019
6:30pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. MAY 28, 2019

Documents:

[Plnbrd_Item 2_5.28.19 Mins.pdf](#)

3. PUBLIC HEARINGS:

A. LIBERTY UTILITIES

Request for scheduled vegetation management on Poverty Lane (between #17 and #53 Poverty Lane), Stevens Road, and Sunset Rock Road pursuant to City Code Chapter 134 - Scenic Roads. #PB2019-12-SCR

Documents:

[Plnbrd_Item 3a_Liberty Utilities.pdf](#)

4. CONCEPTUAL DISCUSSION:

A. BRAVERMAN COMPANY, LLC (APPLICANT) AND SYLVIA LAHAYE (PROPERTY OWNER), 402 MOUNT SUPPORT ROAD (TAX MAP 24, LOT 9), ZONED R-1:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed multi-family development consisting of two (2) buildings and a total of 95-100 dwelling units. #PB2019-15-CON

Documents:

[Plnbrd_Item 4a_Braverman_Lahaye.pdf](#)

B. MASCOMA LAKE FARM, 571 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 56, LOT 3), ZONED RL-1, RL-2 & RL-3:

Conceptual review per Section 7.3 of the Subdivision Regulations to convert a previously-approved major subdivision to a three (3) lot minor subdivision. #PB2019-16-CON

Documents:

[Plnbrd_Item 4b_Mascoma Lake Farm.pdf](#)

C. JAMES W. CAMPION IV TRUST, 0 ETNA ROAD (TAX MAP 26, LOT 17), ZONED IND-L & RL-3:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed Industrial Planned Unit Development (PUD) consisting of seven (7) industrial pad sites and two (2) multi-family buildings containing a total of 250 dwelling units. #PB2019-17-CON

Documents:

[Plnbrd_Item 4c_0 Etna Rd_Campion.pdf](#)

D. 195 MECHANIC STREET, LLC, 195 MECHANIC STREET (TAX MAP 105, LOT 114), ZONED GC:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed redevelopment of the property for a 34,600 sq. ft. mixed-use building containing 4,000 sq. ft. of commercial space and 25-30 dwelling units. #PB2019-18-CON

Documents:

[Plnbrd_Item 4d_195 Mechanic St.pdf](#)

5. STUDY ITEMS:

A. DISCUSSION RE:

Urban Services District project and Planning Board review of the build-out analysis assumptions.

Documents:

[Plnbd_Item 5a_Urban Services District.pdf](#)

B. CIP:

Final review of CIP scoring criteria and review process before CIP subcommittee starts.

Documents:

[Plnbrd_Item 5b_Cip.pdf](#)

6. COMMITTEE REPORTS:

A. Planning Board Subcommittees:

- Planning Board Capital Improvement Program (M. Hall/S. Welsch/ B. Garland/**VACANT**)

B. City Council Subcommittees:

- Class VI Roads Advisory Committee (J. Monroe)
- Lebanon Energy Advisory Committee (**VACANT**)

C. City Council Representative (K. Zook/ J. Winny)

D. Heritage Commission (G. Schwarz)

E. Pedestrian & Bicyclist Advisory Committee (K. Zook)

F. Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)

G. UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)

H. Upper Valley Transportation Management Association (S. Welsch)

I. Mascoma River Local Advisory Committee (K. Romano)

J. Steering Committee for the Implementation of the Master Plan (B. Garland/G. Schwarz/VACANT**/J. Monroe)**

K. Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

7. OTHER BUSINESS:

8. OPEN DISCUSSION:

9. ADJOURNMENT

Please note times indicated for agenda items are estimates and are for guidance purposes only. Agenda items are subject to presentation out of order due to removal of items or change in agenda sequence.

The public may appear in person or by agent or counsel and provide testimony stating the reasons why these requests should, or should not, be granted. 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 Office, City Hall, 51 North Park Street, Lebanon. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov