



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Remote Via Microsoft Teams**

LebanonNH.gov/Live
**Monday, July 6, 2020
7:00pm**

1. CALL TO ORDER:

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

2. APPROVAL OF MINUTES:

A. **JUNE 15, 2020**

Documents:

[2020-07-06_ZBA_Item 2a_2020-06-15 Mins \(2\).Pdf](#)

3. PUBLIC HEARINGS - CONTINUED FROM JUNE 15, 2020:

A. **JOHANNA CICOTTE, 30 LITTLE HEATER ROAD (TAX MAP 78, LOT 61), ZONED IND-L:**

Applicant proposes to remove the existing buildings and to construct a new building for a proposed car wash use. Applicant requests a Variance from Article III, Section 303.3 of the Zoning Ordinance to allow the new building to be located 20 ft. from the front lot line where a minimum of 40 ft. is required. **#ZB2020-13-VAR**

Documents:

[2020-07-06_ZBA_Item 3a_30 Little Heater Rd.pdf](#)

B. **ADAM & SHEENA YOUNGMAN, 8 ORA AVE (TAX MAP 90, LOT 4), ZONED R-3:**

Applicant requests a Variance from Article III, Section 310.3 of the Zoning Ordinance to construct a 12 'X 20' shed to be located +/-8 ft. from the side lot line, where a minimum side yard of 15 ft. is required. **#ZB2020-15-VAR**

4. PUBLIC HEARINGS - NEW

A. **GINNY R. HARRINGTON & GOLDINA Y. MCINTYRE, 8 PAYNE ROAD (TAX MAP 84, LOT 37), ZONED RL-1:**

Applicant requests a Variance from Article III, Section 312.3 of the Zoning Ordinance to construct a +/-200 sq. ft. shed to be located +/-6 ft. from the side lot line shared with 10 Payne Road (Tax Map 84, Lot 36), where a minimum side yard of 25 ft. is required. **#ZB2020-16-VAR**

Documents:

B. WILLIAM & LORI GRIZZAFFI, 351 MERIDEN ROAD (TAX MAP 167, LOT 16), ZONED RL-1:

Applicant appeals an administrative decision of the Zoning Administrator that the Variance granted on April 1, 2019, #ZB2019-12R3-VAR, allowing a towing business and impound yard is void. **#ZB2020-17-AAD**

Documents:

[2020-07-06_ZBA_Item 4b_351 Meriden Rd.pdf](#)

C. ONE MECHANIC STREET, LLC, 1 MECHANIC STREET (TAX MAP 91, LOT 264), ZONED LD:

The applicant requests a Variance from Section 607.3.A of the Zoning Ordinance to eliminate the requirement that a portion of the street level story of the existing building shall be reserved for a non-residential use. **#ZB2020-18-VAR**

Documents:

[2020-07-06_ZBA_Item 4c_1 Mechanic St.pdf](#)

D. PERRY & JILL SEALE, 52 MAPLE STREET (TAX MAP 73, LOT 64), ZONED R-3:

Applicants request a Special Exception pursuant to Article III, Section 310.2 of the Zoning Ordinance to convert an existing one-family dwelling to a two-family dwelling. **#ZB2020-19-SE**

Documents:

[2020-07-06_ZBA_Item 4d_52 Maple St.pdf](#)

E. EXECUSUITE, LLC, 250 BANK STREET EXT (TAX MAP 94, LOT 1), ZONED R-3:

Applicant proposes to convert a portion of the existing non-conforming commercial building to a residential dwelling unit. The proposed conversion requires a Special Exception pursuant to Section 702.1 of the Zoning Ordinance to permit the change of an existing non-conforming use to another non-conforming use. **#ZB2020-20-SE**

Documents:

[2020-07-06_ZBA_Item 4e_250 Bank St Ext.pdf](#)

F. COTE SWENSON & SAMANTHA MEDINA, 397 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 111, LOT 9), ZONED RL-2:

A Special Exception was granted in 2009 pursuant to Article VII, Sections 702.1 and 702.5 of the Zoning Ordinance to operate a contractor's yard (#ZB2009-01). Applicants request an amendment to the Special Exception approval to eliminate or modify the conditions of approval. **#ZB2020-21-SE**

Documents:

[2020-07-06_ZBA_Item 4f_397 Dart College Hwy.pdf](#)

G. COTE SWENSON & SAMANTHA MEDINA, 397 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 111, LOT 9), ZONED RL-2:

Applicants request a Variance from Sections 313.2 and 702.5.D of the City of Lebanon Zoning Ordinance to allow the expansion of a non-conforming “produce stand” use. In the alternative, applicants request a Special Exception pursuant to Section 313.2 to expand an existing produce stand.
#ZB2020-22-SE

Documents:

[2020-07-06_ZBA_Item 4g_397 Dart College Hwy.pdf](#)

H. 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.

5. MOTION FOR REHEARING:

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

Motion to rehear a Special Exception request pursuant to Article VII, Section 702.1 of the Zoning Ordinance to permit a change from one non-conforming use (Vehicular Repair) to another non-conforming use (Storage and Recycling Facility), denied by the Zoning Board on May 4, 2020. **#ZB2020-07A-SE**

Documents:

[2020-07-06_ZBA_Item 5a_237 Hanover St Ext.pdf](#)

6. STAFF COMMENTS:

7. ADJOURNMENT

PUBLIC PARTICIPATION NOTICE: Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://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 Microsoft Teams software or by phone. For full details, please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live), or call the Planning & Development Dep't at 603-448-1457.

To accommodate abutters and other interested parties who are unable to participate in the on-line hearing, please note it is anticipated that the Zoning Board will postpone its decision making on the applications listed under agenda item #4 to the July 20, 2020 ZBA meeting in order to allow additional questions and comments to be submitted to the Board in writing for consideration at the subsequent meeting. Any such questions or comments should be sent to planning@lebanonnh.gov. For additional information, please call the Planning & Development Department at 603-448-1457.

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NOTE: City Hall is temporarily closed to the public in order to help prevent of the spread of Novel

Coronavirus COVID-19. City operations will continue during this time, but in-person transactions will be limited to those of a critical nature. If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457. The application materials will also be posted to the City's website on or around July 1, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.