



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Remote Via Microsoft Teams
LebanonNH.gov/Live
Monday, August 3, 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. JULY 20, 2020

Documents:

[2020-08-03_ZBA_Item 2a_2020-07-20 Mins.pdf](#)

3. PUBLIC HEARINGS - CONTINUED FROM JULY 20, 2020:

A. 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:

[2020-08-03_ZBA_Item 3a_397 DC Hwy.pdf](#)

B. 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:

[2020-08-03_ZBA_Item 3b_397 DC Hwy.pdf](#)

C. 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:

[2020-08-03_ZBA_Item 3c_351 Meriden Rd.pdf](#)

4. PUBLIC HEARINGS - NEW

A. NOVO NORDISK US BIO PRODUCTION, INC., 5 & 9 TECHNOLOGY DRIVE (TAX MAP 130, LOT 1 AND TAX MAP 145, LOT 3), ZONED IND-L & IND-H:

: Applicant proposes to construct an accessory compressed natural gas (CNG) facility with associated site improvements. In connection with the proposed construction, applicant requests a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow permanent wetland impacts of +/-5,540 sq. ft., and temporary wetland impacts of +/-790 sq. ft. **#ZB2020-24-SE**

Documents:

[2020-08-03_ZBA_Item 4a_5_9 Technology Dr.pdf](#)

B. CONVENIENT MD LLC (APPLICANT) AND CT BROWN & FAMILY LLC, 1 INTERCHANGE DRIVE (TAX MAP 114, LOT 9), ZONED GC:

Applicant requests a Variance from Section 608.4.A.1 of the Zoning Ordinance to install building signage totaling +/-480 sq. ft. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. **#ZB2020-23-VAR**

Documents:

[2020-08-03_ZBA_Item 4b_1 Interchange Dr.pdf](#)

C. 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. DELIBERATION - CONTINUED FROM JULY 20, 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**

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 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.

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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 29, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.