



**LEBANON PLANNING BOARD
REGULAR MEETING AGENDA
Monday, April 13, 2020
6:30pm
Remove Via Microsoft Teams
[LebanonNH.gov/Live](https://lebanonnh.gov/live)**

1. CALL TO ORDER:

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

2. NOTICE OF REGIONAL IMPACT:

3. CONTINUED APPLICATIONS - PUBLIC HEARINGS:

A. JOLIN SALAZAR-KISH, 8-10 & 14 BANK STREET (TAX MAP 92, LOTS 125 & 124), ZONED LD:

Request for Site Plan Review of a proposed 47-unit multi-family residential development to consist of one existing building and two new buildings on two lots to be merged, together with associated site improvements. **#PB2019-39-SPR – continued from March 9, 2020**

Documents:

[Plnbrd_Item 3a_Kish.pdf](#)

B. 21 AGUA STREET, LLC; 21 WATER ST (TAX MAP 91, LOT 257), ZONED LD:

Request for Site Plan Review to convert an office space to three apartments within an existing building. **#PB2020-08-SPR – continued from March 9, 2020**

Documents:

[Plnbrd_Item 3b_21 Agua St.pdf](#)

4. NEW APPLICATIONS - COMPLETENESS REVIEW ONLY:

A. SAXON PARTNERS (APPLICANT) AND ALFRED P. & LORALEE S. WEST (PROPERTY OWNERS), 343 MOUNT SUPPORT ROAD (TAX MAP 24, LOT 1), ZONED R-1 & RL-3:

Request for Site Plan Review to construct a proposed multi-family complex consisting of 250 dwelling units, together with parking, utilities, landscaping, access, and other related site improvements. **#PB2020-11-SPR – completeness review only on 4/13/2020, public hearing to commence on 5/11/2020**

Documents:

[Plnbrd_Item 4a_Saxon.pdf](#)

5. **APPLICATIONS DEEMED COMPLETE - PUBLIC HEARINGS:**

A. **TRUSTEES OF DARTMOUTH COLLEGE (PROPERTY OWNER) AND MICHAELS STUDENT LIVING, LLC (APPLICANT); 401 MOUNT SUPPORT ROAD (TAX MAP 24, LOT 2), ZONED R-1, R-3 AND RL-3:**

Request to construct a multi-family complex consisting of 309 units in four buildings, with associated access, parking, and other improvements.

#PB2020-07-SPR

Documents:

[Plnbrd_Item 5a_401 Mt Support.pdf](#)

6. **NEW APPLICATIONS - COMPLETENESS REVIEW AND PUBLIC HEARINGS:**

A. **BETTIS FAMILY REVOCABLE TRUST, 407 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 112, LOT 1), ZONED RL-2 & RL-3:**

Request for a two-lot Minor Subdivision of an existing +/-10.2 acre parcel.

#PB2020-10-MIN

Documents:

[Plnbrd_Item 6a_Bettis.pdf](#)

B. **ADIMAB, LLC AND THE HITCHCOCK CLINIC; 7 LUCENT DRIVE (TAX MAP 10, LOT 11, PLOT 2600 AND 0 NH ROUTE 120 (TAX MAP 10, LOT 10), ZONED IND-L:**

Request for a Boundary Line Adjustment. **#PB2020-12-BLA**

Documents:

[Plnbrd_Item 6b_Adimab_.Pdf](#)

C. **CITY OF LEBANON, 370 PLAINFIELD ROAD (TAX MAP 157, LOT 3), ZONED IND-H:**

Request for Site Plan Review and a Conditional Use Permit per Section 612.3 of the Zoning Ordinance to install a bio-gas energy system together with associated site improvements. **#PB2020-13-SPRCUP** (NOTE: The Site Plan Review component of this application will be reviewed as a Governmental Land Use pursuant to NH RSA 674:54.)

Documents:

[Plnbrd_Item 6c_City.pdf](#)

D. **NOTE:**

At the meeting, the Planning Board will first consider the completeness of each application listed under agenda item 6. If the application is found to be complete enough to accept jurisdiction, the Board may then open the public hearing.

7. **OTHER BUSINESS:**

8. APPROVAL OF MINUTES:

A. MARCH 9, 2020

Documents:

[Plnbrd_Item 8a_2020-03-09 Mins.pdf](#)

9. ADJOURNMENT:

MEETING LOCATION: 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. Please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live) for full details.

To accommodate abutters and other interested parties who are unable to participate in the on-line meeting, please note it is anticipated that decisions on the applications scheduled for public hearings on April 13th will be postponed to a future meeting of the Planning Board in order to allow an opportunity for additional public input. Future meeting dates will be determined and announced during the April 13th meeting. Any additional public input should be sent to planning@lebanonnh.gov prior to the meeting date at which consideration of the application will resume. For additional information, please call the Planning & Development Department at 603-448-1457.

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 applications 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 April 7, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.