



**LEBANON ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING AGENDA
Remote Via Microsoft Teams**
LebanonNH.gov/Live
**Tuesday, May 19, 2020
7:00pm**

1. CALL TO ORDER:

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

2. PUBLIC HEARING

A. JEROME YAROSHEVICH, 328 POVERTY LANE (TAX MAP 188, LOT 47), ZONED RL-1:

The subject property is improved with a one-family dwelling, partly located within the 100 ft. high-value wetland buffer established by Article IV, Section 401.2.B of the Zoning Ordinance. Applicant proposes to replace an existing 9 ½ ft. x 12 ½ ft. attached sunroom with a new 16' x 16' attached sunroom, resulting in +/-95 additional sq. ft. within the wetland buffer. In order to construct the new sunroom, the applicant requests a Special Exception pursuant to Section 401.5. **#ZB2020-11-SE**

Documents:

[2020-05-19_ZBA_Item 2a_328 Poverty Ln.pdf](#)

B. 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.

3. DELIBERATION - CONTINUED FROM MAY 4, 2020

A. ADIMAB, LLC AND THE HITCHCOCK CLINIC; 7 LUCENT DRIVE (TAX MAP 10, LOT 11-2600) AND 0 NH ROUTE 120 (TAX MAP 10, LOT 10), ZONED IND-L AND GC-1:

Applicants propose a 27,300 sq. ft. expansion to an existing building, a new parking lot, and other associated site improvements. In connection with the proposed construction, applicants request a Special Exception pursuant to Article IV, Section 401.5 ("Wetlands Conservation District") of the Zoning Ordinance to allow permanent wetland impacts of +/-7,395 sq. ft., and temporary wetland impacts of +/-351 sq. ft. **#ZB2020-10-SE**

4. STAFF COMMENTS:

5. 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 Department 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 a decision on the application under Agenda item 2.A will be postponed until a subsequent meeting of the Zoning Board of Adjustment, which will be determined and announced at the May 19th meeting, in order to allow 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.

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 May 14, 2020 at <https://lebanonnh.gov/agendacenter>.

THE ORDER OF AGENDA ITEMS IS SUBJECT TO CHANGE.