

AGENDA
PLANNING BOARD
JULY 16, 2019

AGENDA ITEM #2
APPROVAL OF MINUTES

JUNE 26, 2019

DRAFT

**CITY OF LEBANON
PLANNING BOARD
MINUTES
Special Meeting - Site Walk
Wednesday, June 26, 2019
5 Oak Ridge Road, West Lebanon
5:30 PM**

MEMBERS PRESENT: Chair Bruce Garland, Vice-Chair Matt Hall, Kathie Romano, Joan Monroe, Laurel Stavis, Sarah Welsch, Gregory Schwarz

MEMBERS ABSENT: Karen Zook (City Council), Matt Cole (Alternate)

STAFF PRESENT: Director of Planning and Zoning David Brooks, Senior Planner Tim Corwin

1. CALL TO ORDER

Chair Garland called the meeting to order at 5:32 pm.

2. SITE WALK

- A. **BASIC HOLDINGS, LLC, 5 & 11 OAK RIDGE ROAD, (Tax Map 4, Lots 5 & 6), zoned R-3:** Request for Preliminary Review of a Major Subdivision for a proposed Planned Unit Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance, containing 21 residential units together with related site improvements and amenities. **#PB2019-03-PMAJ**

Jeff Shapiro of Basic Holdings, LLC and Rod Finley of Pathways Consulting were present to lead the site walk. The Board received the proposed PURD Layout Plan for the project, which included the field location of stakes identifying the centerline of the proposed roadway, the corners of five proposed units, and the location of the proposed community gardens. Mr. Finley reviewed the Plan with the Board to establish the proposed route of the site walk. Ms. Welsch and Ms. Stavis did not participate in the site walk.

Starting from the location at which the proposed new roadway intersects Oak Ridge Road, the Board generally followed the centerline of the roadway toward the southwesterly corner of the turnaround. Along the way, the Board took note of the locations of a proposed duplex unit west of the roadway and a single-family unit east of the roadway and their respective locations relative to the abutting parcels to the west (n/f Swenson) and east (n/f Wheeler Office Park, LLC). A question was asked about the location of proposed drainage areas for the project. Mr. Finley noted that since the site generally slopes downward from west to east, the project proposed to collect stormwater along the easterly boundary for infiltration and/or slow release. As a result, more clearing and site work was anticipated along the easterly property boundary than along the westerly boundaries.

From the southwesterly corner of the turnaround, the Board took note of the location of a proposed single-family unit, the proposed community gardens, and their proximity to the abutting property (n/f Coffey). It was noted during the site walk that the location and configuration of the community gardens could be modified.

The Board then proceeded around the centerline of the turnaround area in a clockwise direction. Along the westerly side of the turnaround area, the Board took note of the location of another proposed single-family unit and its proximity to the abutting properties to the west (n/f Digilio and Friedman).

The Board then followed the centerline stakes back to the starting point at which time Ms. Welsch and Ms. Stavis joined the remaining Board members.

3. OTHER BUSINESS:

None

4. OPEN DISCUSSION:

None

5. ADJOURNMENT.

Vice-Chair Hall moved that the Board adjourn. The motion was seconded by Mr. Schwarz. The vote on the motion was unanimous in favor.

The meeting was adjourned at 6:52 pm.

Respectfully submitted,

David Brooks
Director of Planning and Zoning