

**AGENDA  
PLANNING BOARD  
JULY 22, 2019**

**AGENDA ITEM #2  
APPROVAL OF MINUTES**

**JUNE 24, 2019**

DRAFT

**LEBANON PLANNING BOARD  
PLANNING SESSION AGENDA  
Council Chambers, City Hall  
Monday, June 24, 2019  
6:30pm**

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**MEMBERS PRESENT:** Bruce Garland (Chair), Matthew Hall (Vice Chair), Gregory Schwarz, Sarah Welsch, Kathie Romano, Joan Monroe, Laurel Stavis, Karen Zook (Council Representative)

**MEMBERS ABSENT:** Jim Winny (Alt. Council Representative) and Matthew Cole (Alt.)

**STAFF PRESENT:** David Brooks (Planning and Development Director)

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1  
2 **1. CALL TO ORDER:** Chair Garland called the meeting to order at 6:30 p.m.

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4 **2. APPROVAL OF MINUTES: MAY 28, 2019**

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6 Amendments: Page 1, Lines 21-22, delete, "...and requested the Board to only give their comments."  
7 Page 2, Line 3, to read, "...the location of the State jurisdiction on the..."; Line 15, to read, "...and was  
8 not reviewed..."; Line 32, to read, "...what it would look like..."; Lines 43-44, to read, "...how long that  
9 temporary parking would be in existence." Page 3, Line 34, to read, "...where Mr. Clem came back...";  
10 Lines 37-39, to read, "...drawings now is based on the fact that the upfront costs are very site-specific and  
11 he is currently going through the planning and engineering process." Page 4, Line 10, to read, "...duration  
12 of temporary parking would be." Page 6, Line 13, replace "VACANT" with "B. Garland/L.Stavis).

13  
14 *A MOTION by Matthew Hall to approve the Minutes of May 28, 2019, as amended. Seconded by Sarah*  
15 *Welsch.*

16  
17 *\*The MOTION was approved (8-0).*

18  
19 **3. PUBLIC HEARINGS:**

20  
21 Matthew Hall recused himself for this hearing.

22  
23 **LIBERTY UTILITIES:** Request for scheduled vegetation management on Poverty Lane (between  
24 #17 and #53 Poverty Lane), Stevens Road, and Sunset Rock Road pursuant to City Code Chapter 134  
25 - Scenic Roads. #PB2019-12-SCR

26  
27 Heather Green, ISA Certified Arborist, is the Vegetation and Inspections Manager for Liberty Utilities  
28 and provided background information for the request. She was accompanied by Kelly Hoffinan of  
29 Environmental Consulting, Inc. Ms. Green described the 4-year cycle used for vegetation management.  
30 The goal is to identify what trees are clear and what are an issue on the lines. There are also some that are  
31 outside the corridor but at risk. She provided the criteria for pruning, removals, vine removals and  
32 immature trees.

33  
34 Mr. Brooks stated that the process is routine.

35  
36 Ms. Welsch expressed concern over the amount of clearing. Ms. Green said this request is only for scenic  
37 roads, which require permission to work on those roads.

1  
2 Ms. Stavis asked if it included any heritage trees. Ms. Green replied that she doesn't know, but they do  
3 not remove any trees unless it is necessary.

4  
5 **Chair Garland opened the Public Hearing.** As there were no comments, the hearing was closed.  
6

7  
8 **MOTION TO APPROVE THE APPLICATION:**

9 **Date:** June 24, 2019

10  
11 Sarah Welsch moved that the Lebanon Planning Board **APPROVE** the request of **LIBERTY**  
12 **UTILITIES** for approval to perform scheduled vegetation management for the safety and  
13 reliability of Liberty Utilities' electric distribution system along Poverty Lane (between #17 and  
14 #53, Stevens Road, and Sunset Rock Road, designated scenic roads, as described in application  
15 materials prepared by Heather Green, ISA Certified Arborist for Liberty Utilities, dated June 5,  
16 2019.

17  
18 **The motion was seconded by Laurel Stavis. The motion was approved (7-0).**

19  
20 Mr. Hall returned.

21  
22 **4. CONCEPTUAL DISCUSSION:**

23  
24 **A. BRAVERMAN COMPANY, LLC (APPLICANT) AND SYLVIA LAHAYE (PROPERTY**  
25 **OWNER), 402 MOUNT SUPPORT ROAD (TAX MAP 24, LOT 9), ZONED R-1:**

26 Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed multi-family  
27 development consisting of two (2) buildings and a total of 95-100 dwelling units. #PB2019-15-CON

28  
29 Ken Braverman, President of Braverman Company in Burlington VT gave an overview of the project for  
30 402 Mount Support Road, which includes two buildings or approximately 50 units each. The Board  
31 discussed a number of general issues regarding the type of residents, affordability and the makeup of size  
32 for the rental units.

33  
34 **B. MASCOMA LAKE FARM, 571 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 56,**  
35 **LOT 3), ZONED RL-1, RL-2 & RL-3:**

36 Conceptual review per Section 7.3 of the Subdivision Regulations to convert a previously-approved major  
37 subdivision to a three (3) lot minor subdivision. #PB2019-16-CON

38  
39 Dan Nash of Advanced Geomatics and Design spoke representing the project, which was originally  
40 approved for a major subdivision. He stated that the owners do not want to pursue that project and are  
41 now planning a 3-lot subdivision. Mr. Brooks noted that it would be considered a new project. One Board  
42 member provided the applicant with information regarding the potential historical significance of the  
43 house on lot 2.

44  
45 **C. JAMES W. CAMPION IV TRUST, 0 ETNA ROAD (TAX MAP 26, LOT 17), ZONED**  
46 **IND-L & RL-3:**

47  
48 Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed Industrial Planned  
49 Unit Development (PUD) consisting of seven (7) industrial pad sites and two (2) multi-family buildings  
50 containing a total of 250 dwelling units. #PB2019-17-CON

1 Jay Campion, representing James W. Campion IV Trust, and Dan Nash of Advanced Geomatics and  
2 Design, appeared to present the project. The Board had a number of questions, including how the project  
3 will deal with wetlands and drainage.

4  
5 **D. 195 MECHANIC STREET, LLC, 195 MECHANIC STREET (TAX MAP 105, LOT 114),**  
6 **ZONED GC:**

7  
8 Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed redevelopment of  
9 the property for a 34,600 sq. ft. mixed-use building containing 4,000 sq. ft. of commercial space and 25-  
10 30 dwelling units. #PB2019-18-CON

11  
12 Ed Kerrigan, property owner, appeared with Randall Mudge and Jeremy Greeley of Randall T. Mudge &  
13 Associates, to discuss the project. The Board had a number of questions, many of which focused on the  
14 proximity of the site to the Mascoma River. It was noted that the site is considerably nonconforming, and  
15 that new plans would address this situation.

16  
17 **5. STUDY ITEMS:**

18  
19 **A. DISCUSSION RE:** Urban Services District project and Planning Board review of the build-out  
20 analysis assumptions.

21  
22 Planning & Development Director David Brooks provided the Board members with a memorandum dated  
23 June 14, 2019 describing the Urban Services District concept and referencing recommendations  
24 mentioned throughout the Master Plan. Several actual districts were referenced in the memorandum as  
25 examples.

26  
27 Meghan Butts, GIS Technician and Planner with UVLSRPC, attended to explain the build-out analysis. It  
28 is a tool, but all will happen at the Staff level. Working with the IMA with Hanover, Ms. Butts would  
29 calculate the build-outs separately and then combine them. It would be based on all of the specifics using  
30 the maximum based on zoning.

31  
32 *A MOTION by Matthew Hall to extend the meeting. Seconded by Joan Monroe.*  
33 *\*The MOTION was approved (8-0).*

34  
35 The Board had a long discussion regarding what parameter should be set for calculating the build out.  
36 Should it assume a 100% build out, or something less? The Board recognized that whatever the  
37 calculations produce, people using that information would still need to make their own judgments as over  
38 what period of time the build out would occur, and whether other events might impact the final build out.  
39 Given these imponderables, the consensus of the Board was that the model should be run based on a  
40 100% build out.

41  
42 Kathie Romano and Laurel Stavis left the meeting at 9:40 p.m.

43  
44 **B. CIP:** Final review of CIP scoring criteria and review process before CIP subcommittee starts.

45  
46 Mr. Brooks provided the Board with a memorandum outlining the CIP review process and a detailed list  
47 of the project evaluation criteria. There are 25 projects, which will take approximately two days to  
48 evaluate. A schedule for the project review was also provided. They are scheduled for Monday, July 15  
49 and Wednesday, July 17 from 5:30 – 8:00 p.m. If they need additional time, they could possibly meet  
50 Thursday, July 18 from 5:30 – 7:00 p.m.

51

1 **6. COMMITTEE REPORTS:**

2  
3 No Board member had any report

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5 **7. OTHER BUSINESS:**

6  
7 Mr. Brooks informed the Board that the Town of Cornish is putting up a cell tower on the Route 120 side  
8 of town. It would not be visible from any site in Lebanon. There will be an information session July 18 at  
9 7 p.m.

10  
11 **8. OPEN DISCUSSION: None**

12  
13 **9. ADJOURNMENT**

14  
15 *A MOTION by Matthew Hall to adjourn the meeting. Seconded by Gregory Schwarz.*

16 *\*The MOTION was approved (6-0)*

17  
18 The meeting was adjourned at 9:54 pm.

19  
20 Respectfully submitted,

21 Holly Howes

22 Recording Secretary