

**AGENDA
PLANNING BOARD
AUGUST 12, 2019**

**AGENDA ITEM #2B
APPROVAL OF MINUTES**

JULY 16, 2019

DRAFT

**LEBANON PLANNING BOARD-SPECIAL MEETING
TUESDAY, JULY 16, 2019
COUNCIL CHAMBERS, CITY HALL
6:30PM**

MEMBERS PRESENT: Bruce Garland (Chair), Matthew Hall (Vice-Chair), Gregory Schwarz, Sarah Welsch, Kathie Romano, Joan Monroe, Laurel Stavis, and Matthew Cole

MEMBERS ABSENT: Karen Zook (Council Representative), Jim Winny (Alt. Council Representative)

STAFF PRESENT: David Brooks (Planning and Development Director), Tim Corwin (Senior Planner), Christina Hall (City Engineer)

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

2
3 Chair Garland welcomed Mr. Cole as a full member of the Lebanon Planning Board.

4
5 **2. APPROVAL OF MINUTES: June 26, 2019**

6
7 *A MOTION by Matthew Hall to approve the June 26, 2019 Planning Board Minutes. Seconded by*

8 *Gregory Schwarz .*

9 **The MOTION passed (8,0).*

10
11 **3. PUBLIC HEARINGS - Continued from June 10, 2019 and June 26, 2019**

12
13 **A. BASIC HOLDINGS LLC, 5 & 11 OAK RIDGE ROAD, (Tax Map 4, Lots 5 & 6), zoned**
14 **R-3:** Request for Preliminary Review of a Major Subdivision for a proposed Planned Unit
15 Residential Development (PURD) pursuant to Section 501.2 of the Zoning Ordinance,
16 containing 21 residential units together with related site improvements and amenities.
17 **#PB2019-03-PMAJ**

18
19 Jeffrey Shapiro, property owner; Rod Finley of Pathways Consulting; and Attorney Nate Stearns
20 appeared on behalf of the request.

21
22 Chair Garland invited observations from the site walk on June 26, 2019. Ms. Monroe noted that the
23 southwest corner dropped off very suddenly, and Mr. Finley said if one followed in that direction, they
24 would come out at Quail Hollow. Mr. Finley added that this property is the most developable property he
25 has worked on.

26
27 Atty. Stearns requested that the public limit comments to the project sections that are being discussed this
28 evening. Chair Garland stated that the Board would be giving priority to getting through the agenda and
29 hearing later from the public as time allows.

30
31 Mr. Finley recapped the meeting progress to date, noting that the topics for this meeting involve the
32 PURD and PUD regulations. With regard to the 501.2 PURD requirements, Mr. Finley discussed the way
33 the development plan meets several of those objectives, which are outlined in the Staff Memorandum in
34 the meeting packet.

35

1 Mr. Corwin noted that they have not had the project overview. Mr. Finley discussed the project referring
2 to the projected image of the project site and plan, which includes two-family and single-family rental
3 units. Mr. Shapiro would be responsible for all aspects of property maintenance except trash.
4

5 Mr. Finley stated that the property was laid out based upon 501.1 PUD Requirements. He explained the
6 determination of density. Mr. Shapiro stated that the plan is to create something different with single
7 family rental housing. In terms of impact, the Staff Memorandum notes that the plan doesn't fully
8 address abutters, sufficiency of parking, and the effect on solid waste disposal. Mr. Finley is to consult
9 with Marc Morgan at the Lebanon Solid Waste Facility.
10

11 Among the areas of impact discussed were wastewater, stormwater management, school impact, snow
12 storage, open space, roads, and sidewalks. Mr. Finley noted that solar panels would be installed on each
13 roof to offset utility costs. The plan also includes adequate fire protection and the use of municipal water
14 and sewer. Fiscal impact was also discussed, with fair market value of approximately \$280K per unit for
15 taxation. Mr. Epstein stated that the units would not be sold.
16

17 Chair Garland and the Board members discussed the required 50% open space of approximately 2.5 acres,
18 which is broken up around the project site. Ms. Hall noted that the plans do not reflect the actual survey,
19 and there will need to be changes to the design. Mr. Finley stated that he is reworking the plan to meet as
20 many benefits as possible. The Board members also discussed a number of aspects of the physical
21 property including recreational space, safety around the stormwater pond, and the limited amount of
22 personal space around each unit. Ms. Monroe inquired about the necessity of owners' covenants, and Mr.
23 Brooks stated those would be required per City policy.
24

25 Mr. Corwin said they would need to schedule another meeting to address the next set of regulations.
26

27 **Chair Garland opened the Public Hearing.** He reminded the public to stay within what was discussed
28 tonight.
29

30 Steve Arcone, Ph.D., of 40 Oak Ridge Road and a geophysicist and stormwater specialist, presented a
31 slide presentation to explain potential issues caused by stormwater drainage in the building site area.
32 Printed copies of the slides are available in the meeting packet.
33

34 Eleanor Coffey, an abutter to the site, showed her septic system location and expressed concerns
35 regarding further erosion in the area.
36

37 Rand Swenson, an abutter on the West side of the property, expressed concern over the amount of
38 parking, since the units may be occupied by three or four Dartmouth College students. He also noted that
39 pedestrians and bicyclists could have difficulty from increased traffic in the area.
40

41 John Walsh, a Pinewood Village resident, explained that the proposed development is not comparable to
42 Pinewood Village, which is owner-occupied and spread over eight plus acres. He agreed with Dr. Arcone
43 concerning the potential for flooding.
44

45 Marjorie Swenson, an abutter on the West side of the property, expressed concern over the negative
46 impact that a new residential development in the area would have on wildlife.
47

48 Brian Real, a resident on Oak Ridge Road, expressed his view that the the majority of area residents are in
49 opposition to the project. He stated that the density of the project could create environmental issues and
50 change the character of the neighborhood.
51

52 Mrs. Coffey agreed with Mr. Real regarding the density of the project and the impact on the
53 neighborhood. She expressed concern over the fact that there would be only one way in and out of the
54 project. She believes there is also a lack of space for young children to play safely.

1
2 Elizabeth Bengston of 52 Oak Ridge Road spoke regarding the parking situation, stating that the units
3 will attract students making it less desirable for families and retirees. She suggested there would be more
4 cars, noise, and lights.

5
6 Larry Kelly of 25 Wildwood Drive noted that the traffic study submitted by RSG says there is no need for
7 a full traffic study. Chair Garland stated that the topic would be discussed at another meeting.

8
9 Lorraine Kelly of 25 Wildwood Drive stated that in addition to deer, she regularly sees fox, bears,
10 turkeys, possum, and moose in the area.

11
12 **Chair Garland closed the Public Hearing.**

13
14 Mr. Brooks asked how long it would take to line up RSG. Mr. Shapiro replied that it would take two
15 weeks. The Board members and applicants agreed that Wednesday, July 31, 2019 at 5:30 PM would be
16 the date for the RSG meeting and further discussion. Mr. Shapiro asked when members of the public
17 could attend to speak in favor of the project. Mr. Corwin noted that they made significant headway at this
18 meeting, and the public could speak on all aspects of the project at future meetings.

19
20 ***A MOTION by Matthew Cole to continue the hearing of BASIC HOLDINGS LLC, 5 & 11 OAK RIDGE***
21 ***ROAD to July 31, 2019, at 5:30 p.m. Seconded by Matthew Hall.***
22 ****The MOTION was approved (8,0).***

23
24 **4. ADJOURNMENT:**

25
26 ***A MOTION by Matthew Hall to adjourn the meeting. Seconded by Laurel Stavis.***
27 ****The MOTION passed (8,0).***

28
29 The meeting was adjourned at 8:48 PM.

30
31 Respectfully submitted,
32 Holly Howes
33 Recording Secretary
34