

**AGENDA
PLANNING BOARD
MARCH 9, 2020**

**AGENDA ITEM #7A
APPROVAL OF MINUTES**

FEBRUARY 10, 2020

DRAFT

LEBANON PLANNING BOARD
MONDAY, FEBRUARY 10, 2020
20 WEST PARK STREET, LEBANON, NH
3RD FLOOR - ROOM 386
6:30 PM

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

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

STAFF PRESENT: David Brooks (Planning Director)

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

3
4 **2. NOTICE OF REGIONAL IMPACT**

5 The following applications were received by the Planning Department on or before February 10, 2020:

6
7 **CITY OF LEBANON, BETHANY TRUPELL & CHAD GIBBS, AND PAUL TEPLITZ & LAURA**
8 **OSTAPENKO; 0, 260 & 268 HANOVER STREET EXT (Tax Map 49, Lots 18, 19 & 20), zoned R-**
9 **1:** Request for approval of a Boundary Line Adjustment to convert 3 parcels into 2 parcels by splitting
10 and merging a portion of a City-owned lot with each of the adjoining lots. #PB2020-05-BLA

11
12 **WILDER RIDGE ESTATES, LLC; 0 EAST WILDER RD, (Tax Map 7, Lots 9 & 10), zoned R-3:**
13 Request for approval of a Boundary Line Adjustment. #PB2020-06-BLA

14
15 **TRUSTEES OF DARTMOUTH COLLEGE (Property Owner) and MICHAELS STUDENT**
16 **LIVING, LLC (Applicant); 401 MOUNT SUPPORT ROAD (Tax Map 24, Lot 2), zoned R-1, R-3**
17 **and RL-3:** Request to construct a multi-family complex consisting of 309 units in four buildings, with
18 associated access, parking, and other improvements. #PB2020-07-SPR

19
20 **21 AGUA STREET, LLC; 21 WATER ST (Tax Map 91, Lot 257), zoned LDD:** Request for Site Plan
21 Review to convert an office space to three apartments within an existing building. #PB2020-08-SPR

22
23 **TACKLE PARTNERS, LLC; 37 SPENCER ST (Tax Map 78, Lot 5), zoned LDD:** Request for an
24 Amendment to an approved Site Plan to renovate existing warehouse space to create 14 additional
25 residential units for a total of 25 units in the building. #PB2020-09-SPA

26
27 *A Motion by Matthew Hall that the TRUSTEES OF DARTMOUTH COLLEGE (Property Owner) and*
28 *MICHAELS STUDENT LIVING, LLC (Applicant); 401 MOUNT SUPPORT ROAD application has*
29 *potential for regional impact.*

30 *Seconded by Sarah Welsch.*

31 *The vote on the motion was 8-0.*

32
33 Chair Garland inquired about scheduling, but Mr. Brooks stated that they were all received today.

34
35 Chair Garland asked for clarification of certain subdivision requirements. Mr. Brooks stated that the
36 City's definition mirrors the State's definition and has been interpreted that way since 2000. The City
37 could use a different definition or provide an exception, and the Development Regulations Update

1 subcommittee could consider it.

2
3 Several Board members commented on flood plain regulations and changes to State RSA's. Mr. Brooks
4 stated that additional training could be provided. Mr. Brooks stated that the next Office of Strategic
5 Initiatives (OSI) training would Saturday, May 30, from 8am-4pm in Concord. The City would pay for
6 registration and mileage, and it includes lunch. The training is targeted toward planning and zoning, and it
7 sold out last year. Any interested Board members need to register as soon as possible individually and
8 choose "Bill Municipality" for payment.

9
10 Mr. Brooks noted that the Planning Office receives the State RSA books, which include changes, but it is
11 easier to search for specific topics online. PlanLink is still available, and Board members can subscribe. It
12 allows members to see what other communities do.

13
14 **3. CONTINUED APPLICATIONS – Public Hearings:** none

15
16 **4. APPLICATIONS DEEMED COMPLETE – Public Hearings:**

17
18 **JOLIN SALAZAR-KISH, 8-10 & 14 BANK STREET (Tax Map 92, Lots 125 & 124),**
19 **zoned CBD:** Request for Site Plan Review of a proposed 47-unit multi-family
20 residential development to consist of one existing building and two new buildings on
21 two lots to be merged, together with associated site improvements. #PB2019-39-
22 **SPR**

23
24 Mr. Brooks reported that the applicant requested a continuation to the March 9 meeting. They are waiting
25 for soil samples and recently had a discussion with the City's building inspector that has resulted in
26 changes to the project and they are not ready for tonight.

27
28 **A MOTION by Sarah Welsch to continue the JOLIN SALAZAR-KISH, 8-10 & 14 BANK STREET**
29 **application to March 9, 2020.**

30 **Seconded by Gregory Schwarz.**

31 **The vote on the MOTION was 8-0.**

32
33
34 **5. NEW APPLICATIONS – Completeness Review and Public Hearings:** none

35
36 **6. OTHER BUSINESS:**

37
38 Mr. Brooks distributed copies of the amendments adopted by the Board at the January 27, 2020 meeting
39 and requested signatures of the members as required by statute.

40
41 Chair Garland reported on a site visit to Quail Hollow with the Connecticut River Joint Commission to
42 view a drainage culvert in need of being re-angled to reduce erosion before it goes into the Connecticut
43 River.

44
45 Chair Garland brought up the request by Jim Ward for a meeting with the Planning Board regarding the
46 conversion of the pedestrian bridge to vehicular use and proposed State work at Exit 18 and Route 120.
47 The Board members discussed the purpose and structure for such a meeting. Chair Garland asked for a
48 show of hands to indicate approval for inviting Mr. Ward. The result was 4 members in favor and 5
49 against.

50
51 The Board members had a brief discussion regarding the streamlining of meeting minutes. There was
52 general approval for the practice of summarizing Board members' discussion. This would apply to

1 conceptual and general discussions. Comments providing background on the voting on motions would be
2 more detailed. Those wanting more general detail would always have access to the audio recording of
3 each meeting.

4
5 Mr. Hall noted that he and his wife are expecting a child this summer, and he would not be able to
6 participate on the CIP subcommittee. Mr. Cole also expressed his inability to participate. Available
7 Board members were asked to consider participating in the meetings at the end of July. The discussion
8 would be continued at the February 24th work session.

9
10 **7. APPROVAL OF MINUTES:**

11
12 **A. January 13, 2020 Regular Meeting**

13
14 Page 9, line 11 (Item 1.d) to read, "...and remove note 12."

15
16 *Matthew Cole moved to approve the minutes of January 13, 2020 as amended.*

17 *Seconded by Laurel Stavis .*

18 **The vote on the MOTION was 8-0.*

19
20 Vice Chair Hall left the meeting at 7:45 pm

21
22 **8. ADJOURNMENT:**

23
24 *Matthew Cole moved to adjourn the meeting.*

25 *Seconded by Laurel Stavis.*

26 *The vote on the MOTION was 7-0.*

27
28 The meeting was adjourned at 7:55 PM.

29
30 Respectfully submitted,

31
32 Holly Howes

33 Recording Secretary