

FINAL

**LEBANON PLANNING BOARD
COUNCIL CHAMBERS, CITY HALL
MONDAY, April 8, 2019
6:30 PM**

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

MEMBERS ABSENT: Jim Winny (Alt. Council Representative)

STAFF PRESENT: David Brooks (Planning and Zoning Director), Tim Corwin (Zoning Administrator)

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

2. APPROVAL OF MINUTES: No minutes were reviewed.

3. NOTICE OF REGIONAL IMPACT

The following applications were received by the Planning Department on or before April 8, 2019:

CITY OF LEBANON/NEAL MAHUTTE & SOPHIA OUHILAL/ARLENE MACLEOD: Request for a Boundary Line Adjustment of lands for Sunset Rock Road/Hardy Hill Intersection-reconstruction. **#PB2018-15-BLA**

DANA SEGUIN, 4 SOUTH PARK STREET (Tax Map 92, Lot 8), zoned PB: Pursuant to Section 4.10 of the Site Plan Review Regulations, applicant requests an extension of the expiration date for an approved Site Plan (#PB015-02-SPA & #PB2018-14-SPA) for the reconstruction of an addition to the rear of the existing building for the creation of 4 additional dwelling units. **#PB2019-08-EXT**

STONECLIFF ANIMAL CLINIC (applicant) & 227 MECHANIC ST PROPERTIES, LLC (property owner), 227 MECHANIC STREET (Tax Map 105, Lot 117), zoned GC: Applicant requests a Conditional Use Permit per Section 305.2 of the Zoning Ordinance to expand the existing care and treatment of animals use into an adjacent space within the existing building. **#PB2019-09-CUP**

Planning Office recommends that none of these have the potential for Regional Impact.

*Mr. Schwarz so **MOVED** the Planning Office recommendations.*

Seconded by Ms. Welsch.

The Vote on the **MOTION was unanimous (9-0).*

The Chair changed the order of the meeting, addressing the New Public Hearings before the Continued Public Hearings.

4. COMPLETENESS REVIEW OF NEW APPLICATIONS

The Planning Department recommends that the application scheduled for Public Hearing tonight is complete enough to accept jurisdiction and to commence review. There are no Waivers or requests for

any of the submission requirements.

Mr. Hall MOVED that the Lebanon Planning Board finds the JUSTIN & VICTORIA CARVER request for a Boundary Line Adjustment of lands #PB2019-05-BLA is complete enough to accept jurisdiction and commence review. There are no waivers that have been requested for any of the submission requirements.

Seconded by Ms. Romano.

***The MOTION passed unanimously (9-0).**

5. PUBLIC HEARINGS NEW

A. JUSTIN & VICTORIA CARVER, 75 & 77 SLAYTON HILL ROAD (Tax Map 120, Lot 4 & Tax Map 119, Lot 46), zoned RL-2 & RL3: Request for a Boundary Line Adjustment of lands located at 75 & 77 Slayton Hill Road. #PB2019-05-BLA

Scott Sanborn Cardigan Mountain Land Surveys and Justin Carver, owner, appeared on behalf of the request. They are requesting that the boundary line be adjusted to establish 20.65 acres for lot 120-4 which has a small shop on it and 3.05 acres for lot 119-46 which has a residence on it. The Board approved a boundary line adjustment last year and the owner would like to reconfigure the lots so the residence will be located on the same lot where they will build a contractor's yard that was approved last year.

The Chair opened the Public Hearing. Hearing no comments from the public, the hearing was closed.

Ms. Monroe discussed the old Ticknor Road that is mentioned in the request. It is believed that the road was not thrown up. Planning Staff thought that this does not impact this decision as there will not be any changes to rights or road access and therefore won't be impacted by this decision but will check the records and update the status as needed to represent the road accurately.

Bruce Garland MOVED that the Lebanon Planning Board APPROVE the application of JUSTIN & VICTORIA CARVER for a Boundary Line Adjustment of lands located at 75 Slayton Hill Road (Tax Map 120, Lot 4), located in the RL-2 zone, and 77 Slayton Hill Road (Tax Map 119, Lot 46), located in the RL-2 & RL-3 zones, #PB2019-05-BLA, as shown on a plan titled "Proposed Minor Lot Line Adjustment for Justin Carver and Justin and Victoria Carver", prepared by Cardigan Mountain Land Surveys, LLC, dated March 11, 2019, last revised March 21, 2019, Project #18-4123,8246, including any and all submissions and testimony provided for and during the public hearing, with the following conditions:

1. Prior to the signing and recording of the final plat, the applicant shall provide two revised plans depicting the following revision, to the satisfaction of the Planning Department: "75 Slayton Hill Road" shall be added to the title block underneath "Property Location".
2. Prior to signing and recording of the final plat, the applicant shall provide to the City a draft copy of the deed of the land transfer for review to ensure the transfer will be completed properly for assessing and recording purposes.

3. Prior to the signing and recording of the final plat, the applicant shall provide a digital record drawing (Cad.dwg Format using NH State Plane Coordinate system).

The Motion was seconded by Matthew Hall

**The vote on the MOTION was unanimous (9-0).*

Bruce Garland MOVED that the Lebanon Planning Board authorizes the Chair to sign the plat for Justin and Victoria Carver, #PB2019-05-BLA.

The Motion was seconded by Sarah Welsch.

**The MOTION passed unanimously, (9-0).*

B. TWIN STATE SAND & GRAVEL CO, INC., C/O WARREN AMES, ELM STREET WEST (Tax Map 116, Lots 2 & 3), zoned IND-RA & R-3: Request for an extension of time in order to satisfy conditions-precedent and to record the subdivision plan for the Iron Horse development, a phased 13-lot Planned Business Park and Major Subdivision, originally approved on September 24, 2012 (#PB2011-31-FMAJ). #PB2019-06-EXT ****POSTPONED BY APPLICANT UNTIL 5/13/19****

C. TWIN STATE SAND & GRAVEL CO, INC., C/O WARREN AMES, ELM STREET WEST (Tax Map 116, Lots 2 & 3), zoned IND-RA & R-3: Request for an extension of time in order to obtain building permits for the Iron Horse Industrial Planned Unit Development, originally approved on April 22, 2013 (#PB2011-32-SPR), which consists of the ten (10) Industrial Sector lots within the Iron Horse Planned Business Park. #PB2019-07-EXT ****POSTPONED BY APPLICANT UNTIL 5/13/19****

6. PUBLIC HEARINGS – Continued from 1/14/19

- A. XYZ DAIRY, LLC** – Amendment to previous Subdivision and Site Plan Approvals for the River Park phased development project located at 167-197 North Main Street, Tax Map 44, Lots 3, 7, and 21-30, and Tax Map 58, Lots 27, and 89-99, West Lebanon, NH, in the R3 IND-L and CBD zones. #PB2018-34-SPA. ****POSTPONED BY APPLICANT UNTIL 5/13/19****

The Board asked for clarification regarding how the motion was written. There are new members who are not familiar with the number of amendments and adjustments that have been made by this applicant pertaining to this property. Staff made note of the Boards factual questions in order to be able to answer the questions during the hearing. They specifically did not address any questions that the applicant should be present to hear. Staff will also work on a summary of the history of amendments and requests pertaining to this application which have come before the Board.

Chair Davio MOVED that the XYZ Dairy, LLC be continued to the May 13, 2019 at 6:30 PM in the Council Chambers. Seconded by Mr. Garland.

**The MOTION passed unanimously, (9-0).*

7. STUDY ITEMS

8. OTHER BUSINESS

A. Nomination of representative(s) to Upper Valley Lake Sunapee Regional Planning Commission.

Mr. Hall nominated Mr. Garland to take a seat at the Upper Valley Lake Sunapee Regional Planning Commission. Seconded by Mr. Schwarz. The nomination passed 7-0-2.

Ms. Welsch nominated Ms. Davis to be a member of the Upper Valley Lake Sunapee Regional Planning Commission. Seconded by Mr. Garland. The nomination passed 7-0-2.

Mr. Brooks said they are also looking for a member of the Planning Board to participate on the Pedestrian/Bicycle Advisory Committee. They meet the first Tuesday of the month at 7:00 PM.

9. OPEN DISCUSSION

The members discussed the charrette that is planned for West Lebanon.

10. ADJOURNMENT

Mr. Hall MOVED to adjourn the meeting.

Seconded by Ms. Stavis.

**The MOTION passed (9-0).*

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Linda Billings
Recording Secretary