

FINAL

MINUTES
PLANNING BOARD DEVELOPMENT REGULATIONS SUBCOMMITTEE
Friday, June 19, 2020 – 12:30pm
REMOTE VIA MICROSOFT TEAMS
LebanonNH.gov/Live

Members Present: Matthew Hall (Chair), Joan Monroe, Tom Martz, Kathie Romano
Staff present: Rebecca Owens (Associate Planner), David Brooks (Planning Director)
Others present: Clifton Below (City Councilor)

1. CALL TO ORDER:

Chair Hall called the meeting to order at 12:30 pm.

A. Review of meeting procedures and NH RSA 91-A “Right-to-Know” requirements.

Ms. Owens reviewed the requirements for remote meetings, including noting that all votes must be roll call votes and asked participants to identify themselves prior to asking questions or making comments.

Chair Hall conducted attendance by roll call vote.

Councilor Below asked to get on an upcoming agenda of the Development Regulations Subcommittee to present a proposed amendment to the Site Plan Review Regulations to require that all outdoor lighting be 3000K or warmer for correlated color temperature.

2. APPROVAL OF MINUTES:

A. May 8, 2020

P2, L23 – change ‘as’ to ‘asked’

B. May 22, 2020

P1, L31 – change ‘April 2’ to ‘April 24’; P1, L51 – change ‘May 22’ to ‘May 8’; P2, L15 – add ‘to’ after ‘apply’; P2, L50 – change ‘architectural’ to ‘architecture’ and remove ‘it’; P3, L8 – add ‘see the’ after can; P3, L9 – correct spelling of ‘porches’

C. June 5, 2020

No comments.

***A Motion by Ms. Monroe to approve the minutes of May 8, May 22, and June 5.
Seconded by Mr. Martz.***

Roll Call Vote:

*Members voting in favor included: Mr. Hall, Ms. Monroe, Ms. Romano, and Mr. Martz.
The vote on the Motion was unanimous (4-0). The Motion was approved.*

3. STUDY ITEMS:

Ms. Owens addressed questions about the process for adopting new regulations and when they become enforceable. Ms. Romano noted that various projects are being reviewed under various revisions of the Board's regulations and it is important that the Board have copies of all of the applicable regulations.

Ms. Monroe expressed frustration that subcommittee was spending time reviewing ped/bike-related amendments and noted that the subcommittee and the full Board need to be working on other parts of the development regulations related to environmental protection and land use.

A. Review potential amendments to Site Plan Review Regulations relative to Pedestrian and Bicyclist improvements

Ms. Owens started reviewing proposed amendments to Section 6.5.E.2. Committee members expressed concern about the potential impact on certain uses. Ms. Romano suggested the language be applied only to the LD and CBD districts, but not to General Commercial and multi-family districts. Mr. Martz suggested that some of the recommendations should not be lost and may be appropriate for broader application. Mr. Hall suggested that perhaps this section should be a "should" instead of a "shall".

Ms. Owens reviewed proposed amendments to Section 6.5.E.3. Ms. Romano noted that many local paving companies do not supply porous pavement applications, so cost and availability could make this requirement difficult to comply with. She recommended that there be a minimum size project threshold to which this requirement applies rather than to every project subject to Site Plan Review. Committee members recommended that additional education and training on LID would be a good work session topic for the full Planning Board.

Ms. Monroe left the meeting at 1:31pm.

Ms. Owens reviewed proposed amendments to Section 6.5.E.5. Mr. Hall supported the proposed amendment and liked that it was permissive (may) rather than required. Ms. Romano asked for bus rapid transit station to be defined and whether there are any in Lebanon; Mr. Brooks indicated that it often incorporates rail. Mr. Brooks also recommended moving this section to the Zoning Ordinance, where other parking regulations are provided, as the Planning Board does not currently have the ability to change the parking minimum requirement and recommended consulting with zoning staff, Tim Corwin, to see if such criteria could be part of conditional use permit processes. Ms. Romano asked if there are organizations in Lebanon that have rideshares; staff responded that DHMC and Hypertherm do, among likely others. Ms. Romano asked for clarification about the definition of transit stations. Ms. Owens noted that (c) regarding rail or bus rapid transit could be removed if members feel it is not relevant to Lebanon, though she cited that there is an Amtrak station just over the river in White River Junction that is .5 miles walking distance.

Ms. Owens reviewed proposed amendments to Section 6.5.E.7 regarding potential incentives for preferred parking. Committee members expressed concern about providing preferential status for people who can afford certain vehicles and having so many designated spaces already for handicapped spaces and similar, that it increases the walking distance for people without qualified vehicles. Ms. Owens suggested a pared down version of the section to focus on electric vehicle charging capacity. Mr. Hall asked if saying "dedicated" rather than "preferred" parking would make sense and Ms. Romano agreed. Ms. Owens noted that in editing the section, consideration will be important as to what language

provides effective incentivization. Mr. Hall indicated concern about creating policy. Ms. Owens responded that the goals of such incentives are consistent with adopted City policy to support actions that facilitate cleaner air, reduced carbon emissions, reduced roadway congestion and similar goals. Ms. Romano suggested to not discourage EVs and charging spaces but to clarify what thresholds of developments would require them, such as if 100 or more parking spaces are planned, to then require installation or capacity for EV charging. Ms. Owens took note of the need to modify the text with a threshold. Mr. Martz said he likes the idea of having EV charging stations and recalled some examples in neighboring towns, especially in commercial areas, and thinks there is a role for incentivizing such features in developments to complement what is being done voluntarily by some businesses.

Ms. Owens reviewed proposed amendments to Section 6.5.E.10 and noted that the proposed permissive requirement for shared parking is associated to existing zoning requirements, and that it will be based on the project scale. Ms. Romano asked if it should be based on building size or parking requirements according to the use. Mr. Hall said he accepts this change as is.

Ms. Owens reviewed proposed amendments to bike parking requirements and recalled an informational supplement that was provided to members as a backgrounder regarding similar existing requirements in other NH municipalities. Committee members expressed concern about significant requirements applying to all development projects or just larger projects. There was also concern about requiring other facilities such as lockers. There was agreement to consider removing the smallest requirement for shower and changing facilities.

Mr. Hall commented on 6.5.H.8 and 6.5.H.9 should have additional specificity. He recommended more consolidation of requirements. Ms. Owens suggested that regulations could also incorporate references to guiding documents instead of spelling out every detail.

B. Discussion of process for identifying and reviewing other potential amendments to Development Regulations

There was no discussion.

4. ADJOURNMENT:

The Committee discussed holding its next meeting for Friday July 10th

***A Motion by Mr. Martz to adjourn the meeting.
Seconded by Ms. Romano***

Roll Call Vote:

*Members voting in favor included: Mr. Hall, Ms. Romano, and Mr. Martz.
The vote on the Motion was unanimous (3-0). The Motion was approved.*

The meeting was adjourned at 2:31 pm

Minutes recorded by Rebecca Owens.