

FINAL

**LEBANON PLANNING BOARD  
MONDAY, FEBRUARY 10, 2020  
20 WEST PARK STREET, LEBANON, NH  
3<sup>RD</sup> 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)

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

2. **NOTICE OF REGIONAL IMPACT**

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

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

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

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

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

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

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

*Seconded by Sarah Welsch.*

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

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

Chair Garland asked for clarification of certain subdivision requirements. Mr. Brooks stated that the City's definition mirrors the State's definition and has been interpreted that way since 2000. The City

could use a different definition or provide an exception, and the Development Regulations Update subcommittee could consider it.

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

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

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

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

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

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

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

**Seconded by Gregory Schwarz.**

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

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

**6. OTHER BUSINESS:**

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

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

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

The Board members had a brief discussion regarding the streamlining of meeting minutes. There was general approval for the practice of summarizing Board members' discussion. This would apply to conceptual and general discussions. Comments providing background on the voting on motions would be more detailed. Those wanting more general detail would always have access to the audio recording of each meeting.

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

**7. APPROVAL OF MINUTES:**

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

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

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

*Seconded by Laurel Stavis .*

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

Vice Chair Hall left the meeting at 7:45 pm

**8. ADJOURNMENT:**

*Matthew Cole moved to adjourn the meeting.*

*Seconded by Laurel Stavis.*

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

The meeting was adjourned at 7:55 PM.

Respectfully submitted,

Holly Howes  
Recording Secretary