



**LEBANON PLANNING BOARD
PLANNING SESSION AGENDA
Council Chambers, City Hall
Monday, November 25, 2019
6:30pm**

1. CALL TO ORDER:

2. CONTINUED APPLICATIONS - PUBLIC HEARINGS:

A. TACKLE PARTNERS, LLC, 37 SPENCER STREET (TAX MAP 78, LOT 5), ZONED CBD:

Request for Site Plan Review of a proposed conversion of 8,632 sq. ft. of existing commercial space within an existing building to a mixed-use multi-family and commercial building containing 11 studio apartments. **#PB2019-29-SPR**

Continued from November 12, 2019

Documents:

[Plnbrd_Item 2a_37 Spencer St.pdf](#)

3. STUDY ITEMS:

A. SITE PLAN REVIEW & SUBDIVISION REGULATIONS:

Discuss proposed amendments to development regulations necessitated by proposed changes to City Ordinances regarding the sewer and water allocation process and set date for public hearing.

Documents:

[Plnbrd_Item 3a_Site Plan_Subdivision Regs.pdf](#)

B. ZONING AMENDMENTS:

Review of proposed amendments to the Zoning Ordinance and Zoning Map.

Documents:

[Plnbrd_Item 3b_Zoning Amendments.pdf](#)

4. COMMITTEE REPORTS:

A. Planning Board Subcommittees:

- Planning Board Capital Improvement Program (M. Hall/S. Welsch/ B. Garland/M. Cole)

B. City Council Subcommittees:

- Class VI Roads Advisory Committee (J. Monroe)
- Lebanon Energy Advisory Committee (J. Monroe)

C. City Council Representative (K. Zook/ J. Winny)

D. Heritage Commission (G. Schwarz)

E. Pedestrian & Bicyclist Advisory Committee (K. Zook)

F. Upper Valley Lake Sunapee Regional Planning Commission (B. Garland/L. Stavis)

G. UV Sub-Committee of the Connecticut River Joint Commissions (B. Garland)

H. Upper Valley Transportation Management Association (S. Welsch)

I. Mascoma River Local Advisory Committee (K. Romano)

J. Steering Committee for the Implementation of the Master Plan (B. Garland/G. Schwarz/S.Welsch/J. Monroe)

K. Planning & Development Department – Task Status (D. Brooks/ M. Goodwin/T. Corwin/R. Owens)

5. APPROVAL OF MINUTES:

A. OCTOBER 28, 2019

Documents:

6. **OTHER BUSINESS:**

A. **REVIEW OF MINOR ALTERATION TO APPROVED SITE PLAN FOR 10 ALICE PECK DAY DRIVE (TAX MAP 90, LOT 59) (#PB2015-23-SPR)**

Documents:

Plnbrd_Item 6a_10 Alice Peck Day Dr.pdf

7. **ADJOURNMENT:**

Please note times indicated for agenda items are estimates and are for guidance purposes only. Agenda items are subject to presentation out of order due to removal of items or change in agenda sequence.

The public may appear in person or by agent or counsel and provide testimony stating the reasons why these requests should, or should not, be granted. **Any person with a hearing disability who wishes to attend this public meeting and needs the services of either a sign language interpreter or special equipment (FM system), please contact the Planning Office at 603-448-1457 at least 72 hours in advance so the City can make any necessary arrangements. All plans are available for review Monday-Friday from 8:00AM to 4:30PM at the City of Lebanon Planning Office, City Hall, 51 North Park Street, Lebanon. For more information about what is happening with these applications and in the City, please visit our website at www.lebanonnh.gov**