



**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Council Chambers, City Hall
Tuesday, September 3, 2019
7:00pm**

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

A. AUGUST 5, 2019

Documents:

[Zba_Item 2_8.5.19 Mins.pdf](#)

3. PUBLIC HEARINGS:

A. GOYETTE'S CAMPGROUND, LLC, 92 US NH ROUTE 4A (TAX MAP 99, LOT 2), ZONED RL-2:

The property is occupied by a 78-site recreational camping park known as Mascoma Lake Campground. The Applicant requests a Special Exception pursuant to Article III, Section 313.2 and Article V, Section 505 of the Zoning Ordinance to allow an expansion of the campground to add 18 additional sites for recreational vehicle (RV) camping. **#ZB2019-20-SE**

Documents:

[Zba_Item 3a_92 Us Rte 4a.pdf](#)

B. JOSEPH JORDAN ROMANO, 42 ELM STREET (TAX MAP 92, LOT 205), ZONED R-2:

Applicant requests a Variance from Article III, Section 309.2 of the Zoning Ordinance to convert the existing one-family dwelling to a four (4) unit multi-family dwelling, which is not a permitted use in the R-2 District. **#ZB2019-21-VAR**

Documents:

[Zba_Item 3b_42 Elm St.pdf](#)

C. BRENDAN HICKEY & MANON PRICE, 0 POVERTY LANE (TAX MAP 188, LOT 32), ZONED RL-1:

Applicant requests a Special Exception pursuant to Article III, Section 312.2 and Article VI, Section 610 of the Zoning Ordinance to allow an accessory dwelling unit within a proposed one-family dwelling. **#ZB2019-22-SE**

Documents:

[Zba_Item 3c_0 Poverty Ln.pdf](#)

D. ONE COURT STREET ASSOCIATES, 1 COURT STREET (TAX MAP 91, LOT 244), ZONED CBD:

Applicant requests a Special Exception pursuant to Article III, Section 306.2 of the Zoning Ordinance to allow a portion of the existing building to be used as a college/university educational facility. **#ZB2019-23-SE**

Documents:

[Zba_Item 3d_1 Court St.pdf](#)

4. OTHER BUSINESS:

A. ZONING BOARD OF ADJUSTMENT BY-LAWS:

Discussion of letter from Jeremy Katz dated January 22, 2019.

Documents:

[Zba_Item 4_Zba By-Laws.pdf](#)

5. STAFF COMMENTS:

6. ADJOURNMENT

THE ORDER OF THE AGENDA ITEMS IS SUBJECT TO CHANGE

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