

FINAL

**LEBANON PLANNING BOARD
PLANNING SESSION AGENDA
Council Chambers, City Hall
Monday, June 24, 2019
6:30pm**

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

MEMBERS ABSENT: Jim Winny (Alt. Council Representative) and Matthew Cole (Alt.)

STAFF PRESENT: David Brooks (Planning and Development Director)

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

2. APPROVAL OF MINUTES: MAY 28, 2019

Amendments: Page 1, Lines 21-22, delete, "...and requested the Board to only give their comments." Page 2, Line 3, to read, "...the location of the State jurisdiction on the..."; Line 15, to read, "...and was not reviewed..."; Line 32, to read, "...what it would look like..."; Lines 43-44, to read, "...how long that temporary parking would be in existence." Page 3, Line 34, to read, "...where Mr. Clem came back..."; Lines 37-39, to read, "...drawings now is based on the fact that the upfront costs are very site-specific and he is currently going through the planning and engineering process." Page 4, Line 10, to read, "...duration of temporary parking would be." Page 6, Line 13, replace "VACANT" with "B. Garland/L.Stavis).

A MOTION by Matthew Hall to approve the Minutes of May 28, 2019, as amended. Seconded by Sarah Welsch.

****The MOTION was approved (8-0).***

3. PUBLIC HEARINGS:

Matthew Hall recused himself for this hearing.

LIBERTY UTILITIES: Request for scheduled vegetation management on Poverty Lane (between #17 and #53 Poverty Lane), Stevens Road, and Sunset Rock Road pursuant to City Code Chapter 134 - Scenic Roads. #PB2019-12-SCR

Heather Green, ISA Certified Arborist, is the Vegetation and Inspections Manager for Liberty Utilities and provided background information for the request. She was accompanied by Kelly Hoffman of Environmental Consulting, Inc. Ms. Green described the 4-year cycle used for vegetation management. The goal is to identify what trees are clear and what are an issue on the lines. There are also some that are outside the corridor but at risk. She provided the criteria for pruning, removals, vine removals and immature trees.

Mr. Brooks stated that the process is routine.

Ms. Welsch expressed concern over the amount of clearing. Ms. Green said this request is only for scenic roads, which require permission to work on those roads.

Ms. Stavis asked if it included any heritage trees. Ms. Green replied that she doesn't know, but they do not remove any trees unless it is necessary.

Chair Garland opened the Public Hearing. As there were no comments, the hearing was closed.

MOTION TO APPROVE THE APPLICATION:

Date: June 24, 2019

Sarah Welsch moved that the Lebanon Planning Board APPROVE the request of LIBERTY UTILITIES for approval to perform scheduled vegetation management for the safety and reliability of Liberty Utilities' electric distribution system along Poverty Lane (between #17 and #53, Stevens Road, and Sunset Rock Road, designated scenic roads, as described in application materials prepared by Heather Green, ISA Certified Arborist for Liberty Utilities, dated June 5, 2019.

The motion was seconded by Laurel Stavis. The motion was approved (7-0).

Mr. Hall returned.

4. CONCEPTUAL DISCUSSION:

A. BRAVERMAN COMPANY, LLC (APPLICANT) AND SYLVIA LAHAYE (PROPERTY OWNER), 402 MOUNT SUPPORT ROAD (TAX MAP 24, LOT 9), ZONED R-1:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed multi-family development consisting of two (2) buildings and a total of 95-100 dwelling units. #PB2019-15-CON

Ken Braverman, President of Braverman Company in Burlington VT gave an overview of the project for 402 Mount Support Road, which includes two buildings of approximately 50 units each. The Board discussed a number of general issues regarding the type of residents, affordability and the makeup of size for the rental units.

B. MASCOMA LAKE FARM, 571 DARTMOUTH COLLEGE HIGHWAY (TAX MAP 56, LOT 3), ZONED RL-1, RL-2 & RL-3:

Conceptual review per Section 7.3 of the Subdivision Regulations to convert a previously-approved major subdivision to a three (3) lot minor subdivision. #PB2019-16-CON

Dan Nash of Advanced Geomatics and Design spoke representing the project, which was originally approved for a major subdivision. He stated that the owners do not want to pursue that project and are now planning a 3-lot subdivision. Mr. Brooks noted that it would be considered a new project. Ms. Monroe provided the applicant with information regarding the potential historical significance of the house on lot 2.

C. JAMES W. CAMPION IV TRUST, 0 ETNA ROAD (TAX MAP 26, LOT 17), ZONED IND-L & RL-3:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed Industrial Planned Unit Development (PUD) consisting of seven (7) industrial pad sites and two (2) multi-family buildings containing a total of 250 dwelling units. #PB2019-17-CON

Jay Campion, representing James W. Campion IV Trust, and Dan Nash of Advanced Geomatics and Design, appeared to present the project. The Board had a number of questions, including how the project will deal with wetlands and drainage.

D. 195 MECHANIC STREET, LLC, 195 MECHANIC STREET (TAX MAP 105, LOT 114), ZONED GC:

Conceptual review per Section 4.3 of the Site Plan Review Regulations for a proposed redevelopment of the property for a 34,600 sq. ft. mixed-use building containing 4,000 sq. ft. of commercial space and 25-30 dwelling units. #PB2019-18-CON

Ed Kerrigan, property owner, appeared with Randall Mudge and Jeremy Greeley of Randall T. Mudge & Associates, to discuss the project. The Board had a number of questions, many of which focused on the proximity of the site to the Mascoma River. It was noted that the site is considerably nonconforming, and that new plans would address this situation.

5. STUDY ITEMS:

A. DISCUSSION RE: Urban Services District project and Planning Board review of the build-out analysis assumptions.

Planning & Development Director David Brooks provided the Board members with a memorandum dated June 14, 2019 describing the Urban Services District concept and referencing recommendations mentioned throughout the Master Plan. Several actual districts were referenced in the memorandum as examples.

Meghan Butts, GIS Technician and Planner with UVLSRPC, attended to explain the build-out analysis. It is a tool, but all will happen at the Staff level. Working with the Inter-Municipal Agreement (IMA) with Hanover, Ms. Butts would calculate the build-outs separately and then combine them. It would be based on all of the specifics using the maximum based on zoning.

A MOTION by Matthew Hall to extend the meeting. Seconded by Joan Monroe.

**The MOTION was approved (8-0).*

The Board had a long discussion regarding what parameter should be set for calculating the build out. Should it assume a 100% build out, or something less? The Board recognized that whatever the calculations produce, people using that information would still need to make their own judgments as over what period of time the build out would occur, and whether other events might impact the final build out. Given these imponderables, the consensus of the Board was that the model should be run based on a 100% build out.

Kathie Romano and Laurel Stavis left the meeting at 9:40 p.m.

B. CIP: Final review of CIP scoring criteria and review process before CIP subcommittee starts.

Mr. Brooks provided the Board with a memorandum outlining the CIP review process and a detailed list of the project evaluation criteria. There are 25 projects, which will take approximately two days to evaluate. A schedule for the project review was also provided. They are scheduled for Monday, July 15 and Wednesday, July 17 from 5:30 – 8:00 p.m. If they need additional time, they could possibly meet Thursday, July 18 from 5:30 – 7:00 p.m.

6. COMMITTEE REPORTS:

No Board member had any report

7. OTHER BUSINESS:

Mr. Brooks informed the Board that the Town of Cornish is putting up a cell tower on the Route 120 side of town. It would not be visible from any site in Lebanon. There will be an information session July 18 at 7 p.m.

8. OPEN DISCUSSION: None

9. ADJOURNMENT

***A MOTION by Matthew Hall to adjourn the meeting. Seconded by Gregory Schwarz.
*The MOTION was approved (6-0)***

The meeting was adjourned at 9:54 pm.

Respectfully submitted,
Holly Howes
Recording Secretary