

FINAL

**CITY OF LEBANON
WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
MINUTES, JULY 27, 2021
Lebanon City Hall – Meeting Room 1
7:00PM**

MEMBERS PRESENT: Jim Winny (Chair, City Council Rep.); Chet Clem (Vice-Chair); Gregorio Amaro; Kevin Purcell (Economic Development Commission Rep.); Lauren Groves;

MEMBERS ABSENT: Dean Cashman; Graziella Parati; Laurel Stavis (Planning Board Rep.);

STAFF PRESENT: David Brooks, Planning & Zoning Director;

1. CALL TO ORDER: Chair Winny called the meeting to order at 7:00 pm.

2. APPROVAL OF MINUTES:

A. None

3. NEW BUSINESS:

A. Main Street Streetscape Conceptual Design - VHB

Geoffrey Morrison-Logan and Greg Bakos from VHB summarized the 2019 design charrette process and introduced preliminary conceptual streetscape designs for Main Street. The conceptual plan depicts minor alignment and landscaping changes along the corridor, enhanced pedestrian improvements at the Main St./Tracy St. intersection, and a proposed roundabout at the Main St./Bridge St. intersection. The discussion included the width of the roadway and sidewalks, and the availability of space for new landscaping, the impact of changes on on-street parking, the cost and feasibility of burying power lines, and ensuring that emergency vehicles can negotiate the roundabout. It was noted that the City needs refined cost estimates for capital budgeting. There was discussion about providing bicycle facilities on Main Street versus utilizing parallel routes on lower volume streets. There was also discussion about working with the RPC to temporarily implement some of the improvements on a trial basis.

B. River Trail Feasibility Study - VHB

Greg Bakos from VHB reviewed the proposed River Trail Feasibility Study. The current conditions north and south of the rail bridge can facilitate a multi-use path relatively easily. The main technical challenge is the segment under the bridge. Mr. Bakos discussed two different ways the path could be designed and constructed under the bridge. He noted that vertical clearance of 10 feet is more than adequate. The concept design shows the trail passing through the area where the Westboro buildings will be demolished and connecting to South Main Street. The committee suggested continuing the trail along the river instead and noted that South Main Street is a difficult roadway for pedestrians and bicyclists. It was noted that the trail will still need to connect to the Westboro Yard area, where parking and other public improvements are envisioned once the buildings are down. It was noted there are 20 separate properties between Westboro and Romano Place that would have to be negotiated with for public trail access. There was discussion about connecting the proposed riverfront trail to the segment of existing path in Bridge Park that passes underneath Bridge Street continuing north as part of other improvements to Bridge Park.

C. Discussion: West Lebanon Fire Station

Chair Winny noted some of the recent discussions about possibly relocating the West Lebanon fire station to Maple Street and what should be done with the existing fire station. There was discussion about separating the decision of whether to purchase 38 Maple Street from whether to relocate the fire station and questions about whether the property could be used for a purpose other than a fire station.

D. Westboro Update

Mr. Brooks noted that NHDOT expects the proposed contract to be presented to Governor & Executive Council for approval in August. Following approval, the contractor should be able to get started and the project is still on schedule for completion in November.

E. Lease Area Update

Mr. Brooks noted the City Manager has a meeting scheduled with NHDOT this week to discuss the pending lease area request.

F. Priorities for Designing/Implementing Westboro River Trail

There was discussion about whether it was possible to begin design work for the trail project. It was noted that design work is already underway for the Westboro segment by VHB, but that the City still does not have lease control or permission to build on the Westboro property. Also, there are numerous unknowns, including the status of paper streets west of Crafts Avenue, the future of the Twin State gravel pit property, the potential future of rails with trails policies, and others issues that make implementation hard to predict.

G. Recommendations/Priorities/Remaining Committee Work

Chair Winny mentioned several discussion items he would still like to bring before the committee, including zoning amendments and Bridge Park improvements. Mr. Brooks reviewed the committee's purpose and charge and recommended that the committee start compiling a list of the ideas and recommendations it wants to make to the City Council by the end of the year and start prioritizing the work it wants to see happen. It was suggested that the committee should strive for at least one marquis project demonstrating active change and improvement.

H. Block Party Event

Mr. Amaro shared revised designs for banners and noted that the Library Director is open to displaying them in Kilton Library. He will continue to research printing costs and communicate with the Planning Department. There was discussion about planning for late September and trying to coordinate a date with the demolition work and other activities.

4. OTHER BUSINESS:

Mr. Clem left the meeting at 9:01pm. The meeting ended for lack of a quorum.

5. ADJOURNMENT:

Respectfully submitted,
David Brooks
Planning & Development Director