FINAL

CITY OF LEBANON
WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
MINUTES DECEMBER 14, 2021
LEBANON CITY HALL – MEETING ROOM 1
7:00 PM

MEMBERS PRESENT:	Jim Winny (Chair, City Council Rep.); Chet Clem (Vice-Chair); Kevin Purcell (Economic Development Commission Rep.); Laurel Stavis (Planning Board Rep.); Dean Cashman, Lauren Groves
MEMBERS ABSENT:	Gregorio Amaro, Graziella Parati
STAFF PRESENT:	David Brooks, Planning & Development Director

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1. CALL TO ORDER: Chair Winny called the meeting to order at 7:05 pm.

2. APPROVAL OF MINUTES:

A. November 16, 2021
B. November 23, 2021

A MOTION by Kevin Purcell to approve the minutes of the November 16th and November 23rd meetings as presented.
Seconded by Dean Cashman.
****The Motion was approved (5-0-1); abstained by Lauren Groves.***

3. OLD BUSINESS:

A. Committee Recommendations/Priorities

Mr. Clem began discussion by sharing the Google Doc titled *West Lebanon Revitalization Advisory Committee; Top 10 Priorities.* The first priority listed was the continuance of the WLRAC. The current proposal is to reinstate the committee, which is currently set to sunset on December 31, 2021, and to continue with a five-person group. Chair Winny stated that the committee has accomplished a lot but there is still so much to do that it is hard for him to prioritize.

Mr. Clem created a presentation titled *Action Plan for West Leb.* The first slide lists 10 committee goals for 2022 and the future. The goals included: achievement of actionable improvements; securement of the Westboro Yard; prioritization of the West Lebanon Greenway; Northern Gateway improvements; encourage investment; align processes with progress; prioritize people; upgrades to the Streetscape; better utilization of municipal assets; and lastly, maintenance of momentum. Mr. Clem elaborated briefly on each goal and gave further explanation in future slides.

Chair Winny created a chart for the committee to rank and list their priorities from high to low. There was productive communication regarding which priorities should be listed where and the reasons. Mr. Clem made a point that "actionable" goals should be a high priority because they are likely most attainable. Members of the group had different views on the importance of the goals. All members agreed that every goal is important, but there were varying opinions on rankings. One of the most significant goals that was debated was the Streetscape. Some of the opinions included the necessity of having a revitalized streetscape to make progress with all goals while others viewed the completion of other projects first as vital, perhaps moreso than the streetscape. Ms. Stavis called the streetscape the "manifestation of intent" for the ultimate objective of the committee, noting that it should be one of the highest priorities to preview the final product.

The final rankings were as follows: high priority: Westboro Yard, Mascoma River Greenway, and the Streetscape; medium priority: zoning, Bridge Park, "sense of place" regarding events, lighting, etc.; low priority: 3 Seminary Hill Property, the fire station, Seminary Hill School, and the roundabout at the Bridge Street and Main Street intersection.

The discussion shifted to the issue of funding, grants, and financial feasibility. Mr. Clem pointed out that the revitalization project will not be entirely funded by the City of Lebanon and therefore, it is important the be vigilant regarding available funding. Ms. Stavis cited a recent grant to another community and the reasons that project received the grant. Ms. Stavis recalled Governor Sununu's strong support for the revitalization efforts and proposed that it may be time for the committee to meet with him.

Mr. Clem discussed the potential of an urban exception for New Hampshire Shoreland Protection program. Urban areas that meet certain qualifications may be granted an Urbanized Shoreland Exemption and would be exempt from the Shoreland Water Quality Protection Act. Mr. Clem stated that while West Lebanon has qualifying factors, there is the potential that this would be met with resistance by the community. However, this qualification would enable minimization of permitting costs. Mr. Brooks noted that the Planning Department was already preparing an exemption request.

Discussion shifted to what the City Council will be expecting in terms of the proposal from the committee. Mr. Brooks confirmed that the city manager will be looking for specifics and supporting reasons for each recommendation. The committee discussed whether they should be present at that meeting. Chair Winny expressed that he is willing to do the presentation. The committee decided that it would be best to be present to show their support for this project.

4. NEW BUSINESS:

No discussion.

5. OTHER BUSINESS:

No discussion.

6. ADJOURNMENT:

A MOTION by Chet Clem to adjourn the meeting.
Seconded by Lauren Groves.
***The Motion was approved (6-0)**

The meeting was adjourned at 8:58 pm.

Respectfully submitted,
Megan Mraz