



**LEBANON CITY COUNCIL
MARCH 23, 2022 - 7:00 PM
ORGANIZATIONAL MEETING
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 809 969 981#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The March 23, 2022 Lebanon City Council Organizational Meeting is hereby called to order.

2. Pledge of Allegiance

3. Public Forum Announcement by the Mayor

Any member of the public who desires to speak on any item may do so when the item is taken up by the Council and will be allowed to speak on the subject for not more than three minutes. **(Note: Speakers are asked to state their name, ward of residence, and to use the microphone provided.)**

4. Open to the Public

5. Retirement of Outgoing Councilors

A. Resolution Honoring Jim Winny

6. Welcoming Newly Elected and Re-Elected Councilors

- Christian Simon (Ward 1)
- George Sykes (Ward 2)
- Karen Zook (Ward 3)
- Timothy J. McNamara (At-Large)
- Erling Heistad (At-Large)

7. Nomination and Election of Temporary Chair

8. Nomination and Election of Mayor and Assistant Mayor

9. Public Hearing Items

- A. ORDINANCE #2021-09, FACE MASKS – A public hearing for the purpose of receiving public input and taking action on the potential rescission of Ordinance #2021-09, Face Masks.
- i. Presentation:
 - ii. Opening of the Public Hearing:
 - iii. Questions & Comments by the Public:
 - iv. Closing of the Public Hearing:
 - v. Council Deliberation & Action:

10. New Business

- A. Adoption of Council Rules
- B. Training: Welcoming Lebanon Policy
- C. Continuation of Discussion re: Housing in Lebanon

11. Mayoral Appointments of Councilors to Boards & Committees

12. Adjournment

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



RESOLUTION

HONORING JIM WINNY

WHEREAS, Jim Winny served on the City Council from March 2017 to March 2022; and

WHEREAS, during his tenure on the City Council, Jim served as an alternate on the Planning Board, as a Council Representative on the Lebanon Airport-Tech Park TIF District Advisory Board, and as a Council Representative and Chair on the West Lebanon Revitalization Advisory Committee; and

WHEREAS, Jim's commitment to the financial wellbeing of current and future residents of Lebanon shown bright in his many votes regarding the spending of taxpayer dollars for a variety of purchases and projects over his five years of service on the City Council; and

WHEREAS, Jim's knowledge and understanding of the City, his attention to detail, and his commitment to public service, enabled him to make thoughtful and principled decisions relative to the City's growth and development, and to promote and advance the revitalization of West Lebanon, in particular, for the betterment of all of the residents of the City of Lebanon; and

WHEREAS, the Lebanon City Council appreciates the time, effort, knowledge, and commitment provided to the community by Jim Winny during his time on the Lebanon City Council.

NOW THEREFORE BE IT RESOLVED, that the Lebanon City Council, on behalf of the City of Lebanon, extends its sincere appreciation to Jim Winny for his dedicated service and for his contributions to the community.

Dated this 23rd day of March 2022 at Lebanon, New Hampshire.

Timothy J. McNamara, Mayor
On Behalf of the Lebanon City Council

**AGENDA
LEBANON CITY COUNCIL – ORGANIZATIONAL MEETING
MARCH 23, 2022**

**ITEMS 6-8 – WELCOMING NEWLY ELECTED & RE-ELECTED COUNCILORS:
ELECTION OF MAYOR AND ASSISTANT MAYOR**

6. WELCOMING NEWLY ELECTED & RE-ELECTED COUNCILORS:

- Christian Simon (Ward 1)
- George Sykes (Ward 2)
- Karen Zook (Ward 3)
- Timothy McNamara (At-Large)
- Erling Heistad (At-Large)

7. NOMINATION AND ELECTION OF TEMPORARY CHAIR:

The City Clerk will open nominations for a Temporary Chairperson. Any Councilor wishing to make a nomination may do so using the following language:

I nominate _____ as Temporary Chair.

After all nominations are made, the City Clerk will call for a vote of the Council on each of the nominations in the order in which they were made. The individual receiving the majority favorable vote will be elected as Temporary Chair.

8. NOMINATION AND ELECTION OF MAYOR AND ASSISTANT MAYOR:

MAYOR

The Temporary Chairperson will open nominations for Mayor (Note: nominations do not need to be seconded.) Any Councilor wishing to make a nomination may do so by using the following language:

I nominate _____ as Mayor.

Once all the nominations have been received, the Temporary Chair will close the nominations and call for a vote of the Council. If there is more than one nomination, votes will be held separately for each nominee in the order they were made. The individual receiving the majority favorable vote will be elected Mayor.

ASSISTANT MAYOR

The Mayor will open nominations for Assistant Mayor. (Note: nominations do not need to be seconded.) Any Councilor wishing to make a nomination may do so by using the following language:

I nominate _____ as Assistant Mayor.

Once all the nominations have been received, the Mayor will close the nominations and call for a vote of the Council. If there is more than one nomination, votes will be held separately for each nominee in the order they were made. The individual receiving the majority favorable vote will be elected as Assistant Mayor.

AGENDA

LEBANON CITY COUNCIL

MARCH 23, 2022

9. PUBLIC HEARING ITEMS:

9.A – POTENTIAL RESCISSION OF ORDINANCE 2021-09, FACE MASKS

A public hearing for the purpose of receiving public input and taking action on the potential rescission of Ordinance #2021-09, Face Masks, originally adopted by the City Council on September 1, 2021, and last amended November 3, 2021.

The City Council rescheduled this public hearing at their March 16, 2022 regular meeting. The public hearing was properly noticed in the *Valley News* on March 12, 2022 in accordance with City Code and State Law.

BACKGROUND

On September 1, 2021, due to the surge of the Delta Variant of the COVID-19 virus, the City Council adopted Ordinance 2021-09 and reinstated a City-wide mandate requiring the wearing of face masks in indoor spaces that are open to the public. The ordinance was amended on November 3, 2021 to clarify the requirement for masks to be worn at private events being held in public venues (a hotel, restaurant, membership club, etc.)

Since the adoption of the November 3rd amendment, the Omicron Variant of the virus became the dominant strain in the State and the number of infections/hospitalizations increased dramatically in its wake.

Cases are now dropping in the State and across the nation. Council is asked to review the potential rescission of the Ordinance as it exists.

ACTION

If the Council decides to move forward, the following motion is offered for consideration:

MOVED, that the Lebanon City Council hereby rescinds Ordinance #2021-09, Face Masks, effective March 24, 2022.

Included in this Section:

1. March 14, 2022 Memorandum from Calvin Hunnewell, Lebanon Health Officer Code/Health Inspector
2. Ordinance #2021-09, Face Masks (last amended November 3, 2021)
3. Notice of Public Hearing as Published in the March 12, 2022 Edition of the *Valley News*



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager
Paula Maville, Deputy City Manager
David Brooks, Planning & Development Director

FROM: Calvin Hunnewell, Health Officer - Code/Health Inspector

RE: Ordinance 2021-09, Face Masks

DATE: March 14, 2022

Honorable Mayor and City Councilors,

Based on the current guidance from the Centers for Disease Control and Prevention (CDC), updated as of February 25, 2022, Grafton County is now considered to have a COVID-19 Community Level of Low. As a result, the CDC recommends that wearing a mask should be based on personal preference and informed by one's own personal level of risk.

Similarly, on February 23, 2022, the New Hampshire Governor confirmed that the state is no longer recommending universal indoor facemask use. It has been noted that facemasks are still required under federal regulations in some situations, such as on public transportation and in healthcare facilities. Otherwise, the NH state epidemiologist has suggested that decisions on facemask use should be based on individual preference and individual choice and informed by a person's own assessment and acceptance of COVID-19 risk rather than universal requirements.

Based on the current guidance from the CDC and NH-DHHS, the Health Officer no longer supports mandatory face mask requirements in the City of Lebanon.

ORDINANCE 2021-09 FACE MASKS

Adopted September 1, 2021

Amended November 3, 2021

FOR THE PURPOSE OF reducing the spread of the SARS-Co-V-2 (COVID-19) virus and all of its current variants, and potentially reducing the need for hospitalization and the number of fatalities, the City of Lebanon ordains as follows:

WHEREAS, a primary function of municipal government is the health and safety of those persons residing within or entering into it; and

WHEREAS, the provisions of RSA 47:17, XV provide authority to city councils to adopt By-Laws and Ordinances for the well-being of their cities. Further, RSA 147:1 allows towns to make regulations for the public health and safety of the people and RSA 47:12 vests the authority of towns to make such public health regulations to city councils; and

WHEREAS, COVID-19 is a viral infection that has the ability to be spread from person to person very easily through respiratory droplets, including:

- Through the air by coughing or sneezing;
- Through close personal contact, such as touching or shaking hands;
- Touching an object or surface with the virus on it, then touching mouth, nose, or eyes before washing of hands

And,

WHEREAS, viruses constantly change through mutation and new variants of a virus emerge as the virus continues to spread and infect; and

WHEREAS, the Delta Variant of COVID-19 has emerged as the predominant strain of the virus in the Nation, and has been found to be more infectious and faster spreading with the ability to cause more than twice as many infections as earlier strains of the virus; and

WHEREAS, more than 94 percent of counties in the Nation are experiencing a substantial or high level of community transmission of COVID-19; and all 10 counties in New Hampshire are experiencing a substantial or high level of community transmission; and

WHEREAS, it is clinically established that the best means of slowing the spread of a virus, other than vaccinations, is through minimizing close personal contact with individuals in a public environment, covering one's mouth and nose by wearing a face covering, and utilizing frequent and proper hand washing; and

WHEREAS, face coverings are most likely to reduce the spread of COVID-19 when they are widely used by people in public settings, particularly when combined with social/physical distancing and other sanitary measures such as washing hands or utilizing hand sanitizer; and

WHEREAS, the CDC is recommending that, due to the high level of spread and how contagious the Delta Variant is proving to be, even amongst those fully vaccinated, all persons wear a face covering in indoor public environments regardless of their vaccination status in areas of substantial or high transmission, which currently includes all of New Hampshire.

NOW, THEREFORE the Lebanon City Council adopts the following Emergency Public Health regulations:

1. Members of the public entering or queued to enter; remaining in or exiting from, any business, governmental, or non-profit owned premises, or utilizing any form of public transportation must wear a face covering as described in paragraph 2 below.
 - Policies regarding face coverings in governmental buildings within the geographical boundaries of the City of Lebanon adopted by the governmental entity having jurisdiction over such buildings are hereby recognized by this ordinance and shall control in such buildings.
 - Property owners shall have the authority to regulate the requirement to wear masks by any person, while on the premises of their property, by allowing persons to temporarily remove their masks while remaining on the premises when it is practical or becomes necessary to do so based upon the requirements of the services provided.
 - Property owners holding private events are permitted to exempt participants from wearing face masks under the limited circumstances as detailed below:
 - Private events are gatherings of persons such as employees of a company or other organization where the general public is not permitted to participate for a one- time special event such as a holiday party.
 - The entity hosting the event requires participants to be fully vaccinated. Participants who are not fully vaccinated or their vaccination status is unknown are required to wear a face mask as otherwise prescribed in this ordinance.
 - Participants shall not have symptoms consistent with COVID-19.
 - The person or entity responsible for sponsoring the event is responsible for ensuring the provisions of this ordinance are complied with.
 - Operators of venues allowing private events to occur must make the organizers of those events aware of the requirements of this ordinance. Further, any employees or volunteers serving food or drink must wear a face mask whether vaccinated or not.
2. As used herein “face covering” means a covering made of cloth, fabric, or other soft or permeable material, without holes or exhalation air valves, that covers the nose, mouth, and surrounding areas of the lower face. A face covering may be factory made or homemade and improvised from ordinary household materials.
3. Employees of all businesses shall wear a face covering over their mouth and nose when interacting with the public except when adequate physical barriers are in place to protect the public and the employee. Building owners, operators, managers, lessees, employers, businesses, and non-profit organizations, as appropriate, shall have the authority to waive masking for employees and volunteers who are known to be fully vaccinated against Covid-19 while within the workplace or building space managed by them, provided however that mask requirements shall not be waived for employees and volunteers who are interacting in person with members of the public.
4. Members of the public dining indoors at a restaurant may remove face covering while seated at their table. Members of the public must wear a mask when entering, using, or leaving the restroom of a restaurant.
5. A person may temporarily remove their mask when in a business if obtaining a service or product that requires verification of the person’s identity or age.

6. Residents, visitors, and members of the public entering or present at a residential or commercial building complex of greater than two (2) units must wear a face covering over their nose and mouth while in common areas and communal spaces when social distancing of at least six feet is not practiced.
7. Notwithstanding the above, this order does not require children under 3 years of age to wear face covering (parents should make their own judgment). Face covering is not recommended for children less than 2 years of age.
8. A face covering is also not required to be worn by any person if said person can show a medical professional has advised that wearing a face covering may pose a risk to said person for health-related reasons.

Any person who violates this ordinance shall be subject to a fine for the first offense in the amount of \$100, for a second offense or subsequent offense the fine shall be \$250.

This ordinance shall be effective immediately upon passage and shall continue in effect until rescinded by action of the Council.

Effective date ~~September~~ **November** 4, 2021.

This Ordinance was adopted by the City Council on November 3, 2021 and is hereby authenticated by the undersigned as required by Section C419:22 of the City Charter.

CITY OF LEBANON

By: 
F08A405F81504ED...

Timothy J. McNamara, Mayor

By: 
73ADF3C8F5594A7...

Kristin M. Kenniston, City Clerk

Effective Date: November 3, 2021

Date of Publication of Notice of Public Hearing: October 23, 2021

Date of Public Hearing: November 3, 2021

Date of Adoption: November 3, 2021

Date of Notice of Adoption: November 8, 2021

Date of Recording of the Ordinance by the City Clerk: November 8, 2021



**LEBANON CITY COUNCIL
NOTICE OF PUBLIC HEARING**
Wednesday, March 23, 2022 - 7:00pm
Council Chambers, City Hall or
REMOTE VIA VIRTUAL PLATFORM
LebanonNH.gov/LIVE

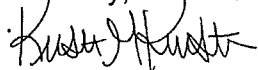
The Lebanon City Council will hold a public hearing on March 23, 2022, beginning at 7:00pm for the following:

A. ORDINANCE #2021-09, FACE MASKS – A public hearing for the purpose of receiving public input and taking action on the potential rescission of Ordinance #2021-09, Face Masks.

The March 23, 2022 City Council agenda packet and documents pertaining to the above-described public hearings will be available on the City's website beginning March 18, 2022: LebanonNH.gov/Agendas

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

The foregoing notice was published in the *Valley News*, a newspaper of general circulation in the City of Lebanon, in accordance with the Code of the City of Lebanon on Saturday, March 12, 2022.



Kristin M. Kenniston, City Clerk

**AGENDA
LEBANON CITY COUNCIL
MARCH 23, 2022**

10. NEW BUSINESS:

**10.A – ADOPTION OF CURRENT CITY COUNCIL RULES
(LAST REVISED 01/20/2021)**

BACKGROUND

Once a new Council is seated, the Council must formally adopt a set of Rules that outline procedures to be followed by the presiding Council.

The following motion is offered for consideration:

MOVED, that the Lebanon City Council adopts the Council Rules as presented in the March 23, 2022 agenda packet.

Once formally adopted, the City Council may amend the Rules. The process for this is outlined in §A191-13, which states, "These rules may be amended, or new rules adopted by a two-thirds vote of all members of the Council. Any such alterations or amendments shall be submitted in writing at the preceding regular meeting and shall be placed on the calendar under the order of new business."

If any member of the Council wishes to propose an amendment to the rules, the earliest date for presentation would be the April 20 meeting (all agenda materials must be submitted no later than Friday, April 8). Formal adoption would then take place at the May 4 meeting.

Included in this Section:

1. Council Rules (last revised 01/20/2021)

Chapter A191

COUNCIL RULES

§ A191-1.	Council meetings.	§ A191-13.	Rules: Adoption, Amendment, & Suspension.
§ A191-2.	Temporary Chair.	§ A191-14.	Appointment of Council Representatives to Other Bodies
§ A191-3.	City Clerk.	§ A191-15.	Council appointments to City Boards, Committees, Commissions.
§ A191-4.	Legal counsel.	§ A191-16.	Constituent - Council contacts.
§ A191-5.	Robert's Rules of Order.	§ A191-17.	Confidential materials.
§ A191-6.	Raise hand to be recognized.	§ A191-18.	Attendance at Seminars, Workshops, etc.
§ A191-7.	Agenda.		
§ A191-8.	Order of business.		
§ A191-9.	Budgetary summary.		
§ A191-10.	Motion to be stated by Presiding Officer; withdrawal.		
§ A191-11.	Communications.		
§ A191-12.	Permission required to address Council.		

[HISTORY: Adopted by the City Council of the City of Lebanon 9-18-1974. Amendments noted where applicable.]

GENERAL REFERENCES

Ordinances -- See Charter § C419:22.

Enactment of ordinances -- See Ch. 115.

§ A191-1. Council meetings.

- A. The Council shall meet in regular session on the first and third Wednesday of every month at 7:00 p.m. until the conclusion of business or 10:00 p.m., whichever comes first. The 10:00 p.m. adjournment shall only be extended by a two-thirds vote of the Council. [Amended 11-7-1979; 4-15-1992; 6-23-1993; 3-30-1994; 7-19-1995; 10-18-1995; 5-21-2003]
- B. Attendance. Prior to each meeting, unless prevented by emergency, a Councilor shall notify either the Mayor, City Manager or City Clerk if he or she will be unable to attend a meeting.
- C. Remote Attendance. As long as a quorum of the Council is present in person, one or more members of the City Council at the discretion of the Mayor may participate in a meeting by electronic or other means of communication only when attendance is not reasonably practical. This procedure shall not be construed to mean that conferencing by electronic means shall be regularly used or used at every meeting of the Council but shall be used only as necessary to allow the participation of Council members who are unable to attend in person due to such circumstances as personal illness or disability, employment obligations, or a family or other emergency.

- 1) Member must notify the City Manager's office at least 24 hours in advance of the meeting, unless impractical, so that necessary communications equipment can be arranged. Inability to make the necessary technical arrangements may result in the inability of the members remote attendance.
- 2) Each part of a meeting required to be open to the public shall be audible or otherwise discernable to the public at the location specified in the meeting notice as the location of the meeting. Each member participating electronically or otherwise must be able to simultaneously hear the other members physical present or participating electronically during the meeting and shall be audible or otherwise discernable to the public in attendance at the meeting's location.
- 3) If participation is not in person, the member must state the reason such attendance is not reasonably practical, and that information must be included in the minutes of the meeting.
- 4) Sufficient security and identification procedures be employed, either at the outset of any meeting or at any time during the meeting as appropriate, to ensure that any and all members attending for discussion or voting purposes are in fact an authorized member with the right to speak and vote.
- 5) The person not in attendance shall identify the persons present (if any) in the location from which the member is participating.
- 6) If a member of the Council is participating by electronic or other means of communication, all votes must be recorded by roll call vote.
- 7) Electronic or other means of communication can include, but due to changing technology, are not limited to Telephone/Speakerphone/Conference Calls and Computer audio/video conferencing.

D. Remote Participation. Members of the public are permitted to attend and participate in meetings remotely through a live link provided on the City's website or via phone through the number provided by the meeting organizer for all Council meetings that are open to the public. At the beginning of each meeting, participants will be informed of rules for speaking on agenda items and will be called on by the Mayor in an order as determined by the Mayor.

§ A191-2. Temporary Chair.

In case of the absence of the Mayor and Assistant Mayor, the Clerk shall call the Council to order. If a quorum is found to be present, the Council shall choose one of its members to act as Chair.

§ A191-3. City Clerk. [Amended 3-30-1994]

The City Clerk or his/her designee shall be ex-officio clerk of the Council and shall keep minutes of the meeting and perform such other and further duties in the meeting as may be ordered by the presiding officer of Council. Copies of the minutes of meetings shall be furnished to each Councilor with the agenda of the next meeting.

§ A191-4. Legal counsel. [Amended 4-18-1990]

Designated legal counsel shall attend any meetings of the Council when requested by the Mayor or City Manager. Any member of the Council, upon notification to the City Manager, may call upon Counsel for an oral or written opinion to decide any question of law or parliamentary procedure.

§ A191-5. Robert's Rules of Order. [Amended 2-6-1991; 7-19-1995; 4-21-2004]

Robert's Rules of Order (most recent Edition) shall be used in all Council deliberations except as modified herein.

§ A191-6. Raise hand to be recognized.

Councilors do not have to stand to move motion or second.

§ A191-7. Agenda. [Amended 5-7-1986; 7-19-1995; 6-3-1998; 4-18-2007; 4-15-2009]

As stated in §A191-1 above, the Council shall meet in regular session on the first and third Wednesdays of every month at 7:00pm. Agendas for Council meetings are the responsibility of the City Manager and the Mayor.

Submission Deadlines:

- The first Wednesday of the month will be the date in which the agenda is set for the meeting on the first Wednesday of the next month.
- The third Wednesday of the month will be the date in which the agenda is set for the meeting on the third Wednesday of the next month.

Any Councilor wishing to have an item placed on an agenda must submit said item (in its proper format by utilizing a City Council Agenda Request Form, provided by the City Manager's Office) to the City Manager's Office by Noon on the Tuesday preceding the Wednesday on which the agenda is to be set.

Items of an urgent nature which require special attention or are in need of immediate action by the Council may be placed on any agenda at the discretion of the Mayor and/or City Manager.

§ A191- 8. Order of business. [Amended 6-21-1978; 4-7-1982; 5-7-1986; 4-6-1988; 3-27-1991; 6-23-1993; 7-19-1995; 5-15-1996; 4-16-1997; 6-7-2006; 9-3-2008; 4-1-2009]

The business of all regular meetings of the Council shall be transacted in the following order unless the Council, by a vote of at least 2/3 of the members present, suspends the rules and changes the order.

1. Call to Order.
2. Pledge of Allegiance.
3. Announcement by Mayor. Public forum. "Any member of the public who desires to speak on any agenda item may do so when the item is taken up by the Council and will be allowed to speak on the subject for not more than three minutes. (Note: Speakers are asked to state their name, ward of residence and to use the

- microphone provided.”)
4. Open to public. (Limited to 10 Minutes)
 5. Recognitions.
 6. Acceptance of Minutes:
 7. Appointments.
 8. Public Hearings
 - i. Presentation
 - ii. Mayor Opens Public Hearing
 - iii. Questions and Comments by the Public
 - iv. Mayor Closes Public Hearing
 - v. Council Deliberation & Action
 9. Old Business.
 10. New Business.
 11. City Manager Report
 12. Council Representatives to Other Bodies Report
 13. Future agenda items
 14. Nonpublic sessions.
 15. Adjourn.

§ A191-9. Budgetary summary. [Amended 3-00-1985]

On a quarterly basis, and within the months of October and November, the City Manager shall submit a budgetary summary to the City Council. Discussion of the summary shall be placed on the agenda of the next Council meeting following submissions.

§ A191-10. Motion to be stated by Presiding Officer; withdrawal. [Amended 7-19-1995]

- A. When a motion is made and seconded it shall be repeated upon request by the presiding officer before debate. At his/her discretion the presiding officer may request motions to be put in writing. A motion may not be withdrawn by the mover without the consent of the member seconding it and the approval of the Council.
- B. The presiding officer may at any time, by a majority vote of the members present, permit a member to introduce an ordinance, resolution or motion out of the regular order.

§ A191-11. Communications. [Amended 12-9-1992; 7-19-1995; 6-16-2004]

- A. Unattributed communications shall not be introduced in Council meetings. Information advocating a certain position obtained from constituent contact may be introduced at Council meetings if the name of the source is given. Electronic and written communications from any Councilor to four or more members shall constitute public comment and shall be transmitted to the City Manager's office for public record.
- B. With the exception of the Mayor's use of City letterhead, stationery, or official City insignia for resolutions or proclamations, members of the City Council may only

use such for purposes officially approved by the Council.

§ A191-12. Permission required to address Council. [Amended 4-7-1982]

Persons other than members of the Council and City officers shall be permitted to address the Council. A time limit of three minutes shall be in effect. The speaker shall not enter into a debate with any person, Mayor or Council member and shall speak only on a subject on that particular agenda item.

§ A191-13. Rules: Adoption, Amendment, & Suspension. [Amended 7-19-1995]

- A. Each newly seated Council by motion shall formally adopt the Council Rules and Regulations currently in place.
- B. These rules may be amended or new rules adopted by a 2/3 vote of all members of the Council. Any such alterations or amendments shall be submitted in writing at the preceding regular meeting and shall be placed on the calendar under the order of new business.
- C. These rules may be suspended by a 2/3 vote of those members present and voting. The purpose for suspension must be clearly stated before the vote is taken, and 2/3 of the members present and voting must declare the matter one of such priority that it would be detrimental to hold it over until the next regular meeting.

§ A191-14. Appointment of Council Representatives to Other Bodies.

The Mayor shall designate and appoint representatives from the City Council to other bodies, including City boards, committees, and commissions, as the need arises.

§ A191-15. Council Appointments to City Boards, Committees, Commissions.

- A. When vacancies occur on City boards, committees, commissions, either by resignation, removal or lapse of term, applications received by the City Clerk will be forwarded to the City Council in a timely manner in order for vacancies to be filled as quickly as possible. [Amended 4-2-2008]
- B. All appointments shall be acted upon by the City Council as authorized by the City Code, the City Charter and New Hampshire Law. [Amended 8-2-1995; 5-21-2003; 4-2-2008]
- C. The following procedure shall be followed for board, commission and committee appointments and reappointments: [Added 9-18-1996; Amended 4-2-2008]
 - 1) For initial appointment, the applicant shall fill out the standard application form. [Amended 5-21-2003; Amended 4-2-2008]
 - 2) For reappointment, the applicant can update the current form on file or complete a new updated application form. [Amended 4-2-2008]
 - 3) One member of the City Council shall interview the applicant within 30 days of

receiving the application from the City Clerk and report to the full Council prior to any nomination for appointment or reappointment. [Amended 4-2-2008]

- 4) While one city councilor is officially assigned to interview each applicant, any city councilor may interview any applicant for any position to better inform their decision.

§ A191-16. Constituent-Council contacts. [Added 5-13-1992]

Council members shall use the process outlined on the attached flow chart for constituent contacts.

§ A191-17. Confidential materials.

A. Classification.

- 1) In the event that materials need to be classified as confidential, a standard will be applied by the City administration to determine if a compelling purpose exists to require that the materials be confidential and that public disclosure of the materials would serve to undermine the interest of the City. The City administration's determination of confidentiality shall be made in accordance with RSA 91-A. [Amended 5-21-2003]
- 2) Some examples where materials would be classified as confidential would include positions in labor negotiations, personnel matters involving a right of privacy and settlement discussions of pending litigation.
- 3) In order to ensure that the government of the City of Lebanon conducts its affairs in public and not in private, and that the citizens' deliberation on public affairs in Lebanon be as fully informed as practically possible, hereby be it resolved, that the City promptly release to the public all legal opinions received hereafter by the City, including, but not limited to, memoranda from any legal counsel to the City, and opinions received by the City in private consultation with legal counsel (as allowed under RSA 91-A:2, Meetings Open to Public, I(c), Consultation with legal counsel), except that the following shall only be released at the discretion of the City Manager and City Council: [Added 5-15-2002]
 - (a) Opinions pertaining to the dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against the employee; [amended 4-01-2009]
 - (b) Opinions pertaining to the hiring of any person as a public employee;
 - (c) Opinions which, if released to the public, would likely affect adversely the reputation of any person other than a City Councilor; [amended 4-01-2009]
 - (d) Opinions pertaining to the consideration of the acquisition, sale or lease of real or personal property which, if released to the public, would likely benefit a party or parties whose interests are adverse to those of the City;
 - (e) Opinions pertaining to the consideration or negotiation of claims or litigation which has been threatened in writing or filed against the City;
 - (f) Opinions pertaining to matters before quasi-judicial boards of the City;
 - (g) Opinions which, in the judgment of the City Manager and City Council,

could potentially cause harm to the City if released.

- B. Treatment of classified materials. When materials are classified as confidential, they will be identified and marked as "Confidential" and transmitted to the City Council in sealed envelopes marked as "Confidential." The reason for the confidential classification will be noted on the materials.
- C. In the event that a significant portion of a document may be made available to the public without compromising the portions of a document which are necessary to be maintained as confidential in accordance with Subsection A of this policy, then such portion(s) shall be made available to the public with only the confidential portion(s) classified. [Amended 6-19-1996; 5-21-2003]

§ A191-18. Attendance at Seminars, Workshops, etc.

Any Councilor who wishes to attend (at the expense of the City) a seminar, workshop, or other function designed to improve their ability to serve on the City Council (or their respective board, committee, or commission) must first confirm with the City Manager that funds are available for use. If funding is in place, the following options are available:

- (1) Register for the event through the City Manager's Office and request payment in advance of attendance; or
- (2) Self-register for the event and request reimbursement after attending.

If option (2) is exercised, reimbursement is only guaranteed if confirmation of funding was requested in advance of attending and proper documentation, according to the City's Purchasing Policy, is submitted with the reimbursement request.

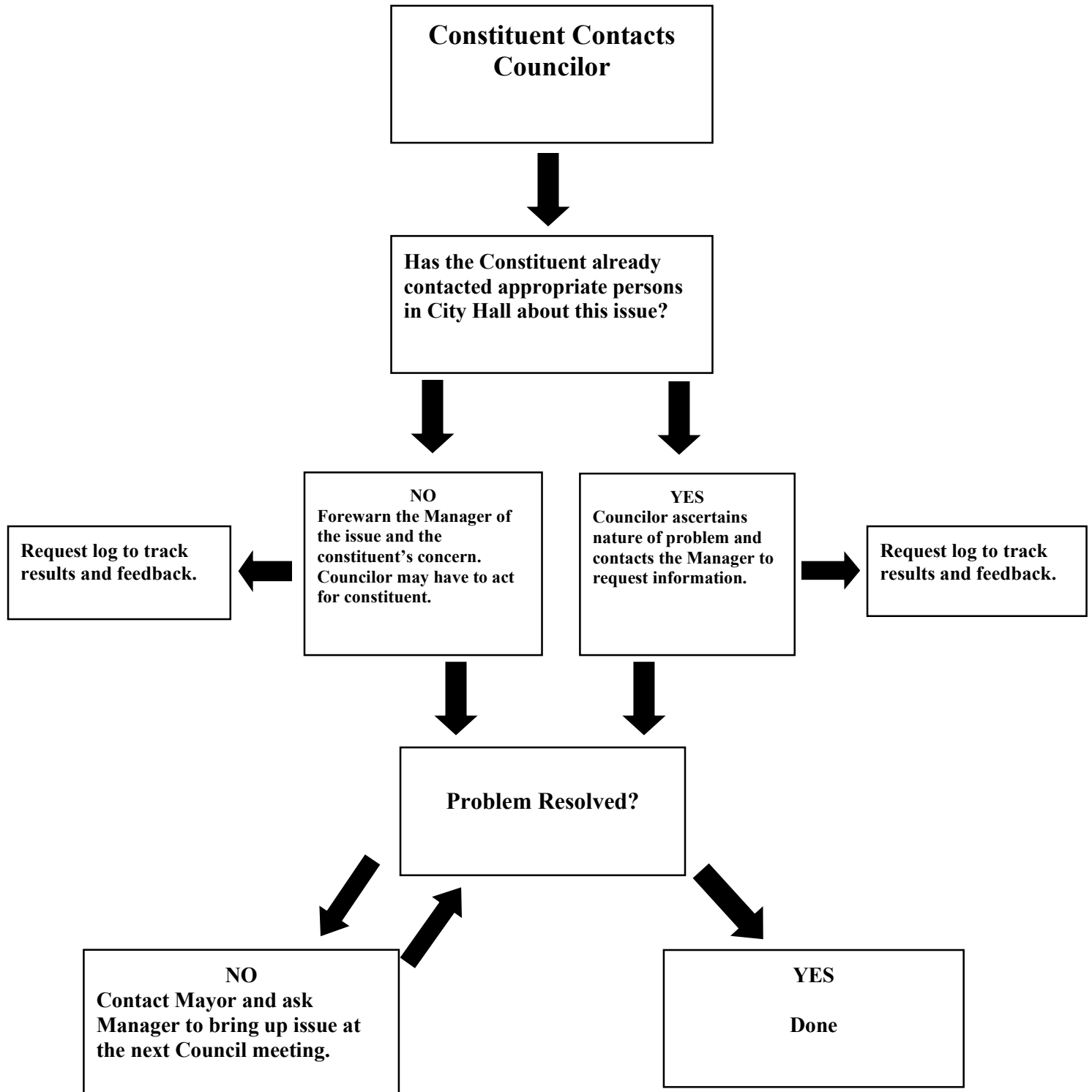
§ A191-19. Email and Computer Use

All City Councilors will be provided with City issued email addresses and computer devices to assist them in their capacity as elected officials. Use of City email addresses and/or computer devices is not mandatory. Councilors who elect to utilize City email addresses and/or computer devices must comply with and sign an acknowledgement form for compliance with any City computer use and cyber security policies.

FLOW CHART FOR CONSTITUENT-COUNCILOR CONTACTS

Council Rules, Section A191:16

[Amended 4-20-2011; 5-16-2012]



**AGENDA
LEBANON CITY COUNCIL
MARCH 23, 2022**

10. NEW BUSINESS:

10.B – CITY COUNCIL POLICY CC-104: WELCOMING LEBANON TRAINING

BACKGROUND

The City Council at their regularly scheduled January 20, 2021 City Council meeting adopted City Council Policy CC-104: Welcoming Lebanon. City Manager Mulholland will provide the required training for this policy.

ACTION

No action is required by the Council. Item is for training purposes only.

Included in this Section:

1. Welcoming Lebanon Policy



City of Lebanon
New Hampshire

CITY COUNCIL POLICY IMPLEMENTATION OF CITY CODE CHAPTER 185 WELCOMING LEBANON

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
CC-104	1/20/2021		Page 1 of 5
<i>Approved by:</i>	Mayor DocuSigned by: <i>Timothy J. McNamara</i> F08A405F81504ED...		

Section 1.0: PURPOSE

This policy details the procedures to implement the provisions of City Code Chapter 185, "Welcoming Lebanon" (herein after referred to as Chapter 185) regarding elected and appointed officials

Section 2.0: SCOPE

This policy applies to all City officials elected by the voters or appointed by the City Council defined as "Agents" of the City as defined in Chapter 185 not under the authority of the City Manager.

Section 3.0: DEFINITIONS

The applicable definitions regarding this policy are as provided in Chapter 185, Section 185-2, Definitions. These terms are not defined in Chapter 185 nor are they defined in Federal or State law. The definitions below are provided as further guidance in the implementation of the policy.

3.1 POLITICAL OPINION OR ACTIVITY

Definition of Political

- 1a: of or relating to government, a government, or the conduct of government
- b: of, relating to, or concerned with the making as distinguished from the administration of governmental policy
- 2: of, relating to, involving, or involved in politics and especially party politics
- 3: organized in governmental terms *political* units
- 4: involving or charged or concerned with acts against a government or a political system *political* prisoners

Definition of Opinion

Opinion- a view, judgment, or appraisal formed in the mind about a particular matter.



City of Lebanon
New Hampshire

CITY COUNCIL POLICY IMPLEMENTATION OF CITY CODE CHAPTER 185 WELCOMING LEBANON

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
CC-104	1/20/2021		Page 2 of 5
<i>Approved by:</i>	Mayor		

Definition of Activity

Activity- action designed to attain a purpose by the use of political power or by activity in political channels

3.2 ECONOMIC STATUS

Economic- of, relating to, or based on the production, distribution, and consumption of goods and services

Status- position or rank in relation to others; relative rank in a hierarchy of prestige; the condition of a person or thing in the eyes of the law; state or condition with respect to circumstances

3.3 HOUSING STATUS

Housing- shelter, lodging; dwellings provided to people

Status- position or rank in relation to others; relative rank in a hierarchy of prestige; the condition of a person or thing in the eyes of the law; state or condition with respect to circumstances

Section 4.0: POLICY DETAIL

This policy details the procedures to implement the provisions of Chapter 185, as amended by the City Council. The intent of this policy is to comply with those provisions to the extent they do not violate State law or Federal Code/rules or regulations.

Section 5.0: PROCEDURES

5.1 Training

Training opportunities will be provided to appointed and elected officials as follows:



City of Lebanon
New Hampshire

CITY COUNCIL POLICY IMPLEMENTATION OF CITY CODE CHAPTER 185 WELCOMING LEBANON

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
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<i>Approved by:</i>	Mayor		

A. Newly Appointed or Elected Officials

Newly appointed or elected officials shall be provided with a link to the City's webpage with access to Chapter 185. An acknowledgement form will be provided and must be signed by the appointed or elected official attesting to the fact that they have read and understand the provisions of the Chapter. Training will be provided within 30 days of the official's date of appointment or election.

B. In-Service Training

All existing appointed or elected officials as of the effective date of this Policy will be provided with access to Chapter 185 and must sign an acknowledgement form attesting to the fact that they have read and understand the provisions of the Chapter. Initial training is mandatory and will be provided by the City Manager's Office. The respective chairperson of any board/commission/committee may conduct or request refresher training as they deem necessary, or as directed by the City Council.

5.2 Complaints and Investigations

Complaints and investigations regarding reported or discovered violations of the provisions of Chapter 185 shall be conducted in accordance with Policy ADM-126, Complaints & Investigations.

5.3 Corrective and Disciplinary Action-Appointed and Elected Officials

Appointed and elected officials may be removed from office for violations of Chapter 185 if the actions of those officials warrant such action. There are specific statutory provisions for different categories of officials as indicated below:

1. Members of land use boards may be removed for cause in accordance with the provisions of RSA 673:13.



City of Lebanon
New Hampshire

CITY COUNCIL POLICY IMPLEMENTATION OF CITY CODE CHAPTER 185 WELCOMING LEBANON

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
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<i>Approved by:</i>	Mayor		

2. All other appointed officials not specified in 1 above may be removed for cause by the City Council if appointed by the Council in accordance with the N.H. Supreme Court decision in AFSCME v. Keene, 108 N.H. 68 (1967).
3. Members of the City Council may be removed for cause in accordance with the provisions of RSA 49-C:13.
4. Appointed officials who are appointed by the City Manager may be removed for cause in accordance with the N.H. Supreme Court decision in AFSCME v. Keene, 108 N.H. 68 (1967).
5. The City Council may discipline or remove the City Manager in accordance with the provisions of City Charter C419:31.
6. Elected officials other than members of the City Council may be removed in accordance with the provisions and processes outlined in RSA 42:1-a. The initiation of the process for removing elected officials other than members of the City Council shall only be moved forward after a majority of the City Council votes to direct the City Manager to do so.

Each Board/Commission/Committee may act to censure members of their body for violations of this code. The City Council may also choose to censure members of its own body or the members of any body for which they appoint those members.

Section 6.0: REFERENCES (Charter/Code/ City Policy/State Statutes or Regulations/ Federal Code or Regulations)

1. City Code Chapter 185
2. City Policy ADM-126 Complaints & Investigations
3. City Policy ADM-111 Anonymous Hotline Policy
4. City Charter 419:30 Powers and Duties of the Manager
5. City Charter 419:31 Power to Appoint and Remove
6. City Charter 419:28 Removal-City Manager
7. NH RSA Chapter 354-B Civil Rights Act
8. NH RSA Chapter 275-E Whistleblowers' Protection Act
9. NH RSA 42:1-a Manner of Dismissal-Officials
10. NH RSA 49-C:13 Removal of Mayor, Alderman and Councilors



City of Lebanon
New Hampshire

CITY COUNCIL POLICY IMPLEMENTATION OF CITY CODE CHAPTER 185 WELCOMING LEBANON

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
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- 11. NH RSA 202-A:17 Employees; Removal-Library
- 12. NH 673:13 Removal of Members-Land Use Boards
- 13. NH RSA 202-A:17 Employees; Removal-Library
- 14. US, Title VII of the Civil Rights Act of 1964-Employment
- 15. US, Title 18, U.S.C., Sections 241, 242, 245,
- 16. US, Title 42, U.S.C., Section 3631

Section 7.0: POLICY & PROCEDURE REVISION HISTORY

	Section	Revisions	Date
Original Adoption		Initially adopted	1/20/2021
Amendment			
Amendment			
Amendment			

**AGENDA
LEBANON CITY COUNCIL
MARCH 23, 2022**

10. NEW BUSINESS:

10.C – CONTINUATION OF DISCUSSION: HOUSING IN LEBANON

BACKGROUND

As we continue the discussion of housing in Lebanon, attached is an updated slide deck which will be presented at the meeting. Staff looks forward to additional direction from the Council at the close of the discussion.

Included in this Section:

1. PowerPoint Presentation: Housing Policy in Lebanon – March 23, 2022



Housing Policy In Lebanon

March 23, 2022

Project	Unit type	Unit Size/Mix	Units Approved/P roposed	Units Built/ Under way	Units Remaining	Location	Map/Lot/Plot	Last PB Action Date	Notes/Status
Prospect Hills Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	54	54	0	Moulton Ave	108-14	Approved 4/13/05	Phase 1 essentially complete
Prospect Hills Phase 2	One family attached & detached	~2-4 BR, exact mix unknown	117	0	117	Prospect Street	108-2	Approved 4/13/05; Re- approved 11/14/16; Extended/Phased 12/13/21;	Extended 12/10/18; security posted and plat recorded 6/12/19; PB denied further extension on 3/8/21; HAB remanded for rehearing on 11/8/21; Expected to start Spring 2022
Rock Ridge Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27	Old Pine Tree Cemetery Rd	74-3-various; 74- 11-various	Approved 7/7/05	Mostly attached units (22) remaining to be built
Rock Ridge Phase 2	One family detached	~2-4 BR, exact mix unknown	48	37	11	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Many units under construction
Rock Ridge Phase 3	One family detached	~2-4 BR, exact mix unknown	45	0	45	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Extended on 1/13/20;
Westboro Woods	One family attached & detached	~2-3 BR, exact mix unknown	33	17	16	Seminary Hill	102-12	Approved 8/18/05	Infrastructure complete; No new units built since ~2014
Quarry Hill	Multi-family condos	~2-3 BR, exact mix unknown	39	39	0	Mt. Support Rd	48-11	Approved 7/10/06	Originally approved for 40 units; Final CO issued;
Nature Walk	Multi-family condos	~1-2 BR, exact mix unknown	34	34	0	Mascoma St Ext	89-18	SPR Approved 11/27/06; Sub. approved 1/8/07;	Final CO issued;
APD Woodlands at Harvest Hill	Multi-family rental	~1-2 BR, exact mix unknown	69	69	0	Mascoma St	76-4	Site Plan Approved 1/8/07; Sub. approved 5/12/08;	Senior Independent Living Housing units; Final CO issued;
Timberwood Commons	Multi-family rental	~2-3 BR, exact mix unknown	252	252	0	Mt. Support Rd	24-11	Approved 10/26/09	Final CO issued;
Rivernere	Multi-family rental	~2-3 BR, exact mix unknown	21	21	0	Tannery Ln	105-101	Approved 8/29/11	LIHTC Affordable Housing; Final CO issued
Quail Ridge	Multi-family rental	~1-2 BR, exact mix unknown	62	62	0	Quail Hollow Dr	8-1	Approved 5/13/13	Senior Assisted Living Housing units;
Execusuite-Junior High	Multi-family rental	Studio/1 BRs	42	42	0	Bank St	92-78	Approved 9/9/13	Originally approved for 40 units, amended to 42 units
Altaria PUD-Lot 2	Multi-family rental	12-1BRs, 18-2BRs, 3-3BRs	33	33	0	Route 120	24-14-200	Approved 8/10/15	CO issued Dec2019
ICV	Multi-family condos	51-1BRs, 24-2BRs	75	75	0	Etna Road	26-2	Approved 4/11/16	originally approved as rentals, converted to condo ownership units; Final CO issued 2/11/21
Altaria PBP-Lot 10	Multi-family rental	30-1BRs, 78-2BRs, 12-3BRs	120	120	0	Route 120	10-12	Approved 1/11/16	Amended 8/8/16; Temp COs issued Jun-Nov2020
20 Morgan Drive	Multi-family condos	1-1BR, 25-2BRs	26	26	0	Morgan Drive	10-11-1200	Approved 12/12/16	Originally approved as 28 units on 11/9/15; amended to 25 units on 6/13/16; amended to 26 units on 12/12/16; Final CO issued 10/19/18
Twin Pines Tracy Street	Multi-family rental	19-1BR, 10-2BRs	29	29	0	Tracy Street	72-76	Approved 8/14/17	Final CO issued 11/8/19
River Park-Single lots	One family detached	~2-4 BR, exact mix unknown	11	3	8	Crafts Avenue Extension	58-88 thru 97	Original approval 10/11/11; Re- approved 10/10/17	Three units under construction to date
Execusuite-School St. School	Multi-family rental	Studio/1 BR	9	4	5	School St	92-2	Approved 5/14/18	
River Park-Phase 1A	Multi-family rental	unknown	125	0	125	North Main St	44-22	Approved 9/9/19	
Quail I, LP	Multi-family rental	16-1BRs, 16-2BRs	32	0	32	Lily Lane-Quail Hollow	8-2-200	Approved 9/9/19	Senior Housing units; Extended on 5/10/21
195 Mechanic St LLC	Multi-family rental	11-1BRs, 15-2BRs	27	27	0	Mechanic St.	105-114	Approved 11/12/19	Under construction; 27th unit added 10/25/21;
Mascoma Lake Farms	One family detached	unknown	3	1	2	Dartmouth College Hwy	56-3	Approved 1/13/20	Former 8-lot major voided; reapproved as 3-lot minor
Tackle Partners, LLC	Multi-family rental	25 studios	25	0	25	Spencer St	78-5	Approved 3/9/20	Originally approved for 11 units in Nov2019; amended to 25 units in March2020; May not move forward due to COVID
Dartmouth College/Michaels	Multi-family rental	73-1BRs, 188-2BRs, 3-3BRs, 45- 4BRs	309	309	0	Mt. Support Rd	24-2	Approved 6/22/20	Under construction; Grad student housing
Lebanon Housing Authority	Multi-family rental	30-1BRs, 11-2BRs, 3-3BRs	44	44	0	Heater Rd	64-7	Approved 9/3/20	Under construction; LIHTC affordable housing
Saxon Partners	Multi-family rental	123 studios, 127-1BRs	250	0	250	Mt. Support Rd	24-1	Approved 10/13/20	Targeting construction start in Spring 2022
One Mechanic Street, LLC	Multi-family rental	17 studios, 1-2BR	18	18	0	Mechanic St.	91-264	Approved 11/23/20	Under construction
Jolin Salazar-Kish	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26	Bank St	92-124; 92-125	Approved 1/11/21	Targeting construction start in Spring 2022?
Basic Holdings	One & Two family rental	21-3BRs	21	0	21	Oak Ridge Rd	4-5; 4-6	Approved 5/17/21	Final approval granted 5/17/21; Targeting construction start in Spring 2022
402 Mt. Support	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204	Mt. Support Rd	24-9; 24-10	Formal application submitted 11/8/21	Conceptual Review 6/24/19;
20 Spencer Street	Multi-family rental	unknown	94	0	94	Spencer St	92-31	Conceptual Review 11/23/20	Formal application anticipated early 2022
2 Mascoma Street	Multi-family rental	unknown	233	0	233	Mascoma St	91-251	Conceptual Review 12/13/21	Formal application anticipated early 2022
1 Foundry Street	Multi-family rental	unknown				Foundry St.	91-263		Conceptual Review anticipated Jan 2022

Projects completed

Projects underway



Housing Policy In Lebanon

Lebanon Master Plan – Housing (Ch. 7)

Vision & Purpose Statement (7 | A):

“The City of Lebanon shall *actively foster* a diverse range of housing opportunities and choices for current and prospective residents, and will *strive to promote* the development of diverse, sustainable neighborhoods that reflect Lebanon’s “small-town” character and distinctiveness.

The City of Lebanon *shall encourage* a range of housing options for all segments of the population. New housing development should contribute positively to existing neighborhoods and create safe and desirable new neighborhoods consistent with the other planning goals of the City as expressed in this Master Plan.”



Housing Policy In Lebanon

- *Enable* Housing
- *Facilitate* Housing
- *Incentivize* Housing
- *Subsidize* Housing
- *Partner* with Developers



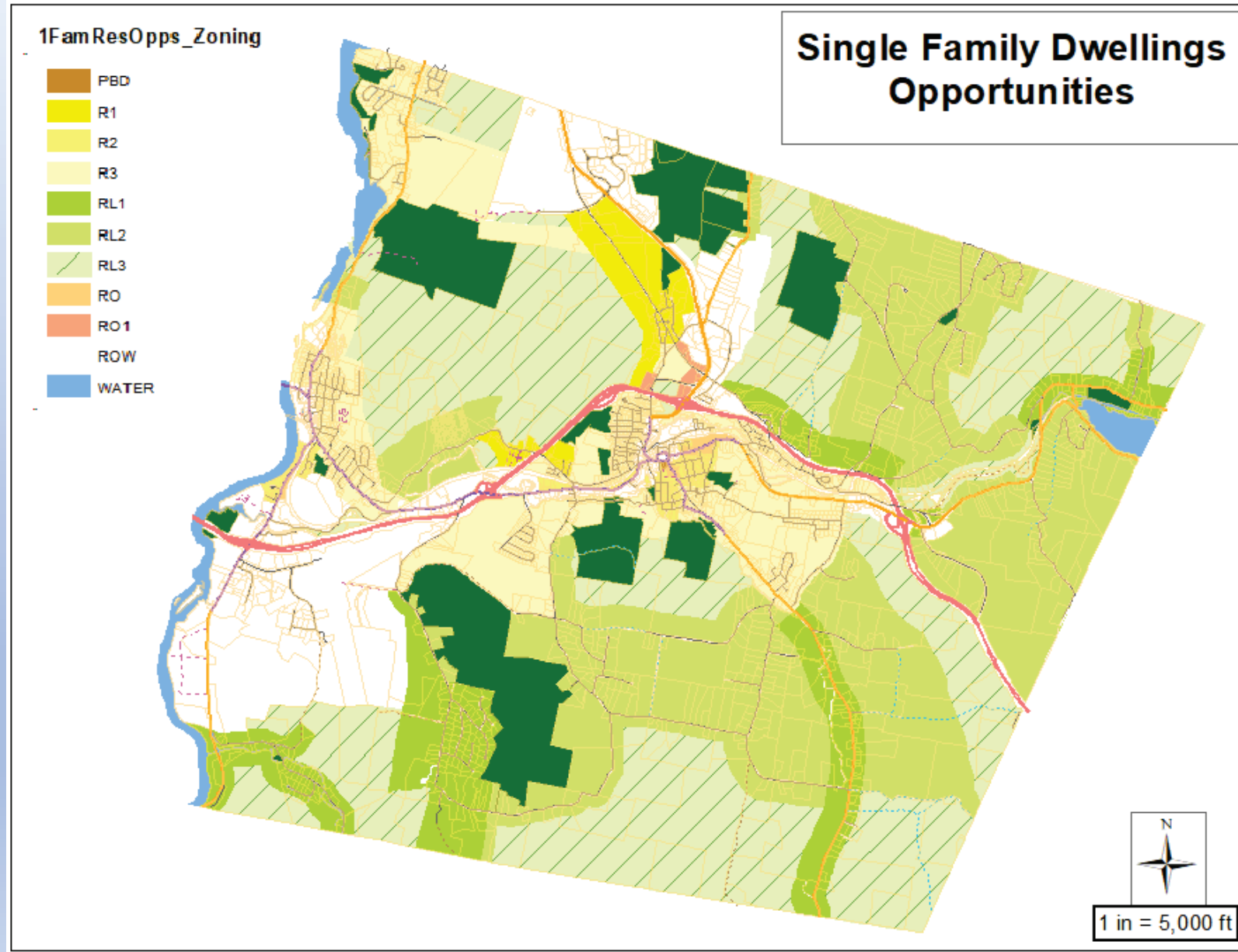
Housing Policy In Lebanon

Enable Housing:

- Ensure that the Zoning Ordinance permits housing to be constructed, but otherwise allow the market to dictate what gets built, when, and where.

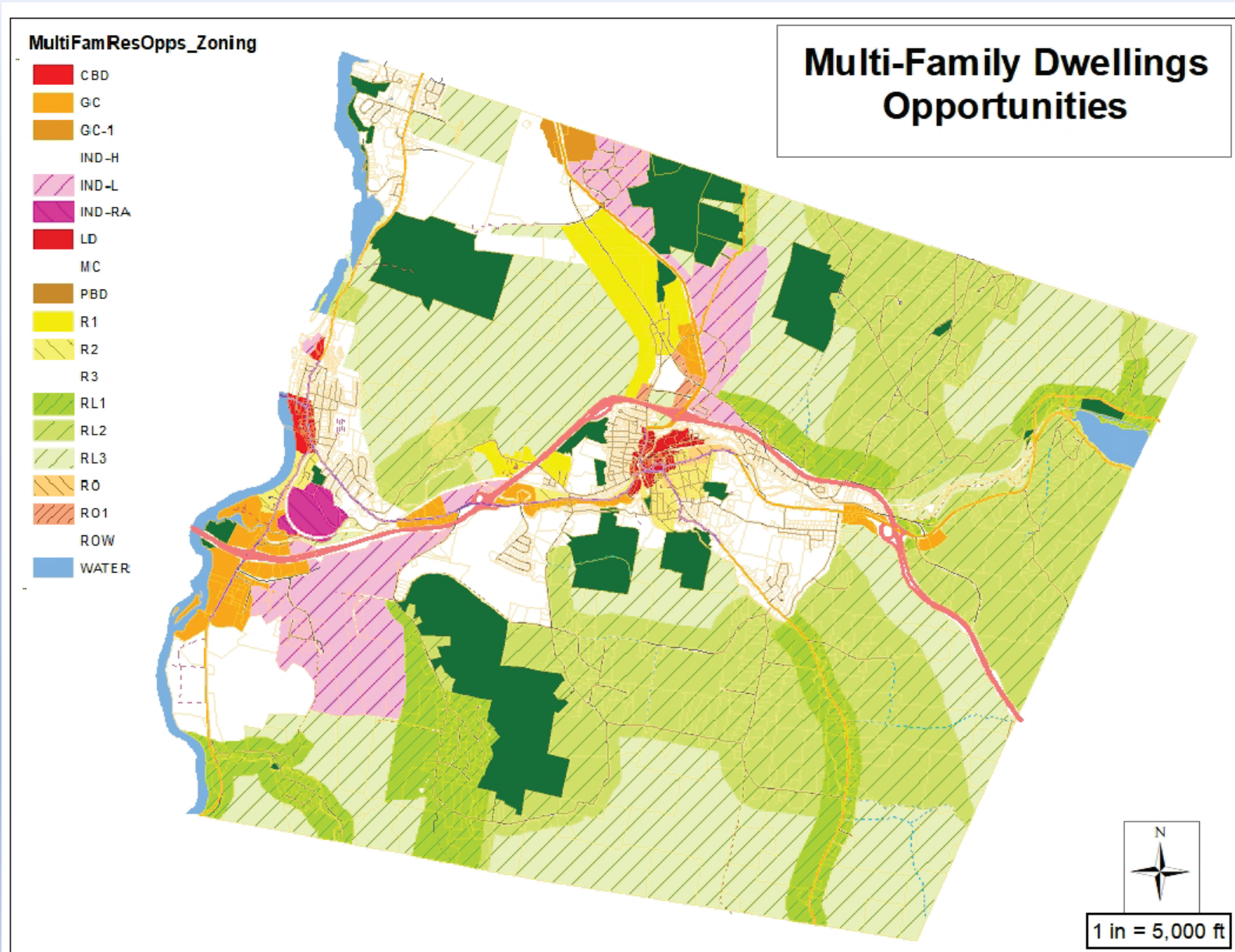


Housing Policy In Lebanon



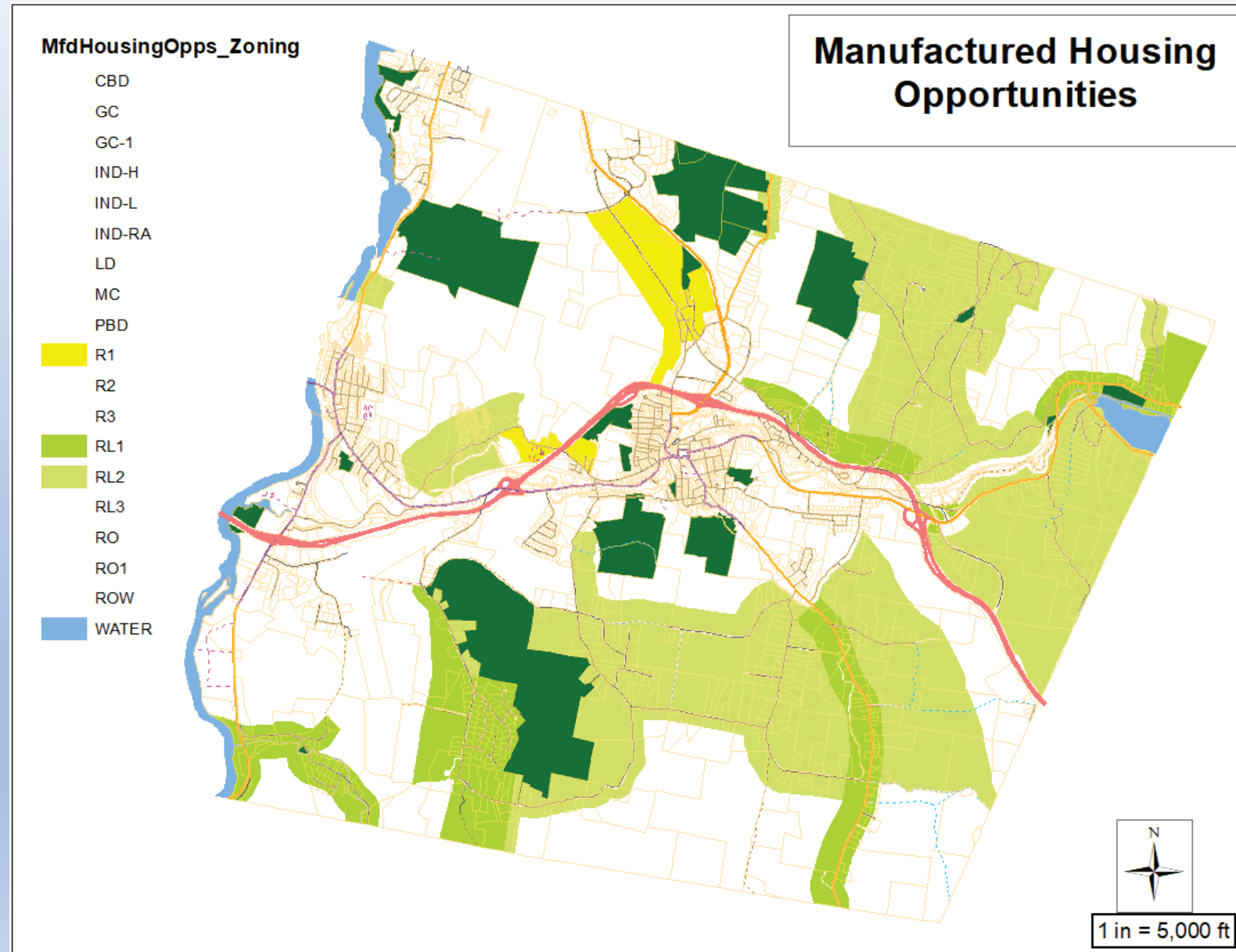


Housing Policy In Lebanon





Housing Policy In Lebanon





Housing Policy In Lebanon

Enable Housing:

- Zoning Amendments to enable Cottage Clusters





Housing Policy In Lebanon

Enable Housing:

- Zoning Amendments for Mfd Housing developments





Housing Policy In Lebanon

Facilitate Housing:

- Consider City ownership and maintenance responsibility for roads and utilities, especially for permanently affordable housing. [MP 7.1.S7]



Housing Policy In Lebanon

Incentivize Housing:

- Community Revitalization Tax Relief Incentive (79-E) Program for “substantial rehabilitation”
- As of April 1, 2022:
 - Housing Opportunity Zones (RSA 79-E:4-c) for new construction.
 - Residential Property Revitalization Zones (RSA 79-E:4-b) for improvement of 1-family, 2-family, or multi-family up to 4 units that is at least 40 years old.



Housing Policy In Lebanon

Incentivize Housing:

- Density Bonus provisions

SECTION 507 BONUSES FOR CERTAIN PLANNED DEVELOPMENT.

PUD's and manufactured home parks and subdivisions may receive an increased density bonus pursuant to Table 507.1 and the provisions of this section.

507.1 Increased Density Bonuses.

Maximum Amount of Bonus Available

<u>Type of Development</u>	<u>For Use of Technique</u>	<u>For Sensitivity to Environment</u>	<u>For Creating Affordable Housing</u>	<u>For Reducing Fiscal Impact</u>	<u>For Energy Efficient Design</u>	<u>For Renewable Energy Facilities</u>
PURD or PRec	12%	----	----	----		
MH Park (or subdivision)	NONE	----	----	----		
Subdivision	NONE	----	----	----		



Housing Policy In Lebanon

Incentivize Housing:

- A density bonus program can be coupled with an Inclusionary Zoning policy (mandatory provision of workforce or “missing middle” units) to ensure the financial feasibility of projects.



Housing Policy In Lebanon

Subsidize Housing:

- Provide incentives for the private development of affordable/workforce housing, e.g. **fee exemptions** and/or density bonuses where appropriate for rental units as well as owner occupied homes. [MP 7.1.S11]



Housing Policy In Lebanon

Partner in the Development of Housing:

- 20 Spencer Street
- City Administration has initiated discussions with Lebanon Housing Authority about working more closely on future projects, including on city-owned parcels.