

FINAL

**LEBANON CITY COUNCIL
MINUTES**

Wednesday, March 23, 2022, 7:00 p.m.

Remote Via Microsoft Teams: [LebanonNH.gov/Live](https://lebanonnh.gov/Live)

MEMBERS PRESENT: Mayor Tim McNamara, Assistant Mayor Clifton Below, Erling Heistad, Karen Liot Hill, Christian Simon (Incoming), George Sykes, Douglas Whittlesey, Devin Wilkie, Jim Winny (Outgoing) and Karen Zook

MEMBERS ABSENT:

STAFF PRESENT: City Manager Shaun Mulholland, Deputy City Manager Paula Maville, City Clerk Kristin Kenniston, Director of Planning & Development David Brooks, Senior Planner Tim Corwin, Deputy Chief of Police Matthew Isham, Deputy Finance Director Alesia Williams, Library Director Sean Fleming

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- 1. CALL TO ORDER:** Mayor McNamara called the meeting to order at 7:00 p.m.
 - 2. PLEDGE OF ALLEGIANCE:** Councilor Winny led the Council in the Pledge.
 - 3. PUBLIC FORUM:** Mayor McNamara made the Public Forum announcement.
 - 4. OPEN TO PUBLIC:** No one came forth to speak.
 - 5. RETIREMENT OF OUTGOING COUNCILOR:**
 - Resolution Honoring Jim Winny

***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

Each Council member spoke about the contributions Councilor Winny provided to the City during his tenure. You will be missed!

Councilor Winny took his seat as a regular member of the public.

6. WELCOMING NEWLY ELECTED & RE-ELECTED COUNCILORS:

City Clerk Kristin Kenniston administered the oath and the following City Councilors were officially seated:

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

Councilor Simon took his seat as a regular member of the Council.

7. NOMINATION AND ELECTION OF MAYOR AND ASSISTANT MAYOR:

Kristin Kenniston, City Clerk, opened the Nominations for Temporary Chair.

Councilor Liot Hill put forth the NOMINATION of Councilor Wilkie as Temporary Chair.

Hearing no further Nominations for Temporary Chair, City Clerk Kristin Kenniston closed the nomination and called for a vote.

**The Vote on the NOMINATION to elect Councilor Wilkie as Temporary Chair was approved (9-0).*

8. NOMINATION AND ELECTION OF MAYOR AND ASSISTANT MAYOR:

MAYOR:

Councilor Wilkie, Temporary Chair, opened the Nominations for Mayor.

Councilor Below put forth the NOMINATION of Councilor McNamara as Mayor.

Hearing no further nominations, Councilor Wilkie, Temporary Chair, closed the Nominations for Mayor and called for a vote.

****The Vote on the NOMINATION of Councilor McNamara for Mayor was approved (8-0-1). Councilor McNamara abstained.***

ASSISTANT MAYOR

Mayor McNamara opened the Nominations for Assistant Mayor.

Councilor Liot Hill put forth the NOMINATION of Councilor Below as Assistant Mayor.

Hearing no further Nominations for Assistant Mayor, Mayor McNamara closed the nominations and called for a vote.

****The Vote on the NOMINATION of Councilor Below as Assistant Mayor was approved (8-0-1). Councilor Below abstained.***

9. PUBLIC HEARING ITEM:

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.

Included in the agenda packet:

1. March 14, 2022 Memorandum from Calvin Hunnewell, Lebanon Health Officer Code/Health Inspector (***Page 5, agenda packet***)
2. Ordinance #2021-09, Face Masks (last amended November 3, 2021) (***Pages 7-10, agenda packet***)

City Manager Shaun Mulholland reviewed the history and discussed the potential rescission of Ordinance #2021-09, Face Masks.

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 (RSA 147 and RSA 47, Chapter 46) 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 was asked to review the potential rescission of the Ordinance as it exists. (Updated information in terms of the numbers for our area were provided to the Council in advance of this meeting).

RSA 147.1 states that the Health Officer shall make regulations and are only approved by the Board of Selectman, or in our case the City Council. RSA 47.12 says that the Health Ordinance that apply to Towns, also applies to Cities.

Prior discussions took place before this meeting with the Emergency Management Director, the Lebanon Police Chief and City Manager. They recommended the Mask Ordinance be rescinded at this time.

The recommendation from the Health Officer of the City is provided below:

TO: Lebanon City Council

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

DATE: March 14, 2022

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

Mayor McNamara opened the Public Hearing and the following came forth:

- *John Pomeroy (Ward 3)*: He spoke about his reasons for rescinding the Mask Ordinance, referencing several House Bills/RSAs and also spoke against re-enacting any future Mask Ordinance.
- *Jessica Duplin (Ward 3)*: She noted she was a nurse working in the Lebanon area for 11 years and has been a resident in Lebanon for 19 years, noting that Healthcare Providers are tired and while the numbers are going down, COVID is still here. She further spoke about her reasons and gave examples for keeping the Mask Ordinance in place, or at least keeping it in place for 1-2 months until we see where this is going.
- *Robert Moore (Ward not given)*: He spoke about his reasons for rescinding the Mask Ordinance, noting it is time to get back to some sense of normalcy.
- *Matthew Hall (Ward-3)*: He spoke about his reasons for rescinding the Mask Ordinance and questioned if mask mandates ever had any real impacts. He also spoke about the positive impacts of vaccines. People have done a lot, and suffered a lot, over the past 2-years and they should be rewarded by trying to get back to normal and gave examples of the costs of masking, especially the effect this has had on children and their learning abilities.
- *Aaron Argyros (Ward-3)*: He spoke about his reasons for rescinding the Mask Ordinance, noting the impact this mandate has had on his children. He wanted to give them a chance at being normal. He also spoke against enacting any future Mask Ordinance.
- *Alan Schnur (Ward-3)*: He spoke about people who were not wearing face masks indoors and in crowded spaces and gave his reasons for keeping the Mask Ordinance in place, noting COVID is still present and mutating, and will not magically go away because people are tired of it. He also spoke about the positive impacts of vaccinations. He requested the Council to consider the established indicators when deciding whether to continue/rescind the Mask Ordinance and continue to monitor the established indicators so that a face mask ordinance can be maintained, rescinded, or re-instated as the data indicates.

Hearing no further comments from the public, Mayor McNamara closed the Public Hearing.

The Council discussed how 3 weeks ago, according to the CDC, Lebanon was still in the high transmission category, but shortly thereafter Lebanon was dropped to a lower level of risk; how the CDC's guidance is appropriate to follow at this point because Lebanon's cumulative cases/death rates per capita are the lowest in the State; the difficulty in teasing out the benefits of masking compared to vaccines; how the science shows that masks are effective in the prevention of spreading COVID; mental health issues related to the pandemic; how mask mandates have politicized this issue and driven extremists to become more vociferous, which has fueled the fire of some people who oppose masks; rather than mandating masks, perhaps it would be better for the City to ask people to mask because most care about their friends and neighbors; how a bill in the House could change some of the authority of City Councils, but it still needs to go to the Senate for a vote and the Governor would need to sign it; how it is the Council's charge to pay attention to what is going on with COVID (i.e., how are hospitals are coping in handling caseloads, etc.); the efficacy of different types of face masks; how vaccines can help prevent disease (i.e., polio) and how prevention is something the City can do to help the population stay healthy; how taking a cautious, low risk approach is prudent, even though people are frustrated with wearing masks and want to get back to a sense of normalcy; how the CDC's new guidance measures are based on a hospital system's ability to deal with patients and not the impact of the disease (COVID); concerns that Lebanon is going to ultimately hurt people by rescinding the mask mandate for the sake of convenience; the difficulty in following the data (i.e., due to differences in State/Federal data, different medical opinions from different medical experts; and data from different hospitals); how Lebanon is the only municipality in the State, and our surrounding area, that has a Mask Ordinance; and, the need to adhere with the CDC's recommendations for our area.

ACTION:

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

Seconded by Assistant Mayor Below.

Councilor Sykes spoke to the motion by expressing his concerns about prevention, politics, policy, and process. He felt that in this instance politics was taking a bigger piece of this issue vs. policy and process and would not support rescinding the Mask Ordinance.

Assistant Mayor Below felt the difficulty faced with COVID is that we are moving into an endemic phase, where it will persist like the flu, except it has worse impacts on health than the flu. Lebanon's saving grace is that we have had a high vaccination rate and a good portion of those not vaccinated have probably been infected. Looking at the CDC data for Grafton County, we are at 1.8% of inpatient bed utilization by COVID 19 patients. Part of what the CDC has done is looked at the healthcare system, but that is part of the nature of moving toward an endemic phase and did not feel it was about politics. He also spoke about the widespread non-use of face masks by people who are disregarding the ordinance noting we may need to bring this ordinance back at some point if needed. At this point, there has been enough studies done so there is conflicting science on the efficacy of the masking process, which is only a fraction of the preventive value of the vaccination. Unfortunately, people have conflated masking with the vaccines, so decoupling these will hopefully make people understand that vaccination(s) will help save their lives.

Councilor Wilkie clarified his reasons why he made and supported the motion, noting he is looking at this as a policy and from that prospective he will vote to rescind the ordinance. He was not looking at the politics or emotional responses, just the data.

Councilor Whittlesey cautioned against comparing COVID with the flu, noting COVID is spreading more rapidly than the flu and has a greater impact on people's health.

In response to Councilor Liot Hill's question, City Manager Mulholland said businesses or organizations will still have the ability to have their own rules regarding face masks. If people are not wearing masks and the owner asks them to leave and they do not leave, the owner can then call the police and they can be charged with criminal trespass. The City will support their actions and law enforcement will act on those cases.

****The Vote on the MOTION to rescind Mask Ordinance #2021-09 was approved (5-4).***

10. New Business:

A. Adoption of Council Rules

Included in agenda packet: Council Rules (last revised 01/20/2021) ***(Pages 12- 19, agenda packet).***

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

Seconded by Councilor Heistad.

****The Vote on MOTION was approved (9-0).***

B. Training: Welcoming Lebanon Policy

Included in agenda Packet: Welcoming Lebanon Policy ***(Pages 21-25, agenda packet).***

The City Council at their regularly scheduled January 20, 2021 City Council meeting adopted City Council Policy CC-104: Welcoming Lebanon.

City Manager Mulholland reviewed and provided the required training for this policy as listed on pages 21-25 in the City Council agenda packet.

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

C. Continuation of Discussion re: Housing in Lebanon

Included in agenda packet: PowerPoint Presentation: Housing Policy in Lebanon – March 23, 2022 ***(Pages 27-42, agenda packet).***

City Manager Shaun Mulholland would like to have plans for the Lebanon Housing Policy finished by the end of June 2022. Upcoming dates for the Council to discuss housing are April 21, May 25, and June 27 of 2022. He also informed the Council that plans are being made between the Hartford Board of Selectmen & the Lebanon City Council to discuss homelessness. Mayor McNamara felt it would be good for the two Boards to meet first before going to other surrounding communities. The Council will be informed as plans are finalized.

Mr. David Brooks, Director of Planning & Development, presented a slide presentation on Lebanon's Housing Policy. This is a continuation of the discussion started back in January about steps the City Council can take with respect to a Housing Policy and the role the City can take in the development of Housing. Many of the slides are the same or similar to what the Council saw in January, but new slides and some updated information has been introduced as appropriate.

The working housing pipeline spreadsheet (slide) can be found on page 27, City Council agenda packet. Mr. Brooks did note that a new housing project on Mt. Support Road was approved and is anticipated to be affordable workforce housing, but funding is being sought. New applications have been received for the Downtown Lebanon area.

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.”

What we are trying to work toward is an understanding, or having the Council provide some guidance, as to what the vision statement (below) from the Master Plan means when it says “actively foster,” “strive to promote,” and “shall encourage” housing.

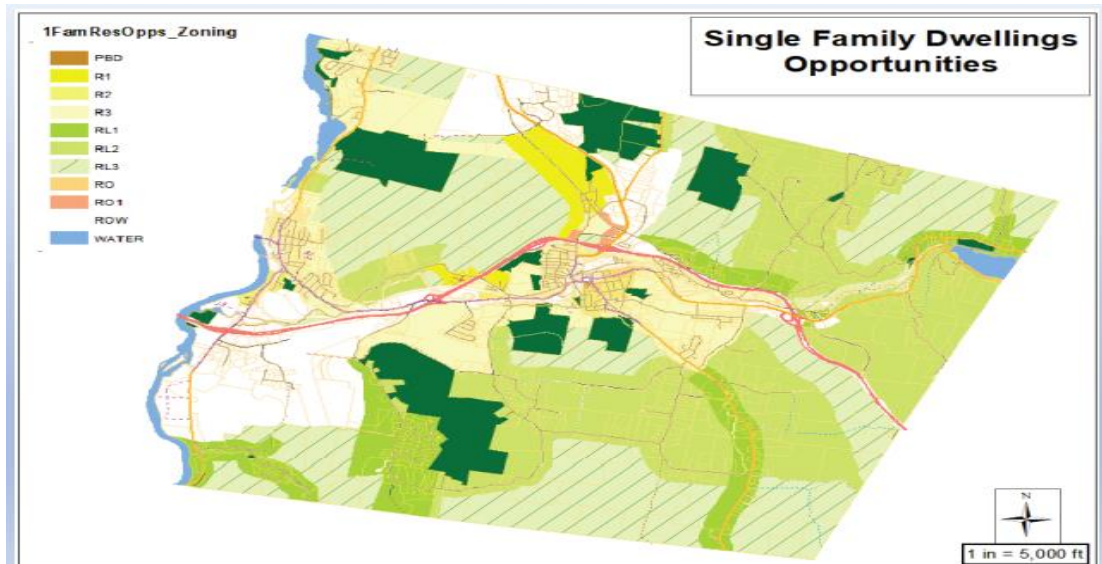
- *Enable* Housing
- *Facilitate* Housing
- *Incentivize* Housing
- *Subsidize* Housing
- *Partner* with Developers

Mr. Brooks provided and explained the 5 different ways the Council can choose to facilitate &/or enable housing as listed above.

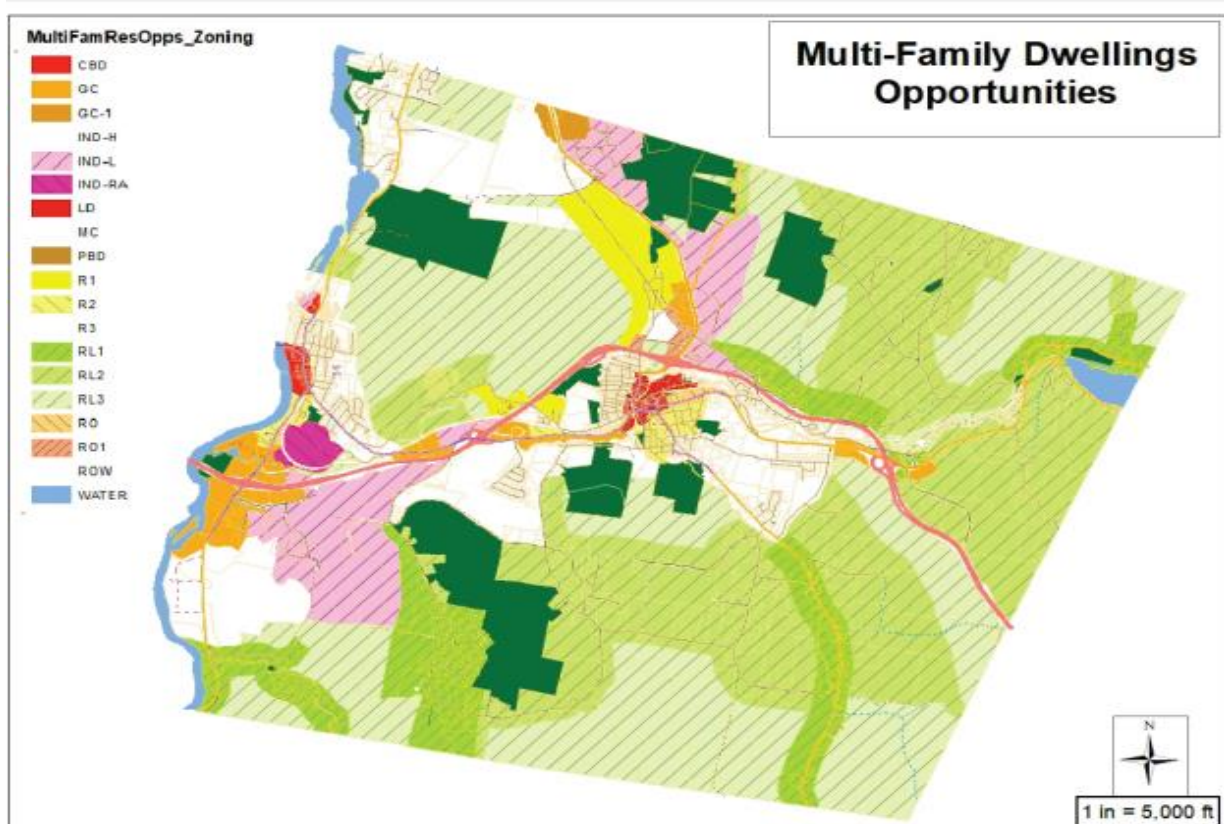
Enable Housing:

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

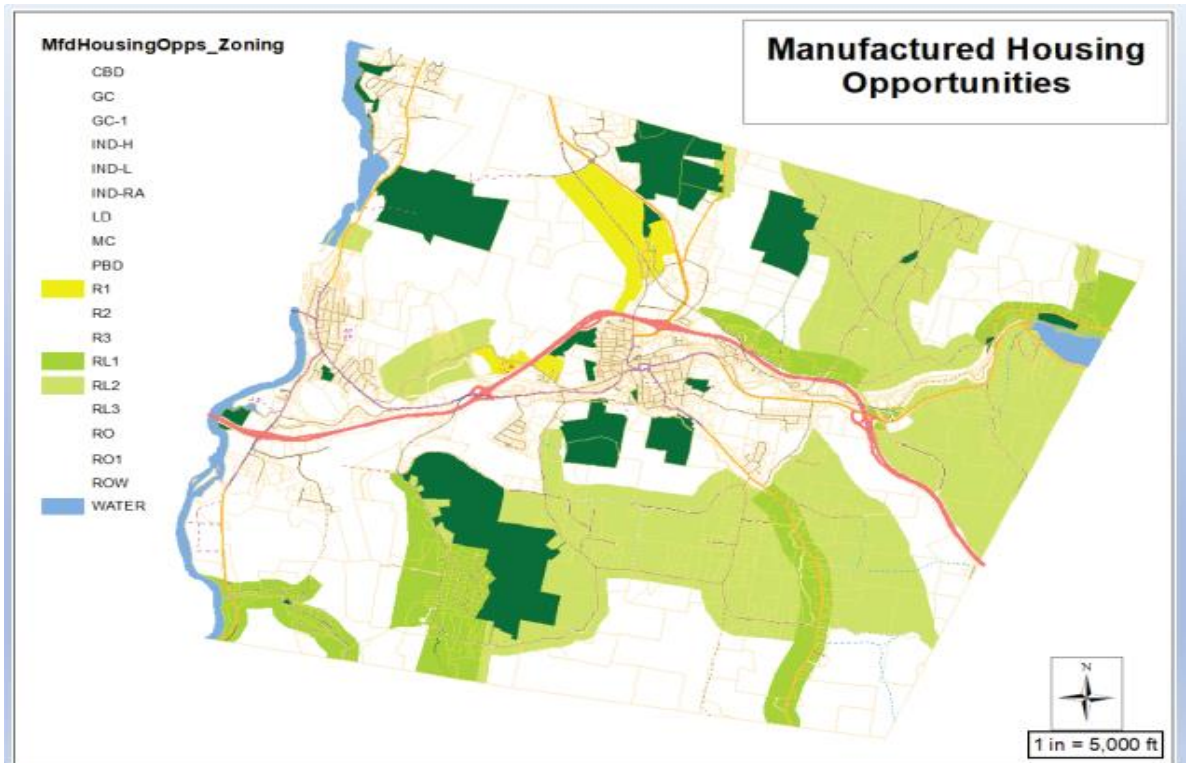
Mr. Brooks provided and discussed the following maps:



This map was wrong in January but has been corrected in terms of where Single Family Dwellings are permitted. This represents a significant portion of the City. Most of our Residential Zoning Districts and some of our Mixed Use Districts allow those either by as a right or by special exception.



Multi-Family Housing Opportunities are 3-units or more in a single structure. Same map as presented in January.



In January, there were some questions about where manufactured housing units could be located. To clarify again, Manufactured Housing Units are permitted “only” in Manufactured Home Parks or subdivisions, which are only allowed in the R-1 District (in yellow on map), or RL-1 or RL-2, which are the shades of green. Parks require a minimum of 10 acres or a maximum of 50 acres. Subdivisions require a minimum of 20 acres and at least 6 lots. It is important to point out that Manufactured Housing is one of the ways that we can enable a more affordable form of housing. (New Map)

Enable Housing:

- Zoning Amendments to enable Cottage Clusters



Other steps the City can take to enable housing would be to expand the forms of allowed residential development. The Planning Department worked with the Upper Valley Housing Coalition and others 10+ years ago to look into Cottage Clusters and we are currently working on draft regulations for a potential Zoning Amendment. The Planning Department has identified at least a dozen properties in the 1-2 acre size that have existing water and sewer, and where this type of development might work well as an infill-style development. It will involve a significant amount of public engagement to make sure people understand what it is and what it is not. If we get direction from the Council, Planning Staff hopes to bring forward some proposed language later in the year.

Enable Housing:

- Zoning Amendments for Mfd Housing developments



The City has 4 well-regarded Manufactured Housing Developments, including Mascoma Meadows (resident owned community off Rudsboro Rd), and Hannah Village (off Mascoma Street near APD). However, looking at the regulations and looking at what is on the ground in these developments, it does not appear that any of the existing parks actually comply with the current Zoning Regulations and therefore could not be replicated today, even if the financial numbers worked out. To the extent that these are a very worthwhile way to provide and enable housing, it would make sense to amend the existing regulations to match what exists in these successful parks in terms of minimum lot area, unit count, and relative density. This is another proposal we can bring forward to enable housing.

In response to Councilor Liot Hill's question, Mr. Brooks stated that the current regulations require a minimum of 10K sq. ft. per unit. It's a little ambiguous as to what that means, but one interpretation is that you need 10K sq. ft. for each unit that is located in that area. At a minimum, that 10K sq. ft. limit would cap the allowed density at about 4 or <4 units per acre once the roads and common areas are figured in. The image above depicts 50 units on just over 10 acres, so it is almost 5 units per acre. The Hannah project is over 5 units per gross density. There are other requirements in the regulations relative to the roadway widths and exactly how the parks get designed. Planning Staff would like to take a closer look if it is of interest to the Council and make sure these parks could be replicated.

Assistant Mayor Below spoke about Vermod, which is located in Hartford, VT. Vermod sought to tackle the problem of sustainability, resiliency, and affordable housing as an alternative to typical manufactured housing by making highly efficient manufacture housing. What they are building are net zero ready in terms of very efficient home designs that are also very affordable. Vermod homes almost fit the Cottage Cluster development design that would offer a dual feature of increasing affordability and also put the City on a path toward sustainable/resilient housing.

Mayor McNamara felt it would an interesting field trip for the Council to tour the Vermod facility and talk about the relative affordability of these compared to a conventional mobile home's efficiency. He will arrange a tour.

Facilitate Housing:

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

Mr. Brooks spoke about developments that seem stuck, noting the infrastructure such as roads, water and utilities are there, but these developments are not being built. There has not been a new unit built in Westboro Woods for almost 8 years (since 2014). He is still looking into and having conversations with realtors and lenders as to what the issue might be with these projects.

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.

This is something the City is already doing to a certain extent with the 79-E Program. The 79-E program that the City has is for substantial rehabilitation “of existing structures” and is primarily focused in our Downtown areas. Mr. Brooks spoke with NH Finance Agency and they reviewed the legislation that will take effect on April 1st. They are as confused as he is in terms of how best to use these new tools and what some of the requirements will be and will continue to work with them. He did point out is that the Residential Property Revitalization Zones could be a good mechanism for incentivizing ADUs (Accessory Dwelling Units) because this would allow a tax credit/relief incentive for older homes where someone could make improvements, either within or through an attachment, to an existing home. However, it does not specify what improvements do/do not count.

Incentivize Housing:

- Density Bonus provisions

<u>SECTION 507 BONUSES FOR CERTAIN PLANNED DEVELOPMENT.</u>						
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.						
<u>507.1 Increased Density Bonuses.</u>						
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	----	----	----		

The Density Bonus provisions have been incorporated into the Zoning Ordinance but have not been flushed out yet and are not well used. There is an opportunity to fill out this chart to incentivize the kinds of development and the kinds of things the Council would like to see happen in the City. The Planning Department recently kicked off a process to update the Master Plan on a Chapter-by-Chapter basis. We anticipate the Housing Chapter will be going through that process in 2023, and because there is no Housing Commission or other Board, we expect to convene a Task Force or Working Group to assist with the Master Plan update effort. That same Task Force or Working Group might be able to assist the Planning Department with establishing some meaningful density bonuses for these various types of development.

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.

Another component of a density bonus program could be coupled with an Inclusionary Zoning Policy. This is probably something that would take more time than perhaps the Cottage Cluster or Manufactured Housing Amendments would take because it will involve a lot of education to make sure people understand why we are requiring a certain percentage of units within a project to meet certain standards. Mr. Brooks also spoke about Governor Sununu’s plan to set aside \$100 Million worth of Federal Funding toward housing projects and noted that \$60M would be made available to developers through flexible grants; up to \$30M would go toward rewarding communities that approve new housing projects within a set period of time; and, another \$10M could be used toward preparing land for redevelopment. The Planning Department is unsure of when these funds will be available and what the application process will be but will be keeping an eye on this.

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]

If the City wants to consider waiving fees, this would be a good opportunity to work with developers to find out what the City can/cannot do. In response to Councilor Liot Hill’s question, Mr. Mulholland said the Council can discriminate between 1-2 family homes vs. large apartment complexes.

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.

Planning staff has been closely working with the Lebanon Housing Authority. Once they move beyond their planned development on Heater Road, they might be very interested in continuing conversations and partnering with us regarding City properties that could be developed (i.e., 3 Seminary Hill).

Mr. Brooks turned the conversation back to the Council and asked them what tools above they would like to see the Planning Department take action on.

Councilor Liot Hill: Interested in the idea of augmenting housing vouchers. City Manager Mulholland noted this is very complex and there are a lot of complicated legal issues due to the Federal/State Statutory provisions that would be required. They are not ready to bring this before the Council at this time but are

working on these issues.

Mayor McNamara would like to:

- Focus on areas that are underserved (i.e., small projects often in existing neighborhoods). There is less opportunity and fewer developers who can do this.
- Would like to see work on a demonstration(s) project where there are neighborhoods that might be very nervous about something that does not meet the norm.
- Looking at Zoning is an early thing we can do (i.e., Manufactured Housing) because some of these will need to go before the voters and we can only do this once each year.
- The need to look at housing as a regional issue.
- Reach out to businesses and ask them what their employees need. It would be useful to have their data.

Councilor Whittlesey suggested:

- Developing a problem statement identifying what we are really trying to address (i.e., 1. How do we promote/provide affordable housing? 2. How can we sustainably grow our overall housing stock – how do we meet the demand for housing in Lebanon?)
- Flushing out the root causes (of the housing issue) first; and then
- Using a Project Management approach, like the Community Power model, to solve housing issues.

Councilor Sykes would like:

- To better define the problem(s) we are trying to solve, noting the market does not need help with building “affordable apartments,” because if they were not affordable to somebody, they would not be built.
- Focusing on Workforce Housing and/or the missing middle.
- The creation of a Housing Commission/Task Force that would be able to focus on all the housing issues

Councilor Heistad: Spoke about the regional efforts on how we all work together has been an issue for a long time. There are a lot of communities that do not participate in actively trying to solve the housing problem. He liked the idea of a demonstration program.

Councilor Liot Hill: She spoke about the Housing Chapter of the Master Plan and read D.7 and D.2. She felt there were things that needed to be simultaneous and liked:

- Finding the right place to do a demonstration project.
- Identifying barriers to ADU’s (Accessory Dwelling Units).
- Continuing to work on Housing vouchers.
- Simultaneously working on a Housing Implementation Plan and developing a Project Management approach.

Councilor Wilkie:

- Liked the idea of creating a body that can directly address the housing questions.
- He spoke about his concerns regarding residents who cannot afford housing; his concerns about Workforce housing; and the potential disparity amongst individuals who would be most likely to speak out but might be missed.
- The importance of considering housing that meets the needs of the workforce.
- Ensure we are considering not just those who voluntarily speak out, but those who might be missing (i.e., smaller employers, small businesses, lower wage workers at larger companies, and various other people who may be overlooked).

City Manager Mulholland noted, that with the Council's permission, Planning Staff could work on the following items now and plan to move these forward:

- Cluster Housing/Vermod Model
- Zoning Regulations

Mayor McNamara and Councilor Liot Hill also would like to see priority work done on:

- Zoning Projects that need to go before the voters.
- A demonstration project that includes an educational program or integrated plan. Mr. Brooks was requested to identify one (1) project that could be submitted for an RFP (Request For Purchase).

After further lengthy discussions by the Council regarding what they considered high priority items for housing, City Manager Mulholland stated that Planning Staff will put together a directive document for the Council to vote on at their next housing meeting.

11. MAYORAL APPOINTMENTS OF COUNCILORS TO BOARDS & COMMITTEES:

AT Board of Directors – Councilor Wilkie

Arts & Culture Commission – Councilor Zook

Class VI Road Advisory Committee – Councilor Heistad, Alternate pending.

Conservation Commission – Councilor Heistad, Councilor Sykes alternate

Lebanon Airport TIF Advisory Board – Councilor Simon

Grafton County Regional Development Commission – Councilor Liot Hill

Governance Committee – Mayor McNamara, Councilor Liot Hill, Assistant Mayor Below

Economic Development Commission – Councilor Liot Hill/ alternate pending.

Heritage Commission – Councilor Wilkie and Councilor Zook

LEAC –Assistant Mayor Below/ Councilor Wilkie alternate?

Licensing Board – Mayor McNamara

Ped/Bike Committee – Councilor Heistad/ Councilor Sykes alternate

Planning Board – Councilor Zook/ Councilor Whittlesey alternate

Transportation Advisory Committee – Councilor Sykes

SCIMP – No longer functioning

Joint School District/City Task Force – Mayor McNamara, Councilor Whittlesey, Councilor Liot Hill

West Lebanon Revitalization Advisory Committee – Councilor Simon- would like to switch with someone from another committee.

DEI – Councilor Wilkie/ Councilor Liot Hill

12. ADJOURNMENT:

Councilor Wilkie MOVED for adjournment.

Seconded by Councilor Simon.

****The Vote on the MOTION was unanimously approved (9-0)***

The meeting was adjourned at 9:52 PM.

Respectfully submitted,

Dona E. Gibson

Recording Secretary