

FINAL

**LEBANON PLANNING BOARD
CAPITAL IMPROVEMENT PROGRAM COMMITTEE
REMOTE VIA MICROSOFT TEAMS
THURSDAY, AUGUST 4, 2022, 5:30 PM**

MEMBERS PRESENT: Jeremy Rutter, Cori Hirai, Tom Jasinski, and Kim Chewning

STAFF PRESENT: David Brooks (Planning Director), Tim Corwin (Senior Planner), Shaun Mulholland (City Manager), Vicki Lee (Finance Director), Carl Gross (Airport Manager), Chris Christopoulos (Fire Chief), Phillip Roberts (Police Chief), Matthew Isham (Deputy Police Chief), Rick Desharnais (Recreation, Arts, and Parks), Alesia Williams (Deputy Finance Director)

1. CALL TO ORDER – Mr. Brooks called the meeting to order at 5:30 PM.

2. PROJECT REVIEW: 2023-2028 CIP PROJECTS – Session 2

Mr. Corwin reviewed the CIP process.

A. Recreation & Parks – Rick Desharnais

1. Mascoma River Greenway Extension

This is the continuation of an existing project and is broken into phases by year. The work will begin at the western end of the bridge over the Mascoma River with improvements along the trail and ending with the paving of the entire section up to Powerhouse Mall. The Greenway is referenced throughout the Master Plan and impacts many aspects of life in the City.

Mr. Brooks explained that the State has approved the abandonment of the rail corridor, which would allow further westward development.

Appropriation: \$1,834,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

2. Westboro Park Playing Field

This is the continuation of an existing project, which was identified in the Master Plan. The City should evaluate, improve, and increase the number of facilities for sports activities and evaluate the need for facilities and continue to form partnerships with user groups to develop these facilities. The goal is to build at least one full-size field that can also be repurposed as 3 smaller fields to accommodate a variety of age groups at different times. This goal was made in collaboration with the West Lebanon Revitalization Committee and provides the greatest amount of flexibility for both programmed events and passive park use.

Appropriation: \$444,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

B. Airport – Carl Gross

1. Runway Safety Area Improvements

The project will provide design and construction services for the partial extension on taxiway A and the localizer relocation related to the airport safety project. The project will also construct the extension, relocate the localizer and support building, and provide an access road to service the localizer. This project will correct the existing facilities deficiencies to meet current FAA design standards.

Appropriation: \$352,000 (City portion of \$7,040,000)

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

C. Fire Department – Chris Christopolous

1. Station 2 Replacement

The purpose of this project is to acquire the land and construct a new West Lebanon Fire Station, which is a high priority for the Fire Department. There are many operational and safety challenges at the current site, which does not support modern fire-fighting operations or apparatus. A space increase of 55% is needed

Appropriation: \$6,500,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

1. Station 1 Replacement

In 2019, an assessment of safety and operations was conducted by Lavalley-Brensinger Architects, which made a number of recommendations. There were operational, safety, energy efficiency, code, accessibility, and mechanical challenges. The site limits the ability to expand the current building, which needs approximately 50% more space. Modern fire-fighting apparatus cannot be accommodated on the site, and locating a new site was recommended.

Appropriation: \$15,000,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

D. Police – Phillip Roberts

1. Police Parking Lot Expansion and EV Charging

This request is for funding to purchase and install electric vehicle charging stations at the PD and expansion and renovation of the parking lot. The goal would be to improve efficiency and meet future demands for EV charging.

Appropriation: \$507,030

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

E. Planning & Zoning – David Brooks and Tim Corwin

1. Route 120-Etna Rd-Old Etna Rd Ped/Bike Improvements

This project would provide needed pedestrian and bicyclist accessibility along Etna Road from Route 120 to the driveway of 67-69 Etna Road, Treetops condominium development, to connect with the City's existing sidewalk network. The Master Plan stressed the importance of a network of walk-bikeways as a major asset for the City for recreation, improved public health, and as a means to provide some relief for traffic congestion by creating alternative transportation options.

Appropriation: \$1,430,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

2. Goodwin Conservation Area Land Pedestrian Bridge

The Goodwin Conservation Area comprises approximately 120 acres of diverse aquatic and forest ecosystems and is currently only accessible from the Storrs Hill Ski Area, about a mile downstream from where the bridge would be built. A bridge across Great Brook would enable and encourage hikers, skiers, naturalists, and many others to come to the Goodwin for exercise, nature study, and relaxation. These recreational activities are strongly encouraged in the Master Plan. The Goodwin currently sees few visitors because the brook cannot be crossed safely.

Appropriation: \$100,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

3. West Lebanon Main Street Streetscape Improvements

This is a request to modify the existing capital project titled, "West Lebanon Capital Improvements," in order to focus specifically on Main Street streetscape improvements. During the 2019 West Lebanon Village Visioning Charrette, a "better streetscape" was the most cited suggestion for what would make downtown West Lebanon better. At this time, the available balance in the West Lebanon Capital Improvements account is approximately \$450,000. The Planning & Development Department recommends using all of these available funds toward the completion of the West Lebanon Main Street Streetscape Improvements Project.

Appropriation: \$3,646,000 (potential \$2,300,000 Congressionally Directed Community Project Funding)

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

4. Miracle Mile Pedestrian and Transit Improvements

This is the continuation of an ongoing project with the goal of achieving a complete sidewalk network from West Lebanon Village to Downtown Lebanon via the Miracle Mile. Using funds appropriated in 2019 and 2020, several improvements have already been made to the sidewalk along Miracle Mile and worked with Advance Transit to move and improve the bus stop. The Planning Department anticipates applying for future rounds of TAP and CMAQ grants to help achieve this goal. The project advances Master Plan statements supporting the need for an accessible and well-connected multi-modal transportation network.

Appropriation: \$200,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

5. West Lebanon Greenway Trail and Park

This project involves construction of the West Lebanon Greenway riverfront trail and final design and construction of Bridge Street Park in the historic Westboro Rail Yard. It is a component of the broader West Lebanon Capital improvements programming efforts from prior years. Reuse of the Westboro Rail Yard has primarily been envisioned through extensive public engagement exercises to become a trail and park with waterfront access. Westboro comprises over 40% of West Lebanon's Central Business District acreage, and its reuse is regarded as one of the linchpins of West Lebanon's economic revitalization. It would provide equity, connectivity, river access, stewardship, community partnerships, and place-making, which are all goals of the Master Plan.

Appropriation: \$555,000

The Committee discussed and Mr. Brooks recorded the Planning Board composite scores for this project.

F. Lebanon School District

Mr. Brooks stated that due to changes in administration, a representative was not able to attend the meeting. The School District manages their own projects and is planning two major building renovations. There is an effort to schedule large projects for the City and the School District to avoid overlapping impact on property taxes. Mr. Mulholland added that the City is maintaining reserve funds to help mitigate a spike in property taxes.

G. Final Wrap Up

Mr. Brooks recapped the purpose of the CIP and noted the need for a motion to refer the CIP Review to the Planning Board.

A MOTION by Cori Hirai that the 2022 CIP Project Review be submitted to the Planning Board for approval.

The motion was seconded by Jeremy Rutter.

****The MOTION was approved (4-0).***

3. Other Business

4. Adjournment

A MOTION by Cori Hirai to adjourn the meeting.

The motion was seconded by Jeremy Rutter.

****The MOTION approved (4-0).***

The meeting was adjourned at 8:42 pm.

Respectfully submitted,
Holly Howes
Recording Secretary