

FINAL

**ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, OCTOBER 26, 2022 – 4:00PM
City Hall – Council Chambers
51 North Park Street, Lebanon**

MINUTES

EDC MEMBERS PRESENT: William Dunn (Chair), Chip Brown, Dan Nash, David Newlove, Andrew Key

EDC MEMBERS ABSENT: Councilor Doug Whittlesey, Councilor Karen Liot Hill (Vice Chair), Tracy Hutchins (Upper Valley Business Alliance), Kevin Purcell

STAFF PRESENT: Deputy City Manager David Brooks

1. CALL TO ORDER:

- The October 26, 2022 Economic Development Commission meeting was called to order at 4:00 PM.

2. APPROVAL OF MINUTES:

A. August 24, 2022

Motion by Dan Nash to approve the minutes of August 24, 2022, as presented.

Second by Chip Brown.

** The Vote on the MOTION was approved (5-0).*

3. NEW BUSINESS:

A. UVBA Updates

An email from Ms. Hutchins was shared. This noted that the Medtech Collaborative held their New England Medtech Conference on October 12th at the Hanover Inn. There were 140 attendees representing medtech companies and healthcare professionals from all New England states. She heard that at least one local company may have found a new employee and a startup company currently based in Massachusetts is interested in relocating to the Upper Valley thanks to the supportive medtech environment being created. UVBA is sending out a survey to local businesses on the current business environment in the Upper Valley. This is to gather final data from the three business roundtables held throughout the summer. UNH Cooperative Extension is gathering the data. UVBA is also exploring a coordinated effort to bring J1 visa workers to the Upper Valley next summer through Interexchange, a nonprofit organization that facilitates international college students work/travel programs. UVBA hopes to provide group coordination for housing the students and assist businesses with their applications.

Chair Dunn noted that the next meeting is proposed to be held November 30, 2022. This will cover both November and December's meetings.

B. Summary of Proposed Zoning Amendments

Mr. Brooks made a presentation regarding the proposed zoning amendments. This is part of the annual amendment process. Items will either be approved in January or kicked to the Town ballot. The first couple of amendments come from the City Council's action taken back in April when they adopted a resolution that directed the City Manager to take steps to enable, incentivize, and partner in the development of housing that is not currently met by the market. One allows for clustered housing groups, with a number of associated requirements. The size of the units will help to bring down the cost. The minimum amount of units in these clusters would be four, with a maximum of 16. Maximum square footage for a unit is proposed at 1,500. The City Manager has spoken to some developers who may be interested in creating this kind of housing.

The next amendment deals with manufactured housing. Other amendments deal with workforce housing, the establishment of a Highway Commercial District, electric vehicle requirements, manufactured housing PURDs, and the rezoning of Bridge Street from R-3 to CB.

4. FUTURE AGENDA ITEMS: None at this time

5. **NEXT MEETING DATE:** November 30, 2022

6. **OTHER BUSINESS:** None at this time

7. **ADJOURNMENT.**

Motion by David Newlove to adjourn the meeting at 4:56pm.

Second by Chip Brown.

** The Vote on the MOTION was approved (5-0).*

Respectfully submitted,
Kristan Patenaude