



**LEBANON CITY COUNCIL
JANUARY 18, 2023 - 6:00 PM
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: 591 866 939#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The January 18, 2023 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. Boards and Committee Reports (4th Quarter 2022)

4. 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.)**

5. Open to the Public

6. Recognitions: None

7. Approval of Minutes

A. MOTION TO approve the minutes as presented in the January 18, 2023 agenda packet.

8. Appointments: None

9. Public Hearing Items

A. PROPOSED AMENDMENTS TO THE ZONING ORDINANCE FOR 2023 MUNICIPAL BALLOT - Public Hearing for the purpose of receiving public input and taking action to place proposed zoning amendments on the 2023 Municipal Ballot, as follows:

Amendment #1 – To adopt a new Section 509 (“Cottage Developments”) as a use allowed by Conditional Use Permit in the R-1, R-2, R-3, R-O, and R-O-1 Districts. **(Zoning Ordinance ADD Section 509 and amend Sections 308.2, 309.2, 310.2, 311.2, and 311A.2, with related amendments to Section 205.1, Section 500, and Appendix A)**

Amendment #2 – To amend and rename the Manufactured Home regulations in Sections 503 and 504. **(Zoning Ordinance Sections 503 and 504, with related amendments to Sections 209, 308.2, 312.2,**

313.2, 500, 501.2.C, and Appendix A)

Amendment #3 – To amend the RL-3 District Table of Uses to change “accessory use to any one-family dwelling” from a use allowed by Special Exception to a Permitted Use. **(Zoning Ordinance Section 314.2)**

Amendment #4 – To amend the Accessory Dwelling Unit (ADU) regulations in Section 610 to allow an accessory dwelling unit for an owner-occupied two-family dwelling. **(Zoning Ordinance Section 610)**

- I. Presentation:
- ii. Opening of the Public Hearing:
- iii. Questions & Comments by the Public:
- iv. Closing of the Public Hearing:
- v. Council Deliberation & Action:

B. PROPOSED AMENDMENTS TO THE ZONING ORDINANCE FOR COUNCIL ADOPTION – Public hearing for the purpose of receiving public input and taking action on proposed zoning amendments for adoption by the City Council as follows:

Amendment #1 – To add “equipment and machinery sales, rental and service” to the IND-L District Table of Uses as a permitted use and to provide a definition for “equipment and machinery sales, rental and service.” **(Zoning Ordinance Section 303.2 and Appendix A, with a related amendment to Section 303.4)**

Amendment #2 – To amend the sign regulations in Section 608 to allow properties that are within 100 feet of the Interstate 89 right-of-way and that have an existing freestanding sign that is non-conforming due to its height to have one additional freestanding sign in conformance with the requirements of Section 608.4.A.4. **(Zoning Ordinance Section 608.4.A.4)**

Amendment #3 – To amend Section 507 “Bonuses for Certain Planned Development” to allow the Planning Board to award a density bonus for developments that include workforce housing, energy efficient design, or renewable energy systems, and to provide criteria for the consideration of such density bonus awards. **(Zoning Ordinance Section 507, with a related amendment to Appendix A)**

Amendment #4 – To amend the regulations for Senior Housing Complexes in Section 603 to also apply to developments with Workforce Housing. **(Zoning Ordinance Section 603)**

Amendment #5 – To amend the parking regulations in Section 607 to include requirements for Electric Vehicle parking spaces and infrastructure. **(Zoning Ordinance ADD Section 607.8 and amend Appendix A with a related amendment to Section 607.3.B.1)**

Amendment #6 – To amend the sign regulations in Section 608 to exempt any medical center complex sign that is not visible from a public street. **(Zoning Ordinance ADD Section 608.7.J)**

Amendment #7 – To amend the purpose statement of the Central Business District. **(Zoning Ordinance Section 306.1)**

Amendment #8 – To change “group day care facilities” from a use allowed by Special Exception to a Permitted Use in the IND-L, IND-RA,

CB, R-O, R-O-1, and PB Districts and from a use allowed by Conditional Use Permit in the LD District to a Permitted Use. (Zoning Ordinance Sections 303.2, 303A.2, 306.2, 307.2, 311.2, 311A.2, and 311B.2)

Amendment #9 – To adopt miscellaneous minor amendments including corrections to typographical errors, and to adopt amendments to defined terms set forth in Appendix A. **(Zoning Ordinance Sections 501.1.H, 611.A, 302.4.B, 500, 608, 703.2, 702.5, and Appendix A)**

Amendment #10 – Proposed Zoning Map change from R-3 to CB District for a portion of properties located at 18 Bridge Street (M/L 58-2) and 22 Bridge Street (M/L 58-1) extending the CB District boundary from 200 feet from the centerline of Bridge Street to 425 feet from the centerline of Bridge Street. The primary purpose of this amendment is to more accurately reflect existing improvements on the properties and to better facilitate redevelopment of the properties as envisioned in the 2012 Master Plan and the 2021 Action Plan for West Lebanon. **(Zoning Map Change)**

- 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. Old Business: None

11. New Business

- A. Request from Salt hill Pub for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- B. Request from Three Tomatoes for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- C. Request from the Lebanon Opera House for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- D. Review and Discussion of Draft Strategic Plan

12. City Manager Report

13. Council Representatives to Other Bodies Report

14. Future Agenda Items

15. Non-Public Session

- A. RSA 91-A:3, II(e) – “Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or

board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph.”

16. 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.

FUTURE BOARD/COMMITTEE/COMMISSION APPOINTMENTS: There are currently no future appointments.

FEBRUARY 1, 2023

NEW BUSINESS:

- A. Presentation of Transparent Lebanon web page
- B. Review of Elderly Tax Exemptions
- C. Low-Barrier Shelter Options in Lebanon
- D. Presentation of 2021 Audit
- E. Request to Rescind Prior Authorizations for Issuance of Bonds or Notes
- F. Release of Public Schools Impact Fees (3rd & 4th Quarters 2022)
- G. Lebanon Police Department Budget Transfer – LED Lighting Upgrades
- H. Preparation of Concise Explanations stating the City Council’s position on the Zoning Amendments to appear on the March 2023 Municipal Ballot. Explanations are required by Section 1000.4.D of the Lebanon Zoning Ordinance and must indicate the Council’s approval/disapproval of the proposed amendments, stating reasons for such.

February 15, 2023

NEW BUSINESS:

- A. Presentation of 2022-2023 Lebanon Historic Landmark Designations