



**WEST LEBANON REVITALIZATION ADVISORY
COMMITTEE
MAY 15, 2023 - 5:30 PM
KILTON LIBRARY, CONFERENCE ROOM OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

The May 15, 2023 West Lebanon Revitalization Advisory Committee is hereby called to order.

2. Approval of Minutes

A. April 17, 2023

3. New Business

A. Discussion of Potential Collaboration with the Heritage Commission

B. Review and Discuss West Lebanon Main Street Improvements Project and Schedule

4. Next Meeting Date

A. June 19, 2023

5. Other Business

6. 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.

DRAFT

**WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
KILTON LIBRARY – CONFERENCE ROOM OR
Remote Via Virtual Platform
LebanonNH.gov/Live
April 17, 2023
5:30 PM**

MEMBERS PRESENT: Councilor Chris Simon, Laurel Stavis, Kim Chewning, James Mashal

MEMBERS ABSENT: Jim Winny (alternate)

STAFF PRESENT: David Brooks (Deputy City Manager), Nate Reichert (Director of Planning & Development)

1 **1. CALL TO ORDER – Chair Simon called the meeting to order at 5:30 PM.**

2
3 **A. The April 17, 2023 West Lebanon Revitalization Advisory Committee is**
4 **hereby called to order.**

5
6 **2. APPROVAL OF MINUTES:**

7
8 **A. April 3, 2023**

9
10 *Ms. Stavis MOVED to approve the meeting minutes of April 3, 2023, as presented.*

11 *SECONDED by Mr. Mashal.*

12 ** The Vote on the MOTION was approved (4-0-0).*

13
14 **3. NEW BUSINESS**

15
16 **A. Review and Discuss Priorities and Recommendations from prior Revitalization**
17 **Committee and other prior studies**

18 Chair Simon stated that the City Council, at its meeting on Wednesday, will plan to discuss
19 altering the makeup of the Board, as previously discussed. He noted that prospective members,
20 Eric Endrulat and Andrew Faunce, were present.

21
22 Mr. Brooks presented a summary document from the prior iteration of the West Lebanon
23 Revitalization Committee, showing the committee's top priorities. The high priorities included
24 Westboro Yard, the Greenway, and the streetscape improvements. Regarding Westboro Yard,
25 some progress has been made with DOT including a proposed boundary and fence line to
26 separate the City and State lands. A phase I environmental assessment was recently forwarded to
27 DOT. An appraisal will need to be completed by NHDOT. The Committee agreed that it would
28 like to keep this project as its number one priority.

1
2 Ms. Stavis asked if she should open a relationship with the legislative liaison of DOT. The
3 Committee agreed that this would be a good idea.

4
5 Councilor Liot Hill suggested that this Committee put forth its commitment to the City Council
6 regarding its priorities. This would be helpful for the Council to advocate for West Lebanon and
7 this Committee.

8
9 Ms. Stavis stated that she believes the purchase of the buildings should be on the list of priorities.

10
11 Regarding the Greenway, Mr. Brooks stated that there has been progress with DOT on the end
12 point to which the Greenway can be extended. The City can now go to the federal Subsurface
13 Bureau Transportation Board to have that additional section of rail right-of-way officially
14 abandoned in order to make it available for trail use. Grants are already being pursued for this
15 project.

16
17 The Committee discussed the possibility of creating a walkway along the Connecticut River. Ms.
18 Stavis stated that she co-sponsored a bill last session to remove liability for owners of land used
19 for public recreation at no cost. Language was added to include railways, but this was taken out
20 during the legislative process. This will be attempted again, but not this session.

21
22 The Committee discussed collaborating with the Pedestrian & Bicycle Advisory Committee
23 regarding access along Route 10.

24
25 Regarding streetscape improvements, Mr. Brooks stated that this project is moving forward. Ms.
26 Chewning asked about timing for this project. Mr. Brooks stated that bidding for the project may
27 be considered in 2024. Ms. Chewning asked what changes can be made that will slow drivers as
28 they make their way through West Lebanon, such as colorful striping. Chair Simon noted that the
29 City has stated that local donors are welcome to pursue the streetscape project further to install
30 planters and maintain them. Councilor Liot Hill explained that the proposal was for the
31 streetscape beatification project to start in Lebanon and expand. There is not a lot of existing
32 infrastructure in West Lebanon for this yet.

33
34 Ms. Stavis asked if the Streetscape project is dependent on the South Main Street “Dry Bridge”
35 project. Mr. Brooks stated that they are separate projects but are being coordinated with respect
36 to timing so that the entire stretch from Bridge Street to South Main Street will not be dug up at
37 once. Ms. Stavis suggested fast-tracking the streetscape project, knowing that the “Dry Bridge”
38 project will likely keep getting pushed out. It was noted that the Streetscape project is being
39 pursued with the Department of Housing and Urban Development (HUD) and so discussions
40 need to include this consideration.

41
42 Mr. Brooks stated that the medium properties of the Committee were previously stated to include
43 Bridge Street Park, fostering a sense of place, and zoning changes and economic development.
44 Mr. Brooks noted that many of the requested zoning changes have now been implemented, but
45 that the proposed zoning map amendment along Bridge Street was not approved by the City
46 Council for lack of community support. He noted that the Lebanon Heritage Commission is

1 interested in attending the Committee's May meeting. Mr. Reichert stated that three of the main
2 topics of interest of the Heritage Commission include historic landmark designations in West
3 Lebanon, the Dana House and its potential future uses, and potential Historic Districts within
4 West Lebanon. Compliance issues would need to be dealt with, in order to use the Dana House
5 as a public space.
6

7 Mr. Brooks stated that the document's low priorities included the Seminary Hill School, West
8 Lebanon Fire Station redevelopment, reuse of city-owned property at 3 Seminary Hill, and a
9 streetscape roundabout.
10

11 Ms. Chewning explained that she requested of the City Manager that this Committee be allowed
12 to tour the West Lebanon Fire Station in order to discuss future possibilities.
13

14 **4. FUTURE AGENDA ITEMS**

15
16 The Committee discussed its future agenda items.
17

18 **5. NEXT MEETING DATE**

19
20 **A. May 15, 2023**
21

22 **6. OTHER BUSINESS**

23
24 None at this time.
25

26 **7. ADJOURNMENT:**

27
28 *Mr. Mashal MOVED to adjourn. SECONDED by Ms. Chewning.*

29 ** The Vote on the MOTION was approved (4-0-0).*
30

31 **The meeting was adjourned at 7:10 PM.**
32

33 Respectfully submitted,

34 Kristan Patenaude

35 Recording Secretary