



**WEST LEBANON REVITALIZATION ADVISORY
COMMITTEE
AUGUST 21, 2023 - 5:30 PM
KILTON LIBRARY, CONFERENCE ROOM OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. The August 21, 2023 West Lebanon Revitalization Advisory Committee meeting is hereby called to order.

2. Approval of Minutes (5 minutes)

- A. August 1, 2023

3. Old Business:

- A. Updates on Main Street Streetscape Project
1. Presentation by City Engineer Rod Finley (In Person) and Greg Bakos -VHB (Online)
- B. Discussion of Potential Future Uses of 14,28 and 30 Main Street Parcels
1. Scope of Work for Report to City Council - summary by Kim Chewning and Councilor Simon
2. Technical and Engineering Review - Q & A with Rod Finley and Greg Bakos
- C. Updates on 'Dry Bridge' Replacement Project - Project Lead - Brian Vincent
1. Summary by Nate Reichert
- D. Updates on Westboro Yard, Project Lead - David Brooks/Paula Maville
1. Summary by Nate Reichert
- E. Updates on West Lebanon Beautification Project and Street Painting - Kim Chewning
1. Summary by Kim Chewning

4. New Business

5. Future Agenda Items:

6. Next Meeting Date

- A. September 18, 2023

7. Other Business

8. 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 – COMMUNITY ROOM OR
Remote Via Virtual Platform
LebanonNH.gov/Live
August 1, 2023
5:30 PM**

MEMBERS PRESENT: Councilor Chris Simon, Laurel Stavis, Kim Chewning, James Mashal, Andrew Faunce, Erik Endrulat

MEMBERS ABSENT: Jim Winny

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

1 **1. CALL TO ORDER – The meeting was called to order at 5:43 PM.**

2
3 **A. The August 1, 2023 West Lebanon Revitalization Advisory Committee meeting is**
4 **hereby called to order.**

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6 **2. APPROVAL OF MINUTES:**

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8 **A. June 19, 2023**

9 **B. July 17, 2023**

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11 *Chair Simon MOVED to approve the meeting minutes of June 19, 2023 and July 17, 2023, as*
12 *presented. SECONDED by Ms. Chewning.*

13 ** The Vote on the MOTION was approved (6-0-0).*

14 **4. NEW BUSINESS – The Committee took up this item at this time.**

15 **B. Discussion of Potential Future Uses of 14, 28 and 30 Main Street Parcels**

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17 Chet Clem presented to the Committee regarding how developers may approach the potential
18 future uses of 14, 28, and 30 Main Street. He noted that some of the items that should be part of
19 the project include more activity, walkability, and retail. The proposal shows residential units
20 above retail space, with either 5-story or 4-story options. Underbuilding parking could increase
21 the number of spaces per unit, while ensuring that the decisions made do not preclude future
22 growth in this area.

23
24 There was discussion regarding the potential highest and best use of the properties.
25

Ms. Chewning asked about the third property on the site (14 Main Street). It was noted that this is a postage-stamp sized lot, and it will be very difficult to place amenities on the site along with parking. Closing off Church Street West might be helpful but would likely still not make enough of a difference. A use that does not demand much parking could be considered. The proposal, as shown, is the most efficient and cost effective.

Mr. Clem suggested using the topography of the site to the City's advantage.

There was discussion regarding how alternative uses of the site, such as a community center or Fire Station, could be considered by the Committee. Ms. Chewning expressed concern regarding there being three parcels, with the proposal only making use of two of them. Chair Simon suggested inviting the Mayor to the Committee's next meeting in order to have discussion as to what type of a recommendation the Committee should make to the City Council on this topic. Ms. Stavis stated that she believes the Mayor wants a process with deep community involvement in what this project will become.

3. OLD BUSINESS

A. Updates on Main Street Streetscape Project

There were no updates at this time.

B. Updates on "Dry Bridge" Replacement Project – *This item was not directly addressed at this time.*

C. Updates on Westboro Yard Lease – *This item was not directly addressed at this time.*

D. Updates on West Lebanon Beautification Project and Street Painting – *This item was not directly addressed at this time.*

4. NEW BUSINESS

A. Recap of June 30th Meeting with Executive Councilor Cinde Warmington – *This item was not directly addressed at this time.*

5. FUTURE AGENDA ITEMS

As mentioned during the meeting.

6. NEXT MEETING DATE

A. August 21, 2023

7. OTHER BUSINESS

1 Chair Simon explained that Paul Coats has been tasked with addressing Bridge Street park
2 signage to address changing water levels in the area.

3
4 **8. ADJOURNMENT:**

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6 *Ms. Chewning MOVED to adjourn the meeting. SECONDED by Chair Simon.*
7 ** The Vote on the MOTION was approved (6-0-0).*

8 **The meeting was adjourned at 7:31 PM.**

9
10 Respectfully submitted,
11 Kristan Patenaude
12 Recording Secretary