

FINAL

**WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
KILTON LIBRARY – COMMUNITY ROOM OR
Remote Via Virtual Platform
LebanonNH.gov/Live
September 18, 2023
5:30 PM**

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

MEMBERS ABSENT: Jim Winny, Erik Endrulat

STAFF PRESENT: Nate Reichert (Director of Planning & Development); Shaun Mulholland (City Manager)

1. CALL TO ORDER – The meeting was called to order at 5:30 PM.

A. The September 18, 2023 West Lebanon Revitalization Advisory Committee meeting is hereby called to order.

2. APPROVAL OF MINUTES:

A. August 21, 2023

Ms. Chewning MOVED to approve the meeting minutes of August 21, 2023, as presented. SECONDED by Mr. Faunce.

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

3. OLD BUSINESS

A. West Lebanon project updates and discussion

1. Westboro Yard - City Project Leader David Brooks/Paula Maville

a. Discussion with City Manager Shaun Mulholland

City Manager Shaun Mulholland explained that he received a copy of the letter sent from DES regarding environmental issues on the site. The recommendation is to wait for the next round of testing, but not to directly address or mitigate any issues on the site at this time. There are not currently standards for PFAS in the soil at this time. This will be tested on the site. The Westboro Yard matter is currently in front of the Attorney General's Office.

2. Main Street Streetscape Project – City Project Leader Rod Finley

There was no update at this time. The project continues to move forward.

3. 'Dry Bridge' Replacement Project - City Project Leader Brian Vincent

City Manager Mulholland noted that the DOT dry bridge is scheduled for 2025. The HUD Main Street improvement project is also scheduled for 2025. These projects occurring at the same time will create significant impacts on those who live in and travel through the area. Assuming these projects stay on schedule, there will need to be heavy public education around these topics. Chair Smith noted that the Committee discusses these topics at each meeting, in order to try to get the word out.

Ms. Stavis noted that the Committee was asked to generate language for survey questions to be distributed quickly. This now seems premature as there are other moving parts that need to occur before this part can move forward. City Manager Mulholland stated that this item should be moved on expeditiously so that these items can be moved on quickly. Every year, the City is losing money, as these properties sit in wait.

4. West Lebanon Beautification Project and Street Painting – Councilor Simon and Kim Chewning

Chair Simon explained that the flowers have flourished this summer. City Manager Mulholland explained that the street painting is being performed whenever possible. Public comment will be received during community conversation meetings, one of which is on September 26th at City Hall.

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

1. Community Engagement

a. Laurel Stavis Draft Survey Discussion

Ms. Stavis explained that she drafted a high-level summary introduction of the proposed changes to the Downtown West Lebanon area. A number of potential draft survey questions were also included, drafted by Mr. Faunce.

The Committee reviewed the draft survey questions. There was discussion regarding including a question as to if the public would rather see mixed use development or a Fire Station on these parcels. This question could also be left open ended for the public to include potential other options of interest.

There was discussion regarding the potential for affordable housing in this area. It was noted that this consideration is highly unlikely, but possible for the site.

The Committee agreed to remove draft question #3. The Committee considered adding some demographic questions to the survey.

The Committee agreed to hold a special meeting on October 2nd at 5:30pm at City Hall. The Committee agreed to finalize the survey on that evening and make it live just after. The survey can then be left open for a span of approximately three weeks. The Committee agreed not to

meet on the 16th, but instead move this meeting to October 30th at 5:30pm at Kilton Library, at which time the survey results will be reviewed.

Sarah Riley, Conservation Commission, asked for follow-up regarding her previous question about daylighting the stream in this area. She noted that additional green space could draw people toward the area. She explained that streams are valuable, regardless of their size. Ms. Chewning stated that there is not yet enough detail for this to be an appropriate question to be posed. This would be a potential feature of a mixed-use project, but not an additional option in and of itself. Ms. Stavis stated that the City Engineer has stated that this will actively be researched. Mr. Mashal noted that a park could be an additional option for this space. City Manager Mulholland noted that the engineering scope of the Main Street project has been expanded and includes this item. There does not appear to be a good reason that this stream was covered in the first place.

4. NEW BUSINESS

None at this time.

5. FUTURE AGENDA ITEMS

As discussed during the meeting.

6. NEXT MEETING DATE

A. October 16, 2023 [revised to October 2, 2023]

7. OTHER BUSINESS

None at this time.

8. ADJOURNMENT:

Ms. Stavis MOVED to adjourn the meeting. SECONDED by Ms. Chewning.

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

The meeting was adjourned at 7:08 PM.

Respectfully submitted,
Kristan Patenaude
Recording Secretary