

FINAL

**WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
CITY HALL COUNCIL CHAMBERS OR
Remote Via Virtual Platform
LebanonNH.gov/Live
October 30, 2023
5:30 PM**

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

MEMBERS ABSENT: Jim Winny

STAFF PRESENT: Nate Reichert (Director of Planning & Development)

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

A. The October 30, 2023 West Lebanon Revitalization Advisory Committee meeting is hereby called to order.

2. APPROVAL OF MINUTES

Mr. Mashal MOVED to approve the meeting minutes of September 18, 2023; and October 2, 2023. SECONDED by Mr. Faunce.

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

2. OLD BUSINESS

Chair Simon thanked all those who helped with the beautification project. This will be removed for the winter and removed from the agenda for that time period.

A. Westboro Yard Update and Discussion

Chair Simon stated that the State is reviewing the contamination study results. Additional language for the proposed lease agreement will likely be included. Mr. Reichert stated that the State continues to work on this, but this is no other direct update at this time. All pieces the City is in control of continue to move forward as well.

B. Main Street Streetscape Project Update and Discussion

Mr. Reichert stated that there was a request from a constituent regarding installation of another bench past the Library. This has been approved by the City and will be installed within the next 4-6 weeks hopefully. The VHB Consulting contract will be amended and extended to include additional information about the Tracy Street/Church Street stream crossing.

C. 'Dry Bridge' Replacement Project Update and Discussion

Mr. Reichert stated that the dry bridge is in the final design phase. Wetland impact permits and an Alteration of Terrain permit will be sought from the State. This and the Main Street streetscape project are on target for initialization in summer 2025. The bridge project will likely be going on simultaneously with the streetscape project, subject to many items in-between now and then.

D. Review and discuss results of Future Use Survey

Chair Simon reviewed the results of the Future Use Survey. He noted that there were over 350 responses to the survey.

The Committee heard from members of the community regarding the survey results.

Ms. Stavis noted that there are resources from the State that can be sought if this item is not moving as quickly as the City feels is appropriate. She is willing to pursue these resources when necessary.

Ms. Chewning noted that there were 42 comments made through the survey. The Committee is still taking time to review these items but there were certain themes such as combining the parcels for different uses. Mr. Reichert explained that construction of a Fire Station on these parcels would consume the entire footprint. Co-locating two uses on a parcel could be difficult, due to the necessary use of the Fire Station.

Ms. Stavis noted that 60% of respondents prefer mixed use, and only 28% prefer relocating the Fire Station to this location. There seems to be a clear mandate. Mr. Mashal stated that half of respondents do not live in West Lebanon. It will be important to receive a breakdown of the results based on where people actually live/work.

Chair Simon asked the public what it would like to see on these parcels. Responses included:

- Mixed use – residential and retail [general store, superette, coffee shop, etc.]
- Housing
- Retail that will help with daily needs [bakery, coffee shop, etc.]
- Mascoma River Greenway extension through West Lebanon & development of green space
- Co-working space
- Post office with parking

Mr. Reichert explained that an RFP could likely contain the City's will for the proposed project. The City would use the development community's creativity to solve the problem based on RFP inputs. Ms. Stavis stated that the community needs to continue to be involved in order to have a base for the City's will.

Ms. Stavis noted that the rail spur near the skate park has been abandoned by DOT and will become part of the Greenway.

E. Discussion and possible action on recommendation to City Council on Future Uses of 14, 28 and 30 Main Street Parcels

The Committee discussed what type of recommendation it wanted to make to the City Council. Ms. Chewning stated that the Committee has asked for public input on this project multiple times. It is unclear how many more times the community can be asked the same question and receive different feedback. The community has made it clear that it would like to see a mixed-use building with the ground floor used on a regular basis by the citizens of West Lebanon, such as a coffee shop, co-working space, or other general community use. Ms. Stavis explained that the City will need this input at City Council meetings when this item is discussed. There needs to be continued participation throughout the City Council conversations.

Mr. Reichert noted that he would work to parse out some of the survey data information discussed earlier this evening for the Committee to review at its next meeting. He also noted that there are at least four open spots on this Committee in case there are any interested members of the public.

3. NEXT MEETING DATE

A. November 20, 2023

4. OTHER BUSINESS

None at this time.

5. ADJOURNMENT:

Mr. Mashal MOVED to adjourn the meeting. SECONDED by Mr. Faunce.

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

The meeting was adjourned at 7:02 PM.

Respectfully submitted,
Kristan Patenaude
Recording Secretary