



**LEBANON ECONOMIC DEVELOPMENT
COMMISSION AND DOWNTOWN LEBANON
TIF ADVISORY BOARD
WEDNESDAY, JANUARY 27, 2021 - 04:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

1. Call to Order

The January 27, 2021 Joint Economic Development Commission and Downtown Lebanon TIF Advisory Board Meeting is hereby called to order.

2. Approval of Minutes: None

3. New Business

- A. Presentation by the Planning Department regarding Smart Growth concepts
- B. Presentation by the Planning Department regarding the Central Business District

4. Future Agenda Items

5. Next Meeting Date

6. Other Business

7. Adjournment

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LebanonNH.gov)

Smart Growth Concepts

Overview Presentation

January 25, 2021

What is Smart Growth?

SmartGrowthAmerica.org:

Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement.

EPA.gov/SmartGrowth:

"Smart growth" covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.

Wikipedia:

Smart growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

Smart Growth – Basic Principles

1. Mix Land Uses
2. Take Advantage of Compact Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster distinctive, attractive communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Direct Development Toward Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Smart Growth – Selected References

This is Smart Growth – Smart Growth Network

<https://www.epa.gov/sites/production/files/2014-04/documents/this-is-smart-growth.pdf>

Essential Smart Growth Fixes for Urban and Suburban Zoning Codes

https://www.epa.gov/sites/production/files/2014-01/documents/2009_essential_fixes_0.pdf

(Re)Building Downtown A Guidebook for Revitalization

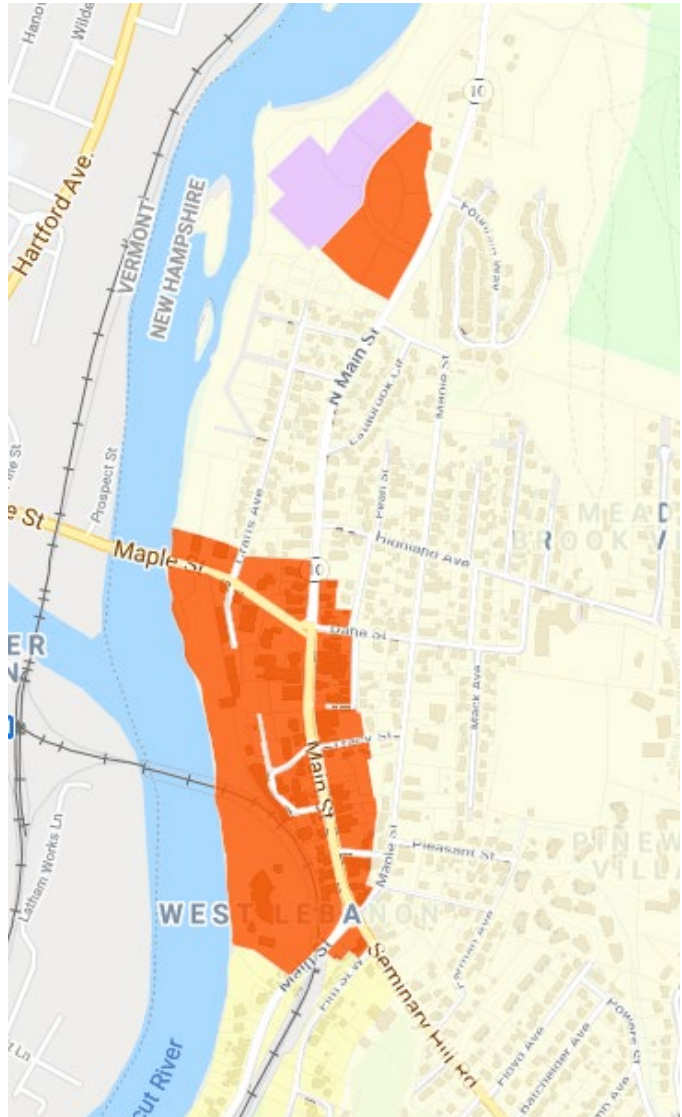
[https://smartgrowthamerica.org/resources/rebuilding-downtown/#:~:text=\(Re\)Building%20Downtown%3A%20A,smart%20growth%20approach%20to%20development.](https://smartgrowthamerica.org/resources/rebuilding-downtown/#:~:text=(Re)Building%20Downtown%3A%20A,smart%20growth%20approach%20to%20development.)

**City of Lebanon, NH
Central Business District
v.
Lebanon Downtown District**

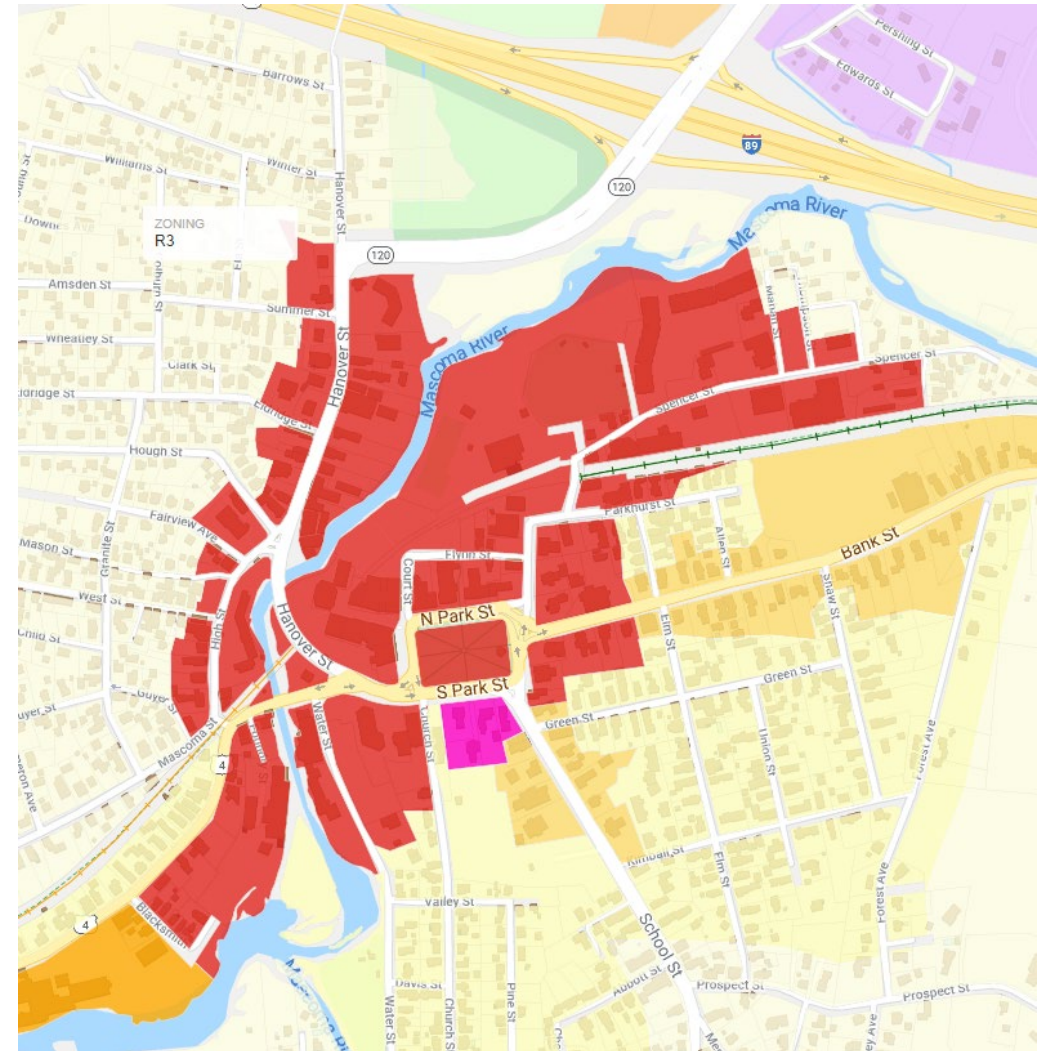
Overview Presentation

January 25, 2021

Central Business (CB) District



Lebanon Downtown (LD) District



Central Business (CB) District

306.1 Purpose.

The purpose of the CB District is to provide in-town areas for retail and service businesses, banks, offices and government facilities in West Lebanon. Other related commercial activities and higher density residential uses should be encouraged.

306.2 Table of Uses.

Permitted Uses	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u>	<u>Commercial/Non-Residential</u>
1. <i>Dwelling unit(s)</i> above first floor	1. <i>Craftsman's shop</i>
2. <i>Multi-family dwelling</i> (see Section 306.5)	2. <i>Drive-through facility</i>
3. <i>Senior housing complex</i>	3. <i>Educational facility, college/university</i>
<u>Commercial/Non-Residential</u>	4. <i>Group day care facility</i> per Section 604
4. <i>Amusements (indoor)</i>	5. <i>Vehicular sales</i>
5. <i>Community center</i>	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
6. Drycleaning pick-up station	<u>Commercial/Non-Residential</u>
7. <i>Financial institution</i>	1. <i>Essential service</i>
8. Funeral establishment	2. Other uses per Section 306.4
9. <i>Health club</i>	3. <i>Parking facility</i>
10. <i>Hotel</i>	4. Publishing/printing
11. House of worship	5. <i>Recreational facility, indoor</i>
12. Laundromat	6. <i>Recreational facility, outdoor</i>
13. Library or museum	
14. <i>Local government use</i>	
15. <i>Membership club</i>	
16. <i>Motel</i>	
17. <i>Office</i>	
18. <i>Personal service</i>	
19. Radio or TV studio	
20. <i>Renewable energy system</i> per Section 612	
21. <i>Restaurant, sandwich shop</i>	
22. <i>Retail store</i>	
23. <i>Social service center</i>	
24. Theater, concert hall, movie theater	
<u>Planned Developments</u>	
25. Commercial PUD per Section 501	

Lebanon Downtown (LD) District

307.1 Purpose.

The purpose of the Lebanon Downtown District is to provide in-town areas for retail and service businesses, banks, offices, and government facilities in downtown Lebanon, and to encourage other related commercial activities and higher density residential uses. The district regulations are intended to promote an active pedestrian environment consistent with the mixed-use character of the district by providing for continuity of building setbacks and limiting parking in front yards to promote an environment that is safe for walking and biking.

307.2 Table of Uses.

Permitted Uses	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
<u>Residential</u>	<u>Commercial/Non-Residential</u>
1. <i>Multi-family dwelling</i> (see Section 307.5)	1. <i>Craftsman's shop</i> , art studio
2. <i>Dwelling unit(s)</i> above or below the <i>street level story</i>	2. Dry cleaning pick up station
<u>Commercial/Non-Residential</u>	3. <i>Educational facility, college/university</i>
3. <i>Amusements (indoor)</i>	4. <i>Essential service</i>
4. <i>Community center</i>	5. <i>Group day care facility</i> per Section 604
5. <i>Financial institution</i>	6. Laundromat
6. <i>Health club</i>	7. Other uses per Section 307.4
7. <i>Hotel</i>	8. <i>Parking facility</i>
8. House of worship	9. Publishing/printing
9. Library or museum	10. <i>Recreational facility, indoor</i>
10. <i>Local government use</i>	11. <i>Recreational facility, outdoor</i>
11. <i>Membership club</i>	
12. <i>Office</i>	
13. <i>Personal service</i>	
14. Radio or TV studio	
15. <i>Renewable energy system</i> per Section 612	
16. <i>Restaurant, sandwich shop</i>	
17. <i>Retail store</i>	
18. <i>Senior housing complex</i>	
19. <i>Social service center</i>	
20. Theater, concert hall, movie theater	

Central Business (CB) District

306.3 Table of Area, Dimensions and Coverage.

CB DISTRICT

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
3,000 square feet	50'	NONE	NONE	10' (*)	NONE	45'

*May be reduced or eliminated by ~~special exception~~ **conditional use permit**

~~**55' is allowed for any property within the Central Business District that is located in downtown Lebanon and is adjacent to the Mascoma River; and/or is adjacent to one or more of the following primary streets: North, South, East, and West Park Streets, Hanover Street, High Street, Mechanic Street, Mascoma Street, Bank Street, Campbell Street, and Spencer Street; and/or is adjacent to any other street that intersects one of the afore mentioned primary streets.~~

306.4 Other Uses.

Other uses include any use not identified in Section 306.2 that will contribute positively to the vibrancy of the Central Business District. Such other uses shall be permitted by **conditional use** permit from the Planning Board pursuant to Section 302.4 provided the applicant demonstrates that the proposed use:

- 1) Will encourage the presence of the public in the Central Business District and/or create regular and sustained opportunities for members of the public to utilize the Central Business District. Examples include, but are not limited to, providing a retail, personal service, and/or restaurant component which is accessory to the primary use.
- 2) Will not be incompatible with abutting properties and uses. An example of incompatibility includes, but is not limited to, credible evidence that the proposed use will negatively impact the value of any abutting property and/or the viability of any existing abutting use.
- 3) Meets the standards set forth in Section 302.4.

306.5 Dwelling Unit Density.

Density determinations for multi-family dwellings and mixed use buildings shall be made by the Planning Board during the course of site review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.

Lebanon Downtown (LD) District

307.3 Table of Dimensional Requirements.

Minimum Lot Requirements					Maximum Limitations	
Lot Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Building Height
3,000 square feet	40' (*)	NONE, except as may be required per Section 307.7	NONE, except as may be required per Section 307.7	10' (*), except as may be required per Section 307.7	NONE	55', except as may be permitted by conditional use permit per Section 307.8

*May be reduced by **conditional use permit** per Section 302.4.

307.4 Other Uses.

Other uses include any use not identified in Section 307.2 that will contribute positively to the vibrancy of the Lebanon Downtown District. Such other uses shall be permitted by **conditional use permit** from the Planning Board pursuant to Section 302.4 provided the applicant demonstrates that the proposed use:

1. Will encourage the presence of the public in the Lebanon Downtown District and/or create regular and sustained opportunities for members of the public to utilize the Lebanon Downtown District. Examples include, but are not limited to, providing a retail, **personal service**, and/or **restaurant** component which is accessory to the primary use.
2. Will not be incompatible with abutting properties and uses. An example of incompatibility includes, but is not limited to, credible evidence that the proposed use will negatively impact the value of any abutting property and/or the viability of any existing abutting use.
3. Meets the standards set forth in Section 302.4.

307.5 Dwelling Unit Density.

Density determinations for **multi-family dwellings** and **mixed use buildings** shall be made by the Planning Board during the course of site plan review based on site specific conditions and factors such as the availability of parking and/or the ability to provide required parking, the availability of adequate water and sewer, and the ability to provide required site improvements and to meet all other requirements of the Site Plan Review Regulations and all other applicable City regulations.