



**LEBANON CITY COUNCIL  
JANUARY 17, 2024 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

---

**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 259 059 302#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The January 17, 2024 Lebanon City Council Meeting is hereby called to order.

**2. Pledge of Allegiance**

**3. Boards and Committees Reports (4th Quarter 2023)**

**4. Public Forum Announcement by the Mayor**

Any member of the public who desires to speak on any item may do so when the item is taken up by the Council and will be allowed to speak on the subject for not more than three minutes. **(Note: Speakers are asked to state their name, ward of residence, and to use the microphone provided.)**

**5. Open to the Public**

**6. Recognitions: None**

**7. Approval of Minutes**

- A. MOTION TO approve the minutes as presented in the January 17, 2024 agenda packet.

**8. Appointments**

- A. Conservation Commission, Brandon Hill (Alternate Member)

**9. Public Hearing Items**

- A. Ordinance #2024-01 – A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 168, Vehicles and Traffic, to designate no parking areas along Eldridge Street, Laplante Road, and Prospect Street Extension, Lebanon. (To be postponed to February 7, 2024)
- B. Ordinance #2024-02 - A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 68, Fees, to include a fee schedule for applications to the Zoning Board of Adjustment and Building Code Board of Appeals, and administrative preparation of Zoning Verification Letters. (To be postponed to February 7, 2024)

- C. Amendment of Veterans Tax Credit amounts and Adoption of additional Veterans Tax Credit Programs – A public hearing for the purpose of receiving public input and taking action to change the amounts for Veterans' Tax Credits and to consider adoption of two additional Veterans' Tax Credit programs.
  - i. Presentation:
  - ii. Opening of the Public Hearing:
  - iii. Questions & Comments by the Public:
  - iv. Closing of the Public Hearing:
  - v. Council Deliberation & Action:
- D. Proposed Amendments to the Zoning Ordinance for Council Adoption – Public hearing for the purpose of receiving public input and taking action on proposed zoning amendments for adoption by the City Council (To be postponed to February 7, 2024)

**10. Old Business: None**

**11. New Business**

- A. Request for Zoning Amendments: Cicotte Properties, LLC – Text Amendment for Light Industrial (IND-L) District
- B. Proposed River Valley Reliability Project Presentation by National Grid
- C. Request from Salt hill Pub for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- D. Request from Three Tomatoes for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- E. Request from Lalo's Taqueria for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- F. Request from Lebanon Outing Club for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- G. Discussion & Set Public Hearing for February 7, 2024: Ordinance #2024-03 to amend City Code Chapter 46, Cemeteries, to remove provisions for holiday burials
- H. Review and Discussion of West Lebanon Revitalization Advisory Committee's Recommendation for Redevelopment of 14, 28 and 30 Main Street, West Lebanon
- I. Discuss Potential TIF District for the Main Street Area of West Lebanon
- J. Discuss the City Manager's proposal for development of city-owned parcels pursuant to City Council's April 2022 Resolution on Housing
- K. Discuss possible NHMA Policy Positions for the 2024 NHMA Legislative Policy process
- L. Vote to approve annual compensation for the City Manager

- 12. City Manager Report**
- 13. Council Representatives to Other Bodies Report**
- 14. Future Agenda Items**
- 15. Non-Public Session**
- 16. 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](https://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.

Future Board/Committee/Commission Appointments  
Board/Committee: Lebanon Energy Advisory Committee  
Position: Regular Member  
Applicant: T. Benzel  
City Councilor: D. Wilkie  
Assigned Date: 12/28/2023

Proposed Future Agenda Items: Dates may be tentative and this list is not considered all-inclusive.

February 7, 2024

Public Hearing Items:

- A. Ordinance #2024-01 – A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 168, Vehicles and Traffic, to designate no parking areas along Eldridge Street, Laplante Road, and Prospect Street Extension, Lebanon.
- B. Ordinance #2024-02 - A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 68, Fees, to include a fee schedule for applications to the Zoning Board of Adjustment and Building Code Board of Appeals, and administrative preparation of Zoning Verification Letters.
- C. Proposed Amendments to the Zoning Ordinance for Council Adoption – Public hearing for the purpose of receiving public input and taking action on proposed zoning amendments for adoption by the City Council as follows:
  - Amendment #1 – To amend Section 213 (Impact Fee) to collect fees from residential additions larger than 500 sq. ft. and to amend the waiver and appeals provisions (Zoning Ordinance Sections 213.3(E) and 213.8)
  - Amendment #2 – To amend Section 305A.2 (GC-1 District Table of Uses) and Section 500 (Planned Developments Table) to allow Manufactured Housing Planned Unit Residential Development (PURDs) in the GC-1 District by Condition Use Permit from the Planning Board. (Zoning Ordinance Sections 305A.2 and 500)
  - Amendment #3 – To amend Section 410.3 (Description of Riverbank Protection District) to remove properties within the Lebanon Downtown (LD) District from the Riverbank Protection District if the properties are granted an Urbanized Shoreland Exemption by the NH Department of Environmental Services pursuant to NH RSA 483-B:12. (Zoning Ordinance Section 410.3)
  - Amendment #4 – To amend Section 610 (Accessory Dwelling Unit (ADU)) to update the size ratios for ADU calculations, to add a parcel size threshold for larger ADUs, and to create a clear checklist of items needed for the ADU application. (Zoning Ordinance Sections 610.B, 610.G, and 610.K)
  - Amendment #5 – To amend the definition of "Gross Living Area" in Appendix A (Definitions) to clarify the calculation of impact fees and the size of Accessory Dwelling Units.
  - Amendment #6 – To adopt miscellaneous minor amendments, including clarifying existing language and making minor editorial changes, clarifying the enabling authority for the Riverbank Protection District, commercial and industrial PUD open space requirements, off-lot parking requirements, ZBA administrative appeal procedures and ZBA application and hearing procedures (Zoning Ordinance Sections 213, 410.2, 501.1.F.2.a, 607.5, 610, 801, 802, and Appendix A)
  - Amendment #7 (Requested by Choice Storage, LLC) – Proposed Zoning Map change at 0 Etna Road (Tax Map 26, Lot 17), which is currently split-zoned between Light Industrial (IND-L) and Rural Lands Three (RL-3). The property owner has requested to rezone approximately 50 acres of RL-3 land to IND-L and, in exchange, to rezone approximately 50 acres of IND-L land to RL-3 in order to provide more protection for wetland areas, steep slopes, and a wildlife corridor existing in areas to be rezoned to RL-3, while allowing for development of the areas to be rezoned to IND-L.
  - Amendment #8 (Requested by Cicotte Properties, LLC) – To amend Section 311A.2 (R-O-1 District Table of Uses) to allow "Auto sales and Service" in the R-O-1 District by Conditional Use Permit from the Planning Board (Zoning Ordinance Sections 311A.2)
- D. Ordinance #2024-03 - A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 46, Cemeteries, to remove provisions for holiday burials.

**Lebanon City Council Agenda**  
**January 17, 2024**

---

New Business:

- A. Release of Public School Impact Fees (4th Quarter 2023)
- B. Discuss changes to the City's Strategic Plan regarding the Financial Stability and Efficiency functional area.
- C. Discuss the City Manager's plan to begin the process of determining the development plan for the parking lots behind City Hall

February 21, 2024

New Business:

- A. Presentation of 2022 Audit
- B. Presentation of 2023-2024 Lebanon Historic Landmark Designations
- C. Request for Authorization to Transfer Appropriated Funds in the Amount of \$125,000.00 from the General Fund to the Public Assistance Revolving Fund