



**WEST LEBANON REVITALIZATION ADVISORY
COMMITTEE
JULY 15, 2024 - 5:30 PM
KILTON LIBRARY, COMMUNITY ROOM 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: 860 471 008#). If you have trouble accessing this meeting, please [email nathan.reichert@lebanonnh.gov](mailto:nathan.reichert@lebanonnh.gov).

2. Approval of Minutes

- A. June 17, 2024

3. Old Business

- A. Westboro Yard Update and Discussion
B. Main Street Streetscape Project Update and Discussion
C. 'Dry Bridge' Replacement Project Update and Discussion

4. New Business

- A. Discussion re: 14, 28 and 30 Main Street - RFP and Future Steps

5. Other Business

- A. Future Agenda Item Requests from the Committee

6. 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.

DRAFT

**WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
CITY HALL COUNCIL CHAMBERS OR
Remote Via Virtual Platform
LebanonNH.gov/Live
June 17, 2024
5:30 PM**

MEMBERS PRESENT: Councilor Chris Simon, Erik Endrulat, Kim Chewning, Andrew Faunce, Laurel Stavis [non-voting], Jim Winny, James Mashal

MEMBERS ABSENT: Dan Nash,

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

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

2
3 *It was noted that Ms. Stavis would not be voting this meeting, as she is no longer on the Planning*
4 *Board/Committee and the paperwork for her to reapply to the Committee is currently being*
5 *processed.*

6
7 **2. APPROVAL OF MINUTES:**

8
9 **A. May 20, 2024**

10
11 *Mr. Mashal MOVED to approve the meeting minutes of May 20, 2024, as presented.*

12 *SECONDED by Mr. Endrulat.*

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

14
15 **3. OLD BUSINESS**

16
17 **A. Continued Discussion on the West Lebanon TIF District**

18
19 Ms. Chewning stated that it seems that the value in the feasibility exercise is not seen at this
20 time. She believes this item can be put to rest without asking the City Council to move forward
21 with this.

22
23 Chair Simon stated that the EDC seemed to believe this was a West Lebanon Revitalization
24 Advisory Committee decision, but he believes this would be more of an EDC decision. He
25 believes TIF should be a tool kept in the toolbox, although it will not be further promoted to the
26 City Council at this time.

27
28 Mr. Mashal suggested comparing the West Lebanon proposed TIF District to the existing TIF
29 Downtown District, in terms of them being slush funds. If the TIF District in West Lebanon will
30 not be moved forward with, he would like to see the existing TIF District dissolved as well. Ms.

1 Chewning agreed that West Lebanon is in dire need of financial investment. Chair Simon stated
2 that he does not want any boards/committees to step on the toes of others.

3
4 Ms. Stavis stated that there seems to be a sense of vision missing from West Lebanon.

5
6 ***Mr. Mashal MOVED that the West Lebanon Revitalization Advisory Committee inform the***
7 ***City Council that it is not recommending the establishment of a TIF in West Lebanon at this***
8 ***time but will continue to evaluate this as a future tool. SECONDED by Mr. Winny.***
9 **** The Vote on the MOTION was approved (6-0-0).***

10 11 **B. Westboro Yard Update and Discussion**

12
13 Chair Simon stated that the State has submitted a counter proposal for this project, raising the
14 value of the land and noting that it is unwilling to take responsibility for any contamination
15 leaching from the site after the City takes it over. This will likely lead to another counter
16 proposal from the City to the State.

17
18 There was discussion regarding Committee members reaching out to elected representatives and
19 others, such as the Mayor, regarding the acquisition of Westboro Yard.

20 21 **C. Main Street Streetscape Project Update and Discussion**

22
23 Chair Simon stated that permitting for this project continues. Discussions regarding necessary
24 easements should be occurring shortly.

25 26 **D. 'Dry Bridge' Replacement Project Update and Discussion**

27
28 Chair Simon stated the process for this project continues.

29 30 **4. NEW BUSINESS**

31 32 **A. Future Agenda Items Discussion**

33
34 The Committee discussed future agenda items such as the Master Plan Chapter for West
35 Lebanon, RFPs as they come in, continued conversations with the EDC regarding how to remove
36 barriers toward improving things, food truck/event planning in West Lebanon, marking of West
37 Lebanon, and informing residents of items unique to West Lebanon, such as trail access.

38
39 The Committee stated that it would like to hear briefings on the Main Street, Westboro Yard,
40 Dry Bridge, the RFP process and River Park from the City's perspective.

41
42 The Committee discussed reviewing the charette report and Master Plan West Lebanon chapter
43 again.

44 45 **5. OTHER BUSINESS**

1 None at this time.

2
3 **6. ADJOURNMENT:**

4
5 *Mr. Mashal MOVED to adjourn the meeting at. SECONDED by Ms. Chewning.*

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

7
8 Respectfully submitted,

9 Kristan Patenaude

10 Recording Secretary