



**LEBANON CITY COUNCIL
JANUARY 8, 2025 - 7:00 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: 683 099 380#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The January 8, 2025 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. 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.)**

4. Open to the Public

5. Recognitions: None

6. Approval of Minutes

- A. MOTION TO approve the minutes as presented in the January 8, 2025 agenda packet.

7. Appointments

- A.
- Conservation Commission, Sarah Riley (Reappointment Regular Member)
 - Planning Board, Eric Stacy (Regular Member)
 - Tree Advisory Board, Charles DePuy (Reappointment as Citizen Member)
 - Heritage Commission, Claire Geno (Alternate Member)
 - Zoning Board of Adjustment, David Newlove (Reappointment Regular Member)
 - Zoning Board of Adjustment, William Koppenheffer (Reappointment Regular Member)
 - Lebanon Airport-Tech Park TIF Advisory Committee, Jason Archambeault (Reappointment as Citizen Member)
 - Diversity, Equity, and Inclusion Commission, Richard Ford Burley (Reappointment as Public Representative)
 - Diversity, Equity, and Inclusion Commission, Keiselim Montas (Reappointment as Public Representative)

8. Public Hearing Items: None

9. Old Business

- A. Amendments To City Charter – Review of comments by State agencies and order to place proposed charter amendments on the ballot for the March 11, 2025 municipal election.

10. New Business

- A. Review and Adoption of 2025 Annual Calendar
- B. Appointment of 2025 Chair and Vice-Chair for Economic Development Commission
- C. Discussion and Potential Rescission of Community Revitalization Tax Relief (79-E) Approval for LWM Residential, LLC for Redevelopment of 1 Foundry Street, Lebanon, NH
- D. Discussion and Set Public Hearing for January 22, 2025: Community Revitalization Tax Relief (79-E) Approval for 10 Spencer Studios, LLC for Rehabilitation of 10 Spencer Street, Lebanon, NH
- E. Discussion and Set Public Hearing for January 22, 2025:
 - 1. CDBG Application for Families Flourish Northeast
 - 2. RHP Application for Families Flourish Northeast
 - 3. Adoption of Anti-Displacement & Relocation Assistance Plan for Families Flourish Northeast
- F. Discussion and Set Public Hearing for February 5, 2025: Request by Edwards Properties, LLC to Discontinue Portions of Little Heater Road and Edwards Street, Lebanon
- G. Review and Set Public Hearing for January 22, 2025: Proposed Zoning Amendments for Council Adoption and for Municipal Ballot
- H. Discussion of Potential Zoning Amendment to Add “Research Laboratory” as a Permitted Use in the Central Business District
- I. Discussion of Status of Board of Cemetery Trustees and Potential Courses of Action

11. City Manager Report

- A. Strategic Plan

12. Council Representatives to Other Bodies Report

13. Future Agenda Items

14. Non-Public Session

15. 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 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.

Lebanon City Council Agenda
January 8, 2025

Future Board/Committee/Commission Appointments
Board/Committee: Conservation Commission
Position: Alternate Member
Applicant: T. Talbert
City Councilor: T. McNamara
Assigned Date: 12/18/2024

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

January 22, 2025 (6:00pm)

Public Hearing Items:

- A. Community Revitalization Tax Relief Application – A public hearing for the purpose of receiving public input and taking action on a Community Revitalization Tax Relief Application (per NH RSA 79-E) by 10 Spencer Studios, LLC for property located at 10 Spencer Street, Lebanon.
- B. Public Facilities CDBG and Recovery Housing Program Applications for Families Flourish Northeast - Public hearings for the purpose of receiving public input and taking action on Community Development Block Grant (CDBG) and Recovery Housing Program (RHP) grant applications proposed by the City of Lebanon to the NH Community Development Finance Authority (CDFA). Counties and communities can apply for CDBG grants up to \$500,000 annually on a competitive basis for housing, public facilities, economic development, and for emergency activities that directly benefit low- and moderate-income persons. Up to \$25,000 is available for planning grants. The Recovery Housing Program (RHP) is a pilot program for special needs housing, which municipalities and non-profits may apply to for up to \$1,000,000. Public hearings are as follows:
 - 1. A public hearing for the purpose of receiving public input and taking action on a proposed CDBG application for up to \$500,000 in CDBG Public Facilities funds to be sub-granted to Families Flourish Northeast; and to authorize the City Manager to sign, submit, and execute any documents which may be necessary to effectuate the CDBG Application and contract; and
 - 2. A public hearing for the purpose of receiving public input and taking action on a proposed Recovery Housing Program (RHP) grant application for up to \$1,000,000 to be sub-granted to Families Flourish Northeast; and to authorize the City Manager to sign, submit, and execute any documents which may be necessary to effectuate the RHP Application and contract; and
 - 3. A public hearing for the purpose of receiving public input and taking action to adopt the City of Lebanon Anti-Displacement and Relocation Assistance Plan for Families Flourish Northeast.
- C. Proposed Amendments to the Zoning Ordinance for 2025 Municipal Ballot - Public Hearing for the purpose of receiving public input and taking action to place proposed zoning amendments on the 2025 Municipal Ballot.
- 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.

New Business:

- A. 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
- B. 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
- C. 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
- D. Request from Village Pizza for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property
- E. Release of Collected Public School Impact Fees (3rd and 4th Quarter 2024)

February 5, 2025

New Business:

- A. Review and Discussion of Potential Expansion of Colburn Park National Register Historic District
- B. Vote to Make Public Previously Sealed Non-Public Minutes of the City Council