



**LEBANON CITY COUNCIL
JANUARY 22, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

Remote Meeting Access: To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (conference ID: 648 399 611#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

1. Call to Order

The January 22, 2025 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. Boards and Committees Reports (4th Quarter 2024)

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 22, 2025 agenda packet.

8. Appointments

- A.
- Conservation Commission, Travis Talbert (Alternate Member)
 - Board of Cemetery Trustees, David Muzzy (Reappointment Regular Member)

9. 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. -
Resolution: R-2025-2
- i. Presentation:
 - ii. Opening of the Public Hearing:
 - iii. Questions & Comments by the Public:
 - iv. Closing of the Public Hearing:
 - v. Council Deliberation & Action:
- 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 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 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 to adopt the City of Lebanon Anti-Displacement and Relocation Assistance Plan for Families Flourish Northeast.
- i. Presentation:
 - ii. Opening of the Public Hearing:
 - iii. Questions & Comments by the Public:
 - iv. Closing of the Public Hearing:
 - v. Council Deliberation & Action:

- 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, as follows:
- Amendment #1 – To create the Pattern Zones Overlay District and regulations to create additional housing that fits the character of the existing neighborhoods in Downtown Lebanon and Downtown West Lebanon; to establish and preserve the characteristics of the historical downtown areas of Lebanon and West Lebanon; and to increase density and housing choices in the district (Add Zoning Ordinance Section 411 and Zoning Map Amendment)
 - Amendment #2 – To amend the R-1, R-2, and R-3 District Tables of Uses to allow “recovery house” by Special Exception (Zoning Ordinance Sections 308.2, 309.2, and 310.2)
 - Amendment #3 – To rezone Tax Maps/Lots 90-59, 76-4, 76-6, and 76-7 from R-3 to a new MC-2 District (Zoning Map Amendment)
- 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, as follows:

- Amendment #4 – To rezone the properties within the Centerra Planned Business Park from IND-L to CB, except for Tax Map/Lots 10-11-1200, 10-13, 10-11-1300, 10-11-1302, 10-11-3100, 10-11-3200, 10-11-3400, 10-11-3600, and 10-11-3800, which are proposed to be rezoned from IND-L to GC-1; to rezone the +/-15.72 acre Altaria Planned Unit Development from IND-L to GC-1; to rezone the +/-50.1 acre former Altaria Planned Business Park from IND-L to GC-1; and to rezone to GC-1 all properties currently zoned IND-L located to the east of Etna Road, and east and west of Labombard Road, excluding Tax Map/Lot 51-12, which is proposed to be rezoned entirely RL-3; and all properties currently zoned IND-L located to the east of Route 120 between Heater Road and I-89 Exit 18, excluding Tax Map/Lots 78-41, 78-42, and 78-43. The City Council may also consider rezoning to GC-1 all properties currently zoned IND-L located to the west of Etna Road. (Zoning Map Amendment)
- Amendment #5 – To amend the GC-1 and CB District Tables of Uses to allow “industrial planned unit development” and “planned business park” by Conditional Use Permit. (Zoning Ordinance Sections 305A, 306 and 508.2)
- Amendment #6 – To amend the Commercial PUD and Industrial PUD regulations relative to tract size and calculating permitted residential dwelling unit density, and to amend the Planned Business Park regulations relative to allowed uses and calculating permitted residential dwelling unit density. (Zoning Ordinance Sections 501.4, 508.2, and 508.4)
- Amendment #7 – To ADD Section 614 (“Recovery Houses”) and to amend the IND-L, GC, CB, LD, R-O, MC, and MC-2 Districts to allow “recovery house” by Special Exception. (Zoning Ordinance Sections 303.2, 305.2, 306.2, 307.2, 311.2, 315.2, 315A.2, and Appendix A, and ADD Section 614)
- Amendment #8 – To create a “Medical Center Two (MC-2)” zoning district. (ADD Zoning Ordinance Section 315A)
- Amendment #9 – To rezone the property located at 31 Romano Circle (Tax Map/Lot 101-20) from R-2 to R-O. (Zoning Map Amendment)
- Amendment #10 – To allow stairs and stairwells to project up to 2 ft. into minimum required yards. (Zoning Ordinance Section 201)
- Amendment #11 – To clarify procedures for requesting a waiver of impact fees from the Planning Board. (Zoning Ordinance Section 213)

- Amendment #12 – To amend the requirements for shared driveways and to allow off-site utility improvements by Conditional Use Permit. (Zoning Ordinance Section 215)
- Amendment #13 – To allow density bonuses for multi-family developments in the R-1 and R-2 Districts that provide for workforce housing, are energy efficient, and/or incorporate renewable energy systems. (Zoning Ordinance Section 507)
- Amendment #14 – To amend the cottage development regulations by clarifying the minimum building site and off-street parking requirements. (Zoning Ordinance Section 509 and the Table of Minimum Off-Street Parking Requirements)
- Amendment #15 – To clarify that family day care homes and family group day care homes are allowed as an accessory use to any primary residential use. (Zoning Ordinance Section 604 and Appendix A)
- Amendment #16 – To permit the Planning Board to authorize alternative parking solutions for residential uses as required by state statute. (Zoning Ordinance Section 607.1)
- Amendment #17 – To clarify the minimum percentage of EVSE-installed, EV-ready, and EV-capable parking spaces for multi-family dwelling and non-residential uses. (Zoning Ordinance Section 607.8)
- Amendment #18 – To amend the sign regulations to allow freestanding digital signs on certain streets within the GC District with related changes to the sign illumination standards and the sign enforcement provisions. (Zoning Ordinance Section 608.2, 608.3, 608.4, and Appendix A)
- Amendment #19 – To clarify who has standing to appeal an administrative decision to the Zoning Board of Adjustment and who has standing to request a rehearing, and to clarify that the term “abutter” shall have the same meaning as provided by state statute. (Zoning Ordinance Section 801.1, 802.5 and Appendix A)
- Amendment #20 – To rezone the property located at 92 Riverside Drive (M/L 111-16) from RL-1 to GC. (Zoning Map Amendment)
- Amendment #21 – To rezone the property located at 67-69 Etna Road (M/L 26-2) from IND-L and RL-3 to GC-1. (Zoning Map Amendment)

- i. Presentation:
- ii. Opening of the Public Hearing:
- iii. Questions & Comments by the Public:
- iv. Closing of the Public Hearing:
- v. Council Deliberation & Action:

10. Old Business

- A. Appointment of 2025 Chair and Vice-Chair for Economic Development Commission

11. 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. Release of Collected Public School Impact Fees (3rd and 4th Quarter 2024)
- D. Request for Zoning Map Amendment: Hatch Property – 24 Labombard Road, Tax Map 51, Lot 12, Lebanon
- E. Preparation of Concise Explanations stating the City Council's position on the Zoning Amendments to appear on the March 2025 Municipal Ballot
- F. Discussion and Authorization for the City Manager to Transfer Funds from Departments within the General Fund to the Legal Services Budget
- **Resolution: R-2025-3**

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 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: There are currently no future board/committee/commission appointments.

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

February 5, 2025

Public Hearing Items:

- A. Discontinuance of Roadways – A public hearing for the purpose of receiving public input and taking action on a request by Edwards Properties, LLC to discontinue portions of Little Heater Road and Edwards Street, Lebanon.

New Business:

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

February 19, 2025

New Business:

- A. Review and Discussion of Disability-Friendly City Ordinance Proposed by DEI Commission