

FINAL

**LEBANON HOUSING TASK FORCE
REGULAR MEETING AGENDA
Council Chambers, City Hall
October 21, 2024
8:15AM**

MEMBERS PRESENT: Ryan Dube, Susan Almay, John D'Entremont, Andrew Faunce, Tia Winter, and Ellen Ahern

MEMBERS ABSENT: David Duncan, Tracy Hutchins, and Tim McNamara

STAFF PRESENT: Nate Reichert, and Catheryn Hembree

GUESTS: None

1. Call to Order

Vice-Chair Faunce called the meeting to order at 8:15AM.

2. Minutes: September 25, 2024

Vice-Chair Faunce called the first item on the agenda, the Minutes from the September 25, 2024 meeting. There was one correction. Chair McNamara made the motion to appoint Mr. Faunce to serve as Vice-Chair. **Ms. Winter made a motion to approve the minutes with corrections. The motion was seconded by Ms. Almay and the motion passed unanimously. (Vote 6-0)**

3. Introductions

Ms. Ahern presented her housing story to the Housing Task Force. Ms. Winter and Mr. Reichert stated they would share next month.

4. New Business

Ms. Hembree gave a presentation on zoning and current residential zoning regulations that are in place in the City of Lebanon, NH. She pointed out that zoning is a legal infrastructure the Housing Task Force will have to work within when looking at housing policy and changes in Lebanon. Her presentation highlighted the residential zoning districts, Cottage Court Developments, Manufactured Home Parks, and Accessory Dwelling Units.

Mr. Reichert gave a presentation on the proposed 2025 residential zoning amendments. The amendments included rezoning according to the 120 Corridor Study that would allow for more housing on the north side of Lebanon around Centerra and Etna Road, the Pattern Zones Overlay District that would allow for denser infill housing in downtown Lebanon and downtown West Lebanon, and Alice Peck Day Hospital requesting a rezoning to allow for staff housing.

The two presentations led to discussions on zoning and housing challenges, and how some employers are creating employee housing.

Vice-Chair Faunce asked staff if the Task Force needed to discuss the HOP Grant Scope of Work that was included in their packet because it was almost 10:45 AM. Ms. Hembree responded that the grant application was already submitted with this information. It was included in the packet for the Task Force to be aware of what we were applying for and what the consultant would be helping with. The City should hear about grant awards around the end of November.

4. Open to the Public

No members of the public were present.

5. Adjournment

The meeting was adjourned at 10:45 AM.

Respectfully Submitted,

Catheryn Hembree, AICP