



**LEBANON CITY COUNCIL
FEBRUARY 5, 2025 - 7:00 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: 784 452 272#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

1. Call to Order

The February 5, 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 Council takes up the item 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

- A. Resolution Honoring Lebanon Police Officers Involved in the Rescue of Citizens During the Dairy Twirl Fire

6. Approval of Minutes

- A. January 22, 2025

7. Appointments

- A.
- Arts & Culture Commission, Claire Geno (Reappointment Arts Organization Representative)
 - Arts & Culture Commission, Nicholas Gaffney (Reappointment Ward 3 Citizen Representative)
 - Planning Board, Kathie Romano (Reappointment Alternate Member)

8. Public Hearing Items

- A. Request by Edwards Properties, LLC to discontinue portions of Little Heater Road and Edwards Street, Lebanon.
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.
 - i. Presentation:
 - ii. Opening of the Public Hearing:
 - iii. Questions & Comments by the Public:
 - iv. Closing of the Public Hearing:
 - v. Council Deliberation & Action:
- 9. Old Business: None**
- 10. New Business**
 - A. Presentation and Discussion of Proposed S.A.F.E.R Grant
 - B. Review and Discussion of Potential Expansion of Colburn Park National Register Historic District Boundary
- 11. City Manager Report**
 - A. Westboro Yard Acquisition Status Report
- 12. Council Representatives to Other Bodies Report: None**
- 13. Future Agenda Items: See below.**
- 14. Non-Public Session: None**
- 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.

Future Board/Committee/Commission Appointments

Board/Committee: Library Board of Trustees

Position: Alternate Member

Applicant: A. Misra

City Councilor: C.Simon

Assigned Date: 1/21/2025

Board/Committee: Zoning Board of Adjustment

Position: Alternate Member

Applicant: R. Burtan

City Councilor: D. Wilkie

Assigned Date: 1/22/2025

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

February 19, 2025

Public Hearing Items

- A. 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

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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)

New Business:

- A. Review and Discussion of Disability-Friendly City Ordinance Proposed by DEI Commission
- B. General Discussion RE: Strategic Plan Direction

February 27, 2025

Community Conversation with Councilors – 6:30pm

March 5, 2025

Old Business:

- A. Presentation of Food Truck Task Force Recommendations

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