



**LEBANON CITY COUNCIL
FEBRUARY 19, 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: 766 051 31#). If you have trouble accessing this meeting, please [email David Brooks](#).

- 1. Call to Order**
The February 19, 2025 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. February 5, 2025
- 7. Appointments**
 - A. Zoning Board of Adjustment, Rupert Burtan (Alternate Member)
- 8. 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.
- **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; 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:

9. Old Business: None

10. New Business

- A. Review and Discussion of Disability-Friendly City Resolution Proposed by DEI Commission
- B. Request for Disbursement of Recreation Impact Fees for Civic Park Playground Project
- C. Discussion and Set Public Hearing for March 19, 2025: Supplemental Appropriation of \$2,310,000 for Identification and Replacement of Lead and Galvanized Water Service Lines; Authorization for City Manager to Apply for Drinking Water State Revolving Fund Loan; Designation of City Manager as Authorized Representative of the City

- D. General Discussion RE: Strategic Plan Direction
- E. Discussion of Proposed Resolution Objecting to Freezing of Federal Grant Programs
- 11. City Manager Report**
- 12. Council Representatives to Other Bodies Report: None**
- 13. Future Agenda Items: None**
- 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: Library Board of Trustees
Position: Alternate Member
Applicant: S. Milnes
City Councilor: G. Sykes/ D. Whittlesey
Assigned Date: 1/30/2025 & 2/11/2025

Board/Committee: Library Board of Trustees
Position: Alternate Member
Applicant: A. Ali
City Councilor: C.Simon
Assigned Date: 2/3/2025

Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive.
February 27, 2025
Community Conversation with Councilors Sykes, Simon, and Zook – 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

A. Vote to Make Public Previously Sealed Non-Public Minutes of the City Council

March 19, 2025

Public Hearing Item:

A. Public hearing for the purpose of receiving public input and taking action on a supplemental Appropriation of \$2,310,000 for Identification and Replacement of Lead and Galvanized Water Service Lines; Authorization for City Manager to Apply for Drinking Water State Revolving Fund Loan; Designation of City Manager as Authorized Representative of the City