



**LEBANON CITY COUNCIL
MARCH 19, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 435 927 250#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

1. Call to Order

The March 19, 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

- A. Proclamation - World Down Syndrome Day
- B. Resolution Honoring Clifton Below
- C. Resolution Honoring Karen Liot Hill

6. Approval of Minutes

- A. March 5, 2025

7. Appointments

- A. Pedestrian & Bicycle Advisory Committee, Nelson Rooker (Regular Member)

8. Public Hearing Items

A. Proposed Amendments to the Lebanon Zoning Ordinance

A public hearing for the purpose of receiving public input and taking action to amend the Lebanon Zoning Ordinance to define “Research Laboratory”, and add it as a Permitted Use in the Central Business (CB), Lebanon Downtown (LD), General Commercial (GC), and General Commercial One (GC-1) zoning districts.

- 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. Proposed Amendments to the Lebanon Zoning Ordinance – Continued Public Hearing

A continued public hearing for the purpose of receiving public input and taking action to amend the Zoning Ordinance to:

- Amendment #4 –To rezone the following properties within the Centerra Planned Business Park from IND-L to GC-1: 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; 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 District Tables of Uses to allow “industrial planned unit development” and “planned business park” by Conditional Use Permit. (Zoning Ordinance Sections 305A 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. (Zoning Ordinance Sections 501.4)
- Amendment #10 – To allow stairs and stairwells to project up to 6 ft. into minimum required yards. (Zoning Ordinance Section 201)
- 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)
- Hatch Map Amendment – to rezone portions of the Hatch Property, 24 Labombard Road, Tax Map 51, Lot 12, from Light Industrial (IND-L) to General Commercial One (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:

C. Supplemental Appropriation of \$2,310,000 for EPA-mandated Identification and Replacement of Lead and Galvanized Water Service Lines - **Resolution: R-2025-5**

Authorization for City Manager to Apply for Drinking Water State Revolving Loan Fund; Designation of City Manager as Authorized Agent of the City - A public hearing for the purpose of receiving public input and taking action to appropriate \$2,310,000 for EPA-mandated Identification and Replacement of Lead and Galvanized Water Service Lines; to authorize the City Manager to apply for a New Hampshire Drinking Water State Revolving Fund Loan up to \$2,310,000; and to designate the City Manager as the authorized representative of the City.

- 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

- A. Discussion of Draft Resolution Objecting to Freezing of Federal Grant Programs
- B. Discuss the Salary Range for the City Manager Position

10. New Business

- A. Ordinance #2025-02, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets
Discussion and Set Public Hearing for April 16, 2025: Ordinance #2025-02, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets, to Remove One-way Designation of East End of Memorial Drive
 - B. Ordinance #2025-03, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets
Discussion and Set Public Hearing for April 16, 2025: Ordinance #2025-03, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets, to Remove One-way Designation of North End of Church Street
 - C. Ordinance #2025-04, To Amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees
Discussion and Set Public Hearing for April 2, 2025: Ordinance #2025-04, To Amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees, Section 68-15, Enumeration of Fees, Paragraph 68-15.B(10), Town of Enfield Sewer Rental Rate
 - D. Discussion of Potential Zoning Amendments
 - 1. To Add “Hotel” as a Permitted Use in the General Commercial One (GC-1) District
 - 2. To Add “Care and Treatment of Animals” as a Use Allowed by Conditional Use Permit in the Residential Office One (RO-1) District
 - E. Council Discussion with NHDOT Commissioner William J. Cass and NHDOT Deputy Commissioner Andre J. Briere (By prior arrangement by the City Council, this discussion item will commence at 6:00pm)
- 11. City Manager Report**
- A. Update on Senate Bill 297 (as amended)
- 12. Council Representatives to Other Bodies Report: None**
- 13. Future Agenda Items: Included at the bottom of this agenda**
- 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](https://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. Ali
City Councilor: C.Simon

Lebanon City Council Agenda
March 19, 2025

Assigned Date: 2/3/2025

Board/Committee: West Lebanon Revitalization Advisory Committee
Position: Regular Member
Applicant: S. Roberts
City Councilor: C. Below
Assigned Date: 3/6/2025

Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive.
March 26, 2025 – Organizational Meeting

April 2, 2025 – 6:00pm start

Public Hearing Items:

A. Ordinance #2025-01: To delete and repeal City Code Chapter 179, Vendors, and to replace it with a new City Code Chapter 179, to be entitled Vendors

B. Ordinance #2025-04: To amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees, Section 68-15, Enumeration of Fees, Paragraph 68-15.B(10), Town of Enfield Sewer Rental Rate

New Business:

A. Presentation of DPW Accreditation Process

B. Presentation & Discussion of Proposed Amendment to City Council Rules: §A191-8, Order of Business – Take out any of the agenda items at the bottom (#12-13)? Adoption of Council Rules if no changes proposed

C. Presentation & Discussion of Proposed Revisions to City Council Policy CC-108 Ethics Policy to create a combined policy to include City employees presently covered by ADM-108 Ethics Policy.

D. Discussion and Set Public Hearing for May 7, 2025: to Adopt New City Code Chapter 85(?), Housing Standards, Minimum

E. Request from Devon Blanchard of DB Lights for a Monument in Colburn Park

April 16, 2025

Public Hearing Items:

A. Ordinance #2025-02, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets, to Remove One-way Designation of East End of Memorial Drive

B. Ordinance #2025-03, To Amend City Code Chapter 168, Vehicles & Traffic, Section 168-9, One-Way Streets, to Remove One-way Designation of North End of Church Street

New Business:

A. Release of Collected Public School Impact Fees (1st Quarter 2025)

B. Storrs Hill Facility Planning Advisory Group Presentation