



**WEST LEBANON REVITALIZATION ADVISORY  
COMMITTEE  
MAY 19, 2025 - 5:30 PM  
KILTON LIBRARY, COMMUNITY ROOM OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 172 272 119#). If you have trouble accessing this meeting, please email [Nate Reichert](#).

**2. Approval of Minutes**

- A. April 21, 2025

**3. New Business**

- A. Presentation and Discussion with UNH Extension About Mainstreet Redevelopment Collaboration Opportunities in West Lebanon:

- Charlie French - UNH Extension - Team Leader
- Sue Cagle - UNH Extension - Field Specialist, Community & Economic Development
- Rebecca Levy - UNH Extension - Extension Field Specialist, Community Development Sullivan County

**4. Other Business**

**5. 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.

DRAFT

WEST LEBANON REVITALIZATION ADVISORY COMMITTEE  
MEETING MINUTES  
KILTON LIBRARY COMMUNITY ROOM OR  
Remote Via Virtual Platform  
LebanonNH.gov/Live  
April 21, 2025  
5:30 PM

MEMBERS PRESENT: Councilor Chris Simon, Laurel Stavis, Emmett Frank, Dan Nash,  
Andrew Faunce, Erik Endrulat,

MEMBERS ABSENT: Jim Winny, Kim Chewning, James Mashal

STAFF PRESENT: Nate Reichert (Director of Planning & Development)

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1 1. CALL TO ORDER – The meeting was called to order at 5:30 PM.

2  
3 *Ms. Stavis MOVED to adjourn the walking tour which began at 4:30pm. SECONDED by Mr.*  
4 *Faunce.*

5 \* *The Vote on the MOTION was approved (4-0-1 with Mr. Frank abstaining).*

6  
7 *Mr. Endrulat joined the meeting at 5:32pm.*

8  
9 3. APPROVAL OF MINUTES: - *The Committee addressed this item at this time.*

10 A. March 17, 2025

11  
12 *Mr. Nash MOVED to table the meeting minutes of March 17, 2025. SECONDED by Ms.*  
13 *Stavis.*

14 \* *The Vote on the MOTION was approved (6-0-0).*

15  
16 4. NEW BUSINESS

17  
18 A. Discussion with Paul Coats - Director of Recreation, Arts and Parks for the City of  
19 Lebanon - *The Committee addressed this item at this time.*

20  
21 Paul Coats explained that there is a new playground at Civic Park being constructed. This is a  
22 \$270,000 project, of which the City has funded approximately \$175,000 through various means.  
23 There is another project to extend the Greenway. The hope is for it to eventually reach  
24 Downtown West Lebanon. Investments are also being made at Riverside Park.

25  
26 There was discussion regarding starting a farmer's market in the West Lebanon area. Mr. Coats  
27 expressed some apprehension to start up a farmer's market without a clear demand to do so.  
28 There is interest in making sure the Winter Market continues to be successful.

29  
30 Ms. Stavis noted that this Committee is dedicated to the revitalization of West Lebanon, and she  
31 suggested staff have conversations regarding which activities may be pursued into the future.

1 Chair Simon agreed that there seem to be many great one-time events but not activities that carry  
2 forward. The Committee is looking to find a hook to continually engage the community.

3  
4 Chair Simon asked about a naming for Bridge Street Park. Mr. Coats stated that there are some  
5 criteria for naming spaces, but this is a good idea.

6  
7 Mr. Coats noted that for 2026, the 250<sup>th</sup> anniversary of the country's founding, the City is  
8 considering a block party on Bridge Street. This could stretch a 4<sup>th</sup> of July celebration from  
9 White River Junction to Lebanon. Ms. Stavis stated that it would be great to see the activity in  
10 White River Junction bleed over into West Lebanon.

11  
12 B. Discussion with Andrew Dorsett - Housing Finance Director Department of Business and  
13 Economic Affairs

14  
15 Andrew Dorsett, Housing Finance Director Department of Business and Economic Affairs,  
16 explained that there was a housing needs assessment completed in 2023. It determined that there  
17 are approximately 23,670 units of housing deficit in New Hampshire, across all geographic  
18 areas. The demand is so high that significant developments are being seen. The projected need  
19 for 2040 for the State is 88,364 units. This does not take into consideration short-term rentals,  
20 which would increase the number to approximately 102,000-111,000. From this data, the  
21 InvestNH program was created. The program received \$100M in ARPA funds, with a focus on  
22 affordable housing. This funding was broken into four programs: a Capital Grant Program, a  
23 Municipal Per Unit Grants program, a Demolition Grants program, and a Housing Opportunity  
24 Program. The goal for these programs was to impact 1,500 units but, to date, it has helped 4,657  
25 units in NH, 2,780 of which are considered affordable.

26  
27 Mr. Dorsett explained that the InvestNH program now looks to provide grants and loan to  
28 municipalities and to housing developers to accelerate the approval of affordable, workforce, and  
29 other types of housing. The State has allocated \$10M to be distributed to eligible municipalities  
30 and housing developers to increase affordable housing opportunities in NH.

31  
32 Mr. Dorsett reviewed the Housing Champion Program, which is a \$5M grant program  
33 established to enable communities designated as Housing Champions to access additional  
34 funding opportunities to support the development of affordable housing. 18 communities were  
35 designated in round 1 and a second round of applications will open in April.

36  
37 Ms. Stavis stated that she continues to champion a bill for a Partners in Housing program that  
38 works with Business and Economic Affairs to fund a program which would help developers  
39 pencil out affordable housing programs on municipally owned and county owned land. This  
40 could potentially lower costs for developers through lowering the cost of the land through  
41 expedited planning, and through low interest loans or grants. The bill is currently with the  
42 Senate.

43  
44 The Committee discussed items that should be discussed with the City Council in order to keep  
45 moving certain projects forward.

1 **2. ELECTION OF OFFICERS**

2 **A. Chair and Vice Chair**

3  
4 Chair Simon stated that the Mayor has reassigned him to the Economic Development  
5 Committee. Ms. Stavis will be stepping into the City Council representative seat for the  
6 Committee. He noted that a Temporary Chair could be elected until a permanent chair can be  
7 determined.

8  
9 ***Ms. Stavis MOVED to nominate Emmett Frank as Temporary Chair of the West Lebanon***  
10 ***Revitalization Committee. SECONDED by Mr. Faunce.***

11 ***\* The Vote on the MOTION was approved (5-0-1, with Mr. Simon abstaining).***

12  
13 The Committee thanked Mr. Simon for his efforts in chairing the Committee.

14  
15 **5. OTHER BUSINESS**

16  
17 None at this time.

18  
19 **6. ADJOURNMENT:**

20  
21 ***Mr. Nash MOVED to adjourn the meeting at 6:55pm. SECONDED by Mr. Simon.***

22 ***\* The Vote on the MOTION was approved (6-0-0).***

23  
24 Respectfully submitted,

25 Kristan Patenaude

26 Recording Secretary