

FINAL

**ECONOMIC DEVELOPMENT COMMISSION**  
**WEDNESDAY, MAY 14, 2025 – 4:00PM**  
**Meeting Room #1 – City Hall – or remote via Virtual Platform**  
**MINUTES**

**EDC MEMBERS PRESENT:** Chip Brown, Andrew Key, Dean Cashman, Councilor Chris Simon (City Council Rep), Dan Nash

**EDC MEMBERS ABSENT:** Tracy Hutchins (Upper Valley Business Alliance)

**STAFF PRESENT:** Deputy City Manager David Brooks

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**1. CALL TO ORDER:**

- The May 14, 2025, Economic Development Commission meeting was called to order at 4:00pm.

**2. APPROVAL OF MINUTES:**

- A. January 22, 2025

*Motion by Mr. Key to approve the meeting minutes of January 22, 2025, as presented.*

*Second by Mr. Cashman.*

*\*The Vote on the MOTION was approved (4-0-1 with Councilor Simon abstaining).*

**3. NEW BUSINESS:**

- A. Review of Proposed Northern Lebanon Environmental Overlay District Zoning Amendment

Mr. Nash explained that the Conservation Commission will be holding a special meeting on the 22nd regarding this proposed Overlay District. He stated that this appears to have been rushed and likely requires further study. This came about because there are high value, preserved wetlands near Centerra and Altaria, and the Conservation Commission wanted more protections regarding housing and recreation use. The Conservation Commission convinced City Council that further review was needed and the Council allowed them to prepare an Overlay District to address their concerns. There are two listening sessions, on May 20<sup>th</sup> and 28<sup>th</sup>. On June 4<sup>th</sup>, there will be a City Council meeting to hear this item, leading to a potential vote on June 18<sup>th</sup>.

Mr. Brooks explained that this is an outcome of the Route 120 N Lebanon Study which came from the 2012 Master Plan. The study included a recommendation for some underlying zone changes and a recommendation that there be additional natural resource protections. The planning department convened the Chair and Vice Chair of the Planning Board and Conservation Commission who came up with this Environmental Overlay District. This is now moving through the process and will hopefully pair up with the underlying zoning changes. Regarding the proposed zoning changes, the underlying Zoning at Centerra is Industrial and the suggestion from the study was to change it to Central Business District. Some of the perimeter areas are proposed to be changed to GC1. All of Altaria and most of Etna Road was also proposed to be changed to GC1.

Mr. Nash explained that the proposal is to incorporate certain uses in areas that GC1 overlays Light Industrial in order to avoid non-conforming uses. The Overlay would enhance the number of uses in the area.

There was concern expressed regarding making the wildlife corridor 1,000' wide, versus the 100' wide as recommended in the study. This could lead to issues at the wildlife crossing points. Some of the building lots will become unusable. This is not reasonably distributed within the region. There is also a proposal for an additional 100' setback for wetlands, which seems to be much larger than normal. There is no justification to apply this extra 100' in this area but not elsewhere in the City. Mr. Nash agreed that there are high-value wetlands elsewhere in the City that do not have these widths of wetlands.

Mr. Nash stated that the patches of steep slopes in the proposed Overlay area are difficult to regulate. It is unclear how these could be defined in the District to then prohibit development.

Councilor Simon stated that this Overlay will impact all businesses that are already in place. He stated that he is not in favor of this proposal for the Centerra and Altaria areas. He could see some use for the proposed changes for the Etna Road area, depending on what the property owners report back.

Mr. Nash stated that he would like the Commission to make a statement to the City Council that the proposed restrictions anticipated by the Zoning Overlay District are contrary to the interests of economic development and appear to be without technical basis. The Commission does not support the Overlay District as proposed. There was agreement on the Commission to this statement.

***Motion by Mr. Key that the Commission adopt the statement and authorize the Chair to present it to the City Council on June 4<sup>th</sup>.***

***Second by Mr. Brown.***

***\*The Vote on the MOTION was approved (5-0).***

**B. Redevelopment of West Lebanon Main Street Properties**

There was discussion regarding the redevelopment of West Lebanon Main Street properties. Mr. Brooks explained that there is interest in reacting to a proposal for the area. Several developers were directly reached out to, after there was no response from the RFP, and only one has remained engaged.

**4. FUTURE AGENDA ITEMS:**

As discussed during the meeting.

**5. NEXT MEETING DATE:**

A. June 11, 2025

The Commission agreed to meet on June 11, 2025.

**6. OTHER BUSINESS**

None at this time.

**7. ADJOURNMENT.**

***Motion by Mr. Key to adjourn the meeting.***

***Second by Mr. Brown.***

***\* The Vote on the MOTION was approved (5-0).***

***The meeting was adjourned at 5:03PM.***

Respectfully submitted,  
Kristan Patenaude