



**LEBANON ECONOMIC DEVELOPMENT COMMISSION
OCTOBER 8, 2025 - 3:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

The October 8, 2025 Economic Development Commission (EDC) meeting is hereby called to order.

2. Approval of Minutes

A. September 10, 2025

3. New Business

A. Discuss Potential Zoning Amendments for Fall 2025

- Commission's recommendations to the Planning & Development Department

B. Discussion of Potential EDC Representative to the Arts and Culture Commission

C. Discussion of Potential for Social Districts per NH RSA 178:33

4. Future Agenda Items

5. Next Meeting Date

A. November 12, 2025

6. Other Business: None

7. Adjournment

Meetings are open for in-person and remote attendance. Members of the public who 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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, SEPTEMBER 10, 2025 – 4:00PM
Council Chambers – City Hall – or remote via Virtual Platform
MINUTES**

EDC MEMBERS PRESENT: Andrew Key, Dean Cashman, Councilor Tim McNamara (City Council Rep), Dan Nash (Chair), Eric Stacy, Brendan Callahan

EDC MEMBERS ABSENT: Chip Brown, Councilor Chris Simon (City Council Rep)

STAFF PRESENT: Deputy City Manager David Brooks; City Manager Andrew Hosmer

1
2 **1. CALL TO ORDER:**

3 The August 13, 2025, Economic Development Commission meeting was called to order at 4:00pm.
4

5 **2. APPROVAL OF MINUTES:**

6 A. August 13, 2025
7

8 *Motion by Councilor McNamara to approve the meeting minutes of August 13, 2025, as presented.*

9 *Second by Mr. Key.*

10 **The Vote on the MOTION was approved (6-0).*
11

12 **3. NEW BUSINESS:**

13 A. Discuss Potential Zoning Amendments for Fall 2025

14 1. Proposed Amendments to Section 607.8, Electric Vehicles
15

16 The Commission reviewed the three proposed Zoning Amendments on this topic.
17

18 Councilor McNamara noted that one of the proposed amendments makes it mandatory for the provision of EVs in
19 new single-family home construction. He expressed concern as this should be in the control of homeowners. He
20 plans to make differentiations between different types of single-family home ownership at the City Council
21 presentation of this amendment, as he believes that single-family ownership should be exempt from the proposal.
22

23 Mr. Brooks noted that one- and two-family homes are already included in the language of Section 607.8.C(1). There
24 was discussion regarding changing the existing language in that Section due to the existing cost of creating single-
25 family housing.
26

27 Mr. Stacy stated that he would advocate for an EV capable-ready provision. He suggested mandating a sign that an
28 apartment complex is EV-ready and to call management for installation, instead of spending the money to install all
29 of the posts off the bat. He stated that, per the City of Lebanon's database, 5.9% of the housing stock is electric-only.
30 1.4% of the land area is electric-only and 48% of it is still on fuel oil.
31

32 Councilor McNamara suggested getting the basic EV infrastructure into rental properties.
33

34 Mr. Key suggested that, if the proposed parking area for the EV is under a concrete parking area, then the conduit
35 should be installed at the time of construction.
36

37 Mr. Stacy stated that EV-capable should be redefined as a service capable of handling the amperage in the future.
38

39 Mr. Nash stated that he would like to see any mandates for this as minimal.
40

41 Mr. Brooks suggested summarizing the Commission's key points and recommendations in a memo to the Planning
42 Department.
43

44 B. Discussion of Potential EDC Representative to the Arts & Culture Commission
45

1 The Commission discussed an EDC rep to the Arts & Culture Commission. Mr. Nash stated that he would visit the
2 Arts & Culture Commission to determine if there are ways to formalize opportunities for communication and
3 collaboration between the two groups. The Commission agreed to discuss this topic further at a future meeting.
4

5 C. Discussion of Duration of EDC Meetings
6

7 The Commission discussed potentially extending the length of their meetings. The Commission agreed to change the
8 start time of their meetings to 3:30pm, and to extend the meeting length to 1.5 hours, if needed.
9

10 **4. FUTURE AGENDA ITEMS:**
11

12 Mr. Stacy stated that he would like to discuss the Capital Improvement budget and the ability for the Commission to
13 further review this.
14

15 There was discussion regarding the Commission playing an advisory role to the Planning Board in terms of upcoming
16 capital projects. The Commission suggested reviewing the CIP annually for items important to enhancing economic
17 development of the community. These items could be brought to a future meeting for discussion regarding input to
18 pass along to the City Council.
19

20 **5. NEXT MEETING DATE:**

21 A. October 8, 2025
22

23 The Commission agreed to meet on October 8, 2025.
24

25 **6. OTHER BUSINESS**
26

27 None at this time.
28

29 **7. ADJOURNMENT.**
30

31 *Motion by Councilor McNamara to adjourn the meeting.*

32 *Second by Mr. Key.*

33 ** The Vote on the MOTION was approved (6-0).*
34

35 *The meeting was adjourned at 5:21PM.*
36

37 Respectfully submitted,
38 Kristan Patenaude

TITLE XIII
ALCOHOLIC BEVERAGES
Chapter 178
LIQUOR LICENSES AND FEES

SOCIAL DISTRICTS
Section 178:33

178:33 Definitions. –

- I. "Licensee" means a person holding any of the following licenses:
- (a) An on-premises beverage and wine license issued pursuant to RSA 178:20.
 - (b) An on-premises beverage and liquor license issued pursuant to RSA 178:21.
 - (c) An on-premises cigar, beverage, and liquor license issued pursuant to RSA 178:20-a.
 - (d) A brew pub license issued pursuant to RSA 178:13.
 - (e) An on-premises cocktail lounge license issued pursuant to RSA 178:22.
- II. "Social district" means a defined outdoor area in which a person may consume alcoholic beverages sold by a licensee. This term does not include the licensee's premises or an extended area of such premises allowed under RSA 178:24.
- Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:34

178:34 Local Option. –

- I. Any town or city may allow the operation of social districts according to the provisions of this subdivision, in the following manner:
- (a) In a town, the question shall be placed on the warrant of an annual town meeting under the procedures set out in RSA 39:3, and shall be voted on a ballot. In a city, the legislative body may vote to place the question on the official ballot for any regular municipal election, or, in the alternative, shall place the question on the official ballot for any regular municipal election upon submission to the legislative body of a petition signed by 5 percent of the registered voters.
 - (b) The selectmen, aldermen, or city council shall hold a public hearing on the question at least 15 days but not more than 30 days before the question is to be voted on. Notice of the hearing shall be posted in at least 2 public places in the municipality and published in a newspaper of general circulation at least 7 days before the hearing.
 - (c) The wording of the question shall be substantially as follows: "Shall we allow the operation of social districts within the town or city?"
- II. If a majority of those voting on the question vote "Yes," social districts may be operated within the town or city.
- III. If the question is not approved, the question may later be voted upon according to the provisions of paragraph I at the next annual town meeting or regular municipal election.
- IV. A municipality that has voted to allow the operation of social districts may consider rescinding its action in the manner described in paragraph I of this section.
- IV-a. An unincorporated place may allow the operation of social districts by majority vote of the county delegation, after a public hearing is held.
- V. The liquor commission shall maintain a list of municipalities where social districts are approved.
- Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:35

178:35 Requirements of a Social District. –

A social district shall:

I. Be clearly defined with signs posted in a conspicuous location indicating which area is included in the social district, the days and hours during which alcoholic beverages may be consumed in the social district, the telephone number for the New Hampshire liquor commission and the local law enforcement agency with jurisdiction over the area comprising the social district and a clear statement that alcoholic beverages purchased for consumption in the social district shall:

(a) Only be consumed in the social district; and

(b) Be disposed of before the person in possession of the alcoholic beverage exits the social district unless the person is reentering the licensed premises where the alcoholic beverage was purchased. The hours set by a city or town during which alcoholic beverages may be consumed in a social district shall be in accordance with RSA 179:17.

II. The board of selectmen, town council, city council, or board of alderman shall establish management and maintenance plans for the social district and post these plans, along with a rendering of the boundaries of the social district, on the Internet website of the city or town. The social district shall be maintained in a manner that protects the health and safety of the general public.

III. Before allowing consumption of alcoholic beverages in a social district, the city or town shall submit to the liquor commission a detailed map of the social district with the boundaries of the social district clearly marked and the days and hours during which alcoholic beverages may be consumed in the social district.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:36

178:36 Requirements for Sale of Alcoholic Beverages. –

A licensee located in or contiguous to a social district may sell alcoholic beverages for consumption within the social district it is located in or contiguous to in accordance with the following:

I. The licensee shall only sell and serve alcoholic beverages on its licensed premises.

II. The licensee shall only sell alcoholic beverages for consumption in the social district in a container that meets the following requirements:

(a) The container clearly identifies the licensee from which the alcoholic beverage was purchased.

(b) The container clearly displays a logo or some other mark that is unique to the social district in which it will be consumed.

(c) The container is not made of glass.

(d) The container displays, in no less than 12-point font, the statement, "Drink Responsibly - Be 21."

(e) The container shall not hold more than 16 fluid ounces.

III. The licensee shall not allow a person to enter or reenter its licensed premises with an alcoholic beverage not sold by the licensee.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:37

178:37 Requirements for Possession and Consumption of Alcoholic Beverages. –

The possession and consumption of an alcoholic beverage in a social district is subject to the following requirements:

I. Only alcoholic beverages purchased from a licensee located in or contiguous to the social district

may be possessed and consumed.

II. Alcoholic beverages shall only be in containers that meet the requirements set forth in RSA 178:36.

III. Alcoholic beverages shall only be possessed and consumed during the days and hours set by the city or town in accordance with the RSA 178:35 of this section.

IV. Nothing in this subdivision shall be construed as authorizing the sale and delivery of alcoholic beverages in excess of the limitations set in RSA 179:5.

V. A person shall dispose of any alcoholic beverage in the person's possession prior to exiting the social district unless the person is reentering the licensed premises where the alcoholic beverage was purchased.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:38

178:38 Rulemaking. – The commissioner may adopt rules under RSA 541-A to implement and enforce this subdivision.

Source. 2025, 158:1, eff. Sept. 5, 2025