

FINAL

**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

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**1. CALL TO ORDER:**

The September 10, 2025, Economic Development Commission meeting was called to order at 4:00pm.

**2. APPROVAL OF MINUTES:**

A. August 13, 2025

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

*Second by Mr. Key.*

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

**3. NEW BUSINESS:**

A. Discuss Potential Zoning Amendments for Fall 2025

1. Proposed Amendments to Section 607.8, Electric Vehicles

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

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

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

Mr. Stacy stated that he would advocate for an EV capable-ready provision. He suggested mandating a sign that an apartment complex is EV-ready and to call management for installation, instead of spending the money to install all 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. 1.4% of the land area is electric-only and 48% of it is still on fuel oil.

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

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

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

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

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

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

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

C. Discussion of Duration of EDC Meetings

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

**4. FUTURE AGENDA ITEMS:**

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

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

**5. NEXT MEETING DATE:**

A. October 8, 2025

The Commission agreed to meet on October 8, 2025.

**6. OTHER BUSINESS**

None at this time.

**7. ADJOURNMENT.**

*Motion by Councilor McNamara to adjourn the meeting.*

*Second by Mr. Key.*

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

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

Respectfully submitted,  
Kristan Patenaude