



LEBANON ECONOMIC DEVELOPMENT COMMISSION
MARCH 24, 2021 - 4:00 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE

1. Call to Order

To participate in this meeting, please [join live via Microsoft Teams](#)

or call 929-229-5356 (conference ID: 103 608 146#).

If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The March 24, 2021 Economic Development Commission Meeting is hereby called to order.

2. Approval of Minutes

A. January 27, 2021

3. New Business

A. Discuss a recommendation to the City Council regarding the Council appointing a Vice Chairperson

B. Update regarding the West Lebanon Revitalization Advisory Committee progress

C. Discuss upcoming visit/tour with NH Business & Economic Affairs staff
- Airport Tech Park status

D. Upper Valley Business Alliance (UVBA) status report - American Rescue Plan aid to businesses

4. Future Agenda Items

5. Next Meeting Date

A. Wednesday, April 28, 2021

6. Other Business

7. Adjournment

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend 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 Microsoft Teams software or by phone. Please visit [LebanonNH.gov/Live](#) for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](#)



MINUTES
JOINT ECONOMIC DEVELOPMENT
COMMISSION and DOWNTOWN LEBANON TIF
ADVISORY BOARD
WEDNESDAY, January 27, 2020 – 4:00PM
REMOTE VIA MICROSOFT TEAMS
LebanonNH.gov/Live

1. CALL TO ORDER:

- The January 27, 2021 Economic Development Commission Meeting WAS called to order.
- Present on the Commission-Assistant Mayor Clifton Below, Dana Key, Chip Brown, Dan Nash, David Newlove, Kevin Purcell, Chairman William Dunn, Councilor Karen Liot-Hill, UVBA Executive Director Tracy Hutchins.
- Present on the Board- Victoria Smith, Peter Owens, Barry Schuster arrived at 4:30.
- Staff Present-Planning Director David Brooks, Planner Rebecca Owens and City Manager Shaun Mulholland

2. APPROVAL OF MINUTES:

- October 28, 2020-this item was not addressed.

3. NEW BUSINESS:

Joint meeting with the Downtown Tax Increment Finance District Advisory Board

- David Brooks made a presentation regarding smart growth concepts
- David Brooks made a presentation regarding the Lebanon Downtown and central business district zoning regulations

4. FUTURE AGENDA ITEMS:

5. NEXT MEETING DATE:

- Wednesday, February 24, 2021

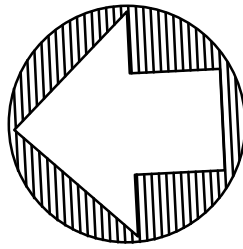
6. OTHER BUSINESS:

7. ADJOURNMENT.

- **Motion made by Assistant Mayor Below to adjourn, seconded by Chip Brown.**
Motion passed by roll call vote.

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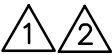


PROPOSED SITE PLAN

SCALE: 1"=100'

NOTES:

1. THE PROPOSED SITE USE IS COMMERCIAL/INDUSTRIAL DEVELOPMENT.
2. THE PROJECT IS INTENDED TO BE CONSTRUCTED IN PHASES. THE ROADWAY AND UTILITIES, EXCEPT THOSE SERVING INDIVIDUAL LOTS, WILL BE CONSTRUCTED BY THE OWNER (CITY OF LEBANON). INDIVIDUAL BUILDINGS, PARKING AND DRIVEWAYS WILL BE CONSTRUCTED AS EACH SITE IS DEVELOPED. THE BIORETENTION SYSTEMS AND STORMWATER CONVEYANCE COMPONENTS FOR EACH SITE ARE REQUIRED TO BE CONSTRUCTED TO THE DIMENSIONS AND SPECIFICATIONS SHOWN ON THESE PLANS. REFER TO SHEETS C17-C19.
3. THE CONSTRUCTION PROJECT CONSISTS OF ROADWAY AND UTILITY CONSTRUCTION, STORMWATER POND CONSTRUCTION AND THE CONSTRUCTION OF THE BIORETENTION SYSTEM FOR THE ROAD. THE PROJECT ALSO INCLUDES CLEARING AND ROUGH GRADING OUTSIDE THE ROADWAY, STORMWATER POND AND BIORETENTION SYSTEM FOR THE ROAD. REFER TO SHEETS C7 AND C8 FOR ROUGH GRADING INFORMATION.
4. SOIL DISTURBANCE IN THE AREAS OUTSIDE OR BEYOND THE PROJECT DELINEATION FENCE AT THE SITE PERIMETER AND INSIDE THE PROJECT DELINEATION FENCING BETWEEN THE FUTURE SITES OF BUILDINGS C AND D IS PROHIBITED.
5. LOT DISTURBANCE FOR INDIVIDUAL SITES, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE. ANY FUTURE DEVELOPMENT ON THE PROPERTY, INCLUDING CONSTRUCTION OF THE BUILDINGS SHOWN ON THE PLANS, WILL REQUIRE A NEW AOT PERMIT OR AN AMENDED PERMIT IF THE AMENDMENT CRITERIA OF ENV-WQ 1503.21 ARE MET. THESE REQUIREMENTS APPLY TO ALL CONSTRUCTION PHASES.



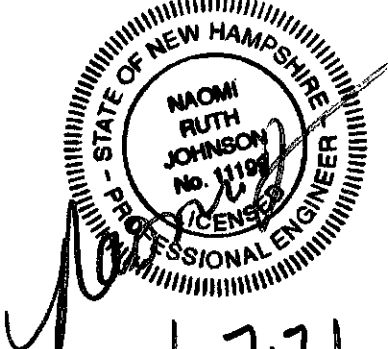
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1.7.21

REVISIONS		BY		DATE	
COMMENTS		DATE		COMMENTS	
THIS DRAWING SHALL NOT BE REUSED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL AND AUTHORITY OF DUFRESNE GROUP. ANY REVISIONS SHALL BE MADE BY DUFRESNE GROUP.		12/1		REVISED LAYOUT BLDG D/ROAD	
		1/20		REVISION PER AOT REVIEW	

AIRPARK ROAD DEVELOPMENT - PHASE 1

PROPOSED SITE PLAN

LEBANON, NEW HAMPSHIRE

Project #	31202003
Project Mgr.	T.P.KNAPP
Design by	N.R.JOHNSON
Drawn by	K.MENEES/M. BISSELL
Reviewed by	R.N.GOODWIN
Approved by	N.R.JOHNSON
Date	JANUARY 7, 2021
Scale	AS SHOWN

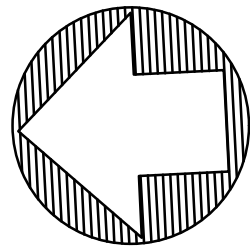
C1

SHEET 3 OF 25

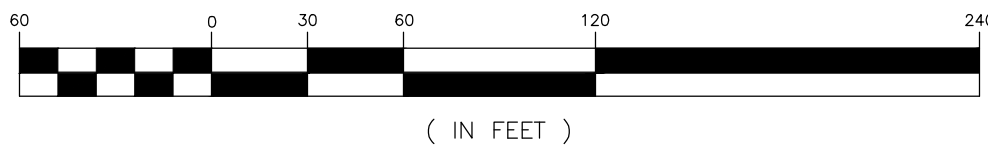
GRAPHIC SCALE



(IN FEET)



GRAPHIC SCALE



EROSION CONTROL PLAN

SCALE: 1"=60'

LEGEND

	MAXIMUM LIMIT OF DISTURBANCE FOR PHASED CLEARING AND ROUGH GRADING
	PHASE 1 / 2 BOUNDARY

NOTES:

- GENERAL REQUIREMENTS:
 - PERIMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
 - STORMWATER TREATMENT PONDS AND DRAINAGE SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 - RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED.
 - BASINS, DITCHES AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 - ROADWAYS AND PARKING AREAS MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - ALL AREAS OF UNSTABILIZED SOIL MUST BE STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS AFTER INITIAL DISTURBANCE.
 - EROSION CONTROL PRACTICES MUST BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCH OR MORE.
 - EROSION CONTROL METHODS ARE SHOWN ON THE PLAN, FOR SOME METHODS. THE GRAPHIC REPRESENTATIONS ARE NOT THE SOLE REQUIREMENTS.
- CONSTRUCTION SEQUENCE (REFER TO INDIVIDUAL DRAWINGS FOR CONSTRUCTION REQUIREMENTS):
 - PHASE 1
 - ESTABLISH LIMITS OF DISTURBANCE AND INSTALL PROJECT DELINEATION FENCING (PDF)
 - CONSTRUCT TEMPORARY MEASURES INCLUDING:
 - STABILIZED CONSTRUCTION EXIT
 - SEDIMENT TRAPS
 - SILT FENCE
 - DIVERSION DITCHES
 - CONSTRUCT THE STORMWATER TREATMENT POND AND OUTLET PIPE
 - COMPLETE DITCHES TO DIVERT RUNOFF TO THE STORMWATER POND
 - CLEAR AND ROUGH GRADE SITE (ALL BLD SITES) AND STABILIZE WITH SEED AND MULCH. THE AREA OF CLEARING AND ROUGH GRADING IS REQUIRED TO BE COMPLETED IN SECTIONS TO LIMIT EACH WORK AREA TO 5 ACRES OR LESS. EACH SECTION SHALL BE SEEDED AND MULCHED FOR STABILIZATION BEFORE ADDITIONAL DISTURBANCE IS INITIATED. THE PLAN SHOWS THE MAXIMUM 5 ACRE AREA ALLOWED FOR DISTURBANCE WITHOUT STABILIZATION, STARTING AT THE NORTH END OF THE PROJECT. SUBSEQUENT MAXIMUM AREAS ARE SHOWN FROM NORTH TO SOUTH WITH A SMALL REMAINDER AREA

- UNDER 5 ACRES.
 - CONSTRUCT PHASE 1 ROAD(STATION 0+00 TO 8+00)
 - CONSTRUCT BIORETENTION AREA FOR ROAD AND PIPING TO POND
 - INDIVIDUAL SITES DEVELOPMENT (FUTURE CONSTRUCTION)
 - INSTALL DIVERSION DITCHES UPGRADIENT OF WORK AREA
 - INSTALL SILT FENCE DOWNGRADIENT OF WORK AREA
 - CONSTRUCT INDIVIDUAL SITE IMPROVEMENTS INCLUDING BIORETENTION SYSTEM
 - STABILIZE SITE WITH SEED AND MULCH
 - PHASE 2 (FUTURE CONSTRUCTION)
 - ESTABLISH LIMITS OF DISTURBANCE AND INSTALL PROJECT DELINEATION FENCING (PDF)
 - CONSTRUCT TEMPORARY MEASURES INCLUDING:
 - STABILIZED CONSTRUCTION EXIT
 - SEDIMENT TRAP
 - SILT FENCE
 - CONSTRUCT TEMPORARY DITCH/SWALE TO DIVERT RUNOFF FROM THE PHASE 2 PROJECT WORK AREA AND TO THE EASTERN DITCH
 - CONSTRUCT PHASE 2 ROAD
 - INDIVIDUAL SITES DEVELOPMENT
 - INSTALL DIVERSION DITCHES UPGRADIENT OF WORK AREA
 - INSTALL SILT FENCE DOWNGRADIENT OF WORK AREA
 - CONSTRUCT INDIVIDUAL SITE IMPROVEMENTS INCLUDING BIORETENTION SYSTEM
 - STABILIZE SITE WITH SEED AND MULCH
- IN AREAS THAT WILL NOT BE PAVED, "STABLE" MEANS THAT:
 - A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED."
- NO MORE THAN 5 ACRES SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME.
- SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING ARE PROVIDED IN THE TECHNICAL SPECIFICATIONS SECTION.

- COLD WEATHER SITE STABILIZATION (ENV-WQ 1505.06):
 - TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
 - SUBJECT TO (C), BELOW, THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE:
 - LIMITED TO ONE ACRE; AND
 - PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT.
 - THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER/ CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
 - SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING OR TACKIFIER OR WITH AT LEAST 2 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B).
 - SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH AT LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B).
 - ANCHORED HAY MULCH OR EROSION CONTROL MIX THAT MEETS THE CRITERIA OF ENV-WQ 1506.05(B) SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH.
 - EROSION CONTROL BLANKETS SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
 - ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (D) OR (E), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
 - ALL DITCHES OR SWALES THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
 - AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3-INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, TABLE 304-1, ITEM NO. 304.1, 304.2, OR 304.3, AVAILABLE AS NOTED IN APPENDIX B.
- LOT DISTURBANCE FOR INDIVIDUAL SITES, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE. ANY FUTURE DEVELOPMENT ON THE PROPERTY, INCLUDING CONSTRUCTION OF THE BUILDINGS SHOWN ON THE PLANS, WILL REQUIRE A NEW AOT PERMIT OR AN AMENDED PERMIT IF THE AMENDMENT CRITERIA OF ENV-WQ 1503.21 ARE MET. THESE REQUIREMENTS APPLY TO ALL CONSTRUCTION PHASES.

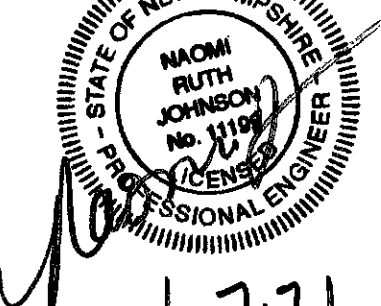
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12/30	REVISION PER AOT REVIEW		
1/20	REVISION PER AOT REVIEW		

AIRPARK ROAD DEVELOPMENT - PHASE 1

EROSION CONTROL PLAN

LEBANON, NEW HAMPSHIRE

Project #	31202003
Project Mgr.	T.P.KNAPP
Design by	N.R. JOHNSON
Drawn by	K. MENEES/M. BISSELL
Reviewed by	R.N.GOODWIN
Approved by	N.R.JOHNSON
Date	JANUARY 7, 2021
Scale	AS SHOWN

C2