

**DRAFT/FINAL**

**(NOTE: Last meeting: Group was dissolved at this meeting)**

**LEBANON EV REGULATIONS TASK FORCE  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA MICROSOFT TEAMS  
LEBANONNH.GOV/LIVE  
MONDAY, NOVEMBER 17, 2025 5:00PM**

**CITY COUNCIL MEMBERS PRESENT:** Timothy McNamara, Chris Simon, Laurel Stavis

**PLANNING BOARD MEMBERS PRESENT:** Kellen Appleton, Wes Achord, Don Collins

**STAFF PRESENT:** Nate Reichert (Director of Planning & Development / Zoning Administrator), Tim Corwin (Deputy Planning Director)

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**1. CALL TO ORDER**

Mr. McNamara called the meeting to order at 5:14pm. Mr. Reichert noted the delay was due to waiting for a quorum to hold the meeting. Mr. Reichert reviewed the City’s meeting in-person and REMOTE attendance policies and procedures.

Mr. McNamara said the approval of minutes would be handled first, which is out of the order of the agenda for this meeting.

**3. APPROVAL OF MINUTES – October 22, 2025 and October 29, 2025**

*A MOTION was made by Kellen Appleton to accept the October 22, 2025 EV Regulations Task Meeting minutes as presented at the November 17, 2025 EV Regulations Task Force meeting. The MOTION was seconded by Laurel Stavis.*

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

*A MOTION was made by Kellen Appleton to accept the October 29, 2025 EV Regulations Task Meeting minutes as presented at the November 17, 2025 EV Regulations Task Force meeting. The MOTION was seconded by Chris Simon.*

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

**2. OTHER BUSINESS**

**A. Discussion: Electric Vehicles Site Plan and Zoning Ordinance Regulations with possible action**

Ms. Sherry Boschert gave an overview of the compromise proposal that Mr. Jon Livadas and the LEAC EV Subcommittee crafted after the last task force meeting. (See Pages 3 and 4).

She explained how the new proposal reduced power needs and costs to both the City and for developers. She said the new proposal also incorporates some of the regulation for EV requirements into Site Plan Review, although regulation would remain with the Zoning Board.

1 Mr. Clifton Below (EV Subcommittee) explained the team’s proposed amendments to the Site  
2 Plan Review Regulations.

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4 The group discussed the plan and the proposed changes to the Site Plan Review regulations at  
5 length. Several task force members expressed they felt it was a good compromise and a good  
6 plan. Mr. Achord said he was concerned about the ambiguity of the plan – that there were a lot of  
7 unknowns involving Liberty Utilities’ decisions and other factors – that might impact the plan.  
8 Mr. Reichert reminded the group that the plan had to be reviewed by the City’s legal counsel  
9 before it is presented to the Planning Board and City Council.

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11 ***A MOTION was made by Laurel Stavis that the Electric Vehicle Regulations Task Force***  
12 ***approves the proposed EV Regulations plan as presented at the November 17, 2025 EV***  
13 ***Regulations Task Force meeting. The MOTION was seconded by Chris Simon.***

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15 ***\*The MOTION was approved (5-1, with Achord dissenting).***

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17 **4. ADJOURNMENT & DISSOLUTION OF TASK FORCE**

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19 ***A MOTION was made by Kellen Appleton to adjourn the meeting at 6:28pm. The MOTION***  
20 ***was seconded by. Chris Simon***

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

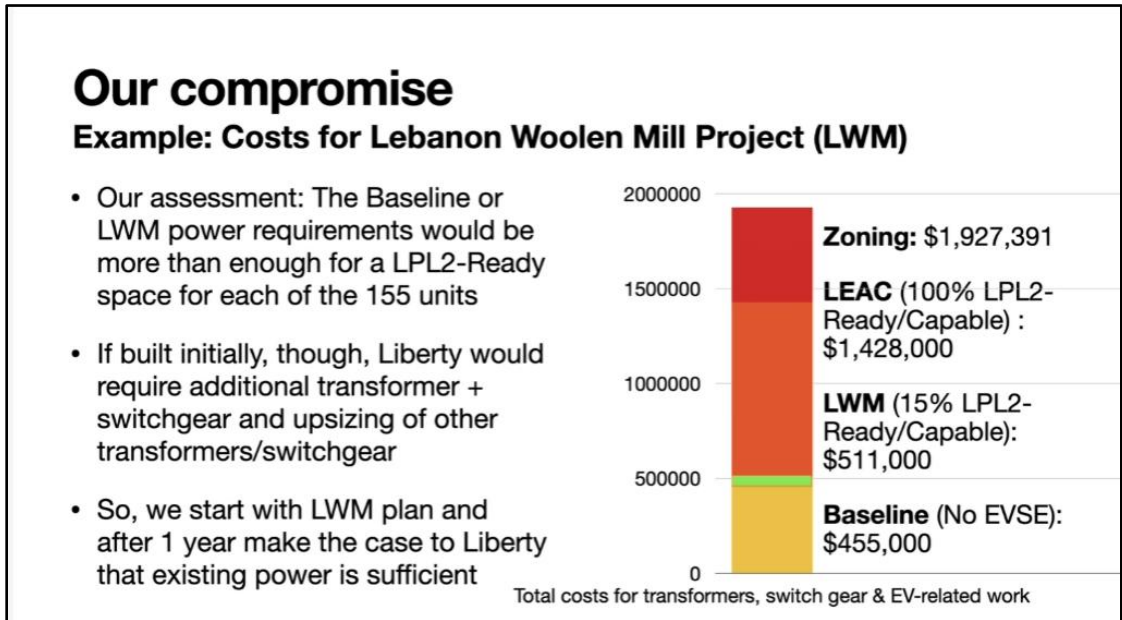
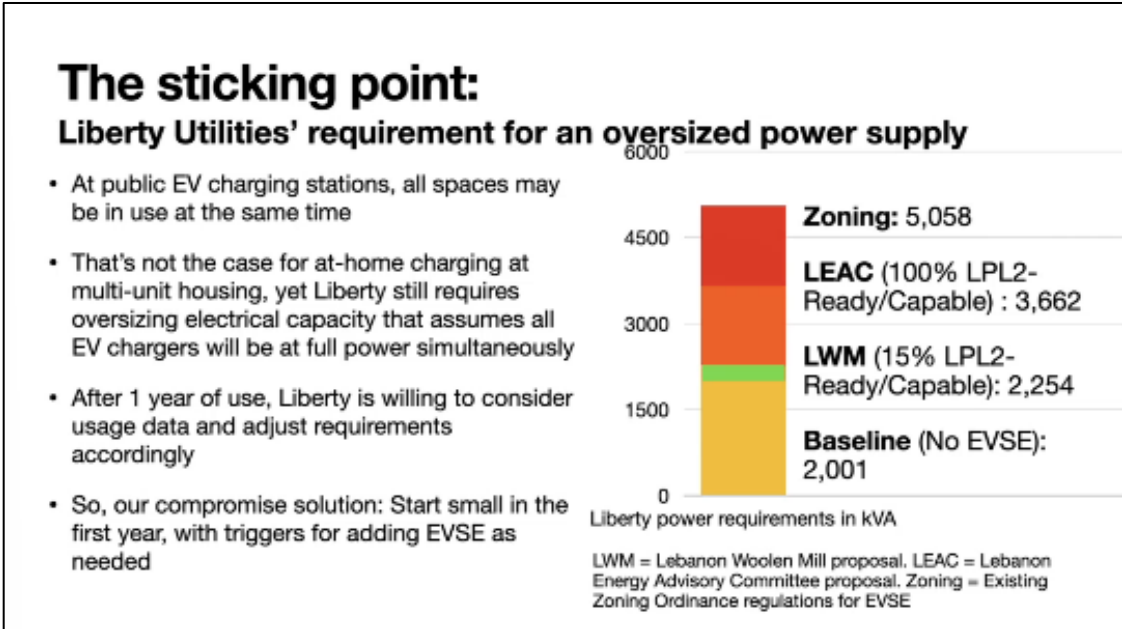
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24 Mr. McNamara thanked Mr. Livadas, Ms. Boschert and the EV Subcommittee members, and the  
25 task force members for their work on this project.

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27 The meeting adjourned at 6:28pm.

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29 Respectfully submitted,  
30 Paula Roux  
31 Recording Secretary

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## Why should the City support the revised proposal?



### A new category + triggers

- New category: EVSE Planned Space = *An off-street parking space that is included in a plan reviewed and approved by the Planning Board for eventual build-out as an EVSE-Ready space pursuant to Site Plan Review Regulations*
- Revised proposal: LPL2-Ready for 5% of units with parking, LPL2-Capable for 10%, and EVSE Planned for remaining units
- Triggers: When 80% of EVSE-Ready spaces are in use, convert half or more of EVSE-Capable to EVSE-Ready. After than when 80% are in use, upgrade remaining spaces incrementally according to approved site plan
- Provides clear path to EV charging for all

## Why should developers support the revised proposal?



### Example: Lebanon Woolen Mill

- Adds only about \$56,000 to initial costs (0.14% of \$40 million total costs) vs. \$973,000 for LEAC plan (2.4% of total costs) or \$1,472,391 for Zoning regulations (3.6% of total costs)
- 1-year report to Liberty can show that additional electrical capacity is not needed, changing expectations for this and future developments
- Triggers for additional charging spaces lead to manageable costs for equipment + installation that can be planned for

## Summary: It's a Win-Win-Win

- Clear path to all multi-unit housing units getting EV charging spaces
- Minimal, manageable costs to developers
- LPL2 reduces demand on the grid
- Helps Liberty recognize that oversized electrical infrastructure is not needed for LPL2 EV-Ready charging at multi-unit housing
- Allows Lebanon Woolen Mill to get moving and be an example for other developers

