



**LEBANON ECONOMIC DEVELOPMENT COMMISSION
JANUARY 14, 2026 - 3:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. The January 14, 2026 Economic Development Commission (EDC) meeting is hereby called to order.

2. Approval of Minutes

- A. November 12, 2025

3. New Business

- A. Update on 20 Spencer Street Redevelopment
B. Update on Main Street Parcels Redevelopment

4. Future Agenda Items

5. Next Meeting Date

- A. February 11, 2026

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, NOVEMBER 12, 2025 – 3:30PM
Council Chambers – City Hall – or remote via Virtual Platform
MINUTES**

EDC MEMBERS PRESENT: Dan Nash (Chair), Andrew Key, Chip Brown, Dean Cashman, Brendan Callahan

EDC MEMBERS ABSENT: Councilor Tim McNamara (City Council Rep), Councilor Chris Simon (City Council Rep), Eric Stacy

STAFF PRESENT: Deputy City Manager David Brooks; Planning & Development Director Nate Reichert

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

3 The November 12, 2025, Economic Development Commission meeting was called to order at 3:30pm.

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5 **2. APPROVAL OF MINUTES:**

6 A. October 8, 2025

7
8 *Motion by Mr. Cashman to approve the meeting minutes of October 8, 2025, as presented.*

9 *Second by Mr. Key.*

10 **The Vote on the MOTION was approved (4-0-1, with Mr. Nash abstaining).*

11
12 **3. NEW BUSINESS:**

13 A. Review of Proposed Zoning Amendments

14
15 Planning & Development Director Nate Reichert reviewed the proposed Zoning Amendments with the Committee.

16
17 The Committee discussed the State legislative updates, including the manufactured home amendment. Mr. Reichert
18 explained that the intention is to comply with the mandate from the State, that manufactured homes shall be
19 permissible in all zoning districts where residential homes are allowed, while also stating that these structures must
20 meet some design criteria in order to fit architecturally with the neighborhood.

21
22 Mr. Brooks noted that there have been a number of bills filed this session to help clarify the language of the bills
23 filed last session.

24
25 Mr. Reichert explained that some of the map amendments have to do with the Route 120 study items. Some of these
26 items are pro-housing, rezoning efforts. Other items deal with protection of wildlife and conservation areas.

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29 items are pro-housing rezoning efforts. Other items deal with protection of wildlife and conservation areas.

30
31 The Committee reviewed an amendment from the Mobile Food Truck Task Force, allowing for food trucks on
32 private property. The Historic District also seeks to update its criteria for consideration of an application that goes in
33 front of the Heritage Commission. The criteria will be the national criteria.

34
35 Mr. Reichert stated that there are some proposed amendments to the Sign Ordinance which will allow for
36 efficiencies. This includes a request that the City Council establish sign permit fees.

37
38 In terms of the Pattern Zones Overlay amendment, Mr. Reichert explained that the City was unable to obtain an
39 agreement with the pattern zones consultant which the City was seeking to have create the pattern zones book. Thus,
40 the Heritage Commission will be asked to take on this task.

41
42 Mr. Reichert explained that the amendment regarding the Care and Treatment of Animals is a directive from the
43 City Council. Amendment #19 looks to adopt the statewide definition of what agriculture means and some
44 definitional pieces around that use. The petition amendments include the rezoning of parcels along Old Pine Tree
45 Cemetery Road, which was flagged as potentially requiring a Warrant Article. Mr. Nash explained that this proposal
46 is to allow for additional housing units on the lot.

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Mr. Reichert explained that the second petition amendment deals with the parcel on Etna Road and the recommendations from the Route 120 study. The third item deals with vehicular repair and adding that as an allowed use in the Light Industrial District. The last amendment is another side of the EV Ordinance. A task force was formed to help create a holistic recommendation from the two sides of the EV Ordinance item.

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

Mr. Nash stated that he would try to make it to the next meeting of the Arts and Culture Commission.

4. FUTURE AGENDA ITEMS:

None at this time.

5. NEXT MEETING DATE:

A. December 10, 2025

The Commission agreed to tentatively meet on December 10, 2025.

6. OTHER BUSINESS

Mr. Reichert noted that a third inspector was recently brought on board. This will hopefully help clean up the backlog for the City.

7. ADJOURNMENT.

Motion by Mr. Brown to adjourn the meeting.

Second by Mr. Key.

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

The meeting was adjourned at 4:50PM.

Respectfully submitted,
Kristan Patenaude