



**LEBANON CITY COUNCIL
JANUARY 21, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 873 798 645#). If you have trouble accessing this meeting, please [email David Brooks](#).

1. Call to Order

The January 21, 2026 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. Boards and Committee Reports (4th Quarter 2025)

4. Public Forum Announcement by the Mayor

Any member of the public who desires to speak on any item may do so when the item is taken up by the Council and will be allowed to speak on the subject for not more than three minutes. **Note: Speakers are asked to state their name, ward of residence, and to use the microphone provided.**

5. Open Council Discussion

6. Open to the Public

7. Recognitions

A. Resolution Honoring Bill Koppenheffer

8. Approval of Minutes

A. MOTION TO approve the minutes as presented in the January 21, 2026 agenda packet.

9. Appointments: None

10. Public Hearing Items

A. Proposed Amendment to the Zoning Ordinance for 2026 Municipal Ballot
Public hearing for the purpose of receiving public input and taking action to place a proposed zoning amendment on the 2026 Municipal Ballot, as follows:

- Amendment #17 – To amend the RL-1, RL-2, and RL-3 Zoning District Use Tables in relation to uses formerly defined under “Care and Treatment of Animals”. (Zoning Ordinance Sections: 312.2, 313.2, and 314.2)

- i. Presentation:
- ii. Opening of the Public Hearing:
- iii. Questions & Comments by the Public:
- iv. Closing of the Public Hearing:

v. Council Deliberation & Action:

B. Proposed Amendments to the Zoning Ordinance for Council Adoption

Public hearing for the purpose of receiving public input and taking action on proposed zoning amendments for adoption by the City Council, as follows:

- Amendment #1 – To amend Section 209, Manufactured Housing, to allow manufactured housing units in zoning districts that allow one-family dwellings, as required by state law. (Zoning Ordinance Section: 209)
- Amendment #2 – To amend the MC Zoning District Use Table to allow Multi-Family Residential uses, as required by state law. (Zoning Ordinance Section: 315.2)
- Amendment #3 – To amend Section 607, Parking, to reduce minimum and maximum parking requirements for residential uses, as required by state law. (Zoning Ordinance Section: 607)
- Amendment #4 – To amend Section 610, Accessory Dwelling Unit (ADU), to allow ADUs in zoning districts that allow one-family or two-family dwellings, and amend and add definitions related to Accessory Dwelling Units, as required by state law. (Zoning Ordinance Sections: 610 and Appendix A)
- Amendment #11 – To amend Section 408, Historic District, to clarify application requirements and review criteria for development within the historic district(s). (Zoning Ordinance Section: 408)
- Amendment #12 – To establish a new section for the regulation of mobile food service vending (a.k.a. food trucks), with associated new definitions. (Zoning Ordinance Section: (new) 615 and Appendix A)
- Amendment #17 – To amend the definition of “Care and Treatment of Animals”, and to amend the IND-L, GC, GC-1, CB, and RO-1 Zoning District Use Tables in relation to uses formerly defined under “Care and Treatment of Animals”. (Zoning Ordinance Sections: 303.2, 305.2, 305A.2, 306.2, 311A.2, and Appendix A)
- Amendment #18 – To amend Section 1000.2, Source of Proposed Amendments, to clarify petitioner’s responsibility for amendment process and applicable fees. (Zoning Ordinance Section: 1000.2.D)
- Amendment #19 – To amend the definitions of “Lot Width” and “Agriculture”. (Zoning Ordinance Section: Appendix A)
- Amendment #20 – To amend Section 213 relative to new development that triggers the assessment of impact fees. (Zoning Ordinance Section: 213)
- Amendment #21 – To amend Section 607.8, Electric Vehicles, to modify the requirements for electric vehicle charging for multi-family residential and non-residential developments. (Zoning Ordinance Section: 607.8)

- i. Presentation:
- ii. Opening of the Public Hearing:

- iii. Questions & Comments by the Public:
- iv. Closing of the Public Hearing:
- v. Council Deliberation & Action:

11. Old Business

A. Social Districts

Discussion of Placing a Question of Whether to Authorize the Establishment of Social Districts per NH RSA 178:33-38, on the March 10, 2026 Municipal Ballot, and Set Public Hearing for February 18, 2026

B. Operation of Keno Games

Discussion of Placing a Question of Whether to Prohibit the Operation of Keno Games in Lebanon per NH RSA 284:41-51-a, on the March 10, 2026 Municipal Ballot, and Set Public Hearing for February 18, 2026

12. New Business

A. Alcohol Exemption Request - Salt hill Pub

Request from Salt hill Pub for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property

B. Alcohol Exemption Request - Three Tomatoes

Request from Three Tomatoes for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property

C. Alcohol Exemption Request - Black Magic Mexican

Request from Black Magic Mexican for an Exemption (per §14-5) of City Code Chapter 14, Alcoholic Beverages, to permit the serving of alcoholic beverages on City property

D. Release of Collected Public School Impact Fees (4th Quarter 2025)

E. Review and Discussion of 2025 3rd Quarter Budget Report

F. Preparation of Concise Explanation

Preparation of Concise Explanation Stating the City Council's Position on the Zoning Amendment to Appear on the March 2026 Municipal Ballot

G. Ordinance #2026-01

Discussion and Set Public Hearing for February 4, 2026: Ordinance #2026-01 to Amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees, to Revise Zoning Fees, City Clerk Fees, and Ambulance Fees

13. City Manager Report

14. Non-Public Session: None

15. 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 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.

Lebanon City Council Agenda
January 21, 2026

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.

Future Board/Committee/Commission Appointments:

Board/Committee: Conservation Commission

Position: Regular

Applicant: L. Madsen

City Councilor: To be Assigned

Assigned Date: 12/04/2025

Board/Committee: Conservation Commission

Position: Regular

Applicant: P. Lee

City Councilor: To be Assigned

Assigned Date: 11/28/2025

Board/Committee: Lebanon Housing Authority

Position: Regular

Applicant: T. Foor

City Councilor: To be Assigned

Assigned Date: 12/10/2025

Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive.

February 4, 2026 – 6:00pm

Public Hearing Items:

A. Proposed Amendments to the Zoning Ordinance for Council Adoption – Public hearing for the purpose of receiving public input and taking action on proposed zoning amendments for adoption by the City Council, as follows:

- Amendment #5 – To rezone certain properties within the Centerra Planned Business Park from IND-L to CB, including Tax Map/Lots 10-11-100, 10-11-300, 10-11-1300, 10-11-1302, and 10-11-1400; and to rezone certain properties within the Centerra and Altaria Planned Business Parks and the Altaria Planned Unit Development from IND-L to GC-1, including Tax Map/Lots 10-11-400, 10-11-700, 10-11-1000, 10-11-1200, 10-11-1500, 10-11-1600, 10-11-2000, 10-11-2100, 10-11-2300, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-12, 24-14-100, 24-14-200, 24-14-300, 24-14-400, 24-14-500, 24-14-600, 24-14-700, 24-14-800, and 24-16. (Zoning Map Amendment)
- Amendment #6 – To rezone portions of certain properties along Etna Road from IND-L to RL-3, including Tax Map/Lots 26-2, 37-4, 37-5, and 37-7; and to rezone a portion of Tax Map/Lot 76-10 along Mt. Support Road from R-1 to RL-3. (Zoning Map Amendment)
- Amendment #7 – To rezone certain properties along Labombard Road from IND-L to GC-1, including Tax Map/Lots 50-29, 51-1, 51-2, 51-3, 51-10, 51-11, 51-14, 51-15, 64-21, 64-22, 64-23, 64-25, 64-34, and part of 26-17; to rezone Tax Map/Lot 51-13 from RL-1 and RL-3 to GC-1; and to rezone Tax Map/Lot 51-12 from IND-L and RL-3 to GC-1 and RL-3. (Zoning Map Amendment)
- Amendment #8 – To rezone certain properties along Little Heater Road from IND-L to GC-1, including Tax Map/Lots 64-30, 78-48, 78-55, and 78-61. (Zoning Map Amendment)
- Amendment #9 – To establish a new Northern Lebanon Wildlife Overlay District to preserve and protect the integrity of the wildlife corridor and crossings in the vicinity of Route 120, as well as preserving, protecting, and enhancing the values associated with wildlife within the district. (Zoning Ordinance Section: (new) 412, and Zoning Map Amendment)
- Amendment #10 – To amend Section 501, Planned Unit Development (PUD), and Section 508, Planned Business Parks, and to amend the CB and GC-1 District Use Tables, to align uses within the zoning districts impacted by Amendments #5-9. (Zoning Ordinance Sections: 305A.2, 306.2, 501, and 508)
- Amendment #14 – To amend Section 608, Signs, to clarify application requirements and regulation and enforcement procedures, and to authorize a new sign fee. (Zoning Ordinance Section: 608)
- Amendment #15 – To amend Section 411, Pattern Zones Overlay District, to expand flexibility and opportunities for utilization of the overlay district provisions. (Zoning Ordinance Section: 411)
- Amendment #16 – To amend Section 509, Cottage Developments, to clarify requirements and review criteria, and provide greater flexibility for utilization of the cottage development provisions. (Zoning Ordinance Section: 509)
- Petitioned Amendment #1 – To rezone certain parcels along Old Pine Tree Cemetery Road, including Tax Map/Lots 117-17, 74-1-100, and 74-1-200, and parcels within the Rock Ridge residential development that are currently zoned RL-2, from RL-2 to R-3. (Zoning Map Amendment)
- Petitioned Amendment #2 – To rezone Tax Map/Lot 26-2 along Etna Road from IND-L and RL-3 to GC-1. (Zoning Map Amendment)
- Petitioned Amendment #3 – To amend the IND-L District Use Table to add Vehicular Repair as a permitted use. (Zoning Ordinance Section 303.2)

Lebanon City Council Agenda
January 21, 2026

B. Ordinance #2026-01 – A public hearing for the purpose of receiving public input and taking action to amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees, §68-15, Enumeration of Fees, to amend the City Clerk fees in §68-15.D, amend the Ambulance fees in §68-15.E, and to add new Zoning fees in §68-15.A

New Business:

A. Discussion and Set Public Hearing for February 18, 2026: Ordinance #2026-02, Amendments to City Code Chapter 179, Vendors

B. Discussion and Set Public Hearing for February 18, 2026: Ordinance #2026-03, Amendments to City Code Chapter 46, Cemeteries

C. Vote to Make Public Previously Sealed Non-Public Session Minutes of the City Council

February 18, 2026

Public Hearing Items:

A. Potential Establishment of Social Districts – Public hearing pursuant to NH RSA 178:34 for the purpose of receiving public input on a question to be placed on the March 10, 2026 municipal ballot regarding whether to authorize the establishment of Social Districts in Lebanon.

B. Operation of Keno Games in Lebanon – Public hearing pursuant to NH RSA 284:51 for the purpose of receiving public input on a question to be placed on the March 10, 2026 municipal ballot regarding whether to prohibit the operation of Keno games in Lebanon.

C. Ordinance #2026-02 – Public hearing for the purpose of receiving public input and taking action to adopt Ordinance #2026-02 to amend City Code Chapter 179, Vendors.

D. Ordinance #2026-03 – Public hearing for the purpose of receiving public input and taking action to adopt Ordinance #2026-03 to amend City Code Chapter 46, Cemeteries.

New Business:

A. Discussion RE: Strategic Plan Direction

B. Discussion of Status of Barrows Street Cottage Development Project and Authorization to Proceed with Project;

C. Council Agenda Item submitted by Councilor McNamara – Discussion regarding establishing a Special Assessment District for the Route 12A area