



**LEBANON CITY COUNCIL
FEBRUARY 4, 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: 482 668 119#). If you have trouble accessing this meeting, please [email David Brooks](#).

1. Call to Order

The February 4, 2026 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. 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.**

4. Open Council Discussion

5. Open to the Public

6. Recognitions: None

7. Approval of Minutes

- A. MOTION TO approve the minutes as presented in the February 4, 2026 agenda packet.

8. Appointments

- A. Arts and Culture Commission, Gail Dokucu (Alternate Member)
Heritage Commission, Roxanne Benzel (Alternate Member)

9. 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)

- 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. 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

- i. Presentation:
- ii. Opening of the Public Hearing:
- iii. Questions and Comments by the Public:
- iv. Closing of the Public Hearing:
- v. Council Deliberation & Action:

10. Old Business: None

11. New Business

A. Request to Authorize the City Manager to Enter into Negotiations

Request to Authorize the City Manager to Enter into Negotiations with the Lebanon School District, SAU-88, and the Boys and Girls Club of Central and Northern NH, for a lease of City-owned property at 6 Aldrich Ave, West Lebanon, Tax Parcel 86-25-100

B. Discussion of City Code Chapter A191-15, Council Appointments to City Boards, Committees, Commissions

C. Ordinance #2026-02

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

D. Ordinance #2026-03

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

E. NH RSA 21-I:112-116

Discussion of NH Department of Justice Memorandum RE: NH RSA 21-I:112-116, Prohibition on Diversity, Equity, and Inclusion

12. City Manager Report

13. Non-Public Session: None

14. 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.

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.

Lebanon City Council Agenda
February 4, 2026

Future Board/Committee/Commission Appointments:

Board/Committee: Conservation Commission

Position: Alternate

Applicant: L. Madsen

City Councilor: To be Assigned

Assigned Date: 12/04/2025

Board/Committee: Conservation Commission

Position: Alternate

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 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 and Authorization for City Manager to Prepare and Execute Documents for the Sale or Exchange of Lands between City of Lebanon and Anne and Gerald Rader for City-Owned Property at 0 Winter Street, Tax Parcel 77-82, Lebanon

B. Discussion and Set Public Hearing for March 18, 2026: Supplemental Appropriation for Construction of Mechanic Street Sidewalk Segment from Slayton Hill Road to American Legion

C. Discussion of Status of Barrows Street Cottage Development Project and Authorization to Proceed with Project; Set Public Hearing for February 18, 2026: Supplemental Appropriation to Fund Construction and Sale of Barrows Street Cottage Units

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

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

F. Discussion RE: Strategic Plan Direction

March 4, 2026

New Business:

A. Discussion and Vote on City Manager Compensation based on 6-month review