



**LEBANON CITY COUNCIL
FEBRUARY 18, 2026 - 7:00 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: 111 245 84#). If you have trouble accessing this meeting, please [email David Brooks](#).

1. Call to Order

The February 18, 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 18, 2026 agenda packet.

8. Appointments

A.

- Arts and Culture Commission, Lucas Mendelsohn (Reappointment as Arts Organization Representative)
- Arts and Culture Commission, Claire Geno (Reappointment as Arts Organization Representative)
- Conservation Commission, Susan Almy (Reappointment as Alternate Member)

9. 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.

- 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. 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.

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

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.

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

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, §46-7.C, Burials and Entombment Rates.

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

10. Old Business: None

11. New Business

A. Mechanic Street Sidewalk Segment

Discussion and Set Public Hearing for March 18, 2026: Request for Supplemental Appropriation of \$250,000 for Construction of Mechanic Street Sidewalk Improvements from Slayton Hill Road to American Legion

B. Water Supply Study

Authorization to Transfer Appropriated, but Unspent FY2026 Water Department Funds to the City's Grants Fund for a Water Supply Sustainability Study
R-2026-1

C. Barrows Street Cottage Development Project

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

D. Special Assessment District for the Route 12A area

Discussion of Potential Establishment of a Special Assessment District for the
NH Route 12-A Area

12. City Manager Report

13. Non-Public Session

- A. NH RSA 91-A:3, II(a) - The dismissal, promotion, or compensation of any public employee...

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.

Future Board/Committee/Commission Appointments:

Board/Committee: Conservation Commission

Position: Alternate

Applicant: L. Madsen

Board/Committee: Conservation Commission

Position: Alternate

Applicant: P. Lee

Board/Committee: Diversity, Equity, and Inclusion Commission

Position: Regular

Applicant: A. Ulanova

Board/Committee: Lebanon Housing Authority

Position: Regular

Applicant: T. Foor

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

March 4, 2026

New Business:

- A. Discussion and Vote on City Manager Compensation based on 6-month review
B. Discussion and Authorization for City Manager to Prepare and Execute Documents for the Sale of Lands between City of Lebanon and Anne and Gerald Rader for a Portion of City-Owned Property at 0 Winter Street, Tax Parcel 77-82, Lebanon
C. Discussion and Set Public Hearing for March 18, 2026: Consideration of Adoption of C-PACER program
D. Vote to Make Public Previously Sealed Non-Public Session Minutes of the City Council

March 12, 2026 – Canvass of Vote

March 18, 2026

New Business:

- A. Discussion & Set Hearing for April 1, 2026: Extension of Community Revitalization Tax Relief (79-E) Approval for 10 Spencer Studios, LLC for Rehabilitation of 10 Spencer Street, Lebanon, NH (originally granted January 22, 2025)
B. Housing Discussion with Planning & Development Department

**Agenda
Lebanon City Council
February 18, 2026**

7. Acceptance Of Minutes:

Minutes To Be Accepted

- February 4, 2026

MOVED, to approve the minutes as presented in the February 18, 2026 agenda packet.

DRAFT

**LEBANON CITY COUNCIL
REGULAR MEETING MINUTES
Thursday, February 4, 2026 6:00 p.m.
Council Chambers**

Remote Via Microsoft Teams: LebanonNH.gov/Live

MEMBERS PRESENT: Mayor Douglas Whittlesey, Assistant Mayor Devin Wilkie, Erling Heistad, Nicole Ford Burley, Timothy McNamara, Laurel Stavis, Christian Simon, and George Sykes

MEMBERS ABSENT: Karen Zook

STAFF PRESENT: City Manager Andrew Hosmer, Deputy City Manager David Brooks, City Clerk Jaseya Ewing, Deputy City Clerk Jay Bish, Director of Planning and Development Nathan Reichert, Deputy Director Planning and Development Tim Corwin, Lebanon Fire Chief/Emergency Management Director Jim Wheatley

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1. **CALL TO ORDER:** Mayor Whittlesey called the meeting to order at 6:00 p.m.
 - City Manager Andrew Hosmer announced the meeting criteria for attendees.
 2. **PLEDGE OF ALLEGIANCE:** Mayor Whittlesey led the Council in the Pledge.
 3. **PUBLIC FORUM:** Mayor Whittlesey made the Public Forum announcement.
 4. **OPEN COUNCIL DISCUSSION:**
 - Mayor Whittlesey announced that Item 9.E: Discussion of the NH Department of Justice Memorandum RE: NH RSA 21-I:112-16, Prohibition on Diversity, Equity, and Inclusion (DEI) would not be discussed. The Council believes they have identified a potential solution to this. This is being tabled for now.
 5. **OPEN TO PUBLIC:**
 - **Mr. Peter Venton (Ward-1):** He noted that back on October 19, 2025, he reported to the Council the white supremacist propaganda banner that had been attached to the Poverty Lane overpass northbound on I-89, which was put up by a local hate group. He was grateful to the Council for the swift action taken on that date because the banner was taken down within an hour of being reported. However, the larger concerns and implications remain. He requested that the Council address the elephant before it comes into the room and suggested a contingency for when, and not if, these white supremacists might make a return visit and further explained his reasoning. For the public record, he stated that this type of aggression and sentiment is present among us and represents a danger that cannot be kicked too much further down the road – that banner did not just magically affix itself to that overpass, it did have help. **(For the record, below is a copy of the letter the Council received after their meeting and is edited only to fit into the minutes.)**

Proposed 90-second verbiage during open comment period at City Council mtg on Wed., 2/4:


Back on October 19 I reported to this council the affixing of a white supremacist propaganda banner to the Poverty Lane overpass of northbound I-89, ostensibly put up by a local hate group --one whom I will not give oxygen by naming here. I am very grateful to the council for taking extremely swift action on that date --the banner was down within an hour of being reported. But the larger concern, and the larger implications remain.

In a current climate that is supercharged with blatant xenophobia and aggressive racism and other forms of bigotry, and feeding a fierce anti-immigrant ~~ferour~~ whose consequences are playing out right now in Minneapolis and other American cities, I inquire of our local government: what is the contingency for when--not if-- these white supremacists make a return visit?

Emboldened by the rhetoric --and, let's face it, the *actions*-- of the current administrations in both Washington and in Concord, I don't believe I am speaking in hyperbole when I caution that this sentiment *hasn't gone away*. It's lingered and it is going to pay the Upper Valley another visit, and in a community such as ours that is so unusually rich in cultural diversity (and by that I am especially referring to the high international employee population at that big hospital just up the hill), that should be of concern to everyone.

I am not, of course demanding an immediate answer from all assembled, but I do need it entered into the public record that this kind of aggression, this kind of sentiment, *is* present among us, and it represents a danger that cannot be kicked too much further down the road. That banner didn't just magically affix itself to the overpass; it had local help.

Thank you for your time.

--Peter Vinton, Jr. 
Lebanon, NH
2/4/2026

- 1
- 2 **6. RECOGNITIONS: NONE**
- 3
- 4 **7. ACCEPTANCE OF MINUTES:** January 21, 2026 (Regular Meeting)
- 5 Amendments: Page 13, lines 15, 16, and 22: Replace "Councilor N. Ford Burley" with "Catheryn
- 6 Hembree"; Page 16, line 38: Replace "shall be" with "not subject to; Change spelling of "Councilor
- 7 Hested" to "Councilor Heistad" throughout document.
- 8
- 9 *Assistant Mayor Wilkie MOVED to approve the January 21, 2026 (Regular Meeting) minutes as*
- 10 *amended and presented in the February 4, 2026 City Council agenda packet.*
- 11 *Seconded by Councilor N. Ford Burley.*
- 12

1 **The Vote on the Motion was approved (8-0)*

2
3 **8. APPOINTMENTS:**

4 • Arts and Culture Commission, Gail Dokucu (Alternate Member)
5 *Assistant Mayor Wilkie MOVED to NOMINATE Gail Dokucu as an Alternate Member to the Arts &*
6 *Culture Commission. Term: 2/2026 – 2/2029*

7 **The Vote on the Nomination was approved (8-0).*

8
9 • Heritage Commission, Roxanne Benzel (Alternate Member)
10 *Councilor N. Ford Burley MOVED to NOMINATE Roxanne Benzel as an Alternate Member to the*
11 *Heritage Commission. Term: 2/2026 – 2/2029*

12 **The Vote on the Nomination was approved (8-0).*

13
14 **9. PUBLIC HEARING ITEMS:**

15 **A. Proposed Amendments to the Zoning Ordinance for Council Adoption** – Public hearing for
16 the purpose of receiving public input and taking action on proposed zoning amendments for
17 adoption by the City Council.

18
19 Included in the agenda packet: (Please refer to all the supportive documents and detailed information
20 below, which can be found on pages 41-149, Council agenda packet, for more detail. Minutes do not
21 include screenshots, graphs, or images.)

- 22 1. Memo titled “2025-2026 Proposed Zoning Amendments Schedule”, dated
23 December 23, 2025, including the following:
24 a. “Proposed Zoning Amendments 5-10: Route 120 Corridor”, dated December 23, 2025.
25 b. “Proposed Zoning Amendments 14-16: Text Amendments”, dated December 23, 2025.
26 c. “2025-2026 Petitioned Amendments 1 and 2”, dated December 23, 2025.
27 d. “2025-2026 Petitioned Amendment 3: IND-L Use Table Addition”, dated
28 December 23, 2025, including October 24, 2025 opinion letter from Attorney
29 Matthew Decker addressing petitioned amendments.
30 2. December 22, 2025 letter from Miriam Voran, opposing Amendments #5, 7, and 8.
31 3. December 22, 2025 letter from Dan Nash, opposing Amendment #6 as proposed.
32 4. December 22, 2025 letter from Dan Nash, additional support for Petitioned Amendment #2.

33
34 Not Included in this Section, but Available:

- 35 1. [January 7, 2026 Agenda Packet for Proposed Zoning Amendments for 2026](#)
36 [Municipal Ballot and for Council Adoption](#)
37 2. [Interactive GIS tool for 2026 Proposed Zoning Amendments](#)

38
39 Director Reichert reviewed the background and presented a summary and history of each of the Zoning
40 Amendments, noting this is round 2 of the Zoning Amendment packages. This round is a little more
41 controversial on some subjects and a little less on others.

42
43 **BACKGROUND**

44 On October 1, 2025, the City Council was presented with a number of proposed amendments to the Zoning
45 Ordinance. The Council accepted the amendments as presented and forwarded them for review and
46 comment by the Planning Board, Conservation Commission, and Zoning Board of Adjustment as required
47 by Section 1000 of the Zoning Ordinance. Legal review has been obtained, and all land use boards have
48 completed their review.

49
50 A follow-up presentation was held with the City Council on January 7, 2026, at which time the proposed

1 amendments listed **above** were scheduled for this public hearing. (It is noted that a public hearing for other
2 zoning amendments was held on January 21st.)

3
4 **Proposed Zoning Amendments For Adoption By The City Council.**

5
6 **1. Map Amendments and corresponding text amendments: Zoning Amendments 5-10 are the**
7 **proposed changes to the Northern Lebanon/Route 120 Corridor.** (See pages 46 - 69, Council
8 agenda packet for complete details.)

- 9
10 • **Amendment #5** – To rezone certain properties within the Centerra Planned Business Park from
11 IND-L to CB, including Tax Map/Lots 10-11-100, 10-11-300, 10-11-1300, 10-11-1302, and 10-
12 11-1400; and to rezone certain properties within the Centerra and Altaria Planned Business Parks
13 and the Altaria Planned Unit Development from IND-L to GC-1, including Tax Map/Lots 10-11-
14 400, 10-11-700, 10-11-1000, 10-11- 1200, 10-11-1500, 10-11-1600, 10-11-2000, 10-11-2100, 10-
15 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,
16 24-14-200, 24-14-300, 24-14-400, 24-14-500, 24-14-600, 24-14-700, 24-14-800, and 24-16.

17 **(Zoning Map Amendment)**

- 18 • **Amendment #6** – To rezone portions of certain properties along Etna Road from IND-L to RL-3,
19 including Tax Map/Lots 26-2, 37-4, 37-5, and 37-7; and to rezone a portion of Tax Map/Lot 76-
20 10 along Mt. Support Road from R-1 to RL-3. **(Zoning Map Amendment)**
- 21 • **Amendment #7** – To rezone certain properties along Labombard Road from IND-L to GC-1,
22 including Tax Map/Lots 50-29, 51-1, 51-2, 51-3, 51-10, 51-11, 51-14, 51-15,
23 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
24 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.
25 **(Zoning Map Amendment)**
- 26 • **Amendment #8** – To rezone certain properties along Little Heater Road from IND-L to GC-1,
27 including Tax Map/Lots 64-30, 78-48, 78-55, and 78-61. **(Zoning Map Amendment)**
- 28 • **Amendment #9** – To establish a new Northern Lebanon Wildlife Overlay District to
29 preserve and protect the integrity of the wildlife corridor and crossings in the vicinity of
30 Route 120, as well as preserving, protecting, and enhancing the values associated with
31 wildlife within the district. **(Zoning Ordinance Section: (new) 412, and Zoning Map**
32 **Amendment)**
- 33 • **Amendment #10** – To amend Section 501, Planned Unit Development (PUD), and Section
34 508, Planned Business Parks, and to amend the CB and GC-1 District Use Tables, to align
35 uses within the zoning districts impacted by Amendments #5-9. **(Zoning Ordinance**
36 **Sections: 305A.2, 306.2, 501, and 508)**

37
38 **2. Zoning Amendments 14-16 are the proposed amendments that are brought before the**
39 **Council from the Lebanon Planning Staff.** *(Please refer to pages 70 – 149, Council agenda*
40 *packet for complete details.)*

- 41 • **Amendment #14** – To amend Section 608, Signs, to clarify application requirements and
42 regulation and enforcement procedures, and to authorize a new sign fee. **(Zoning**
43 **Ordinance Section: 608)**
- 44 • **Amendment #15** – To amend Section 411, Pattern Zones Overlay District, to expand
45 flexibility and opportunities for utilization of the overlay district provisions. **(Zoning**
46 **Ordinance Section: 411)**
- 47 • **Amendment #16** – To amend Section 509, Cottage Developments, to clarify
48 requirements and review criteria, and provide greater flexibility for utilization of the
49 cottage development provisions. **(Zoning Ordinance Section: 509)**
- 50

1 **Petitioned Amendments:**

- 2 • **Petitioned Amendment #1** – To rezone certain parcels along Old Pine Tree Cemetery Road,
3 including Tax Map/Lots 117-17, 74-1-100, and 74-1-200, and parcels within the Rock Ridge
4 residential development that are currently zoned RL-2, from RL-2 to R-3. (**Zoning Map
5 Amendment**)
- 6 • **Petitioned Amendment #2** – To rezone Tax Map/Lot 26-2 along Etna Road from IND-
7 L and RL-3 to GC-1. (**Zoning Map Amendment**)
- 8 • **Petitioned Amendment #3** – To amend the IND-L District Use Table to add
9 *Vehicular Repair* as a permitted use. (**Zoning Ordinance Section 303.2**)

10
11 Director Reichert noted that members of the Council had made requests that amendments be drafted for
12 some of the amendments. At their request, Staff created the amendments and brought them forward to the
13 Council. In addition to that, and included in the packet, is a legal opinion from Attorney Decker. (See
14 Attorney Decker’s letter dated October 24, 2025 on pages 129-131, Council agenda packet.)

15
16 **Informational Question from the Council:**

17 Assistant Mayor Wilkie noted he understands there was lot of engagement from the public but did not see
18 this in the agenda packet. He also questioned whether or not the Council received comments from the
19 Boards’ review. Director Reichert noted that all board review comments were provided to the Council in
20 the January 7, 2026 council agenda packet and spoke about the low attendance for both of the most recent
21 Planning Board informational meetings. He also noted that for the Route 120 Corridor, topics discussed
22 were 1) Trying to think of this area as a distinct collective neighborhood (i.e., what are things that can be
23 done to allow this to happen; 2) Looking at opportunities to address the housing crisis. What we have is a
24 high demand and low supply of housing. 3) Where are the places that we should open up opportunities for
25 more housing to be created (i.e., GC-1 zone in this area only).

26
27 Councilor McNamara informed the Council that he has a proposed amendment to the housing types that
28 would be allowed in the GC-1 area based on the conversations held by the Housing Task Force.

29
30 Mayor Whittlesey questioned whether the School District or groups within the City have been contacted
31 about the potential impact of these zoning amendments and did we consider the recent changes in the NH
32 Zoning Regulations at the State level. Director Reichert noted the specific mandate from Concord is:
33 “Thou shalt have availability to build residential housing in all commercial districts.” The only Lebanon
34 district impacted was the MC District (DHMC Medical campus.)

35
36 Councilor Heistad spoke about what has been discussed by the Conversation Commission. There was an
37 assumption that this would be shared with the Council, but unable to find it on paper copy. We figured
38 out today at 5:00PM that this was not included and Chair Riley has sent through the mail the
39 Conservation Committee’s comments. Director Reichert noted that all the information from the Land Use
40 Boards was shared in the January 7, 2026, Council agenda packet. This information was not reshared in
41 tonight’s packet or in the January 21, 2026 Council agenda packet.

42
43 **Mayor Whittlesey opened the Public Hearing, and the following came forth to give their
44 testimonies.** (NOTE: These testimonies are only a summarization of what was said. Complete
45 testimonies can be found on the video recording for tonight’s meeting.)

- 46 • **Ms. Joy Connelly (Ward-3):** She spoke about her reasons in support for the North Lebanon
47 Rezoning. She also spoke about her concerns regarding the affordability of housing.

- 1 • **Mr. Craig Pfannenstiehl (ownership interest of Hanover Place Residents):** He spoke about his
2 reasons for supporting these amendments and Amendment #5.
- 3 • **Ms. Kathleen Decca (Ward-2):** She spoke about what her group discussed and their reasons for
4 not supporting these amendments.
- 5 • **Mr. Dan Nash (Ward-2):** He spoke about Amendment #6 and his reasons for removing Lot 26-2
6 and retaining the IND zoning, and; on Petitioned Amendment #2 he spoke about his reasons for
7 requesting that the zoning be changed from IND-L to GC-1. (Please refer to his letter to the
8 Council starting on Page 100.)
- 9 • **Mr. Bruce James (Ward-3):** He spoke about his reasons for supporting the change to Lot 26-2.
- 10 • **Ms. Caroline Isabel (Speaking on behalf of Dartmouth Health):** She spoke about her reasons for
11 supporting the zoning changes, especially their reasons for the need of workforce housing.
- 12 • **Mr. Jay Simms (Ward-2):** He questioned if the Planning Department provided the Council and
13 public with enough information to make an informed decision (i.e., the potential impact on all of
14 the City’s infrastructure that will be needed in future; the number of units being built in Lebanon
15 vs. the region; etc.; what types of housing represent Lebanon’s tax base). He also spoke about his
16 reasons why he felt Dartmouth Health is part of the housing problem and felt we needed to slow
17 our growth until Dartmouth Health gets to the table.
- 18 • **Mr. Clay Adams (President & CEO of Mascoma Bank):** He spoke about his reasons why he
19 felt there was not enough housing in the Upper Valley and how employers were suffering from
20 being unable to hire people due to the lack of housing. These are all policy issues that we are all
21 suffering from as a result of the absence of housing and gave examples, noting that the entire
22 Upper Valley Region needs to bear this brunt. He was in favor of the amendments (#5-#10, and
23 #15-#16) as they are proposed.
- 24 • **Jennifer Mercer (Ward-3):** She concurred with everything that Mr. Simms stated and spoke
25 about her reasons why she felt a cost-benefit analysis needs to be done and also felt that enough
26 information has been provided that would allow the Council to make a decision tonight. She
27 encouraged the Council to turn this over to the Finance Advisory Committee to do a true
28 cost/benefit analysis.
- 29 • **Mr. David Duncan (Ward-1, Dartmouth Health):** He spoke about his reasons for supporting
30 these zoning changes.
- 31 • **Ms. Margaret Hatch (24 Labombard Road):** She spoke about her lot 21, which is partially
32 located in the GC-1 and RL-3 areas. She thought the lot was supposed to be a straight GC-1 area
33 so it would only be in one zone. Director Reichert explained that her lot would continue to be in 2
34 zones but the portion of the lot that is buildable will be in the GC-1 zone and the part that is in the
35 conservation easement will be in RL-3.
- 36 • **Ms. Jennifer Sargent (Ward-1, Dartmouth Health):** She spoke about her reasons why she
37 supported these zoning amendments which would meet the needs of the Dartmouth Health
38 community.
- 39 • **Mr. Steven Uchee (General Counsel at Hypertherm):** He spoke about the reason why they
40 support the zoning changes as written in order to meet the needs and concerns of their employees
41 and everyone in the Upper Valley to have affordable/workforce housing.
- 42 • **Ms. Lori Key (Ward-3):** She concurred with Mr. Jay Simms’ comments and spoke about her
43 reasons why she did not support these zoning amendments.
- 44 • **Mr. Paul Roberts (Ward-3):** He wanted to echo the comments from Mr. Simms and Ms. Key,
45 noting the Council should look at the long-term effects that these changes would have on the
46 City’s infrastructure and City services. He also spoke about his reasons why he felt there was not

1 enough information to vote on these amendments and felt they should be put before the City's
2 residents for a vote.

- 3 • **Ms. Rebecca Kidder (Ward-2):** She spoke about her concerns and reasons why she was against
4 more housing along the Route 120 corridor and the overall impact (of more housing) this would
5 have on the City.
- 6 • **Ms. Candy Hammond (Ward-2):** She questioned why Plainfield, Enfield, Hanover, and the other
7 surrounding towns, even the ones in Vermont, were not having some impact (on housing).
- 8 • **Mr. Eric Cole (Ward-2):** He wanted to echo what Mr. Simms and Ms. Key said and also spoke
9 about his reasons why he felt there was not enough educational information for a vote tonight and
10 encouraged the Council to put these amendments on hold until an economic study could be done.
- 11 • **Mr. Steve Whitman (Ward-2):** He spoke about his reasons why he felt these amendments should
12 be put on hold for a year or two. He also questioned why, with all the building permits Lebanon
13 has, he did not see any construction taking place.

14
15 In response to Councilor Heistad's question regarding how many housing units are approved to be built,
16 Director Reichert explained that there are approximately +/- 1100 to 1200 units in various states of
17 disarray and gave detailed examples.

- 18
19 • **Ms. Miriam Voran (Ward-1):** She spoke about her reasons why she was against the proposed
20 map amendments (5,7, and 8) and wanted to publicly recommend that the Council put all these
21 zoning amendments on hold. (For her detailed reasons, please refer to her letter to the Council on
22 pages 132-135, Council agenda packet.)
- 23 • **Frank and Ann Marie Palmier (Upper Valley Land Trust):** Ms. Palmier spoke about her and
24 her husband's reasons why they felt these amendments should be put on hold.
- 25 • **Ms. Peg Merrens (VP of Conservation at the Upper Valley Land Trust):** She spoke about her
26 reasons why she supported Amendment #9, and Amendment #6.
- 27 • **Mr. Andrew Faunce (Ward not given-Co-Chair of Housing Task Force):** He requested the
28 information that Mr. Reichert mentioned from Councilor McNamara regarding what the housing
29 analogies for the GC-1 area. Councilor McNamara noted that if they (the Council) decided to act
30 on the GC-1 area, he was prepared to make a proposed amendment.

31
32 Councilor McNamara noted the Housing Task Force has been working for months on a project
33 called Living in Lebanon. They have reached out, both in surveys and in person to residents/
34 would be residents, to ask them: "What are you looking for and what is important to you as
35 Lebanon moves forward - housing was one of them. It was clear from our discussions that there is
36 an enthusiastic appetite for a number of the housing projects that have been going forward in
37 recent years, particularly the types of housing going up in the area of Mt. Support Road. We have
38 also heard from businesses and in their opinion the market is pretty much saturated with studios
39 and 1-bedroom units. There is a real concern that Lebanon does not become a City of large
40 apartment blocks. Under the GC-1 area, as currently proposed, you could essentially duplicate
41 what is already being built. What there is an appetite for is something that is more human-scaled
42 and preferably something that could be owner-occupied as opposed to rentals. Essentially, the
43 amendment would request that the Council restricts the type of housing that can built in that type
44 of district to a smaller, human-scaled development that could be owner-occupied (i.e., that
45 apartments, townhouses, and duplexes, etc. have no more than 6 units each.) There is only so
46 much land available and a lot of what has been available is gone and the land served by municipal

1 waters/sewer is limited. If a large apartment block has been built, that's it because that land is no
2 longer available for a different type of housing.

3
4 Mayor Whittlesey noted the Council received a memo from the City's attorney saying that we
5 might have to publicly notice that Amendment (from Councilor McNamara and Mr. Faunce).

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- 8 • **Ms. Sarah Riley (Ward-2):** She spoke about her reasons why and how Amendment #5 should
9 be tweaked; described how Amendment #7 serves three (3) different geographical areas, and;
10 why she felt Amendments #6 & #9 should move forward as written.
 - 11 • **Mr. Alex Langsner (Ward-1, retired DHMC employee):** He spoke about his reasons why he
12 felt additional housing in Lebanon would lower housing costs; how the demand for housing
13 would remain the same; the history behind DHMC moving from Hanover to Lebanon; having
14 smart traffic lights on Route 120; allowing people to work from home to eliminate traffic;
15 affordable housing, and other miscellaneous topics.
 - 16 • **Mr. Eric Cole (Ward-2):** He came forth again to speak about his reasons for opposing
17 Amendment #6 and the down zoning of anybody's property.

18 **Hearing no further comments from the public, the Public Hearing was closed.**

19
20 **Council/Staff Discussions:**

21 Mayor Whittlesey thought one of the questions left unanswered or addressed was what do we want the
22 City to look like in the future? We are working on a multi-year Master Plan Project and are making
23 decisions now that should tie into, if not the Master Plan, at least some vision for the City. His
24 recommendation is to have that discussion, answer that question, and then look at these amendments
25 within that framework noting there are other options than just passing or failing these Amendments.

26
27 The Council discussed the following: How the Council has some control over the changes that take place
28 over time; how the City has been able to maintain its economic diversity through transitional periods;
29 how large companies (i.e., Hypertherm, DHMC, Novo Nordisk, etc.) are having trouble recruiting and
30 keeping new employees even though a lot of their employees are local; avoiding large studio and 1-
31 bedroom apartments; how we need to be very cognizant of the amount of developable land the City has
32 left (i.e., once that land is developed it is gone); how we need to be cognizant of what our employers need
33 to maintain their fiscal health; how we need to be cognizant of the quality of life in Lebanon for the long-
34 term and how do we improve on that; what Lebanon's ultimate goal should be and where/how that should
35 be done; what to do with the land that is currently zoned RL-1 (i.e., projects in permitting phase now and
36 those that might be grandfathered); putting the GC-1 areas on hold for further discussions; what tools the
37 City has to enforce owner-occupancy (answer is none under the law); what is happening in Concord with
38 their Special Housing Committee, which is promulgating a change in zoning laws statewide (i.e.,
39 what/how cities/towns can build); the properties that are underdeveloped that could be redeveloped for
40 DHMC and other industries' employees to live in; the reasons why the Council should approve
41 Amendments #14, #15, #16 and Petitioned Amendment #3 for IND-L Use Tables; looking at what the
42 City has vs. what the City needs and the real potential costs involved; not overlooking the potential
43 challenges and dangers of some of the zoning amendments; reasons why Pattern Zoning and Cottage
44 developments are important to support because they allow for intelligent, small scale, infill and are more
45 likely to produce a type of housing that the City has a demand for (i.e., owner-occupied single family
46 homes); having more aggressive participation from the major and smaller business employers to help
47 address the housing problem for recruitment/retention of employees; looking at how other regional

1 communities can become engaged (with housing); the reasons why there will not be a growth in the
2 supply of housing sufficient to meet the known demand; taking into consideration that commercial
3 businesses are +/- 46.5% of Lebanon's tax base and the residents are paying +/-53.5% and if businesses
4 decide to relocate how that would impact the City, and; how to accommodate Mrs. Hatch's needs, if a no
5 vote is taken on the GC-1 areas tonight, since she has been patiently waiting a long time to have her
6 property under one zoning area (Answer: passing a simple amendment that allows for the line change to
7 take place pursuant, which is embedded in Amendment #7)

8
9 Director Reichert shared/explained a tool that Mr. Goodwin and his staff created showing the current
10 zoning of Ms. Hatch's property and what the proposed zoning of her property would look like.

11
12 Councilor Stavis requested a more comprehensive study be done to include an analysis of the increase in
13 investor-owned residential real estate within the City as opposed to investor-owned real estate nationally
14 and further explained her reasoning.

15
16 **ACTION #1:**

17 *Assistant Mayor Wilkie MOVED, that the Lebanon City Council hereby approves zoning amendments*
18 *#14-16, and Petitioned Amendment #3, as fully described and presented in the February 4, 2026 City*
19 *Council Agenda Packet.*

20 *Seconded by Councilor McNamara.*

21
22 **The Vote on the Motion was approved (8-0)*

23
24 The Council and Deputy City Manager Brooks discussed the availability to take up discussions to review
25 the Amendments that were not passed tonight. Deputy City Manager Brooks noted the Council may want
26 to wait until the new Council is seated, noting this may take some time for the Planning Department to
27 pull together. After more discussions, Director Reichert suggested extending an invitation to some
28 developers to come in and report out on their individual developments. Councilor McNamara suggested
29 inviting local developers as well because he would like their perspective.

30
31 A decision was made to start these discussions on the 2nd Council meeting in March (Wednesday, March
32 18, 2026).

33
34 **ACTION #2:**

35 *Councilor McNamara MOVED, that the Lebanon City Council approve the zoning district boundary*
36 *line change for 24 Labombard Road, parcel 51-12 that the line changes is evidence in the Amendment*
37 *#7 proposed Zoning Map. The existing IND-L/RL-3 Zoning Districts will remain without change with*
38 *only the line between each zone being altered.*

39 *Seconded by Councilor N. Ford Burley.*

40
41 **The Vote on the Motion was approved (8-0)*

42
43 **Mayor Whittlesey announced that the Council will not be taking up discussion on the New Business**
44 **Item 9.E: Discussion of NH Department of Justice Memorandum RE: NH RSA 21-I:112-116,**
45 **Prohibition on Diversity, Equity, and Inclusion, as we have a potential solution.** He expressed his
46 appreciation to those who came out to discuss this.

1 **B. Ordinance #2026-01** – A public hearing for the purpose of receiving public input and
2 taking action to amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees,
3 §68-15, Enumeration of Fees, to amend the City Clerk fees in §68-15.D, amend the
4 Ambulance fees in §68-15.E, and to add new Zoning fees in §68-15.A.

5
6 Included in the agenda packet: (All supportive documents and information, as listed below, can be found
7 on pages 150-160, Council agenda packet. Minutes do not include screenshots, graphs, or images.)

- 8 1. Proposed Ordinance #2026-01
- 9 2. December 23, 2025 memorandum from Fire Chief Jim Wheatley, regarding EMS
10 Billing Rates
- 11 3. January 12, 2026 memorandum from Planning & Development Director Nate
12 Reichert, regarding proposed fee amendments for signs and petitioned zoning amendments

13
14 Deputy City Manager reviewed the background and noted that this is a Public Hearing that was set at the
15 Council’s last meeting.

16
17 **BACKGROUND**

18 The City Administration is proposing Ordinance #2026-01 to recommend changes to certain fees set forth
19 in City Code Chapter 68, Fees, Article III, Miscellaneous Fees, §68-15, Enumeration of Fees, including
20 the following, as further described below:

- 21 • Changes to the City Clerk fees set forth in §68-15.D;
- 22 • Changes to the Ambulance fees set forth in §68-15.E;
- 23 • Addition of new Zoning fees to §68-15.A.

24
25 City Clerk Fees: City Clerk Jaseya Ewing reviewed the background and the reasons why these changes
26 to the City Clerk fees are being proposed.

27
28 Under NH RSA 261:74-d, the State limits the municipal agent fee to a maximum of \$3.00, which is
29 collected on motor vehicle registration transactions conducted by the City Clerk. However, §68-15.D(1)
30 currently imposes an additional fee of \$1.00 for the City to process the State portion of motor vehicle
31 transactions.

32
33 Consistent with guidance from the New Hampshire Department of Safety, and the practices of other
34 municipalities, including Portsmouth, Manchester, Franklin, Bedford, Gilmanston, and Atkinson, the City
35 Clerk recommends that the City separately identify and re-establish the \$1.00 fee as a data processing
36 fee in order to offset costs associated with generating motor vehicle renewal notices and related mailing
37 expenses.

38 This is not an additional fee. We are only modifying the purpose of this fee and reallocating it to its own
39 general ledger.

40 Ambulance Fees: Lebanon Fire Chief Wheatley gave an overview of the background and spoke about the
41 reasons for these changes.

42
43 During the 2025 New Hampshire legislative session, Senate Bill 245 was passed and went into effect on
44 January 1, 2026. The new legislation prohibits surprise ambulance billing and regulates ground ambulance
45 reimbursement.

1 As summarized in the attached memorandum from Fire Chief Jim Wheatley, the legislation requires
2 commercial insurance carriers to reimburse “in-network” ground ambulance services at 325% of the
3 Medicare rate. To qualify for the enhanced reimbursement, EMS agencies must be considered “in-network”
4 with commercial insurers, which the City has already addressed, and the agencies must align their billing
5 fee schedule with the regulated reimbursement structure, which is the basis of the current proposal to amend
6 the ambulance fees outlined in §68-15.E

7 Zoning Fees: Director of Planning and Development Reichert gave an overview of the two additional fees
8 that are proposed to be added to City Code Chapter 68.

9
10 The Planning & Development Department is recommending two additional fees be added to City Code
11 Chapter 68 in conjunction with two proposed amendments to the Lebanon Zoning Ordinance. Specifically,
12 the Department recommends that a new fee structure be created for the regulation, permitting, and
13 enforcement of signage in association with proposed amendments to Zoning Ordinance Section 608, Signs.

14 In addition, the Department recommends that fees be assessed for petitioned zoning amendments. NH RSA
15 675:7, I-b, states that in the case of a petitioned zoning amendment, “the petitioners shall be responsible for
16 the cost of notice by mail” when required under that statute. However, there are other administrative costs
17 associated with the zoning amendment process, including the required legal review, for which the City is
18 currently not reimbursed by petitioners. The attached memorandum from Planning & Development Director
19 Nate Reichert further discusses the recommended fees.

20
21 **Mayor Whittlesey opened the Public Hearing. Hearing no comments from the public, the Public
22 Hearing was closed.**

23
24 **Council/Staff Comments: NONE**

25
26 **ACTION:**
27 *Councilor Stavis MOVED, that the Lebanon City Council hereby adopts Ordinance #2026-*
28 *01, as presented in the February 4, 2026 City Council Agenda Packet, to amend City Code*
29 *Chapter 68, Fees, Article III, Miscellaneous Fees, §68-15, Enumeration of Fees, to authorize*
30 *the following changes:*

- 31 **1. Re-adoption of the \$1.00 fee set forth in §68-15.D(1) as a data processing fee for the**
- 32 **City Clerk to generate and mail motor vehicle renewal notices; and**
- 33 **2. Increases to the Ambulance fees set forth in §68-15.E in accordance with approved**
- 34 **2025 New Hampshire legislation; and**
- 35 **3. The addition of new Zoning fees set forth in §68-15.A for Sign Permits and Petitioned**
- 36 **Zoning Amendments.**

37
38 *Seconded by Councilor Simon*

39
40 **The Vote on the Motion was approved (8-0.)*

41
42 **10. OLD BUSINESS: NONE**

43
44 **11. NEW BUSINESS**

- 45 **A.** Request to Authorize the City Manager to Enter into Negotiations with the Boys & Girls Club of
46 Central and Northern NH to lease a portion of City-owned property at 6 Aldrich Ave, West

1 Lebanon, Tax Parcel 86-25-100

2
3 Included in the agenda packet: (All supportive documents and information can be found on pages 161-
4 167, Council agenda packet. Minutes do not include screenshots, graphs, or images.)

- 5 1. January 21, 2026 letter from Christopher Emond, CEO of the Boys & Girls Club of
- 6 Central and Northern New Hampshire
- 7 2. Schematic Site Plan for Boys and Girls Club facility at 20 Seminary Hill Road
- 8 3. Preliminary Magnitude of Cost Estimate for Boys & Girls Club of Lebanon Project
- 9 4. GIS map of 20 Seminary Hill Road property
- 10 5. Aerial photos of project location

11
12 Mayor Whittlesey gave an overview of the background/history and discussions between the City and the
13 School District. The proposed Child Care Center facility will be built to care for +/- 50 children, which
14 will include infants to pre-K. (Note: The Child Care Facility that was planned for construction at the
15 Airport, will no longer be taking place.)

16
17 **BACKGROUND**

18 On January 13, 2026, the Joint Committee of the School District and City Council met to continue
19 discussions around the utilization of the Seminary Hill School building and adjacent properties. At the
20 meeting, the Boys & Girls Club of Central and Northern New Hampshire (BGCCNH) presented a conceptual
21 plan for a proposed childcare facility on the School District's property at 20 Seminary Hill. The proposed
22 project would also utilize a portion of the City's Civic Park property at 6 Aldrich Avenue for a playground,
23 parking, and circulation.

24 Following the Joint Committee discussions, the City Council and School Board were asked to authorize the
25 City Manager and Superintendent, respectively, to enter into preliminary negotiations with BGCCNH for
26 the long-term lease of the City and School District properties.

27
28 **Council/Staff Comments:**

29 Councilor McNamara added that the \$1.6M Congressional allocation represents about 40% of the total
30 building costs and it is our anticipation that the Boys & Girls Club will not be requesting any funding
31 from the City, they simply want to lease a portion of that land for parking and the playground. He noted
32 that the \$1.6M Congressional allocation will run out if it is not used.

33
34 Mayor Whittlesey reiterated that this (facility) would not be tax supported. It is specifically a Federal
35 Grant that we cannot use for anything else other than a Child Care Facility.

36
37 **ACTION:**

38 *Councilor McNamara MOVED, that the Lebanon City Council hereby authorizes the City Manager to*
39 *enter into negotiations with the Boys & Girls Club of Central and Northern New Hampshire for a long-*
40 *term lease for potential development of a childcare facility on a portion of City-owned property at 6*
41 *Aldrich Avenue, West Lebanon, Tax Map 86-25-100.*

42 *Seconded by Councilor N. Ford Burley.*

43
44 **The Vote on the Motion was approved (8-0)*

45
46 **B.** Discussion of Council Rules, Chapter A191-15, Council Appointments to City Boards,

1 Committees, Commissions

2
3 Included in the agenda packet: (All supportive documents and information can be found on pages 168-
4 169, Council agenda packet. Minutes do not include screenshots, graphs, or images.)

5 1. Council Rules, §A191-15, Council Appointments to City Boards, Committee, Commissions

6 Deputy City Manager Brooks reviewed the background behind this request

7
8 **BACKGROUND**

9 In the last several months, the City Council has had to delay appointments to City boards, committees, and
10 commissions on several occasions. In addition, the City administration has had questions about the
11 Council's current interview process for appointments and whether procedural changes to the appointment
12 process should be considered.

13 If, following the Council's discussion, changes to the Council's Rules are suggested, the City Manager's
14 Office will prepare appropriate amendments for consideration at a future meeting.

15 **Council/Staff Comments:**

16 City Clerk Ewing noted that after overseeing the appointments process, she has observed some long-
17 standing challenges regarding the delays in appointments, which are primarily caused by the interview
18 requirement. She expressed that delays are not anyone's fault because the Council has demanding
19 schedules on top of their normal work/personal lives, and interviews are completed as time allows.
20 However, the reality is getting interviews scheduled can sometimes be difficult and we do not always
21 need that 30-day window as described in this chapter. Our ability to fill vacancies has slimmed down. We
22 think the solution would be to process things more efficiently for everyone involved.

23
24 The vendor, Govinity, is helping implement new Board/Committee and agenda management software to
25 help streamline this process. Govinity's suggestion is to incorporate the interview questions directly into
26 the application form and this change would essentially allow us to maintain the integrity of the selection
27 process. Under this approach, applicant answers to the interview questions that we have would continue
28 to be included in the agenda packet for Council meetings. It would then be up to each Councilor to review
29 applicant responses, as normally done. City Clerk Ewing emphasized that this does not change or remove
30 Councilor's abilities to engage with applicants. Councilors will still have the opportunity to follow up
31 with things as needed and gave examples. Councilors can always contact them if the Council has more
32 questions and she will make sure the applicants' contact information will be sent to them.

33
34 From the applicant's perspective, City Clerk Ewing believes this new process will be more efficient,
35 including the interview questions that are part of the application process. This approach also allows
36 applicants the ability to really think through their responses to questions. This will be recorded for the
37 record and will be available for the public to see as well.

38
39 The Council discussed their concerns about the timeframe of seeing an applicant's application in the
40 agenda that comes out only 6 days before a meeting vote, whether or not there is a solution that would
41 allow more time for Councilors to review an applicant's application (i.e., 2-3 weeks); how part of the
42 process could be forwarding the application, once received, directly to the Councilors upon receipt;
43 having the applicant's application sent to all City Councilors at a minimum of 2 weeks; changing the rules
44 language to include language allowing a Councilor to request a pause in a nomination while they
45 interview an applicant so concerns can be addressed; how the City Clerk's Office stance has been that a

1 pause or determination should be made in a public meeting as part of the official record; revising the
2 requirement in the application that the applicant “The applicant shall have attended a meeting within the
3 last 6 months” and replacing it with “applicant must attend at least one meeting (in person or virtually)
4 prior to an applicant’s nomination.”

5
6 **ACTION: NO ACTION TAKEN. Deputy City Manager Brooks will work with City Clerk Ewing on the**
7 **language in Chapter A191-15, Council Appointments to City Boards, Committees, Commissions to**
8 **determine if any changes to the Council Rules and will back to the Council.**

9
10 **C. Discussion and Set Public Hearing for February 18, 2026: Ordinance #2026-02, Amendments**
11 **to City Code Chapter 179, Vendors**

12
13 Included in the agenda packet: [\(All supportive documents and information can be found on pages 170-](#)
14 [177, Council agenda packet. Minutes do not include screenshots, graphs, or images.\)](#)

- 15 1. Draft Ordinance #2026-02
- 16 2. Food Truck Vending Fees – Comparison of Selected NH Communities

17
18 Deputy City Manager Brooks reviewed the background behind this discussion as listed above.

19
20 **BACKGROUND**

21 On April 2, 2025, the City Council adopted Ordinance #2025-01, which amended City Code Chapter 179,
22 Vendors. The approved amendments were based on the findings and recommendations of the Food Truck
23 Task Force (FTTF), which was established by the City Council in the summer of 2024 with an aim to foster
24 economic growth and community vibrancy while ensuring public safety and accessibility. More
25 specifically, the FTTF was charged with evaluating and addressing practical and regulatory challenges
26 associated with the operation of food trucks in downtown Lebanon.

27 Based on the City’s experience following a full season of vending under the amended regulations, the
28 administration proposes additional amendments to Chapter 179, which are outlined in the attached draft
29 ordinance, and described below.

30
31 At the recommendation of the Food Truck Task Force, new seasonal vendor locations were incorporated
32 into Chapter 179, including two areas along Campbell Street in front of the Carter Mansion, and two areas
33 along Taylor Street in the downtown parking lot adjacent to the Mascoma River near the CCBA’s sports
34 courts. However, following vendor operations in those locations, both the vendor and the Lebanon Police
35 Department expressed concerns about the safety of those locations. As a result, the administration
36 recommends removing Campbell Street and Taylor Street from the list of acceptable vending locations in
37 Section 179-3.E. In lieu of the additional downtown Lebanon locations, the administration is recommending
38 the inclusion of Main Street as an acceptable vending location, since the West Lebanon Main Street
39 Improvements project is expected to be completed this summer.

40
41 In addition, the administration is recommending that the provisions of Chapter 179 be extended to cover
42 certain municipally owned recreation properties that may not otherwise be covered by proposed
43 amendments to the Lebanon Zoning Ordinance, which will regulate vending on private properties in certain
44 zoning districts. In particular, it is suggested that vending be permitted through Chapter 179 at Civic
45 Memorial Park, Riverside Park, Bridge Street Park, Eldridge Park, Pat Walsh Park, Logan Park, Storrs Hill
46 Ski Area, and the Lebanon Veterans Memorial Pool with the approval of the Recreation, Arts & Park
47 Director, and after obtaining a permit from the City Manager.

48 The administration is also recommending changes to the fees for seasonal permits (§179-4.C) and abutting

1 business permits (§179-4.D). Following a discussion of preliminary amendments last fall, the City has
2 researched vendor fees from a selection of other communities around the state. Based on the comparison
3 provided, the Council may wish to further change the seasonal and abutting business fees, as well as the
4 daily and weekly vendor fees set forth in Chapter 179.

5
6 Finally, the City Manager’s Office is recommending a clarification of the exemption in Section 179-
7 3.A for vendors operating in connection with a larger event.

8
9 **Council/Staff Comments:**

10 Councilor McNamara spoke about his reasons why the fees should be increased as follows:

- 11 • Seasonal fees: change from \$300 to \$500
- 12 • Budding Business fee: change from \$250 to \$400.

13 These could be re-evaluated next year (2027), depending upon the demand.

14
15 **ACTION:**

16 ***Councilor Stavis MOVED, that the Lebanon City Council hereby schedules a public hearing for***
17 ***Wednesday, February 18, 2026, beginning at 7:00pm, in Council Chambers, City Hall, and Remote via***
18 ***the City’s Virtual Platform, for the purpose of receiving public input and taking action on proposed***
19 ***Ordinance #2026-02 to amend City Code Chapter 179, Vendors, as presented in the February 4, 2026***
20 ***City Council Agenda Packet with the provision that the seasonal fees be increased to \$50.00 (Five***
21 ***Hundred Dollars) and the budding business fees be increased to \$400.00 (Four Hundred Dollars).***
22 ***Seconded by Councilor McNamara.***

23
24 ****The Vote on the Motion was approved (8-0).***

- 25
26 **D. Discussion and Set Public Hearing for February 18, 2026: Ordinance #2026-03, Amendments**
27 **to City Code Chapter 46, Cemeteries**

28
29 Included in the agenda packet: [\(All supportive documents and information can be found on pages 178-](#)
30 [185, Council agenda packet. Minutes do not include screenshots, graphs, or images.\)](#)

- 31 1. Proposed Ordinance #2026-03
- 32 2. Memo from Department of Public Works regarding the Columbarium Niche Inscription &
33 Service Fee
- 34 3. City Code Section 46-7, Burials

35
36 Deputy City Manager Brooks reviewed the background behind the amendment change/clarification in
37 language to Ordinance #2026-03.

38
39 **BACKGROUND**

40 The Department of Public Works is proposing Ordinance #2026-03 to recommend a change to City Code
41 Chapter 46, Cemeteries, to address an ambiguity in the current regulations. Section 46-7.C outlines the rates
42 associated with burials and entombments. For cremation burials, whether in-ground or in a columbarium,
43 the rates include a “columbarium niche inscription and service fee.”

44 The Department of Public Works has noted that the niche inscription and service fee was not intended to
45 pay for the actual inscription. Instead, the fee is intended to cover the cost of staff time to remove the stone
46 so it can be inscribed and subsequently to reinstall the stone. DPW recommends that clarification be added
47 to the City Code to avoid confusion.

1 Council/Staff Comments: NONE

2
3 ACTION:

4 Councilor McNamara *MOVED*, that the Lebanon City Council hereby schedules a public hearing for
5 Wednesday, February 18, 2026, beginning at 7:00 pm, in Council Chambers, City Hall, and Remote via
6 City’s Virtual Platform, for the purpose of receiving public input and taking action on proposed
7 Ordinance #2026-03, as presented in the February 4, 2026 City Council Agenda Packet, to amend City
8 Code Chapter 46, Cemeteries, §46-7(C), Burials and Entombment Rates, to authorize a change and
9 clarification in the Cremation Burial Fees for the Columbarium Niche Inscription & Service Fee.
10 *Seconded by Councilor N. Ford Burley.*

11
12 **The Vote on the Motion was approved (8-0).*

13
14 E. Discussion of NH Department of Justice Memorandum RE: NH RSA 21-I:112-
15 116, Prohibition on Diversity, Equity, and Inclusion. **THIS ITEM WAS NOT**
16 **DISCUSSED.**

17
18 **12. CITY MANAGER REPORT: NO REPORT GIVEN**

19
20 **13. NON-PUBLIC SESSION: NONE**

21
22 **14. ADJOURNMENT:**

23
24 Councilor N. Ford Burley *MOVED* for adjournment.
25 *Seconded by Councilor Heistad.*

26
27 **The Vote on the MOTION was unanimously approved (8-0)*

28
29 **The meeting was adjourned at 9:17 PM.**

30
31 Respectfully submitted,
32 Dona E. Gibson
33

**Agenda
Lebanon City Council
February 18, 2026**

8. Appointments:

Appointments

Board/Committee Appointments as presented by City Clerk/Tax Collector.

- Arts and Culture Commission, Lucas Mendelsohn (Reappointment as an Arts Organization Representative)
- Arts and Culture Commission, Claire Geno (Reappointment as an Arts Organization Representative)
- Conservation Commission, Susan Almy (Reappointment as Alternate Member)

Included in this Section:

1. Memo from City Clerk / Tax Collector Jaseya Ewing dated February 18, 2026.



MEMORANDUM

DATE: February 18, 2026
TO: The Honorable Mayor & City Council
FROM: Jaseya Ewing, City Clerk & Tax Collector
RE: **Appointments Proposed for Council Discussion/Action:**

If the Council wishes to proceed with action on the appointments below, a nomination should be made and voted on for each appointment.

Note: nominations do not need to be seconded.

Arts & Culture Commission

1. **Lucas Mendelsohn** – Reappointment as an Arts Organization Representative of the Arts & Culture Commission for a one-year term.

Term: 2/2026 – 2/2027

2. **Claire Geno** – Reappointment as an Arts Organization Representative of the Arts & Culture Commission for a one-year term.

Term: 2/2026 – 2/2027

Conservation Commission

3. **Susan Almy** – Reappointment as an Alternate Member of the Conservation Commission for a three-year term.

Term: 2/2026 – 2/2029

**Agenda
Lebanon City Council
February 18, 2026**

9. Public Hearing Items:

**9.A – Public Hearing on Potential Establishment of Social Districts
Pursuant to NH RSA 178:34, I(b)**

A public hearing for the purpose of receiving public input on a question relative to allowing the operation of social districts within the City of Lebanon, which has been placed on the ballot for voter consideration at the municipal election to be held on March 10, 2026.

The City Council scheduled this public hearing at its January 21, 2026 regular meeting. The public hearing was properly noticed in the *Valley News* on February 7, 2026 in accordance with City Code and State Law.

Background

On September 5, 2025, new state legislation took effect allowing communities to designate “social districts” subject to local voter approval. In the statute, social districts are defined as outdoor areas in which a person may consume alcoholic beverages sold by a participating licensee that is located within or contiguous to the social district.

The legislation requires that social districts must be marked with conspicuous signage; that boundary maps, management plans, and days and hours of operation of the district must be adopted and posted on the City’s website; and clearly labeled containers specific to each participating licensee and each district must be used. Individuals are not permitted to bring outside alcohol into the district and may not carry alcohol outside the district.

On January 21, 2026, the City Council ordered that the question of whether to allow the operation of social districts within the City be placed on the March 10, 2026 municipal ballot for voter consideration. NH RSA 178:34, I(b) requires that the City Council hold a public hearing on the question at least 15 days, but not more than 30 days, before the question is to be voted on. The purpose of the public hearing is to provide voter information on what the law does and does not allow.

Action:

The City Council voted on January 21, 2026 to place the question of social districts on the ballot at the municipal election to be held on March 10, 2026. There is no further action for the City Council to take at this time.

Included in this Section:

1. NH RSA 178:33 – 38, *et. seq.*
2. Voter Information Handout for Social Districts
3. Notice of Public Hearing as Published in the February 7, 2026 edition of the *Valley News*

**TITLE XIII
ALCOHOLIC BEVERAGES**

**Chapter 178
LIQUOR LICENSES AND FEES**

SOCIAL DISTRICTS

Section 178:33

178:33 Definitions. –

- I. "Licensee" means a person holding any of the following licenses:
 - (a) An on-premises beverage and wine license issued pursuant to RSA 178:20.
 - (b) An on-premises beverage and liquor license issued pursuant to RSA 178:21.
 - (c) An on-premises cigar, beverage, and liquor license issued pursuant to RSA 178:20-a.
 - (d) A brew pub license issued pursuant to RSA 178:13.
 - (e) An on-premises cocktail lounge license issued pursuant to RSA 178:22.
- II. "Social district" means a defined outdoor area in which a person may consume alcoholic beverages sold by a licensee. This term does not include the licensee's premises or an extended area of such premises allowed under RSA 178:24.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:34

178:34 Local Option. –

- I. Any town or city may allow the operation of social districts according to the provisions of this subdivision, in the following manner:
 - (a) In a town, the question shall be placed on the warrant of an annual town meeting under the procedures set out in RSA 39:3, and shall be voted on a ballot. In a city, the legislative body may vote to place the question on the official ballot for any regular municipal election, or, in the alternative, shall place the question on the official ballot for any regular municipal election upon submission to the legislative body of a petition signed by 5 percent of the registered voters.
 - (b) The selectmen, aldermen, or city council shall hold a public hearing on the question at least 15 days but not more than 30 days before the question is to be voted on. Notice of the hearing shall be posted in at least 2 public places in the municipality and published in a newspaper of general circulation at least 7 days before the hearing.
 - (c) The wording of the question shall be substantially as follows: "Shall we allow the operation of social districts within the town or city?"
- II. If a majority of those voting on the question vote "Yes," social districts may be operated within the town or city.
- III. If the question is not approved, the question may later be voted upon according to the provisions of paragraph I at the next annual town meeting or regular municipal election.
- IV. A municipality that has voted to allow the operation of social districts may consider rescinding its action in the manner described in paragraph I of this section.

- IV-a. An unincorporated place may allow the operation of social districts by majority vote of the county delegation, after a public hearing is held.
- V. The liquor commission shall maintain a list of municipalities where social districts are approved.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:35

178:35 Requirements of a Social District. –

A social district shall:

- I. Be clearly defined with signs posted in a conspicuous location indicating which area is included in the social district, the days and hours during which alcoholic beverages may be consumed in the social district, the telephone number for the New Hampshire liquor commission and the local law enforcement agency with jurisdiction over the area comprising the social district and a clear statement that alcoholic beverages purchased for consumption in the social district shall:
 - (a) Only be consumed in the social district; and
 - (b) Be disposed of before the person in possession of the alcoholic beverage exits the social district unless the person is reentering the licensed premises where the alcoholic beverage was purchased. The hours set by a city or town during which alcoholic beverages may be consumed in a social district shall be in accordance with RSA 179:17.
- II. The board of selectmen, town council, city council, or board of alderman shall establish management and maintenance plans for the social district and post these plans, along with a rendering of the boundaries of the social district, on the Internet website of the city or town. The social district shall be maintained in a manner that protects the health and safety of the general public.
- III. Before allowing consumption of alcoholic beverages in a social district, the city or town shall submit to the liquor commission a detailed map of the social district with the boundaries of the social district clearly marked and the days and hours during which alcoholic beverages may be consumed in the social district.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:36

178:36 Requirements for Sale of Alcoholic Beverages. –

A licensee located in or contiguous to a social district may sell alcoholic beverages for consumption within the social district it is located in or contiguous to in accordance with the following:

- I. The licensee shall only sell and serve alcoholic beverages on its licensed premises.
- II. The licensee shall only sell alcoholic beverages for consumption in the social district in a container that meets the following requirements:
 - (a) The container clearly identifies the licensee from which the alcoholic beverage was purchased.
 - (b) The container clearly displays a logo or some other mark that is unique to the social district in which it will be consumed.
 - (c) The container is not made of glass.
 - (d) The container displays, in no less than 12-point font, the statement, "Drink Responsibly - Be 21."

- (e) The container shall not hold more than 16 fluid ounces.
- III. The licensee shall not allow a person to enter or reenter its licensed premises with an alcoholic beverage not sold by the licensee.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:37

178:37 Requirements for Possession and Consumption of Alcoholic Beverages. –

The possession and consumption of an alcoholic beverage in a social district is subject to the following requirements:

- I. Only alcoholic beverages purchased from a licensee located in or contiguous to the social district may be possessed and consumed.
- II. Alcoholic beverages shall only be in containers that meet the requirements set forth in RSA 178:36.
- III. Alcoholic beverages shall only be possessed and consumed during the days and hours set by the city or town in accordance with the RSA 178:35 of this section.
- IV. Nothing in this subdivision shall be construed as authorizing the sale and delivery of alcoholic beverages in excess of the limitations set in RSA 179:5.
- V. A person shall dispose of any alcoholic beverage in the person's possession prior to exiting the social district unless the person is reentering the licensed premises where the alcoholic beverage was purchased.

Source. 2025, 158:1, eff. Sept. 5, 2025.

Section 178:38

178:38 Rulemaking. – The commissioner may adopt rules under RSA 541-A to implement and enforce this subdivision.

Source. 2025, 158:1, eff. Sept. 5, 2025.

This handout provides voters with information on a municipal question appearing on the City of Lebanon's March 10, 2026 Municipal Ballot.

BALLOT QUESTION ON SOCIAL DISTRICTS

Question: Shall we allow the operation of social districts within the City of Lebanon?

The State of New Hampshire recently passed legislation, NH RSA 178:33-38, legalizing social districts within the State subject to local voter approval. A social district is a defined outdoor area in which a person may consume alcoholic beverages sold by a liquor licensee located within or contiguous to the district. This would be a public outdoor area beyond the premises of the bar, restaurant, or property of the liquor licensee where people could consume alcoholic beverages purchased at a licensee's establishment in clearly labeled containers that are specific to the licensee and the district. Individuals would not be permitted to bring outside alcohol into these districts and may not carry alcohol outside of the district.

This question asks whether voters would like to authorize the Lebanon City Council to establish "social districts" within the City. The ballot question would not have the effect of immediately establishing any such district.

A 'yes' vote to this question signifies that the voter wishes to authorize the City Council to establish one or more social districts within the City.

A 'no' vote to this question signifies that the voter wishes to prohibit the City Council from establishing any social districts within the City.

Regardless of the outcome, the City may reconsider this issue at any future municipal election.

If a majority of voters vote 'yes' to this question, then the City Council will have the authority, but not a requirement, to establish one or more social districts by creating the boundaries of the district(s), identifying the days and hours of operation for the district(s), and adopting and publishing a plan to manage and maintain the district(s). The operation of any social district must conform to all legal requirements under NH RSA 178:33-38, and any administrative rules adopted by the New Hampshire Liquor Commission.

February 11, 2026.

The foregoing notice was published in the Valley News, a newspaper of general circulation in the City of Lebanon, in accordance with the City's code, on Saturday, February 7, 2026

Jay Bish

Jay Bish

Deputy City Clerk



**LEBANON CITY COUNCIL
NOTICE OF PUBLIC HEARINGS
Wednesday, February 18, 2026 - 7:00pm
Council Chambers, City Hall or
REMOTE VIA VIRTUAL PLATFORM
LebanonNH.gov/LIVE**

The Lebanon City Council will hold public hearings on February 18, 2026, beginning at 7:00pm for the following:

- 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.

The February 18, 2026 City Council agenda packet and documents pertaining to the above-described public hearings will be available on the City's website by February 13, 2026: LebanonNH.gov/Agendas

Meetings are open for in-person and remote attendance. Members of the public that 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 disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

**Agenda
Lebanon City Council
February 18, 2026**

9. Public Hearing Items:

9.B – Public Hearing on Prohibition of Keno Games per NH RSA 284:51

A public hearing for the purpose of receiving public input on a question relative to prohibiting the operation of Keno games within the City of Lebanon, which has been placed on the ballot for voter consideration at the municipal election to be held on March 10, 2026.

The City Council scheduled this public hearing at its January 21, 2026 regular meeting. The public hearing was properly noticed in the *Valley News* on February 7, 2026 in accordance with City Code and State Law.

Background

On July 1, 2017, state legislation went into effect authorizing municipalities to allow the operation of Keno games in their community subject to local voter approval. Under the 2017 legislation, Keno was only permitted to be operated in communities that had voted to allow it. The question of whether to allow the operation of Keno games in Lebanon was not placed on the ballot.

In 2025, new legislation addressing Keno games took effect, which amended portions of RSA 284:41 – 51-a. Under the 2025 legislation, Keno games will become permitted in every municipality as of June 1, 2027, except in those municipalities which have voted to expressly prohibit such games.

On January 21, 2026, the City Council ordered that the question of prohibiting the operation of Keno games within the City be placed on the March 10, 2026 municipal ballot for voter consideration. NH RSA 284:51, I(b) requires that the City Council hold a public hearing on the question at least 15 days, but not more than 30 days, before the question is to be voted on. The purpose of the public hearing is to provide voter information on what the law does and does not allow.

Action:

The City Council voted on January 21, 2026 to place the question of prohibiting Keno games on the ballot at the municipal election to be held on March 10, 2026. There is no further action for the City Council to take at this time.

Included in this Section:

1. NH RSA 284:41 – 51-a, *et. seq.*
2. Voter Information Handout for Social Districts
3. Notice of Public Hearing as Published in the February 7, 2026 edition of the *Valley News*

**TITLE XXIV
GAMES, AMUSEMENTS, AND ATHLETIC EXHIBITIONS
Chapter 284
HORSE AND DOG RACING**

**Keno
Section 284:41**

2024, 17:1, effective January 1, 2027, amends the chapter heading to delete "and Dog".

284:41 Definition. – In this subdivision, "keno" means any game where a player purchases a ticket from a field of 80 numbers and selects a specific amount of numbers. A random number generator employed by the lottery commission chooses 20 numbers at random and the player is paid out against his or her original wager.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:42

[RSA 284:42 effective until June 1, 2027; see also RSA 284:42 set out below.]

284:42 Administration and Enforcement. – The lottery commission shall administer and enforce this subdivision in any town or city that has voted to allow such gaming.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:42

[RSA 284:42 effective June 1, 2027; see also RSA 284:42 above.]

284:42 Administration and Enforcement. – The lottery commission shall administer and enforce this subdivision.

Source. 2017, 229:1, eff. July 1, 2017. 2025, 288:2, eff. June 1, 2027.

Section 284:43

284:43 Rulemaking. –

The lottery commission shall adopt rules, pursuant to RSA 541-A, relative to:

- I. The application procedure for keno licenses.
- II. Information to be required on license applications.
- III. Procedures for a hearing following the revocation of a license.
- IV. The operation of keno games, including types and amounts of wagers.
- V. Information required and forms for submission of financial reports.
- VI. Guidelines for licensees under this subdivision to set transaction limits for daily, weekly, and monthly play of keno for individual keno players.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:44

284:44 License Fees. – The lottery commission shall not charge a separate fee associated with issuing a keno license.

Source. 2017, 229:1, eff. July 1, 2017. 2023, 93:1, eff. Aug. 19, 2023.

Section 284:45

284:45 License Applications. –

- I. Applications shall be submitted to the lottery commission by the licensee. Proof of authority to submit the application on behalf of the licensee may be required.
- II. Applications shall be made only on the forms supplied to the licensee by the lottery commission.
- III. The application form shall be fully completed by the licensee.
- IV. Applicants for commercial premises keno licenses shall be submitted at least 30 days before the first game date.
- V. The applicant shall certify under oath that:
 - (a) The information provided on the application is accurate.
 - (b) Neither the applicant nor any employee will operate keno games, be licensed under this subdivision, or rent, lease, sublease, or otherwise provide any hall or keno paraphernalia for the conduct of keno licensed under this subdivision, if such person has been convicted of a felony or class A misdemeanor within the previous 10 years which has not been annulled by a court, or a class B misdemeanor within the past 5 years which has not been annulled by a court, or has violated any of the statutes or rules governing charitable gambling in the past in this or in any other state.
 - (c) The applicant and any employee who will be participating in the operation of the keno games is aware of all statutes and rules applicable to the operation of keno games.
- VI. To be eligible for licensure under this subdivision an applicant shall:
 - (a) Document that it is one of the following:
 - (1) A restaurant or hotel holding a valid liquor license under RSA 178:20, II, RSA 178:21, II(a) or (b), or RSA 178:22, V(q).
 - (2) A brew pub holding a valid liquor license under RSA 178:13.
 - (3) A ballroom holding a valid liquor license under RSA 178:22, V(c).
 - (4) A veterans' club, private club, or social club holding a valid liquor license under RSA 178:22, V(h).
 - (5) A convention center holding a valid liquor license under RSA 178:22, V(i).
 - (6) A hotel holding a valid liquor license under RSA 178:22, V(k).
 - (7) A racetrack holding a valid liquor license under RSA 178:22, V(n).
 - (8) A sports recreation facility holding a valid liquor license under RSA 178:22, V(v).
 - (9) A cigar bar holding a valid liquor license under RSA 178:20-a.

[Paragraph VI(a)(10) effective until June 1, 2027; see also paragraph VI(a)(10) set out below.]

- (10) A lottery retailer licensed pursuant to RSA 284:21-h, if the city, town or unincorporated place where the retailer is located has voted pursuant to RSA 284:51, to allow the sale

of keno. Lottery retailers licensed to sell keno under this subparagraph shall not display keno on an active screen at the retailer.

[Paragraph VI(a)(10) effective June 1, 2027; see also paragraph VI(a)(10) set out above.]

(10) A lottery retailer licensed pursuant to RSA 284:21-h, if the city, town or unincorporated place where the retailer is located has not voted pursuant to RSA 284:51, to prohibit the sale of keno. Lottery retailers licensed to sell keno under this subparagraph shall not display keno on an active screen at the retailer.

[Paragraph VI(b) effective until June 1, 2027; see also paragraph VI(b) set out below.]

(b) Document that the keno games will only be operated in towns and cities that have voted to allow the operation of keno games pursuant to RSA 284:51.

[Paragraph VI(b) effective June 1, 2027; see also paragraph VI(b) set out above.]

(b) Document that the keno games will only be operated in towns and cities that have not voted to prohibit the operation of keno games pursuant to RSA 284:51.

(c) Maintain a current list of employees.

(d) Document that no minor under the age of 18 shall be allowed to purchase or redeem a keno ticket.

VII. A suspension or revocation of a liquor license shall result in the immediate suspension of the keno license issued under this chapter.

Source. 2017, 229:1, eff. July 1, 2017. 2018, 332:2, eff. June 25, 2018. 2022, 288:1, eff. July 1, 2022. 2023, 93:2, eff. Aug. 19, 2023. 2025, 288:3, eff. June 1, 2027.

Section 284:46

284:46 License; Issuance. –

- I. Upon receipt of an application under RSA 284:45 the lottery commission shall review the application and shall, in writing, grant or deny the application within 45 days of receipt.
- II. The lottery commission shall deny a license application for any one of the following reasons:
 - (a) The license of the applicant has been previously revoked by the commission and has not been reinstated by the commission.
 - (b) The applicant has been convicted of a crime provided for in this chapter or in any other chapter for any gaming offense.
 - (c) The applicant loses his or her liquor license after submitting the application.
- III. No person who has been convicted of a felony or class A misdemeanor within the previous 10 years which has not been annulled by a court, or a class B misdemeanor within the past 5 years which has not been annulled by a court, or who has violated any of the statutes or rules governing charitable gambling in the past in this or in any other state shall be licensed under this subdivision, or rent, lease, sublease, or otherwise provide any hall or keno paraphernalia for the conduct of keno licensed under this subdivision.
- IV. For retailers that apply for a license pursuant to RSA 284:45, VI (a)(1-9), the lottery commission shall only issue a license for an eligible location where keno tickets shall be sold and the game

played within the area apportioned to distribute beverages pursuant to RSA 284:45. The lottery commission shall control the installation of the keno ticket terminals and ensure that the sale of the tickets is limited to the area apportioned to distribute beverages pursuant to RSA 284:45.

Source. 2017, 229:1, eff. July 1, 2017. 2022, 288:2, eff. July 1, 2022. 2023, 93:3, eff. Aug. 19, 2023.

Section 284:47

284:47 Operation of Keno Games. –

- I. A licensee may operate keno games at its business during the business' hours of operation.
- II. A licensee may retain 8 percent of the proceeds from keno games. The remainder, less the administrative costs of the lottery commission and prize payouts, shall be deposited in the education trust fund established in RSA 198:39.
- III. No person who has been convicted of a felony or class A misdemeanor within the previous 10 years which has not been annulled by a court, or a class B misdemeanor within the past 5 years which has not been annulled by a court, or who has violated any of the statutes or rules governing charitable gambling in the past in this or any other state shall operate a keno game licensed under this subdivision, or rent, lease, sublease, or otherwise provide any hall or keno paraphernalia for the conduct of keno licensed under this subdivision.
- IV. No one under the age of 18 years shall be allowed to purchase or redeem a keno ticket.

Source. 2017, 229:1, eff. July 1, 2017. 2018, 295:2, eff. June 25, 2018. 2019, 346:91, eff. July 1, 2019. 2025, 141:404, eff. July 1, 2025; 198:1, eff. July 1, 2025.

Section 284:48

284:48 Financial Reports and Inspection Required. –

- I. Any person which has been licensed to conduct keno games shall submit a complete financial report to the lottery commission for each license issued under RSA 284:46 within 15 days after the expiration of each license, provided, however, a complete monthly financial report shall be submitted in a timely fashion to the commission for each month covered by a license issued under RSA 284:46 on a form to be approved by the lottery commission.
- II. All licensees shall maintain a separate checking account for the deposit and disbursement of all income relating to keno, except cash prizes awarded at the games. All expenses shall be paid by check, and all prizes of \$500 or more shall be paid by check. No keno funds shall be commingled with other funds of the licensee. The licensee shall retain all canceled checks for the payment of expenses and prizes for at least 2 years from the date of the check. The licensee shall not cash checks which it issues.
- III. All financial reports filed by the licensee shall be maintained by the lottery commission for a period of one year from the date of filing and shall be open to public inspection.
- IV. All financial records pertaining to the operation of keno games shall be maintained by the licensee and shall be made available to representatives of the lottery commission or of the commissioner of the department of safety upon request.
- V. A licensee which has been licensed to conduct keno games shall maintain complete and accurate documentation of all revenues and expenses contained in the financial reports for at least 2 years from the date the financial report is filed.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:49

284:49 Suspension; Revocation. – The commission may suspend or revoke the license of any licensee who violates any provision of this subdivision. Any licensee whose license is revoked shall not be eligible for licensure for a period of up to one year from the date of revocation.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:50

284:50 Rehearing and Appeal. – Any person aggrieved by a decision of the commission to deny or revoke a keno license may apply to the commission for a rehearing within 15 business days of the decision. Rehearings and appeals shall be governed by RSA 541.

Source. 2017, 229:1, eff. July 1, 2017.

Section 284:51

284:51 Local Option. –

- I. Any town or city may allow the operation of keno games according to the provisions of this subdivision, in the following manner:
 - (a) In a town, the question shall be placed on the warrant of an annual town meeting under the procedures set out in RSA 39:3, and shall be voted on a ballot. In a city, the legislative body may vote to place the question on the official ballot for any regular municipal election, or, in the alternative, shall place the question on the official ballot for any regular municipal election upon submission to the legislative body of a petition signed by 5 percent of the registered voters.
 - (b) The selectmen, aldermen, or city council shall hold a public hearing on the question at least 15 days but not more than 30 days before the question is to be voted on. Notice of the hearing shall be posted in at least 2 public places in the municipality and published in a newspaper of general circulation at least 7 days before the hearing.
 - (c) The wording of the question shall be substantially as follows: "Shall we prohibit the operation of keno games within the town or city?"
- II. If a majority of those voting on the question vote "Yes," keno games shall not be operated within the town or city.
- III. If the question is not approved, the question may later be voted upon according to the provisions of paragraph II at the next annual town meeting or regular municipal election.
- IV. A municipality that has voted to prohibit the operation of keno games may consider rescinding its action in the manner described in paragraph II of this section.
- V. An unincorporated place may prohibit the operation of keno games by majority vote of the county delegation, after a public hearing is held.
- VI. The lottery commission shall maintain a list of municipalities where keno is prohibited.

Source. 2017, 229:1, eff. July 1, 2017. 2018, 332:1, eff. June 25, 2018. 2025, 288:4, eff. July 1, 2025.

Section 284:51-a

[RSA 284:51-a effective June 1, 2027.]

284:51-a Operation Permitted. – A licensee shall be permitted to operate keno games at its business pursuant to this subdivision, provided that no license shall be issued to an entity operating within a municipality which has voted to prohibit keno pursuant to RSA 284:51.

Source. 2025, 288:5, eff. June 1, 2027.

This handout provides voters with information on a municipal question appearing on the City of Lebanon's March 10, 2026 Municipal Ballot.

BALLOT QUESTION ON KENO GAMES

Question: Shall we prohibit the operation of Keno games within the City of Lebanon?

In 2017, state legislation went into effect authorizing municipalities to allow the operation of Keno games in their community and Keno was only permitted in communities that had expressly voted to allow it. Keno is a game where a player purchases a ticket and selects up to 20 numbers from a field of 80 numbers. A random number generator chooses 20 numbers at random and the player is paid out depending on the number of matches of the selected numbers. A drawing occurs every five minutes daily.

In 2025, the State legislature amended RSA 284:41 – 51-a, which now provides that Keno games will be allowed in every municipality as of June 1, 2027, except for those municipalities which have voted to expressly prohibit such games.

This question asks whether voters want to prohibit the operation of Keno games in the City of Lebanon.

A “yes” vote to this question signifies that the voter is in favor of prohibiting the operation of Keno games in the City.

A “no” vote to this question signifies that the voter is in favor of allowing the operation of Keno games in the City.

Regardless of the outcome, the City may choose to reconsider this issue at any future municipal election.

Should the majority of voters vote ‘yes’ to the question, the City will inform the Lottery Commission that the game has been prohibited in the City of Lebanon, and no Keno licenses may be issued to retailers within the City.

Should the majority of voters vote ‘no’ to the question, lottery retailers in the City will be eligible to apply for and receive a license to operate Keno games beginning on June 1, 2027.

February 11, 2026.

The foregoing notice was published in the Valley News, a newspaper of general circulation in the City of Lebanon, in accordance with the City's code, on Saturday, February 7, 2026

Jay Bish

Jay Bish

Deputy City Clerk



**LEBANON CITY COUNCIL
NOTICE OF PUBLIC HEARINGS
Wednesday, February 18, 2026 - 7:00pm
Council Chambers, City Hall or
REMOTE VIA VIRTUAL PLATFORM
LebanonNH.gov/LIVE**

The Lebanon City Council will hold public hearings on February 18, 2026, beginning at 7:00pm for the following:

- 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.

The February 18, 2026 City Council agenda packet and documents pertaining to the above-described public hearings will be available on the City's website by February 13, 2026: LebanonNH.gov/Agendas

Meetings are open for in-person and remote attendance. Members of the public that 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 disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

Agenda

Lebanon City Council

February 18, 2026

9. Public Hearing Items:

9.C – Ordinance #2026-02, to Amend City Code Chapter 179, Vendors

A public hearing for the purpose of receiving public input and taking action on proposed Ordinance #2026-02 to amend City Code Chapter 179, Vendors, to revise the allowed vending locations covered under the chapter, and to increase the fees for seasonal vending and abutting business permits.

The City Council scheduled this public hearing at its February 4, 2026 regular meeting. The public hearing was properly noticed in the *Valley News* on February 7, 2026 in accordance with City Code and State Law.

Background

On April 2, 2025, the City Council adopted Ordinance #2025-01, which amended City Code Chapter 179, Vendors. The approved amendments were based on the findings and recommendations of the Food Truck Task Force (FTTF), which was established by the City Council in the summer of 2024 with an aim to foster economic growth and community vibrancy while ensuring public safety and accessibility. More specifically, the FTTF was charged with evaluating and addressing practical and regulatory challenges associated with the operation of food trucks in downtown Lebanon.

Based on the City's experience following a full season of vending under the amended regulations, the administration proposes additional changes to Chapter 179, which are outlined in the attached draft ordinance, and described below.

At the recommendation of the Food Truck Task Force, new seasonal vendor locations were incorporated into Chapter 179 last year, including two areas along Campbell Street in front of the Carter Mansion, and two areas along Taylor Street in the downtown parking lot adjacent to the Mascoma River near the CCBA's sports courts. However, following vendor operations in those locations, both the vendor and the Lebanon Police Department expressed concerns about the safety of those locations. As a result, the administration recommends removing Campbell Street and Taylor Street from the list of acceptable vending locations in Section 179-3.E. In lieu of the additional downtown Lebanon locations, the administration is recommending the inclusion of Main Street as an acceptable vending location, since the West Lebanon Main Street Improvements project is expected to be completed this summer.

In addition, the administration is recommending that the provisions of Chapter 179 be extended to cover certain municipally-owned recreation properties that may not otherwise be covered by the recently-adopted amendments to the Lebanon Zoning Ordinance, which will regulate vending on private properties in certain zoning districts. In particular, it is suggested that vending be permitted through Chapter 179 at Civic Memorial Park, Riverside Park, Bridge Street Park, Eldridge Park, Pat Walsh Park, Logan Field, Storrs Hill Ski Area, and the Lebanon Veterans Memorial Pool with the approval of the Recreation, Arts & Park Director, and after obtaining a permit from the City Manager.

The administration also recommended changes to the fees for seasonal permits (§179-4.C) and abutting business permits (§179-4.D). Following a Council discussion of preliminary amendments last fall, the City researched vendor fees from a selection of other communities around the state. Based on the fee comparison provided, the City Council further amended the seasonal vending and abutting business permit fees to \$500 and \$400, respectively, when scheduling the current public hearing.

Finally, the City Manager's Office is recommending a clarification of the exemption in Section 179-3.A for vendors operating in connection with a larger event.

Action:

If the Council decides to move forward, the following motion is offered for consideration:

MOVED, that the Lebanon City Council hereby adopts Ordinance #2026-02, to amend Lebanon City Code Chapter 179, Vendors, as presented in the February 18, 2026 City Council Agenda Packet.

Included in this Section:

1. Proposed Ordinance #2026-02
2. Food Truck Vending Fees – Comparison of Selected NH Communities
3. Notice of Public Hearing as Published in the February 7, 2026 edition of the *Valley News*

**CITY OF LEBANON
ORDINANCE #2026-02**

AN ORDINANCE TO AMEND the Code of the City of Lebanon, Chapter 179, entitled Vendors, which provides for the regulation of sales by vendors within the general area of Colburn Park, the Lebanon Mall, and the area of Hanover Street formerly known as "Hough Square" in the City of Lebanon.

BE IT ORDAINED, by the City Council of the City of Lebanon, as follows:

Section 1:

The Code of the City of Lebanon is hereby amended to revise Chapter 179, Vendors, Section 179-1, Declaration of purpose, as follows:

§ 179-1 Declaration of purpose.

The purpose of this chapter is to provide for the regulation of sales by vendors within the general area of Colburn Park, the Lebanon Mall, ~~and~~ the area of Hanover Street formerly known as "Hough Square" in ~~the City of Lebanon,~~ and along Main Street in West Lebanon, as well as the following municipally-owned properties:

- Bridge Street Park (Tax Map/Lot 72-90)
- Civic Memorial Park (Tax Map/Lot 86-25-100)
- Eldridge Park (Tax Map/Lot 92-30)
- Lebanon Veterans Memorial Pool (Tax Map/Lot 108-23)
- Logan Field (Tax Map/Lot 106-30)
- Pat Walsh Park (Tax Map/Lot 93-101)
- Riverside Park (Tax Map/Lot 116-6)
- Storrs Hill Ski Area (Tax Map/Lot 120-2)

~~This~~ Such regulation is necessary to ensure the free flow of motor vehicle and pedestrian traffic and to promote the public health, safety and welfare in ~~those~~ at areas.

Section 2:

The Code of the City of Lebanon is hereby amended to revise Chapter 179, Vendors, Section 179-3, Permit required, as follows:

§ 179-3 Permit required.

- A. Vending which occurs as an inherent part of an event properly licensed or permitted by the City Manager, including but not limited to: a farmers' market, street fair, or alumni day, shall be exempt from the ~~provisions of this chapter.~~ requirement of this chapter to obtain a Vendor Permit for the day(s) of the licensed or permitted event. Such exemption shall not apply to the requirement to obtain and pass inspections for Mobile Food Service Vendors or for the use of City-owned electricity, as applicable. In addition, such exemption shall not apply to the requirement to comply with the provisions for grey water waste disposal pursuant to §179-7.
- B. Vending activity shall be unlawful on all streets, sidewalks, and other public property in Lebanon, other than those listed below. However, this prohibition shall not apply to mobile vendors whose vehicle, stand or cart does not remain in any single site longer than 30

minutes, including but not limited to mobile ice cream trucks.

- C. No vending permit shall be issued to a Mobile Food Service Vendor without an inspection by the Lebanon Fire Department, or an authorized agency as designated by the Lebanon Fire Department. Should inspection be unfavorable, a permit will not be issued until the food service unit is found to be compliant with required regulations.
- D. No permit shall be issued to an applicant unless the applicant assumes liability for damages, property loss, injury or death, or other related liability resulting from the activities of the vending operation.
- E. Vending activity is limited to the areas described below. It shall be unlawful for any vendor or abutting business to sell, display, or offer for sale any food, beverage, goods, or merchandise without first obtaining a permit from the City Manager. Vending activity on private property is regulated by the Zoning Ordinance.
 - (1) South Park Street: up to two designated vending areas east of the mid-block crosswalk on the north side of the street. Vendors using these spaces with service windows facing the street shall be responsible for placing a continuous safety barrier within the depth of the existing parking spaces for the full length of the mobile food service unit as approved by the department of public works. These vending areas are for seasonal vending only.
 - (2) North Park Street: vending shall be permitted within the sidewalk area directly in front of a legally established business or place of residence that is physically located on North Park Street. Vending shall be by means of a "stand" as defined above and shall be placed in a location that does not impede pedestrian travel. If a stand cannot be placed in such a manner as to allow a minimum five-foot width for pedestrian movement, vending will not be permitted.
 - (3) West Park Street: vending shall be permitted within the sidewalk area directly in front of a legally established business or place of residence that is physically located on West Park Street. Vending shall be by means of a "stand" as defined above and shall be placed in a location that does not impede pedestrian travel. If a stand cannot be placed in such a manner as to allow a minimum five-foot width for pedestrian movement, vending will not be permitted.
 - (4) Colburn Park: described as the entire area bordered by North, West, South, and East Park Streets, excluding the sidewalks along those streets. A maximum of four "stand" vendors will be permitted to utilize Colburn Park at any given time; provided, however, that such limitation on the number of vendors shall not apply to properly licensed events including, but not limited to, the Lebanon Farmers' Market. Permits will be issued for daily/weekly vending only and will not be issued on Thursdays from May 1 through September 30 so as not to conflict with the weekly farmers' market.
 - ~~(5) Campbell Street: up to two designated vending areas between the intersection of North Park Street (in front of the Carter Mansion) and the driveway entrance between 1 & 3 Campbell Street. These vending areas are for seasonal vending only and Vendors using these spaces are required to have their food service window facing the sidewalk.~~
 - ~~(6) Taylor Street (Lower Level) Parking Lot: up to two designated vending areas in the parking spaces fronting the Mascoma River beginning at the eastern most corner of the parking lot (closest to the playing fields for the CCBA). These vending areas are for seasonal vending only and Vendors using these spaces are required to have their~~

~~food service window facing the sidewalk.~~

- (7)(5) Lebanon Mall: described as extending from the westerly sideline of West Park Street west and north to Hanover Street, meaning and intending to include the entire area of the pedestrian mall. A maximum of two “stand” vendors will be permitted to utilize Lebanon Mall at any given time. Permits will be issued for daily/weekly vending only. Permits for seated outdoor dining will only be issued to businesses physically located within or abutting the bounds of the pedestrian mall.
- (6) Hanover Street “Hough Square”: vending shall be permitted within the sidewalk area directly in front of a legally established business or place of residence that is physically located on Hanover Street within the area formerly known as “Hough Square” (properties include 55, 57 & 59 Hanover Street). Vending shall be by means of a “stand” as defined above and shall be placed in a location that does not impede pedestrian travel. If a stand cannot be placed in such a manner as to allow a minimum five-foot width for pedestrian movement, vending will not be permitted.
- (7) Main Street, West Lebanon: up to two designated vending areas between South Main Street and Bridge Street. These vending areas are for seasonal vending only and Vendors using these spaces are required to have their food service window facing the sidewalk.
- (8) Vending on the following municipally-owned recreation properties may be permitted with the approval of the Recreation, Arts & Parks Director, or designee, and after obtaining a permit from the City Manager:
- Bridge Street Park (Tax Map/Lot 72-90)
 - Civic Memorial Park (Tax Map/Lot 86-25-100)
 - Eldridge Park (Tax Map/Lot 92-30)
 - Lebanon Veterans Memorial Pool (Tax Map/Lot 108-23)
 - Logan Field (Tax Map/Lot 106-30)
 - Pat Walsh Park (Tax Map/Lot 93-101)
 - Riverside Park (Tax Map/Lot 116-6)
 - Storrs Hill Ski Area (Tax Map/Lot 120-2)

Section 3:

The Code of the City of Lebanon is hereby amended to revise Chapter 179, Vendors, Section 179-4, Permit and fees, as follows:

§ 179-4 **Permit and fees.**

C. Seasonal permits.

- (1) Seasonal permits are issued for the time beginning April 1 and ending October 31 for specified vending areas as defined above and depicted on the map attached as Appendix B.^[1] The fee for a seasonal vendor permit is ~~\$200300~~ \$500. Applicants wishing to obtain a seasonal permit shall apply to the City Manager between January 1 and March 14 for the vending season. All applications shall include the following:
- (a) Proof of identity and business address of the applicant.
 - (b) A brief description of the nature, character and quality of the food, beverages, goods, or merchandise to be sold.

- (c) If employed by another, the name and business address of the person, firm, association, organization, company, or corporation.
- (d) A description and size (length and width) of the vehicle, together with the motor vehicle registration number.
- (e) Desired vending area location.

[1] *Editor's Note: Appendix B is included as an attachment to this chapter.*

- (2) Applicants must meet the requirements of the City Manager for size of vehicle/operation, noise, state permit(s), hours of operation and other conditions as may be set by the City Manager.
- (3) Permits and assigned locations are non-transferable, and the fee is non-refundable.
- (4) To retain a permit for assigned vending area, seasonal vendors must utilize their assigned vending area at least 15 days of each month.
- (5) A vendor may, upon written permission from the City Manager, utilize the assigned vending area on less than 15 days in any month due to vacation, illness, or other extenuating circumstance. Noncompliance will result in the assigned vendor losing the vending area and disqualifying the vendor from applying for any vending area for the period of one year.
- (6) For any day that a vending area is not to be occupied, the vendor is responsible to ensure that the parking spaces are available for use by the public. This includes the removal of all barriers that impede access to the spaces.
- (7) Vending area #2 (north side of the South Park Street east of the crosswalk entering Colburn Park) is the only vending area that has access to electricity. Use of City-owned electricity requires an inspection and approval by the City Electrician. If authorized, the seasonal fee for use of this power source is \$350 which is payable in monthly installments of \$50 each or as one lump sum at time of permit issuance.
- (8) When more completed applications are received for vending areas than are available, or when more than one completed application has been submitted for one specific vending area location, the City Manager shall determine the allocation of the vending area(s) through an auction process. On a date chosen by the City Manager sometime between the close of applications (March 14) and the beginning of the vending season (April 1), the City Manager shall accept verbal bids from all applicants wanting to be a part of the process. The applicant that bids the greatest amount for the desired area will be awarded that area for the vending season. Remaining vending areas will be awarded using the same process unless or until no further auction is required.

D. Abutting business permits.

- (1) Abutting businesses shall be entitled to a permit for the use of an area in the vicinity of their established place of business. Permitted areas shall not be situated as to impede pedestrian travel. Areas may not exceed 250 square feet, unless specifically approved by the City Manager, and may be prescribed, mapped, and modified from time to time by the City Manager, depending on the needs of the City.
- (2) Permits must be renewed annually and are subject to all other applicable state and

City regulations.

- (3) The annual fee for an abutting business permit shall be ~~\$125250~~ \$400.

Section 4: Severability.

The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or parts of this ordinance.

Section 5: Effective Date.

The Ordinance shall become effective upon passage.

Food Truck Vending Fees - Comparison

Municipality	Vending Fee	Other Fees
Lebanon	Seasonal Permit (Apr1-Oct31) \$200/season; Weekly Permit (stand only) \$50/week; Daily Permit (stand only) \$10/day; Abutting Business \$125/year	Electricity Usage \$350/season, \$15/week, \$3/day; Grey water waste disposal \$200/season, \$25/week, \$5/day;
Portsmouth	Downtown food truck spaces via Annual RFP, min. bid of \$5,000;	City /Vendor/H&P permit \$250;
Concord	Downtown food truck spaces \$1,577/year; Other food truck spaces \$652/yr; *Potential bid process for multiple applications	Temp Vendor under "Street Fairs" \$53/day; Other Health & Licensing Fees
Keene	Annual fee for City property \$250/year;	City H&P license \$150/year; Electricity usage, if needed, \$60
Nashua		Health Dept mobile plan review (1x) \$125; Health Dept annual mobile vendor license \$200/year; City annual H&P permit \$100/year;
Manchester	Space at 8 city parks are auctioned, no flat or minimum fee noted;	
Merrimack	Annual license \$250/year; 1 week license \$100/week (2-7 consecutive days); 1 day license \$50/day;	
Hanover	Daily reservation fee \$50/day	

February 11, 2026.

The foregoing notice was published in the Valley News, a newspaper of general circulation in the City of Lebanon, in accordance with the City's code, on Saturday, February 7, 2026

Jay Bish

Jay Bish

Deputy City Clerk



**LEBANON CITY COUNCIL
NOTICE OF PUBLIC HEARINGS
Wednesday, February 18, 2026 - 7:00pm
Council Chambers, City Hall or
REMOTE VIA VIRTUAL PLATFORM
LebanonNH.gov/LIVE**

The Lebanon City Council will hold public hearings on February 18, 2026, beginning at 7:00pm for the following:

- 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.

The February 18, 2026 City Council agenda packet and documents pertaining to the above-described public hearings will be available on the City's website by February 13, 2026: LebanonNH.gov/Agendas

Meetings are open for in-person and remote attendance. Members of the public that 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 disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

Agenda

Lebanon City Council

February 18, 2026

9. Public Hearing Items:

9.D – Ordinance #2026-03, to Amend City Code Chapter 46, Cemeteries, §46-7.C, Burials and Entombment Rates

A public hearing for the purpose of receiving public input and taking action on proposed Ordinance #2026-03 to amend City Code Chapter 46, Cemeteries, §46-7.C, Burials and Entombment Rates, to authorize a change and clarification in the Cremation Burial fees.

The City Council scheduled this public hearing at its February 4, 2026 regular meeting. The public hearing was properly noticed in the *Valley News* on February 7, 2026 in accordance with City Code and State Law.

Background

The Department of Public Works is proposing Ordinance #2026-03 to recommend a change to City Code Chapter 46, Cemeteries, to address an ambiguity in the current regulations. Section 46-7.C outlines the rates associated with burials and entombments. For cremation burials, whether in-ground or in a columbarium, the rates include a “columbarium niche inscription and service fee”.

The Department of Public Works has noted that the niche inscription and service fee is not intended to pay for the cost of the actual inscription. Instead, the fee is intended to cover the cost of staff time to remove the niche stone so it can be inscribed and subsequently to reinstall the stone. DPW recommends that a clarification be added to Chapter 46 to avoid confusion.

Action:

If the Council decides to move forward, the following motion is offered for consideration:

MOVED, that the Lebanon City Council hereby adopts Ordinance #2026-03, as presented in the February 18, 2026 City Council Agenda Packet, to amend City Code Chapter 46, Cemeteries, §46-7.C, Burials and Entombment Rates, to authorize a change and clarification in the Cremation Burial Fees.

Included in this Section:

1. Proposed Ordinance #2026-03
2. Memo from Department of Public Works regarding the Columbarium Niche Inscription & Service Fee
3. City Code Section 46-7, Burials
4. Notice of Public Hearing as Published in the February 7, 2026 edition of the *Valley News*

**CITY OF LEBANON
ORDINANCE #2026-03**

AN ORDINANCE TO AMEND the Code of the City of Lebanon, Chapter 46, Cemeteries, Section 46-7, Burials, to amend a fee associated with Cremation Burials as set forth §46-7.C, Burial and Entombment Rates.

BE IT ORDAINED, by the City Council of the City of Lebanon, as follows:

Section 1:

The Code of the City of Lebanon is hereby amended to revise Chapter 46, Cemeteries, Section 46-7, Burials, §46-7.C, Burial and Entombment Rates, as follows:

§46-7.C Burial and entombment rates.

Full Burials	
Weekday during operating business hours	\$500
Weekday after operating business hours	\$500 plus \$100 per hour after operating business hours
Weekend	\$750
Holiday [as permitted in § 46-7A(2) above]	\$875
Cremation Burials (In ground or columbarium)	
Weekday during operating business hours	\$250
Weekday after operating business hours	\$250 plus \$100 per hour after operating business hours
Weekend	\$400
Holiday [as permitted in § 46-7A(2) above]	\$450
Columbarium niche inscription and service fee	\$100 + cost of inscription (*See Note 3 below)
Natural Burials	
Weekday during operating business hours	\$500
Weekday after operating business hours	\$500 plus \$100 per hour after operating business hours
Weekend	\$750
Holiday [as permitted in § 46-7A(2) above]	\$875
Infant Burials	
Weekday during operating business hours	\$175
Weekday after operating business hours	\$175 plus \$100 per hour after operating business hours
Weekend or holiday	\$350

Entombments	
Any period of time between November 1st and June 30th	\$500

- (1) Burial rates will be reviewed by the Board of Cemetery Trustees on an annual basis. If changes to the rates are proposed, the Board of Cemetery Trustees shall make recommendations to the City Council for consideration.
- (2) All receipts from burial fees, as set forth in Subsection C above, shall be deemed general fund revenues, and shall not be placed into either of the separate funds created under this chapter.
- (3) The Columbarium Niche Inscription & Service Fee covers the removal and reinstallation of the niche stone to allow for inscription. It does not include the actual inscription cost, which will be billed separately.

Section 2: Severability

The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause, or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses, or part of this ordinance.

Section 3: Effective Date

This ordinance shall become effective upon passage.

Columbarium Niche Inscription & Service Fee Proposed Changes

Chapter 46-7(C) Burial and entombment rates

Columbarium niche inscription and service fee was not intended to pay for the actual inscription. The intention was for the removal and installation fee of the stone so it can be inscribed.

Add "+ cost of inscription" in table and note below table

Cremation Burial Fees

(In-Ground or Columbarium)

Service Type	Fee
Weekday (During Business Hours)	\$250
Weekday (After Business Hours)	\$250 + \$100 per hour beyond regular hours
Weekend	\$400
Holiday <i>(as permitted in § 46-7A(2))</i>	\$450
Columbarium Niche Inscription & Service	\$100 + cost of inscription

Important Note:

The **Columbarium Niche Inscription & Service Fee** covers the removal and reinstallation of the niche stone to allow for inscription. It does **not** include the actual inscription cost, which will be billed separately.

§ 46-7. Burials. [Amended 9-2-2020 by Ord. No. 2020-03; 3-16-2022 by Ord. No. 2021-16]

A. General conditions.

(1) Condition for burial. No burial, including a cremation burial, shall take place without first obtaining a burial permit from the City Clerk or State Registrar where the death occurred. All conditions of laws and ordinances must be complied with, including the payment of any back charges, securance of perpetual care, and/or maintenance and preservation, or purchase of any lot(s).

(2) Holiday burials. Holidays formally recognized by the City of Lebanon include the following:

*New Year's Day

Martin Luther King, Jr./Civil Rights Day

Presidents' Day

*Memorial Day

*Independence Day

*Labor Day

Veterans' Day

*Thanksgiving Day

Day after Thanksgiving

*Christmas Day

*Burials are not permitted on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day unless otherwise approved by the Director of Public Works.

Burials are permitted on Martin Luther King, Jr./Civil Rights Day, Presidents' Day, Veterans' Day, and the Day after Thanksgiving, subject to the rates listed below.

(3) Errors in grave location. Neither the City of Lebanon nor the Department of Public Works shall be responsible for errors in location of graves on lots arising from improper instructions from persons making arrangements. In all cases, orders for grave openings shall be communicated to the Department of Public Works in writing or can be taken verbally over the phone. Orders from funeral directors shall be construed as orders from owners.

(4) No movement or upgrading of monuments, and no opening or shifting of location of any grave or its placement on a lot shall occur without approval of the City, and all relevant provisions of this § 46-7 shall apply to such activities.

(5) Preparation of grave. The digging of graves and replacement of excavated materials, other than those for natural burials as outlined in Subsection B(2)(f) below, shall be the responsibility of the Department of Public Works unless other arrangements are approved by the Director of Public Works.

- (6) Ceremonial materials, if used, and lowering of remains shall be the responsibility of the funeral director or other responsible party.
- (7) Permanent outside containers. For burials other than natural burials as outlined in Subsection B below, remains for all interments, cremation or full, shall be enclosed in a permanent outside container which shall be provided by the owner of the lot or his agent, and installed under the supervision of the Cemetery Sexton or his/her designee. The following are considered permanent outside containers: concrete boxes, copper or steel vaults or cremation urns designed to withstand the deteriorating factor of the elements of burial.
- (8) Winter burials. The Department of Public Works will prepare graves for burial during the winter months, weather and other circumstances permitting. The preparation of graves by the Department of Public Works for natural burials that require hand digging shall be the loosening and removal of only as much material is required to remove frozen ground. Removal of remaining soil to achieve minimum burial depth shall be the responsibility of the next of kin, designated agent, or his/her designee and shall be supervised by the Cemetery Sexton or his/her designee. If circumstances are such that burial cannot be made, temporary interment may be in the cemetery tomb as stipulated in Subsection A(9) below.
- (9) Entombments in City Tomb. Entombment is only available for remains that have been embalmed and are to be buried in a permanent outside container. No entombment shall take place without notification of the Department of Public Works. Entombment will be made until such time that burial is arranged. No entombment shall be accepted prior to November 1st of any year. All human remains must be removed from the City Tomb no later than the following June 15th.
- (10) Burial of indigents. In the case of single grave lots for the burial of indigents, the city will provide space and maintenance of a section for such. However, no aboveground monumentation will be allowed until such lot has been paid for and the required payment made to the Cemetery Maintenance Special Revenue Fund.

B. Natural burials.

"Natural" or "green" burial promotes the decomposition of the body with minimal impact to the environment. The deceased are buried without the use of embalming fluids, permanent outside containers, or modern caskets. In the spirit of natural burials, gravesites will be minimally maintained by the City of Lebanon pursuant to § 46-8B(4).

All other rules and regulations for Lebanon Cemeteries shall apply to natural burial grounds unless policies and procedures are inconsistent with this section or with the purpose and intent of natural burials, in which case this section will govern.

- (1) Permitted location. Natural burials are permitted in Old Pine Tree Cemetery and in Section "F" of the West Lebanon Cemetery.
- (2) Burial process:
 - (a) All burials and services must be overseen by the Cemetery Sexton or his/her

designee.

- (b) Remains will be buried without the use of a permanent outside container.
- (c) Human remains must be contained within a rigid casket, coffin, or biodegradable burial container and should have minimal use of nails, staples, glue, or other fasteners. External finishes of casket or container must not include latex or metallic products. Use of any oil-based finish must be plant-based. Upon ordering of grave opening and service, next of kin, designated agent or his/her designee will be required to sign an acknowledgement that the casket, coffin, or container meets all requirements stated herein.
- (d) At time of scheduling burial, a filed certified copy of death must be submitted to the Department of Public Works. If upon review, there is a question of the cause of death being related to a contagious or potentially hazardous virus or disease, the question will be referred to and reviewed by the New Hampshire Department of Health, Center for Disease Control and/or the State of New Hampshire Chief Medical Examiner's Office. Should it be determined that the cause of death could result in possible infection and/or spread of a contagious or potentially hazardous virus or disease, a natural burial will not be permitted.
- (e) Prior to burial, next of kin, designated agent, or other responsible party must sign and submit a release of liability and waiver form to include responsibility for all attendees of services.
- (f) Graves must be dug by hand if those lots are inaccessible to excavation equipment as a result of the location of previous burials. Hand digging will not be performed by the Department of Public Works and is therefore the responsibility of the next of kin, designated agent, or his/her designee and shall be supervised by the Cemetery Sexton or his/her designee.
- (g) Natural burials require the bottom of the outside coffin, casket, or burial container to be at a depth of four feet below the natural surface of the ground with a minimum of three feet previously excavated material on top of the coffin, casket, or burial container to the natural surface of the ground. All material must be compacted, and an additional 18 inches of topsoil be mounded above the natural surface of the ground to accommodate for settling. Depth will be verified by the Cemetery Sexton or his/her designee.

C. Burial and entombment rates.

Full Burials	
Weekday during operating business hours	\$500
Weekday after operating business hours	\$500 plus \$100 per hour after operating business hours
Weekend	\$750
Holiday [as permitted in § 46-7A(2) above]	\$875

Cremation Burials (In ground or columbarium)	
Weekday during operating business hours	\$250
Weekday after operating business hours	\$250 plus \$100 per hour after operating business hours
Weekend	\$400
Holiday [as permitted in § 46-7A(2) above]	\$450
Columbarium niche inscription and service fee	\$100

Natural Burials	
Weekday during operating business hours	\$500
Weekday after operating business hours	\$500 plus \$100 per hour after operating business hours
Weekend	\$750
Holiday [as permitted in § 46-7A(2) above]	\$875

Infant Burials	
Weekday during operating business hours	\$175
Weekday after operating business hours	\$175 plus \$100 per hour after operating business hours
Weekend or holiday	\$350

Entombments	
Any period of time between November 1st and June 30th	\$500

- (1) Burial rates will be reviewed by the Board of Cemetery Trustees on an annual basis. If changes to the rates are proposed, the Board of Cemetery Trustees shall make recommendations to the City Council for consideration.
- (2) All receipts from burial fees, as set forth in Subsection C above, shall be deemed general fund revenues, and shall not be placed into either of the separate funds created under this chapter.

February 11, 2026.

The foregoing notice was published in the Valley News, a newspaper of general circulation in the City of Lebanon, in accordance with the City's code, on Saturday, February 7, 2026

Jay Bish

Jay Bish

Deputy City Clerk



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REMOTE VIA VIRTUAL PLATFORM
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Agenda

Lebanon City Council

February 18, 2026

11. New Business:

11.A – Discussion and Set Public Hearing for March 18, 2026: Request for Supplemental Appropriation of \$250,000 for Construction of Mechanic Street Sidewalk Improvements from Slayton Hill Road to American Legion

Background

The Mechanic Street Sidewalk project (Segment 2 of the attached map) is a subcomponent of a larger 1.3-mile corridor project along Mechanic Street from the intersection of High and Mascoma Streets to Exit 19 of Interstate 89. The overall Mechanic Street corridor project was first added to the NHDOT's Ten Year Plan list in 1998. The scope of the project was later scaled down to individual intersections and road segments.

In Spring 2021, the City applied for a Community Project Funding (CPF) grant through Congresswoman Kuster's Office to help fund Sidewalk Segment 2. In Spring 2022, the City was notified of a \$290,250 CPF grant award. Subsequently, the City Council voted on June 1, 2022 to approve a supplemental appropriation of \$134,750 to fund the balance of the sidewalk improvement project, which was then estimated to cost approximately \$425,000. The supplemental appropriation was approved from the Unassigned Fund Balance in order to have no impact on the City's tax rate.

Since the appropriations were approved, Public Works and the City's consultant have worked on the final design plans and other preparatory work. The construction project was originally bid in Summer 2025, but the results came in far above the engineer's estimate and the appropriated amount. As a result, the City decided to wait for the next construction season and rebid the project in January 2026.

The latest bid results are lower than those received in Summer 2025 but still exceed the previously appropriated amount. As a result, the administration is recommending that the City Council schedule a public hearing to consider a supplemental appropriation for \$250,000 to enable the construction and completion of the sidewalk improvements. It is proposed that the additional funding would come from other DPW capital projects, which have not yet started or have excess funds remaining, as well as from the DPW operating budget so that there will still be no adverse impact on the current tax rate.

Action

The following motion is offered for City Council consideration:

MOVED, that the Lebanon City Council hereby schedules a public hearing for Wednesday, March 18, 2026, beginning at 7:00pm in Council Chambers, City Hall, and Remote via the City's Virtual Platform, for the purpose of receiving public input and taking action to appropriate \$250,000 to supplement current funding for the Mechanic Street Sidewalk Segment 2 Improvements capital project; and to authorize the transfer of previously

appropriated funds from other capital projects and from the DPW operating budget to fund the supplemental appropriation.

Included In This Section:

1. Project Budget Spreadsheet, dated January 29, 2026
2. Mechanic Street Proposed Sidewalk – Conceptual Plan of Segments 1-3, dated March 30, 2021

Mechanic Street Sidewalk - Legion to Slayton Hill Road Thursday, January 29, 2026	
Contractor	TBD
Design	\$ 115,847.06
Construction	\$ 444,021.00
Construction Administration (Stantec)	\$ 12,593.72
Construction RPR (PWC)	\$ 76,890.31
ROW	\$ 3,070.00
5% Construction Contingency	\$ 22,201.05
Disbursement Requests	\$ -
TOTAL	\$ 674,623.14

CIP Appropriation \$425,000.00

Over budget (projected) \$249,623.14

Mechanic Street proposed Sidewalk - Conceptual Plan of Segments 1 - 3



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/23/2018
Data updated 11/18/2018

**Agenda
Lebanon City Council
February 18, 2026**

11. New Business:

**11.B – Authorization to Transfer Appropriated, but Unspent
FY2026 Water Department Funds to the City’s Grants Fund for a
Water Supply Sustainability Study**

Background

The City Council appropriates a budget on an annual basis. The FY2026 budget was approved and appropriated on December 17, 2025. The Council may authorize the City Manager to transfer funds from one department to another, pursuant to the provisions in City Charter §6.10, Transfer of Appropriations.

The Department of Public Works (DPW) has funding in its FY2026 Water Department operating budget to study the potential of source water interconnections with Hanover and/or Hartford. This study is recommended by NHDES as part of the City’s due diligence efforts in connection with the Large Groundwater Well and Water Treatment Facility capital project.

After the approval of the 2026 budget, DPW learned that NHDES has strategic planning grant funds available to assist communities with similar types of studies. At this point, NHDES has committed to awarding the City a \$30,000 Water System Sustainability Grant for the study, subject to the City providing its match amount of \$15,000.

The City Manager requests authorization to transfer appropriated, but unspent funds from the FY2026 Water Department budget to the City’s Grants Fund, to supplement the anticipated NHDES grant award. Placing all such funds within the City’s Grants Fund allows for better tracking of revenues and expenditures related the study and the grant.

Action

The following motion is offered for City Council consideration:

MOVED, that the Lebanon City Council, pursuant to City Charter §6.10, hereby approves the Resolution for the Authorization to Transfer Fiscal Year 2026 Water Department Appropriations, as provided in the following table and as presented in the February 18, 2026 City Council Agenda Packet, in anticipation of accepting and receiving a Water System Sustainability Grant from NHDES:

Transfer of Appropriated, but Unencumbered FY2026 Water Department Funds Pursuant to City Charter §6.10	
From:	Up To Amount:
Water Department Budget	\$45,000
Total:	\$45,000
To:	Up To Amount:

City of Lebanon Grants Fund for Water System Sustainability Study	\$45,000
Total:	\$45,000

Included In This Section:

1. Draft Resolution for Authorization to Transfer FY2026 Water Department Appropriations



CITY of LEBANON, NH

51 North Park Street

Lebanon, NH 03766

www.LebanonNH.gov

Resolution – Lebanon City Council

Title: Authorization to Transfer FY2026 Water Department Appropriations

BE IT HEREBY RESOLVED by the Lebanon City Council, that:

WHEREAS, the City Council appropriates funds in December of each year for the ensuing fiscal year, and City Charter §6.10, Transfer of Appropriations, provides that the Council may authorize the City Manager to transfer any unencumbered appropriation or a portion thereof from one department to another; and

WHEREAS, the New Hampshire Department of Environmental Services (NHDES) has committed to awarding grant funds to the City’s Department of Public Works (DPW) for a Water System Sustainability Study for which the City has appropriated funding in the FY2026 Water Fund operating budget.

NOW, THEREFORE, the City Council hereby authorizes the City Manager to transfer unencumbered appropriations in an amount up to \$45,000 from the FY2026 Water Department Budget to the City’s Grants Fund as indicated below, in anticipation of accepting and receiving a Water System Sustainability Grant from NHDES:

Transfer of Appropriated, but Unencumbered FY2026 Water Department Funds Pursuant to City Charter §6.10	
From:	Up To Amount:
Water Department Budget	\$45,000
Total:	\$45,000
<hr/>	
To:	Up To Amount:
City of Lebanon Grants Fund for Water System Sustainability Study	\$45,000
Total:	\$45,000

BE IT FURTHER RESOLVED that this resolution be written upon the minutes of the Lebanon City Council meeting on February 18, 2026.

SIGNATURE _____
 Mayor Douglas Whittlesey

DATE SIGNED _____

Agenda

Lebanon City Council

February 18, 2026

11. New Business:

11.C – Discussion of Status of Barrows Street Cottage Development Project and Authorization to Proceed with Project

Background

On April 21, 2022, the City Council unanimously adopted a “Resolution on Housing” directing the City Manager to take steps to enable, incentivize, and partner in addressing housing needs not currently being addressed by the market. Among the actions outlined in the Resolution is to “partner with the Lebanon Housing Authority and other residential developers to utilize city-owned properties for the development of new housing units, including the possibility of a ‘demonstration project’ on a city-owned parcel with high visibility and an opportunity for a reasonable number of units to help overcome barriers to affordability.”

In February 2024, the City Council determined, in accordance with City Council Policy, CC-102, Real Property Transactions, that several city-owned properties have redevelopment potential, including two parcels located along Barrows Street (Tax Parcels 77-106 and 77-107). In May 2024, the Council discontinued a portion of Barrows Street, which separated the two city-owned properties, allowing them to be merged into a single +/-2.09-acre parcel. The City subsequently had survey work completed, including the boundary of the merged properties along with wetlands and topography.

In August 2024, the Lebanon Planning Board granted Site Plan Review approval allowing the City to complete preliminary site work including clearing, grading, and filling for a proposed future residential development. Later in August, the NH Department of Environmental Services (NHDES) issued a Wetlands and Non-Site Specific Permit to authorize impacts to a small (<950 sqft), isolated wetland in the south-central portion of the property. Work authorized by the Planning Board and NHDES approvals was completed by early December 2024 and the site was stabilized in preparation for further development.

In December 2024, the City submitted a final application to the Planning Board for Site Plan, Subdivision, and Conditional Use Permit approval for the development of the Barrows Street property. The application and development layout were in compliance with the adopted Cottage Development regulations set forth in Section 509 of the Zoning Ordinance. The layout consisted of five, one-story, detached residential units surrounding a central courtyard, each with approximately 930 square feet of gross living area, plus a full basement for additional storage or living space. On January 27, 2025, the Planning Board granted conditional approval for the project, and the City spent several months addressing and satisfying the Planning Board’s conditions of approval.

In January 2024, the City received \$440,000 from the State’s InvestNH grant program. The grant funds were connected to the Lebanon Housing Authority’s construction of 44 new housing units at 258 Heater Road (Heater Landing). The InvestNH Municipal Per Unit grant program allowed the City to receive \$10,000 for each new unit of affordable housing constructed within the City. In February 2024, the City Council authorized the placement of the \$440,000 InvestNH grant funds into a Redevelopment Properties Revolving Fund “to facilitate the planning, design, permitting, construction, and disposition of residential units on City-owned properties included in the fund.”

On April 15, 2025, the NH Department of Business and Economic Affairs (NHBEA) notified the City that Lebanon's Housing Infrastructure Municipal (HIM) Grant application through the Housing Champions program was recommended for approval. On June 25, 2025, the HIM grant award was finalized for an additional \$158,805 to pay for 75% of anticipated infrastructure improvements associated with the Barrows Street project. A 25% local match is required from the City.

During the summer of 2025, the City issued a Request for Proposals (RFP) for modular housing units. The City received three responses and ultimately selected Preferred Building Systems (PBS) of Claremont, NH, and worked with the modular builder to finalize the cottage unit plans. Later in the fall, the City issued RFPs for the remaining site work, and the sub-trades, including mechanical, electrical, and plumbing work, and finish carpentry, in order to develop more accurate cost estimates for each unit and for the overall project.

Based on the initial bid responses, the cost of each finished unit was estimated to be considerably higher than the project team was comfortable with. Subsequently, the City worked with PBS to develop a two-story dwelling unit design with a smaller building footprint and revised the site plan layout to include a 6th unit in order to spread the fixed costs over more units and reduce the estimated finished cost of each unit. Renderings of the original 1-story unit, and the proposed 2-story unit are enclosed, along with comparisons of the original 5-unit and proposed 6-unit project layouts. If the project were to proceed, it would be necessary to reapply to the Planning Board for review and approval of the 6-unit layout and other minor changes from the original approved project.

Even after adding a 6th dwelling unit to the project, the estimated cost of each finished dwelling is approximately \$430,000. While this cost estimate remains higher than the City's original goal, it is comparable to other dwelling units that are currently available within the City and surrounding towns.

To date, the City has expended approximately \$209,000 of the InvestNH grant funds for planning, design, permitting, and the preliminary site work for the project. No General Fund or property tax dollars have been used for this project.

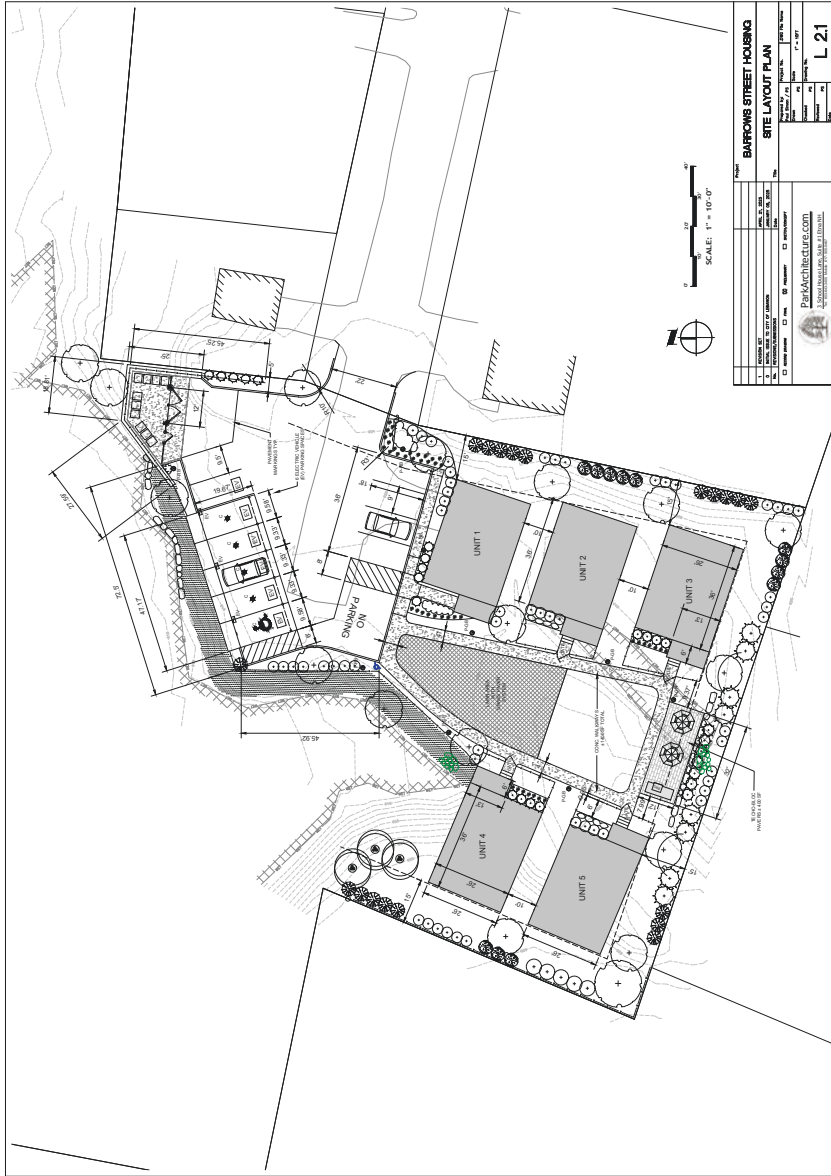
At this time, the administration and project team are seeking guidance from the City Council on how to proceed with the project.

Action

Recommended action will be determined based on the City Council's discussion of this agenda item.

Included In This Section:

1. Excerpts of Planning Board approved Site Plan, Pages L5.0, L2.1, and A2
2. Alternate 2-story dwelling unit design and 6-unit development layout

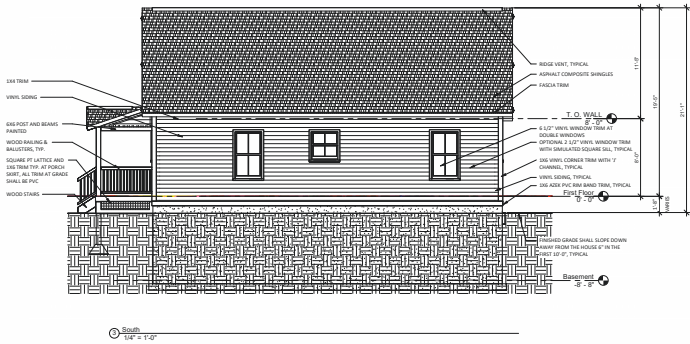




West
1/8" = 1'-0"

North
1/8" = 1'-0"

East
1/8" = 1'-0"



South
1/8" = 1'-0"



Architectural Perspective

NOTE: UNITS 1, 2, 3, AND 4 ARE DEPICTED ON THE SITE PLAN AS SHOWN ON THE ARCHITECTURAL PLANS AND ELEVATIONS. UNIT 5 HAS THE EXACT SAME CONFIGURATION, BUT IS MIRRORRED ABOUT THE LONG AXIS OF THE UNIT.

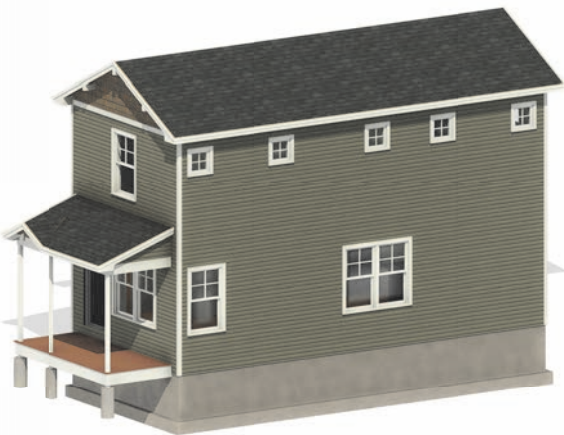
 800.274.2776 • 4000 Park Avenue, #1000 800.274.2776 • 4000 Park Avenue, #1000	BARROWS STREET COTTAGES COTTAGE ELEVATIONS	ParkArchitecture.com 3 School House Lane, Suite # 1 Eltha NE1 © 2020 Park Architecture, Inc.	A2
	Project Name: BARROWS STREET COTTAGES Project No: 2020-001 Date: 10/20/2020 Scale: 1/8" = 1'-0"		

FOR ILLUSTRATIVE PURPOSES ONLY

NONE OF THE VIEWS ON THIS SHEET ARE TO BE USED FOR:

- CONSTRUCTION,
- PLANNING,
- MATERIAL SELECTION,
- COLOR SELECTION,
- MODEL OR BRAND SELECTION,
- SCOPE OF WORK,
- TO DENOTE RESPONSIBILITY OF SCOPE OF WORK,

THE POSF/PSS IS THE CONTROLLING DOCUMENT FOR THE ABOVE LIST AND ANY OTHER ITEMS SPECIFIC TO THIS PROJECT.



1 - 3-D Front



2 - 3-D Back

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3-D Isometric Lebanon - Barrow St. Barrow St. Lebanon, NH	
PB250716 - PB250717	1 2 3 4 5 6 7 8 9 10 11 12
Sheet A0.2	

**Agenda
Lebanon City Council
February 18, 2026**

11. New Business:

**11.D – Discussion of Potential Establishment of a Special Assessment
District for the Route 12-A Area**

Background

An agenda request was submitted by City Councilor Tim McNamara to discuss the potential establishment of a Special Assessment District for the Route 12-A Area. The purpose of the Special Assessment District would be to establish a funding source for future improvements to water, sewer, stormwater and roadway infrastructure in the commercial area.

Action

Recommended action will be determined based on the City Council's discussion of this agenda item.

Included In This Section:

1. City Council Agenda Request Form, CMCC-26-1, submitted January 4, 2026



City of Lebanon
LebanonNH.gov
 City Manager's Office
 51 N. Park Street
 Lebanon, NH 03766
 603-448-4220

City Council Agenda Request Form

Agenda Request #**CMCC-26-1**

Requester:

Preferred Date of Council Meeting:

Name of Agenda Topic: Discussion regarding establishing a Special Assessment District for the Route 12A area.

Reason for Topic: Establishing Route 12A properties as a funding source for future improvements to water, sewer, stormwater and roadway infrastructure in this commercial area.

The Discussion regarding establishing a Special Assessment District for the Route 12A area. will be included on the February 18, 2026 City Council agenda.

For the complete City Council agenda, please visit LebanonNH.gov/Agendas. Agendas are published the Friday before the meeting.

Thank you for your submission.

Questions? Please contact the City Manager's Office at manager@lebanonnh.gov