

FINAL

**LEBANON HOUSING TASK FORCE
MEETING MINUTES
Remote Via Microsoft Teams
[LebanonNH.gov/Live](https://lebanonnh.gov/live)
Monday May 18, 2026
8:15AM**

MEMBERS PRESENT: Tim McNamara, Chair, Andrew Faunce, Vice Chair,
Ryan Dube, Sarah Riley,

MEMBERS ABSENT: John D'Entremont, Dave Duncan (Alt.), Ellen Smith Ahern,
Tia Winter

STAFF PRESENT: Nathan Reichert, Director, Planning & Development,
Cathryn Hembree, Associate Planner, Planning & Development

1. CALL TO ORDER:

Mr. Tim McNamara, Chair, started the meeting at 8:15AM. **

Ms. Catheryn Hembree read the Preamble.

2. APPROVAL OF MINUTES:

A. May 4, 2026

*Mr. Dube MOVED to approve the May 4, 2026 Minutes as amended
Seconded by Vice Chair Andrew Faunce*

**The MOTION was approved (3-0), 1 abstained*

Amendment: Change NIFA to NHHFA and mill to mil

3. STUDY ITEMS:

A. Housing Master Plan Chapter Discussion

Mr. Steve Whitman, Resilience Planning & Design shared his Chapter Editing Matrix (also in the Agenda Packet) with the group and asked questions on the topics that needed further clarification. Members also gave their feedback, asked questions, and made clarifications based on this matrix and Steve's questions and comments.

Following are some key takeaways Mr. Whitman will continue working on for the TF.

- Work on rent graphic by unit type, median HH income, median assessed value and then use mil rates to come up with median property taxes for property owners.

- Ms. Smith Ahern brought up “housing jargon” and subsequently, as examples, had pulled out 3 words and defined them, but it was decided that an extensive Glossary of Terms is needed, so that any reader can understand this document. Sidebars will also be used throughout.
- Pathways to ownership will be emphasized as one way towards community stability. Mr. Whitman and the Planning team will work on the verbiage for this.
- Mr. Whitman will be using information compiled by Mr. Mark Goodwin showing units by type that have been built here over the last decade and also development that is in the pipeline- types being built versus types actually desired.
- After the content is finished and adopted, Mr. Whitman and his team will digitize the document for optimal useability.
- He will review the possibility of linking action items to the text (links to find more detail), though this is not typically done and since it is not linear and it is large, it also might be difficult to do and it could make the document less readable.
- Setting the stage will be in the beginning of the Chapter leading with guiding principles. They will share what informed these, while also highlighting the goal of socioeconomic diversity which is one unifying theme that people seem to get behind. It guides everything else.
- Regarding Nate’s request to show the top 5 employers (by employee count), Chair McNamara reiterated that he wants to be sure this Chapter is not too DH centric. He would like to steer away from people taking sides, DH versus anyone. We need to recognize that healthcare is the biggest sector, but it need not be a focus as the responsibility (of building more housing) lies with all.
- Mr. Dube will look for viable information on the change of household income versus housing costs over the same period. Chair McNamara said that presenting data pre and post COVID-19 is important.
- Infill is defined and covered. It was agreed that we need to be sensitive about the language. Utilizing currently existing unused space can be addressed, for instance revitalizing downtown spaces such as the Muse. The Muse was cited as a place that is mixed appropriately into the community.
Village Centers versus sprawling – infill in existing/revitalizing urban center (i.e. Hanover Street). Mixed income neighborhoods rather than “affordable” grouped together.
- Large multi-family structures belong in vital downtown areas, not in the country where they have been built. To quote Vice Chair Faunce, “They have shown up in places where it is cheap to build, not in places where it is smart to build.”
- Mr. Reichert and Chair McNamara reminded the team that they have a plethora of feedback from the public, and that this Chapter is not the will of a few people. They need to have that information at the ready, as there will inevitably be people that question the Chapter.

Mr. Reichert shared that while City Council does not need to approve this document, it would be good to have them endorse it.

Ms. Riley said that it would be good to publicize this document and make the public aware of when this will be before the Planning Board, which will in all likelihood take place June 22, 2026. The last meeting of this Lebanon Housing Task Force is June 15, 2026.

Mr. Whitman asked the team to be very specific about any further input, and to get it to him prior to their June 1st meeting, because time is running very short.

Ms. Riley suggested that all photos have a narrative of each photo they include in the document.

4. OLD BUSINESS: None

5. NEW ITEMS: None

6. OTHER: None

7. FUTURE AGENDA ITEMS: None

8. ADJOURNMENT:

*Ms. Sarah Riley **MOVED** for adjournment
Seconded by Vice Chair Andrew Faunce*

The **MOTION was approved (4-0)*

The meeting adjourned at 9:23AM.

Respectfully submitted,

Cinda Mersel

Recording Secretary

** Recording started at 8:22AM