



**LEBANON CONSERVATION COMMISSION
OCTOBER 13, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. September 8, 2022
 - 3. Open to the Public**
 - 4. Permit Review**
 - A. None
 - 5. Study Items**
 - A. Strategic Plan Prioritization
 - B. Memorial Tribute Process
 - 6. Other Business**
 - 7. Committee Reports**
 - A. **Reports from other committees:**
 - Conservation Lands Monitors (10 Minutes)
 - Lebanon Biodiversity Group (10 Minutes)
 - Workshops & Educational Opportunities (10 Minutes)
 - 8. Future Agenda Items**
 - A. Continued Review of Chapter 52 - Conservation Land Regulations (5 minutes)
 - B. Continued Review of the Con Com's Rules of Procedure (10 minutes)
 - 9. Adjournment**

The order of agenda items is subject to change.

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
Conservation Commission
October 13, 2022**

**Agenda Item #2A
Approval of Minutes**

September 8, 2022

DRAFT

CONSERVATION COMMISSION
REGULAR MEETING MINUTES

Remote Via Microsoft Teams

LebanonNH.gov/Live

September 8, 2022

6:30 PM

MEMBERS PRESENT: Sarah Riley (Chair), Bruce James (Vice Chair), Ernst Oidtmann, Donald Lacey, Erling Heistad, Chris Johnson (remote), Susan Almy, Sean Dittrich (Alt.) (remote), Barbara Hirai (Alt.)

MEMBERS ABSENT: Darla Bruno (Alt.)

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

1 **1. CALL TO ORDER – Chair Riley called the meeting to order at 6:32 PM.**

2 The Commission introduced itself to new alternate member, Sean Dittrich.

3
4 **2. APPROVAL OF MINUTES: August 11, 2022**

5 *Mr. Heistad MOVED to approve the August 11, 2022 minutes, as submitted.*

6 *Seconded by Mr. Oidtmann*

7
8 ** The Vote on the MOTION was approved by roll call Barbara Hirai – aye; Ernst Oidtmann –*
9 *abstain; Sarah Riley – aye; Sue Almy – aye; Bruce James – aye; Erling Heistad – aye; Don*
10 *Lacey – aye; Chris Johnson – aye; (8-0-1).*

11
12 **3. PERMIT REVIEW**

13 A. None

14
15 **4. STUDY ITEMS**

16 **A. Conservation Opportunity Discussion with UVLT**

17 Peg Merrens, Vice President Conservation at Upper Valley Land Trust (UVLT), explained that
18 Jeremy & Sally Rutter are interested in protecting their 22 acres property on Stevens Road
19 permanently. She believes this could have great benefit to the Signal Hill Conservation Area.
20 This land ranks as supporting habitat to Signal Hill, and Signal Hill is ranked as some of the
21 highest wildlife habitat in the State. The NH Wildlife Action Plan identifies this habitat as
22 wetland and riverine wetland habitat. River otter are more common in this particular watershed
23 and riverine valley, and there is evidence of them on this property. The Rutters would like to gift
24 the land to the UVLT, and it could then be simultaneously transferred to the City, or this could
25 be transferred to the City through a conservation easement, or through an amendment to the
26 Signal Hill Conservation Area. The UVLT asked the City to use some of its LOST funds to
27 cover some of the cost of this process.

1 In response to a question from Mr. Lacey, Ms. Merrens explained that the best protection is to
2 place a conservation easement on the land before it is transferred to the City, if that is the
3 intended purpose of it.

4
5 Mr. Oidtmann stated that the Commission is extremely grateful to the Rutters for the thought and
6 potential donation. He does not care the process, so long as the land is conserved in the end.

7
8 Mr. Goodwin suggested that this be included as an agenda item for a future meeting. There may
9 also be need for City Council approval.

10
11 Ms. Merrens noted that the Signal Hill property does not have a riparian buffer provision, but an
12 amendment to the easement could include this proposed property to be added to it. UVLT has
13 completed a number of these amendments in the past, allowing the new piece to be subject to all
14 the provisions and protections of the same plan while still having its own goals.

15
16 In response to a question from Ms. Hirai regarding if there will be mowing or maintenance
17 needed on this property, Ms. Merrens stated that the State identifies this as grassland habitat, so
18 there could be good reason to keep the land open and not maintain it. However, the Commission
19 can decide if some sort of mowing regime would be necessary into the future.

20
21 Chair Riley stated that she believes using the LOST Fund for some of the associated fees for this
22 is appropriate.

23
24 Mr. Heistad stated that he would like to see the sheet flow running into the land taken care of.

25
26 The Commission unanimously agreed that it would support the protection of this property,
27 regardless of the protection mechanism, and is willing to provide financial support to see the
28 transaction occur.

29
30 **B. City of Lebanon Draft Strategic Plan – continued discussion**

31 Mr. Goodwin explained this is a similar effort to what the Commission used to do for the Master
32 Plan, but the public has now been invited to participate in the process as well.

33
34 Chair Riley stated that she believes the Commission should come up with a couple of action
35 items regarding water resources. She stated that she also feels it is important for the City to focus
36 on updating maps of existing trails and making them available to the public.

37
38 Ms. Hirai noted that some of her items to include are to prioritize protection of floodplains and
39 wetlands, to prioritize protection of stream and river shorelines, to promote the creation of a
40 private a private conservation organization, and to create more outdoor/indoor meeting areas.

41
42 Mr. Heistad stated that he would like to see a map of aquifers in the City and effects of removing
43 water from these on drilled wells.

44
45 The group spoke about including items regarding capitalizing on the nature economy,
46 environmental justice, and the redevelopment of the natural area along the riverfront downtown.

Chair Riley noted that the City Manager did not ask for items to be prioritized at this time. This is a brainstorming session.

Ms. Hirai stated that she would like for the Commission to review its management plans and associated action items.

The Commission discussed including items such as regarding inventorying and monitoring vernal pools, pulling efforts, pursuing conservation opportunities for high valued habitats, urban forests, creating incentives in the zoning ordinance and looking to increase and maintain the amount of agricultural activity in the City, aquifer protection overlays, rain gardens and conducting land use and environmental constraint studies on rivers and brooks.

Mr. Goodwin suggested an item regarding the City removing metal fencing within wildlife corridors. Chair Riley stated that there are likely other items from the Wildlife Crossing report which should be added as well.

Chair Riley noted that Devin Wilkie mentioned including items regarding environmental justice, such as protecting natural resources for future generations, expand awareness of and access to natural resource areas, and establish programming that involves underrepresented communities in terms of preserving natural resources.

Chair Riley suggested including an item regarding updating maps of trails and Class VI roads. Also, implementing dark sky initiatives and reviewing lighting options.

C. LOST Fund Update

Mr. Goodwin stated that he has created a map displaying the LOST Fund properties. This depicts properties which are both 100% and partially enrolled. The Assessor will be sending out a letter to all of these properties to ask for updated information. The Commission reviewed the map.

5. COMMITTEE REPORTS

A. Reports from other committees:

--Conservation Lands Monitors (Various Members)

There was no update at this time.

--Lebanon Biodiversity Group (D. Lacey)

There was no update at this time.

--Workshops & Educational Opportunities (Various Members)

Chair Riley noted that there is a workday on Saturday from 10am-12pm at East Wilder Conservation Area. She is trying to gather the fall schedule for Wild About Lebanon.

6. OTHER BUSINESS

Chair Riley stated that she met with someone who would like to set up a memorial bench at the Goodwin property. It will need to be determined if the proposed location is reasonable for bench placement.

1
2 Mr. Oidtmann suggested that long-standing members who leave the Commission should have a
3 thank you card sent to them to acknowledge their work. He also asked about setting up a
4 workday for trail work.
5

6 **7. FUTURE AGENDA ITEMS –**

7 None at this time.
8

9 **8. OPEN TO THE PUBLIC –**

10 None at this time.
11

12 **9. ADJOURNMENT:**
13

14 **The meeting was adjourned at 9:16 PM.**
15

16 Respectfully submitted,
17 Kristan Patenaude
18 Recording Secretary

**Agenda
Conservation Commission
October 13, 2022**

**Agenda Item #5A
Study Items**

Strategic Plan Prioritization

Draft (2022/09/08) Conservation Commission Suggestions for the 2023 Strategic Plan

MASTER PLAN Inspiration	Conservation Commission Suggestions for the Strategic Plan	Theme
5.1.A7	Support local agriculture in anyway we reasonably can. Lebanon needs more local sources of farm produce.	agriculture
5.1.A7	Maintain and increase sustainable agricultural activity within the City.	agriculture
5.1.A7	Protect farmlands and meadows from development.	agriculture
5.1.A7	Promote agricultural practices, even on a micro-scale, that enhance carbon capture https://www.carboncycle.org/what-is-carbon-farming/ .	agriculture
	Develop a climate action plan for the City.	climate change
5.1.A8	Contract with a licensed forester to develop a comprehensive management plan for Ticknor Conservation Area, as recommended in the conservation easement report from UVLT.	conservation land management
5.2.S17	Continue to have a Conservation Ranger maintain trails, steward conservation areas, and to encourage/coordinate volunteers.	conservation land management
5.2.A14	Update maps of existing trails and make them available to the public.	conservation land management
	Continue to support volunteer stewardship of conservation lands.	conservation land management
5.2.A16	Continue the “Wild about Lebanon” program and its regularly scheduled volunteer-led informational walks to City natural areas.	conservation outreach
5.1.A6	Conduct education and outreach to members of the public about the benefits of land conservation and options for conserving land.	conservation outreach
	Expand awareness of and access to natural and conservation areas.	conservation outreach
	Encourage the Nature Economy by reclaiming lower parking lot in downtown Lebanon for nature, paths, and riparian habitat.	economic development
	Encourage the Nature Economy (and at the same time protect a Significant Ecological Area as defined in NRI), by relocating Market St snow dump and converting site to a riverfront greenspace; implement signage/protection/sustainable use of adjacent boat launch area; protect the adjacent floodplain forest along this north shore of the Mascoma. Connect this greenspace with a trail to neighborhoods to the north.	economic development
	Encourage the Nature Economy by reactivating the trail behind 12A businesses in West Lebanon while also protecting this important shoreland habitat.	economic development
	Protect natural resources for future generations.	Envir Just
	Establish programming that involves underrepresented communities in the preservation and appreciation of natural resources.	Envir Just
5.2.A21	Coordinate between Conservation Commission and DPW to manage roadside invasives.	invasives management
	Reduce biomass of invasive plants in landfill by exploring alternative disposal strategies.	invasives management
	Continue to support seasonal invasive plant species control efforts.	invasives management
5.1.A3	Apply for Land and Community Heritage Investment Program (LCHIP) and other funding sources for land conservation projects.	land conservation
5.1.A10	Place protective third-party easements on city-owned land with important habitat areas, such as Bakers Crossing Natural Area.	land conservation
5.2.S21	Explore ways to permanently protect the Landmark Lands.	land conservation
	Continue to pursue conservation opportunities to protect sensitive or high value habitats.	land conservation
	Prioritize protection of floodplains and wetlands for both wildlife and flood protection.	land conservation
	Prioritize protection of stream and river shorelines for flood protection, wildlife and public enjoyment.	land conservation
5.1.A15	Review existing lighting standards and modify as needed to minimize sky glow and glare in line with the Dark Sky program https://www.darksky.org/get-involved/ and NH RSA 9-E:3.	lighting
5.1.A15	Reduce the exterior light energy consumption at, and light pollution from, all municipal buildings.	lighting

5.2.S1	Enforce stormwater and erosion control standards and conditions during and after construction to ensure that there is no increase in surface water flows or turbidity during and after development.	stormwater
5.2.S2	Make impervious surface reduction a goal of parking policies and regulations in the Zoning Ordinance.	stormwater
5.2.A7	Promote Soak up the Rain practices City-wide to slow discharge of rainwater to our waterbodies.	stormwater
	Have Lebanon become a municipal partner in the Soak up the Rain program.	stormwater
5.2.A1	Update subdivision regulations to incorporate stormwater retention practices.	stormwater
	Use inovative stormwater-to-street-tree designs in the downtown districts, along the lines of what has been done in Dover NH https://dovernh.viebit.com/player.php?hash=UpAI1YIGMXff	stormwater
	Develop a sustainability plan for the City.	sustainability
5.2.A18	Develop and adopt an urban tree ordinance to protect urban and residential trees.	urban forest
5.2.S19	Continue participation in the "Tree City USA" program to call attention to the importance of the City's urban forest.	urban forest
5.2.S20	Continue to celebrate Arbor Day to raise awareness of the importance of trees to all residents.	urban forest
5.2.A5	Develop and adopt an aquifer protection overlay district to more strictly regulate development adjacent to potential drinking water sources.	water resources
5.2.A6	Conduct land use and environmental constraints studies of the Mascoma River, Stoney Brook, Hardy Hill Brook, and Blodget Brook corridors to guide appropriate development in order to protect drinking water supplies.	water resources
	Create a position called "Riverkeeper" to monitor and assess water quality and quantities in wetlands, rivers, ponds, lakes, vernal pools, and groundwater year round. The data so generated would be of great use by the Planning Dept, the ConCom, and other groups in Lebanon. It would not include drinking water issues, but would be more oriented to natural waters and hydrology within the watersheds of Lebanon.	water resources
	Examine the impacts of potential future water uses and sources on our aquifers and existing wells.	water resources
	Better enforce or otherwise increase compliance with/understanding of water use restrictions.	water resources
5.2.S8	Develop and disseminate public education materials regarding the importance of protecting our water supply sources.	water resources
5.2.S5	Organize a 2023 Mascoma River cleanup in partnership with the Rotary Club	water resources
	Continue efforts to reinventory vernal pools in the city and engage with resident volunteers to monitor them.	wetlands
	Explore implementing buffers around high-value vernal pools.	wetlands
5.2.A20	Develop a wildlife habitat overlay zone for critical habitat areas, including deer yards, bear habitat, vernal pools and wildlife corridors.	wildlife
5.2.S22	Continue to implement the Recommended Improvements itemized in the 2016 Wildlife Corridor Analysis.	wildlife
5.2.S23	Educate landowners about the importance of preserving wildlife habitat on their own land.	wildlife
5.2.S22	Remove metal fencing within wildlife corridors.	wildlife
5.2.S22	Incorporate aquatic organism passage and wildlife friendly designs into culvert replacement projects in line with the NH Stream Crossing Initiative https://www4.des.state.nh.us/NH-Stream-Crossings/	wildlife
5.2.S22	Protect the wildlife corridor on route 120 using techniques promoted by the NH Stream Crossing Initiative https://www4.des.state.nh.us/NH-Stream-Crossings/	wildlife
5.2.S27	Identify opportunities for training and information sharing on natural resource issues for the Conservation Commission, Planning Board, and other volunteer boards and city staff.	
	Incorporate green infrastructure and wildlife crossings into Exit 18 redesign.	
	Work with DPW to reduce road salt use near sensitive areas.	