



LEBANON CONSERVATION COMMISSION
APRIL 13, 2023 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

-
- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. March 9, 2023
 - 3. Open to the Public**
 - 4. Permit Review**
 - A. None
 - 5. Study Items**
 - A. Jackson Property - Property Overview & Discussion (45 minutes)
 - 6. Committee Reports**
 - A. Biodiversity Group (Invasives)
 - B. Stewardship
 - Ranger
 - Trail Coordinator
 - Monitors and Stewards
 - C. Wild about Lebanon
 - D. Amphibian Crossings
 - E. LUCT/Current Use
 - F. Other Subcommittees
 - 7. Other Business**
 - A. FYIs
 - B. Follow Up
 - C. Workshops and Educational Opportunities
 - 8. Future Agenda Items**
 - 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.

DRAFT

**CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Council Chambers, City Hall OR
Remote Via Microsoft Teams
LebanonNH.gov/Live
March 9, 2023
6:30 PM**

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

MEMBERS ABSENT: Sean Dittrich (Alt.), Susan Almy

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

1 **1. CALL TO ORDER – Chair Riley called the meeting to order at 6:30 PM.**

2
3 *Ms. Hirai sat in for Ms. Almy.*

4 *Mr. Lacey stated that he was unable to attend the meeting in person due to a medical reason.*

5
6 **2. APPROVAL OF MINUTES: February 9, 2023**

7
8 *Mr. Heistad MOVED to approve the February 9, 2023 minutes, as amended.*

9 *Seconded by Mr. Oidtmann.*

10
11 ** The Vote on the MOTION was approved by roll call: Sarah Riley – aye; Bruce James – aye; Ernst Oidtmann – aye; Chris Johnson – aye; Barbara Hirai – aye; Erling Heistad – aye; and Donald Lacey - aye (7-0-0).*

12 **3. OPEN TO THE PUBLIC**

13 None.

14
15 **4. PERMIT REVIEW**

16 None.

17
18 **5. STUDY ITEMS**

19 **A. Master Plan Chapter Update (revised Chapter 5)**

20
21 Ms. Hirai stated that she worked through the document to create consistency throughout the document. The actions are now organized by topic.

22
23
24 Mr. Goodwin explained that a few points were added to the key items and the chapter text itself was amended to flow better grammatically. Next steps include putting this into a more professional format. The Planning Board will review the document later this month and vote

whether to adopt it. The Commission informed the priority of these items back in January. The City Manager's Strategic Plan will contain action items for the year, and he will bring the Commission's priority items to the table during discussions for the Strategic Plan. This does not preclude the Commission from working on other items in parallel.

Mr. Oidtmann stated that, regarding light pollution at night, the Commission should push businesses to install motion sensor lights for wildlife. Chair Riley noted that specific solutions were not mentioned in the document, but she believes this is covered in the goals.

Mr. Oidtmann suggested an additional item to build more EV charging stations for cars. Chair Riley stated that this may be more addressed in the upcoming Energy chapter of the Master Plan.

***Mr. Heistad MOVED that the Commission recommend that the Planning Board adopt updated Chapter 5 of the Master Plan.
Seconded by Mr. Oidtmann.***

**** The Vote on the MOTION was approved by roll call: Sarah Riley – aye; Bruce James – aye; Ernst Oidtmann – aye; Chris Johnson – aye; Barbara Hirai – aye; Erling Heistad – aye; and Donald Lacey - aye (7-0-0).***

6. COMMITTEE REPORTS

A. Biodiversity Group (Invasives)

Mr. Lacey stated that he reviewed Baker's Crossing. There is one blow down that needs to be cleaned up. He stated that he has been learning about the spotted lantern fly which is a potential threat for New Hampshire that Commissioners should learn how to identify.

Chair Riley stated that two County Foresters will be doing a workshop on invasive plant identification on May 9th at 4pm. The Foresters will also be coming out on April 5th at 9:30am to scout out locations with Commissioners for the workshop. There can be up to 30 members of the public for this workshop.

Chair Riley noted that garlic mustard season is approaching. Materials and messaging will be created for this.

B. Stewardship

- Ranger

None at this time.

- Trail Coordinator

Mr. James stated that he met with Ms. Hirai and Chair Riley to rework the trail steward list. Mr. Hirai will become the welcoming person and the effort will become more streamlined this year.

Mr. Heistad suggested a more formal signup process for those interested. Chair Riley explained that there is a form through the Commission's website.

- Monitors and Stewards

1 The Commission reviewed the monitor and steward reports.

2
3 **C. Wild about Lebanon**

4
5 Ms. Hirai stated that the most recent Wild About Lebanon event was hosted by Ron Bailey,
6 Ranger Emeritus. 10 members of the public participated. This was a good opportunity to discuss
7 the development occurring on the airport property.

8
9 The Commission discussed ideas for a Wild About Lebanon in March. There was a suggestion
10 for Ms. Hirai to host a walk at Two Rivers. Mr. Oidtmann suggested a river canoe trip down part
11 of the Mascoma River in the summer.

12
13 **D. Amphibian Crossings**

14
15 Chair Riley stated that the Harris Center is holding a training on this topic via Zoom on March
16 14th. The Lion's Club has drafted a reflective, 12x18 sign on amphibian crossings for the
17 Commission's review. The sign also displays the Commission's name. The proposal is to mount
18 these on utility poles. She noted that permission may be needed from the utility itself. Mr.
19 Goodwin suggested that City Hall be consulted on these signs through the Zoning Department.

20
21 The Commission discussed the bridge on Great Brook Road.

22
23 **E. LUCT/Current Use**

24 None.

25
26 **F. Other Subcommittees**

27 Mr. Heistad stated that the Class VI Roads Committee is still working on some projects. There
28 has been discussion regarding Ticknor Road. Ms. Hirai noted that an abutter is questioning the
29 supposed right of way from Slayton Hill to the cellar hole.

30
31 Chair Riley noted that, on March 14th a couple of Tree Board members and highschoolers will be
32 presenting their heat island research to the City Council. The Tree Board is also working on an
33 Urban Tree ordinance and the tree inventory.

34
35 **7. OTHER BUSINESS**

36 **A. FYIs**

37
38 Chair Riley noted that one FYI was received from DES requesting more information about the
39 Timken project along the Mascoma River. There was also a response from Sanborn Head to DES
40 on this subject providing some of the information. The Commission agreed to review this
41 documentation.

42
43 Chair Riley stated that she has been following the Pike application. Extensions have been
44 granted from DES, with the most recent one expiring in a few months. A Request for More
45 Information (RFI) was received as an FYI more than a year ago. Mr. Heistad asked if there is a
46 limitation on the number of extensions that can be granted. Chair Riley stated that she would
47 address that question to DES.

B. Follow Up

Ms. Hirai stated that she would like to see the list of goals followed up on. Chair Riley stated that this should be a future agenda item.

Mr. Johnson stated that he was hoping to find opportunities to get the Upper Valley Young Professionals involved with another project such as the clean-up at Two Rivers. Mr. Oidtmann stated that he would reach out to the Rotary Club regarding an organized river clean-up. This can be addressed as a future agenda item.

C. Workshops and Educational Opportunities

Chair Riley stated that the NH Association of Conservation Commissions Wetland series continues. This includes some tools, such as mapping tools. The next series will be on March 31st at noon. She stated that she will also send a link from the NH Coverts Program regarding a program to make land more wildlife friendly.

Ms. Hirai stated that Connecticut River Steward is holding an in person meet and greet in Lebanon at the Kilton on March 23rd at 5:30pm.

Chair Riley stated that she had a discussion with someone from the Upper Valley Lake Sunapee Regional Planning Commission regarding stormwater. This is a topic that Commission has been focusing on as of late. The conversation revolved around green infrastructure and how to slow down the infiltration of stormwater. She stated that she would like to approach DPW with some ideas on this topic. There are grants that could be sought for this topic.

8. FUTURE AGENDA ITEMS:

The Board reviewed its future agenda items, including updating Chapter 52 and its rules and procedures.

9. ADJOURNMENT:

*Mr. Heistad MOVED that the Commission adjourn the meeting at 8:20pm.
Seconded by Mr. Oidtmann.*

** The Vote on the MOTION was approved by roll call: Sarah Riley – aye; Bruce James – aye; Ernst Oidtmann – aye; Chris Johnson – aye; Barbara Hirai – aye; Erling Heistad – aye; and Donald Lacey - aye (7-0-0).*

Respectfully submitted,
Kristan Patenaude
Recording Secretary

BASELINE DOCUMENTATION REPORT

Jackson (Norco) Property, Lebanon



Protected Property of
City of Lebanon

The purpose of this report is to provide an accurate inventory and record of the physical features, current land use and human incursions, and conservation resources present on the easement property at the time of transfer.

Prepared by:



19 Buck Rd. • Hanover, NH 03755 • (603)643-6626 • uvlt.org

Conservation Easement Grantor:

City of Lebanon
 c/o Lebanon Conservation Commission
 51 Park Street
 Lebanon, NH 03766
 (603) 298-5675 (Judy Macnab, Chair)
 (603) 448-1457 (Tracey Thibault, Planning
 Dept)

Property Location:

Road: Prospect Street
 Town: Lebanon
 County: Grafton
 State: NH
 Tax Map: Map 107 Lot 214

Land Use of Conserved/Protected Property:

81%(12.3± acres) Forested
 19% (2.88± acres) Open fields and blueberry patches

Conservation Easement Grantee:

Upper Valley Land Trust

Project Acreage:

Total Premises acres: 15.18± (by survey)
 Total Protected Property acres: 15.18±

Description of Land, Natural Features, and Existing Conditions:

The Jackson (Norco) property is located along the eastern edge of the Central Lebanon city limits. It is located south of the Mascoma River and Interstate 89 and east of Route 120. The property includes minimal road frontage, only about 816 feet in total, though it fronts on three roads: Forest Avenue (314 feet) to the west; Reservoir Road (approximately 483 feet) to the east; and Prospect Street (20 feet) to the south).

The original property was subdivided to allow the City of Lebanon to purchase and conserve the undeveloped portion of the land as a natural area (herein sometimes referred to as "Protected Property"). A smaller lot which includes the Jackson family's house, located between the Protected Property and Prospect Street, was separated from the remainder of the property, and this 3.32± (Lot 1 on attached survey) acre parcel is still owned by Norco Corp. The Protected Property, consisting of 15.18± acres (Lot 2 on attached survey), was purchased by the City of Lebanon and protected using the Lebanon Open Space Trust (LOST) Fund. There are no residential units on the Protected Property.

The Protected Property is primarily forested, consisting of about 12.3 ± acres. The common forest species include red oak, white pine, eastern hemlock, red maple and, to a lesser extent, sugar maple, white ash, yellow birch and hop hornbeam. Some of the boundary edges have been planted with both non-native species such as blue spruce as well as some native maples. A small red pine plantation exists near the end of Reservoir Road. Eastern hemlock is the dominant species along the northern border where the property has a western aspect and is steeply sloped. This offers great wintering area for deer. Otherwise the forest is dominated by deciduous species.

In addition, the Protected Property has nearly 3 acres of open fields. These fields appear wet in many areas. There are currently two blueberry patches with a total of around 50 bushes. The southern boundary of the Protected Property, created during the subdivision, bisects one of these patches.

The soils on the property are a Cardigan-Kearsarge-Rock outcrop complex with varying percentages in slope. Overall, the property is slightly sloping to steeply sloping with an approximate range of 200' in elevation. The topography ascends from Forest Avenue, at about 650', to the height of land along the northeastern corner of the property, at approximately 840'.

Partnership Documentation

This project was initiated by siblings, Stephanie and Gordon Jackson who spent a lifetime growing up, living in and taking care of this property. As children, the fields were areas for grazing goats. Today, these fields remain open and have around 50 blueberry bushes. The Jacksons never posted the land, and

welcomed people to use the existing trails in the forests, and the spot is popular and accessible to those living in the surrounding neighborhoods. When the time came to sell the property, Stephanie had high hopes the land could be conserved so she approached UVLT to see if there were options available. The Conservation Commission recognized this property as one which satisfied important open space goals to make natural areas accessible to City residents. Additionally, keeping the land undeveloped provides benefits for water quality and wildlife habitat within close proximity to the City center. UVLT worked with the Jacksons, their realtor, and the Planning Department of the City to carry out the subdivision process and create a configuration that the City could purchase that excluded the existing buildings. The Conservation Commission voted to authorize the expenditure from the City LOST fund to purchase the property from Norco, and to cover costs related to conserving the property with UVLT. The City Council voted to accept the property and conserve the land for the benefit of the public.

Land Use and/or Management Status:

The forestland on this property is mixed, made up of both coniferous and deciduous species. White pine, red oak, eastern hemlock, red maple and to a lesser degree sugar maple and white ash dominate the forest. There are rocky outcrops throughout the soils. With the protection of this property there is assurance that the productive **forest resources** will be managed with a long-term vision. A professional forester must review and endorse a management plan before timber removal can occur.

Additionally, this property is **forever undeveloped open space** for the public to enjoy and recreate on as well as a place that offers **scenic value and helps preserve the rural character** of the City of Lebanon, two goals set out in the Master Plan of the City of Lebanon (adopted June 20, 2006).

Today, a trail exists along an area where a City waterline extends from the City's abutting property that has a water tower, to Forest Avenue (See the Conservation Map, attachment C). Additional trails for low-impact, non-commercial recreational use may be constructed in the future.

Structures and Man Made Incursions:

A stonewall follows a majority of the northern boundary of the Protected Property.

A spring house is located on the Protected Property in the open fields northwest of the house. A pipeline crosses the Protected Property and still brings to an open cistern in the basement of the house, when the water table is high enough. This has not been used as a water resource since the City connected the house to the public water mains, over 50 years ago.

A municipal waterline exists underground, extending from the abutting City of Lebanon's property at the northeast corner of the Protected Property southwesterly to Forest Ave. (as depicted on the Conservation Map, attachment C). There may be additional City water lines which cross the Protected Property. The City would document these in the future should any need repair or replacement (see Section 2.L in the Conservation Easement for more details).

Other Conservation Resources:

This property is added to the list of City owned property that is protected for public use. **Permanent public access** is perhaps one of the greatest values of this property (refer to section 3 of the Conservation Easement for details on management of public access). Its location along the eastern edge of Lebanon Center makes it easily accessible to the many living nearby – many residents in the area lack outdoor space on their own properties. The trail that leads from Forest Avenue may be only ¼ of a mile in length, but it takes you into an area that gives a sense of being far away from urban life, providing an experience full of the quiet relaxation and revitalization of the forest.

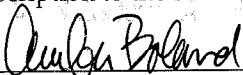
The property does not contain significant water resources such as perennial surface streams or ponds. At least one vernal pool was located nearby, seen on the subdivided parcel referenced above; however, the protection of this property does provide water quality benefits by providing undeveloped and forested slopes which act to mitigate storm runoff. Additionally, the property lies adjacent to the City water supply lands which may contribute to securing the healthy water available for City residents.

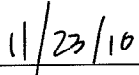
The Protected Property is located less than ½ mile from the Mascoma River and makes up a portion of the forested eastern edge of the developed city center known as Lebanon Center. It also is within ½ mile of Goodwin Park which is a large tract of unfragmented forest land. This property, while offering natural habitat to many wildlife species, may also serve as a forested corridor for species traveling northerly, toward the Mascoma River and further north during migrations. This is critically important since land, once developed, loses most benefits to wildlife. In the future these protected areas may serve as critical links and corridors to large unfragmented parcels that support larger wildlife populations. During my brief visit I saw red squirrel and a white tailed deer. There is certainly the potential for other mammal species such as coyote, bobcat, and others mammals that travel within and through these forested properties.

Summary of Boundary Conditions:

All of the boundaries along the subdivision are marked clearly with corner pins. The boundary beginning at the easternmost corner (G), near the end of Reservoir Road and extending to the east is blazed with orange paint. The boundary corner from there, located in the boulder (H), is indicated by some orange pipes placed along the line heading north. The boundary line does cross the unimproved maintenance road and ends at an unmarked point in a dense thicket (I). From this northeast corner to the northwest corner (J), the boundary line follows a stonewall. There has been some dumping right up to the line at the northeast corner. Yard wastes (actually extending over the line onto the Protected Property) as well as durable household items are visible. From this point to the corners of the subdivided lot along Prospect Street, the boundary lines are not well marked. Flagging is recommended. The lines along the western portion of the property are very close to buildings on abutting properties. The western line that extends to Prospect Street actually goes right through the abutter's flowerbed and is only about 25' from their house.

This report was prepared by Amber Boland, for the Upper Valley Land Trust, and is an accurate description to the best of her knowledge.


Preparer's signature


Date

In compliance with Section 1:170A-14(g) (5) of the federal tax regulations this baseline documentation report is an accurate representation of the property, including its physical features and current uses, at the time of the conservation easement execution.

Grantor:

Len Jarvi

City of Lebanon

Len Jarvi, Interim City Manager

STATE OF NEW HAMPSHIRE

COUNTY OF GRAFTON, ss.

On this 23rd day of November, 2010, before me the undersigned officer, personally appeared Len Jarvi, Interim City Manager known to me (or satisfactorily proven) to be the agent of the City of Lebanon and that being authorized so to do on behalf of the City, described in the foregoing instrument for the purposes therein contained. In witness whereof I set my hand and seal

Shawn M. Tanguay

Justice of the Peace/Notary Public

My commission expires:

SHAWN M. TANGUAY
Notary Public - New Hampshire
My Commission Expires August 22, 2012

Grantee: Upper Valley Land Trust, Inc.

By: [Signature]
Its duly authorized agent

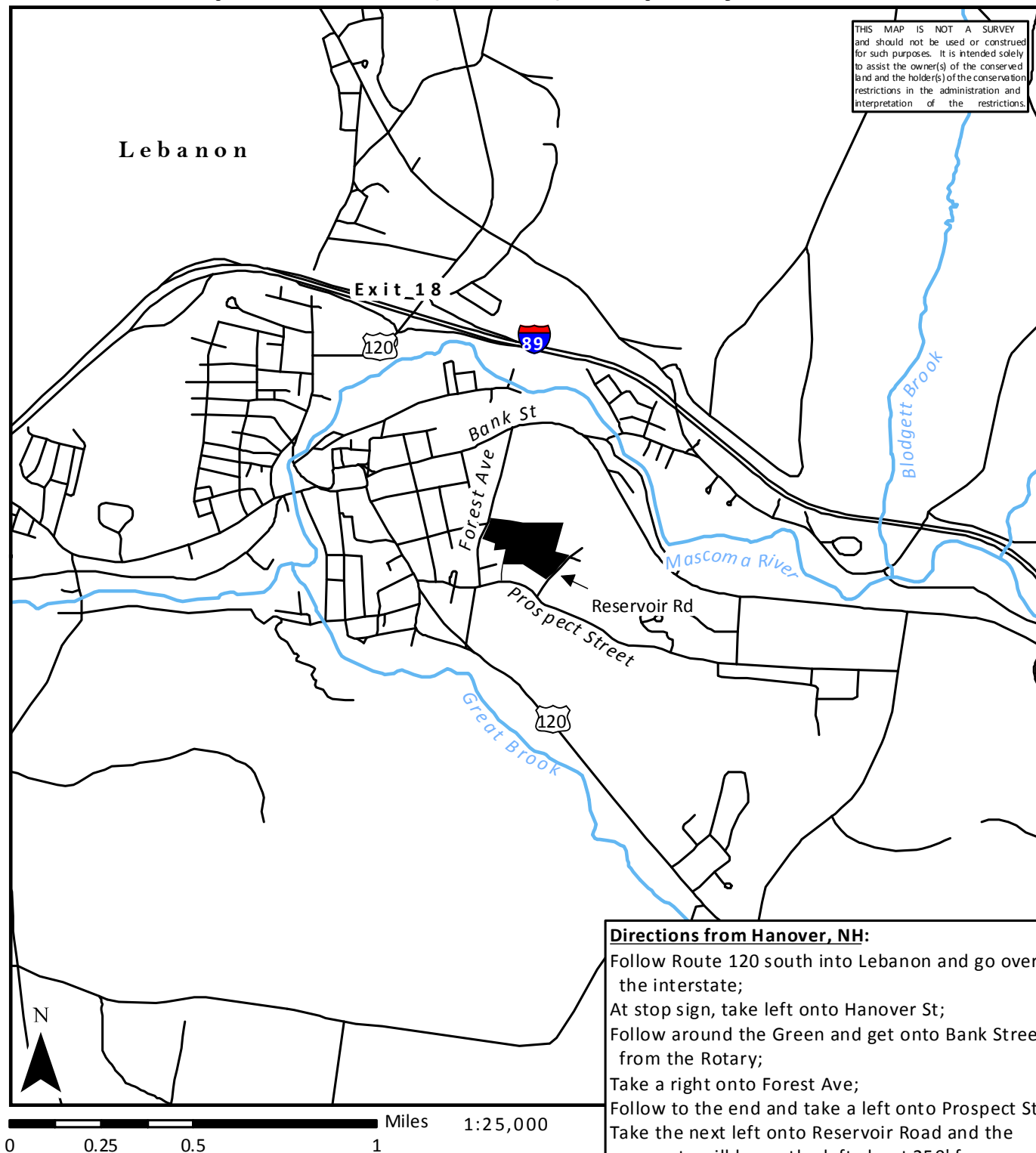
11/23/10
Date

Documentation enclosures

- A. Locus Map
- B. Topographic Location Map
- C. Conservation Map
- D. Orthophoto Map
- E. Soils Map
- F. Photo Location Map
- G. Photo Log
- G.a. Thumbnail images of digital photos
- H. Boundary Description
- I. Copy of 2010 survey entitled, "Minor Subdivision Tax Map 107 Lot 154" prepared for Norco Corporation by Lawrence Associates, recorded in Grafton Co. Registry as Plan # 13868.
- J. Digital copy of documents, maps and photos on CD (in attached sleeve)

A copy of this report, including the digital documentation photos, is on file at the Upper Valley Land Trust.

Locus Map - Jackson (Norco) Property, Lebanon, NH

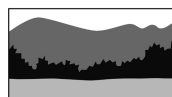


Map Features

- Protected Property - 15.18± acres
- Roads
- Rivers & streams

Data Sources:

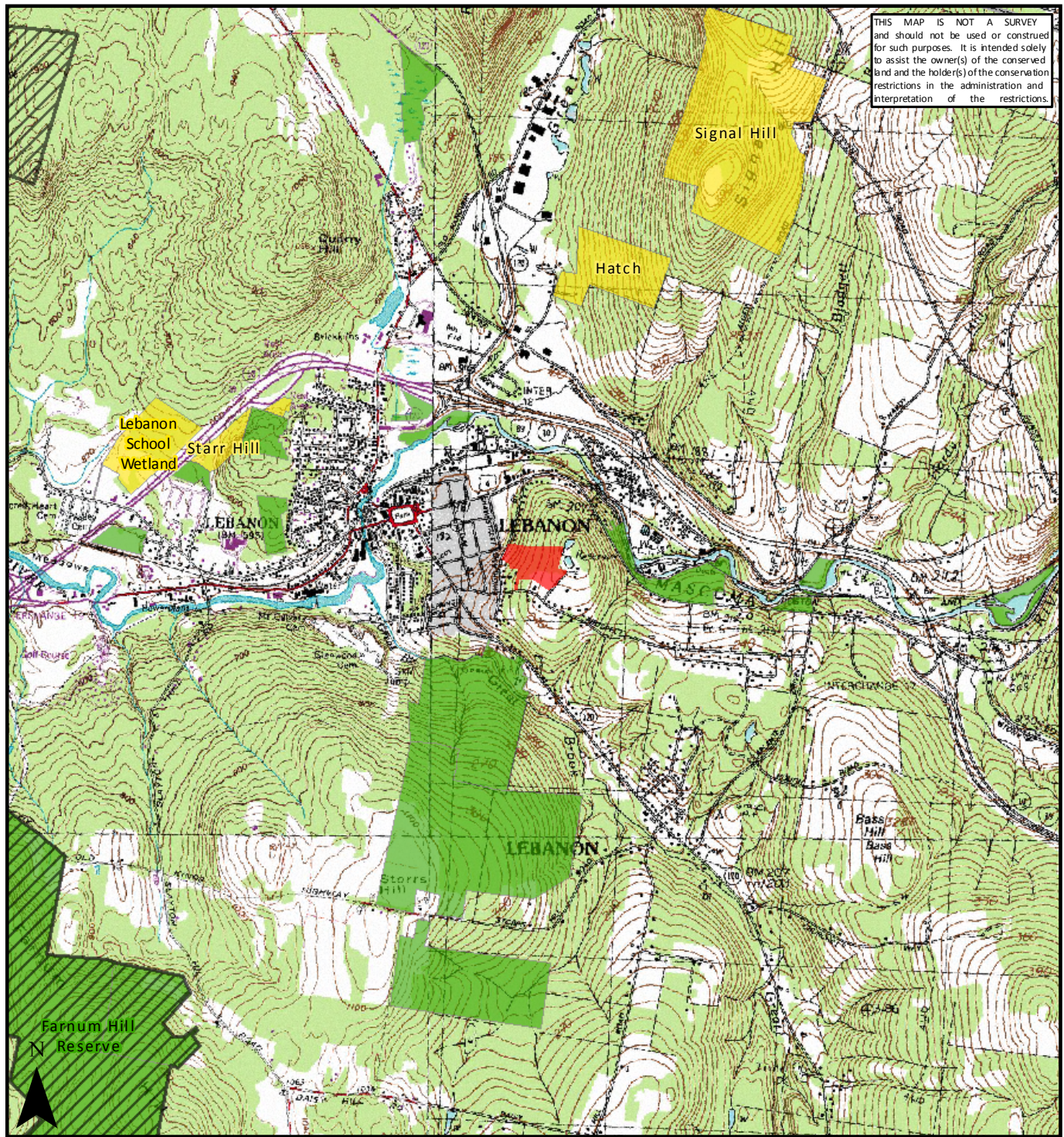
Jackson Property delineated using a survey entitled "Minor Subdivision Tax Map 107 Let 154" by Lawrence Assoc for Norco Corporation dated revised 8/17/2010;
 Road data (edited) & hydrology data distributed by NH Granit;
 Map Projection: NH SPCS, NAD 83, ft
 ArcGIS file: Jackson_A_Locus_10.mxd
 Prepared: November 2010 (ALB)



UPPER VALLEY
LAND TRUST

A

Topographic Location Map - Jackson (Norco) Property, Lebanon, NH



0 0.25 0.5 1 Miles 1:35,000

Data Sources:
 Jackson Property delineated using a survey entitled "Minor Subdivision Tax Map 107 Let 154" by Lawrence Assoc for Norco Corporation dated revised 8/17/2010;
 Conserved lands data from UVLT records and NH Granit;
 Map Projection: NH SPCS, NAD 83, ft
 ArcGIS file: Jacson_B_TopoLoc_10.mxd
 Prepared: November 2010 (ALB)

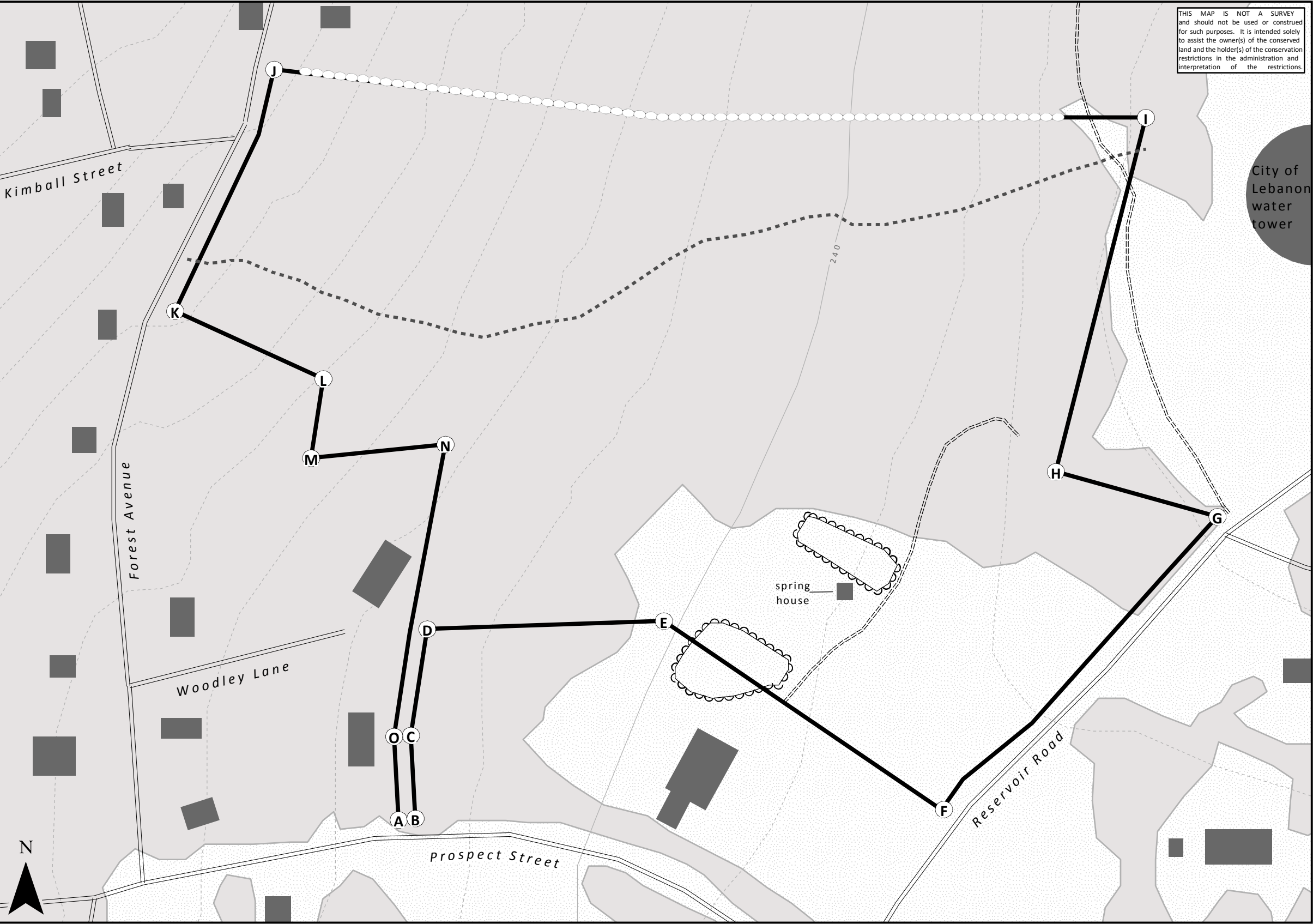
Map Features

- Protected Property - 15.18± acres
- UVLT Conservation Easement
- UVLT holds Executory Interest
- Other public or conserved lands



UPPER VALLEY
 LAND TRUST **B**

Conservation Map - Jackson (Norco) Property, Lebanon, NH



Map Features

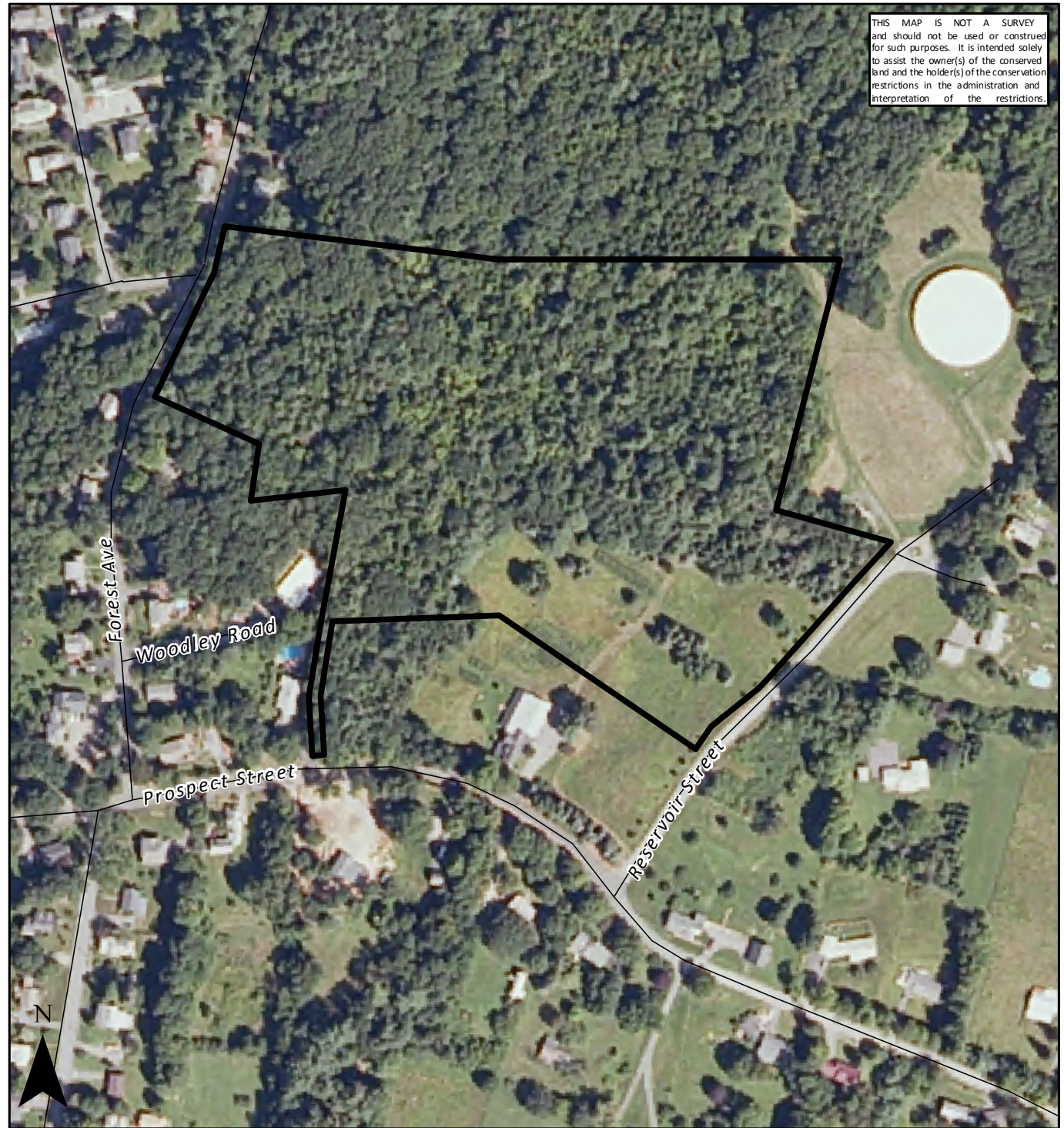
- Protected Property
- Parcel corners
- Buildings
- Stonewall
- Blueberry patch
- Waterline/trail
- Unimproved maintenance road
- Roads
- Land Cover**
 - Open fields/non-forested
 - Forested

Note:
Parcel corners shown on this map correspond to descriptions in the accompanying document, *Boundary Descriptions, Attachment H*.

Data Sources:
Jackson Property delineated using a survey entitled "Minor Subdivision Tax Map 107 Let 154" by Lawrence Assoc for Norco Corporation dated revised 8/17/2010;
Contours are 6 m and were digitized using USGS DRG for Grafton Cty distributed by Geospatial Data Gateway;
Land Cover & buildings digitized using NAIP aerial imagery of Grafton Cty (2009) distributed by Geospatial Data Gateway;
Road data (edited) distributed by NH Granit;
Map Projection: NH SPCS, NAD 83, ft
ArcGIS file: Jackson_C_Conservation_10.mxd
Prepared: November 2010 (ALB)



Ortho Photo Map - Jackson (Norco) Property, Lebanon, NH



Data Sources:
 NAIP aerial imagery (2009) distributed by Geospatial Data Gateway;
 Protected Property configuration based on a survey entitled,
 "Minor Subdivision, Tax Map 107 Lot 154," prepared by
 Lawrence Associates for Norco Corporation, rev date 8/17/2010;
 Road data distributed by NH Granit;
 Map Projection: NAD 83, NH SPCS, ft
 ArcFile: Jackson_D_Ortho_2010.mxd
 Prepared: November 2010 (ALB)

Map Features

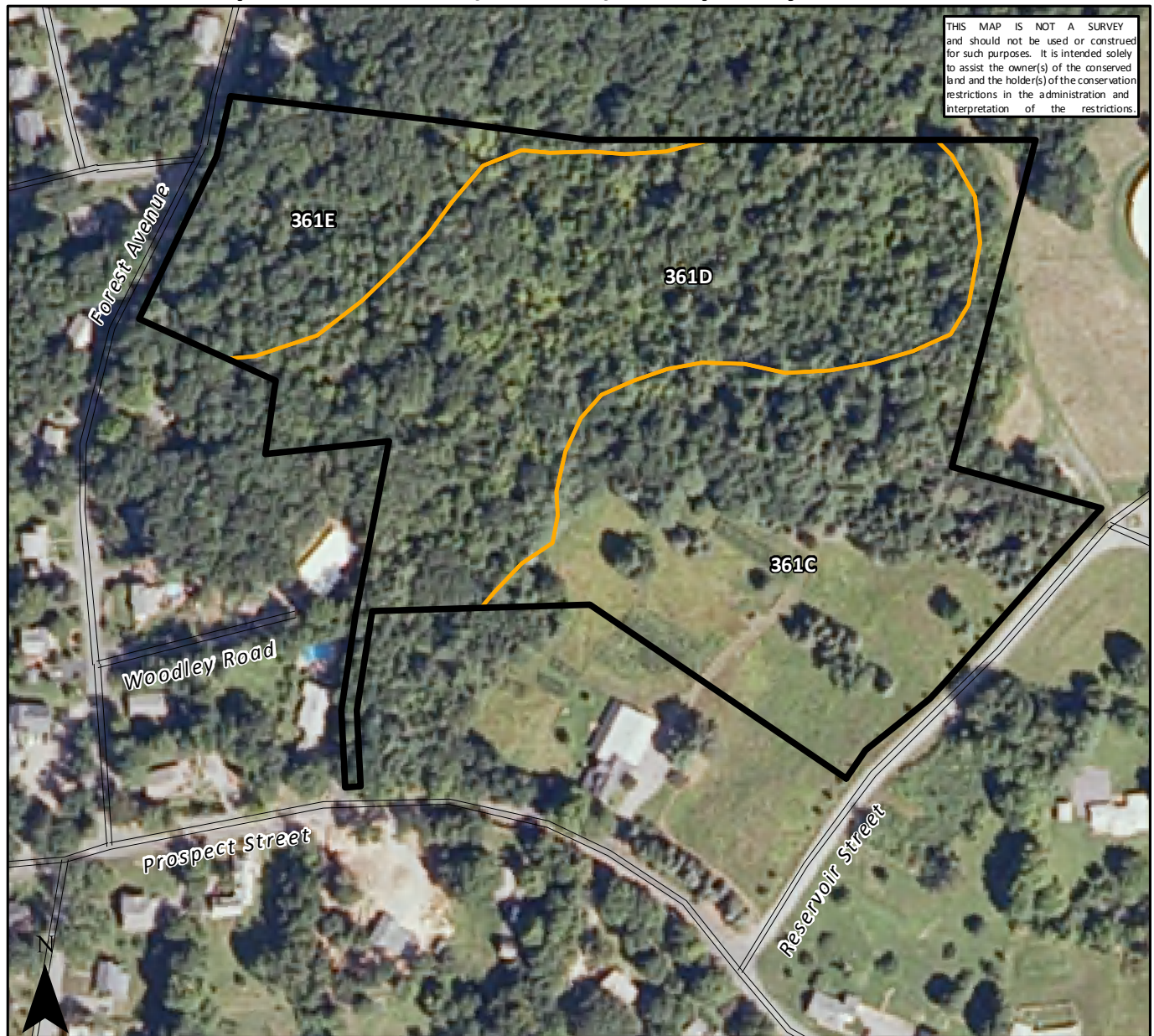
-  Protected Property - 15.18± acres
-  Roads



UPPER VALLEY
LAND TRUST

D

Soils Map - Jackson (Norco) Property, Lebanon, NH



0 125 250 500 Feet 1:2,500

Map Unit Symbol	Map Unit Name	Farmland Classification	Hydric Rating	Acres	% of total
361C	Cardigan-Kearsarge-Rock outcrop complex, 8 to 15 % slopes	Not prime farmland	Partially Hydric	5.94	39.1%
361D	Cardigan-Kearsarge-Rock outcrop complex, 15 to 25 % slopes	Not prime farmland	Partially Hydric	6.97	45.9%
361E	Cardigan-Kearsarge-Rock outcrop complex, 25 to 60 % slopes	Not prime farmland	Partially Hydric	2.27	15.0%
Total Protected Property Acres				15.18	

Data Sources:
 NAIP aerial imagery (2009) distributed by Geospatial Data Gateway;
 Protected Property configuration based on a survey entitled, "Minor Subdivision, Tax Map 107 Lot 154," prepared by Lawrence Associates for Norco Corporation, rev date 8/17/2010;
 Road & Grafton Cty Soils data distributed by NH Grant;
 Map Projection: NAD 83, NH SPCS, ft
 ArcFile: Jackson_E_Soils_2010.mxd
 Prepared: November 2010 (ALB)

Map Features

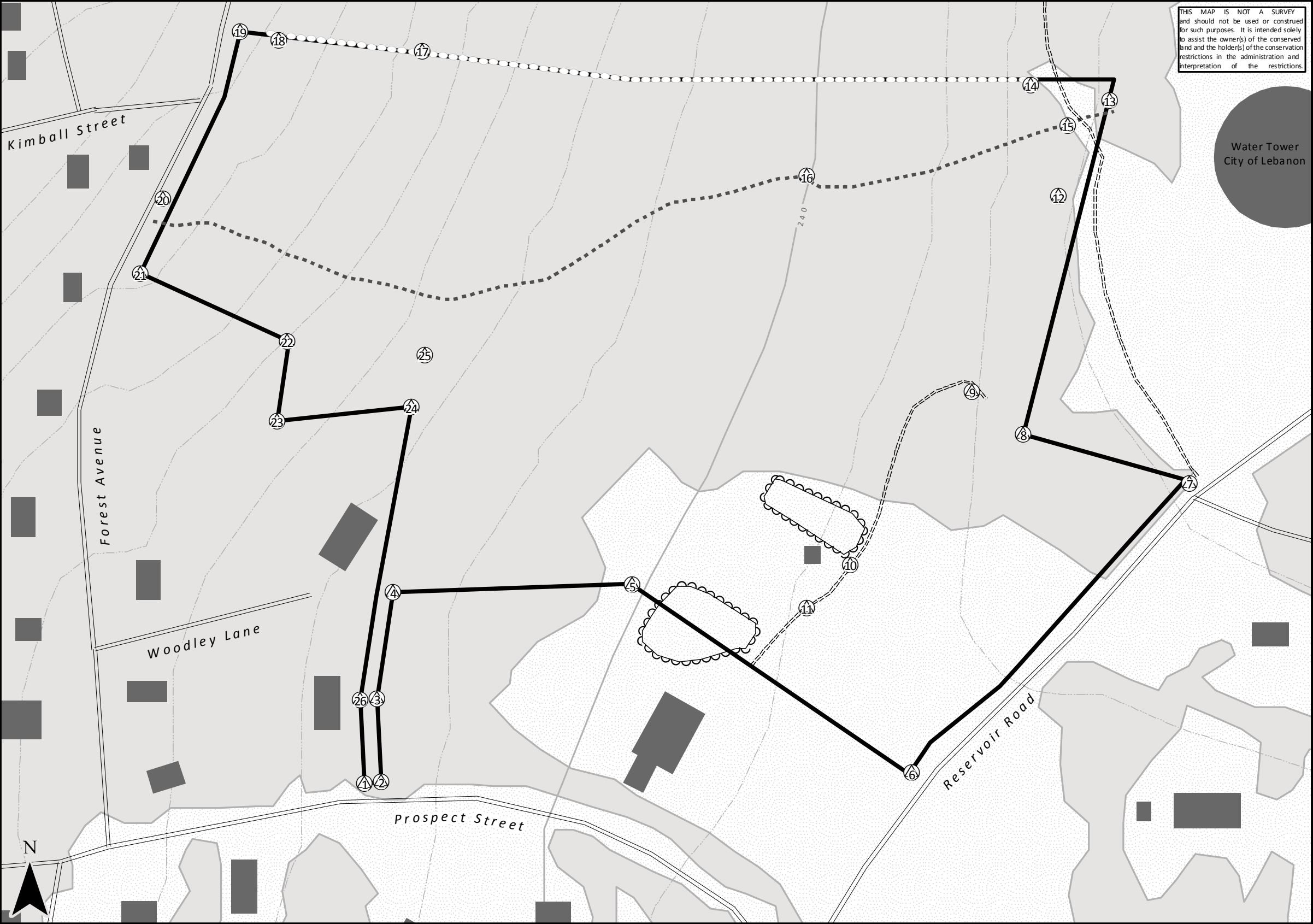
Protected Property Soil unit delineation Roads



UPPER VALLEY
LAND TRUST



Photo Location Map - Jackson (Norco) Property, Lebanon, NH



Map Features

- Protected Property
- Photo Locations
- Blueberry patch
- Boundary stonewall
- Approximate waterline/trail
- Unimproved maintenance road
- Roads
- Buildings
- Land Cover
 - Open fields/non-forested
 - Forested

Note:
Photo Locations on this map are based on handheld GPS coordinates collected during a field visit conducted on 11/9/10 ALB). The photo descriptions can be found on an accompanying document, Photo Descriptions, Attachment G.

Data Sources:
Jackson Property delineated using a survey entitled "Minor Subdivision Tax Map 107 Let 154" by Lawrence Assoc for Norco Corporation dated revised 8/17/2010;
Contours are 6 m and were digitized using USGS DRG for Grafton Cty distributed by Geospatial Data Gateway;
Photo locations are based on field observation using handheld GPS (Garmin 60CSx);
Land Cover & buildings digitized using NAIP aerial imagery of Grafton Cty (2009) distributed by Geospatial Data Gateway;
Road data (edited) distributed by NH Granit;
Map Projection: NH SPCS, NAD 83, ft
ArcGIS file: Jackson_F_PhotoLoc_10.mxd
Prepared: November 2010 (ALB)



0 125 250 500 Feet 1:1,500

Photo Log

All photos were taken by Amber Boland on November 9, 2010. The descriptions within this document correspond to the photo locations shown on the *Photo Location Map*, Attachment F. The digital photos are labeled by number and direction of view and include the date the photo was taken. If the photo corresponds to a boundary Corner the letter is given. These can be seen as hardcopy thumbnail images within the Baseline Documentation Report, Attachment G.a. and digitally on the CD labeled as attachment J.

Photo Location	Photo #	Corner	Direction of View	Description
1	1	A	north	View of 1 1/2" diameter, approximately 5" exposed, steel pin located north of Prospect Street near a small flower bed of abutter's property with stones around it.
	2		north	Another view of the above pin.
	3		east-northeast	Another view of the above pin looking toward corner B, indicated by the orange fence post in the right side of the photo. The orange steel pin marking corner A is approximately 5' east of the abutter's driveway.
2	4	B		Corner pin, approximately 3" exposed, with a cap labeled "Lawrence Assoc. VT 632 NH 735 Prop. Cor." A 4' orange fence post marks the pin location.
	5		north-northeast	Additional view of the corner pin looking toward abutting property across a 20' strip of Protected Property.
3	6	C	north	View of corner pin with cap labeled as above, approximately 6" exposed and located easily with orange fence post.
4	7	D	north	View of corner pin, similar to above, cap with label, approximately 6" exposed and indicated with an orange fencepost.
	8		north	Additional view of the pin location with the neighbors dogs in view. They are standing on the Protected Property. The property line is just inside the forested edge.
5	9	E		Corner pin with labeled cap as above, set flush to the ground and located by an orange fence post.
	10		south	View toward the house on the subdivided lot from the corner pin location. About 1/2 of this blueberry patch is located on the Protected Property and the other 1/2 is located on the subdivided property with the house.
6	11	F		Corner pin is set flush to the ground about 3' from the edge of Reservoir Road and is similar to above, labeled and indicated by a 4' orange post.
	12		northwest	Additional view of above, standing on Reservoir Road, looking toward the house that was subdivided.
7	13	G	northwest	An orange steel pipe about 2" in diameter and approximately 18" exposed located at the end of Reservoir Road near the gate to the City of Lebanon property. The transformer on the property is in view. A water tower located on the abutting property in northerly of the pin location.

Photo Location	Photo #	Corner	Direction of View	Description
7	14	G	northeast	Additional view of the above corner pin with a gate across an access road.
8	15	H	northeast	A corner pin 1/2" orange rebar approximately 8" exposed located in a boulder. There is orange paint on the boulder around the pin.
	16		southeast	Additional view of the above corner pin.
9	17		north to west	View of an area used for the dumping of yard waste, accessed by house which is now subdivided from the Protected Property. There is an access road which leads from the house to this location.
10	18		northeast	View of access road leading to the above dumping area.
11	19		north-northeast	View of the spring house on the property that is located near the above access road. This building was constructed around a surface spring many years ago. There is piping that delivers the water to the house on the adjacent property. The cistern can still be seen with water in it when the water table is high enough.
12	20		north	View of culvert located westerly of the boundary line on the Protected Property westerly of the access road.
	21		south	Additional view of the above culvert and the surrounding drainage area.
13	22	I	east to south	The northeast boundary corner of the property was not identified precisely. The photo shows the dense thicket of honeysuckle and various thorny plants that prevented access to the approximate location of the monumentation, if it exists. Gordon Jackson thought that the corner monumentation may have been covered during the construction of the access road years ago.
14	23		north to southeast	Various photos of an area at the edge of the boundary line, marked in the photo by the stonewall, where dumping has occurred. There are various types of debris, some organic yard waste others various household debris such as a Christmas tree stand, pots, tires, etc.
	24		northeast to east	Additional view of the debris pile shown above. The stone in the bottom right is on the stonewall that marks the boundary line.
15	25		south	View of the waterline located on the property that extends from Forest Avenue across the Protected Property to the access road used by the City of Lebanon. This photo is taken standing within the access road.
	26		west	Additional view of waterline looking in the direction of the line as it crosses the Protected Property.
16	27		east	View of the waterline which is also used as a trail for walking across the property.
16	28		west	View westerly of the waterline/trail.
17	29		northwest	View along stonewall. There is intermittent blazing, old and very faded, along the boundary line. As is shown in the photo, the property is quite steep in this area.

Photo Location	Photo #	Corner	Direction of View	Description
18	30		east-southeast	View of the end of the stonewall that follows the boundary line approaching Forest Avenue from the east. The boundary line is quite close to the house on the abutting property.
19	31	J	southeast	View of the boundary corner location arrived at by following the stonewall and continuing the bearing.
	32		southwest	View southerly of Forest Ave from the corner location. Note the turn of the abutter's driveway along the right side of the photo. The boundary corner is located northerly of the intersection of the driveway and Forest Ave. Kimball Street can be seen in the mid-right-center of the photo.
	33		east	View toward the abutter's house from the boundary corner, J, of the Protected Property. The corner is located part-way up the driveway.
20	34		southeast	View of the waterline standing on Forest Ave. and looking onto the Protected Property. The trail actually starts 30' or so, south of the location where the waterline meets Forest Ave.
21	35	K	southeast	View of the approximate location of the southwestern boundary corner, K, of the Protected Property that meets Forest Ave. Monumentation was not found. The corner location is thought to be near the stone between the large white pine and a 5" red maple.
22	36	L	southwest	Boundary corner is marked by a 2" pipe with a <i>folded</i> edge located near a stone pile. There is a stonewall nearby, but the location of the corner is not along the stonewall.
23	37	M	north-northeast	Corner is marked by a 1/2" pipe placed inside a 1 1/2" steel pipe, approximately 24" exposed, located in a stone pile.
24	38	N	south-southwest	Boundary corner marked by a 1/2" orange pipe, approximately 14" exposed, located in a stone pile at the base of a hop hornbeam tree.
25	39		north	A chair is located at the height of land and can be seen from the waterline/trail. This is the view to the north from the chair.
	40		northwest	View from the chair looking northwesterly. Forest Ave. can be seen a little in the top left of the photo. There are also a couple of fort-like structures made of sticks in this general area.
	41			The chair, viewed as approaching.
26	42	O	south-southwest	View of the 1/2" orange pipe with green paint and orange flagging marking the boundary corner, O. The pin is located approximately 20' away from the house of the abutting lot, and as can be seen, is located within their flowerbed.
	43		north-northeast	View of the pin looking northerly along the boundary line, toward corner O. The abutter's house, fencing and flower bed are in view. The fencing goes right along the boundary line.



Jackson_1_n_110910



Jackson_2_n_110910



Jackson_3_ene_110910



Jackson_4_110910



Jackson_5_nne_110910



Jackson_6_n_110910



Jackson_7_n_110910



Jackson_8_n_110910



Jackson_9_110910



Jackson_10_se-s_110910



Jackson_11_110910



Jackson_12_nw_110910



Jackson_13_nw_110910



Jackson_14_ne_110910



Jackson_15_ne_110910



Jackson_16_se_110910



Jackson_17_n-w_110910



Jackson_18_ne_110910



Jackson_19_nne_110910



Jackson_20_s_110910



Jackson_21_s_110910



Jackson_22_e-s_110910



Jackson_23_n-se_110910



Jackson_24_ne-e_110910



Jackson_25_s_110910



Jackson_26_w_110910



Jackson_27_e_110910



Jackson_28_w_110910



Jackson_29_nw_110910



Jackson_30_ese_110910



Jackson_31_se_110910



Jackson_32_sw_110910



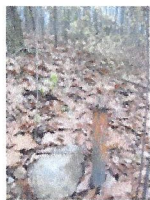
Jackson_33_e_110910



Jackson_34_se_110910



Jackson_35_se_110910



Jackson_36_sw_110910



Jackson_37_nne_110910



Jackson_38_ssw_110910



Jackson_39_n_110910



Jackson_40_nw_110910



Jackson_41_110910



Jackson_42_ssw_110910



Jackson_43_n-e_110910

Boundary Conditions

Conditions based on field work by Amber Boland on November 9, 2010

Weather: Partly cloudy and cool, but seasonal.

Note: Metes and bounds provided are true north and based on a survey entitled "Minor Subdivision Tax Map 107 Lot 154" prepared for Norco Corporation prepared by Lawrence Associates and dated July 28, 2010 with revision 8/17/2010, and 9/17/2010, scale 1:100 – recorded as plan # 13868 in Grafton Co. Registry.

Beginning at an iron pin located along north side of Prospect Street marking the southwestern corner of the Protected Property...

Corner	Monumentation	Metes/Bounds/Conditions to Next Corner
A	5" exposed steel pin approximately 1 1/2" diameter	A-B: N 88°4'15" W, 20.01' easterly along the northern side of Prospect Street to a pin located on the northern side of Prospect Street. The pin is marked by a 4' orange fence post.
B	3" exposed 3/4" rebar "Lawrence Assoc. VT 632 NH 735 Prop. Cor.," indicated by a 4' orange fence post	B-C: N 3°24'34" E, 99.22' to a capped rebar corner pin located in the forested area north of Prospect Street.
C	6" exposed 3/4" rebar with cap labeled "Lawrence Assoc. VT 632 NH 735 Prop. Cor.," indicated by a 4' orange fence post	C-D: N 15°16'36" E, 128.75' to a capped rebar corner pin indicated by a 4' orange fence post. The abutter's have a couple of dogs that do not particularly like seeing people walk near their boundary line. Although, they came right over onto the Protected Property.
D	6" exposed 3/4" rebar with cap labeled "Lawrence Assoc. VT 632 NH 735 Prop. Cor.," indicated by a 4' orange fence post	D-E: S 85°19'8" E, 282.65' to a capped pin that is flush to the ground. A 4' orange fence post indicates the location. The boundary line enters an open field then approaches corner E.
E	Capped pin labeled, "Lawrence Assoc. VT 632 NH 735 Prop. Cor.," set flush to the ground and indicated by a 4' orange fence post	E-F: S 49°13'2" E, 401.17' through the blueberry patch and across the open field to Reservoir Road. The corner pin along Reservoir Road is visible from corner E because it is marked with a 4' orange post.
F	Approx. 3' west of Reservoir Road a capped pin labeled, "Lawrence Assoc. VT 632 NH 735 Prop. Cor.," set flush to the ground and indicated by a 4' orange fence post	F-G: northerly along Reservoir Road approximately 482.64' to an orange iron pipe, approximately 2" in diameter and 18" exposed.
G	Approx. 2" diameter orange iron pipe, 18" exposed, located south of a gate at the entrance of the City of Lebanon property	G-H: N 67°53' W, 200.3' following an orange blazed line through a small red pine plantation to a pin located at a point drilled into a boulder.

Corner	Monumentation	Metes/Bounds/Conditions to Next Corner
H	1/2" orange rebar drilled atop a boulder, approximately 8" exposed. There is orange paint on the boulder around the pin.	H-I: N 20°50'30"E, 436.5' to an unmarked point located northeasterly of an access road that goes through the City of Lebanon parcel for access to the waterline. The property corner was not located precisely because the corner area is a dense thicket of honeysuckle and thorny plants. The previous landowner thought that the pin may have been covered during the construction of the access road some time ago.
I	Unmarked corner located northeast of an access road	I-J: N 83°21'30" W, 578.5' following an unmarked line across the access road to a stonewall, and following that stonewall northwesterly, to a place of intersection with a stonewall from the south. A fallen tree is currently lying on this location. Then continue along the same stonewall northwesterly, N 76°14' W, 179.5' and then N 76°27'30" W, 286.7' following to an unmarked point located beyond the end of stonewall to an unmarked point along the east side of Forest Ave.
J	Unmarked corner, but for a stone atop a small ledge area west of the end of a stonewall that follows the northern boundary line but stops just before arriving at Forest Ave.	J-K: southerly along Forest Ave., S 19°55'30" W, 80.3' , turning slightly, and continuing along Forest Ave. S 31°55'30" W, 233.2' to an unmarked point along the eastern side of Forest Ave. Just after the corner there is a jog S 58° 49' 30" E, 0.7' .
K	Unmarked corner; thought to be approximately located at a stone between a large white pine and a 5" red maple	K-L: S 58°49'30" E, 194.6' along an unmarked line to a 2" pipe with a <i>folded</i> edge located in a stone pile.
L	Approx. 2" steel pipe with a <i>folded</i> edge in a stone pile	L-M: S 15°23' W, 95.4' to a steel pipe in a stone pile.
M	1/2" steel pipe inside a larger, 1 1/2" pipe in a stone pile	M-N: N 89° 12' E, 161.1' to a 1/2" orange pipe, approximately 14" exposed, in a stone pile at the base of a hop hornbeam.
N	1/2" orange pipe, approx. 14" exposed, in a stone pile at the base of a hop hornbeam	N-O: S 17°13'W, 229.2' along an intermittently flagged line to a pin said on the survey to be 1 1/2" diameter (which was not located during the field visit because of some dogs that were not allowing me to get close) then turning slightly and continuing along an intermittently flagged line that follows very closely to two abutting properties, S 15°16'36" W, 125.01' to a 1/2" iron pin painted green located in the flowerbed on the abutting property.
O	1/2" green iron pipe located in a flowerbed approximately 25' west of the abutter's house	O-A: S 3° 24'34" W, 99.73' to the point of beginning at the north edge of Prospect Street.

KEY

- Boundary Line
- Stonewall
- Iron Pipe (found)—or as noted
- 3/4" Rebar (set)—or as noted
- Poles and Wire



RESIDENTIAL THREE DISTRICT (R-3) MINIMUM LOT REQUIREMENTS
AREA: 10,000 sq.ft.
WIDTH: 75'
FRONT YARD: 20'
SIDE YARD: 15'
REAR YARD: 20'

RESIDENTIAL TWO DISTRICT (R-2) MINIMUM LOT REQUIREMENTS
AREA: 10,000 sq.ft.
WIDTH: 75'
FRONT YARD: 20'
SIDE YARD: 15'
REAR YARD: 20'

RESTRICTION ON FURTHER SUBDIVISION

"A PARCEL OF LAND WHICH HAS BEEN SUBJECTED TO MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNDER MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF 3 YEARS FROM THE DATE OF THE MOST RECENT MINOR SUBDIVISION APPROVAL"

Tax Parcel 92-101
Seidensticker, James & Clare
45 Forest Ave.
Lebanon, NH 03766

Tax Parcel 92-100
Williamson, Margaret
45 Forest Ave.
Lebanon, NH 03766

Tax Parcel 93-5
Fallensbee, Wayne & Thelma, TT
WE & TM Fallensbee Rev Trust
6 Fallensbee Avenue
Lebanon, NH 03766

Tax Parcel 92-159
MacLeod Rev Inter Vivos Trust
Danise B. MacLeod, TTEE
14 Shaw Street
Lebanon, NH 03766

Tax Parcel 92-161
Hardy, Richard M. & Mary A.
36 Kimball Street
Lebanon, NH 03766

Tax Parcel 92-160
Noletta, Patricia B.
74 Forest Ave.
Lebanon, NH 03766

Tax Parcel 107-146
Bayer Jr, John J.
70 Forest Ave.
Lebanon, NH 03766

Tax Parcel 107-147
McGurn, William B. & Catherine R.
c/o Deery Cottages
Piazza D. Spagna 15
Italy, 00187

Tax Parcel 107-148
Gember, Scott A. &
Kattenbach, Arminia N.
17 Forest Ave.
Lebanon, NH 03766

Tax Parcel 107-150
Fradkin, Carrie Beth, CO-TTEE &
Courtney, Ryan Kenneth, CO-TTEE
1 Woodley Road
Lebanon, NH 03766

Tax Parcel 107-153
Bailey, Martha R.
PO Box 808
Lebanon, NH 03766

Tax Parcel 107-162-200
Purcell, Kevin P.
21 School Street
Lebanon, NH 03766

Tax Parcel 107-162-100
Purcell, Kevin P.
21 School Street
Lebanon, NH 03766

Tax Parcel 107-162
Cala, Jordan D. & Kristin
50 Prospect Street
Lebanon, NH 03766

Tax Parcel 107-161
Perrault, Scott J. & Margaret L.
58 Prospect Street
Lebanon, NH 03766

Tax Parcel 107-160
Bircher, Richard
64 Prospect Street
Lebanon, NH 03766

Tax Parcel 107-156
McLain, Jeannette L. Trustee
Jeannette L. McLain Rev Trust
60 Prospect Street
Lebanon, NH 03766

Tax Parcel 108-22
City of Lebanon
21 North Park Street
Lebanon, NH 03766

Tax Parcel 108-9
Narco Corporation
PO Box 600
Canterbury, NH 03224

Tax Parcel 108-10
Cala, Reuben D. & Marjorie F.
8 Reservoir Road
Lebanon, NH 03766

Courses along Reservoir Road		
LINE	BEARING	DISTANCE
L1	S 48°45'00" W	101.30'
L2	S 48°23'00" W	100.00'
L3	S 48°23'00" W	100.00'
L4	S 48°23'00" W	23.90'
L5	S 67°14'00" W	106.70'
L6	S 41°30'00" W	44.74'
L7	S 41°30'00" W	55.26'
L8	S 41°30'00" W	100.00'
L9	S 41°30'00" W	98.90'



SCALE 1" = 100'

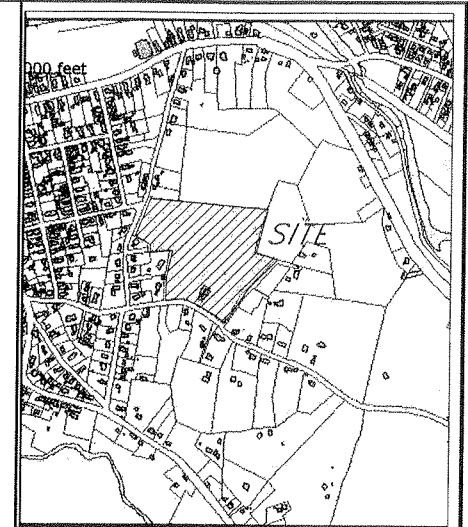
RECORD OWNER
NORCO Corporation
PO Box 600
Canterbury, NH 03224

Revised 9/17/2010:
Revised 8/17/2010:

MINOR SUBDIVISION
TAX MAP 107 LOT 154

Prepared For:
NORCO CORPORATION

Location:
59 PROSPECT STREET
LEBANON, NH
July 28, 2010 JN1010



PORTION OF LEBANON TAX MAP

SURVEY NOTES

- Method of Survey: Closed off-set traverse with Pentax total station; error of closure before adjustments is 1:128,000+.
- Basis of Bearings: Magnetic observation, March 1983 (see Plan Reference 6.A).
- Areas shown hereon are computed to the boundary lines as shown; actual ownership may extend to the centerline of the Public Roads shown.
- RECORD OWNER: NORCO Corporation
PO Box 600
Canterbury, NH 03224
- DEED REFERENCE: Recorded at the Grafton County Registry of Deeds, BOOK 2012 PAGE 137.
- Reference is made to the following plans:
A. "Joy Associates, Inc., Lot No. 8, Lebanon, NH" by T&M Surveys, Inc., Lebanon, NH, Plan provided by the Lebanon Planning Department.
B. "Grove Heights" by Richard Townsend & S.H. Stevens, dated 1941. Provided by the Lebanon Planning Department.
- Lot 2 may be subject to a water line easement conveyed by Warranty Deed to the City of Lebanon, recorded at the Grafton County Registry of Deeds, Book 994, Page 80. Other water lines and easements benefiting the City of Lebanon which may exist on Lot 2 have not been researched by this office.

"The Subdivision Regulations of the City of Lebanon and the Notice of Actions are a part of the Plan, and approval of this Plan requires the completion of all the requirements of the Notice of Action and said Subdivision Regulations excepting only any modification or waiver set forth in the Notice of Action."

LEBANON PLANNING BOARD

APPROVED: 9/13/10

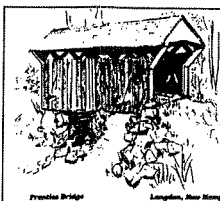
CHAIRMAN

James M. White

DATE OF SIGNATURE

10/25/10

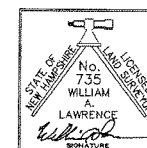
TIME: 1:20 P.M.



LAWRENCE ASSOCIATES

LAND SURVEYING LAND USE PLANNING SEPTIC DESIGNS

236 Cheshire Turnpike
Langdon, NH 03602
(603) 835-2162



This Plot is invalid without the original Stamp and Signature of the surveyor