

FINAL

**LEBANON HERITAGE COMMISSION
MEETING ROOM 3, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:00 PM, WEDNESDAY MARCH 8, 2023**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair),
Jeremy Rutter (Planning Board Rep.)

MEMBERS ABSENT: Devin Wilkie (City Council Rep.), Karen Zook (Alt. Council Rep)

STAFF PRESENT: Tim Corwin (Deputy Planning & Development Director)

1. CALL TO ORDER: Chair Ford Burley called the meeting to order at 6:00 PM

2. APPROVAL OF MINUTES:
A. February 8, 2023

Mr. Rutter MOVED to approve the February 8th, 2023 minutes.
Seconded by Chair Ford Burley.
**The MOTION was approved (3-0)*

3. PUBLIC REVIEW:
None

Chair Burley moved Agenda Item 5.A for discussion prior to the remaining items on the agenda.

5. OTHER BUSINESS:

A. Lebanon Woolen Mills Application for Tax Relief Incentive per 79-E:4

Mr. Corwin provided background on the 79-E tax relief program, the role of the Heritage Commission, the request from the applicant, and the criteria by which to evaluate the request. Mr. Corwin explained that in connection with its 79-E request, LWM seeks a letter from the Heritage Commission identifying any and all historical, cultural, and architectural value of the structures that are proposed to be replaced and the properties on which those structures are located. This letter is required by RSA 79-E:4, I-a, to be submitted as part of LWM's application to the City Council for tax relief. Staff prepared a draft letter to this effect for the Commission's review and sent an electronic copy to the members prior to the meeting and provided hard copies at the meeting.

Jon Livadas from LWM Residential, LLC described the proposal to remove and replace the existing structures at 25 Mechanic Street (M/L 91-267) and 43 Mechanic Street (M/L 106-34) and to seek tax relief from the City Council per RSA 79-E (the Community Revitalization Tax Relief Incentive Program).

With respect to the existing building at 25 Mechanic Street, Scott Newman from 106 Associates, LWM's historic preservation consultant, explained that between its construction date and style, and further lack of site significance, the property in total lacks value relative to the definition in RSA 79-E:4. With respect to the 43 Mechanic Street structure, Mr. Williams gave his opinion that it is common or average in condition and style as compared to similar structures in Lebanon, such that its removal and replacement with a quality modern structure would not result in a net loss of historical character/value to the community.

Upon discussion, the Commission concluded the structures to be replaced at 25 Mechanic Street and 43 Mechanic Street do not possess significant historical, cultural, or architectural value.

Mr. Rutter MOVED that the Lebanon Heritage Commission determines that the structures proposed to be removed and replaced by LWM Residential LLC at 25 Mechanic Street and 43 Mechanic Street do not possess significant historical, cultural or architectural value, and the Commission hereby authorizes the Commission Chair to sign the draft letter to City Council prepared by staff dated March 8, 2023, as distributed at the March 8th Heritage Commission meeting. Seconded by Mr. Smith.

***The Vote on the Motion was (3-0).**

4. STUDY ITEMS:

A. Special Projects

• Historic Districts

Mr. Smith confirmed that the new kiosk posting is ready and will be installed by staff shortly.

▪ Landmark designations

Chair Burley noted that the landmark designation plaques were presented at the February 15th City Council meeting.

▪ Oral History - JAM project - Lebanon's Native and Indigenous Past

Chair Burley provided an update: she and staff meet with JAM today and would be meeting with them again on Friday. She is in the process of gathering more material to provide to JAM.

B. Dana House

No updates were provided.

C. Education • CLG workshops

Chair Burley noted that the Commission members have been invited to the CAMP training on March 31st and reviewed the planned topics of discussion. The Commission suggested that staff invite members of the Conservation Commission and Planning Board to attend as well.

Chair Ford that she hopes to distribute a draft of her book on Lebanon next week. She is waiting on additional photos. The deadline is April 4th.

5. OTHER BUSINESS:

A. Lebanon Woolen Mills Application for Tax Relief Incentive per 79-E:4

(Discussed above)

B. NHDOT/DHR Lebanon 40794 Mechanic St/Mascoma St/High St Roundabout - Mitigation Options

No updates were provided.

C. Historic Marker and Interpretive Signage

No updates were provided.

D. Lebanon Master Plan, Chapter 11 Implementation

The Commission members agreed that they would read Chapter 11, Sections C-4 through D-5 and be prepared to discuss at the next meeting.

6. OPEN TO THE PUBLIC:

No one came forth.

7. FUTURE AGENDA ITEMS:

A. Historical Society Coordination

No updates were provided.

8. ADJOURNMENT:

Mr. Rutter MOVED to adjourn the meeting. Seconded by Chair Nicole Ford Burley.

**The MOTION was approved (3-0).*

The meeting was adjourned at 7:37 pm.

Respectfully submitted,

Tim Corwin, Deputy Director of Planning & Development