



LEBANON CONSERVATION COMMISSION
JANUARY 28, 2021 - 6:30 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE

-
- 1. Call to Order**
 - A. Review of meeting procedures and NH RSA 91-A "Right-to-Know" requirements.
 - B. Election of Officers: Chair and Vice Chair
 - 2. Approval of Minutes**
 - A. December 10, 2020
 - 3. Permit Review**
 - A. None
 - 4. Study Items**
 - A. Goals & Objectives for Calendar Year 2021 – including Master Plan Action Item Implementation, as well as additional efforts desired by ConCom members
 - B. Concise Statement for Proposed Zoning Amendments: Prepare a concise statement with regard to certain proposed Zoning Amendments, in accordance with section 1000.4.D of the Zoning Ordinance
 - 5. Committee Reports**
 - A. Conservation Lands Monitors (Various Members) (10 Minutes)
 - B. Lebanon Biodiversity Group (D. Lacey) (10 Minutes)
 - C. Workshops & Educational Opportunities (Various Members) (10 Minutes)
 - 6. Other Business**
 - 7. Future Agenda Items**
 - 8. Open to the Public**
 - 9. Adjournment**

The order of agenda items is subject to change.

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to [LebanonNH.gov/Live](https://lebanonnh.gov/live) where you will find

Lebanon Conservation Commission Agenda
January 28, 2021

instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT LEBANONNH.GOV

**Agenda
Conservation Commission
January 28, 2021**

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

December 10, 2020

DRAFT

**LEBANON CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
Thursday, December 10th, 2020
6:30 PM**

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

MEMBERS ABSENT: Suellen Balestra (Alt.)

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

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

- Mr. Mark Goodwin reviewed the meeting procedures for remote meetings and NH RSA 91-A “Right to Know” requirements. A Roll Call of Commission Members who participated remotely are listed above.

2. APPROVAL OF MINUTES: November 12th, 2020

***Mr. James MOVED* to approve the November 12th, 2020 Minutes as amended and presented in the December 10th, 2020 agenda packet.**

Seconded by Ms. Riley.

Amendments:

Page 2, Line 7, Change “TIF” to “Tax Increment Financing”

Page 2, Line 10 Change “Northly” to “northern”

Page 2, Line 11 and throughout the minutes, Change capital letters on directions to lower case letters such as “Southwest” to “southwest”

Page 2, Line 26, Add hyphen to “man-made”

Page 2, Line 38, Change “service” to “surface”

Page 2, Line 41, Change “South” to “south”

Page 3, Line 30, Change “Sycamore Trees” to “sycamore trees”

Page 3, Line 38, Add “diameter” after “3-inch”

Page 4, Line 37, Remove “She believed that it goes against the development of rural lands,” to “It creates issues for animal crossings and the flow of water per house.”

Page 5, Line 11, Change “Buckthorn” to “buckthorn”

Page 5, Line 28, Add “annual” in front of “NH”

Page 5, Line 29, Change “NH Conservation Commission Association” to “New Hampshire Association of Conservation Commission”

Page 5, Line 29, Add “Ms. Darla Bruno” after “Hirai”

Roll Call Vote:

Ernst Oidtmann, Erling Heistad, Sarah Riley, Donald Lacey, Susan Almy, Bruce James, and Chris Johnson all voting Yea.

None voted Nay.

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

3. PERMIT REVIEW: None**4. STUDY ITEMS:**

A. Boston Lot Camping Permits-Year in Review: Mr. Goodwin gave a breakdown on the camping permits that were obtained in 2020 for Boston Lot. There was a total of 35 permits granted, 20 of them went to residents and 15 to non-residents. There were 2 ADA requests for access to the camping area. Camping permits were distributed as follows: 22 to lakeside, 10 to the small meadow, and 3 to the large meadow. The average length of stay was 1 night.

Ms. Hirai asked if the permit application stated how many people were in the camping party per permit? Mr. Goodwin said he was not sure and would investigate it. Ms. Almy was surprised that the length of stay was only 1 night. Mr. Goodwin explained that it was an average, so some nights might have been more.

Vice Chair Riley asked if the City Fire Department had alerted the Conservation Commission to a brush fire that had taken place at Boston Lot on September 29th, 2020. She read about it in the City Manager's report. Mr. Goodwin had not heard anything about that. She would like the Conservation Commission to be advised by the Fire Department if there are any problems that take place due to campfires on conservation land.

Ms. Hirai asked if the Commission should consider adding a fee to non-resident permits for Boston Lot? Mr. Goodwin said it was an idea, but the Commission would want to look at that idea closely. Ms. Hirai volunteered to look over the permits from the last year to find out exactly where people are coming from who camp at Boston Lot and how many people camped per permit. Mr. Goodwin said the Planning staff should be able to look at the permits to answer the questions that the Commission had. He will report the findings in January of 2021.

B. Two Rivers I-89 project proposal-update: Ms. Hirai, Vice Chair Riley, and Mr. Don Lacey met with Jim Kennedy and 4 people from Oddly Construction. Ms. Hirai reported that the Oddly crew spent most of the time explaining why they needed to use Two River for the I-89 construction project. She felt that they did not get as much time as was needed to look at the property and see what the potential was to restore it. She would like to see the property restored but was not sure what it would take to do that.

Vice Chair Riley felt that it would be environmentally irresponsible to let the construction company clear any of the land at Two Rivers unless they committed to an ecological restoration project and not a landscaping project. Mr. Lacey reported that he felt that the Commission members might have left Oddly Construction with the feeling that they were going to grant permission to use the property, but after the people from Oddly Construction left, the members continued to walk around and agreed that they should not let Oddly Construction use the property.

1 Mr. Lacey said that he would like to talk about committing to a larger restoration project at Two Rivers.
2 He thought the Commission could come up with a plan for the property and then go after some grants to
3 help with the restoration. He wanted to know if any of the Commission members wanted to restore that
4 area or if they had another area to prioritize for restoration. Mr. Lacey said there were a lot of invasive
5 plants that needed to be treated. He also spoke about Lebanon's homeless issue and asked whether the
6 Commission might think about putting some facilities and perhaps some amenities in there for the
7 homeless population to use? Ms. Hirai said she thought that would take a lot of discussion.
8

9 Mr. Heistad asked if there was any discussion on what could be done to reclaim that area? Vice Chair
10 Riley said that was a bit beyond the scope of the visit they had there the other day. She did agree that
11 restoration should be a goal for that in the future. Mr. Lacey would like to have an agenda item in the
12 future discussing whether Two Rivers or somewhere else might be a place to work on a restoration
13 project. More discussion was had among the Commission members about the property.
14

15 Mr. Goodwin said that he had e-mailed Oddly Construction and let them know that the Conservation
16 Commission was not interested in letting them use Two Rivers for their construction equipment for the I-
17 89 bridge project.
18

19 **C. Open Space Plan Update:** Mr. Goodwin reported on the Open Space Plan. He showed a map of
20 Lebanon explaining where the developed and un-developed land was. Currently 19% of the land has
21 been developed and 81% is still undeveloped. He had been looking at the numbers so that he can
22 recommend how much additional green field development is palatable to the residents of Lebanon for the
23 Open Space Plan.
24

25 Commission members asked and Mr. Goodwin answered questions on the map and where new building
26 might take place. Mr. James gave his thoughts on the Open Space Plan. He said to be more detailed in
27 this Plan it would matter what the value of an acre of green field in Lebanon was and what it does for
28 Lebanon such as ecology and climate issues are concerned. Mr. Goodwin explained his thought process
29 as to how he came up with the recommendation of 78% undeveloped and 22% developed land. He felt
30 that ration it would be better received and more likely to get other groups behind that development
31 number.
32

33 Mr. Goodwin asked the Commission members to give him feedback on the numbers that he came up with
34 and how they felt about it. Commission members expressed that they would like to see infill take place in
35 already developed areas and that green field development be a last resort.
36

37 ***Ms. Riley MOVED to extend the meeting for 15 minutes.***

38 ***Seconded by Mr. Oidtmann.***
39

40 **Roll Call Vote:**

41 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Donald Lacey, Bruce James,**
42 **and Susan Almy all voting Yea.**

43 **None voted Nay.**

44 **** The Vote on the MOTION passed (7-0).***
45

46 More discussion was had on the land use map and the Open Space Plan and how much more development
47 the Commission was comfortable with. Some spoke of 80% developed, 20% undeveloped plan while
48 others felt the recommendation of 78% undeveloped, 22% developed was ok and understood Mr.
49 Goodwin's reasoning behind it.
50

1 **Ms. Riley MOVED to extend the meeting for 10 minutes.**
2 **Seconded by Mr. Heistad.**

3
4 **Roll Call Vote:**

5 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Donald Lacey, Bruce James,**
6 **and Susan Almy all voting Yea.**

7 **None voted Nay.**

8 *** The Vote on the MOTION passed (7-0).**
9

10 **5. COMMITTEE REPORTS:**
11

12 **A. Conservation Lands Monitors:** Mr. Goodwin reported that Mr. Ron Bailey was done working on
13 the trails for the year. He also said that there was a minor boundary line trespass, and he would be
14 speaking to the people about it. Mr. Heistad said Signal Hill was well traveled on Thursday and that Old
15 King's Highway had been repaired by DPW.
16

17 **B. Lebanon Biodiversity Group:** Mr. Lacey reported that he has continued some more cut stem
18 treatments on Mill Road and Baker Crossing.
19

20 **C. Workshops & Educational Opportunities:** Vice Chair Riley said she could e-mail a link to
21 Commission members if they wanted to sign up for some webinars that VT Covert was going to have
22 next week.
23

24 **6. OTHER BUSINESS:**
25

26 **A & B. Resident Stewardship Volunteer Program and Web Page Update:** Mr. Goodwin reported
27 that the Resident Stewardship Volunteer Program and the website have finally started to move along in
28 the process. He will have an update at the next meeting. Chair Oidtmann said 2 volunteers have been
29 working nicely and he worked with one of them cleaning up a trail by taking down some trees and
30 clearing out obstructions.
31

32 **C. Wild About Lebanon:** Mr. Goodwin reported that this program has been suspended due to Covid-19.
33 The program is encouraging people to do self-led hikes.
34

35 **7. ADJOURNMENT:**
36

37 **The meeting was adjourned at 9:00 PM.**
38

39 Respectfully submitted,
40 Barbara R. Higgins
41 Recording Secretary

**Agenda
Conservation Commission
January 28, 2021**

**Agenda Item #4A
Study Items**

Master Plan Chapter 5 Outcomes & Strategies

Outcomes & Strategies

OUTCOME 1 Seek a balanced approach to protecting the City's natural resources while accommodating anticipated growth and maintaining the City's role as a regional center.

STRATEGIES

- 1 Guide development into existing areas as designated in the Land Use chapter to protect outlying rural areas and open space lands.
- 2 Guide new development away from wildlife habitat areas that have been identified in the Natural Resources Inventory.
- 3 Investigate innovative land use regulations such as transfer of development rights to preserve open space, natural resources and important wildlife habitat and corridors, taking into consideration the rights of property owners and abutters.
- 4 Require open space or conservation design for all ecologically important land.
- 5 Purchase easements or property for conservation throughout the City, particularly in critical habitat areas as identified in both the Natural Resource Inventory and Open Space Plan.
- 6 Encourage the creation of a private conservation council to act with no personal benefit to acquire easements or purchase property in situations where the City may not be able to respond quickly to a priority parcel because of legal or other constraints.
- 7 Develop a land acquisition/conservation easement program to protect scenic views.
- 8 Include City gateways in open space planning.
- 9 Support efforts to establish more scenic roads.
- 10 Discourage exterior area illumination of prominent physical features and landscapes that dramatically impact the nighttime landscape.
- 11 Review lighting design elements of development proposals to ensure that adequate minimal lighting is planned, but over lighting is avoided.
- 12 Require the use of renewable energy in heating and cooling systems in new construction of public buildings.
- 13 Continue to support land use patterns that promote alternatives to single occupancy vehicles, such as public transit, park-and-ride facilities, sidewalks, and bikeways/bike paths.
- 14 Encourage the use of energy conservation measures through site plan review, such as orienting buildings to take advantage of natural light and heat, and providing vegetation for summer shading and wind buffers.
- 15 Continue to encourage mixed-use growth centers rather than strip-type sprawling development patterns.
- 16 Encourage and support transportation alternatives to single-occupancy vehicles, including mass transit, pedestrian and bicycle paths and facilities, ride-sharing, etc.

ACTIONS

- 1 Develop an Open Space Plan, with public participation, that will inventory natural and cultural features, and recommend green space corridors for continued wildlife habitat and for the benefit of residents.
- 2 Explore voluntary land protection measures on Tipping Rock, Rix Ledges, Devil's Kitchen, and Granite Flumes to protect the unique geological features of those areas.
- 3 Apply for Land and Community Heritage Investment Program (LCHIP) and other funding sources for land conservation projects.
- 4 Adopt a policy whereby the Recreation Department and Conservation Commission as well as the School Board are notified when the City acquires or decides to sell property, or when land is offered to the City.
- 5 Authorize the Conservation Commission to periodically review all city-owned property and to recommend what land should have conservation easements.
- 6 Conduct education and outreach to members of the public about the benefits of land conservation and options for conserving land.
- 7 Create incentives in the Zoning Ordinance for agricultural businesses and expand the importance of maintaining and increasing agricultural activity within the City.
- 8 Contract with a licensed forester to work with the Conservation Commission in developing forest management plans.
- 9 Adopt and implement appropriate logging guidelines to encourage best management practices (BMPs) for logging in the city-owned forested areas.
- 10 Place protective third-party easements on city-owned land with important habitat areas.
- 11 Work with the NH Department of Transportation to develop landscaping plans for Route 120 between Exit 18 and Hanover Street.
- 12 Create a scenic corridor overlay district to protect the City's highway corridors from inappropriate development and visual blight, and landscaping standards for all major entry corridors to the City.
- 13 Develop recommended landscaping guidelines for distribution to landowners, regarding such issues as the protection of existing trees and landscaping, choosing plant species native to the region, and planting to screen utility facilities and equipment.
- 14 Adopt a ridgeline ordinance to protect ridgelines from poorly sited development and consider including hillsides and wildlife corridors to lowlands
- 15 Adopt lighting standards that minimize sky glow and glare.
- 16 Develop and approve a wind turbine ordinance to enforce the appropriate siting and design of wind turbines.

OUTCOME 1 Seek a balanced approach to protecting the City's natural resources while accommodating anticipated growth and maintaining the City's role as a regional center.

STRATEGIES	ACTIONS
17 Encourage recycling citywide, including in city-owned facilities.	Develop and approve a telecommunications ordinance to enforce the appropriate siting and design of telecommunications towers. 17
18 Encourage the use of renewable energy resources and provide information on these resources to residents on the City website and in the City newsletter.	Conduct periodic energy audits of all City buildings, infrastructure (including streetlights) and operations to identify areas of energy waste and recommend cost-effective energy conservation measures. 18
	Establish a citywide recycling program to include periodic household hazardous waste days. 19

OUTCOME 2 Maintain the healthy, functioning natural systems that contribute to the City's quality of life and economic vitality.

STRATEGIES	ACTIONS
1 Enforce stormwater and erosion control standards and conditions during and after construction, perhaps by requiring a bond, to ensure that there is no increase in surface water flows after development.	Review site plan and subdivision regulations and update with the following components incorporating standards from the Stormwater Management and Erosion and Sediment Control Handbook: erosion/ sedimentation control; on-site stormwater treatment; proper road design; minimize impervious surfaces. 1
2 Make impervious surface reduction a goal of parking policies and regulations in the Zoning Ordinance.	Develop and adopt a variable width buffer zone along select streams and rivers. 2
3 Educate landowners regarding best management practices, such as proper household hazardous waste disposal, recycling, and composting through materials disseminated at City Hall, and through the City website and newsletter.	Develop and adopt a Water Resources Management Plan. 3
4 Acquire or seek donations of parcels, conservation easements, development rights, and rights-of-way adjacent to important bodies of water for protection of public access, water quality, public water supplies, floodplains, wetlands and wildlife habitat.	Create source water overlay for existing drinking water sources based on the Model Rule for the Protection of Water Supply Watersheds and the 1999 Mascoma Watershed study. 4
5 Support the Rotary Club's biennial clean-ups of the Mascoma River and encourage other groups to adopt other water bodies for cleanup.	Develop and adopt an aquifer protection overlay district to more strictly regulate development adjacent to potential drinking water sources. 5
6 Seek outside funding or volunteers to clean up sites in coordination with the regional planning commission.	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. 6
7 Continue alliances with neighboring communities and regional organizations, such as the Mascoma Watershed Conservation Council, to foster cooperation in protecting water bodies and watersheds.	Provide ditches, treatment swales, detention ponds, and catch basins that will prevent road run-off and accidental spills from discharging into water bodies, especially public water supply sources. 7
8 Develop and disseminate public education materials regarding the importance of protecting our water supply sources.	Develop an ordinance more stringent than that developed by Federal Emergency Management Agency to restrict development or filling in of floodplains to provide flood storage, water quality protection, and wildlife habitat adjacent to waterways. 8
9 Investigate and consider utilizing recent innovations in stormwater management and groundwater recharge systems (ex. low-impact development) in critical locations where more traditional techniques prove inadequate.	Request updated flood hazard mapping by FEMA, as recommended in the 2002 Connecticut River Corridor Management Plan. 9
10 Develop and disseminate public education materials regarding the importance of protecting our water supply sources.	Inventory and legally designate prime wetlands for special protection. 10
11 Investigate and consider utilizing recent innovations in stormwater management and groundwater recharge systems (ex. low-impact development) in critical locations where more traditional techniques prove inadequate.	Adopt a variable width wetland buffer zone, as appropriate, based on functions and values as recommended by <i>Buffers for Wetlands and Surface Waters: A Guidebook for NH Municipalities</i> . 11

OUTCOME 2 Maintain the healthy, functioning natural systems that contribute to the City's quality of life and economic vitality.

STRATEGIES

- 12 Continue educational programs to promote public awareness of the conservation lands, appreciation of their natural features, and appropriate activities on those lands.
- 13 Coordinate local volunteers to continue the care, maintenance, promotion, and appropriate use of conservation lands.
- 14 Continue to plan and publicize a program of nature walks in the City's conservation lands to enhance public appreciation of them.
- 15 Work with local land trusts to acquire trail easements when feasible, with an eye to linking to existing trails to provide a comprehensive network.
- 16 Negotiate with developers to protect existing trails and/or set aside additional land for a trail system.
- 17 Encourage volunteer help and hire a Park Ranger to implement park education (such as Adopt-a Park and Junior Ranger programs) and to build and maintain trails.
- 18 Investigate and recommend appropriate measures to ensure handicapped accessibility on conservation lands where feasible.
- 19 Continue participation in the "Tree City USA" program to call attention to the City's natural resources.
- 20 Continue to celebrate Arbor Day to raise awareness of the importance of trees to all residents.
- 21 Encourage Dartmouth College to continue working with the City through the Landmark Lands Committee to inventory and evaluate Dartmouth College Lands before development is proposed.
- 22 Protect existing wildlife corridors, such as the one across Route 120 and Mt. Support Road, with guidance from wildlife biologists.
- 23 Educate landowners about the importance of preserving wildlife habitat on their own land.
- 24 Raise awareness of invasive species by sponsoring educational lectures and field trips.
- 25 Continue formal cooperative planning among adjacent communities through the Upper Valley Lake Sunapee Regional Planning Commission and other organizations like the Mascoma Watershed Conservation Council.
- 26 Take the lead on developing a Mascoma Watershed Plan to protect our drinking water source.
- 27 Identify opportunities for training and information sharing on natural resource issues for the Conservation Commission, Planning Board, and other volunteer boards.
- 28 Identify opportunities for training and information sharing on natural resource issues for the Conservation Commission, Planning Board, and other volunteer boards.
- 29 Encourage City board members & administration to pursue on-going dialogue in areas of mutual interest.
- 30 Continue to work with the School Board to provide a curriculum within the schools that involves education about and access to the waterways within Lebanon, and the City's conservation lands.

ACTIONS

- 12 Explore the expansion of the Steep Slope Overlay District.
- 13 Hire a licensed forester to develop management plans for city-owned conservation areas together with the Society for the Protection of New Hampshire Forests, UNH Cooperative Extension, and other similar organizations.
- 14 Update maps of existing trails and make them available to the public.
- 15 Identify selected Class VI Roads as part of the green infrastructure trail system.
- 16 Resume and publicize the "Wild about Lebanon" program and its regularly scheduled volunteer-led informational walks to City parks.
- 17 Identify parks and recreational facilities through publicity and signage that includes a brief history of who donated the land, interesting facts about the property, and existing trails and/or flora in the area.
- 18 Develop and adopt an urban tree ordinance to protect urban and residential trees.
- 19 Develop master landscaping plans for the central business districts and gateways, identifying and recommending appropriate street tree and other planting opportunities in consultation with a Garden Club and/or a landscape architect.
- 20 Develop a wildlife habitat overlay zone for critical habitat areas, including deer yards, bear habitat, vernal pools and wildlife corridors.
- 21 Inventory areas that have been impacted by invasive species and develop a plan to address these areas.
- 22 Hold annual tours of City parks and conservation lands for City Council members and all other City boards.
- 23 Eradicate invasive species from city-owned land.

**Agenda
Conservation Commission
January 28, 2021**

**Agenda Item #4A
Study Items**

2021 Goals & Objectives

Open Space & Natural Resource Protection -

City Owned Property Analysis, OS Property Management Plans, Wetland and Stream Regulatory Protection, CDD, Wildlife Corridor Analysis, Landowner Partnership Outreach, Open Space Plan, ConCom Web Page, Volunteer Program

EDUCATION / OUTREACH

Topics: Invasive Species?, herbicide/pesticide?, forestry, wildlife, ??

Format: Pamphlets, Presentations, Workshops, etc.

STEWARDSHIP

Volunteer Program, Conservation Ranger, Special Projects (e.g. Bog Bridges), other?

LAND CONSERVATION

ARM Fund project, partnership projects, ???

Programs: Amphibian Crossing, Wild About Lebanon, other ??

Other: Regulatory tools: Lighting, Parking, Floodplain, Stormwater, etc.

Clean-ups: Earth Day, Rotary Club Mascoma River,

Existing Property Management Plans

Wildlife Corridor Report Recommendations