



**LEBANON CONSERVATION COMMISSION
JANUARY 11, 2024 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 261 983 525#). If you have trouble accessing this meeting, please [email mark.goodwin@lebanonnh.gov](mailto:mark.goodwin@lebanonnh.gov)

2. Election of Officers

- A. Chair and Vice Chair

3. Approval of Minutes

- A. December 12, 2023

4. Open to the Public

5. Permit Review

- A. None

6. Study Items

- A. Strategic Planning - Annual Goals and Workplan

7. 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

8. Other Business

- A. FYIs
- B. Follow Up
- C. Workshops and Educational Opportunities

9. Future Agenda Items

10. Adjournment

The order of agenda items is subject to change.

Lebanon Conservation Commission Agenda
January 11, 2024

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

**LEBANON CONSERVATION COMMISSION
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
6:30PM THURSDAY DECEMBER 14, 2023**

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

MEMBERS ABSENT: Erling Heistad (City Council Rep.), Sean Dittrich (Alt.)

STAFF PRESENT: Mark Goodwin (GIS Coordinator), Nate Reichert (Director of
Planning & Development/Zoning Admin)

OTHERS PRESENT: Colin Smith, Chair, Lebanon Pedestrian & Bike Committee; Kevin
Purcell, Ward 1; Jon Chaffee, Vice Chair, LEAC
James Campion, landowner

1. CALL TO ORDER

1. Chair Riley called the meeting to order at 6:35pm. She reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. APPROVAL OF MINUTES November 09, 2023

Amendments: Page 16 Line 16: Change "Lacey" to "James"

A MOTION was made by Don Lacey to approve the November 09, 2023 Meeting Minutes as amended. The Motion was seconded by Chris Johnson.

** The Vote on the MOTION was approved (5-0), with Dr. Oidtmann abstaining.*

3. OPEN TO THE PUBLIC

No members of the public were present.

4. PERMIT REVIEW

None

5. Study Items

A. Route 10/West Lebanon to Hanover Ped & Bike Concepts

Mr. Colin Smith, Chair of the Lebanon Ped & Bike Committee, and Mr. Kevin Purcell gave an overview of their proposal to connect West Lebanon to Hanover with a bike route along the right of way of Route 10. Mr. Purcell said he was part of the West

1 Lebanon Revitalization Committee, and he said the question of a bike route in the Route
2 10 corridor was raised but was considered outside the purview of that committee. He said
3 he felt like this should be investigated. He said he has ridden on Route 10, and it is
4 sometimes not the best place to ride, but the power line right of way could be used to
5 bypass the area of Route 10 past Sachem to Maple Street. He said the town of Hanover
6 and Hartford, VT are interested in developing this connecting route for bikers. He asked
7 the Commission to give its input on using Route 10 and/or the power line area along
8 Route 10 as a bike path available.
9

10 The group reviewed a map of the area. Mr. Reichert said the topography of the area does
11 not lend itself to widening the road. He also said NH DOT has not been interested in
12 developing a bike path there because there are several "pinch points" that would cost a
13 great deal to resolve.
14

15 Mr. Lacey asked if they would have permission to use the path that the electric company
16 uses to maintain their poles. Mr. Smith and Mr. Purcell said they did not know and would
17 need to find out. Mr. Lacey said electric rights of way are not wastelands and they have a
18 special habitat to many wildlife species. He said he would not like to see them subject to
19 the impact of increased human use if a trail were made there.
20

21 Ms. Hirai asked if the intention for the route is to go north from the access road, or south
22 as well. Mr. Purcell said just north for now. She said going south from the access road is
23 quite different and would have to be considered differently.
24

25 The group discussed the topography of the area in question. Mr. Purcell said it is not for
26 everyone because it is not very flat, but it would be an alternative to Route 10. Mr. James
27 said if they are looking for something like the Mascoma Greenway, which is suitable for
28 everyone, this area is not the same and seems rugged and steep. Mr. James suggested the
29 bike route near Exit 16 off Route 89, which picks up on the Old Route 10, may be an
30 interesting model for what Mr. Smith and Mr. Purcell are thinking about.
31

32 Mr. Goodwin clarified that Mr. Smith and Mr. Purcell were proposing a route on Route
33 10 as the preferred route, but, as an alternative where the road is too dangerous, can the
34 electric pole path be used for bikers. He said they are trying to gather as much
35 information as they can and they want to know what concerns the Commission might
36 have of using the electric pole path.
37

38 Chair Riley said the state needs to prioritize cyclists and accommodate cyclists and
39 pedestrians along that road. She noted that there is a wildlife crossing on Route 10 and
40 car speeds need to be reduced. She said it is the state's duty to accommodate users other
41 than vehicles.
42

43 She asked Mr. Smith and Mr. Purcell to review the Trails for People and Wildlife
44 program, by Jim Oehler of NH Fish & Game, that shows the impact of a trail or road on
45 wildlife. She said the impact is not just linear and may extend outward by many feet. She
46 said this is a huge concern to her whenever there is talk about further fragmenting the

1 landscape by trails. She said the more that wildlife feel the impact of humans and dogs,
2 the more stress is felt by the species.

3
4 Mr. Lacey asked if a lot of people already use the path as it is right now. Mr. Purcell the
5 idea was a recommendation of the Bike/Walk Leb Plan from the Regional Planning
6 document. Mr. Jon Chaffee, Vice Chair of the Lebanon Energy Advisory Committee,
7 said basically no one is currently using it as a bike path.

8
9 Ms. Almy noted that the power lines she's been under have extensive brush by the end of
10 the summer and it's really hard to walk through it. She said there are small and large
11 animals in the area as well. Mr. Johnson said he has trouble imagining a significant
12 enough portion of the commuting population would use it but said Mr. Purcell and Mr.
13 Smith could look into it.

14
15 Mr. Smith said they would keep the Conservation Commission updated on its progress as
16 it continues to consider the idea.

17
18 [Mr. Smith and Mr. Purcell left the meeting at 7:07pm.]
19

20 **B. Zoning Amendments Review and Discussion**

21 Chair Riley noted this is a continuation of the discussion from last meeting. Mr. Reichert
22 said he was sitting in for Mr. Tim Corwin, Deputy Planning and Development Director.

23
24 Chair Riley gave an overview of the zoning amendments that have been proposed to the
25 City Council (included in the agenda materials for this meeting).

26
27 She said there is a proposed amendment to Zone GC-1 District A which involves adding
28 a manufactured home permitted use. She noted that GC-1 District A is a small area on the
29 border near Hanover south of Jesse's Restaurant, bisected by Route 120. Mr. Reichert
30 said the proposed change is to the kind of housing allowed in that area. He said DHMC
31 has a concern that there are not enough single-family homes available for staff that
32 relocate to the area to work at the hospital. Chair Riley noted her concerns are that that
33 more homes means more possible interactions of people with wildlife, but that is not an
34 issue with about the there isn't any conservation issue that would result from the
35 proposed change.

36 37 **Section 410 Riverbank Protection**

38 Mr. Richert said there are several sections of the City that would be impacted by this
39 change, but the CCBA property is not going to be exempted under the urban exemption.
40 He said one major area is for properties near Hanover and near the Woolen Mill.

41
42 Chair Riley clarified that the proposed zoning amendment is to change part of the
43 Riverbank Protection and add an urban exemption to the Shoreline Protection Act. She
44 said one is a state regulation and one is a City regulation.

1
2 She said she is concerned that the City did not come to the Conservation Commission for
3 comment on the urban exemption as a separate issue before adding it to a zoning
4 amendment. She said she feels the exemption should be separated from the proposed
5 zoning amendment. She said much of the area that Mr. Richert described is a significant
6 ecological area for riparian habitat and waterfowl. She said she would recommend not
7 making any changes to the Riverbank Protection District at this time. She said the City
8 can do urban revitalization and have green space and maintain riparian areas. Mr. Lacey
9 agreed that the proposed urban exemption is very broad. He said it seems like the City
10 has identified already paved areas, but he said Chair Riley makes a good point about
11 much of the area described is ecologically significant.

12
13 Ms. Almy said the City might be losing both types of protection on this land if the urban
14 exemption is approved.

15
16 Ms. Hirai said she could understand having the urban exemption for the area north of
17 Route 120/Hanover Street. She said the area downstream from that by the ball field has a
18 nice wetland area and is a significant habitat. She said she would be really concerned
19 about having that area impacted.

20
21 Mr. Richert said that area Ms. Hirai indicated will not be included in any exemption
22 request from the state because he said the City agrees that it needs to be protected. He
23 said if the City does not change the zoning, it can't improve the urban areas and
24 implement development ideas that embrace the river, instead of turning its back on it.

25
26 Chair Riley said the City needs to narrow down where it wants the shoreline urban
27 exemption to be. She said, in areas that flood, it is not as simple as getting an urban
28 exemption. She said the water needs somewhere to go. She said the proposal needs to be
29 more thought out and more finely tuned and she would not recommend approval.

30
31 Ms. Hirai said if they relax the oversight of urban development, someone could easily
32 make the area worse instead of improved. Mr. Richert said the Planning Board
33 regulations still remain and would provide the same parameters for the development of
34 the areas in question.

35
36 Ms. Almy asked if there is some way to replace this proposed zoning amendment with a
37 more useful form of oversight instead of just removing the shoreline/riverbank
38 protections in place. Mr. Richert said there are some reforms the City might be able to
39 offer and the City would be open to conversation, if anyone had ideas.

40
41 The group discussed whether a motion should be made for each part of the proposed
42 zoning amendment, or if one motion should be made for the entire proposal. They agreed

1 to make individual motions on the two parts that most involve the Conservation
2 Commission's recommendation.

3
4 Chair Riley said the proposed amendment assumes that the City is getting the urban
5 exemption, which, if accepted, eliminates both City and State protections.
6

7 ***A MOTION was made by Don Lacey that the Conservation Commission recommend***
8 ***that the Lebanon City Council not accept the Zoning Amendment as presented at this***
9 ***time. The Motion was seconded by Ernst Oidtmann.***

10
11 **** The Vote on the MOTION was approved (6-0).***

12
13 [Chair Riley called for a five-minute break in the meeting.]
14

15 **Other Zoning Changes**

16 Mr. Richert gave an overview of another zoning change involving ADUs. He said,
17 currently, an owner can take a temporary leave of absence from living in an ADU. He
18 said the City Council is making a change to clarify that the leave of absence be clarified
19 to mean one year.
20

21 He said other changes involve cleaning up other language related to recording fees. Dr.
22 Oidtmann asked if there is an expiration date to file recording fees. Mr. Richert said that
23 needs to be done before the permit is issued.
24

25 Mr. Richert said another change involves the size of homes from 750 square feet to 960
26 square feet to match the minimum size allowed in FHA loan regulations. Chair Riley said
27 she was concerned that this change may open the RL-3 District to more housing. She
28 noted that RL-3 is supposed to be for forestry. She said she wonders if that zone needs to
29 be redefined or if a new zone should be created.
30

31 Chair Riley also said another Riverbank zone change involves "removing cumbersome
32 City practices" from RSA 671. She asked Mr. Richert what practices were being
33 referenced, and he said he did not know. Chair Riley said she would send Mr. Richert and
34 Mr. Corwin an email to clarify what that meant.
35

36 **IND-L / RL-3 Zone Uses**

37 Mr. Richert noted this discussion is about a resident-proposed change and it is being
38 continued from last meeting.
39

40 Mr. Richert referred to the maps included in the agenda materials for this meeting.
41



He said Mr. James Campion, the resident proposing the change, had reworked the areas that would be considered RL-3 after the discussion at the last meeting. He said he has widened the RL-3 area to give the wildlife corridor area more protection.

Mr. Campion said the new map includes all areas that are greater than 25% grade in the RL-3 zone, because the Commission was concerned about steep slopes that might not be included in the RL-3 zone, which is the only zone with steep-slope protections.

Mr. Campion said he'd like to deed a portion of the land in the IND-L zone to the City to be used as recreational fields, but the IND-L zone does not list recreational use as a permit use. He said the map includes 250-foot buffer of the RL-3 zone on the eastern side near Signal Hill, and he has added a 100-foot buffer on the south side of the area near the conservation land. Mr. Campion said he believes the new plan gives better protection for wetlands and the wildlife corridor.

Ms. Hirai said it appears that the new proposed map shows the IND-L area is considerably higher up slope, so that seems like there would be less protection for steep slopes. Chair Riley said the RL-3 zone provides extra protection for steep slopes and it is the City's most restrictive zone related to development and density.

Chair Riley said the City's Future Land Use map shows this entire area is forest. Mr. Campion said it does not. Chair Riley said this zoning change is contrary to the City's 2030 Future Land Use map. She noted the Commission has just completed updating Chapter 5 of the City's Master Plan, which has been approved by the City Council.

Mr. Goodwin clarified that any wetlands in the area are protected, but the buffer area around the wetlands is not, so rezoning the RL-3 around the wetland areas will offer more protection to the buffer areas.

Mr. James said he is concerned that a wetland corridor area near the car dealerships will be filled in with impenetrable surface. Mr. Campion said the wetland exists because it is a gravel pit and is low. He said the runoff from the hillside is what needs to be controlled.

1 He said the proposed plan will improve the flooding issues in the area of the car
2 dealerships and the National Guard building, etc.

3
4 Mr. James said he is more comfortable with the new map than he was last month. Chair
5 Riley said she would vote against anything that overall reduces protections to the entire
6 natural resources in the area.

7
8 Mr. Goodwin said if the zoning change is not accepted, the wetlands protection stays the
9 same but the area next to the wetlands – the buffers – is not protected. Ms. Almy said she
10 agreed with Mr. Goodwin and said DES frequently allows things the Conservation
11 Commission does not like them to allow and has undone changes the Conservation
12 Commission has proposed, especially to buffers. She said the City needs protection
13 further away from the wetlands. Mr. Goodwin said if the map were drawn today, the City
14 would never put IND-L zone all around a wetland area.

15 ***A MOTION was made by Bruce James that the Conservation Commission recommend***
16 ***that the Lebanon City Council accept the December 23 Zoning Amendment***
17 ***modification of the zoning district from RL-3 to IND-L zones as presented, with the***
18 ***following conditions:***

- 19
 - 20 • ***That extensive and detailed plans be provided to protect hydrological elements of***
21 ***the property;***
 - 22 • ***That depth to ground water waterflow are quantified so the movement of water can***
23 ***be predicted and put off the hillside and off of impermeable surfaces;***
 - 24 • ***That the final design will be created with the knowledge of where water will flow.***

25 ***The Motion was seconded by Don Lacey.***

26 **** The Vote on the MOTION was approved (5-1: James, Oidtmann, Johnson, Lacey,***
27 ***Almy-aye / Riley-nay).***

28
29 ***A MOTION was made by Susan Almy that the Lebanon Conservation Commission feels***
30 ***no particular conservation interest in approving or opposing the other proposed zoning***
31 ***amendments as presented in the December 14, 2023 Meeting Agenda Packet. The Motion***
32 ***was seconded by Don Lacey.***

33 **** The Vote on the MOTION was approved (6-0).***
34

35 ***A MOTION was made by Ernst Oidtmann to extend the meeting to 9:30pm. The Motion was***
36 ***seconded by Don Lacey.***

37
38 **** The Vote on the MOTION was approved (6-0).***
39

40 **C. Edwards Properties, LLC Rezoning Request**

1 At 8:50pm, Chair Riley approved the appointment of Ms. Hirai to sit in for Dr. Oidtmann, who
2 recused himself from the discussion about this agenda item.

3
4 Attorney Barry Schuster said this rezoning request is being made by the Volvo car
5 dealership. He said it involves adding a conditional use permit for automobiles in the RO-
6 1 Zone. He said the property has been used as a car dealership since the 1960s. He said
7 the zone was changed and the IND-L zone removed auto dealerships as a permitted use.
8 He said any time the dealership needs to repave the parking area it, must get a variance
9 from the Zoning Board of Adjustments. He said there is a current debate going on
10 whether a variance will be required for just an additional 15 feet of paved area on the
11 property. He said to get a variance, the dealership must show a hardship. He said, for the
12 dealership, it is a financial and practical hardship to have too many cars and not enough
13 paved space to park them.

14
15 Chair Riley said she is concerned about this proposed change because there are other RO-
16 1 zones all over the City, and the change would affect all RO-1 zones. She said what
17 would stop someone from tearing down an existing building and create a car dealership.
18 Mr. Schuster said making the auto dealership a conditional use means an owner would
19 have to get Planning Board and site plan approval to create another type of property.

20
21 Mr. James said he is very concerned with the amount of impervious materials installed in
22 the area. He said he has driven by that area for two or three years and has been worried
23 that it will be paved over.

24
25 After further discussion, members determined that there may not be an issue that involves
26 the Conservation Commission for this zoning change.

27 ***A MOTION was made by Barbara Hirai that the Lebanon Conservation Commission***
28 ***has not identified any conservation issues and therefore does not recommend approval***
29 ***or disapproval for the proposed addition of a Conditional Use Permit in the R0-1 Zone***
30 ***as presented in the December 14, 2023 Meeting Agenda Packet. The Motion was***
31 ***seconded by Don Lacey.***

32 **** The Vote on the MOTION was approved (5-0).***

33
34 Ms. Almy announced that, when her term as a Conservation Commission member ends in
35 January 2024, she is planning to become an alternate member and suggested that Ms. Hirai
36 should be made a full member of the Conservation Commission. Mr. Richert said they would
37 both have to complete committee membership applications and submit them to the City Clerk
38 before those changes can be accepted.

39
40 Mr. Lacey proposed that the Conservation Commission send a letter to the Lebanon Rotary Club,
41 thanking them for the picnic tables that they donated to replace the existing old tables at Baker's
42 Crossing.

1 *A MOTION was made by Don Lacey that the Conservation Commission send a formal letter to*
2 *the Rotary Club of Lebanon, thanking them for the procurement and delivery to Baker's*
3 *Crossing Natural Area of two sturdy and attractive picnic tables to replace the two old ones*
4 *and expressing the City's appreciation of over 30 years of the Rotary Club's commitment to*
5 *the upkeep and beauty of this member of their string of pearls, which is enjoyed by so many in*
6 *Lebanon. The Motion was seconded by Susan Almy.*

7 ** The Vote on the MOTION was approved (6-0).*
8

9 **D. COMMITTEE REPORTS**

10 **A. Biodiversity Group (Invasives)**

11 Mr. Lacey said that Mr. Bob Barton cut a snowmobile trail through Baker's Crossing,
12 which had been there years ago, but had not been used for a number of years. He said Mr.
13 Barton is going to talk to Mark Gardner of the Snowmobile Group to see about re-
14 establishing the regular snowmobile trail through Baker's Crossing. Chair Riley thanked
15 Mr. Lacey for solving the mystery of who cut the trail because the City and the
16 Snowmobile Group did not know about it.
17

18 **B. Stewardship**

19 **Ranger**

20 **Trail Coordinator**

21 **Monitors and Stewards**

22 No update
23

24 **C. Wild About Lebanon**

25 No update
26

27 **D. Amphibian Crossings**

28 No update
29

30 **E. LUCT/Current Use**

31 No update
32

33 **F. Other Subcommittees**
34

35 **E. OTHER BUSINESS**

36 **A. FYIs**

37 None
38

39 **B. Follow Ups**

40 None
41

42 **C. Workshops and Educational Opportunities**

43 None

1
2 Mr. James asked if the Conservation Commission could plan a meeting just to catch up with its
3 regular business. He said the outside requests for review that the Commission has received
4 recently have taken up meeting time. He also suggested a two-hour work session to plan goals
5 and strategies for next year. Mr. Richert suggested the Commission plan to analyze the 2024
6 Strategic Plan and identify key items for the 2025 Strategic Plan.

7
8 **F. ADJOURNMENT**

9 The meeting adjourned at 9:30pm.

10
11 Respectfully submitted,
12 Paula Roux
13 Recording Secretary
14
15

B. Goals for 2023

The Commission engaged in a lengthy discussion regarding desired goals for the coming year, as summarized via the following outline:

Property Stewardship

- Forest Management Plans (review existing and determine gaps) and more engagement related to recommended action/activities (MP 5.4b.2) Who/When?
- Review gaps and needs for infrastructure, e.g., footbridges, etc. (MP 5.4b.2)
- Signage/Kiosks/Map resources (MP 5.4b.2) (SP 5.7.2)
- Trail Maintenance (ongoing care of existing trails) (MP 5.4b.2 & MP 5.4b.5) (SP 5.7.3)

~ Collaborate with the Nature Conservancy on the Elm Tree Restoration project (SP 5.6.1)

Education / Outreach

- Workshop for ConCom to increase awareness of aquifer/water resource status, including future plans. (MP 5.6a.7) (SP 5.8.1) Who/When?
- Increased ConCom knowledge of general topic of water resource (internal education for ConCom members) Who/When/How?
- Continued support for Wild About Lebanon (MP 5.6a.5) (SP 5.7.1)

~ Develop and disseminate public education materials regarding the importance of protecting our water supply sources (SP 5.8.1)

~ Host Amphibian Crossing Program (SP 5.9.4)

~ Host annual Mascoma River clean-up (SP 5.8.3)

Land Conservation

- Add to existing 2,000 acres, for land acquisition (MP 5.4a.1) (SP 5.6.2)
- Review and modify as needed existing regulations related to OS protection (e.g., ridgeline, aquifer, steep slopes, etc.) (MP 5.2b.2 & MP 5.5a.4)
- Increased awareness and encouragement for land protection (MP 5.6a.4) Who/When/How?
- As part of the Wetland Permit process, have mitigation projects in the hopper to offer ??

~ Work with the Upper Valley Land Trust regarding permanently protecting Baker's Crossing (SP 5.6.2)

~ Implement recommendations from the wildlife corridor plans (SP 5.9.3)

~ Examine the applicability of a vernal pool overlay district (SP 5.9.2)

~ Conduct review of existing steep slope regulations (SP 5.9.1)

Miscellaneous

- Increased communication regarding DPW maintenance activities, future well plans, stormwater initiatives (e.g., LID techniques, water quality protection, etc.) ??
- LOST Fund Investment Strategies Who/When/How?

- Collaboration / Communication between ConCom and proposed redevelopment plans for West Lebanon **Who/When/How?**

~ Evaluate Lebanon participation in the NH F&W doe harvest program (SP 5.6.3)

~ Innovative stormwater regulations existing in the Site Plan regulations to be migrated to the sub-division regulations as appropriate (SP 5.8.2)

FOOTNOTE: the “~” symbol equates to items contained within the 2023 CoL Strategic Plan. I have “merged” the ConCom Goals list to include the SP action items, so as to provide a comprehensive “snapshot” as to the various efforts proposed for the near future.

Section - Topic	ID	Action	Strategic Plan 2023	Annual Goal 2023
OUTCOMES	O.1	A balanced approach to protecting the City's natural resources		
	O.2	Healthy, functioning natural systems that contribute to the City's quality of life and economic vitality		
Air & Sky - Air Pollution	5.1a.1	Adopt practices that reduce air pollution and the heat island effect.		
	5.1b.1	Maintain existing dark sky conditions by using and promoting lighting design standards (e.g., in site plan regulations) that ensure adequate lighting, but avoid over lighting, sky glow, and impacts on wildlife.		
Landform-Steep Slopes	5.2a.1	Expand regulations applying to development on steep slopes to cover the entire City.	5.9.1	
Landform-Ridgelines	5.2b.1	Adopt regulations that enforce appropriate siting and design of both telecommunication towers and wind turbines.		
	5.2b.2	Adopt a ridgeline ordinance to protect ridgelines, adjacent hillsides, and wildlife corridors from poorly sited development.		
Landform-Bedrock	5.2c.1	Develop a blasting ordinance to protect groundwater.		
Water Resources - Protection	5.3a.1	Develop and adopt water resource management plans to protect surface waters, groundwater, aquifers, and drinking water sources.	5.8.1 (umbrella)	
	5.3a.2	Utilize current innovations in stormwater management, e.g., low-impact development (LID), for both City and private development projects.		
	5.3a.3	Regularly update subdivision and site plan regulations to include current innovations in stormwater management.	5.8.2	
	5.3a.4	Develop and implement policies that reduce herbicide, pesticide, fertilizer, phosphorous, and road salt use near waterways, wetlands, and surface waters.		
	5.3a.5	Make impervious surface reduction a goal of parking policies and regulations in the Zoning Ordinance.		
	5.3a.6	Enforce stormwater and erosion control standards and conditions during and after construction.		
	5.3a.7	Support volunteer clean-ups of the Connecticut and Mascoma Rivers, as well as other water bodies.	5.8.3	
Water Resources - Floodplains	5.3b.1	Protect Lebanon's remaining floodplains and work to restore the valuable floodplain forest communities.		
	5.3b.2	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.		
	5.3b.3	Request updated flood hazard mapping by FEMA.		
Water Resources - Wetlands	5.3c.1	Periodically assess and update surface water, wetlands, and stream buffer regulations, making adjustments as needed to ensure the health of the resource.		
Land Resources - Open Space Planning	5.4a.1	Establish a connected network of open spaces, conservation lands, greenbelts, working farms, and forest lands, as informed by the Lebanon Natural Resource Inventory and Open Space Plan, -to preseve the ecological integrity of the Lebanon landscape.		
	5.4a.2	Use the Open Space Plan to guide development; maximize the size of connected open space areas; conserve and prevent further fragmentation of wildlife habitat; and increase the visibility and functionality of the Lebanon Conservation Program.	5.6.2	
	5.4a.3	Support conservation throughout the City, particularly in critical habitat areas as identified in the Natural Resource Inventory and Open Space Plan, using measures including the purchase of easements or property, donations of land, and an informed development review process.		
	5.4a.4	Work with Dartmouth College to protect the Landmark Lands.		
	5.4a.5	The Conservation Commission should periodically review all City-owned property and to recommend what land should have third-party conservation easements.		

Land Resources - Land Conservation	5.4b.1	Manage conservation land for habitat protection and wildlife habitat whenever possible.	5.6.1	
	5.4b.2	Review and implement recommendations within existing management plans, and develop management plans for remaining City-owned conservation properties.		
	5.4b.3	Continue to highlight the City's conservation properties through publicity and improved signage and maps that includes historical and ecological information about the property		
	5.4b.4	Continue to employ a Conservation Ranger to help maintain the City's conservation lands, including the trails, and to help organize volunteers.	5.7.3, 5.7.2	
	5.4b.5	Recruit and coordinate local volunteers to continue the care, maintenance, promotion, and appropriate use of conservation lands.		
	5.4b.6	Work with developers, private landowners, and local land trusts to enhance the existing city-wide trail network to provide public access while protecting the wildlife habitat and ecologically sensitive areas.		
	5.4b.7	Follow guidelines from NH "Trails for People and Wildlife" when evaluating a trail or designing a trail system.		
	5.4b.8	Provide ADA accessibility on conservation lands where feasible.		
Land Resources - Working Lands	5.4c.1	Support opportunities for sustainable agricultural activity in the City.		
	5.4c.2	Support the local agricultural community by continuing to promote the Lebanon Farmer's Market and the marketing of local agricultural products.		
	5.4c.3	Promote land stewardship, including best management practices (BMPs) for logging.		
P&A - Biodiversity	5.5a.1	Guide new development away from wildlife habitat areas that have been identified in the Natural Resources Inventory and the Wildlife Corridor Analysis.		
	5.5a.2	Implement the recommendations from the existing wildlife corridor reports.	5.93	
	5.5a.3	Identify and protect reptile and amphibian breeding areas, habitat, and migration corridors.	5.9.4	
	5.5a.4	Evaluate existing protections for vernal pools, including their buffers, and recommend protection measures.	5.9.2	
	5.5a.5	Identify and support efforts to protect bees and other pollinators.		
P&A - Invasives	5.5b.1	The City should prepare for future impacts of invasive insects and climate change on our forest health and composition.		
	5.5b.2	Inventory areas that have been impacted by invasive species and develop plans to remove or reduce impacts, where possible.		
	5.5b.3	City staff, private landowners, and contractors should follow best management practices for removal and disposal of invasive species.		
P&A-Forests	5.5c.1	Develop policies and practices to reduce forest fragmentation and promote healthy forests and ecosystems.		
	5.5c.2	Encourage landowners to engage in practices that promote forest health, wildlife habitat, and carbon sequestration.		
	5.5c.3	Continue to celebrate Arbor Day and participate in the Tree City USA program to raise awareness of the importance of trees.		
	5.5c.4	Encourage doe hunting in areas showing signs of overbrowse to better manage deer populations and improve ecosystem health.		
P&A - Urban Trees	5.5c.1	Develop and adopt an urban tree ordinance to protect urban and residential trees.		
	5.5c.2	Support the efforts of the Tree Advisory Board and Tree Warden to promote the health and diversity of the urban tree canopy, reduce air pollution, and reduce heat islands.		

	5.5c.3	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 proper tree planting and care techniques		
Coord/Outreach	5.6a.1	Pursue partnerships with local and regional organizations, neighboring towns, state agencies, and private landowners regarding natural resource protection and conservation initiatives.		
	5.6a.2	Continue formal cooperative planning and alliances with regional organizations and neighboring communities to protect water bodies and watersheds.		
	5.6a.3	Increase training, information sharing, and coordination on natural resource issues for City staff, the Conservation Commission, the Planning Board, other volunteer boards, and the public.		
	5.6a.4	Conduct education and outreach to members of the public about the benefits of land conservation and options for conserving their land, for example with conservation easements.		
	5.6a.5	Promote public awareness of the importance of conservation lands and other natural areas and their appropriate use by continuing to host nature programs, such as Wild about Lebanon, workshops, and digital outreach.	5.9.4; 5.7.1	
	5.6a.6	Promote the benefits of viable functioning habitats and-provide guidelines for good stewardship.		
	5.6a.7	Develop and disseminate public education materials regarding the importance of protecting our water supply sources.		
	5.6a.8	Increase involvement in invasive plant species control and removal by providing educational materials, hosting workshops, and sponsoring community work events.		
	5.6a.9	Educate City staff and the public regarding the proper choice, placement, and care of residential, public, and other street trees.		
	5.6a.10	Work with schools to increase students' connections to the natural world.		