

FINAL

**LEBANON CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
[LebanonNH.gov/Live](https://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 Audley Construction. Ms. Hirai reported that the Audley 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 Audley Construction with the feeling that they were going to grant permission to use the property, but after the people from Audley Construction left, the members continued to walk around and agreed that they should not let Audley Construction use the property.

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

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

Mr. Heistad said he was a foreman of a construction crew years ago and he said that what Audley needs the Conservation Commission will not want to give. The ground would be wrecked after the construction company was done using it and would not be environmentally valuable afterward. Mr. Heistad said he never saw a construction site reclaimed to a point that they could be proud of. He doubted that Audley would be capable of treating the land the way the Conservation Commission would like to see it treated. Mr. Heistad cautioned approving Audley using Two Rivers for their construction site.

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

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

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

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

***Ms. Riley MOVED to extend the meeting for 15 minutes.
Seconded by Mr. Oidtmann.***

Roll Call Vote:

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

None voted Nay.

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

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

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

Roll Call Vote:

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

None voted Nay.

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

5. COMMITTEE REPORTS:

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

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

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

6. OTHER BUSINESS:

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

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

7. ADJOURNMENT:

The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Barbara R. Higgins
Recording Secretary