



**LEBANON HERITAGE COMMISSION
AUGUST 14, 2024 - 6:00 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: 744 341 266#). If you have trouble accessing this meeting, please [email catheryn.hembree@lebanonnh.gov](mailto:catheryn.hembree@lebanonnh.gov).

2. Approval of Minutes

- A. July 10, 2024
B. July 30, 2024 Special Meeting

3. Public Review

- A. None

4. Other Business

- A. Brian Knight, Hartgen Archeological Associates, Inc.
B. Discussion: Shortening Meeting Length
C. Tunnel art CFP update
D. Rail Trail signage
E. Soldiers Memorial Guardian
F. Standing Reports from other Commissions/Boards

5. Study Items

- A. 176 Hanover Street Ext. Discussion

6. 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](https://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 HERITAGE COMMISSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY JULY 10, 2024 6:00 PM**

MEMBERS PRESENT: Matt Smith (Vice Chair), Jeremy Rutter (Planning Board Rep.), Devin Wilkie (City Council Rep)

MEMBERS ABSENT: Nicole Ford Burley (Chair and City Historian), Karen Zook (Alt. Council Rep)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department)

1. CALL TO ORDER

Vice Chair Smith called the meeting to order at 6:05pm. Ms. Hembree reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. APPROVAL OF MINUTES – June 12, 2024

Amendments:

Page 2, Line 8: Correct spelling of "John Hochreiter"

Page 2, Line 35: Remove "and rebuilding"

Page 3, Line 37: Edit to read: "more than 100 years."

Page 4, Line 18: Correct spelling of "Erling Heistad"

Page 5, Line 23: Edit to read "as long as they can be connected with aspects of Lebanon's history"

A MOTION was made by Devin Wilkie that the Heritage Commission approves the June 12, 2024 Meeting Minutes as amended. The Motion was seconded by Jeremy Rutter.

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

3. PUBLIC REVIEW

None

4. STUDY ITEMS

A. Section 106 Review Request: American Towers LLC – 1405 Connecticut River Road Hartford, VT

Vice Chair Smith said the Heritage Commission was asked to comment on the proposed modifications to American Towers' telecommunication towers. Vice Chair Smith said that Chair Ford Burley, who could not be at this meeting, noted in written communication that the tower

1 does affect some views in Lebanon but not views of historical significance. He said it was her
2 recommendation that the Heritage Commission decline from submitting an official comment on
3 the project. He said she also noted that the Historical Society also decided to refrain from
4 commenting on it.

5
6 ***A MOTION was made by Jeremy Rutter that the Lebanon Heritage Commission has no***
7 ***comment on the American Towers LLC proposed tower modifications. The Motion was***
8 ***seconded by Devin Wilkie.***

9 **** The vote on the Motion was approved (3-0).***
10
11

12 **5. OTHER BUSINESS**

13 **A. Dana House Update**

14 **Lead & Asbestos Testing Results**

15 Ms. Hembree said she received a quote for lead and asbestos abatement for \$105,000.
16 She said Mr. Rich Adams, City custodian, had contacted the company that submitted the
17 quote to ask them to give a new quote for more affordable remediation options (such as
18 scraping windows to remove lead paint instead of replacing the windows) in applicable
19 areas to reduce the cost.
20

21 Ms. Hembree said the West Lebanon Revitalization Committee Chair has expressed
22 interest in Dana House. She said she and Planning & Development Director Nate
23 Reichert will meet with the committee and give an update on the work being done.

24 **B. Recreation, Arts, & Parks Partnership Items**

25 **• Northern Rail Trail Signage & Tunnel Art**

26 Ms. Hembree said the Chair sent a Call for Proposals for the mural art in the Tunnel in
27 mid-June. She said the Arts & Culture Committee has not had a meeting since mid-June,
28 so she has no new information on responses it may have received. Mr. Wilkie said he
29 may be present at the Arts & Culture Committee's July 23 meeting, but, if he cannot be at
30 the meeting, he would connect with the Chair ahead of time and report back to the
31 Heritage Commission.

32 Ms. Hembree said she contacted Recreation, Arts, & Parks Director Paul Coats about
33 when signs may be installed on the Rail Trail, and he said funding for that project has not
34 yet been secured. She said he suggested the Commission members determine sign
35 locations and wording now so they will be ready when funding becomes available.

36 The team agreed to use the list of potential locations that Chair Ford Burley shared at the
37 last meeting (see chart below) and prioritize which locations/signs to begin with. The
38 group decided to start with the highlighted options:
39
40

Location	Information
Parking lot near CCBA (near the start of the trail)	History of when the railroad came to Lebanon and when it was converted into trail
Near the covered bridge at Chandlers Mill	History of Chandlers Mill
Payne Road at end of Mascoma Lake between Rte 4 and Rte 4A	History of East Lebanon and 1840 Fire
Near Mill Road	Geological history of the area
Beyond Riverside Dr near Stoney Brook	Construction of railroad and associated landscape alteration
Near Pumping Station Dam	History of the mill that was in this area
Bank Street Extension	History of covered bridges (Amsden Bridge)
Spencer Street	History of the center of industry in Lebanon
Behind former Junior High School	History of the High School and the Basin

Vice Chair Smith said Chair Ford Burley asked the group to discuss a situation involving a recently presented Landmark Designation plaque. He said shortly after a plaque was presented by the City Council to homeowners at 250 Meriden Road, the homeowners sold the property and took the landmark designation plaque with them. He said the new homeowners requested a replacement plaque.

The group discussed this request at length. The members debated whether the plaques are awarded to the homeowners or the houses/properties. Ms. Hembree said she would consult the City's attorneys to determine the specific language regarding the landmark designation award.

They also discussed how to handle requests for replacement plaques, which cost about \$275. Mr. Wilkie suggested the City split the cost (50% / 50%) of a replacement plaque with the new homeowners in the case presented. The group agreed that they should consider adding or revising the language for Landmark Designations to clarify what the Heritage Commission's intent for the plaques is; namely that the plaque should stay with the property once it is awarded. Vice Chair Smith suggested that this discussion be continued until the August meeting.

C. OTHER BUSINESS

A. Reports from other Commissions/Boards

Mr. Rutter said the Heritage Commission's letter regarding its concerns about the proposed 474-unit multi-family residential development project planned for the former Densmore Brickyard site was not included in the July 08 Planning Board meeting agenda packet. Ms. Hembree said the project will come back to the Planning Board in the future, so there will be other opportunities for the letter to be submitted and discussed. She said she would email the letter, which was written by Chair Ford Burley, to the other Heritage Commission members. Mr. Rutter said the discussion on the project was continued until the August Planning Board meeting.

1 The group discussed that this project was submitted to the Planning Department after the
2 Route 120 Corridor study was launched. The group also discussed the lack of historical
3 references and information currently included in the project plans. They decided to
4 collect historical information and references about the former Densmore Brickyard, add it
5 to the existing Draft memo, and submit the memo to the Planning Board for review by
6 July 25. Mr. Wilkie suggested that the Heritage Commission hold a special meeting on
7 July 29 to discuss the Planning Board's responses / questions. He said they could then
8 revise the memo (if needed) and resubmit it to the Planning Board prior to the August 12
9 Planning Board meeting, which is when the Densmore Brickyard project will be
10 discussed again.

11
12 Vice Chair Smith noted that Nicole Ford Burley was reappointed as City Historian at a June City
13 Council meeting.

14
15 Mr. Smith said the NHDOT Cultural Resources Department did confirm with Chair Ford Burley
16 that new historic signage has been installed at the rest area/weigh station.

17
18 Ms. Hembree reminded the group that the CAMP training will be held July 13 and that lunch
19 would be served.
20

21 6. ADJOURNMENT

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23 *A MOTION was made by Jeremy Rutter to adjourn the meeting at 7:30pm. The Motion was*
24 *seconded by Devin Wilkie.*

25 ** The vote on the Motion was approved (3-0).*
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27 The meeting adjourned at 7:30pm.

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29 Respectfully Submitted,
30 Paula Roux
31 Recording Secretary
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DRAFT

**LEBANON HERITAGE COMMISSION – SPECIAL MEETING
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
2:30 PM, TUESDAY JULY 30, 2024**

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

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Cathryn Hembree (Associate Planner); Tim Corwin (Deputy Planning & Development Director)

1) CALL TO ORDER: Chair Ford Burley called the meeting to order at 2:30 PM.

2) APPROVAL OF MINUTES

A. None.

3) PLANNING BOARD APPLICATION FOR REVIEW AND COMMENTS

A. Discussion: Brickyard One Nominee Trust, 174 Hanover Street Ext (Tax Map 48, Lot 4), 0 Hanover Street Ext (Tax Map 48, Lot 2), 0 Hanover Street Ext (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1 & R-3: Site plan review for a proposed 474-unit multi-family residential development totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements.
PB2024-22-SPR

It was noted that the Heritage Commission does not have regulatory authority on this item, but, per RSA 674:44-b.I.(d), the Commission can advise, upon request, other local boards on matters effecting historic and cultural resources. The Planning Board has not directly requested the Commission's input, but this is still an area of interest for the Commission to comment on. The Commission submitted a memo with questions it has to the applicant. At the July meeting, the Commission discussed the memo and if the Commission was going to take a formal position on this item.

The Commission discussed whether it was inappropriate to reach out to the Planning Board prior to being asked for comment on this item. If Commissioners attend the site walk planned for this project, on August 7th at 5:30pm, they may be able to seek answers to some of the questions.

Regarding what the Commission advises on this item, it does not seem the Planning Board cannot reject an application based on impact to historic material on the site. The Commission should still act as an advisory committee on this and go on the record with its concerns.

Tim Corwin thanked the Commission for its enthusiasm regarding this project application. He is aware of the historic significance of the Brickyard, and this is why the Commission was asked for its comments. A more substantive role in the process would require input from the Planning Board. Written response from the applicant is not likely at this time, as the process is still at its initial phases. Revised plans will likely be submitted by August 6th. He recommended a Commissioner be designated to participate in the Planning Board hearing on August 12th. This Commissioner could speak to any comments from the Commission at that time and request that the Planning Board ask the applicant to engage with the Commission further.

It was asked when the Route 120 corridor study would be factored into this project's plan. Mr. Corwin stated that, in NH, if an application meets all applicable criteria, it must be granted. There will be some

level of discretion for the Planning Board to use in this approval. There will be a Conditional Use Permit associated with this project. He will recommend the Planning Board keep the Route 120 corridor study in mind when evaluating the development application. This is being considered under a Planned Residential Development (PRD), which makes the applicant consider the site resources of a property. Most of these will be natural features, but there are other manmade items, such as historical resources, that should be considered. In general, if an applicant is proposing a PRD and there are historic resources on site, the Planning Board can make decisions about the application relevant to those resources, provided that there is background for that decision.

Councilor Wilkie stated that the Commission called this meeting with the belief that the Planning Board would not approve this application at the August 12th meeting. Mr. Corwin stated that, barring extreme circumstances, the Planning Board is not likely to approve this application on August 12th, leaving additional time for discussion and consideration. The next time this application could be considered for approval by the Planning Board would be on September 9th.

The Commission stated that the pond and any possible contamination of it is important, but not necessarily within its jurisdiction.

A MOTION was made by Mr. Smith to authorize Chair Ford Burley to speak on the Commission's behalf at the Planning Board's August 12, 2024 meeting.

Seconded by Councilor Wilkie.

****The vote on the MOTION was approved (4-0-0).***

The Commission discussed that it would like to hear additional information from the applicant regarding access to the site and if/how the historic kilns on the site will be preserved. It was noted that there are at least five kilns existing on the site and only two are shown on the plans. It appears three will be removed.

4) OTHER BUSINESS

A. Tunnel Art Project

Councilor Wilkie stated that he shared with the Arts & Culture Commission the Request For Proposals that was being suggested. The City Manager hopes that by the end of 2024, the entirety of the City's portion of the tunnel be covered with art from end to end. There is an approximately 60' segment west of the sculpture with spikes from the railroad that could be used for the Heritage Commission's proposal. The plan would be for artists to begin the project in September, so the RFP needs to be shared as quickly as possible, with selection to hopefully take place in August.

A MOTION was made by Councilor Wilkie to authorize Chair Ford Burley to complete and disseminate the RFP for the Heritage Commission Tunnel Art project and to select a winning submission for the project, no later than September 1, 2024.

Seconded by Mr. Smith.

A REVISED MOTION was made by Councilor Wilkie to authorize Chair Ford Burley to complete and disseminate the RFP for the Heritage Commission Tunnel Art project, with the intent of selecting a winning submission or multiple winning submissions for the project, by no later than September 1, 2024. Seconded by Mr. Smith.

****The vote on the MOTION was approved (4-0-0).***

5) ADJOURNMENT:

The meeting was adjourned at 3:46 PM.

Respectfully submitted,
Kristan Patenaude, Recording Secretary